

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

Tuesday, June 21, 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, June 21, 2016, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:07 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 Monique Narciso, Administrative Assistant, and the Commissioners present and absent were as follows:

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

COMMISSIONERS ABSENT: None.

The meeting was called to order at 5:07 p.m. by Board Chair, Commissioner Sablan, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken by Monique Narciso, Administrative Assistant, and the Commissioners present and absent were as follows:

COMMISSIONERS PRESENT: STACY SABLAN, Chair
 RENEETA ANTHONY, Vice Chair
 JIM PETTY
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: LEE ANN EAGER
 NANCY NELSON

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

Commissioner Sablan announced amendments to the agenda. The amended order of the agenda was as follows: 7(e), 5, 6(d), 7(a), 7(b), 7(c), 7(d), 7(f), 6(a), 6(b), 6(c), 8, 9, 10, and 11.

No public comment.

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

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

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.

Commissioner Scott announced that he had a conflict of interest with item 7(a), Fresno Edison Phase II – Consideration of Application Submission and Funding Commitment.

Commissioner Anthony announced that she had a conflict of interest with item 7(d), Memorial Village - Consideration of Entity Formation, Application Submission, Funding Commitment, Memorandum of Understanding, and Architectural Contract.

5. ACTION ITEM

- a. Consideration Of The Memorandum Of Understanding – Fresno Police Department

Note: This was item 7(e) of the posted Agenda.

Angie Nguyen, Director of Strategic Initiatives & Housing Programs, presented the Memorandum of Understanding (MOU) and renewal of Contract between the City of Fresno Police Department and Fresno Housing for Police Services. Ms. Nguyen introduced Officer Steve Hunt and Officer David Villasenor. Each Officer shared their experiences working with the residents and patrolling the properties. Each

Officer expressed how important their work builds community within the properties and with the residents.

Three Property Managers, Angela Dundore, Brittany Alvara, and Ken Cobarrubias, attended the Board meeting to briefly express their support towards having the Police Officers patrol the properties.

Angie Nguyen recommended for the Boards to approve the action continuing the partnership between the City of Fresno Police Department and the Fresno Housing Authority for the period of July 1, 2016 to June 30, 2017, in an amount not to exceed \$199,150.

Commissioner Scott motioned for the City Board's approval of the contract renewal between the City of Fresno Police Department and Fresno Housing for police services. This action was seconded by Commissioner Scharton, and by unanimous vote of the Board of Commissioners for the City, the contract renewal between the City of Fresno Police Department and Fresno Housing was approved.

Commissioner Fuentes motioned for the County Board's approval of the contract renewal between the City of Fresno Police Department and Fresno Housing for police services. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the contract renewal between the City of Fresno Police Department and Fresno Housing was approved.

6. CONSENT AGENDA

Note: This was item 5 of the posted Agenda.

- a. Consideration of the minutes of May 24, 2016
- b. City: Charge-off Uncollectible Accounts to Collection Losses for the 2nd Quarter 2016
- c. County: Charge-off Uncollectible Accounts to Collection Losses for the 2nd Quarter 2016
- d. Consideration to Approve Services Contract – AT&T

Preston Prince, CEO/Executive Director, noted an error on the minutes of May 24, 2016. Mr. Prince stated that on the notes from the Executive Director's report, Anthony Esparza's promotion was acknowledged during the June Board Meeting but not annotated in the minutes.

Commissioner Petty asked Staff if an online digital storage cloud was included in the services contract with AT&T. Bobby Coulter, Information Technology Systems and Project Manager, answered that it was not included but staff is currently researching for further information.

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

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

7. INFORMATIONAL

a. Real Estate Development Update

Note: This was item 6(d) of the posted Agenda.

Michael Duarte, Director of Planning and Community Development, presented the Real Estate Development Update. Mr. Duarte introduced Keith Bergthold the Executive Director of Fresno Metro Ministries. Mr. Bergthold and Mr. Duarte provided information on the Yosemite Village Community Garden Project. Mr. Duarte announced to the Board that the Agency was exploring potential development projects in Clovis and Northeast Fresno.

Additionally, Mr. Duarte provided an overview of the current pre-development and community projects. Mr. Duarte presentation focused on the details of the development actions items related to Fresno Edison Phase II, Magill Terrace, Parc Grove Commons Northeast Veterans, and Memorial Village.

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

a. Fresno Edison Phase II – Consideration of Application Submission and Funding Commitment

Note: This was item 7(a) of the posted Agenda.

Commissioner Scott recused himself from this action item and left the meeting room.

Michael Duarte recommended for the Boards approval to move forward with submitting the Tax Credit application, and the funding commitment for Fresno Edison Phase II.

No public comment.

Commissioner Scharton motioned for the City Board's approval of the application submission and funding commitment for Fresno Edison Phase II. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of

Commissioners for the City, the application submission and funding commitment for Fresno Edison Phase II was approved.

Commissioner Fuentes motioned for the County Board's approval of the application submission and funding commitment for Fresno Edison Phase II. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the application submission and funding commitment for Fresno Edison Phase II was approved.

b. Magill Terrace - Consideration of Application Submission and Funding Commitment

Note: This was item 7(b) of the posted Agenda.

Commissioner Scott returned to the meeting.

Michael Duarte recommended for the Boards approval to move forward with submitting the Tax Credit application, and the funding commitment for Magill Terrace.

No public comment.

Commissioner Bedrosian motioned for the City Board's approval of the application submission and funding commitment for Magill Terrace. This action was seconded by Commissioner Scharton, and by unanimous vote of the Board of Commissioners for the City, the application submission and funding commitment for Magill Terrace was approved.

Commissioner Fuentes motioned for the County Board's approval of the application submission and funding commitment for Magill Terrace. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the application submission and funding commitment for Magill Terrace was approved.

c. Parc Grove Commons Northeast Veterans - Consideration of Entity Formation, Application Submission, Memoranda of Understanding, Funding Commitment, and Architectural Contract

Note: This was item 7(c) of the posted Agenda.

Michael Duarte recommended for the Boards to approve the consideration of the entity formation, the application submission, the memorandum of understanding (MOU), the funding commitment, and architectural contract for the Parc Grove Commons Northeast Veterans project.

No public comment.

Commissioner Scott motioned for the City Board's approval of the resolutions to move forward with the Parc Grove Commons Northeast Veterans project. This action was seconded by Commissioner Scharton, and by unanimous vote of the Board of Commissioners for the City, the resolutions for the Parc Grove Commons Northeast Veterans project were approved.

Commissioner Anthony motioned for the County Board's approval of the resolutions to move forward with the Parc Grove Commons Northeast Veterans project. This action was seconded by Commissioner Petty, and by unanimous vote of the Board of Commissioners for the County, the resolutions for the Parc Grove Commons Northeast Veterans project were approved.

- d. Memorial Village - Consideration of Entity Formation, Application Submission, Funding Commitment, Memorandum of Understanding, and Architectural Contract

Note: This was item 7(d) of the posted Agenda.

Commissioner Anthony recused herself from this action item and left the meeting room.

Michael Duarte recommended for the Boards to approve the consideration of the entity formation, the application submission, the MOU, the funding commitment, and architectural contract for Memorial Village.

No public comment.

Commissioner Vaillancourt motioned for the City Board's approval of the resolutions to move forward with the Memorial Village project. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the resolutions for Memorial Village were approved.

Commissioner Petty motioned for the County Board's approval of the resolutions to move forward with the Memorial Village project. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the resolutions for Memorial Village were approved.

- e. Consideration of the Contract Amendment – CalPERS

Note: This was item 7(f) of the posted Agenda.

Commissioner Anthony returned to the meeting.

Scott Fetterhoff, Director of Human Resources & Organizational Development, presented an overview of the current contract with CalPERS. Mr. Fetterhoff included a brief history of the contract, applicable government codes, the amendment process,

the fiscal impact, staff education, and an internal controls action plan. Mr. Fetterhoff recommended the Boards' approval to amend Fresno Housing's CalPERS contract.

No public comment.

Commissioner Scott motioned for the City Board's approval to amend the CalPERS contract. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the request to amend the CalPERS contract was approved.

Commissioner Anthony motioned for the County Board's approval to amend the CalPERS contract. This action was seconded by Commissioner Miller, and by unanimous vote of the Board of Commissioners for the County, the request to amend the CalPERS contract was approved.

Commissioner Scharton left the meeting.

9. INFORMATIONAL

a. Policy Update

Note: This was item 6(a) of the posted Agenda.

Commissioner Scott asked for a status on our accepting individuals with felonies for our housing programs.

Preston Prince responded announcing that Staff will be participating in webinars regarding the subject including the HUD Secretary's notice on housing individuals with criminal records, and will bring an update to the Boards on this subject.

Commissioner Scott left the meeting.

Scott Fetterhoff provided the Boards with a brief update on the Agency Policy revisions. Mr. Fetterhoff's update included an overview of the policies that were approved in 2015 and the policies that will be presented to the Boards for 2016.

b. Update – Waitlist

Note: This was item 6(b) of the posted Agenda.

Tracewell Hanrahan announced that Staff has identified a need to close our preliminary waiting lists until October or November 2016. Ms. Hanrahan stated that the reason for the temporary closure was due to the agency conversion to the YARDI systems. Staff will update the Boards as updates are available.

the fiscal impact, staff education, and an internal controls action plan. Mr. Fetterhoff recommended the Boards' approval to amend Fresno Housing's CalPERS contract.

No public comment.

Commissioner Scott motioned for the City Board's approval to amend the CalPERS contract. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the request to amend the CalPERS contract was approved.

Commissioner Anthony motioned for the County Board's approval to amend the CalPERS contract. This action was seconded by Commissioner Miller, and by unanimous vote of the Board of Commissioners for the County, the request to amend the CalPERS contract was approved.

Commissioner Scharton left the meeting.

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b. Update – Waitlist

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c. Update – Low-Income Home Ownership Program

Note: This was item 6(c) of the posted Agenda.

Emily De La Guerra, Director of Finance and Administration, presented an update on the Low-Income Home Ownership Program. Ms. De La Guerra's presentation provided the Boards with a summary of the Home Ownership Program that included a list of properties that are currently vacant. Ms. De La Guerra announced that Staff expects that all vacant homes will be either sold or ready for resale by the end of the year.

10. COMMISSIONER'S REPORT

Note: This was item 8 of the posted Agenda.

The Commissioners had no information to report at this time.

11. EXECUTIVE DIRECTOR'S REPORT

Note: This was item 9 of the posted Agenda.

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

- Mayor Swearingin recently held a press event updating the public on the efforts of the Mayor's Challenge in ending chronic and veteran homelessness.
- The grand opening for 541 S. Tower will be on Wednesday, June 22, 2016 at 10:00 a.m.
- As a part of Father's Day, the Agency held a Heroes Event at various properties on June 16, 2016. Further information on this event will be presented in the July Board Meeting.

12. CLOSED SESSION

Note: This was item 10 of the posted Agenda.

The Boards went into closed session at approximately 7:21 p.m.

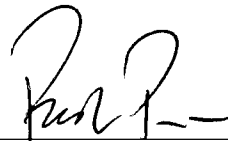
PUBLIC EMPLOYMENT

Pursuant to Government Code Section §54597

The Boards went into open session at approximately 7:54 p.m. with no action to report.

13. 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 7:55 p.m.

A handwritten signature in black ink, appearing to read "Preston Prince", written over a horizontal line.

Preston Prince, Secretary to the Boards of Commissioners