

AGENDA

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EXECUTIVE COMMITTEE of the Boards of Commissioners of the Fresno Housing Authority

12pm June 20, 2017

1331 Fulton Mall, Fresno, CA 93721-Caucus Room

Interested parties wishing to address the Executive Committee of the Boards of Commissioners 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 complete a "Request to Speak" card which may be obtained from the Board Secretary (Tiffany Mangum) at 1:45 p.m. You will be called to speak under Agenda Item 3, Public Comment.

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. 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) 443-8475, TTY 800-735-2929.

12pm

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 to the Authority after the posting of this agenda.

3. Public Comment

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. At the start of your presentation, please state your name, address and/or 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. Agenda Items

- a. ACTION: Consideration of the minutes of March 15, 2017 and April 19, 2017
- b. Review of the Proposed Board Meeting Agenda
- c. Administrative Matters
- d. Development Update

5. Closed Session

PUBLIC EMPLOYMENT

Pursuant to Government Code §54597

6. Adjournment

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

EXECUTIVE COMMITTEE

Wednesday, March 15, 2017

12:00p.m.

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners on March 15, 2017, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order by Commissioner Jones at 12:04 p.m., and members present and absent were as follows:

PRESENT: Adrian Jones
 Rueben Scott
 Reneeta Anthony
 Jim Petty
 Stacy Sablan

ABSENT: Steven Bedrosian

Also in attendance: Preston Prince, CEO, and Lauren Layne, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There was no public comment.

Commissioner Petty motioned for approval of the agenda as posted. This action was seconded by Commissioner Anthony and by unanimous vote of the Executive Committee, the agenda was approved.

3. PUBLIC COMMENT

Preston Prince expressed his appreciation for moving last month's board meeting a day earlier. The change gave the development staff some time to prepare funding applications for our projects. The applications are looking very strong.

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't Code Section 87105)

There were no conflicts of interest disclosed.

5. AGENDA ITEMS

- a. Review of the Proposed Board Meeting Agenda
- b. Development Update and Review
- c. Administrative Matters

a. Review of the Proposed Board Meeting Agenda

Mr. Prince confirmed we have a 2 step, retreat process. First, we will have a 1-day retreat to begin the process, followed by a 2-day retreat in the fall. Moving forward, we will schedule a retreat annually so that it is calendared in advance.

Mr. Prince will work with the Board Chairs to draft a tentative Board Retreat agenda for the Boards review at their next meeting.

Write Offs – staff has been struggling within the Yardi system to get accurate data on the amounts that are outstanding. Thus, staff has spent a considerable amount of time retrieving the details in order to generate an accurate number of charges for the Boards' consideration. Over the years, we have had losses within the LIPH program, with losses being covered by inter-department loans. Mr. Prince is recommending a policy to address these losses, that have become a concern with our auditors and investors with our development and financing efforts. Staff will bring back the amended Write Off Policy for Board consideration.

Commissioner Anthony requests to contact the Auditor and ask questions regarding the Audit process, specifically related to instrumentalities and their financial records.

b. Development Update & Review

Michael Duarte, Director of Planning and Community Development, confirmed this month the Boards voting on the closing of 3 Projects: Renaissance at Parc Grove, Memorial Village in Sanger, and the second phase of Legacy Commons, formally known as Edison, and TCAC applications were submitted on March 1, 2017. Mr. Duarte further discussed the process for the funding applications that were submitted. Some of our applications are very complex in that we are relying on the approvals of the State Dept. of Housing and Community Development, and HUD. Staff is also working on the scheduling of groundbreakings including: Rio Villas (Firebaugh), Fenix @ Calaveras and Fenix @ Glenn, Legacy Commons (Edison Plaza), Paseo 55 (Reedley), Memorial Village and Renaissance at Parc Grove.

c. Administrative Matters

Mr. Prince discussed homeless models used throughout the country. Specifically, Fresno's Housing First model has demonstrated that our methodology is out performing others around the country. Leadership Fresno has launched a new local effort (Real Change Fresno) where individuals refrain from giving monies on the street to homeless persons, and rather redirect those dollars to the service providers. To date, the data indicates that this methodology is not truly impactful in decreasing homelessness. The varying issues, needs, and circumstances for Fresno's homeless is as diverse as the population. Mr. Prince will continue to reach out to homeless advocates to help bring consensus to addressing homelessness throughout the Fresno community.

Mr. Prince gave an update on the Agency's site next to the Poverello House. FH has allowed the residents at Poverello to temporarily reside on the FH site, to allow for the renovations/redevelopment of their housing to be completed.

We are looking to interview a few candidates for the Deputy Executive Director position. Rev. Scott and Commissioner Sablan are part of that interview panel. Eventually, the full boards will be able to interact with the candidate(s).

Mr. Prince discussed the process and tentative plan for the north fulton mall site (Agency's head quarters). Commissioner Anthony has asked to be included on the committee leading this effort.

The Board Retreat has been confirmed for May 17, 2017, as well as September 21-22, 2017.

Commissioner Jones discussed the NAHRO notice regarding federal budget concerns. Mr. Prince further highlighted the concerns with the President's proposed budget, including: HOME, CDBG, Choice Neighborhood, Capital Funds, small reduction in Public Housing funding, and other changes. It was emphasized that this budget is proposed and not final, nor is it being widely supported by congressional leaders.

6. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 1:12 p.m.

Preston Prince, Secretary

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

EXECUTIVE COMMITTEE

Wednesday, April 19, 2017

12:00p.m.

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners on Wednesday, April 19, 2017, at the offices of HACCF, located at 1331 Fulton Mall, Fresno, California.

1. The meeting was called to order by Commissioner Jones at 12:10 p.m., and members present and absent were as follows:

PRESENT: Adrian Jones
 Rueben Scott
 Reneeta Anthony
 Steven Bedrosian
 Stacy Sablan

ABSENT: Jim Petty

Also in attendance: Preston Prince, CEO; Michael Duarte, Director of Planning & Community Development; Scott Fetterhoff, Director of Human Resources and Organizational Development.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

The Committee gave direction to remove the January 18, 2017 minutes from the agenda, to be considered at the next meeting.

There was no public comment.

Commissioner Anthony motioned for the City Board's approval of the agenda. This action was seconded by Commissioner Scott and by unanimous vote of the Executive Committee, the agenda was approved.

3. PUBLIC COMMENT

There was no public comment.

Ms. Prince acknowledge Mr. Scott Fetterhoff, Ms. Tiffany Mangum and Fresno Housing Staff for their outstanding effort to secure the Fresno Housing Authority employees during the lock down on April 18, 2017. Mr. Prince suggested increasing our level of communication with the Police Department in order to prepared and demonstrate a swift response to these types of incidents.

Mr. Prince shared that a former Commissioner, Jorge Aguilar, was named the Superintendent of the Sacramento City School District.

In addition, Mr. Prince stated that Commissioner Lee Ann Eager was not reappointed to the County Board of Commissioners, and that Ms. Mary G. Castro has been appointed as her replacement.

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't Code Section 87105)

There were no conflicts of interest disclosed.

5. AGENDA ITEMS

- a. Consideration of the minutes of January 18, 2017

This item was removed from the agenda.

- b. Review of the Proposed Board Meeting Agenda

Mr. Scott Fetterhoff briefly summarized the recommendation to add flexibility to the Policy approved in 2009. He stated the modifications to the policy included the current procedures for posting open positions, and the current uses of technology in recruitment processes.

Commissioner Anthony suggested notification be sent to applicants after the selection of the successful candidate had been made. Additionally, to add more resources for posting and advertising for applicants to apply for employment. Mr. Fetterhoff said language of reference to social media sites will be added to the policy, such as LinkedIn, Facebook, Monster Career Builder.com, etc.

Furthermore, Mr. Fetterhoff presented to the Executive Committee the recommendation to eliminate the pre-employment drug job screening. He stated this was due to federal case law determining it to be unlawful. Additionally, during the past three years, pre-employment drug screening has yielded a cost of \$5,500 total.

Per General Counsel we should comply with federal law due to our federal funding and the fact federal law pre-empts state law.

Mr. Fetterhoff stated the Human Resources Department has been in constant communication with the County Board of Supervisors in regards to the updates to the Conflict of Interest Code. He summarized the minor changes to the code.

Mr. Prince stated the approval of the Board would allow for the renewal of the contract with the California Employment Development Department for wage and claim data regarding residents/participants.

Mr. Prince informed the Committee that the Department of Social Services (DSS) received a grant from the State of California to administer a Housing Support Program (HSP). DSS requested the Fresno Housing Authority (FH) to continue the partnership in administering HSP. Prince assured the Committee this funding would be in support of homeless services programs. The program will provide a rapid rehousing program for the targeted population. Mr. Prince added that the Fresno Housing has administered this grant on behalf of DSS since February 2015, and was renewed by the State in 2016 with the Fresno Housing Authority being awarded \$840,000. With the renewed State funding, DSS intends to fund the Fresno Housing Authority in the amount of \$730,000 for the period July 1, 2017- June 30, 2018 and \$710,000 for the period July 1, 2018 – June 30, 2019.

Mr. Prince said for the Information Component of the agenda for the next Board meeting on April 25, 2017 there will be a presentation on Resident Service Program at Helm Home. In addition, he will present an update on the Federal Budget.

c. Development Update

Mr. Prince shared that there is a Library development for Highway City. For the Wedgewood Commons site in Sanger, we anticipate there will be demolition and renovation. Mr. Prince talked about the planned development for Pinedale to sale the scatter site houses and transfer the rental assistance to high performing neighborhood following AFFH. The Housing Authority residents will be given the option either to transfer to the new construction site in Pinedale, move to another Housing Authority site, or receive a voucher to search for new housing.

Mr. Prince briefly talked about the plans for West Fresno. Fresno Housing submitted an offer for the property across from Edison High School, known as Edison Triangle/California Triangle. The goal is to redevelop the area around Edison High School using mixed income and mixed used development.

Mr. Prince briefly talked about the report on the Out of State Travel. He suggested changes to the report, which was somewhat confusing. He recommended the following information outline the Out of State Travel: Travel date, location, purpose, and total amount. The report will be distributed at the next Board meeting.

Mr. Prince informed the Committee that HUD has the intention to meet with the Commissioners for an interview related to the HUD Audit. Additionally, HUD has access to financial and administrative documents needed for conducting the audits. Mr. Prince is looking forward to working with the Commissioners.

Commissioner Sablan shared about the grand opening in Firebaugh. Additionally, stated that Mr. Prince is still working on hiring the Deputy. She stated was very excited to know that one of the interviewers took the time to visit Fresno Housing Authority sites.

Mr. Prince shared the upcoming events: Legacy Commons grand opening will be on May 15, 2017. This will be part of a progressive meeting and tour for all Fresno Housing Authority staff. The ground breaking for Renaissance at Parc Grove housing for homeless Veterans will be on May 10, 2017. Dr. Vito Imbasciani Secretary of the California Department of Veteran Affairs, will be the speaker at the Homeless event that will be hosted before the groundbreaking. Also, Cueva de Oso in Selma will have their grand opening at the end of May 2017.

Mr. Prince communicated about plaques that will be given to co-developers at the opening of Legacy Commons. The plaque will be placed inside the Community building of Legacy Commons. He stated he wants to start the cycle of giving plaques, first it will start with nominations of community members, then awarding the plaques during the plaque ceremony.

6. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 1:30 p.m.

Preston Prince, Secretary