

Minutes of the Regular Joint Meeting
Of the Boards of Commissioners of the
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, May 24, 2016

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, May 24, 2016, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:01 p.m. by Board Chair, Commissioner Jones of the Board of Commissioners of the Housing Authority of the City of Fresno. Roll call was taken by Amber Lujano, Administrative Assistant, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: ADRIAN JONES, Chair
 RUEBEN SCOTT, Vice Chair
 STEVEN BEDROSIAN
 KARL JOHNSON
 JORGE AGUILAR
 STACY VAILLANCOURT

COMMISSIONERS ABSENT: CRAIG SCHARTON

The meeting was called to order at 5:01 p.m. by Board Vice Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Amber Lujano, Administrative Assistant, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 JIM PETTY
 LEE ANN EAGER
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: RENEETA ANTHONY, Vice Chair
 NANCY NELSON

Also, in attendance were the following: Preston Prince, CEO/Executive Director; Tracewell Hanrahan, Deputy Executive Director; Ken Price, Baker Manock and Jensen - General Counsel; and Tiffany Mangum, Special Assistant to the CEO/Executive Director.

Commissioner Sablan announced to the Boards that Commissioner Jones recently received the degree of Master's of Science in Counseling with a specialization in Marriage and Family Therapy from Fresno State University.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

No public comment.

Commissioner Scott motioned for the City Board's approval of the agenda as posted. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the agenda was approved as posted.

Commissioner Eager motioned for the County Board's approval of the agenda as posted. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as posted.

3. PUBLIC COMMENT

There was no public comment.

4. POTENTIAL CONFLICTS OF INTEREST

This was the time for any Commissioner who had a potential conflict of interest to identify the item and recuse themselves from discussing and voting on the matter per Government Code section 87105.

There were no conflicts of interest announced.

5. CONSENT AGENDA

- a. Consideration of the minutes of April 26, 2016
- b. Ratification of Application Submission – Veterans Affairs Supportive Housing (VASH)
- c. Ratification of the 2015-2016 CalWorks Agreement Amendment – Fresno County Dept. of Social Services
- d. Ratification of the 2016-17 CalWorks Agreement – Fresno County Dept. of Social Services

Commissioner Scott motioned for the City Board's approval of the consent agenda. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the consent agenda was approved.

Commissioner Petty asked for Staff to briefly explain the solution they have on filling the VASH Vouchers available.

Preston Prince, CEO/Executive Director, provided an overview of the outcome from the recent letter that the Boards approved to send. Mr. Prince gave a brief explanation on the correspondence and the meeting between the Agency and the VA, outlining that a meeting had been held and subsequent meetings were being planned to remedy the issues.

Commissioner Petty asked questions regarding items 5c and 5d. Commissioner Petty requested clarification on why Staff waited for approval on these Items.

Angie Nguyen, Director of Strategic Initiatives & Housing Programs, responded that the action had to go to the Board of Supervisors first. Ms. Nguyen explained that the timing did not allow for the Boards to approve before submitting to the County. This action is being requested to ratify the agreement.

Commissioner Petty motioned for the County Board's approval of the consent agenda. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the consent agenda was approved.

6. INFORMATIONAL

a. National Housing Policy Update

Tracewell Hanrahan, Deputy Executive Director, presented the National Housing Policy Update. Ms. Hanrahan provided an overview of the UPCS-V – New Inspections Protocol, Affirmatively Furthering Fair Housing, and Moving-to-Work.

Preston Prince described his previous conversations with Congressman McCarthy regarding the Move to Work expansion bill. Mr. Prince explained that he did not want to endorse the bill until there was a clear understand on the intentions of the California Association Housing Authorities and NAHRO. Mr. Prince announced that both organizations endorsed Congressman McCarthy's bill and that the Agency will support the Move to Work legislation. Additionally, Mr. Prince included some overview of the conversations with Staff on what the agency can do to support Move-to-Work.

Preston Prince gave a brief update on the HUD Secretary's announcement on Affirmatively Furthering Fair Housing. Mr. Prince explained how the announcement raised awareness on the impact of the criminal justice system within the communities.

b. HRFC Reserve Analysis

The Board Chairs reordered the agenda to move the HRFC Reserve Analysis before the Real Estate Development Update.

Emily De La Guerra, Director of Finance and Administration, presented an update on the HRFC cash reserves. Ms. De La Guerra's analysis included an overview of the

current inflows and outflows as of April, 2016 and potential inflows and commitments for the rest of 2016.

c. Real Estate Development Update

Christina Husbands, Senior Manager of Planning & Community Development, presented an overview of development projects that are in the construction and the pre-development phases. Ms. Husband's update included an overview of Fresno Edison Phase II, Magill Terrace, Parc Grove Commons Northeast Veterans, Memorial Village, and Highway City Community Center.

7. ACTION ITEMS – COMMISSIONERS MAY CONSIDER, APPROVE, DENY, AND/OR CONTINUE

a. Consideration of Funding Commitment – Highway City Community Center

Tracewell Hanrahan recommended the Boards approve the funding commitment from HRFC of \$250,000 for the development of the Highway City Community Center.

April Henry, Highway City Community Development Executive Director, presented her experience working with and within the Highway City Community. Ms. Henry expressed the importance of providing resources and a solid infrastructure within the community.

Senior Pastor of Central Community Church, Henry Pauls, described the efforts of the Highway City Community Development Board. Pastor Pauls explained that the vision is to uplift the community with the collaboration of different agencies.

Commissioner Sablan asked what the process would be in deciding what services and service providers will work out of the Community Center.

April Henry answered Commissioner Sablan's question. Ms. Henry stated that there are three focuses for this project which are health, literacy, and education. Ms Henry continued to discuss the focuses and how they will assist them in considering what resources would benefit the community the most.

Tracewell Hanrahan concluded the presentation.

No public comment.

Commissioner Scott motioned for the City Board's approval of the funding commitment for the Highway City Community Center. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the funding commitment for the Highway City Community Center was approved.

Commissioner Petty motioned for the County Board's approval of the funding commitment for the Highway City Community Center. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the funding commitment for the Highway City Community Center was approved.

b. Consideration of Donation to Habitat for Humanity -- Ranchwood Condominiums

Emily De La Guerra presented a brief overview of the history and partnership with the Ranchwood Condominiums. Ms. De La Guerra recommended the Boards to approve the donation of condominium #193 and #270 at 1190 S. Winery, Fresno, CA to Habitat for Humanity.

There was further conversation between the Boards and Staff regarding previous transactions of the properties.

Commissioner Sablan expressed interest in seeing documentation regarding the transaction with the Agency and Habitat for Humanity.

Ken Price, General Counsel, responded to Commissioner Sablan and informed the Boards that an agreement cannot be drafted after purchase. Mr. Price stated that the Agency can work with Habitat for Humanity to possibly ensure that one the families that purchase the condos can be a Housing Authority resident.

No public comment.

Commissioner Scott motioned for the City Board's approval to donate the Ranchwood Condominiums to Habitat for Humanity. This action was seconded by Commissioner Aguilar. Motion abstained by Commissioner Bedrosian. By majority vote of the Board of Commissioners for the City, the recommendation to donate the Ranchwood Condominiums to Habitat for Humanity was approved.

Commissioner Petty motioned for the County Board's approval to donate the Ranchwood Condominiums to Habitat for Humanity. This action was seconded by Commissioner Fuentes, and the recommendation to donate the Ranchwood Condominiums to Habitat for Humanity was approved.

8. COMMISSIONER'S REPORT

Commissioner Jones applauded on her achievements that were announced after roll call. Commissioner Scott's briefly described how Commissioner Jones journey demonstrates the American dream.

9. EXECUTIVE DIRECTOR'S REPORT

In addition to the written Director's report, the following items were announced:

- A video of the technology launch party was presented to the Boards.

- Preston Prince will be out of office June 8, 2016 to June 20, 2016.
- The Calavares Court groundbreaking was held on May 11, 2016. Mayor Swearingin signed the beam at the Calaveras Court; a photo was shared with the Boards during the meeting.
- The June Board meeting was recommended to move from June 28, 2016 to June 21, 2016 due to the deadline of TCAC applications.
- There will be a Move-to-Work session with Betsey Martens, Executive Director, of Boulder Housing Partners.
- Announced the following employee promotions:
 - Christine Muro, Brenda Smith, and Angela Verdialez - Assistant Housing Manager.
 - Eduardo Rodriguez - Housing Navigator.
 - Lisa Sanchez, Monica Alvarado, Melissa Wagner, and Kathleen Tickel - Senior Housing Specialist.
 - Crystal Huerta - Market specialist.
 - Dawnmarie Applegate - Senior Leasing Specialist.
 - Anthony Esparza, Desiree Haynes, and Laura Martinez - Senior Housing Quality Inspector.
 - Minnita Johnson, Susana Diaz, and Stephanie Miller - Leasing Specialist.
 - Candace Baker and Crystal Aguilar - HQS Inspection Scheduler.

10. CLOSED SESSION

The Boards went into closed session at approximately 6:38 p.m.

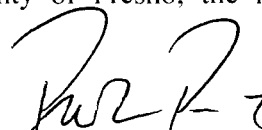
PUBLIC EMPLOYMENT

Pursuant to Government Code Section §54597

The Boards went into open session at approximately 6:50 p.m. with no action to report.

11. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners for the Housing Authorities of the City and County of Fresno, the meeting was adjourned at approximately 6:50 p.m.



Preston Prince, Secretary to the Boards of Commissioners