

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

Tuesday, March 21, 2017

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, March 21, 2017 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 and the Commissioners present and absent were as follows:

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

COMMISSIONERS ABSENT: CAINE CHRISTENSEN

The meeting was called to order at 5:03 p.m. by Board Chair, Commissioner Petty, of the Board of Commissioners of the Housing Authority of Fresno County. Roll call was taken and the Commissioners present and absent were as follows:

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

COMMISSIONERS ABSENT: RENEETA ANTHONY, Vice Chair

Also, in attendance were the following: Preston Prince, CEO/Executive Director; and Ken Price, Baker Manock and Jensen - General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

No public comments.

Commissioner Johnson 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 Nelson, and by unanimous vote of the Board of Commissioners for the County, the agenda was approved as posted.

3. PUBLIC COMMENTS

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest indicated at this time.

5. ACKNOWLEDGEMENT OF DEBORAH WEAVER

Ms. Weaver was acknowledged for her recent retirement and for serving over 16 years with Fresno Housing in the Owner Services Division. Ms. Weaver was acknowledged by the Boards of Commissioners for her service.

6. COMMISSIONERS' REPORT

None.

7. BOARD RETREAT DISCUSSION

Commissioners were informed that the Fall Retreat of the Boards will be on September 21-22, 2017. The Spring Retreat has been confirmed for May 17, 2017, and will be held at the Legacy Commons community room.

8. INFORMATIONAL

a. 2016 Agency Highlights

Ms. Brandi Johnson, Communications Manager, presented this item sharing the 2016 Agency's outcomes, data, and information, including an overview of administrative services and human

resources, construction management, planning and community development, fiscal services, government relations, homeless initiatives, and our various housing programs.

b. Resident Services Presentation – Family Self-Sufficiency/Family Unification Program Demonstration

Sabrina Kelley, Resident Services Manager, presented this item outlining program implementation, and the Agency's efforts over the past 10 years. Additionally, Ms. Kelley gave an overview of the Family Self-Sufficiency program highlighting the program's provision of housing and supportive services to assist families in attaining self-sufficiency. Additional items covered by Ms. Kelley include: the Family Unification Program (FUP), outreach and enrollment, program completion goals and outcomes, resident success measures, and benefits of the program.

c. Waiting List Update (Housing Choice Voucher)

Ms. Angie Nguyen, Chief of Staff, presented on the update of the Housing Choice Voucher Wait List opening. Ms. Nguyen discussed the past data collected regarding the wait list opening, specifically highlighting that more than 50,000 applications were received in the first 30 days. HUD now requires that waiting lists be "manageable," requiring staff to close the Agency's waitlist after a number of days in order to meet this new mandate.

Specifically, the plan will be to open the waitlist online, remain open for up to 2 weeks, continue use of the lottery system, and draw from this pool of pre-applications. A public notice will be distributed to announce the dates, times, and details on how to submit during this pre-application process for the HCV program.

Public Comments:

Eric Payne, west Fresno resident, wanted to indicate concern over the Housing Authority's ability to continue to provide assistance to families throughout our community. Mr. Payne expressed that the President's new proposal to cut funds to HUD programs by approximately \$300 million would have alarming impacts locally and nationally. Mr. Prince responded to the Boards that he recently sent out a Housing Finance article that gives the specific cuts being proposed by the President for all HUD programs.

9. ACTION

a. Consideration of Out of State Travel – CEO and Commissioners

There are a number of opportunities for commissioners for out of state travel, for training and development purposes. Mr. Prince explained upcoming training opportunities, such as NAHRO, CLPHA, etc.

10. EXECUTIVE DIRECTOR'S REPORT

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

- A previous employee, Aryca Williams, during a grand jury hearing, plead guilty to crimes related to fraud within the housing choice voucher program. Approximately 3-4 years ago it came to the attention of staff that suspicious activity had been occurring which lead to an investigation and immediate communication with the HUD Office of Inspector General. The charges ultimately lead to felony charges of embezzlement and other crimes.
- There were several new hires announced from various departments within the agency.
- The Housing Authority was the recipient of a few awards for our housing properties, specifically Rio Villas in Firebaugh and 541 @ South Tower in Fresno.
- Commissioners are asked to submit their Form 700s to Tiffany as soon as possible. The deadline is coming up in the next 1-2 weeks.
- The recruitment for the Deputy Executive Director has commenced and will be culminating soon. There are a couple of Commissioners who will be asked to sit on the interview panel in the coming weeks.
- Commissioner Lee Ann Eager was nominated as "Woman of the Year" in the Fresno Community.
- Commissioner Nelson requested that staff look in to providing an avenue for applicants to submit applications for the wait list via the website, perhaps in our lobby or another venue that will partner with us in granting internet access to those who otherwise do not have access to the internet. Staff will work on this request as well as will continue to assist those who have reasonable accommodations requests.

11. CLOSED SESSION

There were no public comment on these items.

Baker Manock and Jensen, General Counsel to the Boards of Commissioners, disclosed a potential conflict of interest in the matter of the real estate property located at 1616 and 1624 Simpson, and 3019 and 3039 N. Blackstone Ave; thus, leaving the Board Room during the discussion of this item.

The Boards adjourned to closed session at approximately 7:12 p.m.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: Multiple Addresses* (APNs: 467-245-02T through 12T, 467-262-01T through 04T)

Agency negotiator: Preston Prince

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

Under negotiation: Price and Terms of Sale

**811, 813, 823, and 847 Waterman; 537 Inyo; 597 and 659 E. California; 842, 846, 851, 854, and 864 Klette*

Fresno, CA 93706

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1616 and 1624 Simpson, 3019 and 3039 N. Blackstone Ave., Fresno, CA (APNs: 443-104-08 through 10, and 443-104-23)

Agency negotiator: Preston Prince

Negotiating parties: Scott Miller and Austin Ewell

Under negotiation: Price and Terms of Sale

12. REPORT ON CLOSED SESSION ITEM(S)

The Boards convened back in to open session at approximately 7:40 p.m. There was no action to report from closed session.

13. ACTION

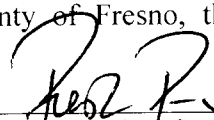
Blackstone/Simpson – Authorization to Assume Purchase and Sale Agreement and Submit Funding Application

Commissioner Fuentes motioned for the County Board's approval authorizing staff to assume the purchase and sale agreement and submit the funding application related to the property(ies) at Simpson and Blackstone Avenues. This action was seconded by Commissioner Eager, and by unanimous vote of the Board of Commissioners for the County, the motion was approved.

Commissioner Bedrosian motioned for the City Board's approval authorizing staff to assume the purchase and sale agreement and submit the funding application related to the property(ies) at Simpson and Blackstone Avenues. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the motion was approved.

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 7:45 p.m.



Preston Prince, Secretary to the Boards of Commissioners