

AGENDA

Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

5:00PM • OCTOBER 10, 2023

Interested parties wishing to address the Executive Committee members regarding this meeting's agenda items, and/or regarding topics not on the agenda but within the subject matter jurisdiction of the Boards of Commissioners are asked to attend the meeting at 1331 Fulton Street (3rd Floor – Caucus Room), Fresno, CA 93721

Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made at least one (1) full business day prior to the meeting. Please call the Board Secretary at (559) 443-8493 or email ExecutiveOffice@fresnohousing.org, TTY 800-735-2929.

1. Call to Order and Roll Call

2. Approval of agenda as posted (or amended)

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention of the Authority after the posting of this agenda.

3. Public Comment and Presentations

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the agenda. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

4. Potential Conflicts of Interest

Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

5. Action

Consideration of the Minutes of the Meeting for September 12, 2023

6. Discussion Matters

- a. Governance
- b. Administrative Matters
- c. Executive Director Update
- d. HCV Status and Events
- e. Real Estate Development Update
- f. Review of the Draft Board Agenda

7. Adjournment

**Minutes of the Meeting
Of the Fresno Housing Authority**

EXECUTIVE COMMITTEE

Tuesday, September 12, 2023

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of the City and County of Fresno which met on August 8, 2023, at Fresno Housing Board Room located at 1331 Fulton Street Fresno, CA 93721.

1. The meeting was called to order by Chair Catalano at approximately 5:19 p.m., and members present and absent were as follows:

PRESENT: Cary Catalano
Adrian Jones
Sharon Williams
Kyle Chaney
Valori Gallaher

Also in attendance: Tyrone Roderick Williams, CEO; Michael Duarte, Chief Real Estate Officer; Marc' Bady, Chief Inclusion and Empowerment Officer; and Ken Price, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

***MOTION:** Commissioner Catalano moved, seconded by Commissioner Chaney to approve the agenda as posted.*

***MOTION PASSED:** 5 – 0*

There were no public comments.

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

No action was taken on this item.

5. ACTION ITEMS

Action Item: Consideration of the Minutes of the Meeting for September 12, 2023.

MOTION: Commissioner Catalano moved, seconded by Commissioner Gallaher to approve the Minutes.

MOTION PASSED: 5 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Cary Catalano, Board Chair, presented on this item.

Board structure history needs to be researched and a meeting set up to discuss why we are structured currently as city and county.

Chair Catalano advised after speaking with Mr. Pacheco, that there may be 2 candidates being considered for the 2 County Board vacancies, one from Firebaugh and one from Mendota.

October agenda based on by-laws city board nominations should be added.

Annual CEO evaluation is underway and will be presented in closed session at the September 26th Joint Board Meeting. Cary gave some insight as to what the commissioners can expect and the timeline for completing the evaluation. We expect to ratify the evaluation at the November 14th Joint Board Meeting.

There were no public comments.

b. Administrative Matters

Tyrone Roderick Williams, CEO, presented on this item.

- Continuing to review and update agency policies.
- Consideration policies will be taken to the joint board meeting
- Jeff shared regarding COVID-19 and reporting instructions.
- Marcellino Rodriguez from Property Management will be retiring after 23 years. We will acknowledge him at the September 26th Joint Board Meeting.
- In addition to the auditing, we are in the middle of the budget review process and a presentation will be brought to the September Joint Board meeting. CalPERS and Benefit costs are key issues being addressed due to the amount of increase and its impact.

c. Executive Director Update

Tyrone Roderick Williams, CEO, presented on this item.

- HUD Visit with Fiona Ma went well.
- La Joya Commons in Firebaugh groundbreaking date has been moved to 10/17/23 at 11 am.
- During the director's report at the September Joint Board meeting, Mr. Williams plans to do a presentation to recap Agency Goals and where things stand.
- Several awards were won and will be received at NAHRO.
- Tammy shouted out Marc' for writing and submitting our Agency for awards given at NAHRO.
- Mr. Williams recapped a few agency goals as well as the rebranding of Ed Corp. A consultant team has been hired and some of their achievements will be highlighted at the September Joint Board meeting.
- We have been asked by Fresno Unified Students to submit a proposal to them. FHA would be the first agency to submit a proposal that would be broad.
- An additional proposal will be submitted to the US Dept of Congress on 10/15/2023 in partnership with Workforce Development. There are 2 awards, a \$250,000 planning grant and a \$20M implementation grant which represent a historic shift for this agency.

There were no public comments.

d. HCV Status and Events

Tyrone, presented on this item.

- The landlord incentive program is finding more landlords. The team and partnership with the city are paying off but still in the middle of a housing crisis.
- More funds are being drawn to keep up with the rent increases. We have been in touch with HUD to ensure what we need to continue making HAP payments to landlords. This impacts the time the public is on the waitlist for vouchers.

There were no public comments.

e. Real Estate Development Update

Michael Duarte, Chief of Real Estate Officer, presented on this item.

- La Joya Commons we were pending building permits, we have received those.

- Step Up (Manzanita Commons) We have been dealing with restricted covenants there, and approached it through a streamline bill (AB721) which allows modifications to the restricted covenants which was a success. Investors want a legal opinion.
- Pine warehouse under contract, extension signed but good possibility it will be sold next week.
- Senate Bill 469 signed 09/08/23 signed by the governor. It eliminated Article 34 restrictions related to affordable housing development.

There were no public comments.

f. Review of the Draft Board Agenda

Adrian Jones, Board Chair, presented on this item.

There were no public comments.

7. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATIONS

Property: 1749 “L” Street, Fresno CA 93721, APN: 466-132-01/03

Agency Negotiator: Tyrone Roderick Williams

Negotiating Parties: Fresno Housing and VAM Holdings, LLC

Under Negotiating: Price and Terms of Payment

***MOTION:** Commissioner Catalano moved, seconded by Commissioner Chaney to approve the addition of a closed session*

***MOTION PASSED:** 5 – 0*

The Boards of Commissioners entered closed session at 5:57 p.m.

The Boards of Commissioners returned from the closed session at 6:03 p.m. and resumed open session.

No report from closed session

8. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 6:25 p.m.

Tyrone Roderick Williams, Secretary

AGENDA

Regular Joint Meeting of the Boards of Commissioners of Fresno Housing

5:00 PM • OCTOBER 24, 2023

This Board Meeting will be held via video and audio conferencing, and in person. The meeting can be accessed by members of the public as follows:

Meeting Location: 1260 Fulton Street (2nd Floor), Fresno, CA 93721

Via Zoom:

<https://us06web.zoom.us/j/82547656724?pwd=ZHlJTzNrbURpVjJOTUhhTTRsUGJlUT09>

To join via teleconference, call: (669) 900-6833. Meeting ID: 825 4765 6724.

Passcode: 547565.

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5. Governance Matters

- a. CEO's Report – Presented by Tyrone Roderick Williams
 - b. Commissioners' Report
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FRESNO HOUSING

6. CLOSED SESSION:

- a. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**
(Gov. Code section 54956.9(d)(2).) Number of Matters: 1
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7. 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. Governance: Consideration of the Minutes of September 26, 2023
Approval of the minutes of the Board Meeting
 - b. Consideration of the Medical Standards and Examination Policy
Update to the Agency Policy
 - c. Consideration of a Resolution Deleting the Probationary Period, Footwear and Frequent Flyer Policies
Update to the Agency Policy
 - d. Consideration of the Resignation, Retirement, or Death of an Employee Policy
Update to the Agency Policy
 - e. 2024 Utility Allowances
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8. Information Item

- a. Strategic Plan Update
 - b. HCV Update
 - c. Real Estate Update
 - d. 2024 Federal Budget Update and Budget Development Discussion #3
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9. Action

- a. Memorandum of Understanding with State Center Community College District
 - b. County of Fresno Housing Authority Co-Guarantor for Step up on 99
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10. Adjournment