



# Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

Tuesday, July 7, 2026 at 5:00 PM

1260 Fulton Street

2nd Floor - Mosaic Room

Fresno, CA 93721



## Meeting Book - Executive Committee

1. Call to Order
2. Approval of the Agenda
3. Public Comment
4. Potential Conflicts of Interest
5. Action
  - Consideration of the Minutes of Previous Board Meeting(s)
    - Executive Committee Meeting Minutes - June 9, 2026
6. Discussion Matters
  - a. Governance
  - b. Administrative Matters
  - c. Executive Director Update
  - d. Housing Choice Voucher (HCV) Update
  - e. Real Estate Development Update
  - f. Review of the Draft Board Agenda
7. CLOSED SESSION
  - CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6)
    - Agency Designated Representatives: Tyrone Roderick Williams, Jeff Cardell, Michael Duarte;
  
    - Employee Organization: Service Employees International Union (SEIU), Local 521
8. Adjournment

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

**Tuesday, June 9, 2026**

**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 June 9, 2026, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

The meeting was called to order by Chair Sharon 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  
Valori Gallaher, Commissioner  
Paul Idsvoog, Commissioner  
Tyrone Roderick Williams, CEO/Secretary

**ABSENT:** Emogene Walker, Vice Chair

Also in Attendance: Craig Armstrong, General Counsel

2. APPROVAL OF THE AGENDA AS POSTED

Chair S. Williams called for a motion to approve the agenda as posted.

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

**MOTION PASSED:** 6-0

3. PUBLIC COMMENT

There was no public comment

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

Executive Meeting Minutes  
Action Minutes: 6.9.2026  
Adopted:

## 5. ACTION ITEMS

- a. Consideration of the Minutes of the Meeting for May 12, 2026

MOTION: Commissioner Gallaher moved, seconded by Commissioner Idsvoog to approve the minutes as posted.

MOTION PASSED: 6-0

There were no public comments.

## 6. DISCUSSION MATTERS

- a. Governance Matters

Tyrone Roderick Williams, CEO, and Jeff Cardell, Director of Human Resources, provided the following updates:

- Mr. Williams and Mr. Cardell provided governance updates regarding mandatory training requirements for Commissioners.
- Mr. Cardell reviewed the requirements for AB 1825 Sexual Harassment Prevention Training and AB 1234 Ethics Training, explaining that Commissioners would receive instructions for completing the required online courses and that previously completed qualifying training may satisfy the requirements upon submission of appropriate documentation.
- Mr. Williams also reported that the upcoming Joint Board meeting would be Commissioner Isaiah Green's final meeting and shared that efforts were underway to identify a replacement Commissioner.

There were no public comments.

- b. Administrative Matters

- Mr. Williams reported that Fresno Housing would be meeting with the employee union for its regularly scheduled labor-management meeting and would also conduct a meet-and-confer session regarding notices of position elimination.

There were no public comments.

- c. Executive Director Update

Tyrone Roderick Williams, CEO provided the following updates:

- Mr. Williams expressed appreciation to staff, community partners, and Commissioners who participated in the recent Workforce Expo, highlighting the strong participation of Fresno Housing residents and the Agency's continued commitment to workforce development and employment opportunities.
- Mr. Williams reported on recent federal budget proposals affecting public housing agencies, including proposed funding reductions, mixed-status family policies, and potential work requirements for assisted households. He also discussed the importance of evaluating the potential impacts of these proposals on Fresno Housing residents and agency operations.
- Mr. Williams shared that staff are preparing for the upcoming Board Retreat and will provide additional information and data to support future policy discussions.

Executive Meeting Minutes

Action Minutes: 6.9.2026

Adopted:

- Mr. Williams announced that he will serve as a panel presenter at the upcoming Council of Large Public Housing Authorities (CLPHA) Conference in Los Angeles, where he will participate in discussions regarding workforce challenges, organizational sustainability, and staffing strategies among public housing agencies.
- Mr. Williams also shared that he had been invited to serve as the Juneteenth keynote speaker during the conference.
- Mr. Williams announced the upcoming ribbon-cutting ceremony celebrating the installation of free high-speed internet service at Sequoia Courts.
- Lastly, Mr. Williams extended condolences to Commissioner Yvonne Dickson following the passing of her sister and asked that the Commissioners keep her family in their thoughts and prayers.

There were no public comments.

d. HCV Update

Brandy Woodard, Chief of Housing Programs, provided the following update:

- Mrs. Woodard reported that recent funding analyses indicate Fresno Housing may be in a position to resume issuing Housing Choice Vouchers from the waiting list and increase lease-up activity during the remainder of the year, explaining that staff have been evaluating available funding, reserve targets, and leasing projections to maximize voucher utilization while positioning the Agency for future funding allocations. She also reported that staff are developing operational strategies and coordinating across departments to support increased voucher issuance and successful lease-up efforts.

Committee members discussed the potential number of households that could be served, anticipated lease-up goals, and the importance of utilizing available funding before year-end.

There were no public comments.

e. Resident Empowerment Update

Dr. Marc' Bady, Senior Manager of Resident Empowerment provided update:

- Dr. Bady reported on future Resident Empowerment initiatives, including plans to transition to a Resident Ambassador model beginning in 2027. Dr. Bady explained that the proposed model would recruit and train residents to serve as ambassadors at Fresno Housing properties while providing stipend-supported volunteer opportunities designed to strengthen resident engagement, outreach, and community participation. He also discussed anticipated recruitment efforts, training plans, implementation timelines, and the Agency's goal of expanding resident leadership opportunities throughout its communities.

Committee members discussed the proposed stipend program, anticipated staffing structure, and implementation of the Resident Ambassador initiative.

There were no public comments.

f. Real Estate Development Update

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

- Christina reported continued progress on the Heritage home sales program, noting that only one home remained available for sale and that staff would provide a financial reconciliation upon completion of the program.
- Christina shared updates regarding tax credit applications for La Jolla Commons Phase II and Cordillera Commons, including receipt of full point letters and the submission of additional funding applications through the California Department of Housing and Community Development.
- Mrs. Stokes-Johnson reported that staff would be requesting Board action related to Journey Home, HomeKey funding transfers, Victory Village development approvals, and potential demolition activities associated with the CVS redevelopment site.
- Christina also provided an update regarding a proposed bridge financing request for La Jolla Commons Phase I to facilitate project conversion while awaiting reimbursement funding.

There were no public comments.

g. Review of the Draft Board Agenda

- Mr. Williams reviewed the draft agenda for the upcoming Joint Board meeting, including proposed consent agenda items related to development financing, Victory Village approvals, bridge loan requests, real estate matters, and the 2027 Annual Agency Plan timeline.
- Mr. Williams also noted that additional agenda items could be added prior to publication as necessary.

There were no public comments.

7. ADJOURNMENT

There being no further business to come before the Executive Committee, the meeting adjourned at approximately 6:04PM.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners