

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

Tuesday, May 23, 2017

5:00 P.M.

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular session on Tuesday, May 23, 2017 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 and the Commissioners present and absent were as follows:

PRESENT: Adrian Jones, Chair
 Rueben Scott, Vice Chair
 Steven Bedrosian
 Karl Johnson
 Stacy Vaillancourt
 Virna Santos

ABSENT: Caine Christensen

1. The meeting was called to order at 5:04 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:

PRESENT: Jim Petty, Chair
 Stacy Sablan
 Venilde Miller
 Joey Fuentes
 Mary G. Castro

ABSENT: Nancy Nelson

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)

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

3. PUBLIC COMMENTS

Public comment from resident Emanuel Aguiano, requested for a review of his HCV application for housing. He stated the application originated in 11/2010, and that he called and was notified his application was not on file. He presented to the Boards his situation hoping his information can be retrieved. Ms. Nguyen said she will follow up on his case. She provided him with her contact information.

4. POTENTIAL CONFLICTS OF INTEREST

There were no conflicts of interest stated.

5. COUNTY BOARD OF COMMISSIONERS-ELECTION OF THE VICE CHAIR

General Counsel informed the Boards of Commissioners of Reneeta Anthony's resignation from the County Board. General Counsel asked the County Commissioners if they would like to nominate a Commissioner for the vacancy of the County Vice Chair.

Commissioner Petty motioned for the nomination of Commissioner Stacy Sablan to Vice Chair of the County Board. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the motion was approved.

Mr. Prince acknowledged and thanked Ms. Reneeta Anthony for nine years of service as a County Commissioner. He stated that Commissioner Anthony stated on her resignation letter that her decision is due to the amount of work she needs to dedicate to her consulting firm, which does not allow her much time for other activities.

6. CONSENT AGENDA

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissions or the public. There will be no separate discussion of these items unless requested, in which event the item will be

removed from the Consent Agenda and considered following approval of the Consent Agenda.

- a. Consideration of the minutes of January 23, 2017

No public comments.

Commissioner Scott motioned for the City Board's approval of the of the minutes of January 23, 2017. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the minutes of January 23, 2017 were approved.

Commissioner Miller motioned for the County Board's approval of the minutes of January 23, 2017. This action was seconded by Commissioner Fuentes and by unanimous vote of the Board of Commissioners for the County, the minutes of January 23, 2017 were approved.

7. INFORMATIONAL

- a. Resident Services Presentation – Healthy Smiles

Ms. Mary Helen Caggianelli introduced Tai Hartman, the Executive Director of Healthy Smiles Mobile Dental Foundation. Ms. Hartman said that Healthy Smiles Mobile Dental Foundation started twenty-three years ago with a local dentist. This dentist decided to use an old fashion method of reaching out to the clients. The partnership with the Fresno Housing Authority started five years ago in 2012. The collaboration between Healthy Smiles and the ROSS program from the Fresno Housing Authority made it possible to serve a total of 1,417 children and some adults. Ms. Hartman stated they are working to expand the services and programs to families. The total number of days that services were provided was 84.5. The total cost of services during this five years of collaboration has been \$280,500.

Ms. Hartman stated Healthy Smiles is equipped with a multicultural staff. There are 11 languages spoken among the staff: English, Spanish, Hmong, Korea, Farsi, Turkish, Hindi, Urdu, Punjab, Tagalog and Chinese. In addition, Ms. Hartman stated they are focusing on prevention services.

Ms. Tai Hartman is also a grant writer, and is looking for a partnership to build a new van that will cost approximately \$400,000. She stated the newest van they have is ten years old.

- b. 2017 Homeless Point-in-Time Count Results

Melissa Mikel, Quality Assurance Analyst-HMIS (Homeless Management Information System), briefly presented on the results of the 2017 Point-In-Time Count data for the

County and City of Fresno. The Point-In-Time Count is a local effort that collects client level data of the Homeless population. Ms. Mikel stated that the U.S. Department of Housing and Urban Development mandates communities that are receiving Continuum of Care Funding, to conduct a count of homeless persons living on the street, and in an emergency and transitional housing in the last 10 days of January.

c. Homeless Policy Community Conversation Update

Ms. Doreen Eley, Assisted Housing Manager, briefly talked about the Policy Conversation for the Homeless that took place at Parc Grove. This was an one-hour conversation about the efforts and success, that Fresno as a community has had to handle the issue of homelessness. The conversation was done in conjunction with the Renaissance of Parc Grove groundbreaking. Some of the attendees were members of the Fresno Madera Continuum of Care (FMCoC), Secretary Vito Imbasciani from the California Department of Veterans Affairs, Stephen Bauman, Director of the Fresno VA Hospital and Beverly Ebersold, Director of National Initiatives of the United State Interagency Council on Homelessness.

d. Real Estate Development Update

The Real Estate Development Update was removed from the agenda.

8. ACTION

a. Consideration of the 2017 Capital Expenditures Budget

Mr. Gary Grinstead, Construction Manager, presented a brief overview of the 2017 Capital Expenditures Budget, which included on overview of new development and renovation projects.

Additionally, Mr. Grinstead stated that annually, the Construction Management Division, in conjunction with Housing Management and Maintenance staff, perform comprehensive inspections and compile a list of internal improvements needed for the LIPH properties. The Capital Improvements are prioritized based on the following: goals for Resident comfort, health and safety, compliance with current building codes and ADA requirements, annual REAC inspection preparation, maintainability and long term sustainability, property marketability, and energy and water conversation.

In addition, the biggest project for the end of 2016, which was Board approved and recently completed, was the Low Income Weatherization Program. The goal of the program was to reduce greenhouse gas emissions, reduce energy cost and improve the housing quality for the tenants. The Low Income Weatherization program (LIWP) funded \$1,000,000, and

the Fresno Housing Authority's contribution was \$237,000 from the property replacement reserved account.

Commissioner Jones asked if the HCV program landlords can be connected to the Weatherization program. Mr. Michael Duarte responded that the information from the Weatherization program can be shared with HCV landlords.

Mr. Grinstead stated the proposed capital fund and replacement reserve projects for 2017 are:

- Roof Replacement
- Unit and Site Lighting Improvements
- Window Replacement
- Site Concrete Replacement
- Exterior Painting
- Insulation Upgrades
- Parking Lot Asphalt Replacement and Striping
- Fascia, Siding and Trim Replacement
- Tree Trimming and Removal
- Low Flow Shower Head Replacement
- Tankless Water Heater Installation
- Ventilation Improvements

In addition, he said the current 2017 replacement reserve balance, which includes farm labor and migrant housing, is \$3,279,385 and the proposed 2017 replacement reserve expenditures are \$1,351,000. Also, he stated the current 2017 capital fund balance is \$3,213,210 and the proposed 2017 capital fund expenditures is \$1,894,000.

Commissioner Sablan motioned for the County Board's approval of the 2017 Capital Expenditures Budget. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the item was approved.

Commissioner Bedrosian motioned for the City Board's approval of the 2017 Capital Expenditures Budget. This action was seconded by Commissioner Johnson, and by unanimous vote of the Board of Commissioners for the City, the item was approved.

b. Consideration of the Renewal Agreement – Fresno Police Department

Ms. Shaneece Childress, HMD District Manager, briefly presented the Renewal Agreement between the Fresno Housing Authority and Fresno Police Department. The proposed contract terms are similar to previous language with clarification on the additional expenses over the contract year. The amount of the contract reflects approximately 5% overall increase, which includes costs of living, increased communication expenses, and 25% of the vehicle operating and maintenance expenses.

As part of the procurement process, a completed comprehensive analysis which evaluated the existing contract and determined the agreement established for police services that could not be fulfilled with private security services. The analysis revealed the contract with police services was unique and incomparable based on the depth, range and distinctive services available to a sworn police officer versus a security officer. Further, the comparison revealed private security companies were unable to provide comparable services which *were* exclusively available to the Police department including:

- Immediate access to law enforcement information.
- Immediate access to special task forces including the Multi Agency Gang Enforcement Consortium (MAGEC) Team, special tactics teams.
- The general public show a greater respect in the presence of a police officer.
- Early Response in the communities. Active engagement within the communities.
- Support with resident meetings, including unlawful detainers.
- The professional standard and ethics that are represented by the officers.

Currently, the Fresno Housing Authority Police Officers are David Villaseñor at the Southeast sites and Steve Hunt in the Southwest area.

Police officer Steve Hunt briefly presented to the Boards the importance of having a Police Officer at the Fresno Housing Authority sites. He talked about this involvement and relationship with residents in the community.

Commissioner Jones acknowledged the partnership with the Fresno Police Department. She asked if Legacy Commons will be added to the Police Officers rotation. Ms. Childress stated this agreement is for Low Income Public Housing; however, Legacy Commons will be considered for future agreements.

Ms. Childress concluded the presentation with requesting that the Boards approve the contract Agreement with the City of Fresno Police Department.

Commissioner Fuentes motioned for the County Board's approval of the Renewal Agreement with the Fresno Police Department. This action was seconded by Commissioner

Miller, and by unanimous vote of the Board of Commissioners for the County, the item was approved.

Commissioner Johnson motioned for the City Board's approval of the Renewal Agreement with the Fresno Police Department. This action was seconded by Commissioner Scott, and by unanimous vote of the Board of Commissioners for the City, the item was approved.

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

The Out of State Travel is requested of the CEO/Executive Director and/or Commissioners for the following Events:

- June 7, 2017-June 8, 2017 for the National Organization of African American in Housing Conference in Denver, CO.
- July 11, 2017-June 12, 2017 CLPHA Housing and Education Symposium for Commissioners to attend in Washington, DC. Commissioner Christensen show interest to attend.
- July 16, 2017-June 18, 2017 NAHRO Summer Conference for Commissioners to attend in Indianapolis, IN. Commissioner Bedrosian and Castro have shown interesting in attending.
- August 20, 2017-August 23, 2017 NanMcKay Housing Conference in Boston, MA.
- October 15, 2017-October 17, 2017 the National Conference of State Housing Agencies in Denver, CO.

Commissioner Sablan motioned for the County Board's approval of the Out of State Travel – CEO and Commissioners. This action was seconded by Commissioner Fuentes, and by unanimous vote of the Board of Commissioners for the County, the item was approved.

Commissioner Scott motioned for the City Board's approval of the Out of State Travel – CEO and Commissioners. This action was seconded by Commissioner Bedrosian, and by unanimous vote of the Board of Commissioners for the City, the item was approved.

9. COMMISSIONERS' REPORT

Commissioner Santos briefly reported on the Housing Development Law Institute Conference (HDLI). Commissioner Santos said it was a very informative and insightful training. General Counsel stated it was a high quality presentation. He stated the presentation provided information on anticipated changes in the White House Administration.

10. EXECUTIVE DIRECTOR'S REPORT

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

- Mr. Prince stated that Mark Stivers the Director of the Tax Credit Allocation Committee (TCAC) is hosting a conversation on May 25, 2017 about the proposed state changes this will be conducted at Cueva de Oso in Selma.
- May 10, 2017 the Renaissance of Parc Grove groundbreaking. The Policy conversation for the Homeless took place at Parc grove, a one-hour brief conversation. Attending for the Homeless Conversation were the Fresno Madera Continuum of Care (FMCoC), the Secretary Vito Imbasciani from the California Department of Veterans Affairs, Stephen Bauman Director of Fresno VA Hospital and Beverly Ebersold, Director of National Initiative of the United State Interagency Council on Homelessness. Commissioner Bedrosian and Petty joined the Homeless conversation. In addition, Commissioner Castro and Congressman Costa attended the groundbreaking.
- May 15, 2017 the grand opening of Legacy Commons and the ground breaking of Phase II of Legacy Commons.

The following are upcoming events:

- June 21, 2017 the grand opening for Fenix at Calaveras and Fenix at Glenn in the City of Fresno. Mr. Prince stated he is very proud of staff about the transformation of the sites.
- All staff event on June 23, 2017 at Parc Grove Commons from 11am to 4pm. Mr. Stephen Pimpare will be the speaker at the event.
- HUD compliance review scheduled for August 14 to August 18, 2017.

Also, Mr. Prince presented the new hires and promotion.

- New hires: Lucinda Walls, Resident Services Coordinator; Brandon Hill, Maintenance Assistant; Alberto Torres, Maintenance Technician and Rizza Pedrigal, Accountant.
- Promotions: Daniel Guerra, Senior Analyst Asset Management; Renae Machado, Asset Management Analyst and Crystal Aldape, Asset Management Coordinator.

11. CLOSED SESSION PUBLIC COMMENTS

Mr. Robert Mitchell presented to the Board his concern about what is going to be built at the acquisition of the California Triangle Parcels. He asked the Board of Commissioner how many units, the size of units that is going to be built at the California Triangle Parcels. He presented to the board the need for housing for first time home buyers.

Mr. Prince responded at the moment it is unknown the plans of what is going to be built. He stated the Boards agree to purchase the property and they will carefully plan the usage of the land. Mr. Prince stated the plans for the new property will be presented to the community and their opinion will be valued. The Fresno Housing Authority acquired ownership because they wanted to avoid the property going back to auction.

The Boards went into closed session at approximately 6:34pm. The Boards returned to open session at approximately 7:22pm.

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b))

Property: 1241-1263 Broadway Plaza, Fresno, CA

(APNs: 466-214-01 and 466-214-17)

Agency Negotiator: Preston Prince

Negotiating parties: APEC International, LLC and Deep Green Housing and Community Development

Under negotiation: Financing and Terms of Partnership

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

12. REPORT ON CLOSED SESSION ITEMS

There was no action to report.

Public Comments

Eric Payne resident from West Fresno presented to the Boards his concern to Revitalize a Community as the West Fresno that is in need. The triangle is an opportunity site of transformation for the community. Also, he asked the Boards to consider the community when

decisions are made. He extended to his support to the agenda item the acquisition of the California Triangle Parcels.

Michael Duarte gave a brief summary of the purchase of the California Triangle Parcels, which is 15 parcels total. Mr. Duarte requested the Boards to authorize ratification of the purchase and sale agreement for the California Triangle parcels, authorize a Housing Relinquished Fund Corporation commitment in an amount sufficient to cover the agreement upon purchase price plus closing costs and Authorize Preston Prince Executive Director, Angelina Nguyen, Chief of Staff, and/or their designee, to negotiate and execute documents for the acquisition and complete escrow closing in connection with the approved the acquisition of the California Triangle Parcels.

13. ACTION

Consideration of Acquisition of the California Triangle Parcels

Commissioner Scott motioned for the City Board's approval of the Acquisition of the California Triangle Parcels. This action was seconded by Commissioner Bedrosian and by unanimous vote of the Board of Commissioners for the City, the item was approved.

Commissioner Fuentes motioned for the County Board's approval of the Acquisition of the California Triangle Parcels. This action was seconded by Commissioner Miller and by unanimous vote of the Board of Commissioners for the County, the item 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 7:35 p.m.



Preston Prince, Secretary to the Boards of Commissioners