

[View this email in your browser](#)

**FRESNO VIBRANT**  
COMMUNITIES  
**QUALITY HOUSING** **ENGAGED**  
HOUSING RESIDENTS



Fresno Housing Quarterly Newsletter - July 2025

#### IN THIS ISSUE:

- [Community Development Highlights](#)
- [Homeownership Opportunities and Updates](#)
- [From Vouchers to Homeownership](#)
- [Empowering Residents Through Jobs & Youth Support](#)
- [Updates From Our Communities](#)
- [Beyond Housing Foundation Impact](#)
- [Board & Leadership Announcements](#)
- [Advocacy in Action](#)
- [Careers with Purpose](#)

---

## Community Development Highlights



**Coming Soon: La Joya Commons Grand Opening**

the grand opening of La Joya Commons in Firebaugh. This vibrant, 68-unit community replaces outdated farm labor housing with modern apartments for rural families. Floorplans range from 1- to 4-bedrooms, and the site features a playground, shaded seating, laundry room, and energy-efficient amenities.

*"La Joya Commons is a promise fulfilled—safe, modern housing in the heart of Firebaugh,"* said Tyrone Roderick Williams, CEO, Fresno Housing.

[RSVP for the event](#)

[Watch the event live stream on July 10 at 11AM](#)

This project is a proud example of rural revitalization through equitable investment.

**Thank you to our partners:**

City of Firebaugh, County of Fresno, Barnhart-Benson Builders, Paul Halajian Architects, US Bank, California Tax Credit Allocation Committee, California Housing Partnership Corporation, California Community Reinvestment Corporation, U.S. Department of Housing and Urban Development, California Department of Housing and Community Development, Kresge Foundation, and The California Endowment.



### Manzanilla Commons Grand Opening

On June 16th, Fresno Housing celebrated the grand opening of Manzanilla Commons, located at 1240 N Crystal Ave, Fresno, near Olive and Highway 99. This 63-unit Homekey-funded community transforms a former motel site along the Parkway Drive corridor into safe, permanent housing for families and individuals at risk of homelessness.

*"We're not just replacing buildings. We're restoring dignity and opportunity,"* said Tyrone Roderick Williams, CEO, Fresno Housing.

Amenities include a tot-lot, dog park, basketball court, gated parking, and a resident center with services and community space.

[Watch the event recording here](#)

This transformation of a former motel into high-quality housing showcases innovation in adaptive reuse.

**Thank you to our partners:**

City of Fresno, County of Fresno, California Tax Credit Allocation Committee, ProWest Constructors, R.L. Davidson, Inc., Architects, PNC Bank, California Department of Housing and Urban Development, U.S. Department of Housing and Urban Development, Kresge Foundation, and The California Endowment.





## Mosaic @ The Mural District Groundbreaking

Developed by Better Opportunities Builder (BOB), in partnership with Fresno Housing and the City of Fresno, Mosaic @ The Mural District is a 25-unit, mixed-income community offering studios, one-, and two-bedroom apartments in Downtown Fresno's cultural arts district. On May 19, together with partners, Fresno Housing celebrated a groundbreaking and partial demolition event at 1840 Broadway Street, in downtown Fresno.

"This development celebrates creativity, diversity, and access—values at the heart of Fresno Housing's mission," said Tyrone Roderick Williams, CEO of Fresno Housing. "Mosaic is more than housing. It's belonging."

Watch the [event recording](#) here



### Thank you to our partners:

Better Opportunities Builder, Fresno Housing, City of Fresno, County of Fresno, Downtown Fresno Partnership, Tri Counties Bank, GSF Properties, Inc., D.L. Batty, Inc., The Vernal Group, Kresge Foundation, and The California Endowment.

## 2025 Development Funding Milestones

We are excited to share some major funding victories that have been secured so far in 2025—each one a crucial step toward expanding access to quality, affordable housing in our region.

- **\$427,714 from FCOG Measure C – TOD for 135 Osmun (Clovis senior development)**
- **\$12.2 million in HCD HOME funding for Cordillera Commons Phase I (San Joaquin, CA)**
- **9% LIHTC award for Avalon Commons Phase II (North Fresno)**

*"These investments drive progress. Every dollar brings us closer to housing equity,"* said Michael Duarte, Chief Real Estate Officer.

With funding awards and investments like these, Fresno Housing can continue



## Homeownership Opportunities and Updates



### Affordable Homeownership with Heritage Estates

Heritage Estates is providing a unique and affordable homeownership opportunity in Southwest Fresno for first time homebuyers. Heritage Estates will feature 33 single-family homes, with the first homes expected to be available by August 2025.

**To qualify for the affordable homeownership program, applicants must:**

- Be first-time homebuyers
- Have a total household income at or below 80% of the area median income
- Be able to obtain a private mortgage and meet other program requirements

**What's Included for Qualified Buyers:**

- ✓ Brand-new construction homes
- ✓ Homeownership education and support
- ✓ Forgivable or deferred second mortgages
- ✓ Down payment and mortgage assistance
- ✓ Potential tax benefits

Learn more about Heritage Estates and how to qualify: [click here!](#)



*Congratulations to Gladys for being among the first to sign the Purchase and Sale Agreement!*

## From Vouchers to Homeownership

Did you know your Housing Choice Voucher (HCV) could help you buy a home?

Through Fresno Housing's HCV Homeownership Program, eligible participants can apply their housing assistance toward mortgage payments, taxes, insurance, and certain home costs.

This program is designed for first-time homebuyers, offering a powerful path toward long-term housing stability and financial independence.

### To qualify, you'll need to:

- Meet income and employment standards
- Complete a certified homebuyer education course

Take the next step toward building a secure future through homeownership! Contact us today: email [hcvhomeownership@fresnohousing.org](mailto:hcvhomeownership@fresnohousing.org) or call 559-441-2326

[Click here for more information](#)

## Jose's Homeownership Story

Congratulations to Jose and his family on purchasing their first home! This home-buying opportunity was made possible by Fresno Housing, the City of Fresno, Habitat for Humanity, Fidelity National Title, and Tri Counties Bank.

[Watch Jose's story](#)



## Empowering Residents Through Jobs & Youth Support

### Sherwin-Williams Painter Training Program

Fresno Housing celebrated the Sherwin-Williams Painter Training Program graduates! Thank you to our partners at Sherwin-Williams for the ongoing

by painting a community room and also engaged in meaningful discussions on ethics, responsibility, and commitment.

Congratulations to all our graduates as they take the next step toward new employment and training paths!

Thank you, **Sherwin-Williams**, for your continued support.

---

## Updates From Our Communities

### Parlier Migrant Center Leasing Event

This seasonal leasing event welcomed families back to the Parlier Migrant Center, offering safe and affordable housing to agricultural workers during harvest season.

*"We are honored to serve our essential workers who feed our communities,"* said Tyrone Roderick Williams, CEO, Fresno Housing.

---

### Community Partner Spotlight: Firebaugh Boys & Girls Club Grand Opening

The new Boys & Girls Club in Firebaugh is a safe haven for youth, built in partnership with Fresno Housing.

*"This new Boys & Girls Club in Firebaugh reflects our shared commitment to the children and families we serve. By creating a space just steps from where many families live, we're helping ensure every child has the opportunity to thrive. We're proud to stand alongside Boys & Girls Clubs of Fresno County, working together to invest in vibrant, inclusive communities and the future of our youth,"* said Tyrone Roderick Williams, CEO of Fresno Housing.

[\[Read the full press release from the Boys & Girls Clubs of Fresno County\]](#)

---

## Beyond Housing Foundation Impact

The Beyond Housing Foundation supports Fresno Housing residents by funding programs that promote education, economic mobility, and health. These opportunities meet residents where they are, and empowers residents to thrive.





### 2025 Annual Wine Fest

On April 5, 2025, the Beyond Housing Foundation held its inaugural Wine Festival Fundraising event. Thank you to every sponsor, vendor, donor, and volunteer who helped raise funds to support education and workforce programming through the Beyond Housing Foundation.

[View event highlights in the photo gallery.](#)



### 2025 Economic Empowerment Summit

**Save the Date:** September 20, 2025

Join us for the second annual Economic Empowerment Summit on Saturday, September 20, 2025!

Discover practical strategies and resources to achieve financial stability and build a brighter future.

[Click here for more information](#)

When you make a donation to Beyond Housing Foundation, you are helping us provide opportunities to Fresno Housing residents— more than half who are under the age of 18. Together, we can continue to empower residents and support their goals

[Donate Today](#)

## Board & Leadership Announcements



*Yvonne Dickson*



*Michelle Vang*

Please welcome Yvonne Dickson and Michelle Vang, the newest Commissioners on the Fresno Housing City and County Boards of Commissioners.

[Meet all our Commissioners](#)





## Advocacy in Action: Speaking Out to Protect Housing

On May 16, Fresno Housing held a press conference to raise awareness about the devastating impact of the proposed federal budget, which could eliminate housing support for more than **11,000 households** across Fresno County. If enacted, these cuts would displace **over 5,500 families**, harm **1,300 local landlords**, and strip **\$72 million** from the local economy.

CEO Tyrone Roderick Williams joined families and landlords at Parc Grove Commons to urge federal leaders to reconsider.

“This is not just a funding cut—it’s a direct threat to the safety and stability of thousands of our neighbors.”

We remain committed to advocating for policies and investments that protect residents and preserve affordable housing.

[Learn more and get involved at fresnohousing.org/advocacy.](https://fresnohousing.org/advocacy)

[Watch the full press conference here](#)

## Careers with Purpose

We're hiring passionate professionals who want to help build thriving communities across Fresno County.

[Explore career opportunities at Fresno Housing](#)

## Media Contact

For story ideas, interviews, or coverage opportunities, please contact:

[Fresno Housing Communications Team](#)





