

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

**Tuesday, July 28, 2020**

**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, July 28, 2020, via teleconference.

1. The regular meeting was called to order at 5:01 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  
                  Caine Christensen, Vice Chair  
                  Sharon Williams  
                  Ruby Yanez  
                  Stacy Vaillancourt  
                  Terra Brusseau

ABSENT:       None

The regular meeting was called to order at 5:01 p.m. by Board Chair, Commissioner Sablan, 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:     Stacy Sablan, Chair  
                  Mary G. Castro, Vice Chair  
                  Cary Catalano  
                  Joey Fuentes  
                  Nikki Henry  
                  Valori Gallaher

ABSENT:       None.

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)

Ken Price has stated that there was a need to add a closed session item 10b that for agenda item 10b.

Property: 1101 N Parkway Drive, Fresno, CA 93728 (APN: 449-27-041)

Property: 1240 Crystal Avenue, Fresno, CA 93728 (APN: 449-23-202)

Property: 9519 Parkway, Fresno, CA 93728 (APN:449-324-11)

Property: 2127 Inyo Street, Fresno, CA 93721 (APN: 468-252-04)

Property: 31412 Highland Avenue, Selma, CA 93662 (APN:)

Property: 1765 Young Street, Selma, CA 93662 (APN:)

Commissioner Christensen arrived at 5:05 pm.

***CITY MOTION:*** Commissioner Christensen moved, seconded by Commissioner Vaillancourt, to approve the agenda as posted.

***MOTION PASSED:*** 5-0

***COUNTY MOTION:*** Commissioner Fuentes moved, seconded by Commissioner Gallaher, to approve the agenda as amended.

***MOTION PASSED:*** 6-0

3. PUBLIC COMMENT

Commissioner Yanez arrived at 5:11 pm.

Eric Payne, Executive Director at Central Valley Urban Institute, expressed concerns on agenda 6a and DEI report. There has not been outreach by Fresno Housing relating to the concerns that were brought forward regarding the DEI Report in the June board meeting. He has not seen a pattern of supplementary documents provided to the public in a timely manner. He expresses to the Commissioner to have documents available for the public to review.

Commissioner Catalano asked a question directed to the General Counsel.

Questions:

What is the required timeline to disburse files/documents to the public?

General Counsel:

The agency is allowed to post board information within the 72-hour window. He stated that the agency and the website is consistent with the Brown Act.

#### 4. POTENTIAL CONFLICTS OF INTEREST

There were no potential conflicts of interest presented at this time.

#### 5. CONSENT AGENDA

- a. Consideration of the Minutes of June 23, 2020
- b. Consideration of Contract Renewal – AT&T Internet Services
- c. Consideration of Contract Extension – Yardi Systems, Inc.
- d. Consideration of Contract for Document Management Services
- e. Consideration of the Records Retention Policy
- f. Consideration of Contract – Temporary Staffing and Direct Placement Services
- g. Consideration of the Communicable Disease Control Policy
- h. Consideration of Administering the CARES Act CDBG-COVID-19 Funds – City of Firebaugh
- i. Consideration of Renewal of the HOME Tenant-Based Rental Assistance Agreement (HOME TBRA) – City of Fresno Commissioner Catalano asked to remove agenda item 5d for discussion.

Commissioner Catalano asked to pull agenda items 5a & f for discussion.

A member of the Public asked to pull agenda item 5i for discussion.

***CITY MOTION:*** Commissioner Brusseau moved, seconded by Commissioner Christensen to approve the consent agenda items 5b-e, g-h.

***MOTION PASSED:*** 6-0

***COUNTY MOTION:*** Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the consent agenda items 5b-e, g-h.

***MOTION PASSED:*** 6-0

A discussion ensued on agenda item 5a.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute expressed his confusion about the request made by Commissioner Catalano. He sought clarity on the motion made.

**CITY MOTION:** Commissioner Vaillancourt moved, seconded by Commissioner Brusseau to table agenda item 5a to the following month's board meeting.

**MOTION PASSED:** 5-1

Commissioner Williams voted no.

**COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Henry to table agenda item 5a to the following month's board meeting.

**MOTION PASSED:** 6-0

Discussion on agenda item 5f ensued.

**CITY MOTION:** Commissioner Yanez moved, seconded by Commissioner Brusseau to approve agenda item 5f.

**MOTION PASSED:** 6-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Castro to approve agenda item 5f.

**MOTION PASSED:** 6-0

Discussion on agenda item 5i ensued.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, reinforced the importance of the resource allocation of over \$700,000. Due to the Covid-19 pandemic, there has been new money that could potentially be allocated to this program. There is a total of \$10 million that is designated for Covid-19 relief. He asked the board and the agency to advocate for those funds for the City of Fresno and Fresno County.

**CITY MOTION:** Commissioner Brusseau moved, seconded by Commissioner Vaillancourt to approve agenda item 5i.

**MOTION PASSED:** 6-0

**COUNTY MOTION:** Commissioner Catalano moved, seconded by Commissioner Gallaher to approve agenda item 5i.

***MOTION PASSED: 6-0***

6. INFORMATIONAL

- a. Overview of the Engagement Process for the Intergovernmental Agreement with the Fresno Police Department

Angie Nguyen, Chief of Staff, presented on this item.

Commissioner Christensen left the meeting at 5:58pm.

Public Comment:

Eric Payne, Executive Director at Central Valley Urban Institute, stated that there has not been a request from staff regarding the survey that was provided by the Central Valley Urban Institute. The survey conducted includes quality of service and questions alluding to a community of safety. It is not clear on how agency would respond to the concerns brought up on the prior month's board meeting. Residents would like to see investments in youth development programming, tenant associations, and Covid-19 recovery efforts.

Commissioner Catalano requested Staff retrieve information regarding the survey from Eric Payne, Central Valley Urban Institute.

- b. Real Estate Development Pipeline Overview

Tracewell Hanrahan, Deputy Executive Director, presented on this item.

Nikki Henry left the meeting at 6:01 pm.

7. ACTION

Tracewell Hanrahan, Deputy Executive Director, has stated that there was no action needed and presented on this item.

8. COMMISSIONERS' REPORT

Commissioner Williams raised a concern regarding Resident's children not going back to traditional classroom. She asked the board what preparations or programs is the agency making to help the students and residents.

Commissioner Jones thanked the commissioners that have been participating in the discussion in the ad hoc committees and the mini board retreat. She encourages any commissioner to participate in those conversations, if they have not done so already. The goal for NAHRO Summer Recess is 8,500 advocacy letters.

## 9. EXECUTIVE DIRECTOR'S REPORT

- Mary Helen and Doreen had a presentation between Public Affordable Housing Research Foundation and CLAFa highlighting the partnership between Fresno Housing Unified School District and Fresno Housing.
- Fresno Housing Education Advancement scholarships are currently being accepted until the end of July.
- Partnership between Central Valley Community Foundation and Fresno Housing has brought a housing policy leadership academy to Fresno.
- Virtual NAHRO Conference was last week
- July Newsletter has been sent out
- Mini Retreats
- This Friday, there will be a Facebook Live for the Summer Tech Camp Showcase
- C-Mac and Bitwise partnership with Fresno Housing for Summer Tech Camp
- Monarch @ Chinatown is closing this week
- Virtual Groundbreaking coming soon
- New Hire:
  - o Ahjuh Cruz, Outreach and Communications Assistant - CAN.
- Promotions:
  - o Lyric Aguigam, Policy Analyst (promoted from Procurement Coordinator)
  - o Maria Aguayo Ramirez, Quality Assurance Coordinator – HMD (promoted from Property Specialist II)
  - o Brandon Gonzalez, Project Manager (promoted from Assistant Project Manager)

## 10. CLOSED SESSION

The Board of Commissioners entered closed session at approximately 7:04 pm.

- a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))  
Property: 1030 E. Parlier Ave., Parlier CA 93648 (APN: 355-280-07)  
Agency negotiator: Preston Prince  
Negotiating parties: Housing Authority of Fresno County and City of Parlier  
Under negotiation: Price and Terms
- b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS  
(Pursuant to Government Code § 54954.5(b))

Property: 1101 N Parkway Drive, Fresno, CA 93728 (APN: 449-27-041)  
Property: 1240 Crystal Avenue, Fresno, CA 93728 (APN: 449-23-202)  
Property: 9519 Parkway, Fresno, CA 93728 (APN: 449-324-11)  
Property: 2127 Inyo Street, Fresno, CA 93721 (APN: 468-252-04)  
Property: 31412 Highland Avenue, Selma, CA 93662 (APN: 468-252-04)  
Property: 1765 Young Street, Selma, CA 93662 (APN: 388-172-15)  
Under negotiation: Price and Terms

11. REPORT ON CLOSED SESSION ITEMS

The Boards of Commissioners returned to open session at approximately 8:21 pm.

County Chair Sablan stated that there was no action to report from Closed Session.

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 8:22 p.m.



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Preston Prince, Secretary to the Boards of Commissioners