



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

Tuesday, October 21, 2025

5:00 P.M.

1260 Fulton Street - Second Floor

Fresno, CA, 93721

Mosaic Conference Room



## October 2025-Joint Meeting of the Boards of Commissioners

### 1. Call to Order

### 2. Approval of the Agenda as Posted

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. Governance Matters

#### a. CEO's Report CEO, Tyrone Roderick Williams

CEO Report - Presented by Tyrone Roderick Williams

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#### b. Commissioner's Report

#### c. Nominations for Board Officers - Housing Authority of City of Fresno

### 6. 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. Consideration of the Minutes of Previous Joint Board Meeting

Approval of the minutes of the Board Meeting

Minutes of the Joint Board Meeting September 2025

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#### b. Consideration of the 2026 Agency Calendar

Agency 2026 Calendar

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#### c. Consideration of Award of Joe Serna, Jr. Farmworker Housing

## Grant - La Joya Commons II

Board Memo: Approval to Accept SuperNOFA Award - La Joya Commons II 17

County Resolution: Approval to Accept SuperNOFA Award - La Joya Commons II 19

### d. Consideration of Amendment of Non-Public Housing Disposition Policy

Board Memo: HACF HAFC Agency Disposition Policy Amendment 21

County Resolution: HAFC Amendment to Non-Public Housing Disposition Policy 22

City Resolution: HACF Amendment to Non-Public Disposition Policy 23

Exhibit: Disposition Policy for Non-Public Housing Property as Amended 24

### e. Consideration of Approval to Increase the Number of Project-Based Vouchers - Promesa Commons

Board Memo: PBV amendment Promesa Commons 38

City Resolution: PBV Amendment Promesa Commons 40

### f. Consideration of Application to the U.S. Department of Housing and Urban Development for 2024 Continuum of Care Funding

Board Memo: Continuum of Care Grant Funding 41

Resolution: Continuum of Care Grant Funding 43

### g. Consideration of Award of Architectural Contract for Garland Gardens Apartments

Board Memo: Approval to Award Architectural Contract - Garland Gardens 44

City Resolution: Approval to Award Architectural - Garland Gardens 46

## 7. Information Item

### a. Continuum of Care (CoC) Collaborative Applicant Update

Board Memo: Collaborative Applicant Transition 48

Board Presentation: Collaborative Applicant Transition 49

### b. 2026 Agency Budget - First Draft

Board Memo: 2026 Agency Budget First Draft 52

c. Real Estate Development Update

Board Memo: Real Estate Development Update

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Board Presentation: Real Estate Development Update

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8. CLOSED SESSION

a. CONFERENCE WITH LABOR NEGOTIATORS

CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6) Agency Designated Representatives: Tyrone Roderick Williams, Jeff Cardell, Michael Duarte, Marc Bady; Employee Organization: Service Employees International Union (SEIU), Local 521 Employee organization: SEIU Local 521

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b)) Property: APNs: #023-220-86S, 023-220-87S, 023-220-88S and 023-220-89S Agency Negotiator: Tyrone Roderick Williams Negotiating parties: Housing Authority of Fresno County; Shakti Land Investments LLC Under negotiation: Price and Terms

c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Pursuant to Government Code § 54954.5(b)) Property: APNs: #449-335-19, 449-342-01 Agency Negotiator: Tyrone Roderick Williams Negotiating parties: Housing Authority of the City of Fresno; Silvercrest, Inc.; RH Community Builders Under negotiation: Price and Terms

9. Adjournment

# CEO REPORT

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**TO:** Boards of Commissioners  
Fresno Housing Authority

**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**DATE:** October 21, 2025

**BOARD MEETING:** October 21, 2025

**AGENDA ITEM:**

**AUTHOR:** Tyrone Roderick Williams

**SUBJECT:** CEO REPORT

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## Executive Summary

The Boards of the Fresno Housing Authority have established four strategic drivers:

- Target and Invest in Neighborhoods
- Fight to Eradicate Housing Insecurity
- Housing Choice Voucher Innovation
- Leverage Partnerships and Funding to Support Resident Goals

Each strategic Driver has been carefully chosen to address specific challenges and opportunities within our community, with the goal to create a profound and lasting impact. The following report demonstrates the efforts of the Executive Leadership and Staff to progress towards these drivers.

## Matters of Importance

**1.** Fresno Housing hosted City Councilmember Brandon Vang and his staff at 1331 Fulton St. This visit provided an opportunity to introduce the Executive team and discuss the activities of the Agency.

**2.** Rotary Club of Fresno – Tyrone Roderick Williams will be the featured speaker at the Rotary Club of Fresno on Monday, Oct 27<sup>th</sup> at Noon. Any Commissioner wishing to attend the meeting as his guest should notify the Executive Office by Wednesday, October 22<sup>nd</sup>.

**3.** Heritage Estates Ribbon Cutting will be held Wednesday, November 12<sup>th</sup> from 11:30 a.m. to 12:30 p.m.

## Real Estate Department - Development Projects Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Heritage Estates ( <i>fka Florence &amp; Plumas</i> )	Under Construction	146 E. Florence Ave. Fresno, CA	33	77.95%
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	49%
Cordillera Commons Phase I ( <i>fka San Joaquin Commons</i> )	Pre-Development HCD HOME Awarded	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
Davu Villave/Parkside Inn/Golden State Triage	Pre-Development City of Fresno CDBG/HOME-ARP Awarded HCD Homekey+ App Pending CTCAC App Pending	1415 W. Olive Avenue, Fresno	49	N/A
The Roos @ Fulton Forum	Pre-Development IIG-C Contingent Award Pending AHSC Application	1302 Fulton Street, Fresno	124	N/A
Avalon Commons Phase II ( <i>fka Chestnut/Alluvial</i> )	Pre-Development City of Fresno LHTF Awarded City of Fresno CDBG Awarded CTCAC Awarded	7521 N. Chestnut Ave. Fresno, CA	45	N/A
135 Osmun	Pre-Development City of Clovis PLHA Awarded HCD HOME App Pending	135 Osmun Clovis, CA	47	N/A
La Joya Commons Phase II ( <i>fka Firebaugh Family</i> )	Pre-Development HCD SuperNOFA Awarded	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Garland Gardens	Pre-Development CTCAC Awarded City of Fresno NOFA Pending	3726 N. Pleasant Fresno, CA	51	N/A
Pomelo Villas	Pre-Development	Railroad & 8 <sup>th</sup> Ave. Orange Cove, CA	60	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A

## **Resident Empowerment**

### **Understanding Grief**

Hinds Hospice will be hosting workshops on “Understanding Grief.” Participants will learn about the unique challenges and dynamics of grief. Participants will be provided with strategies for coping including rituals, self-care, and suggestions for receiving ongoing support.

Avalon Commons – Oct. 9 – 11am-1pm

Bridges at Florence – Oct. 14 – 2pm-4pm

Pacific Gardens – Oct. 23 – 1pm-3pm

### **The Habit Loop Series: Cue, Craving, Response, Reward**

Residents will begin a 4-part series on the habit loop, utilizing James Clear’s best-selling book, *Atomic Habits*. Each workshop will correspond to a step in the loop: cue, craving, response, and reward.

Discussion and application will center around addiction, mental health, and positive relationships.

The Arthur @ Blackstone – Oct. 1 and 8, 2:00pm-3:00pm

Villages at Paragon – Oct. 6, 13, and 20, 11:00am-12:30pm

Renaissance at Trinity – Oct. 7, 10:00-11:30; Oct. 14, 9:30-11:00

Villages at Broadway – Oct. 7, 1:00-2:30, Oct. 14, 3:00pm-4:30, Oct. 20, 3:30pm-5:00

Renaissance at Alta Monte – Oct. 13, 2:00-3:30; Oct. 27, 3:30-5:00

### **Food Distributions from Food to Share**

Residents are provided free healthy food choices donated by Fresno Metro Ministry’s Program Food to Share. Sometimes distributions include an educational workshop. Regular distributions are provided at the follow sites:

Renaissance at Santa Clara – Every Thursday @ 2:30-3:30

Cedar Courts – Every Wednesday @ 1pm-2pm

Pacific Gardens – Every Thursday @ 3pm-4pm

Legacy Commons- Every Monday @3:30pm-5pm

### **Breast Cancer Awareness Month Education**

Representatives from California Health Collaborative will be educating residents on Breast and Cervical Cancers and risk factors. October is the month aimed to promote screenings and reduce risks of the disease.

Viking Village – 10/16 @ 11-12:30pm

Parc Grove Commons – Oct. 17 @ 10am-11am

Rio Villas – Oct. 20 @ 10am-11am

Rios Terrace/Esperanza – Oct. 27 @ 1pm-2pm

Blossom Trail Commons – Oct. 28 @ 10am-11am

Oak Grove Commons – Oct. 28 @ 1pm-2pm

Kuffle Terrace – Oct. 30 @ 11am-12pm

## Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 09/01/2025-09/30/2025			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1453	59	95.32%
COUNTY OF FRESNO			
County of Fresno	1374	59	95.56%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	35	81.95%
Hold/In Construction	0	0	100%

Minutes of the Joint Board Meeting  
Of the Boards of Commissioners of the  
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

Tuesday, September 23, 2025

5:00 PM

The Boards of Commissioners of the Housing Authorities of the City and County of Fresno met in a regular joint session on Tuesday, September 23, 2025, at 1260 Fulton Street – Second Floor, Fresno, CA 93721, in the Mosaic Conference Room. The public was able to join in person and via Zoom.

**1. Call to Order**

The regular joint meeting was called to order at 5:00 PM by Chair Catalano.

Roll call was taken and the Commissioners were present and absent as follows:

**COUNTY PRESENT:**

Cary Catalano, Chair  
Sophia Ramos, Vice Chair  
John Valdez, Commissioner  
Yvonne Dickson, Commissioner  
Jacklyn Heinrich, Commissioner  
Kyle Chaney, Commissioner

**COUNTY ABSENT:** Valori Gallaher, Commissioner

**CITY PRESENT:**

Sharon Williams, Chair  
Emogene Nelson, Vice Chair  
Michelle Vang, Commissioner  
Paul Idsvoog, Commissioner  
Richard Burrell, Commissioner  
Ruby Yanez, Commissioner  
Isaiah Green, Commissioner

**CITY ABSENT:** None

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Also in attendance: Craig Armstrong, Baker, Manock & Jensen – General Counsel.  
Tyrone Roderick Williams, Chief Executive Officer

## **2. APPROVAL OF THE AGENDA AS POSTED**

Chair Catalano announced a correction under Consent item 6B, noting the loan amount between Housing Relinquished Fund Corporation (HRFC) and The California Endowment (TCE) should reflect \$10 million.

County Motion: Commissioner Chaney moved, seconded by Vice Chair Ramos, to approve the agenda as corrected

**MOTION PASSED: 6-0**

**City Motion:** Commissioner Williams moved, seconded by Vice Chair Nelson, to approve the agenda as corrected.

**MOTION PASSED: 7-0**

There were no public comments.

## **3. PUBLIC COMMENT AND PRESENTATIONS**

Chair Catalano opened the floor for public comment.

1. Laarena, a Housing Quality Standards Inspector with Fresno Housing, shared her 17 years of dedicated service and expressed pride in supporting residents and property owners. She asked the Boards and leadership to review staffing levels, workloads, and scheduling flexibility to help sustain employee well-being and ensure continued quality service.

Chair Catalano thanked the public speaker for her comment.

## **4. POTENTIAL CONFLICT OF INTEREST**

There were no potential conflicts of interest.

## **5. GOVERNANCE MATTERS**

**a. CEO's Report** – Presented by Tyrone Roderick Williams, CEO.

Mr. Williams reported the following:

- Mr. Williams thanked Commissioners and staff for their participation in the September 6 Board Retreat, noting it was both informative and well-executed.

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- He shared highlights from the California Association of Housing Authorities (CAHA) meeting, where housing leaders statewide discussed shared challenges and agreed to collaborate and exchange best practices.
- Mr. Williams provided a federal budget update, noting the risk of a government shutdown near October 1. He explained that over two-thirds of housing agencies are in shortfall, though Fresno Housing is no longer among them. However, he cautioned that budgets remain tight due to continued federal uncertainty.
- He discussed the FY 2026/2027 budget planning, noting staff are preparing both best-case and constrained projections while awaiting clarity on federal funding.
- Mr. Williams reported delays in union negotiations, explaining that multiple meetings had been postponed, which along with the budget uncertainty complicates plans to present the agency's budget to the Boards in November.
- He described a recent meeting with Congressman Adam Gray and the Mayor of Huron, where Fresno Housing shared local challenges and opportunities for federal support.
- Mr. Williams thanked attendees of the Beyond Housing Foundation donor event and Economic Empowerment Summit, commending staff for their efforts and announcing a \$100,000 contribution from Wells Fargo to the Foundation.
- He reminded Commissioners traveling to the NAHRO Conference that he would meet with them after the session to review details.
- Mr. Williams announced two upcoming events on October 17: the EPU Grand Opening at The Arthur in the morning and the All-Staff Celebration at Parc Grove Commons at noon.
- He concluded by recognizing Deputy Executive Director Tammy Townsend at her final Board meeting, expressing appreciation for her service and leadership, and inviting Commissioners to share remarks.

a. Commissioners Report

- The Boards collectively thanked Tammy Townend, Deputy Director for her years of dedicated service, congratulated her on her retirement, and extended their best wishes for her next chapter.
- In addition to the recognition, Commissioner Ramos reflected on the success of the recent Board Retreat and the recent attendance at a community event commending Fresno Housing's engagement and partnership efforts.

There were no public comments.

## 6. CONSENT AGENDA

a. **Governance:** Consideration of the Minutes of Previous Joint Board Meeting August 26, 2025.

Note: Correction to the resolution Item 6B – *Loan Agreement Resolution between the Housing Relinquished Fund Corporation (HRFC) and The California Endowment (TCE)*, to reflect the corrected loan amount of \$10 million.

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 Minutes Adopted:

Note: Chair Catalano noted for the record that Item 6E would be considered but requested clarification as to why the side letter agreement with SEIU was being presented before completion of the broader union negotiations.

Note: Jeff Cardell, Director of Human Resources explained that the CalPERS open-enrollment period began on September 15, 2025, and runs through October 10, 2025. The agreement was brought forward to ensure employees understood the revised health-insurance contribution amounts while making open-enrollment selections. He added that the lead SEIU representative's medical leave delayed the broader negotiation schedule, but this side letter could be completed in advance.

**COUNTY:** Commissioner Chaney moved, seconded by Commissioner Ramos to approve the minutes of the August 2025 Joint Board meeting.

**MOTION PASSED:** 6-0

**CITY MOTION:** Commissioner Idsvoog moved, seconded by Chair Williams to approve the minutes of the August 2025 Joint Board meeting.

**MOTION PASSED :** 7-0

There were no public comments.

## **7. INFORMATION ITEM**

**a. Update 2026 Budget Development** – Presented by Nicole Diaz, Chief Financial Officer, and Tammy Townsend, Deputy Executive Director:

- Nicole Diaz provided an update on the Fiscal Year 2026 Budget, noting projected revenue and expenditure scenarios amid federal budget uncertainty. She stated that staff are preparing both best-case and constrained models to maintain fiscal stability and align resources with agency priorities.
- Tammy Townsend, Deputy Executive Director, shared additional comments regarding the budget development timeline and coordination between departments to support transparency and efficiency in the process. She emphasized the agency's proactive approach in anticipating challenges and positioning Fresno Housing for continued success.

There were no public comments.

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**b. Real Estate Development Update** – Christine Stokes Johnson, Director of Real Estate Development presented on this item:

- Avalon Commons Phase II – Received a tax credit award; investor PNC Bank has been selected, with a letter of intent executed and a December 15, 2025 closing anticipated.
- The Roos at Fulton Forum – Met threshold in the AHSIC application; staff have appealed the scoring letter, with final results expected next month.
- Garland Gardens – The second-round 9% tax credit application has been recommended for award, with committee approval scheduled for September 30, 2025 and an anticipated spring 2026 closing.
- Davu Village The second-round 9% tax credit application was placed on the waitlist; however, Fresno Housing submitted a Homekey Plus application, which HCD described as “promising.”
- Cordillera Commons Phase I Awarded \$12.2 million in HCD HOME funds; Fresno Housing is pursuing an additional \$4.5 million in gap financing through HealthNet, pending committee review.
- The California Endowment has approved a loan to HRFC for \$10 million over 10 years at 2% interest, supporting pre-development and acquisition activities.
- Heritage Estates obtained certificates of occupancy for the first six homes; the first two closings are expected next week, with a community ribbon-cutting scheduled for November 12, 2025.

There were no public comments.

## **8. ACTION**

**a. Consideration to Receive and File the 2024 Comprehensive Agency Audit – City and County of Fresno Housing Authorities** – Lucille Kirchman, Accounting and Finance; Amadou Bukhar and Jackie Tang, CohnReznick LLP (Auditors); Nicole Diaz, Chief Financial Officer, Michael Duarte, Chief Real Estate Officer, and Tammy Townsend, Deputy Director presented on this item.

- Lucille presented the 2024 Comprehensive Agency Audit, outlining that fieldwork occurred from December 2024 through August 2025, with an exit interview on September 16, 2025. She highlighted a 48.5% increase in total assets and a 10.6% increase in net position from 2020–2024, reflecting the agency’s financial growth and resilience through the pandemic.
- Amadou Bukhar and Jackie Tang of CohnReznick LLP presented the audit findings, reporting a clean, unmodified opinion for both the City and County Housing Authorities, no material weaknesses or significant deficiencies, and no audit adjustments. They commended Fresno Housing for its strong internal controls and financial management practices.
- Nicole Diaz, Chief Financial Officer, reviewed the audit findings and recommendations summary, noting a continued downward trend in findings despite a significant increase in the number of audits performed. She credited staff’s diligence and collaboration across departments, recognizing Lucille Kirchman and Cynden Hives for their leadership in managing financial and partnership audits.

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- Michael Duarte, Chief Real Estate Officer, acknowledged the Boards' leadership and staff collaboration that helped grow the Agency's asset valuation to over \$1 billion, crediting real estate development as a major driver of long-term stability and revenue.
- Deputy Executive Director Tammy Townsend commended the Finance and Accounting team for maintaining high standards and improving audit performance since 2018, emphasizing their contribution to Agency transparency, credibility, and growth.

**COUNTY MOTION:** Commissioner Chaney moved, seconded by Vice Chair Ramos, to receive and file the 2024 Comprehensive Agency Audit for the Housing Authority of the County of Fresno.

**MOTION PASSED:** 6-0

**CITY MOTION:** Chair Williams moved, seconded by Commissioner Burrell, to receive and file the 2024 Comprehensive Agency Audit for the Housing Authority of the City of Fresno.

**MOTION PASSED:** 7-0

There were no public comments.

**b. Consideration to Approve the 2026 Agency Plan** – Presented by Marc' Bady, Chief Impact and Initiatives Officer on this item.

- Marc', provided an overview of the 2026 Agency Plan process and timeline, noting that it includes the Annual Plan, Administrative Plan, and Admissions and Continued Occupancy Policy (ACOP).
- Marc' thanked staff for their collaboration and recognized the contributions of the Resident Advisory Boards (RABs) representing both public housing and Housing Choice Voucher residents. He stated that all supporting documents, attachments, and RAB minutes were included in the Board packet and posted on the agency's website.
- Marc' further noted that the 2026 Agency Plan will be submitted electronically to HUD by October 3, 2025, ahead of the required deadline.

**COUNTY MOTION:** Commissioner Chaney moved, seconded by Commissioner Valdez, to approve the 2026 Agency Plan.

**MOTION PASSED:** 6-0

**CITY MOTION:** Commissioner Green moved, seconded by Commissioner Vang, to approve the 2026 Agency Plan.

**MOTION PASSED:** 7-0

There were no public comments.

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Action Minutes: 9.23.25  
Minutes Adopted:

**c. Consideration of Contract with Public Agency Retirement Services (PARS) for a Section 115 Trust Plan** – Presented by Jeff Cardell, Director of Human Resources

- Mr. Cardell explained that the 115 Trust will assist Fresno Housing in addressing its unfunded CalPERS pension liability and promote long-term financial sustainability. The agreement authorizes the Chief Executive Officer or designee to serve as the Plan Administrator and execute all related documents. He further requested approval of an initial \$240,000 investment from reserves, with a commitment to annually review future contributions based on available resources.

**COUNTY MOTION:** Commissioner Chaney moved, seconded by Commissioner Valdez, to approve the contract with Public Agency Retirement Services (PARS) to establish a Section 115 Trust Plan

**MOTION PASSED:** 6-0

**CITY MOTION:** Commissioner Green moved, seconded by Commissioner Vang, to approve the contract with Public Agency Retirement Services (PARS) to establish a Section 115 Trust Plan

**MOTION PASSED:** 7-0

**9. ADJOURNMENT**

There being no further business to be considered by the Boards of Commissioners of the Housing Authorities of the City and County of Fresno, CA, the meeting was adjourned by Chair Catalano at approximately 7:06 PM.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners

# Agency Calendar - 2026

January						
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Friday Office Closure
Holiday Observance
Executive Committee Meeting
Joint Board Meeting
Board Retreat
NAHRO Event
CLPHA Housing Is Summit

Additional Information:

March 9-11: NAHRO (D.C)
May 7-8: CLPHA/Housing Is
May 27-28: PSWR (NAHRO)
July 16-17: NAHRO (Nashville, TN)
October 15-17: NAHRO (Denver)

January 1 - New Year's Day	July 4 - Independence Day (8 Hour Credit)
January 19 - Martin Luther King Jr. Day	September 7 - Labor Day
February 9 - Lincoln's Birthday (Observed)	November 11 - Veterans Day
February 16 - President's Day	November 26 - Thanksgiving Holiday
March 31 - Cesar Chavez Day	November 27 - Day after Thanksgiving
May 25 - Memorial Day	December 24 - Christmas Eve (1/2 of the scheduled workday)
June 19 - Juneteenth (8 hour credit)	December 25 - Christmas Day

Board Adopted 10/21/2025

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/2025  
**AGENDA ITEM:** 6c  
**SUBJECT:** Authorization to Accept Award of Joe Serna, Jr. Farmworker Housing Grant (FWHG) – La Joya Commons Phase II

**AUTHOR:** Eduardo Rodriguez  
Senior Project Manager  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 10/16/2025

## Executive Summary

The purpose of this Board Memo is to request approvals from the Board of Commissioners for the second phase of the La Joya Commons development, located at 1501 Clyde Fannon Drive, Firebaugh, CA 93622 (APN: 007-140-20ST). Specifically, staff requests approval to accept up to \$9,583,346 in program funds awarded through the California Department of Housing and Community Development’s (HCD) Multifamily Finance SuperNOFA Program – Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program, under Contract No. 25-MFSN-18705. In addition, staff requests authorization to update, execute, and submit all documents necessary to carry out the Standard Agreement.

La Joya Commons Phase II is proposing the new construction of 28 multifamily units on an approximate 1.5-acre portion of the former Firebaugh Family Apartments site. This includes the demolition of ten (10) existing units remaining from the old site. The project represents the proposed second phase of a two-phase development in Firebaugh, California. The original Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the site, which serves low, very-low, and moderate-income families.

A limited partnership, the Firebaugh La Joya Commons II, LP, has been formed to own and operate this development. Silvercrest Inc. will act as the Managing General Partner, and the Housing Authority of Fresno County will serve, through a single-purpose limited liability company, as the Administrative General Partner of Firebaugh La Joya Commons II, LP. HAFC has previously committed up to \$1,500,000 from Housing Relinquished Fund Corporation in order to complete the project financing.

## Recommendation

Fresno Housing Staff recommends that the Board of Commissioners of the Housing Authority of Fresno County, CA (HAFC) adopt the attached resolution approving the following action for the La Joya Commons II development, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees, to negotiate and execute documents in connection with the approved action:

1. Authorize the acceptance of \$9,583,346.00 in HCD Super NOFA Farmworker Housing Grant (FWHG) program funds for the development of La Joya Commons II, with Silvercrest, Inc. serving

## FRESNO HOUSING

as the Managing General Partner/Applicant and the Housing Authority of Fresno County (HAFC) serving as Administrative General Partner/Developer for the Limited Partnership.

2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute documents on behalf of the Housing Authority of the Fresno County; and
3. Provide for other matters related thereto.

### Fiscal Impact

No fiscal impact at this time.

### Background Information

La Joya Commons Phase II is proposed as the new construction of 28 multifamily units on an approximate 1.5-acre portion of the former Firebaugh Family Apartments and consists of 10 units (to be demolished) of the multifamily low-income property. The La Joya Commons Phase II project is the proposed second phase of a two-phase project in Firebaugh, California. Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the property serving low, very-low, and moderate-income families.

### Past Board Action

- March 2024 – Board approval of HCD HOME Funding Application for La Joya Commons Phase II, formation of a Limited Partnership, execution of necessary resolutions related to project development.
- April 2025 – Board Approval of HCD’s Multifamily Finance Super NOFA Application for La Joya Commons II; Approval of the use of HRFC funds in the amount of \$1,500,000.
- May 2025 – Board Approval HCD’s HOME Funding Application and execution of all necessary resolutions and related documents to the project’s development.

# RESOLUTION



RESOLUTION NO. \_\_\_\_\_

**BEFORE THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S (HCD) MULTIFAMILY FINANCE SUPERNOFA – JOE SERNA, JR. FARMWORKER HOUSING GRANT (FWHG) PROGRAM FUNDS FOR LA JOYA COMMONS PHASE II**

**WHEREAS**, the California Department of Housing and Community Development (“HCD”) provides funding through the Multifamily Finance Super NOFA (MFSN) Program to support the development of affordable housing for the lowest-income Californians;

**WHEREAS**, the Housing Authority is developing La Joya Commons Phase II (“the Project”), a proposed second phase multifamily rental housing development consisting of 28 new units on a 1.5-acre portion of the former Firebaugh Family Apartments in Firebaugh, California, including demolition of 10 existing units; and

**WHEREAS**, the Authority has site control of the property and has previously authorized the formation of a limited partnership, Firebaugh La Joya Commons II, L.P., for the purposes of developing the Project, with Silvercrest, Inc. as Managing General Partner and the Housing Authority, through a single-purpose entity, as the Administrative General Partner; and

**WHEREAS**, the La Joya Commons II development was selected by HCD to receive an award of MFSN funds of up to \$9,583,346 for construction and permanent financing of the Project and the Housing Authority has committed up to \$1,500,000 from the Housing Relinquished Fund Corporation to enhance project competitiveness.

**WHEREAS**, the Board of Commissioners previously authorized submission of a MFSN funding application for the Project, and staff now seeks to accept those funds on behalf of Firebaugh La Joya Commons II, LP, to facilitate the development; and

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their respected designees, to negotiate and execute documents in connection with the approved actions.

1. Authorize the acceptance of a HCD MFSN Program funding award of \$9,583,346 for La Joya Commons II on behalf of the Firebaugh La Joya Common II, LP; and

# RESOLUTION



2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, or their respective designees to prepare, negotiate, and execute documents in connection with the HCD's MFSN Program application on behalf of the Housing Authority of Fresno County, CA, and in the name of the Administrative General Partner of the Partnership and as Developer of the development; and
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 21st DAY OF OCTOBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Tyrone Roderick Williams  
Secretary of the Board of Commissioners

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/2025  
**AGENDA ITEM:** 6d  
**SUBJECT:** Consideration of Amending Non-Public Housing Agency Disposition Policy

**AUTHOR:** Jazmin Gallardo  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 10/16/2025

## Executive Summary

The purpose of this memo is to request that the Boards of Commissioners approve the amendment of the Agency Disposition Policy for non-Public Housing. As a result of various changes made to the California Surplus Land Act (SLA) governing Non-Public Housing Dispositions, we are presenting proposed updates to the Agency Disposition Policies. This proposed amendment includes the addition of a Non-Public Housing Disposition Checklist intended to guide Fresno Housing through the process of disposing of real property pursuant to the SLA, incorporating the HCD’s Final Updated Guidelines (2024).

## Recommendation

It is recommended that the Boards of Commissioners approve and adopt the Agency Disposition Policy for non-Public Housing.

## Fiscal Impact

There is no immediate fiscal impact associated with the adoption of the amendment to the Agency Disposition Policy.

## Background Information

In January, 2024, the Board adopted a Public Housing and non-Public Housing Disposition Policy. Since that time, there have been changes to the Surplus Land Act (SLA) governing Non-Public Housing Dispositions. Staff worked with counsel at Baker, Manock & Jensen to incorporate the changes into an amended policy.

# RESOLUTION



RESOLUTION NO. \_\_\_\_\_

**BEFORE THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION TO APPROVE THE AMENDMENT OF THE AGENCY NON-PUBLIC HOUSING  
DISPOSITION POLICY**

WHEREAS, the Department of Housing and Urban Development (“HUD”) requested that the Housing Authority of Fresno County, CA (the “Agency”) adopt a Disposition Policy during their 2023 review of Agency programs; and,

WHEREAS, the Agency as a public entity is subject to the California Surplus Land Act for any property(ies) the Agency elects to dispose of; and

WHEREAS, the Agency adopted a Disposition Policy for Non-Public Property(ies) in 2024; and

WHEREAS, the Agency now desires to amend the Disposition Policy for Non-Public Housing due to various changes made to the Surplus Land Act; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California does hereby approve the Disposition Policy for Non-Public Housing Property(ies) as Amended.

PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF OCTOBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



RESOLUTION NO. \_\_\_\_\_

**BEFORE THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF FRESNO**

**RESOLUTION TO APPROVE THE AMENDMENT OF THE AGENCY NON-PUBLIC HOUSING  
DISPOSITION POLICY**

WHEREAS, the Department of Housing and Urban Development (“HUD”) requested that the Housing Authority of the City of Fresno, CA (the “Agency”) adopt a Disposition Policy during their 2023 review of Agency programs; and,

WHEREAS, the Agency as a public entity is subject to the California Surplus Land Act for any property(ies) the Agency elects to dispose of; and

WHEREAS, the Agency adopted a Disposition Policy for Non-Public Property(ies) in 2024; and

WHEREAS, the Agency now desires to amend the Disposition Policy for Non-Public Housing due to various changes made to the Surplus Land Act; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California does hereby approve the Disposition Policy for Non-Public Housing Property(ies) as Amended.

PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF OCTOBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

*FRESNO HOUSING AUTHORITY*

***DISPOSITION POLICY FOR  
NON-PUBLIC HOUSING  
PROPERTY***



*1331 Fulton Street*

*Fresno, CA 93721*

September 15,  
2025

3393658v2 / 18621.0001

*DISPOSITION POLICY  
For  
NON-PUBLIC  
HOUSING PROPERTY*

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# 1. POLICY ON PROPERTY DISPOSITION (NON-PUBLIC HOUSING PROPERTY)

## OVERVIEW

Under certain circumstances, the Housing Authority of the City of Fresno, California and the Housing Authority of Fresno County, California (each and collectively, “FHA”), in its sole discretion, may elect to dispose of certain of its real property which does not contain a Public Housing Development (as described by Section 18 of the United States Housing Act of 1937 and Part 970 of title 24 of the Code of Federal Regulations).<sup>1</sup> This document defines the policies and procedures to be followed in connection with the disposition of ***non-public housing*** land and/or structures (e.g., commercial property, office buildings, etc.) by FHA pursuant to the Surplus Land Act (“SLA”) and implementing HCD Guidelines<sup>2</sup> and other California law.

## A. DEFINITIONS

1. “Disposition” or “to dispose” means either of the following: (i) the sale of surplus land (including land exchanged for nonmonetary consideration), or (ii) the entering of a lease for surplus land for a term longer than fifteen (15) years, inclusive of any extension or renewal options in the terms of the initial lease, entered into on or after January 1, 2024.

2. “Exempt Surplus Land” means Surplus Land, which also meets any of the following exemptions under the SLA<sup>3</sup> :

(i) *Land that is not suitable for residential development:*

(a) Small Parcels. Land that is less than one-half acre in area (21,780 sf) and is not contiguous to land owned by a state or local agency that is used for open-space or low- and moderate-income housing purposes.

(b) Surplus Street Land. Land that is a former street, right-of-way, or easement, and is conveyed to an owner of adjacent property.

(c) Valid Legal Restrictions. Land that is subject to a valid legal restriction not imposed by the local agency that would make housing prohibited (not simply a non-residential zoned parcel). For example, an existing contract,

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<sup>1</sup> For disposition of public housing developments, please see FHA’s separate “Policy for the Disposition of Public Housing Developments.”

<sup>2</sup> Updated Surplus Land Act Guidelines Final (Aug. 2024) *Available at* <https://www.hcd.ca.gov/planning-and-research/public-lands>.

<sup>3</sup> Gov. Code § 54221.

lease, easements, source of funding restrictions, federal or state statutes or regulations, or local voter-approved initiatives.

(ii) *Land dedicated to other public uses:*

(a) Exchange. Land that is exchanged for another property (including easements) necessary for the agency's use.

(b) Transfer to Another Local Agency. Land that is transferred to another local, state, tribe or federal agency, for their use. Land may also be transferred to a third party intermediary for an agency use so long as the intermediary is required in a contract to dedicate the property to a local agency by a specified date that is within a reasonable time.

(c) Trust Lands. Land that was granted by the state to the local agency in trust.

(d) Mixed Use Affordable Housing Developments. Land being disposed of for purposes of a mixed-use affordable housing development pursuant to the requirements of Gov. Code § 54221(f)(1)(F), (G), (H) of (I).

(e) Community Land Trust. Land transferred to a community land trust for residential housing meeting the requirements of Gov. Code § 54221(f)(1)(R).

3. "HCD" means the California Department of Housing and Community Development.

4. "Lease" does not include either of the following: (i) a lease of land on which no development or demolition will occur regardless of the term of the lease; or (ii) a lease for surplus land which has a term of fifteen (15) years or less (including any extensions, amendments or options).

5. "SLA" means the California Surplus Land Act found in California Government Code sections 54220 *et seq.*

6. "Surplus Land" means land owned in fee simple which is no longer necessary for FHA's use.

## **B. REGULATORY AUTHORITY**

The disposition of all real property (other than public housing developments) owned by FHA is governed by the SLA and California Housing Authority Law.<sup>4</sup> Though there are procedures for disposition under California Housing Authority Law, the Legislature has specifically stated that housing authorities are "local agencies" subject to SLA, so the SLA

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<sup>4</sup> Health & Saf. Code §§ 34200, *et seq.*

will apply to dispositions of non-public housing Surplus Land.<sup>5</sup> Under the SLA, FHA is required to declare land it owns in fee title as Surplus Land or Exempt Surplus Land and follow a specified notice procedure prior to disposing of non-exempt Surplus Land.

### **C. BASES FOR DISPOSITION**

The determination to dispose of property is solely at FHA’s discretion. Disposition of FHA surplus properties may be considered when the real property is no longer necessary for FHA’s use. “FHA’s use” shall include, but not be limited to, land that is being used, or is planned to be used pursuant to a written plan adopted by the local agency’s governing board, for agency work or operations.

Property disposed of for the sole purpose of investment or generation of revenue shall not be considered necessary for the agency’s use.

Examples of when a property is no longer necessary for FHA’s use include, but are not limited to, to following:

1. Real property that is in excess of FHA’s foreseeable needs;
2. Real property that is disposed of for the sole purpose of investment or generation of revenue; and/or
3. Real property that no longer fulfills FHA’s mission.

### **D. TIMING OF DISPOSITION**

In the event that FHA determines to dispose of property pursuant to this Policy, FHA shall determine the timing of the disposition using the checklist identified in Schedule A. Timing of a disposition is further dependent on the ability of the Review Panel, if applicable, to consider the disposition request, notices to eligible entities and to HCD, and the scheduling of settlement.

### **E. DETERMINATION OF SURPLUS OR EXEMPT SURPLUS LAND**

Before taking any action towards disposition of FHA surplus real property, the Board of Commissioners for either the City of the County, as appropriate, must declare that land either Surplus Land or Exempt Surplus Land at a regular public meeting, supported by written findings.

Generally, for Exempt Surplus Land, FHA must send a copy of the resolution with written findings of an exemption to HCD at least thirty (30) days before a sale or lease of the land. However, for Exempt Surplus Land classified under Section A, paragraph 2(i)(a), (b), or

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<sup>5</sup> See Health & Saf. Code § 34320 [“No law concerning the acquisition, operation, or disposition of property by other public bodies is applicable to an authority unless the Legislature specifically so states.”]

(ii)(c) FHA may, instead, elect to identify the land in a public notice that is published by FHA and available for public comment. Notice must also be provided to the Housing Sponsors identified in Section 1.F below. The exemption is effective thirty (30) days after the notice is published and provided to Housing Sponsors.

Other than notice to HCD or the alternative notice requirements for specified types of Exempt Surplus Land identified above, Exempt Surplus Land does not need to comply with the NOA process identified in Section 1.F. below.

Land that is still for FHA's use may also be disposed of for agency work or operations, in which case, FHA shall provide documentation that the land meets the definition of "FHA's use" to HCD at least thirty (30) days prior to disposition. Such dispositions for agency's use could include granting an easement for agency purposes, leasing land that will be used to further FHA's purposes for housing purposes, and land disposed of pursuant to eminent domain law (under certain circumstances).

## **F. NOTICE OF AVAILABILITY**

Prior to disposing of the Surplus Land or participating in negotiations to dispose of that property with a prospective transferee, FHA must issue a written notice of availability ("NOA"). Notwithstanding the foregoing, the FHA may commission appraisals, conduct due diligence prior to disposition, engage in discussions with brokers or real estate agents not representing a potential buyer, conduct studies to determine value or best use of land, issue a request for qualifications, develop marketing materials, or engage in discussions conducted exclusively among local agency employees and elected officials prior to issuing an NOA. In addition, certain discussions and negotiations with developers are permitted for some types of exemptions, pursuant to Government Code section 54222(f).

The NOA Form and cover letter are prescribed by HCD and available on the HCD website.

If the property will be sold for affordable housing purposes, the NOA must be sent to HCD, developers who have notified HCD of their interest ("Housing Sponsors"), and local school districts with jurisdiction over the area. If the property is intended to be sold for open space purposes, it must also be provided to the City and County parks and recreation departments, any regional park authority with jurisdiction over the area and to the State Natural Resources Agency.

A list of Housing Sponsors is available on the HCD website. Housing Sponsors have sixty (60) days to respond to the NOA with a proposal for developing the Surplus Land. FHA may not issue a request for proposals during this time.

## **G. NEGOTIATING THE TERMS OF DISPOSITION**

### ***When a Notice of Interest is Received***

If a Notice of Interest is received in response to a NOA, then the FHA must engage in good faith negotiations for a 90-day period with any Housing Sponsor making a proposal. "Good

faith negotiations” means FHA must: (i) make serious efforts to meet at reasonable times to attempt to reach an agreement, (ii) respond to letters of interest, (iii) respond to and consider reasonable offers to purchase or lease, (iv) not require that development proposals significantly deviate from the NOA, and (v) not arbitrarily end active negotiations after the 90-day good faith negotiation period. The 90-day period must commence after the expiration of the 60-day notice period. A sample Negotiation Process Timeline is attached hereto as Schedule B.

FHA shall identify the terms of each disposition, and is under no requirement to sell the land for less than fair market value. These terms shall include but are not limited to:

1. A Housing Sponsor shall submit to FHA a development packet for review, which shall include as applicable:
  - Sources and uses budget;
  - Construction schedule;
  - Project description;
  - Financial commitment letters;
  - Verification of Tax Credit awards, if applicable;
  - Site plan, one showing elevation,
  - Evidence of site control of any other parcels necessary for the project;
  - Letters of support from the City or County of Fresno; and
  - Letters of support from community organizations
2. The Housing Sponsor shall pay at settlement the fair market value for the subject property or nominal consideration to the extent commensurate benefit is provided and a determination is made by the applicable FHA Board of Commissioners to convey the property for nominal consideration;
3. The Housing Sponsor shall pay at settlement the cost of resident relocation as determined by FHA; and,
4. The Housing Sponsor shall pay at settlement all transactional costs associated with the disposition as determined by FHA; and,
5. The Housing Sponsor shall comply with all reasonable requirements of FHA, including, any restrictions on future use of the subject property; and,
6. The Housing Sponsor shall subject to FHA’s reversionary interest if applicable; and,
7. The Housing Sponsor shall pay all outstanding liens on the requested property; and
8. The Housing Sponsor shall comply with FHA’s Section 3 Compliance Program.

Notwithstanding the above, FHA may waive any or all of these terms if FHA determines that the public good would be served by such waiver.

FHA may engage in negotiations concurrently with any one or more Housing Sponsors. If negotiating with one or more Housing Sponsors, FHA must give first priority to the Housing Sponsor proposing a low- and moderate-income housing project that meets all of the following requirements:

- (i) at least 25 percent of the total number of units developed on the parcel(s) will be at affordable housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or affordable rent, as defined in Section 50053 of the Health and Safety Code, to lower income households, as defined in Section 50079.5 of the Health and Safety Code.
- (ii) a required affordability period by Government Code section 54222.5 as follows: Rental units shall remain affordable to, and occupied by, lower income households for a period of at least 55 years; ownership housing must remain affordable for 45 years; and any housing on tribal trust lands must remain affordable for 50 years
- (iii) The initial occupants of all ownership units shall be lower income households; and
- (iv) The units shall be subject to an equity sharing agreement consistent with paragraph (2) of subdivision (c) of Section 65915.
- (v) The Housing Sponsor will accept to a covenant recorded against the property to this effect (“Affordability Covenant”).

If more than one Housing Sponsor proposal meets these requirements, then priority will be given to the proposal with the greater number of affordable housing units. If more than one proposal has the same number, the priority shall be given to the proposal that offers the deepest average level of affordability for the affordable units.

If FHA and a Housing Sponsor agree on terms, the FHA must provide HCD with the NOAs sent, the content of the negotiations, and a copy of the restrictions to be recorded against the land *prior* to entering a final agreement on the conveyance of the property. HCD has 30 days to review and approve the package. If approved, FHA may enter into an agreement for the sale of the property.

***When No Notice of Interest is Received Or If Negotiations Fail***

FHA may, but is not required to, accept less than fair market value for a property during SLA negotiations. FHA may reject an offer for the following, nonexclusive grounds: (A) The local agency and buyer/lessee cannot agree on the sales price and terms or lease terms. (B) Priority is given to a competing offer that includes a greater number of affordable units or, in case of a tie in the number of units, the lowest average level of affordability consistent

with Government Code section 54222.5. (C) The interested entity is not responsive to a local agency's reasonable conditions or restrictions as described in the NOA, where consistent with HCD Guidelines and the SLA.

If FHA does not receive a Notice of Interest in response to its NOA, or if negotiations on the price and terms of the conveyance fails with the Housing Sponsors during the 90-day period, then FHA may issue an RFP with the terms outlined under numbers 1 through 8 of this Section G or otherwise sell the property without additional compliance with the SLA; **except that**, if the property is sold, FHA must record a restrictive covenant against the property requiring that, if ten or more residential units are ever developed on the property, then the developer must sell or rent not less than 15% of the units at affordable costs or rents and maintain affordability for rentals for at least 55 years, and for ownership units for at least 45 years.

After compliance with the SLA that does not end in a sale, California Housing Authorities law requires that real property should be disposed of according to the following purposes, listed in order of priority<sup>6</sup>:

(i) For the affordable housing purposes to any housing corporation, limited dividend corporation or nonprofit corporation, and in accordance with the provisions, of Article 10 (commencing with Section 50568) of Chapter 2 of Part 1 of Division 1 of Title 5 of the Government Code.

(ii) To public, nonprofit, or private developers for development of housing for persons and families of low and moderate income, as defined by Health and Safety Code Section 50093. Such transfers may not be made at a cost below the housing authority's acquisition cost but may be made at a cost below market value if (1) not less than 30 percent of the housing units to be developed will be enforceably restricted for occupancy by persons and families of low and moderate income, with at least 50 percent of the housing units restricted to persons and families of low income, and (2) a transfer at below market value is necessary to assure that the housing units restricted for occupancy by persons and families of low or moderate income will be provided at affordable housing cost, as defined by Health and Safety Section 50052.5.

(iii) To private developers, generally, at market value for development of housing.

(iv) For any purpose, where the sale is at public auction to the highest bidder.

## **H. PROCUREMENT PROCESS**

FHA may elect to enter into non-competitive negotiations for property disposition in the following instances:

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<sup>6</sup> Health & Saf. Code § 34315.7.

- FHA intends to dispose of property to its own affiliate organization(s) for purposes of land banking, developing affordable housing or developing other community or commercial facilities;
- FHA has received a formal request for disposition from the City or County of Fresno and/or other government agency(s); or,
- FHA has received a formal request for disposition from an established Fresno-based non-profit organization. Such requests must have support by the City or County of Fresno as part of neighborhood revitalization efforts.

These situations qualify as “Exempt Surplus Property”, and FHA must submit its resolution declaring the property as such to HCD at least thirty (30) days before disposing of the land.

The FHA Chairs may establish an ad hoc internal review committee, consisting of relevant FHA staff and no more than three (3) members of either FHA City or County Commissioners, which will meet as needed to review disposition requests made pursuant to the above. In all other instances, FHA shall use competitive procurement procedures to dispose of property.

## **I. RESIDENT RELOCATION**

Residents impacted by property disposition activities shall be relocated in accordance to the Uniform Relocation Act and FHA’s relocation policy. Further, the proposed Housing Sponsor shall agree to reimburse FHA all relocation costs at settlement. The proposed buyer shall demonstrate the availability of relocation assistance in the following way:

- (a) By placing a reasonable amount in a bank or other escrow account with an organization acceptable to FHA; or
- (b) By providing FHA with evidence of the availability of an irrevocable, unconditional letter of credit equal to the full amount of relocation assistance prior to the disposition closing. At the disposition closing the original letter of credit must be produced.

## **J. APPEALS**

- A) Housing Sponsors/Applicants  
Housing Sponsors/Applicants shall have no right to appeal the decision of FHA to FHA. The FHA decision is final.
- B) Private Enforcement  
However, parties who receive NOAs, housing sponsors, persons who would have been eligible to apply to residency in the affordable housing that would have been developed, or any other beneficially interested person may bring

an action to enforce the SLA before HCD.<sup>7</sup> FHA will promptly respond to any enforcement actions imposed by HCD.

**K. RECORD RETENTION OF DISPOSITIONS**

FHA shall be responsible for keeping records of its dispositions, including NOAs, negotiations with Housing Sponsors, and Exempt Surplus determinations to provide to HCD upon request.

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<sup>7</sup> See Gov. Code § 54230.5.

## Schedule A

### Non-Public Housing Disposition Checklist

This checklist is designed to guide FHA through the process of disposing of real property pursuant to the Surplus Land Act (SLA), incorporating the HCD's Final Updated Guidelines (2024)

#### 1. Preliminary Steps

- Characterize property to be disposed of:
  - Is it for agency use? SLA does not apply **except that** FHA must give notice to HCD at least 30 days prior to disposition date.
  - If not for agency use, assess exemption eligibility under Government Code § 54221(f).
    - Small parcels?
    - Street lands?
    - Subject to existing valid legal descriptions?
    - Mixed use affordable housing?
    - Other?

#### 2. Determination at a Public Meeting of the Boards of Commissioners

- Declare the property as either 'Surplus Land' or 'Exempt Surplus Land' at a regular public meeting with written findings.
  - If Exempt Surplus Land → Send copy of resolution and written finding of exemption to HCD at least 30 days prior to disposition.
    - May instead provide published notice of Exempt Surplus Land determination for certain categories. Must be published for 30 days online. Provide summary to HCD.
    - After resolution and summary provided to HCD, no further action required.
  - If Surplus Land → Follow steps below.

#### 3. Release Notice of Availability (NOA)

- Prepare NOA using HCD's form.
- Send NOA to local public entities, infill opportunity zone agencies, and certified housing sponsors.
- Allow 60 days for interested entities to respond.

#### 4. Negotiation Process

- Engage in good faith negotiations for a minimum of 90 days after 60-day notice period ends.
- Prioritize entities proposing affordable housing.

- If multiple proposals, prioritize by number of affordable units and depth of affordability.

#### 5. Determination on Offer

- May accept, accept with conditions, or reject offer. No timeline required to do so.
- If rejecting, follow Section 8 below.
- If accepting, at the conclusion of negotiations and at least 30 days before the disposition of surplus land, send a proposed disposition summary to HCD on Appendix B of the Guidelines including all the following:
  - a copy of the resolution (or other document recording formal action) declaring the property surplus,
  - a description of the NOAs sent,
  - a description of negotiations conducted with any responding entities, including any non-solicited expressions of interest in regard to the disposal of the Surplus Land,
  - proof of delivery of the NOA to all CalHFA-certified housing sponsors and local public entities, and
  - a draft copy of any restrictions to be recorded against the property pursuant to Government Code sections 54233 or 54233.5, whichever is applicable, on the form prescribed by HCD in Appendix B to the Guidelines.

#### 6. Draft Agreement

- Coordinate with general counsel.

#### 7. Commission Meeting

- Schedule Commission meeting 30 days after sending disposition summary to HCD for Commission approval of draft purchase, lease, etc. agreement.
- If approved, finalize agreement, record covenant, and send recorded covenant to HCD.

#### 8. Disposition Requirements if No Agreement is Reached.

- If no agreement is reached or no interest received, proceed with disposition.
- Record affordability covenant if 10 or more residential units are planned (minimum 15% affordable units). Must provide HCD with a copy of the **draft** covenant prior to recording.

## **Schedule B**

### **Sample Negotiation Process Timeline**

- March 1, 2024 – disposing agency sends an NOA of surplus land;
- March 12, 2024 – disposing agency receives notice of interest from first entity desiring to purchase or lease the surplus land;
- March 22, 2024 – disposing agency receives notice of interest from second entity desiring to purchase or lease the surplus land;
- April 30, 2024 – last day for an entity desiring to purchase or lease the surplus land to respond to the NOA;
- May 1, 2024 – 90-day, good faith negotiation period commences;
- July 30, 2024 – last day of 90-day, good faith negotiation period;
- July 31, 2024 – first day that disposing agency may dispose of the surplus land without regard to the amendments to the SLA, except that the disposing agency must still follow Government Code sections 54233 or 54233.5.

From HCD Final Guidelines (Aug. 1, 2024)

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/25  
**AGENDA ITEM:**  
**SUBJECT:** Amended PBV Allocation Promesa Commons

**AUTHOR:** Brandy Woodard  
Chief of Housing Programs  
**DEPARTMENT:** Housing Choice Voucher  
**MEMO DATE:** 10/16/25

## Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to amend the previously approved Project-Based Voucher (PBV) allocation for Promesa Commons, an affordable housing development by Fresno Housing.

Under the Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD), Fresno Housing (FH) may allocate a portion of its tenant-based vouchers as Project-Based Vouchers (PBVs), per Section 8 of the U.S. Housing Act of 1937 and 24 CFR Part 983.

On August 24, 2021, the Board of Commissioners approved an allocation of **thirty-two (32)** PBVs for Promesa Commons, a non-competitive award based on the project's eligibility under the Agency's PBV guidelines and HUD regulations.

Fresno Housing is now requesting an **amendment to increase the allocation to thirty-seven (37) PBVs** to align the 32 current PBVs and the 5 additional PBVs as Homekey restricted units. This expanded allocation **will be phased in over time** as unit turnovers are replaced with Homekey-eligible households.

## Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno, California approve an amendment to increase the PBV allocation for Promesa Commons to up to thirty-seven (37) vouchers, with phased-in implementation, and authorize Tyrone Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to negotiate and execute the amended Housing Assistance Payments (HAP) contract(s), not to exceed the original term of 20 years, with an optional extension of up to 20 years.

## FRESNO HOUSING

### Fiscal Impact

The amended PBV allocation is expected to generate a proportional increase in housing subsidy, drawn from Fresno Housing's existing Housing Choice Voucher Program. Subsidy payments will begin once each unit has received a Certificate of Occupancy and has been approved for occupancy in accordance with program guidelines.

# RESOLUTION



RESOLUTION NO. \_\_\_\_\_

**BEFORE THE BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO**

**RESOLUTION APPROVING AN AMENDMENT TO INCREASE THE ALLOCATION OF PROJECT-BASED VOUCHERS TO UP TO THIRTY-SEVEN (37) FOR PROMESA COMMONS, AN AFFORDABLE HOUSING DEVELOPMENT IN FRESNO, CA**

WHEREAS, the Fresno Housing Authority IS the developer of Promesa Commons, an affordable housing development located in Fresno, California; and,

WHEREAS, there is a demonstrated need in the area to provide affordable housing for low-income families and special needs individuals; and

WHEREAS, the Fresno Housing Authority was selected through a non-competitive Request for Proposal process, as required by 24 CFR 983; and

WHEREAS, on **August 24, 2021**, the Board of Commissioners previously approved the allocation of up to thirty-two (32) Project-Based Vouchers to the Promesa Commons project; and

WHEREAS, the Housing Authority of the City of Fresno now desires to **amend the prior approval to increase the allocation to up to thirty-seven (37) Project-Based Vouchers**, which **may be phased in over time** based on project readiness, funding availability, and community need; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, authorizes and empowers the CEO/Executive Director Tyrone Roderick Williams, Deputy Executive Director Michael Duarte, and/or their Designee, to negotiate and execute a Housing Assistance Payments (HAP) contract and any supporting documents, for the purpose of providing **up to thirty-seven (37) Project-Based Vouchers** to the Fresno Housing Authority's Promesa Commons project in Fresno, CA, in accordance with applicable regulations and consistent with this amended approval.

PASSED AND ADOPTED THIS 21st DAY OF October, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Tyrone Roderick Williams, Secretary of the Boards of Commissioners

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/2025  
**AGENDA ITEM:** 6f  
**SUBJECT:** Consideration of Application to the U.S. Department of Housing and Urban Development for 2025 Continuum of Care Funding

**AUTHOR:** Brandy Woodard  
 Chief of Housing Programs and Initiatives  
**DEPARTMENT:** Housing Choice Voucher  
**MEMO DATE:** 10/16/2025

## Executive Summary

The purpose of this memo is to provide information to the Boards of Commissioners regarding funding applications for Continuum of Care (CoC) grants and request approval of the resolutions authorizing Fresno Housing to apply for this funding.

The Fresno-Madera Continuum of Care (FMCoC) is a construct of the United States Department of Housing and Urban Development (HUD), designed to create a comprehensive coordinated homeless response system with a housing and services delivery called a continuum of care (CoC). Agencies belonging to the FMCoC work collaboratively to seek funding for said housing and services delivery, increase community awareness of homelessness, issues surrounding this experience, and the development and implementation of strategies to create permanent solutions to homelessness in our community.

Fresno Housing intends to submit five (5) renewal applications for a total of approximately \$489,540 to the U.S. Department of Housing and Urban Development (HUD) Continuum of Care (CoC) for the continued operation of programs assisting the unhoused community

Fresno Housing was recommended for the following renewal applications: three (3) Renaissance housing projects; with funding totals of \$156,770 and providing 69 units of housing; two (2) Homeless Management Information System (HMIS) projects with funding totaling \$322,270. HMIS currently has over 100 projects with over 250 HMIS users in the system. Data from HMIS informs the needs of the unhoused community, funding decisions by local, state, and national sources, and the efficacy of the homeless response system.

HUD requires the Board of Commissioners to approve the submission of all CoC applications.

## Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno and the Board of Commissioners of the Housing Authority Fresno County adopt the attached resolutions authorizing: (a) submission of application to the U.S. Department of Housing and Urban Development for Continuum of Care program funding; (b) execution, by Chief Executive Officer Tyrone Roderick Williams, or his designee, of any resulting contract(s), and associated amendments; (c) to hire related personnel to administer the program(s) in accordance with the funding requirements, grant requirements and Agency budgets.

# FRESNO HOUSING

## Fiscal Impact

CoC regulations require a 25% cash or in-kind match for funding awarded. Match requirements for Fresno Housing CoC programs are met using in-kind contributions via both partner agency services and/or Fresno Housing administrative time. Although the Agency will submit funding proposals to the CoC, adjustments may be made through the HUD final award. If Fresno Housing is successful in its applications, the funding and personnel required to execute the programs will be included in the 2025 budget.

## Background Information

Nationwide, communities establish Continuums of Care to provide a coordinated response system to the unhoused community. These organizations are comprised of various stakeholders engaged in a plethora of services, not solely to the unhoused community. The FMCoC has approximately sixty (60) organizations, including domestic violence, substance abuse, county mental health, county social services, and nonprofit organizations.

Annually, HUD conducts a national competition for CoC funding, which lasts approximately ten weeks. Resulting rewards are largely based on the strength of the community Consolidated Application, which is completed by the Collaborative Applicant - Fresno Housing currently acts as the Collaborative Applicant for the FMCoC. In this application, the Collaborative Applicant details the community-coordinated response to homelessness with strategies as alignment of resources across both CoC and non-CoC funding, the use of streamlined processes to provide appropriate housing services, known as Coordinated Entry, and the use of data analysis to gauge community progress towards the reduction of homelessness. In recent years, Fresno has consistently scored in the top 20% of the country.

# RESOLUTION



RESOLUTION NO. \_\_\_\_\_

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

**RESOLUTION APPROVING SUBMISSION OF 2025 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CONTINUUM OF CARE PROGRAM FUNDING**

WHEREAS, the Housing Authority of Fresno County to submit grants for funding under the U.S. Department of Housing and Urban Development Continuum of Care Program; and,

WHEREAS, said program is intended to provide housing for individuals and families experiencing homelessness residing in Fresno County in addition to infrastructure need attendant to; and

WHEREAS, grant funding for varying renewal projects in the amount of approximately \$489,540 and will collectively encompass the period of January 1, 2026 to December 31, 2026; and

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, authorize and empower Tyrone Roderick Williams, Chief Executive Officer or his designee for the following actions needed to move forward with recipient of grant funding:

1. Authorize the Agency to receive awards of grant funding from the U.S. Department of Housing and Urban Development in the amount of approximately \$489,540 to operate both supportive housing and infrastructure needs for the Fresno Madera Continuum; and,
2. Authorize the Agency to execute all documents related to the acceptance of the award and the creation of interim housing.

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/2025  
**AGENDA ITEM:** 6g  
**SUBJECT:** Authorization to Award an Architectural Contract to Paul Halajian Architects for Garland Gardens Apartments

**AUTHOR:** Eduardo Rodriguez  
Senior Project Manager  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 10/16/2025

## Executive Summary

The purpose of this Board memo is to request approval from the Board of Commissioners to enter into an architectural contract with Paul Halajian Architects for the development of Garland Gardens Apartments (the "Project" or "Property"). The proposed Project will consist of rehabilitation of 51 units of multifamily affordable housing and construction of a community building with a Leasing and Manager's office. Garland Gardens Apartments complex is located at 3726 N. Pleasant Avenue, Fresno, CA 93705 (APN: 443-220-39T).

At the September 16, 2025 Board of Commissioners meeting, the Board authorized acceptance of a 9% Low-income Housing Tax Credits (LIHTC) award from the California Tax Credit Allocation Committee (CTCAC). This award, representing approximately \$15,553,145 in tax credit equity, will support significant interior and exterior improvements and site enhancements. The Project's financing also includes a \$3,000,000 seller financing commitment and the Property currently has an appraised value of \$6,000,000. Following CTCAC's preliminary reservation, Fresno Housing is required demonstrate readiness and begin construction by April 10, 2026.

Paul Halajian Architects was selected as a successful proposer as part of a general architectural services vendor pool. The design team must progress toward completion of full construction drawings in anticipation of the April 10, 2026 closing deadline. Paul Halajian Architects has provided a proposal for the completion of schematic design, design development, construction documents and construction administration in the amount of \$550,000.

## Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno approve the proposed contract totaling \$550,000 with Paul Halajian Architects, to perform architectural services for the Garland Gardens Apartments development and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute all agreements and ancillary documents in connection therewith.

## Fiscal Impact

Staff is seeking approval for an architectural contract in the amount of \$550,000. The work will ultimately be paid for from the development budget with the sources of funds generated for the Project. Until the

## FRESNO HOUSING

construction finance close, the design contract work shall be paid with funds from the approved predevelopment budget.

### Background Information

Garland Gardens Apartments is a 51-unit affordable housing community located in central Fresno. The property was originally constructed in 1980 and includes two- and three-bedroom family-style units. Given its age and physical condition, staff seeks to improve the site that benefits its overall energy efficiency, improve safety and health through ADA improvement, and secure affordability restrictions for up to 55-years for existing and future households.

The proposed rehabilitation includes upgrades to building systems, unit interiors, accessibility, and energy efficiency standards, along with construction of a new community facility. These improvements will ensure the long-term viability of the property and improve quality of life for residents while providing for an opportunity to preserve deeply affordable units and reinvestment into an aging asset located in a high-need neighborhood.

### Past Board Actions

- June 2025 - Authorized the submission of a 9% Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC) for the Garland Gardens rehabilitation project
- June 2025 - Approved the formation of Fresno Garland Gardens, L.P. as the ownership entity for the Project, with Silvercrest, Inc. as Managing General Partner and the Housing Authority of the City of Fresno as sole member and manager of the Administrative General Partner
- June 2025 - Authorize a seller financing commitment of up to \$3,000,000 of the appraised value
- August 2025 - Approval to Submit an Application for the City of Fresno's Affordable Housing Development Notice of Funding Availability (NOFA)
- September 2025 - Authorized acceptance of a 9% Low-Income Housing Tax Credit (LIHTC) award from the California Tax Credit Allocation Committee (CTCAC), representing approximately \$15,553,145 in tax credit equity toward the redevelopment of the Project.

# RESOLUTION



**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF FRESNO**

**AUTHORIZATION TO AWARD AN ARCHITECTURAL CONTRACT TO PAUL HALAJIAN ARCHITECTS FOR  
GARLAND GARDENS APARTMENTS (APN 443-220-37T)**

WHEREAS, the mission of the Housing Authority of the City of Fresno, California ("HACF") includes the development and provision of affordable housing units within the City of Fresno; and,

WHEREAS, HACF is obligated to provide housing opportunities for low- and moderate-income households within a variety of neighborhoods; and,

WHEREAS, HACF is the current owner of Garland Gardens Apartments located at 3726 N. Pleasant Avenue, Fresno, CA 93705 (APN 443-220-39(T) (the "Property" or "Project"); and

WHEREAS, a reservation of Low-Income Housing Tax Credits (LIHTCs) has been allocated to the Garland Gardens Apartments project from the California Tax Credit Allocation Committee; and,

WHEREAS, HACF is the Developer of the Project and as part of the redevelopment plan and LIHTC deal structure proposes to create a new single purpose entity, Fresno Garland Gardens, LP, to own and operated Project; and,

WHEREAS, HACF is the sole member of Fresno Garland Gardens AGP, LLC, the Administrative General Partner of Fresno Garland Gardens, LP, and,

WHEREAS, HACF issued a Request for Proposals and Paul Halajian Architects was one of the successful proposers and was awarded a general architectural services contract; and,

WHEREAS, HACF desires to enter into a project specific architectural contract with Paul Halajian Architects for architectural services at the Project for a total of \$550,000 to complete the process to achieve entitlements and full construction permit drawings, from schematic design to construction administration; and,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, or their designee to negotiate the terms of and execute the aforementioned contract and supporting documents with Paul Halajian Architects for architectural services at Garland Gardens Apartments in Fresno, California.

# RESOLUTION



PASSED AND ADOPTED THIS 21<sup>st</sup> DAY OF October 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/2025  
**AGENDA ITEM:**  
**SUBJECT:** Collaborative Applicant Transition

**AUTHOR:** Brandy Woodard  
Chief of Housing Programs and Initiatives  
**DEPARTMENT:** Housing Choice Voucher  
**MEMO DATE:** 10/16/2025

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## Executive Summary

Staff will provide an update on the Collaborative Applicant Transition

## Recommendation

None currently.



# Collaborative Applicant Transition

*Presented by: Brandy Woodard*

*October 21, 2025*



**FRESNO HOUSING** 8<sup>YEARS</sup> 5



# Collaborative Applicant Role

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- The Collaborative Applicant is the designated entity that submits the Continuum of Care's (CoC) annual application for HUD funding and applies for planning funds on its behalf.

# Transition Timeline

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- Nov 2024:** Mr. Williams announced that the CoC would begin searching for a new Collaborative Applicant.
- Mar 2025:** The CoC workgroup met to decide which organizations should receive a Letter of Interest.
- Apr 2025:** CoC issued the Letter of Interest to the County of Fresno.
- Apr 22, 2025:** County Board of Supervisors approved the Letter of Interest response.
- May 2025:** CoC Board voted to update the Governance Charter and designate the new applicant.

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/2025  
**AGENDA ITEM:**  
**SUBJECT:** 2026 Federal Budget Update and 1<sup>st</sup> Draft of Agency's 2026 Budget

**AUTHOR:** Nicole Diaz  
**DEPARTMENT:** Finance & Accounting  
**MEMO DATE:** 10/15/2025

## Executive Summary

The purpose of this memo is to update the Boards of Commissioners on the 2026 Federal Budget and Agency's 2026 budget development process.

At the Boards of Commissioners meeting, staff will be providing an initial draft of the budget.

## Recommendation

No action is necessary. This item is informational only.



# 2026 Budget Development

*October 21, 2025*



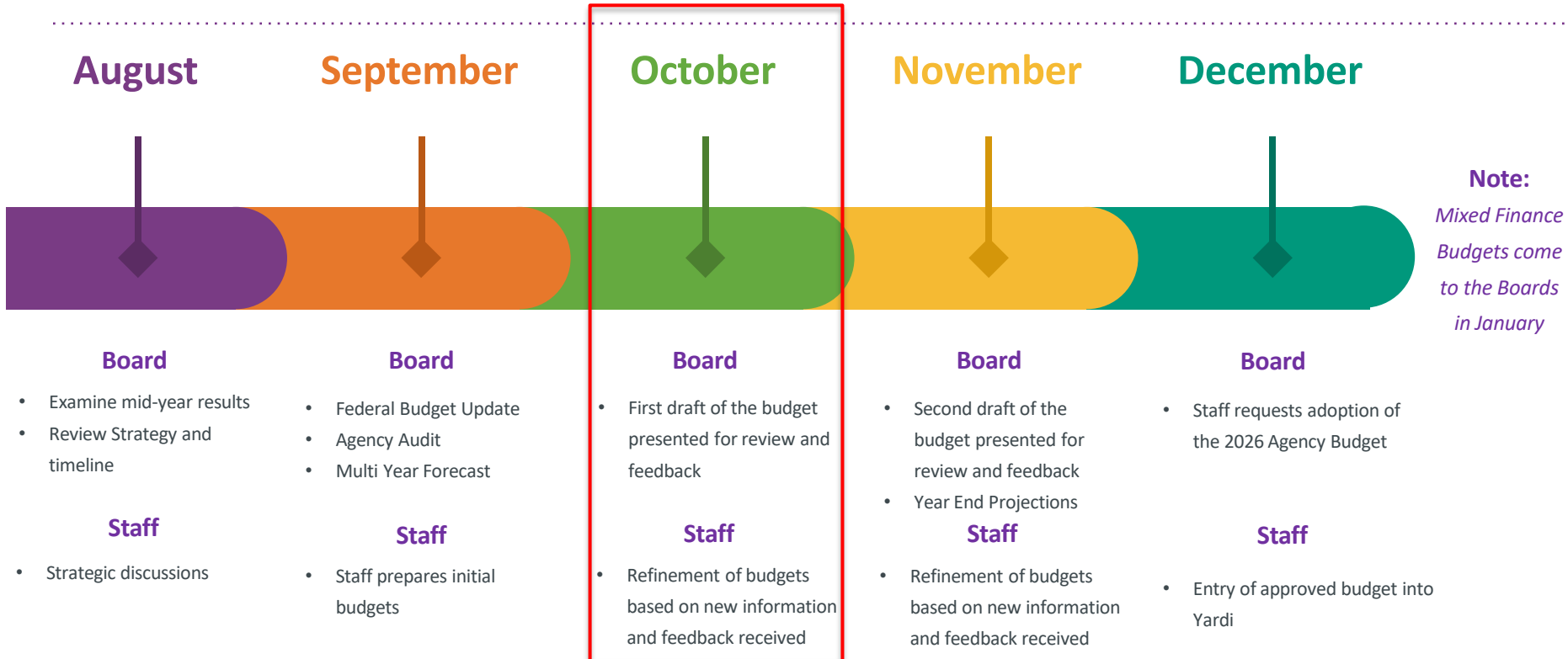
# Agenda

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- Reminder: Budget Development Timeline
- Federal Budget Update
- 1<sup>st</sup> Draft Budget Assumptions
- 1<sup>st</sup> Draft 2026 Operating Budget
- Next Steps



# 2026 Budget Development Timeline

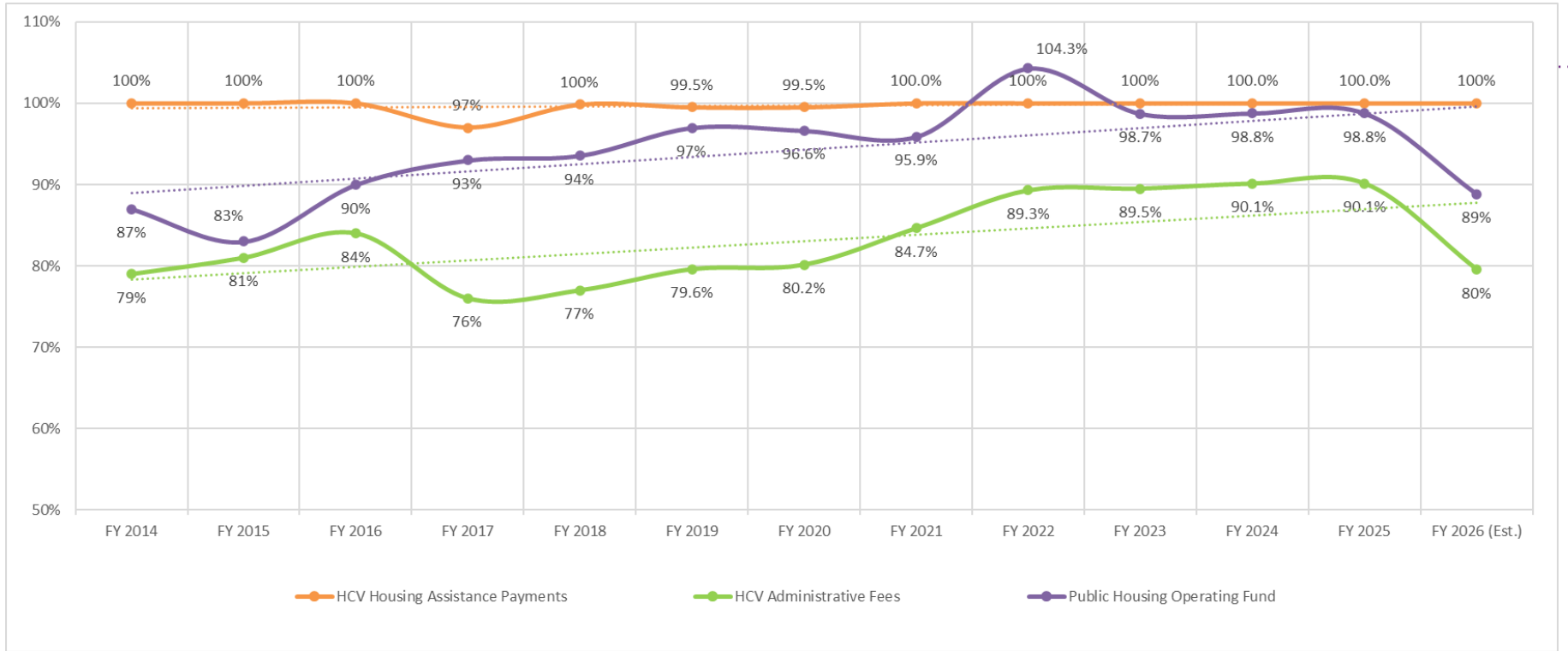


# Federal Budget Update

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- Government has been shut down since Oct 1<sup>st</sup> as neither Continuing Resolution (CR) nor 2026 Budget has been approved.
- HUD will obligate November and December 2025 HAP and Admin Fee Funding according to NAHRO

# 2026 Federal Budgeted Funding Levels



# 1<sup>st</sup> Draft of Budget Assumption

- HCV Administrative Fee Proration Rate: 80%
- Includes step increases for represented employees as required in the Agency MOU
- No 2026 merit increases or bonuses
- Suspended vacation buyout
- 7.74% increase in benefit costs (pension and medical)
- Property Insurance with a 33% increase
- Utilize \$789,527 HCV reserves in 2026



# 2026 Operating Budget – 1<sup>st</sup> Draft

	Total 2026 Budget						
	Core/Admin	Real Estate Development	Housing Choice Voucher	Resident Empowerment	Homeless Initiatives	Housing Management	Total 2026 Budget
NET TENANT INCOME	180,000	1,316,832	-	-	-	9,268,426	10,765,258
TOTAL INTEREST INCOME	29,730	330,120	2,001	422	149	4,221	366,644
TOTAL OTHER INCOME	36,000	135,561	-	614,609	266,000	285,703	1,337,873
TOTAL ADMIN & MANAGEMENT FEE INCOME	10,475,669	-	-	-	-	-	10,475,669
TOTAL DEVELOPER FEE INCOME	-	3,309,167	-	-	-	-	3,309,167
TOTAL HUD GRANT INCOME	-	-	11,589,556	82,988	789,167	3,371,196	15,832,907
TOTAL OTHER GRANT INCOME	-	-	-	-	135,000	958,266	1,093,266
<b>TOTAL INCOME</b>	<b>10,721,399</b>	<b>5,091,680</b>	<b>11,591,557</b>	<b>698,019</b>	<b>1,190,317</b>	<b>13,887,812</b>	<b>43,180,784</b>
TOTAL PAYROLL EXPENSES	7,751,829	2,232,089	7,173,749	864,641	360,731	2,590,752	20,973,791
TOTAL ADMINISTRATIVE EXPENSES	3,931,610	1,161,259	5,190,336	178,135	217,740	2,180,353	12,859,433
TOTAL TENANT SERVICES EXPENSES	-	11,478	-	10,000	420,700	100,771	542,949
TOTAL UTILITY EXPENSES	325,146	221,375	-	-	-	2,156,213	2,702,735
TOTAL MAINTENANCE EXPENSES	716,874	329,064	17,000	200	-	2,858,155	3,921,293
TOTAL TAXES & INSURANCE EXPENSES	21,679	176,015	-	-	-	1,152,031	1,349,725
<b>TOTAL EXPENSES</b>	<b>12,747,139</b>	<b>4,131,279</b>	<b>12,381,084</b>	<b>1,052,976</b>	<b>999,171</b>	<b>11,038,275</b>	<b>42,349,925</b>
<b>NET OPERATING INCOME</b>	<b>(2,025,740)</b>	<b>960,401</b>	<b>(789,527)</b>	<b>(354,956)</b>	<b>191,145</b>	<b>2,849,537</b>	<b>830,859</b>
TOTAL NON-OPERATING EXPENSES	145,462	91,362	-	-	-	1,193,944	1,430,768
<b>NET INCOME</b>	<b>(2,171,202)</b>	<b>869,039</b>	<b>(789,527)</b>	<b>(354,956)</b>	<b>191,145</b>	<b>1,655,593</b>	<b>(599,909)</b>
HCV RESERVE			789,527				789,527
<b>UNRESTRICTED NET INCOME</b>	<b>(2,171,202)</b>	<b>820,938</b>	<b>-</b>	<b>(354,956)</b>	<b>-</b>	<b>1,546,851</b>	<b>(158,370)</b>

## Next Steps

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- Receive feedback from the Boards on the first draft of the budget
- Continue the refinement of the budget with staff
- Present second draft of the budget at the November board meeting

**Questions or Comments?**

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 10/21/2025  
**AGENDA ITEM:** 7c  
**SUBJECT:** Real Estate Development Update

**AUTHOR:** Christina Stokes-Johnson  
Director  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 10/16/2025

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## Executive Summary

Staff will provide an overview of real estate development activities.

## Recommendation

None at this time.



# Real Estate Development Update

*October 21, 2025*



# Agenda

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- Garland Gardens
- La Joya Commons Phase II
- Homeownership Sales Update
- Heritage Estates Ribbon Cutting