

AGENDA

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

12pm - July 19, 2017

1331 Fulton Street, Fresno, CA 93721

Interested parties wishing to address 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 11:45 a.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**1**

- a. ACTION: Consideration of the minutes of May 17, 2017,
May 23, 2017, and June 20, 2017
- b. Review of Proposed Agenda for the next Board Meeting
- c. Administrative Matters
- d. Development Update

3**5. Adjournment**

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

EXECUTIVE COMMITTEE

Wednesday, May 17, 2017

12:00p.m.

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners on Wednesday, May 17, 2017 at Legacy Commons, located at 2255 S. Plumas Street, Fresno, California.

1. The meeting was called to order by Commissioner Jones at 2:10 p.m., and members present and absent were as follows:

PRESENT: Adrian Jones
 Jim Petty
 Steven Bedrosian
 Stacy Sablan (Phone Conversation)

ABSENT: Rueben Scott

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

Mr. Prince notified the Committee that Commissioner Reneeta Anthony presented her resignation to the Boards.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

The Executive Committee did not have a quorum; thus, the approval of the agenda was removed.

3. PUBLIC COMMENT

There was no public comment.

4. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

- a. ACTION: Consideration of the minutes of January 18, 2017 and February 22, 2017

The Executive Committee did not have a quorum; thus, the consideration of minutes was tabled and will be considered at the next meeting.

- b. Review of the Proposed Board Meeting Agenda

Ms. Nguyen gave a brief overview to the agenda for the Joint Board meeting for May 23, 2017. She said the informational section of the agenda will include a presentation by Healthy Smiles, a partner.

In addition, there will be a Point in Time update presentation which will present on the outreach conducted the last week of January 2017.

Mr. Prince suggested a brief presentation to the Boards on the Homeless Conversation at Parc Grove Commons on May 10, 2017 and the groundbreaking of the Renaissance at Parc Grove project.

Ms. Nguyen stated 6c the topic on Federal Budget forecast, will be removed from the agenda. There is no further information from HUD in regards to the Federal Budget at this time.

Additionally, the informational section of the agenda will include a Planning Development Update. The agenda will also include an action item and closed session item on development.

For item 7b of the agenda, the Boards will be presented and asked to vote on the Fresno Police Department Contract for the monitoring of our Low Income Public Housing sites. The costs associated with this contract have increased; therefore, the Police contract will increase.

Furthermore, HUD audits will be conducted the week of August 14-18, 2017.

During the Commissioners' report for the next Joint Board meeting, the General Counsel, Mr. Price, and Commissioner Santos, will provide a brief report on the Housing Development Law Institute Conference (HDLI) they attended.

Additionally, Ms. Nguyen shared that the opening of the waiting list will be postponed until June 6, 2017. Staff is working closely with the IT department to ensure there are no issues with the application or the website before the opening.

The Executive Director's Report will include a brief presentation on the events for the Month of May 2017 such as the grand openings of Legacy Commons and the groundbreakings. Also, it will include a brief presentation on the All Staff event on May 15, 2017.

An additional agenda item will be added to the agenda - the election of the County Vice Chair.

Mr. Michael Duarte shared with the Executive Committee the offer for the California Triangle parcels was accepted by the city. Additional information will be provided at the Joint Board meeting on May 23, 2017.

5. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 3:10 p.m.

Preston Prince, Secretary

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

EXECUTIVE COMMITTEE

Tuesday, May 23, 2017

3:30 p.m.

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners met in a special 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 by Commissioner Jones at 3:35 p.m., and members present and absent were as follows:

PRESENT: Adrian Jones
 Rueben Scott
 Jim Petty
 Stacy Sablan
 Steven Bedrosian

ABSENT: None.

Also in attendance: Preston Prince, CEO, and Kenneth Price, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

There was no public comment.

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

3. PUBLIC COMMENT

There were no public comments.

4. AGENDA ITEMS

- a. ACTION: Consideration of the minutes of January 18, 2017 and February 22, 2017

Commissioner Scott motioned for approval of the minutes. This action was seconded by Commissioner Sablan and by unanimous vote of the Executive Committee, the minutes of January 18, 2017 and February 22, 2017 were approved.

5. CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: CEO

The Committee went in to closed session at approximately 3:45pm, returning to open session at approximately 4:10 p.m. There was no action to report.

6. ADJOURNMENT

There being no further business of the Executive Committee, the meeting adjourned at 4:11 p.m.

Preston Prince, Secretary

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

EXECUTIVE COMMITTEE

Tuesday, June 20, 2017

12:00p.m.

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the City and County of Fresno (HACCF) met on Tuesday, June 20, 2017, at the offices of HACCF, located at 1331 Fulton Street, Fresno, California.

1. The meeting was called to order by Commissioner Jones at 12:11 p.m., and members present and absent were as follows:

PRESENT: Adrian Jones
 Jim Petty
 Steven Bedrosian
 Stacy Sablan
 Mary G. Castro

ABSENT: Rueben Scott

Also in attendance: Preston Prince, CEO; Tracewell Hanrahan, Deputy Executive Director/COO; Angie Nguyen, Chief of Staff; Michael Duarte, Director of Planning & Community Development and Lauren Layne, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

3. PUBLIC COMMENT

There was no public comment.

4. AGENDA ITEMS

- a. ACTION: Consideration of the minutes of March 15, 2017 and April 19, 2017.

Commissioner Steven Bedrosian recused himself from voting on the March 15, 2017 minutes.

Commissioner Petty motioned for approval of the minutes of March 15, 2017. This action was seconded by Commissioner Sablan and by unanimous vote of the Executive Committee, the motion was approved.

Commissioner Jim Petty recused himself from voting on the April 19, 2017 minutes.

Commissioner Sablan motioned for approval of the minutes of April 19, 2017. This action was seconded by Commissioner Bedrosian and by unanimous vote of the Executive Committee, the motion was approved.

b. Review of the Proposed Board Meeting Agenda

Commissioner Mary G. Castro arrived.

Ms. Hanrahan stated the presentation postponed at the Board Retreat on May 17, 2017 will continue with the remainder of the presentation at 4:00pm on May 23, 2017 before the Board meeting.

Mr. Prince stated the acknowledgment of Lee Ann Eager, Reneeta Anthony and Nancy Nelson, should be part of the beginning of the agenda.

Also, Mr. Prince stated the Boards will be voting on the consideration of modifying Board Minutes. It is being proposed to change from narrative minutes to summary action minutes.

Ms. Hanrahan stated the informational item for the resident services presentation will be conducted by the Boys and Girls Clubs of Fresno County. This will give the Boys and Girls Clubs of Fresno County the opportunity to share on their summer activities and their other involvement throughout the year.

In addition, Ms. Nguyen stated Fresno EOC is pursuing a grant and the Fresno Housing Authority will be supportive as a referral agency to the organization if the grant is awarded. Ms. Nguyen stated this grant will give the Fresno Housing Authority the opportunity to plan strategically under the HUD Policies for housing ex-offenders. Also, this will require amendments to the agency's Admin Instructive Plan. Ms. Nguyen stated there will be flexibility toward the background checks with the families that have an incarcerated adult head of household; however, always following the HUD guidelines and the agency policy.

Furthermore, there will be an overview of the Office of Migrant Services partnership and a program presentation. Mr. Prince briefly shared that the Fresno Housing Authority owns the land and our partner owns the building currently known as Parlier Migrant Center

c. Administrative Matters

Ms. Nguyen reported an update on the HCV Waitlist, she said there were different methods of media communication involved during the opening of the waiting list. She stated 33,134 applications were received. Also, she shared that our partners assisted clients on site in applying for the waitlist. Mr. Prince stated the Fresno Housing Authority staff will review the data and later report to the Boards on the following: how many applied, how they applied and if there were any barriers during the application process. It is intended that the waiting list opens every year around the same time, to keep it consistent for the clients that were not selected to reapply.

Commissioner Castro said that Fresno Housing Authority staff should find new ways to refer the clients that were not selected for the housing programs to other resources for housing and services.

Board Orientation will take place June 20, 2017 for the newest Commissioners Nikki Newsome and Cary Catalano.

Currently, General Council is reviewing if a copy of Mr. Prince's past evaluation can be provided to the new Commissioners after a formal request has been submitted.

Mr. Prince briefly shared that the Boards of Commissioners, along with selected leadership staff are the ones who complete his evaluation.

d. Development Update

Ms. Duarte stated that at the next board meeting there will a brief presentation on real estate development update which will include snap shots of the properties under construction and update on the financing awards.

Mr. Prince shared their will be an action item for the Board of Commissioner to vote on the consideration to accept the assignment of the purchase and sale agreement for the Blackstone/Simpson project.

5. CLOSED SESSION

PUBLIC EMPLOYMENT

Pursuant to Government Code §54597

The Committee went in to closed session at approximately 1:50pm, returning to open session at approximately 2:00 p.m. There was no action to report.

6. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 2:10 p.m.

Preston Prince, Secretary

Addendums
July 19, 2017



Update on HRFC Reserves

*Boards of Commissioners Meeting
July 25, 2017*

HRFC Reserves

- The Housing Relinquished Fund (HRFC) reserves allow for the expansion of affordable housing.
- Reserves have accumulated from various sources including:
 - Program income and loan repayments from development projects
 - Interest income from loans
 - Sales of properties
- HRFC reserves can be restricted by the Boards or agreements with HUD.

Current HRFC Reserves (as of 06/30/17)

Cash Balance as of 12/31/2016	10.65
Jan-June 30, 2017 Cash Inflow (Outflow):	
Pre-dev Loans to FHA	(1.60)
Sierra Pointe Mortgages	0.13
Sierra Pointe Sale	0.17
Argyle Loan Payment	0.07
Homeless Admin Draw	(0.05)
Iron Bird/Pyramid Loan Payment	0.03
Lowell Loan Draw	(0.14)
Edison II Closing	(2.35)
Kingsburg Loan	(0.05)
Parc Grove NE Closing	(0.80)
Misc Operating Expenses	(0.03)
Edison II Reimbursement	0.26
Sanger Memorial Reimbursement	0.68
Parc Grove Commons II Loan Payment	0.68
Parc Grove Northwest Loan Payment Waterfall	0.14
Parc Grove NE Reimbursement	1.07
Cash Balance as of 6/30/2017	8.86

- This list includes the major transactions that have already occurred this year
- Cash balance as of 06/30/17 is \$8.86 million

*Amounts shown in millions of dollars

Potential Cash Inflows

<i>Potential Inflows</i>	
<i>Edison Plaza Phase II pre-dev payment acquisition</i>	<i>0.26</i>
<i>Parc Grove NE - Transfer of FH Sales Proceeds</i>	<i>0.27</i>
<i>HOPE VI Sales Proceeds</i>	<i>1.20</i>
<i>Sierra Pointe Mortgage Payments</i>	<i>0.13</i>
<i>Viking Village Sales Proceeds</i>	<i>1.20</i>
<i>Argyle Sales Proceeds</i>	<i>0.50</i>
Total	3.56

- Staff estimates that HRFC will receive an estimated \$3.56 million in additional cash.
- Total amounts shown may change based on final applications and calculations.

*Amounts shown in millions of dollars

Outflows from HRFC

	Total Commitment 6/30/2017	Total Expenditures through 6/30/17	Remaining Commitment
Current Commitments			
<i>Pre-developments Loans</i>			
West Fresno Planning/CA Triangle	0.68	0.12	0.56
General Pre-Dev *	0.30	0.16	0.14
<i>RAD Pre-developments</i>			
Magill Terrace RAD	1.80	0.57	1.23
Oak Grove RAD	1.95	0.13	1.82
Blackstone/Simpson (Fresno Gateway)	1.40	0.06	1.34
Other RAD Pre-dev **	0.25	0.01	0.24
<i>Construction Loans</i>			
Legacy Commons II	2.35	2.35	-
Renaissance at Parc Grove	0.80	0.80	-
Cueva de Oso	0.63	0.63	-
Fenix	1.60	1.60	-
<i>Other Commitments</i>			
Highway City/Comm. Build	0.25	0.08	0.17
Homeless Admin	4.50	4.30	0.20
Total Commitments	16.51	10.82	5.69

- Table above shows current commitments, total expenditures as of 06/30/17, and remaining commitments
- As always, staff is working diligently to reduce the amount needed from HRFC

*Amounts shown in millions of dollars

Cash Flow Projections

Current Cash Balance as of 6/30/2017	8.86
Potential Inflows	3.56
Remaining Commitments	(5.69)
Uncommitted Cash	6.73

- Total cash at 06/30/17 is \$11.19 million
- Staff is conservatively estimating inflows of \$3.56 million, and \$5.69 million of commitments (not all to be spent in 2017)
- This leaves about \$6.73 million in uncommitted funds, which can be used for various purposes at the Boards discretion

*Amounts shown in millions of dollars

Questions or Comments?