



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

Tuesday, September 16, 2025

5:00 PM

1331 Fulton Street

3rd Floor

Caucus Conference Room

FRESNO, CA, 93721



## September 2025-Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

1. Call to Order
2. Approval of agenda as posted (or amended)
3. Public Comment and Presentations
4. Potential Conflicts of Interest
5. Action
  - a. Consideration of the Minutes of Previous Executive Committee Meeting
    - Minutes of the Meeting - August 12, 2025
6. Discussion Matters
  - a. Governance
  - b. Administrative Matters
  - c. Executive Director Update
  - d. HCV Status and Events
  - e. Real Estate Development Update
  - f. Review of the Draft Board Agenda
7. Adjournment

**Meeting of the Minutes  
of the Executive Committee of the  
HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO**

**Tuesday, August 12, 2025**

**5:00 PM**

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of the City and County of Fresno, which met on August 12, 2025, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA, 93721.

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

**PRESENT:** Cary Catalano, Chair  
Sharon Williams, Chair  
Sophia Ramos, Vice Chair  
Emogene Nelson, Vice Chair  
Paul Idsvoog, Commissioner  
Tyrone Roderick Williams, Chief Executive Officer

**ABSENT:** Kyle Chaney, Commissioner

Also in Attendance: Craig Armstrong, General Counsel.

2. APPROVAL OF THE AGENDA AS POSTED

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

**MOTION PASSED:** 6-0

There were no public comments.

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

Executive Meeting Minutes  
Action Minutes: 8.12.2025  
Adopted:

5. ACTION ITEMS

**MOTION:** Vice Chair Ramos moved, seconded by Chair S. Williams to approve the Minutes of the Meeting for July 8, 2025.

**MOTION PASSED:** 6-0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tyrone Roderick Williams, CEO, presented the following item:

- CEO Tyrone Roderick Williams reported that new resident County Commissioner Jacklyn Heinrich was sworn in on August 12, 2025, and will attend the August 26 Board Meeting. Chair Catalano and Vice Chair Ramos will coordinate a welcome call.

b. Administrative Matters

- Michael Duarte, Chief Real Estate Officer, was appointed as the next Deputy Executive Director following a nationwide search. Current Deputy Executive Director Tammy Townsend will assist with the transition through October 1.
- Commissioner Retreat scheduled for September 6, 2025.
- Beyond Housing Scholarship Reception held August 12 at the Southwest Community College campus, recognizing 50 scholarship recipients and 97 additional academic awardees.
- HUD Regional Visit scheduled for August 21 with members of the new administration.
- Congressman Adam Gray scheduled to visit Huron on August 28.
- "Waterfall" Ceremonial Check Presentation scheduled at Fresno City Council meeting on August 28.
- Economic Empowerment Summit scheduled for September 20 at Clovis Community College. Tiffany B. Mangum, Senior Manager of Strategic Initiatives and Partnerships, reported that the new Youth Economic Summit will serve 100+ high school students with financial literacy programming, guest speakers, and a campus tour.

c. Executive Director Update

- Mr. Williams participated in a delegation of eight housing authority CEOs meeting with state leaders to advocate for housing authorities to have a role in the formation of the new state housing and homelessness agency.
- August is NAHRO Advocacy Month. Fresno Housing is participating by sending letters to state and federal partners highlighting the agency's impact and partnerships, and will continue active participation in this national effort.
- A draft of the proposed 2026 Meeting and Event Calendar was shared to align agency operations with board and committee schedules. Final confirmation will be sought next month.

d. HCV Status and Events

Brandy Woodard, Chief of Housing Choice Programs and Initiatives, presented on this item:

- Brandy Woodard, Chief of Housing Choice Programs and Initiatives, reported no new program updates for the Housing Choice Voucher (HCV) program.
- Two items will be included on the Joint Board Consent Agenda for approval: Amended Request for Project-Based Voucher Allocation at Avalon Phase II and 135 Osmun Street.

e. Real Estate Development Update

Christina Stokes – Johnson, Director of Real Estate Development presented on this item:

- Avalon Commons Phase 2 Tax credits awarded; Fresno Housing is currently negotiating with PNC Bank as the equity investor.
- Sanger Homeownership Homes (Section 32) HUD approvals received; five homes renovated; board approval will be requested for purchase and sale agreements for both the five Sanger homes and two Fresno homes.
- Heritage Estates: PG&E energized the property; house meters for Phase 1 expected by end of August.
- City NOFA Applications. Request to add to consent agenda three applications for the following properties: The Roos at Fulton Forum, Garland Gardens and DADA Lofts
- Architectural Services Davu Village (Parkside Inn): Request to add approval of an architectural agreement to the Consent Agenda.

f. Review of the Draft Board Agenda

- Jeff Cardell, Director of Human Resources Director presented the Artificial Intelligence Policy and the Employer Employee Organization Relations Rules. Both items were recommended for placement on the Consent Agenda.
- Christina Stokes-Johnson requested the addition of three City NOFA Applications (The Roos at Fulton Forum, Garland Gardens, and DADA Lofts) and the Architectural Services Agreement for Davu Village (Parkside Inn) to the Consent Agenda.
- Marc Bady, Chief Impact and Initiatives Officer, will provide an update on the Resident Empowerment Website as an informational item.
- The Fixed Asset Capitalization Policy was removed from Consent and postponed to the October Board Meeting.
- Christina Stokes-Johnson also presented the Purchase and Sale Agreements for Sanger and Fresno Homeownership Homes (Section 32 Program), recommended for the Action Agenda.
- Tammy Townsend reported on the PARS Post-Employment Benefit Trust, which was removed from Action and scheduled for further discussion at the Board Retreat, with Board action planned for September 23, 2025.

7. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned by chair Catalano at approximately 6:27 PM.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners

Executive Meeting Minutes  
Action Minutes: 8.12.2025  
Adopted: