



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

November 7, 2023

5:00 P.M.

1331 Fulton Street (3rd Floor – Caucus Room)

Fresno, CA, 93721

Caucus Conference Room

Meeting Book - Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

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

a. Consideration of the Minutes of the Meeting for October 10, 2023

10.10.2023 - Executive Committee Meeting Minutes

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, October 10, 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 5:09 p.m., and members present and absent were as follows:

PRESENT: Cary Catalano
Adrian Jones
Sharon Williams
Kyle Chaney

ABSENT: Valori Gallaher

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

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

***MOTION PASSED:** 4 – 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 Williams moved, seconded by Commissioner Jones to approve the Minutes.

MOTION PASSED: 4 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Cary Catalano, Board Chair, presented on this item.

Cary asked Ken where he was with vetting the potential applicant that works for the city, but is a candidate for the county vacancy

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

Board Effect is rolling out for our October Joint Board meeting.

The board meeting for October is being held in Kingsburg at our Linnaea Villa property.

Cary suggested we reach out to Kingsburg city officials to invite them to our October board meeting. Tammy also mentioned a flyer would be distributed to the tenants.

October agenda should include an item welcoming Kingsburg City Official.

Cary inquired about the status of the employee breakroom. Mr. Williams confirmed we are moving in that direction.

Cary mentioned the need for a repaint for City View and whether or not it has been budgeted. The conversation is ongoing.

Cary opened a discussion on how we can advocate for policy change. Interested in how we can change policy to prevent families from being pushed out of their subsidy when they get a job or income increases? Cary is suggesting a pilot of some sort and what that looks like. Marc' advised that Faith in the Valley would be a great source and starting point for what Cary is suggesting.

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.

- La Joya Commons in Firebaugh groundbreaking will be held on 10/17/23 at 11 a.m. Draft agenda shared with the meeting attendees.
- Strategic Growth Council Leadership was hosted by Fresno Housing for 1 hour at Monarch.
- Fresno Housing Sponsored Events were discussed. Cary suggested viewing the strategic sponsorship and partnering/support to determine relevance.
- Commissioner Kyle Chaney has agreed to serve on the BOB (Better Opportunity Builders) Board as a member for the county side.
- Mr. Williams recapped the NAHRO awards received
- Ken Price shared that the commissioners who traveled to NAHRO are required to provide a brief summary (verbal or written) about the conference.

There were no public comments.

d. HCV Status and Events

Brandy Woodard, presented on this item.

- Nothing to report at this time. HCV updates will be provided at the October Joint Board meeting.

There were no public comments.

e. Real Estate Development Update

Christina Husbands, Director of Real Estate Development, presented on this item.

- Helm Home has closed.

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. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 6:12 p.m.

Tyrone Roderick Williams, Secretary



Draft Meeting Book - November 2023 - Joint Meeting of the Boards of Commissioners

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5. Governance Matters

a. CEO's Report

Presented by Tyrone Roderick Williams

b. Commissioner's Report

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 Commissioners 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 October 24, 2023

Approval of the minutes of the Board Meeting.

b. Consideration of the 2024 Agency Calendar

Approval of the calendar of activities and general Agency operations for 2024

c. Consideration of the Agency Investment Policy

Approval of the Agency's Investment Policy

d. Consideration of the approval of a legal services contract – General Counsel

Includes Agency general legal services

e. Consideration of the approval of a legal services contract - Development of Affordable Housing

Including all development activities associated with affordable housing; including working with state and federal funding sources such as from the Department of Housing and Urban Development, the United States Department of Agriculture, the California Department of Housing and Community Development and others

f. Consideration of the approval of a legal services contract - Unlawful Detainer

Includes legal services associated with unlawful detainer

g. Consideration of the approval of a legal services contract - Human Resources

Includes legal services for human resource activities

7. Closed Session

a. Public Employee Evaluation

Title CEO / Executive Officer

8. Report out of Closed Session

9. Action

a. Purchase of the Investor Limited Partners' interest in Fresno Pacific Gardens, LP by the Housing Authority of the City of Fresno and Silvercrest, Inc.

b. Purchase of the Investor Limited Partners' interest in Fresno Renaissance at Trinity, LP by the Housing Authority of the City of Fresno and Silvercrest, Inc.

c. Transfer of title and assumption of loan from Housing Relinquishment Finance Corporation to Housing Authority of Fresno County for Wedgewood Commons located at 2415 5th Street, Sanger, California

d. Consideration of execution of Memorandum of Understanding with State Center Community District Regarding Feasibility of Student Housing Project and Potential Funding for Property located at 1302 Fulton Street, Fresno, 93721

10. Information Item

a. 2024 Agency Budget Development Discussion #4

b. Update on Home Ownership Initiatives

Staff will provide an update to the Boards on efforts to support residents on home ownership goals

11. Adjournment