

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

Tuesday, July 26, 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, July 26, 2016, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:04 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
 STEVEN BEDROSIAN
 KARL JOHNSON
 STACY VAILLANCOURT

COMMISSIONERS ABSENT: CRAIG SCHARTON
 JORGE AGUILAR

The meeting was called to order at 5:04 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
 NANCY NELSON
 LEE ANN EAGER
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: None.

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.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

No action taken; meeting was conducted as posted on the agenda.

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 was no conflict of interest at this time.

5. CONSENT AGENDA

- a. Consideration of the minutes of June 21, 2016
- b. Consideration of Contract Extension – Enterprise Management Systems

Commissioner Petty asked a question regarding Commissioner Scott's request for a status update on housing residents with a criminal background. Commissioner Petty asked Staff if there would be further detail on the subject.

Tracewell Hanrahan, Deputy Executive Director, responded acknowledging that Staff will be presenting related items in upcoming Board Meetings.

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

6. INFORMATIONAL

- a. HAP Pacing Report – 2nd Quarter 2016

Juan Lopez, Senior Analyst-Quality Assurance, presented the HAP Pacing Report for the 2016 second quarter. Mr. Lopez's overview consisted of the voucher utilization, the HAP utilization, the HAP reserves, and the 2016 leasing. Mr. Lopez acknowledged that staff is working diligently to increase 2016 leasing and establish strong initial leasing rates for 2017.

There was further discussion on payment standards and the fair market standard in Fresno County. Tracewell Hanrahan elaborated on the Agency processes in assessing current payment standards.

Commissioner Petty requested a Board Retreat to discuss HAP, HQS, and other HCV programs and processes in detail. Commission Anthony agreed and suggested the Board Chair add the Board Retreat discussion to the Executive Committee agenda.

Preston Prince, CEO/Executive Director gave a brief history of how the Agency developed the current payment standards.

Juan Lopez continued his presentation and acknowledged the recent public notice regarding the waitlist closure that was posted.

Commissioner Anthony requested for further detail on how the public notice was posted. Brandi Johnson, Communications Manager, gave a brief overview of the process in which the public notice was posted for the public.

Juan Lopez concluded his presentation.

b. 1st Quarter 2016 Financial Results

Emily De La Guerra, Director of Finance and Administration, presented the financial results as of March 31, 2016. Ms. De La Guerra briefly explained the Agency's operation budget and the first quarter operating results. The operating results included the operating income, the operating expenses, the non-operating expenses, the net income, and cash flows. Ms. De La Guerra concluded her presentation with the housing assistance payments and the HAP results.

c. Real Estate Development Update

Staff recommended reordering the agenda due to time constraints of guest speakers and to ensure a full quorum for the Boards. The Board Chair approved and reordered the agenda.

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

Christina Husbands, Senior Manager of Planning and Community Development, provided the Boards with the real estate development update. Ms. Husbands began her presentation with giving the Boards an overview of the Yosemite Village Permaculture and Community Garden Project

Christina Husbands introduced Tom Matott, Community Food Systems Project Manager for Fresno Metro Ministry. Tom Matott provided the Boards with additional information regarding the Yosemite Village Permaculture and Community Garden Project.

There was an extensive discussion between Board Members, Staff, and Mr. Matott regarding details and funding for the project.

Keith Bergthold, Executive Director of Fresno Metro Ministry, commented on how this project is an opportunity to showcase partnership in community development.

Commissioner Miller entered the Board Meeting.

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

- a. Consideration of MOU and Funding Commitment – Yosemite Village Permaculture and Community Garden Project

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

Christina Husbands recommended for the Boards approval of the MOU and the funding commitment for the Yosemite Village Permaculture and Community Garden Project.

No public comment.

Commissioner Scott motioned for the City Board's approval of the MOU and funding commitment for the Yosemite Village Permaculture and Community Garden project. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the MOU and Funding Commitment was approved.

Commissioner Petty motioned for the County Board's approval of the MOU and funding commitment for the Yosemite Village Permaculture and Community Garden project. This action was seconded by Commissioner Anthony, and by unanimous vote of the Board of Commissioners for the County, the MOU and Funding Commitment was approved.

8. INFORMATIONAL

- a. Real Estate Development Update (*Continued*)

Commissioner Vaillancourt left the Board Meeting.

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

Christina Husbands continued the real estate development update.

Preston Prince provided an update on the Central Office north end of the mall development. Mr. Prince also announced a potential acquisition of a site for sale.

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

- a. Consideration of General Construction/Construction Management Contract – Parc Grove Commons Northeast Veterans

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

Christina Husbands recommended the Boards approve the general construction and construction management contract for the Parc Grove Commons Northeast Veterans project.

No public comment.

Commissioner Scott motioned for the City Board's approval of the general construction and construction management contract for the Parc Grove Commons Northeast Veterans project. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the general construction and construction management contract was approved.

Commissioner Petty motioned for the County Board's approval of the general construction and construction management contract for the Parc Grove Commons Northeast Veterans project. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the general construction and construction management contract was approved.

- b. Consideration of General Construction/Construction Management Contract - Memorial Village

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

Christina Husbands recommended the Boards approve the general construction and construction management contract for Memorial Village.

No public comment.

Commissioner Bedrosian motioned for the City Board's approval of the general construction and construction management contract for Memorial Village. This action was seconded by Commissioner Scott, and by unanimous vote of the Board of Commissioners for the City, the general construction and construction management contract was approved.

Commissioner Petty motioned for the County Board's approval of the general construction and construction management contract for Memorial Village. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board

of Commissioners for the County, the general construction and construction management contract was approved.

c. Consideration of Contract Amendment – CalPERS

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

Scott Fetterhoff, Director of Human Resources & Organizational Development, recommended for the Boards' approval of the final resolutions to amend the CalPERS contracts.

No public comment.

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

Commissioner Eager motioned for the County Board's approval of the contract amendment for CalPERS. This action was seconded by Commissioner Nelson, and by unanimous vote of the Board of Commissioners for the County, the contract amendment was approved.

10. INFORMATIONAL

a. Introduction to the 2017 Public Housing Authority Annual Plans

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

Angie Nguyen, Director of Strategic Initiatives & Housing Programs, introduced the Public Housing Authority Annual Plans for 2017 to the Boards. Ms. Nguyen's presentation included the background, process, resident engagement, and the 2017 updates.

b. Procurement Overview

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

Jeremy Matthews, Business Operations Analyst, presented an overview of the procurement process for the Agency. Mr. Matthews' overview included a review of the OIG Audit, basic procurement procedures, performance indicators, and upcoming contracts.

Commissioner Bedrosian left the Board Meeting.

11. COMMISSIONER'S REPORT

Note: This was item 8 of the posted Agenda.

Commissioner Anthony announced that she was appointed by the Governor to the Mental Health Oversight Committee for the State.

Commissioner Sablan requested an update on the correspondence with the U.S Department of Veteran Affairs in Fresno, CA.

12. 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:

- The Agency co-hosted with the Mayor, the Governor's Growing California By-Right event, followed by a press event on July 21, 2016.
- Preston Prince invited the Director of Interagency Council on Homelessness to visit Fresno. The invitation followed the Mayor's announcement on the final three years of the plan to End Homelessness in Fresno.
- There is a Digital Divide graduation on Thursday, July 28, 2016 at 10:30 a.m.
- National Night Out is on August 2, 2016 and nine different locations that include Del Rey, Parc Grove Fresno, Fairview Heights Fresno, El Dorado Park Fresno, Highway City Fresno, Huron, Mendota, Sanger, and Parlier.

13. CLOSED SESSION

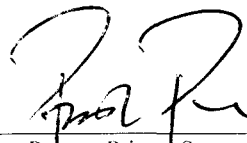
This was item was moved to the next scheduled Board Meeting.

PUBLIC EMPLOYMENT

Pursuant to Government Code Section §54597

14. 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 7:43 p.m.



Preston Prince, Secretary to the Boards of Commissioners