



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

December 2, 2025

5:00 PM

1331 Fulton Street

3rd Floor

Caucus Conference Room

FRESNO, CA, 93721



December 2025-Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

1. Call to Order
2. Approval of agenda as posted (or amended)
3. Public Comment and Presentations
4. Potential Conflicts of Interest
5. Action
 - a. Consideration of the Minutes of Previous Executive Committee Meeting
 - November 2025 Meeting Minutes
6. Discussion Matters
 - a. Governance
 - b. Administrative Matters
 - c. Executive Director Update
 - d. HCV Status and Events Update
 - e. Real Estate Development Update
 - f. Review of the Draft Board Agenda
7. Adjournment

**Meeting of the Minutes
of the Executive Committee of the
HOUSING AUTHORITY OF THE CITY OF FRESNO & HOUSING AUTHORITY OF FRESNO COUNTY**

Tuesday, November 4, 2025

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of Fresno County and Housing Authority of the City of Fresno (Collectively "Fresno Housing"), which met on November 4, 2025, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA, 93721.

1. The meeting was called to order by Chair Williams at approximately 5:00 PM, and members present and absent were as follows:

PRESENT: Cary Catalano, Chair
Sharon Williams, Chair
Sophia Ramos, Vice Chair
Emogene Nelson, Vice Chair
Kyle Chaney, Commissioner
Tyrone Roderick Williams, CEO/Secretary

ABSENT: Paul Idsvoog, Commissioner

Also in Attendance: Craig Armstrong, General Counsel.

2. APPROVAL OF THE AGENDA AS POSTED

MOTION: Chair Williams moved, seconded by Vice Chair Nelson to approve the agenda as posted.

MOTION PASSED: 6-0

There were no public comments.

3. PUBLIC COMMENT

There were no public comments

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. CLOSED SESSION

Executive Meeting Minutes
Action Minutes: 11.4.2025
Adopted:

The Committee entered into Closed Session at approximately 5:10pm to discuss the following items:

- Public Employee Performance Evaluation
Title: Chief Executive Officer
(Gov. Code §54957)

- Conference with Labor Negotiators
Employee Organization: SEIU Local 521
(Gov. Code §54957.6)

Note: Committee reconvened in Open Session at approximately 5:34pm. General Counsel reported that there was no reportable action taken on either item.

6. ACTION ITEMS

- a. Consideration of the Minutes of the Meeting for October 14, 2025

MOTION: Chair Catalano moved, seconded by Vice Chair Ramos to approve the agenda as posted.

MOTION PASSED: 6-0

There were no public comments.

- b. Consideration of the Minutes of the Meeting for September 16, 2025

MOTION: Chair Catalano moved, seconded by Vice Chair Ramos to approve the agenda as posted.

MOTION PASSED: 6-0

There were no public comments.

7. DISCUSSION MATTERS

- a. Governance Matters

Tyrone Roderick Williams, CEO, presented the following item:

- CEO Williams provided updates regarding upcoming Commissioner term expirations and reappointments.
- City Commissioners Sharon Williams and Ruby Yanez have submitted reappointment packets for January.
- County Commissioners Valerie Gallagher and Jacklyn Heinrich will be processed for new terms, with Commissioner Heinrich completing her partial term prior to her full appointment.
- Elections for Housing Authority of the City of Fresno Chair and Vice Chair will occur in December 2025.

There were no public comments.

Executive Meeting Minutes
Action Minutes: 11.4.2025
Adopted:

b. Administrative Matters

Tyrone Roderick Williams, CEO, presented the following item:

- Mr. Williams shared that Brandy Woodard, Chief of Housing Programs now oversees both Housing Choice Vouchers and Property Management.
- Dr. Marc' Bady, Chief Impact and initiatives officer now oversees Communications, HR, and Administrative functions.
- The Heritage Estates ribbon cutting is scheduled for November 12th, with several homes recently sold and occupied.

There were no public comments.

c. Executive Director Update

Tyrone Roderick Williams, CEO presented the following:

- Mr. Williams introduced MyChana Burton, the Agency's new FUSE Fellow, who will support workforce development initiatives.
He also recognized Dr. Marc' Bady for completing his doctorate degree.

There were no public comments.

d. HCV Status and Events

There was no Housing Choice Voucher (HCV) update provided at this meeting.

There were no public comments.

e. Real Estate Development Update

Christina Stokes – Johnson, Director of Real Estate Development provided the following updates:

- Christina announced the competitively selected General Contractor/Construction Manager for Garland Gardens is Barnhart & Benson Builders, Inc. ; staff will request a pre-development loan up to \$1 million.
- Three additional homes have sold at Heritage Estates; families from the HCV program are transitioning into homeownership within the development.
- Christina shared that The Roos @ Fulton Forum Project point score was appealed to HCD; appeal did not restore all points; staff will schedule a debrief.
- Exploration is underway to utilize CalHFA's Mixed-Income Program as an alternative funding model for The Roos.
- Tuolumne Diverter street vacation & alley vacation is underway; Purchase and Sale Agreement is scheduled for Fresno City Council hearings on November 20 and December 18.

There were no public comments.

f. Review of the Draft Board Agenda

- The Committee reviewed the November draft Joint Board agenda. No revisions were requested.

There were no public comments.

8. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned by Chair Williams at approximately 6:15 PM.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners