



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

January 9, 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 December 5, 2023

12.05.2023 - 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. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 1302 Fulton Street, Fresno, CA 93721 Agency
Negotiator: Tyrone Williams, Tammy Townsend and Michael
Duarte Negotiating Parties: Fresno Housing Authority &
State Center Community College District Under
Negotiations: Terms of Sale

8. Adjournment

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

EXECUTIVE COMMITTEE

Tuesday, December 05, 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 December 05, 2023, at Fresno Housing Board Room located at 1331 Fulton Street Fresno, CA 93721.

1. The meeting was called to order by Chair Jones at approximately 5:55 p.m., and members present and absent were as follows:

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

Also in attendance: Tammy Townsend, Deputy Executive Director; and Craig Armstrong, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

***MOTION PASSED:** 5 – 0*

There were no public comments.

3. PUBLIC COMMENT

Mr. Eric Payne, Executive Director of the Central Valley Urban Institute spoke and shared that he is making another appeal to the board surrounding the budget and although a public opinion survey was sent out, it is a high priority for his organization and the residents to see more transparent communication and intent of the organization (Fresno Housing). Mr. Payne would like to see more transparent communication

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 November 7, 2023.

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

MOTION PASSED: 5 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tammy Townsend, Executive Deputy Director, presented on this item.

- Nothing to report.

There were no public comments.

b. Administrative Matters

Tammy Townsend, Executive Deputy Director, presented on this item.

- Nothing to report.

c. Executive Director Update

Tammy Townsend, Executive Deputy Director, presented on this item.

- The Strategic Planning process has been going well and there has been a lot of outreaches to the community and residents.
- Faith in the Valley has partnered with us and planned a very engaging gallery walk (photos were shared with the committee members).
- December's Joint Board Meeting will include a pre-meeting gallery walk to allow the Board Members to engage around the strategic plan which will include comments from our residents.
- Orange Cove Re-Opening was celebrated as the residents were welcomed back to the property with a nice welcome home basket given to each resident.
- Agreement for CVS parking lot has been solidified to add additional lighting.
- Ed Corp. is being relaunched and the first meeting was positive. In addition, we have a ten-year agreement/partnership with Intersect Power.

- Fresno Housing met with the superintendent of Parlier Unified who was also a 4-year recipient of the Fresno Housing scholarship. There was discussion surrounding future partnerships and the early childhood education center.
- Staff attended a meeting with Mr. Paul Nederland and Mrs. Amina Flores-Becker to update them on the great outcomes of the VIP Program (a program in partnership with the City of Fresno to help residents having a hard time finding housing).

There were no public comments.

d. HCV Status and Events

Brandy Woodard, presented on this item.

- HCV Dept had their customer service training which went well and the staff was engaged, open, and honest. There has been a lot of great feedback. The hope is to do this training annually.

There were no public comments.

e. Real Estate Development Update

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

- Citrus Garden is wrapping up and the goal is to have it fully leased by Christmas and the same for Esparanza, wrapping up phase 2. The Arthur property is coming along well.
- Mike provided status dates and goals as well regarding a public event. Relief was given for another year from the tax credit program.
- Manzanilla Commons update provided (Step Up on 99)
- Approval for the feasibility agreement with the MOU for SCCC received and the phase can be up to 120 days.
- Been working on the Fresno Housing Ag land (18 acres outside of Del Rey) to have it annexed into the service district and re-zoned.
- Kyle Chaney will be a new board member to the BOB Committee.

There were no public comments.

f. Review of the Draft Board Agenda

Cary Catalano, Board Chair, presented on this item.

There were no public comments.

7. CLOSED SESSION

PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Title: CEO

The Boards of Commissioners entered closed session at 6:45 p.m.

The Boards of Commissioners returned from closed session at 7:07 p.m. and resumed for adjournment.

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 7:07 p.m.

Tyrone Roderick Williams, Secretary



Meeting Book - Meeting Book - Joint Meeting of the Boards of Commissioners of Fresno Housing

Call to Order

Approval of the Agenda as Posted

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Governance Matters

- a. CEO's Report - Presented by Tyrone Roderick Williams
- b. Commissioner's Report

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 December 12, 2023
Approval of the minutes of the Board Meeting
12.12.23- Joint Board Minutes.pdf
- b. Consideration of the Workplace Violence Prevention and Response Policy
- c. Consideration of the Workers Compensation Policy
- d. Consideration of the Blood Donation Policy
- e. Consideration of the Smoking and Tobacco Use Policy
- f. Consideration for the Approval to Apply for a Notice of Funding Available (NOFA) for the City of Fresno

Information Item

- a. 2024 Mixed Finance Budget Overview
- b. HCV Year End Review
- c. Budget Development Update

Action

- a. Approval of an Agency Disposition Policy
- b. City: Consideration of the Submission of the Section 8 Management Assessment Program (SEMAP)
- c. County: Consideration of the Submission of the Section 8 Management Assessment Program (SEMAP)
- d. Sale of Monte Vista Apartments to SilverCrest, Inc.

Adjournment

DRAFT