

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

Tuesday, November 15, 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, November 15, 2016 at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order at 5:03 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
 CRAIG SCHARTON
 KARL JOHNSON
 STACY VAILLANCOURT
 CAINE CHRISTENSEN

COMMISSIONERS ABSENT: RUEBEN SCOTT, Vice Chair
 STEVEN BEDROSIAN

The meeting was called to order at 5:03 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
 NANCY NELSON
 LEE ANN EAGER
 VENILDE MILLER
 JOEY FUENTES

COMMISSIONERS ABSENT: RENEETA ANTHONY, Vice Chair
 JIM PETTY

Also, in attendance were the following: Preston Prince, CEO/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 public comment.

Commissioner Scharton motioned for the City Board's approval of the agenda as posted. This action was seconded by Commissioner Johnson, 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 Fuentes, 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 at this time.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest.

5. CONSENT AGENDA

- a. Consideration of the Minutes of October 25, 2016
- b. Consideration of Contract Award – Printing Services
- c. Consideration of the Investment Policy

Ken Prince, General Counsel, recommended removing the October 25, 2016 minutes from the consent for further review.

Commissioner Johnson motioned for the City Board's approval of items 5(b) and 5(c). This action was seconded by Commissioner Vaillancourt and by unanimous vote of the Board of Commissioners for the City, items 5(b) and 5(c) was approved.

Commissioner Nelson motioned for the County Board's approval of items 5(b) and 5(c). This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, items 5(b) and 5(c) was approved.

6. INFORMATIONAL

- a. 2017 Federal and Agency Budget Update

Emily De La Guerra, Director of Finance and Administration, presented an update on the 2017 Federal Budget. Ms. De La Guerra's presentation included an overview of the Agency budget, the Federal Budget process, the 2017 budgeted funding levels, the 2017 developer fees, the 2017 expenditure levels, the 2017 net income, potential budget adjustments, and the budget timeline.

Commissioner Sablan asked Staff if they knew of any affiliated organizations, such as NAHRO, had any predictions on what will happen with the Federal Budget.

Preston Prince announced that he will hear more during his upcoming trip to Washington, DC.

No public comment.

b. Overview of Financing of Affiliated Limited Partnerships

Michael Duarte, Director of Planning & Community Development, presented an overview of the financing of affiliated limited partnerships within the Agency. Mr. Duarte's presentation included information on various funding sources including equity, soft financing and conventional debt for the following affiliated limited partnerships:

- Clovis Seniors Limited, LP (Silver Ridge)
- Fresno Villa Del Mar, LP
- Parc Grove Commons II, LP
- YEC Limited, LP (Yosemite Village)
- Kerman Acre, LP (Granada Commons)
- Sanger Seniors Ltd (Elderberry)
- Fresno Pacific Gardens, LP
- Renaissance at Santa Clara, LP
- Renaissance at Alta Monte, LP
- Fresno Renaissance at Trinity, LP
- Bridges at Florence, LP
- Parc Grove Commons Northwest, LP
- 802 Van Ness Avenue, LP
- Reedley Kings River Commons, LP
- Mendota RAD, LP
- Orange Cove RAD, LP
- Southeast Fresno RAD, LP
- Kingsburg Marion Villas, LP
- Viking Village Fresno RAD, LP
- Fultonia West/Cedar Heights Scattered Site, LP
- Firebaugh Gateway, LP
- Reedley Trailside Terrace, LP
- Fresno Edison Apartments, LP

- Lowell Neighborhood Project, LP
- Shockley Terrace LP

No public comment.

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

- a. Consideration of the Cooperative Agreement – California Affordable Housing Agency

Michael Duarte recommended the Boards authorize entry into a Cooperative Agreement with the California Affordable Housing Agency (CalAHA).

Ken Price clarified the recommendation, explaining that the property being pursued is out of CalAHA's jurisdiction. CalAHA and the Fresno Housing Authority must have a cooperative agreement allowing the CalAHA to partner on a project within the City of Fresno.

Preston Prince added that Staff conducted a full analysis of the property and acknowledged that it is not in the best interest of the Agency to pursue the property.

No public comment.

Commissioner Christensen motioned for the City Board's approval of the cooperative agreement with CalAHA. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the cooperative agreement was approved.

Commissioner Eager motioned for the County Board's approval of the cooperative agreement with CalAHA. This action was seconded by Commissioner Miller, and by unanimous vote of the Board of Commissioners for the County, the cooperative agreement was approved.

8. COMMISSIONER'S REPORT

Commissioner Sablan and Commissioner Jones gave a brief overview of their experience at the 2016 National NAHRO Conference in New Orleans, LA.

Commissioner Sablan gave a brief overview of her experience at the 2016 National Housing Symposium, hosted by Ballard Spahr in Washington, DC on November 4, 2016.

Commissioner Scharton requested an update on the status of his replacement. Preston Prince acknowledged that the Mayor had received two applications.

9. EXECUTIVE DIRECTOR'S REPORT

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

- The Board Retreat will not be on December 2, 2016, but the evening event will still take place at 6 pm.
- Preston Prince announced a new strategy to build a connection between residents, Board Members, and Staff. Mr. Prince explained that a resident or a community member will pair up with a Commissioner or an Executive Staff member during the first quarter of 2017. This strategy can help give the Boards the opportunity to gain further insight on the community perspective when approving policies, programs, and partnerships.
- Preston Prince announced discussions with Blake Konczal, Executive Director at Fresno Regional Workforce Investment Board and Brian Angus, Chief Executive of Fresno EOC. The discussions were regarding putting together an Anti-Poverty Event sometime in February of 2017.
- FUSD will occupy the first floor of the Helm Home and this partnership will allow new opportunities and programs for residents. Tours will be available to the Boards upon requests.
- Professional photos for Executive Staff and Commissioners are taking place before the Board Meetings of November and December, 2016.
- Announced the following employee new employees:
 - Damien Rivera – Training and Development Analyst
 - Robert Kennedy - Senior Systems Administrator

10. CLOSED SESSION

There was a public comment from Rosanne Dominguez, President of Represented Staff of the Fresno Housing Authority. Ms. Dominguez gave a brief overview of the current union negotiations. Ms. Dominguez thanked the Boards and Administrative Staff for the efforts during negotiations.

The Boards went into closed session at approximately 6:11 p.m.

CONFERENCE WITH LABOR NEGOTIATORS (§54957.6)

Agency designated representatives: (Preston Prince, Tracewell Hanrahan, Emily De La Guerra, Angie Nguyen)

PUBLIC EMPLOYMENT

Pursuant to Government Code §54597

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1911 Merced St., Fresno, CA (APNs: 466-206-50T and 51T)

Agency negotiator: Preston Prince

Negotiating parties: Oversight Board of the Successor Agency to the Redevelopment Agency of the City of Fresno

Under negotiation: Terms

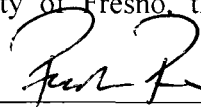
The Boards went into open session at approximately 7:02 p.m.

11. REPORT ON CLOSED SESSION ITEMS

There was no action to report.

12. 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 7:04 p.m.



Preston Prince, Secretary to the Boards of Commissioners