



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

September 23, 2025

5:00 P.M.

1260 Fulton Street - Second Floor

Fresno, CA., 93721

Mosaic Conference Room



**September 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 - Presented by Tyrone Roderick Williams**

CEO Report - Presented by Tyrone Roderick Williams

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**b. Commissioner's Report**

**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 Meetings**

Approval of the minutes of the Board Meeting

Minutes of the Joint Meeting August 2025

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Board Retreat Minutes

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**b. Consideration of Loan Agreement Between the Housing Relinquished Fund Corporation and The California Endowment**

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City Resolution: Approval of HRFC and TCE Loan Agreement

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County Resolution - Approval of HRFC and TCE Loan Agreement

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**c. Consideration for Approval to Submit Application for Grant Funding to the American Academy of Dermatology's Shade Structure Program**

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# CEO REPORT

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

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

**DATE:** September 19, 2025

**BOARD MEETING:** September 23, 2025

**AGENDA ITEM:** 5. a.

**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. California Association of Housing Authorities Annual Retreat

Tyrone Roderick Williams attended the California Association of Housing Authorities annual retreat in Emeryville, CA. The purpose of the event was to share information and discuss the common challenges that housing authorities in the state are facing.

### 2. NAHRO National Conference

The NAHRO National Conference will be held on September 28 – 30 at the Phoenix Convention Center in Phoenix Arizona. Fresno Housing staff and commissioners will be attending the event.

### 3. All Staff Meeting

On Friday, October 17<sup>th</sup>, Fresno Housing will host its All Staff Meeting at Parc Grove Commons. The event will be held from 10:00 a.m. to 3:00 p.m. This annual fun-filled celebration provides an opportunity to highlight Agency accomplishments, acknowledge employee achievements and contributions.

## 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	67.76%
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	40%
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 Pending City of Fresno NOFA	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 Pending HCD HOME App Pending	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Garland Gardens	Pre-Development CTCAC App Pending Pending City of Fresno NOFA	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

Health and Wellness  
Cooking Matters

Fresno Metro Ministry will host their 6-week cooking and nutrition education course to learn smart shopping strategies and healthy cooking skills that can help residents prepare nutritious, low-cost meals and snacks at home. Participants meet for two hours, once a week, for six-weeks and take home a bag of groceries to practice their new cooking skills with recipes learned in each class.

Parc Grove Commons – Wednesdays in September 10:00am  
 The Arthur @ Blackstone – Wednesday in October at 10:00am  
 Renaissance at Santa Clara - Thursdays in October at 10:00am

**Human Trafficking Awareness**

Participants will learn what human trafficking is, how to recognize potential signs that someone may be a victim, and understand their critical role in reporting suspected trafficking. This training equips attendees with the knowledge and tools needed to make a meaningful difference in protecting vulnerable individuals and supporting community safety.

Avalon Commons - 9/25/25 10:00am  
 Yosemite Village - 9/24/25 12:30pm  
 Monarch at Chinatown - 9/23/25 10:00am

**Renaissance Health Fair**

Residents at Renaissance at Santa Clara will participate in a Health Fair designed to promote mental, physical, and emotional well-being. The event will be hosted along with partners such as Welbe Health, Pacific Clinics, Anthem Blue Cross and more! The health fair will include interactive booths, wellness screenings, and educational mini-workshops. The event will strengthen community awareness of local health services and encouraged residents to take proactive steps in managing their overall wellness.  
 Renaissance at Santa Clara - October 23<sup>rd</sup> at 12:00pm – 3:00pm

**Property Management**

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 08/01/2025-08/31/2025			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1453	55	95.87%
COUNTY OF FRESNO			
County of Fresno	1374	55	95.85%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	11	94.32%
Hold/In Construction	0	0	100%

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

Tuesday, August 26, 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, August 26, 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  
Valori Gallaher, Commissioner  
John Valdez, Commissioner  
Yvonne Dickson, Commissioner  
Jacklyn Heinrich, Commissioner  
Sophia Ramos, Vice Chair - *via teleconf.*; “just cause” (Gov. Code § 54953)

**COUNTY ABSENT:**

Kyle Chaney, Commissioner

**CITY PRESENT:**

Sharon Williams, Chair  
Isaiah Green, Commissioner  
Michelle Vang, Commissioner  
Paul Idsvoog, Commissioner  
Richard Burrell, Commissioner - *via teleconf.*; “just cause” (Gov. Code § 54953)

**CITY ABSENT:**

Ruby Yanez, Commissioner  
Emogene Nelson, Vice Chair

Also in attendance: Craig Armstrong, Baker, Manock & Jensen – General Counsel.

Joint Board Meeting  
Action Minutes: 8.26.25  
Minutes Adopted:

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

*Chair Catalano announced a correction to the agenda, stating that the Closed Session would be heard as the final item of business, with the Action Item renumbered accordingly.*

**CITY MOTION:** Commissioner Green moved, seconded by Commissioner Idsvoog to approve the agenda as corrected.

**MOTION PASSED (BY ROLL CALL VOTE):** 5-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Valdez to approve the agenda as corrected.

**MOTION PASSED (BY ROLL CALL VOTE):** 6-0

There were no public comments.

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

Two members of the public were present and addressed the meeting at this time.

1. Member of the Public, Juanita Jackson expressed appreciation for staff follow-up to concerns she raised at the previous meeting, noting positive communication with staff members. She thanked the Board for their responsiveness and shared that she hopes to encourage others to attend future meetings.
2. Member of the Public, Nikki Verdugo provided brief remarks regarding concerns with a service agreement and potential discrepancies, requesting accountability and possible further assistance.

Chair Catalano thanked the public speakers for their comments and encouraged continued engagement.

## **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:

Joint Board Meeting  
Action Minutes: 8.26.25  
Minutes Adopted:

- Mr. Williams announced that Michael Duarte, Chief of Real Estate and Property Management, will transition into the role of Deputy Executive Director effective October 3, 2025.
- Reported that on August 21, 2025, Fresno Housing hosted representatives from the HUD Regional Office to discuss the Governor’s new housing and homelessness plan and ongoing housing advocacy; the visit included a stop at the Yo’Ville Community Garden and Farm.
- Mr. Williams announced that on August 28, 2025, Congressman Adam Gray will visit Corazón del Valle Commons in Huron, followed by a ribbon cutting for the new Huron City Hall.
- Shared that on August 28, 2025, Fresno Housing would present a ceremonial check for \$216,247 to the Mayor and City Council, representing waterfall payments from three city-funded projects.
- Reminded commissioners of the upcoming Board Retreat on September 6, 2025, to be held at Sunnyside Country Club, from 8:30 AM to 4:30 PM, with interactive sessions and a celebratory activity following.
- Announced a major financing milestone: the California Endowment Board approved a \$10 million loan at 2% interest over 10 years, which will support Fresno Housing’s strategy to expand both new construction and acquisitions of existing housing developments.
- Mr. Williams shared the passing of former County Commissioner Mary Castro’s husband, Dr. Joseph Castro, on August 20, 2025, and expressed condolences on behalf of Fresno Housing.

b. Commissioners Report

- Vice Chair Ramos thanked the Board for accommodating her remote participation and shared that she was at home recovering from surgery. She reported attending National Night Out at Yosemite Village, where she observed community garden activities and youth engagement, and gave recognition to staff. She also attended a Resident Advisory Board (RAB) meeting, commended staff for providing strong information to residents, and expressed appreciation for the additional time spent explaining the homeownership program.
- Chair Catalano congratulated Michael Duarte on appointment as Deputy Director, noting his significant contributions and thanked fellow commissioners and staff for their continued commitment and emphasized the importance of the upcoming Board retreat

There were no public comments.

**6. CONSENT AGENDA**

- a. Governance:** Consideration of the Minutes of Previous Joint Board Meeting July 2025.

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

**MOTION PASSED (BY ROLL CALL VOTE):** 5-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Dixon to approve the minutes of the July Joint Board meeting.

**MOTION PASSED (BY ROLL CALL VOTE):** 6-0

Joint Board Meeting  
 Action Minutes: 8.26.25  
 Minutes Adopted:

## 7. INFORMATION ITEM

### a. **Quarterly Agency Goals Update** – Tyrone Roderick Williams, CEO presented on this item:

- Mr. Williams, presented the Quarterly Agency Goals Update. He reviewed progress on all 14 agency goals as outlined in the written report included in the board packet, noting highlights such as new funding applications, capital improvements at housing sites, and scholarship awards.

Public comment: General remark was received.

### b. **Resident Empowerment Website** – Marc’ Bady, Chief Impact and Initiatives Officer, and Kristine Morgan, Communications Manager presented on this item:

- Marc Bady and Ms. Christine Morgan presented the newly redesigned residentempowerment.org website (“Empowerment Hub”), highlighting its role as a central platform for residents to access programs, events, and services. The presentation included a demonstration of key features, accessibility improvements, and the rollout plan.

### c. **Economic Summit Update** – Tiffany B. Mangum, Senior Manager of Strategic Initiatives and Partnerships presented on this item:

- Tiffany presented an update on the upcoming Economic Empowerment Summit, scheduled for Saturday, September 20, 2025, at Clovis Community College, in partnership with Southwest Fresno Development Corporation. She noted that the Summit will include multiple educational tracks, a Spanish-language track, and a Youth Summit designed for approximately 100 students, in collaboration with local school districts.

There were no public comments.

### d. **Mid-Year Financial Report** – Nicole Diaz, Director of Finance and Accounting presented on this item:

- Nicole presented the Mid-Year Financial Report. She noted that revenues and expenses are generally aligned with the approved budget, with an unrestricted net income of approximately \$1 million at mid-year. She explained that the variance is primarily due to timing, and year-end results are expected to align with the 2025 budget.

There were no public comments.

## 8. ACTION

### a. **Authorization to Sell Seven Fresno Housing Home Ownership Program (HOP) Homes and Provide Gap Financing to eligible Home Buyers** – Sevag Jirian, Asset Manager, presented on this item.

- Sevag presented an update on the Fresno Housing Homeownership Program (HOP), including background on the program, HUD approval, rehabilitation of vacant homes in Sanger, and next steps for marketing and sales. Staff recommended authorization to sell seven homes (five in

Sanger, two in Fresno) and to provide gap financing in the form of forgivable second mortgages to eligible homebuyers.

**CITY MOTION:** Commissioner Vang moved, seconded by Commissioner Green to approve the Authorization to Sell Seven Fresno Housing Home Ownership Program (HOP) Homes and Provide Gap Financing to eligible Home Buyers

**MOTION PASSED (BY ROLLCALL VOTE):** 5-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Heinrich to approve the Authorization to Sell Seven Fresno Housing Home Ownership Program (HOP) Homes and Provide Gap Financing to eligible Home Buyers

**MOTION PASSED (BY ROLLCALL VOTE):** 6-0

Public Comment: A member of the public inquired about security measures for vacant homes.

**b. Agency 2026 Plan Update and Public Hearing**– Marc’ Bady, presented on this item.

- Marc’ provided an overview of the Agency 2026
- plan components (PHA Annual Plan, Administrative Plan, and ACOP), the project timeline, and summaries of completed Resident Advisory Board (RAB) meetings held August 6, 2025 (Public Housing 22 residents present) and August 7, 2025 (Housing Choice Voucher) 9 residents present). Upcoming RAB meetings were noted for September 3 and September 4, 2025. He also shared information on public comment opportunities available in person, via email, and by phone.

**Note:** The public hearing pursuant to 24 CFR § 903.17 was opened at 6:37 p.m. and closed at 6:39 p.m.

Public Comment: A member of the public offered general remarks

No action was required.

## **9. CLOSED SESSION**

The Boards adjourned into Closed Session immediately following the public portion of the meeting. There were no public comments.

**Note:** Upon reconvening in open session, General Counsel reported that there was no action to report from Closed Session.

Joint Board Meeting  
Action Minutes: 8.26.25  
Minutes Adopted:

## 10. 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

DRAFT

# FRESNO HOUSING BOARD RETREAT SUMMARY



**DATE:** September 6, 2025

**TIME:** 8:30 AM to 4:30 PM

**PLACE:** Sunnyside Country Club  
5704 E. Butler Avenue, Fresno 93727

The Board Retreat was conducted pursuant to a duly noticed agenda. A copy of the agenda is attached to this record. The retreat served as a workshop and discussion session. Commissioners and staff received information and engaged in strategic discussion.

**No actions were taken, and no votes were held.**

**Absent:**

Paul Idsvoog  
Michelle Vang  
Kyle Chaney

**Attendees**

Commissioners:

Cary Catalano - Chair	Sharon Williams - Chair	Jacklyn Heinrich
Sophia Ramos	Emogene Nelson	John Valdez
Valori Gallaher	Richard Burrell	Yvonne Dickson
Ruby Yanez	Isaiah Green	

**Staff:**

Craig Armstrong - General Counsel

Tyrone Roderick Williams - CEO	Tammy Townsend	Michael Duarte
Jeff Cardell	Christina Stokes-Johnson	Joseph Martinez
Carrie Casper	Tiffany B. Mangum	Marc' Bady
Brandy Woodard	Kristine Morgan	Anessa Leydig
Tracy Navarro	Hilda Reeves	Edgar Rodriguez
Nicole Diaz	Sheng Xiong	MaryHelen Caggianelli
Aurora Rodriguez		

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 9/23/2025  
**AGENDA ITEM:** 6.b  
**SUBJECT:** Consideration of Loan Agreement between the Housing Relinquished Fund Corporation and The California Endowment

**AUTHOR:** Nicole Diaz  
**DEPARTMENT:** Finance & Accounting  
**MEMO DATE:** 9/17/2025

## Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and approve a loan agreement between The California Endowment (TCE) and the Housing Relinquished Fund Corporation (HRFC), a non-profit, instrumentality of the Housing Authority of Fresno County and the Housing Authority of the City of Fresno. The California Endowment, a private, statewide health foundation, was established in 1996 to promote fundamental improvements in the health status of all Californians. In alignment with the mission of Fresno Housing, TCE’s mission is to promote social welfare by assisting low to moderate income housing projects.

TCE’s board has approved to make a Program Related Investment (PRI) into HRFC. A PRI is structured like a loan, which must be repaid, but also provides far more favorable terms than traditional financial institutions. The total loan amount would be \$10 million dollars, at 2% interest rate with interest-only payments on the unpaid principal balance from time to time and a term of up to 10 years. The loan will be used to support affordable housing developments in high opportunity areas and to finance mission-aligned affordable housing programmatic priorities of the City and County of Fresno.

## Recommendation

It is recommended that the Boards of Commissioners adopt a resolution authorizing Tyrone Roderick Williams, CEO/Executive Director, Tammy Townsend, Deputy Executive Director, Mike Duarte, Chief Real Estate Officer and/or his designee, to negotiate, finalize and execute the loan agreement between The California Endowment (TCE) and the Housing Relinquished Fund Corporation (HRFC).

## Fiscal Impact

The Loan is evidenced by a promissory note which, if executed, shall include a maximum principal amount of Ten Million Dollars (\$10,000,000.00), bearing interest at the rate of two percent (2%) per annum from the date thereof on the unpaid principal balance from time to time outstanding under the Note. Payments of interest only on the Note shall be made quarterly in arrears on the last day of March, June, September and December, and any accrued but unpaid interest shall be due on the Maturity Date. The outstanding principal balance of the Loan shall be due and payable in three installments:

- (a) The first installment of one-third of the principal amount outstanding as of the Origination End Date shall be due on the eighth anniversary of the Closing Date; and

## FRESNO HOUSING

(b) The second installment of the lesser of (i) one-third of the principal amount outstanding as of the Origination End Date and (ii) the principal balance outstanding shall be due on the ninth anniversary of the Closing Date (the "Maturity Date").

(c) The third installment of the lesser of (i) one-third of the principal amount of outstanding as of the Original End Date and (ii) the principal balance outstanding shall be due on the tenth anniversary of the Closing Date (the "Maturity Date").

### Background Information

In May 2021, Fresno Housing entered the \$3million and 5-year term loan agreement with California Endowment. Over the past years, TCE's PRI investment has helped Fresno Housing further our mission by accelerating the Agency's ability to deliver quality, affordable housing that is accessible to all individuals, regardless their race, ethnicity, physical or mental abilities, and/or income level. Over the course of the investment period, the TCE's investment, along with investment from The Kresge Foundation, has enabled Fresno Housing to accelerate real estate development activities.

Staff believes this is another incredible opportunity as the Agency continues its efforts to diversify its partners and funding sources.

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING A LOAN AGREEMENT BETWEEN HOUSING RELINQUISHED  
FUND CORPORATION AND THE CALIFORNIA ENDOWMENT FOR UP TO \$10 MILLION**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to expand the development and availability of long-term housing for low income persons residing in the City of Fresno, California (the "City"); and

WHEREAS, the goals of the Housing Relinquished Fund Corporation (the "Corporation"), an instrumentality of the Authority, include financing of development and provision of affordable housing units within Fresno County boundaries; and

WHEREAS, the mission of The California Endowment (the "Endowment") is to expand access to affordable, quality health care for underserved individuals and communities, and to promote fundamental improvements in the health status of all Californians; and

WHEREAS, the Corporation has requested a program-related investment loan from the Endowment to support affordable housing developments in high opportunity areas and to finance mission-aligned affordable housing programmatic priorities of the City and County of Fresno (the "Program"); and

WHEREAS, the Endowment desires to make the requested loan as part of its portfolio of program-related investments; and

WHEREAS, The Loan is evidenced by a promissory note which, if executed, shall include a maximum principal amount of Three Million Dollars (\$3,000,000.00), bearing interest at the rate of two percent (2%) per annum from the date thereof on the unpaid principal balance from time to time outstanding under the Note. Payments of interest only on the Note shall be made quarterly in arrears on the last day of March, June, September and December, and any accrued but unpaid interest shall be due on the Maturity Date. The outstanding principal balance of the Loan shall be due and payable in three installments:

(a) The first installment of one-third of the principal amount outstanding as of the Origination End Date shall be due on the eighth anniversary of the Closing Date; and

# RESOLUTION



(b) The second installment of the lesser of (i) one-third of the principal amount outstanding as of the Origination End Date and (ii) the principal balance outstanding shall be due on the ninth anniversary of the Closing Date (the "Maturity Date").

(c) The third installment of the lessor of (i) one-third of the principal amount of outstanding as of the Original End Date and (ii) the principal balance outstanding shall be due on the tenth anniversary of the Closing Date (the "Maturity Date").

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes a loan from the California Endowment to the Housing Relinquished Fund Corporation for up to \$10,000,000 and authorizes Tyrone Roderick Williams, the CEO/Executive Director, Tammy Townsend, Deputy Executive Director, Mike Duarte, Chief Real Estate Officer and/or their designee to negotiate and execute all agreements and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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

# RESOLUTION



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

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

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FUND CORPORATION AND THE CALIFORNIA ENDOWMENT FOR UP TO \$10 MILLION**

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WHEREAS, the goals of the Housing Relinquished Fund Corporation (the "Corporation"), an instrumentality of the Authority, include financing of development and provision of affordable housing units within Fresno County boundaries; and

WHEREAS, the mission of The California Endowment (the "Endowment") is to expand access to affordable, quality health care for underserved individuals and communities, and to promote fundamental improvements in the health status of all Californians; and

WHEREAS, the Corporation has requested a program-related investment loan from the Endowment to support affordable housing developments in high opportunity areas and to finance mission-aligned affordable housing programmatic priorities of the City and County of Fresno (the "Program"); and

WHEREAS, the Endowment desires to make the requested loan as part of its portfolio of program-related investments; and

WHEREAS, The Loan is evidenced by a promissory note which, if executed, shall include a maximum principal amount of Three Million Dollars (\$3,000,000.00), bearing interest at the rate of two percent (2%) per annum from the date thereof on the unpaid principal balance from time to time outstanding under the Note. Payments of interest only on the Note shall be made quarterly in arrears on the last day of March, June, September and December, and any accrued but unpaid interest shall be due on the Maturity Date. The outstanding principal balance of the Loan shall be due and payable in three installments:

(a) The first installment of one-third of the principal amount outstanding as of the Origination End Date shall be due on the eighth anniversary of the Closing Date; and

# RESOLUTION



(b) The second installment of the lesser of (i) one-third of the principal amount outstanding as of the Origination End Date and (ii) the principal balance outstanding shall be due on the ninth anniversary of the Closing Date (the "Maturity Date").

(c) The third installment of the lessor of (i) one-third of the principal amount of outstanding as of the Original End Date and (ii) the principal balance outstanding shall be due on the tenth anniversary of the Closing Date (the "Maturity Date").

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, CA hereby authorizes a loan from the California Endowment to the Housing Relinquished Fund Corporation for up to \$10,000,000 and authorizes Tyrone Roderick Williams, the CEO/Executive Director, Tammy Townsend, Deputy Executive Director, Mike Duarte, Chief Real Estate Officer, and/or their designee to negotiate and execute all agreements and ancillary documents in connection therewith.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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:** 09/23/2025  
**AGENDA ITEM:** 6c  
**SUBJECT:** Consideration for Approval to Submit Application for Grant Funding to the American Academy of Dermatology's (AAD) Shade Structure Program

**AUTHOR:** Janelle Miller  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 09/17/2025

## Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and approve the application submission for multiple grant funded shade structures through the AAD Shade Structure Program in an amount of up to \$48,000 for five (5) selected developments. Funding allocation will cover costs for a total of six (6) shade structures (with two shade structures dedicated for the Southeast Fresno RAD, LP).

The American Academy of Dermatology's (AAD) Shade Structure Program awards funds to schools, day-cares, parks, and other non-profit organizations for installing permanent shade structures where children learn and play. Each shade structure award is a maximum of \$8,000, which includes the cost for shade structure materials and installation. In addition to the grant, the AAD also provides a permanent sign to be placed near the shade structure featuring sun-safety tips. The AAD receives support for this program through donations from its members, outside organizations, and individuals.

Following are the list of selected properties proposed for inclusion in the application submission:

### Properties List

- Legacy Commons – Fresno Edison Apartments, LP/Fresno Edison Apartments II, LP
- Cedar Courts/Inyo Terrace – Southeast Fresno RAD, LP
- Viking Village – Viking Village Fresno RAD, LP
- Alegre Commons – The Villages at Barstow, LP
- Mariposa Commons – Fresno Mariposa Meadows, LP

The properties listed above are each owned by a limited partnership in which the Housing Authority of the City of Fresno is the administrative general partner. As the grant applicant must be a 501(c)(3), Staff is recommending that the Board authorize Silvercrest, Inc., an instrumentality of the Housing Authority, in its capacity as managing general partner of the above limited partnerships, to submit applications to the AAD Shade Structure Program for the proposed developments.

## Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution(s) approving the necessary actions to move forward with application submission to the American Academy of Dermatology:

## FRESNO HOUSING

1. Authorize Silvercrest, Inc., Managing General Partner of the proposed limited partnerships, to apply to the American Academy of Dermatology Shade Structure Grant Program in an amount up to \$48,000 for five (5) developments;
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 City of Fresno, CA; and
3. Provide for other matters related thereto.

### Fiscal Impact

There is no cost associated with submission to the American Academy of Dermatology.

### Background Information

The Shade Structure Grant Program is open to non-profit organizations that provide services, programs and curricula to children ages 18 and younger, and demonstrate a commitment to sun-safety and skin cancer prevention/awareness. Per the Shade Structure Grant Program, an example of outdoor locations that are eligible for grant funds can include playgrounds. The shaded area for many of the tot-lot playground structures at our developments is not adequate. Oftentimes, this playground equipment is rendered not useable by children during the hot summer months within our Fresno County jurisdiction due to temperatures that can reach over 100 degrees.

# RESOLUTION



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

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

**AUTHORIZATION TO SUBMIT APPLICATION FOR GRANT FUNDING TO THE AMERICAN ACADEMY  
OF DERMATOLOGY'S SHADE STRUCTURE PROGRAM**

WHEREAS, the Housing Authority of the City of Fresno, California ("the Authority") seeks to expand the development and availability of long-term housing for low- and moderate-income households residing in City of Fresno, California ("the County"); and,

WHEREAS, the Authority is the Administrative General Partner in the Limited Partnership of several selected developments within the City of Fresno, to include Fresno Edison Apartments, LP, Fresno Edison Apartments II, LP, Southeast Fresno RAD, LP, Viking Village Fresno RAD, LP, The Villages at Barstow, LP and Fresno Mariposa Meadows, LP, and,

WHEREAS, the American Academy of Dermatology (AAD) offers grant funding through a Shade Structure Program that awards funds to non-profit organizations for installing permanent shade structures where children learn and play, providing for a maximum of \$8,000 per structure, which includes the cost for shade structure materials and installation for a total of six (6) shade structures, and,

WHEREAS, the Authority seeks to secure up to \$48,000 in financing to provide shade structures for the playground areas at the above listed developments and promote sun-safety and skin cancer prevention, and,

WHEREAS, the Shade Structure Program requires that the Applicant for Grant Funding be designated a 501(c)(3), and,

WHEREAS, Silvercrest, Inc., a 501(c)(3) nonprofit, is the Managing General Partner of the above listed limited partnerships,

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorizes Silvercrest, Inc. to submit funding applications to the American Academy of Dermatology's Shade Structure Program for Fresno Edison Apartments, LP, Fresno Edison Apartments II, LP, Southeast Fresno RAD, LP, Viking Village Fresno RAD, LP, The Villages at Barstow, LP and Fresno Mariposa Meadows, LP, and further authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate and execute all documents in connection with the approved actions.

# RESOLUTION



PASSED AND ADOPTED THIS 23<sup>RD</sup> DAY OF September, 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:** 09/23/2025  
**AGENDA ITEM:** 6d  
**SUBJECT:** Garland Gardens– Approval to Accept a 9% CTCAC Award

**AUTHOR:** Brandon Gonzalez  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 09/16/2025

## Executive Summary

The purpose of this Board memo is to request approvals from the Board of Commissioners related to the rehabilitation of an affordable housing property being contemplated at 3726 N Pleasant Avenue Fresno, CA 93705 (APN: 433-220-39T), commonly known as Garland Gardens (the “Project”). The requested action includes approval to accept an award of 9% Low-Income Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee (CTCAC).

At the June, 2025 Board meeting, the Board authorized the submission of a 9% LIHTC application to CTCAC, as well as a financing commitment of \$3,000,000 in seller financing of the current \$6,000,000 appraised value. The Project is anticipated to be officially approved for a 9% award at the September 30, 2025 CTCAC meeting. Should the Board authorize acceptance of the CTCAC award, financial closing and construction start would be estimated to occur in March 2026. The funding would provide for significant interior and exterior improvements and construction of a new community building and central laundry facilities.

The LIHTC reservation equates to approximately \$15,553,145 in tax credit equity towards the redevelopment of the project. Once CTCAC issues the Preliminary Reservation Letter, FH has approximately 20 days to accept the award and concurrently commit to start construction within approximately 180 days from award. The deadline to accept the award is on or around October 20, 2025, and the 180-day readiness deadline is on or around March 29, 2025.

## Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution(s) approving the necessary actions to move forward with securing financing for the Garland Gardens project (APN 433-220-39T):

1. Authorize acceptance of a CTCAC 9% Low-Income Housing Tax Credit award;
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 City of Fresno, CA; and
3. Provide for other matters related thereto.

## Fiscal Impact

There is no anticipated fiscal impact on the Agency under this Board action.

# FRESNO HOUSING

## Background Information

Garland Gardens 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)

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF LOW-INCOME HOUSING TAX CREDITS  
AWARDED TO THE GARLAND GARDENS PROJECT (APN: 404-071-50T)**

**WHEREAS**, the Housing Authority of the City of Fresno, California (“the Authority”) seeks to expand the development and availability of long-term housing for low- and moderate-income households residing in City of Fresno, California (“the County”); and,

**WHEREAS**, on June 24th, 2025 the Board of Commissioners adopted a resolution approving the submission of a 9% Low-Income Housing Tax Credit (LIHTC) application for Garland Gardens to the California Tax Credit Allocation Committee; and

**WHEREAS**, on July 8th, 2025, the Agency submitted a funding application to the California Tax Credit Allocation Committee for LIHTCs for the rehabilitation of Garland Gardens; and

**WHEREAS**, on June 24<sup>th</sup>, 2025, the Authority received approval to provide Seller Financing of up to \$3,000,000 to facilitate the sale of the Garland Gardens Property; and

**WHEREAS**, the Garland Gardens development received a Preliminary Reservation Letter for 9% LIHTCs from the California Tax Credit Allocation Committee and the Authority desires to accept the award;

**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, and/or their designee, to accept a 9% LIHTC award from CTCAC and to negotiate and execute all documents in connection with the approved actions.

**PASSED AND ADOPTED THIS 23rd DAY OF September, 2025.** I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

# RESOLUTION



**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:** 09/23/2025  
**AGENDA ITEM:** 6 e  
**SUBJECT:** Consideration of a Side Letter Agreement with SEIU Amending the Memorandum of Understanding.

**AUTHOR:** Jeff Cardell  
 Director of Human Resources  
**DEPARTMENT:** Human Resources  
**MEMO DATE:** 09/17/2025

### Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and approve amendment of the Memorandum of Understanding (MOU) between Service Employees International Union (SEIU) and the Agency through a Side Letter Agreement. The Side Letter Agreement modifies the medical benefits provisions of the MOU.

### Recommendation

It is recommended that the Boards of Commissioners approve the attached resolutions and Side Letter Agreement to the MOU with SEIU.

### Fiscal Impact

It is estimated that the Agency contribution towards health insurance will increase by approximately \$130,000 in 2026, dependent upon any enrollment changes.

### Background Information

The Agency provides health insurance benefits for all full and part time employees that includes medical, prescription, dental and vision coverage. The MOU with SEIU contains a provision regarding employee and employer portions of medical premiums. In November 2024, the Boards approved a side letter agreement with the Union because the MOU provision regarding medical premiums was no longer applicable since CalPERS became the provider of medical and prescription insurance effective January 2025. In large part this is because CalPERS maintains a three-tier medical premium structure instead of our prior four-tier structure.

Agency staff met with SEIU representatives and reached an agreement on modification of the following terms of the MOU which are consistent with the amendment for the 2025 plan year:

- For the 2026 plan year the employee and employer portions of the medical premiums are:
 

Employee Only	90% Employer, 10% Employee
Employee Plus One Dependent	80% Employer, 20% Employee
Employee Plus Two or More Dependents	70% Employer, 30% Employee

Side Letter Agreement  
Between  
Service Employees International Union (SEIU) and Fresno Housing

Fresno Housing and SEIU representatives have met and conferred in good faith and have agreed, to the following regarding health insurance premium cost sharing for the 2026 plan year.

Effective, January 1, 2026 and throughout the Health Insurance Plan Year, the Agency will pay 90% of employee only medical insurance premium, 80% of the employee plus one medical insurance premium and 70% of the employee plus two or more medical insurance premium for each of the CalPERS Health Plans available. Employees will pay the remaining 10% of the employee only medical insurance premium, 20% of the employee plus one premium and 30% of the employee plus two or more medical insurance premium through payroll deduction.

SEIU

  
Richard Streets

DATE: 9-10-25

  
Anthony Esparza

DATE: 9-10-25

FRESNO HOUSING

  
Jeff Cardell

DATE: 9/10/25

# RESOLUTION



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

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

**RESOLUTION TO APPROVE THE SIDE LETTER AGREEMENT BETWEEN FRESNO HOUSING AND THE  
SERVICE EMPLOYEES' INTERNATIONAL UNION**

WHEREAS, the Board of Commissioners approved the Memorandum of Understanding (MOU) between the Housing Authority and Service Employees International Union in January 2023; and

WHEREAS, the authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached an agreement regarding health insurance premium cost sharing for the 2026 plan year through a Side Letter Agreement;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby approve the Side Letter Agreement.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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 BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITIES OF THE COUNTY OF FRESNO**

**RESOLUTION TO APPROVE THE SIDE LETTER AGREEMENT BETWEEN FRESNO HOUSING AND THE  
SERVICE EMPLOYEES' INTERNATIONAL UNION**

WHEREAS, the Board of Commissioners approved the Memorandum of Understanding (MOU) between the Housing Authority and Service Employees International Union in January 2023; and

WHEREAS, the authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached an agreement regarding health insurance premium cost sharing for the 2026 plan year through a Side Letter Agreement;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby approve the Side Letter Agreement.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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:** 9/23/2025  
**AGENDA ITEM:**  
**SUBJECT:** Consideration of Resolutions to Assign Designees and Authorize Officers/Employees to Conduct Business on Behalf of Fresno Housing

**AUTHOR:** Nicole Diaz  
 Director of Finance & Accounting  
**DEPARTMENT:** Finance & Accounting  
**MEMO DATE:** 9/16/2025

### Executive Summary

The purpose of this memo is to request approval from the Boards of Commissioners to assign designees and authorize officers/employees to conduct business on behalf of Fresno Housing. The By-Laws of the Housing Authority of the City of Fresno and Fresno County state that the CEO/Executive Director shall keep in safe custody the seal of the Authority and shall have the power to affix such seal to all contracts and instruments to be executed by the Board of Commissioners. As Secretary and Treasurer of the Boards, the CEO/Executive Director executes documents, contracts and other instruments, as authorized by the Boards of Commissioners. At times, the duties of the CEO prevent them from being present to execute contracts and other instruments in a timely manner. Its essential to the business of Fresno Housing to assign designees and authorize officers to conduct business on behalf of Fresno Housing. All actions and duties completed by, delegated to or assigned by the CEO must conform with the Board-approved Internal Control Policy, Delegation of Purchasing Authority Policy, Conflict of Interest Policy, and any other applicable federal, state and local laws, rules and/or regulations.

### Recommendation

It is recommended that the Boards of Commissioners adopt the attached resolutions approving the following designee(s) to conduct business on behalf of Fresno Housing.

Activity Type	Current Authorizations	Proposed Authorizations
Executing Documents, Contracts, and other instruments	- CEO/Executive Director - Chief Real Estate Officer - Deputy Executive Director	- CEO/Executive Director - Deputy Executive Director

## FRESNO HOUSING

Conducting Banking Activities & Check Signing	- CEO/ Executive Director - Deputy Executive Director - Chief Real Estate Officer	- CEO/ Executive Director - Deputy Executive Director
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### Fiscal Impact

There is no fiscal impact.

# RESOLUTION



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

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

**CONSIDERATION OF RESOLUTIONS TO ASSIGN DESIGNEES AND AUTHORIZE OFFICERS/  
EMPLOYEES TO CONDUCT BUSINESS ON BEHALF OF FRESNO HOUSING**

WHEREAS, the By-Laws stated that the CEO/Executive Director of both the Housing Authority of the City of Fresno and Fresno County shall keep in safe custody the seal of the Authority and shall have the power to affix such seal to all contracts and instruments to be executed by the Board of Commissioners; and

WHEREAS, the Board of Commissioners acknowledge that, at time, the CEO/Executive Director's duties prevent him from being present to execute contracts, deeds and other instruments in a timely manner.

WHEREAS, the Board of Commissioners acknowledge the need for a Designee(s) to be assigned on behalf of the CEO/Executive Director for such purposes as executing contracts and other instruments at the direction of the CEO/Executive Director when the CEO/Executive Director is unavailable to sign such documents.

NOW THEREFORE, BE IT RESOLVED that in the absence of the CEO/Executive Director, Tyrone Roderick Williams and the Deputy Executive Director, Michael Duarte, are hereby authorized, at the direction of the CEO/Executive Director, to execute documents, contracts and other instruments.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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 BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF FRESNO**

**RESOLUTION AUTHORIZING OFFICERS/EMPLOYEES  
TO ENTER INTO BANKING RELATIONSHIPS AND TRANSACT BUSINESS OF THE HOUSING  
AUTHORITY ALONG WITH OR ON BEHALF OF THE CEO/EXECUTIVE DIRECTOR**

WHEREAS, the Housing Authority of the City of Fresno periodically needs to enter into banking relationships with various financial institutions and transact the business of the Agency:

NOW THEREFORE, be it resolved as follows:

1. That any two (2) of the following officers of this organization: Tyrone Roderick Williams, CEO/Executive Director and Michael Duarte, Deputy Executive Director are together authorized to enter into deposit accounts, checking accounts, credit card accounts, cash management and service agreement(s) with financial institutions on behalf of this organization and to designate from time to time who may sign checks and otherwise give instructions regarding this organization's funds and accounts.
2. That any two (2) of the following officers of this organization: Tyrone Roderick Williams, CEO/Executive Director and Michael Duarte, Deputy Executive Director together are authorized to execute the bank documents necessary to establish and maintain facsimile signature agreements for the bank accounts.
3. That the accounts affected by this resolution are those at Wells Fargo, U.S. Bank, PNC Bank and other financial institutions legally appropriate to conduct the business of this organization.

# RESOLUTION



4. That two (2) signatures will be required to negotiate checks. At least one of those signatures must be Tyrone Roderick Williams, CEO/Executive Director. The second signature may be that of the Deputy Executive Director, Michael Duarte.

This authorization shall remain in full force and effect for the individuals who officially hold these positions at the Housing Authority of the City of Fresno.

PASSED AND ADOPTED THIS 23rd day of September, 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 BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF FRESNO**

**CONSIDERATION OF RESOLUTIONS TO ASSIGN DESIGNEES AND AUTHORIZE OFFICERS/  
EMPLOYEES TO CONDUCT BUSINESS ON BEHALF OF FRESNO HOUSING**

WHEREAS, the By-Laws stated that the CEO/Executive Director of both the Housing Authority of the City of Fresno and Fresno County shall keep in safe custody the seal of the Authority and shall have the power to affix such seal to all contracts and instruments to be executed by the Board of Commissioners; and

WHEREAS, the Board of Commissioners acknowledge that, at time, the CEO/Executive Director's duties prevent him from being present to execute contracts, deeds and other instruments in a timely manner.

WHEREAS, the Board of Commissioners acknowledge the need for a Designee(s) to be assigned on behalf of the CEO/Executive Director for such purposes as executing contracts and other instruments at the direction of the CEO/Executive Director when the CEO/Executive Director is unavailable to sign such documents.

NOW THEREFORE, BE IT RESOLVED that in the absence of the CEO/Executive Director, Tyrone Roderick Williams and the Deputy Executive Director, Michael Duarte, are hereby authorized, at the direction of the CEO/Executive Director, to execute documents, contracts and other instruments.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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 BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF FRESNO**

**RESOLUTION AUTHORIZING OFFICERS/EMPLOYEES  
TO ENTER INTO BANKING RELATIONSHIPS AND TRANSACT BUSINESS OF THE HOUSING  
AUTHORITY ALONG WITH OR ON BEHALF OF THE CEO/EXECUTIVE DIRECTOR**

WHEREAS, the Housing Authority of Fresno County periodically needs to enter into banking relationships with various financial institutions and transact the business of the Agency:

NOW THEREFORE, be it resolved as follows:

1. That any two (2) of the following officers of this organization: Tyrone Roderick Williams, CEO/Executive Director and Michael Duarte, Deputy Executive Director are together authorized to enter into deposit accounts, checking accounts, credit card accounts, cash management and service agreement(s) with financial institutions on behalf of this organization and to designate from time to time who may sign checks and otherwise give instructions regarding this organization's funds and accounts.
2. That any two (2) of the following officers of this organization: Tyrone Roderick Williams, CEO/Executive Director and Michael Duarte, Deputy Executive Director together are authorized to execute the bank documents necessary to establish and maintain facsimile signature agreements for the bank accounts.
3. That the accounts affected by this resolution are those at Wells Fargo, U.S. Bank, PNC Bank and other financial institutions legally appropriate to conduct the business of this organization.

# RESOLUTION



4. That two (2) signatures will be required to negotiate checks. At least one of those signatures must be Tyrone Roderick Williams, CEO/Executive Director. The second signature may be that of the Deputy Executive Director, Michael Duarte.

This authorization shall remain in full force and effect for the individuals who officially hold these positions at the Housing Authority of Fresno County.

PASSED AND ADOPTED THIS 23rd day of September, 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:** 9/23/2025  
**AGENDA ITEM:**  
**SUBJECT:** Update on the 2026 Federal Budget

**AUTHOR:** Nicole Diaz  
Director of Finance & Accounting  
**DEPARTMENT:** Finance & Accounting  
**MEMO DATE:** 9/17/2025

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## Executive Summary

The purpose of this memo is to inform the Boards of Commissioners that staff will be presenting information regarding the 2026 Federal budget.

## Recommendation

No action is necessary. This item is informational only.



# 2026 Budget Development

*September 23, 2025*



**FRESNO HOUSING** **85** YEARS



# Agenda

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- Federal Budget Update
- Federal Budgeted Funding Level
- Agency Budget Timeline
- Two Year Forecasting and Two Scenarios
- Next Steps



# Federal Budget Update

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- Federal budget year begins on October 1<sup>st</sup>
- 2026 Federal Budget has yet to receive approval from Congress
- Continuing Resolution (CR) must be approved by October 1<sup>st</sup> in order to prevent a Federal government shutdown

## **Historical Context:**

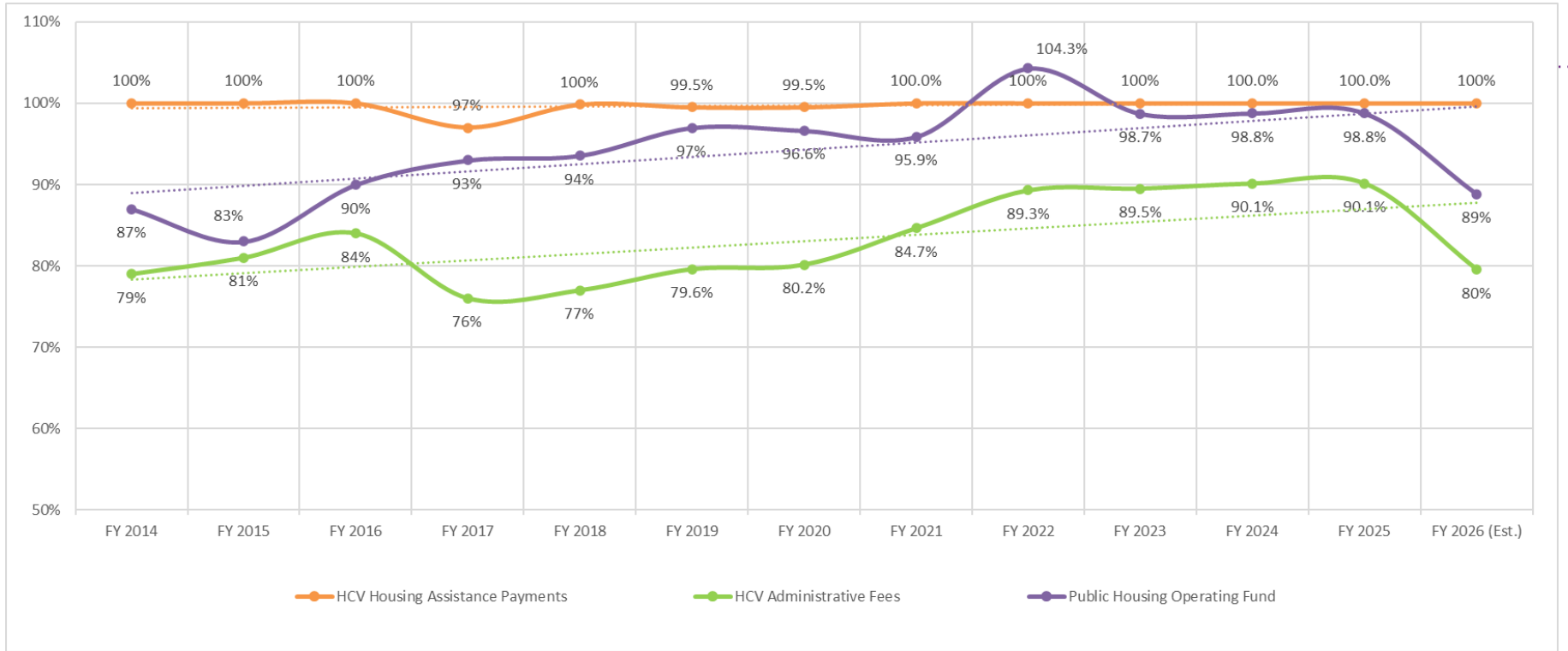
2023 Federal budget: 3 CR and was approved on 12/29/22

2024 Federal budget: 4 CR and approved on 3/23/24

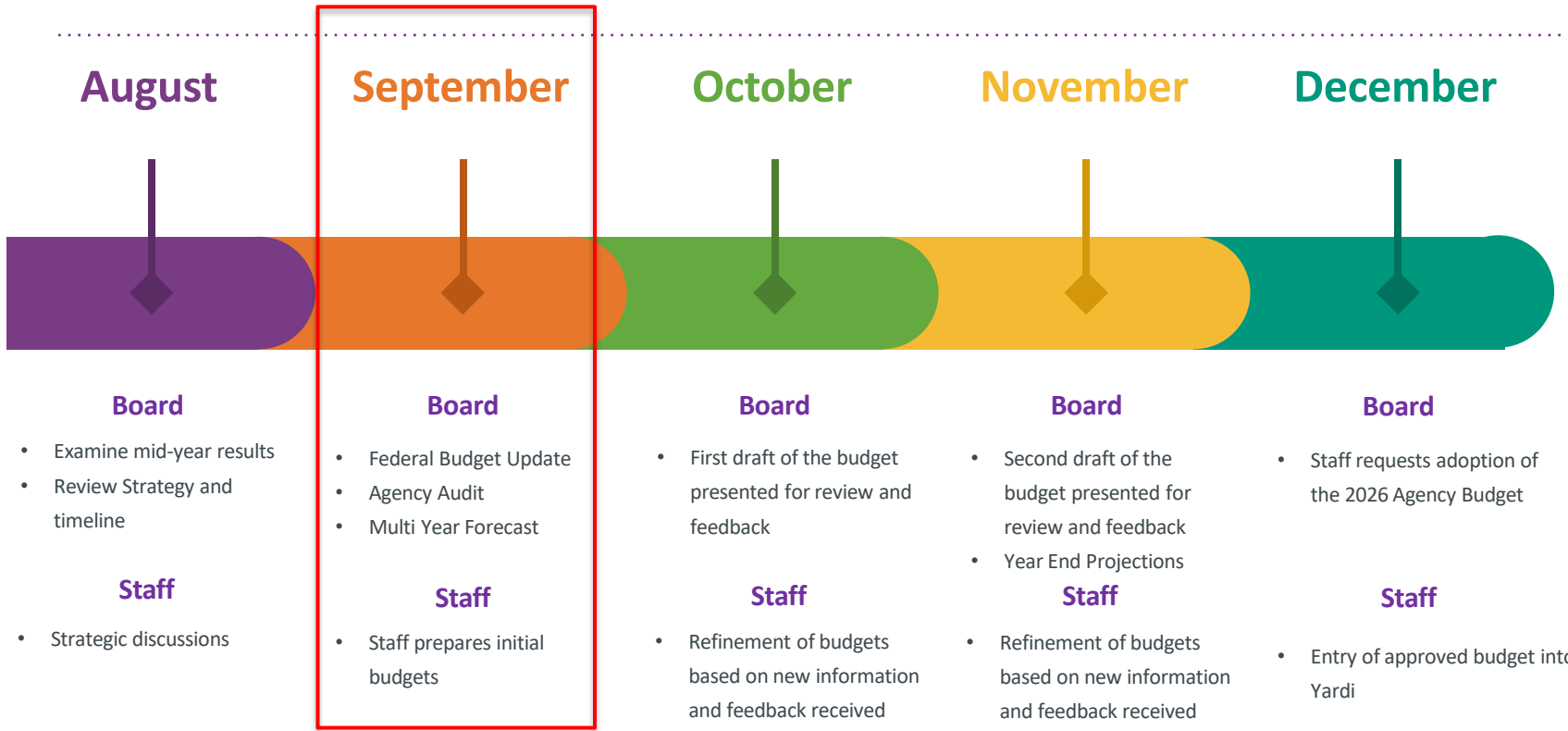
2025 Federal budget: 1 CR and approved on 3/15/2025

**Conclusion:** Operating with Continuing Resolutions instead of approved federal budgets has become normalized

# 2026 Federal Budgeted Funding Levels



# 2026 Budget Development Timeline



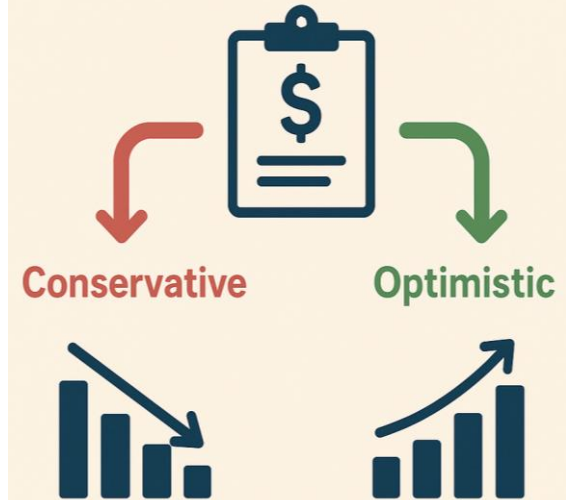
**Note:**  
Mixed Finance Budgets come to the Boards in January

# Fresno Housing Early Budget Development Strategy

- Uncertainty requires flexibility
  - Unknown Federal Budget
  - Upcoming Labor Negotiations
- For September: Two Scenarios
  - One more Conservative
  - One more Optimistic
- Designed to show the possible range of budget scenarios the Agency is facing

## BUDGET STRATEGIES

Two options for flexible planning



# Fresno Housing Early Budget Development Strategy

- Common Assumptions in both Scenarios:
  - Includes step increases for represented employees as required in the Agency MOU
  - No merit increases, maintain suspended vacation buyout
  - 7.74% increase in benefit costs (pension and medical)
  - Elimination of 13 (unfilled) positions from 2025 budget
  - Property Insurance planned at a 33% increase
  - Developer fee assumptions:
    - 2026: \$3.5 million
    - 2027: \$2.1 million
  - Important: Both Strategies utilize \$1.5 of HCV reserves in 2026
    - *This is a one-time opportunity for the Agency*



# Updated Two Year Budget Forecast:

## 2 Year Forecasting Based on Known Assumptions

OPERATING BUDGET	2026	2027
TOTAL INCOME	46,568,339	45,644,251
TOTAL EXPENSES	46,638,615	47,710,379
<b>NET OPERATING INCOME</b>	<b>(70,277)</b>	<b>(2,066,128)</b>
TOTAL NON-OPERATING EXPENSES	1,281,213	1,285,183
<b>NET INCOME</b>	<b>(1,351,489)</b>	<b>(3,351,311)</b>
<b>UNRESTRICTED NET INCOME</b>	<b>(2,254,303)</b>	<b>(4,316,167)</b>
HCV Admin Fees Reserve	1,500,000	-
<b>UPDATED UNRESTRICTED NET INCOME</b>	<b>(754,303)</b>	<b>(4,316,167)</b>

## Scenario 1

### Assumption:

- HCV Administrative Fee Proration **80%** and Lease up Rate Assumptions
- **80%** represents the mid point in the House and Senate proposed budgets

\*2026 Budget numbers are subject to change

## Updated Two Year Budget Forecast: 2 Year Forecasting Based on Known Assumptions

OPERATING BUDGET	2026	2027
TOTAL INCOME	47,419,443	46,512,378
TOTAL EXPENSES	46,780,466	47,855,067
<b>NET OPERATING INCOME</b>	<b>638,977</b>	<b>(1,342,689)</b>
TOTAL NON-OPERATING EXPENSES	1,281,213	1,285,183
<b>NET INCOME</b>	<b>(642,235)</b>	<b>(2,627,872)</b>
<b>UNRESTRICTED NET INCOME</b>	<b>(1,545,049)</b>	<b>(3,592,728)</b>
HCV Admin Fees Reserve	1,500,000	-
<b>UPDATED UNRESTRICTED NET INCOME</b>	<b>(45,049)</b>	<b>(3,592,728)</b>

## Scenario 2

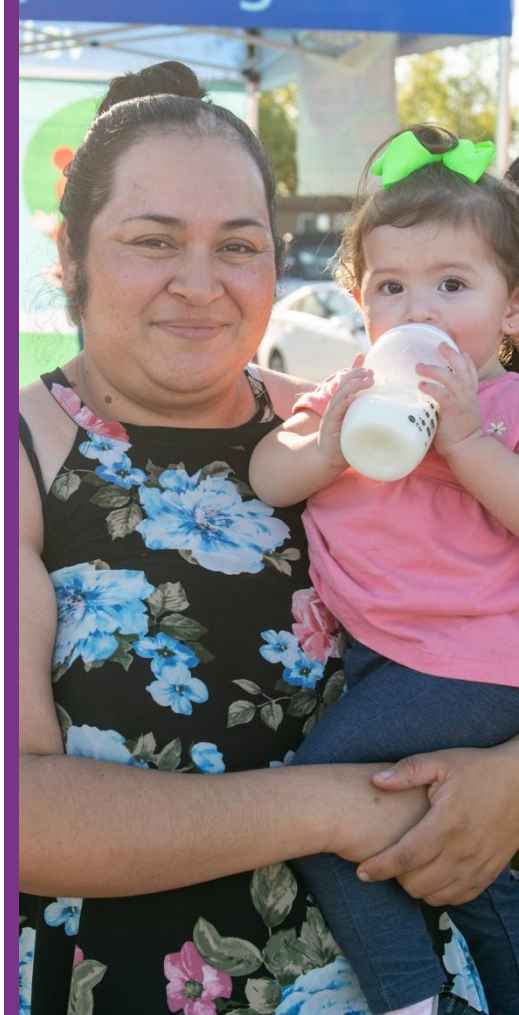
### Assumption:

- HCV Administrative Fee Proration 85% and Lease up Rate Assumptions
- 85% represents the approximate level budgeted for 2025

*\*2026 budget numbers are subject to change*

# Next Steps: October

- Presented today is a “top down” multi-year budget
  - This means the budget was developed at the top “Agency” level by the finance team
- Department Staff is currently working on individual “bottom’s Up” budgets
  - This means the budgets are being worked on by individual managers and will be rolled up to create an Agency budget
- At the October Board meeting:
  - Staff to present any available updates on the Federal Budget
  - Staff to present Agency’s 1<sup>st</sup> Draft of Budget for feedback



**Questions or Comments?**

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 09/23/2025  
**AGENDA ITEM:** 7b  
**SUBJECT:** Real Estate Development Update

**AUTHOR:** Christina Stokes-Johnson  
Director  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 09/17/2025

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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

*September 23, 2025*



# Agenda

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- Avalon Commons Phase II
- The Roos @ Fulton Forum
- Garland Gardens
- Davu Village (fka Parkside Inn)
- Cordillera Commons Phase I
- California Endowment
- Heritage Estates

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 9/23/2025  
**AGENDA ITEM:**  
**SUBJECT:** Consideration to Receive and File the 2024 Comprehensive Annual Financial Reports for the Housing Authority of the City of Fresno

**AUTHOR:** Nicole Diaz  
 Director of Finance & Accounting  
**DEPARTMENT:** Finance & Accounting  
**MEMO DATE:** 9/17/2025

## Executive Summary

The purpose of this memo is to present the Comprehensive Annual Financial Reports of the Housing Authority of the City of Fresno for the year ending December 31, 2024, and ask the Boards of Commissioners to receive and file the audit results.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and internal controls. During the course of the audit, CohnReznick identified no material weaknesses and no significant deficiencies over financial reporting and compliance.

Noteworthy changes from 2023 to 2024 can be found in Management’s Discussion and Analysis (MD&A) of the attached audit report. Ahamadou Bocar, Jacky Tang and Rani Pooja, with CohnReznick, will also be in attendance at the September Board meeting to present a summary of the audit and answer any questions the Board of Commissioners may have.

## Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno to receive and file the Comprehensive Annual Financial Reports for the year ending December 31, 2024.

## Fiscal Impact

There is no fiscal impact.

## Background Information

The audit was conducted by CohnReznick in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF FRESNO TO RECEIVE  
AND FILE THE AUDITED FINANCIAL STATEMENTS FOR YEAR ENDED DECEMBER 31, 2024**

WHEREAS, the Housing Authority of the City of Fresno retained CohnReznick to conduct the annual audit of the financial statements for the period ending December 31, 2024 and

WHEREAS, CohnReznick has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2024.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of SEPTEMBER 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Tyrone Roderick Williams  
Secretary of the Boards of Commissioners



# 2024 Audit Results

*September 23, 2025*



**FRESNO HOUSING** **85** YEARS



# Overview

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- Audit Process
- Financial Trend
- Auditor Presentation
- Findings and Recommendations Summary
  - *Agency Audits (FH-City and FH-County)*
  - *Mixed Finance Properties ( Limited Partnerships)*

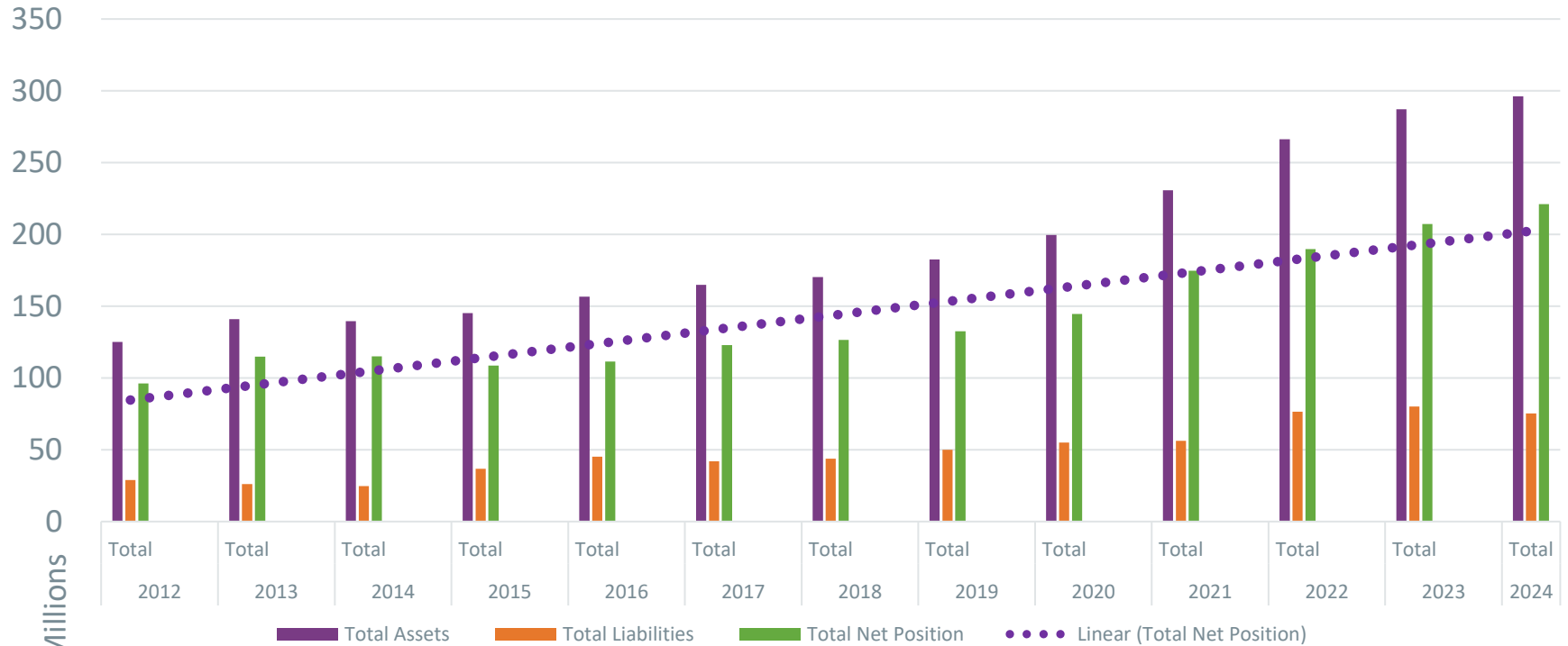
# Audit Process

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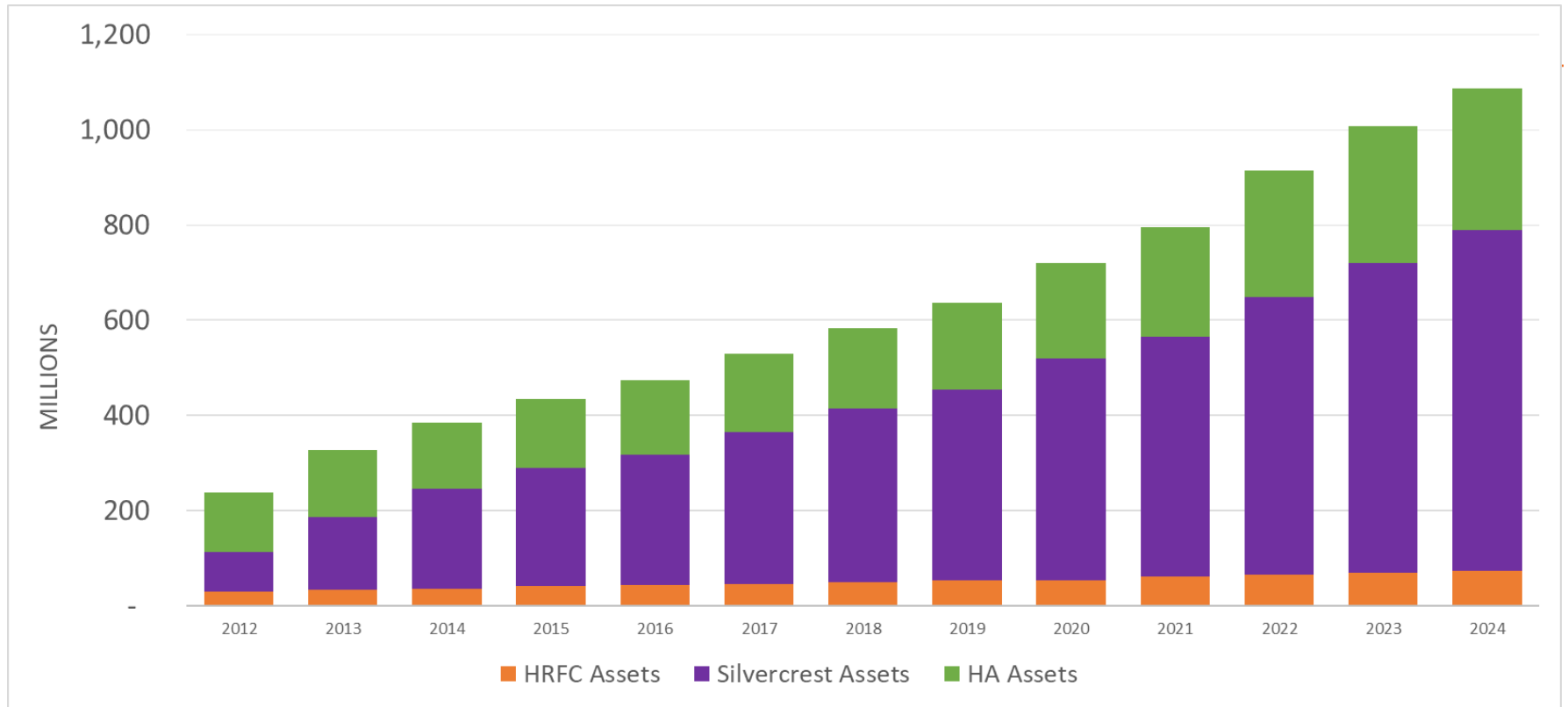
- December 3, 2024
  - Entrance Interview with Audit Committee
- December 2024 through August 2025
  - Auditors perform internal control testing, Compliance and Financial Testing
- September 16, 2025
  - Exit Interview with Audit Committee
- September 23, 2025
  - Auditors report results to the Board and management



# Financial Trend (FH-City and FH- County)



# Asset Trend (FH, Silvercrest and HRFC Combined)



# Fresno Housing Authority

## Board Presentation

"CohnReznick" is the brand name under which CohnReznick LLP and CohnReznick Advisory LLC and their respective subsidiaries provide professional services. CohnReznick LLP and CohnReznick Advisory LLC (and their respective subsidiaries) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations and professional standards. CohnReznick LLP is a licensed CPA firm that provides attest services to its clients. CohnReznick Advisory LLC provides tax and business consulting services to its clients. CohnReznick Advisory LLC and its subsidiaries are not licensed CPA firms.



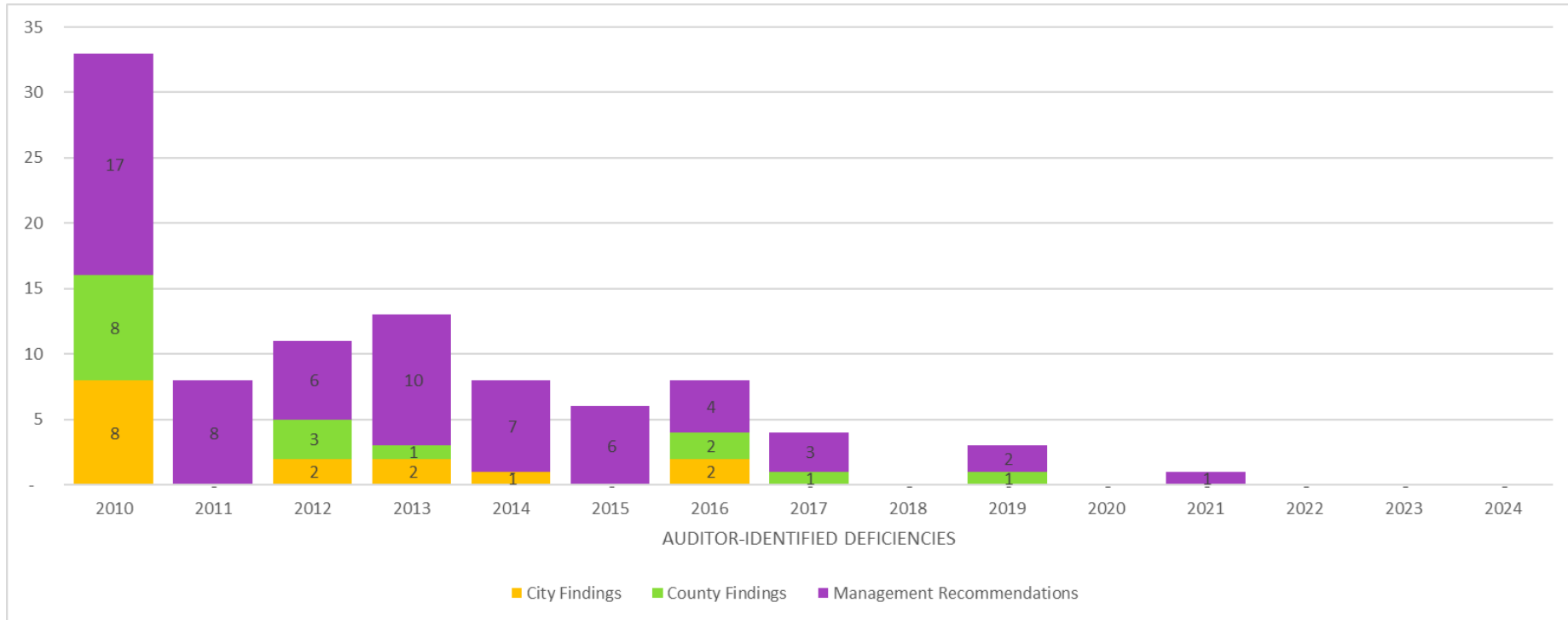
# Audit Results

## Unmodified opinion – clean opinion

- Communication with those charges with governance
  - No material weakness or significant deficiency
  - Adoption of GASB Statement No. 100, "Accounting Changes and Error Corrections" and Statement No. 101, "Compensated Absences"
  - No auditor adjustments

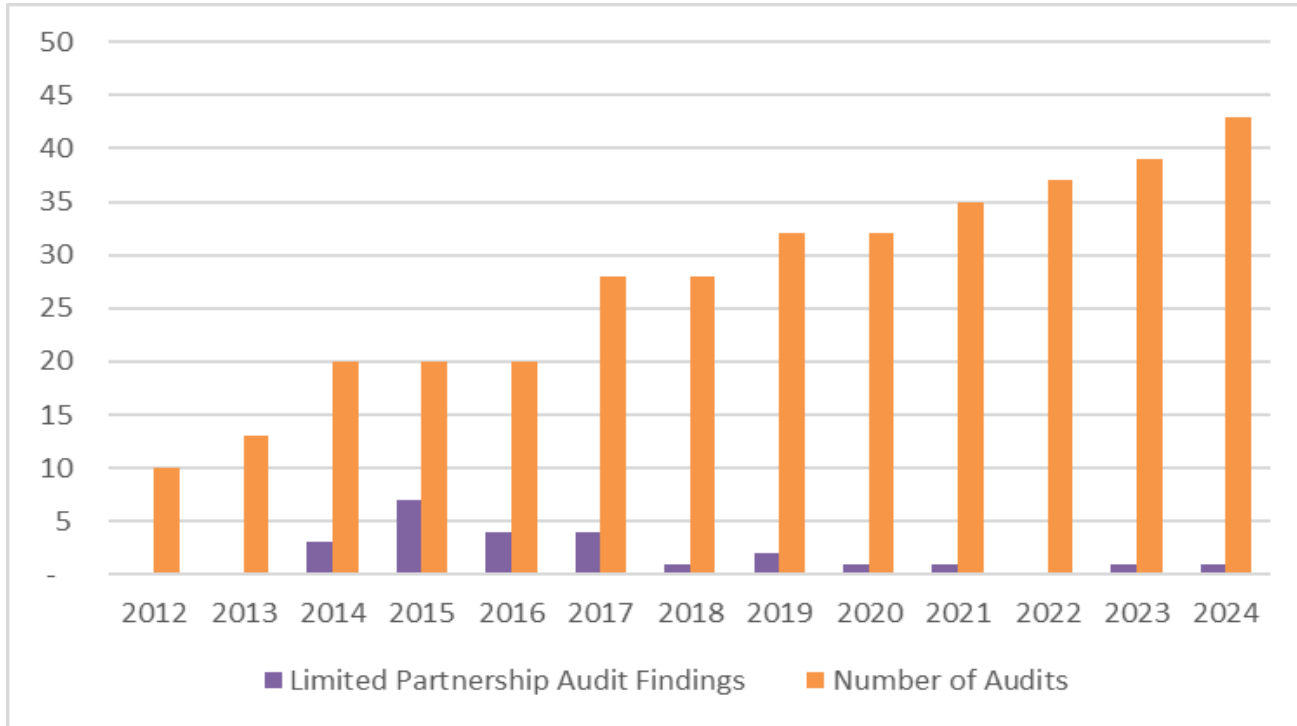
# Findings and Recommendations Summary

## *FH-City and FH- County*



# Findings and Recommendations Summary

## *Mixed Finance Properties (Limited Partnerships)*



**Comments or Questions?**

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 9/23/2025  
**AGENDA ITEM:**  
**SUBJECT:** Consideration to Receive and File the 2024 Comprehensive Annual Financial Reports for the Housing Authority of the Fresno County

**AUTHOR:** Nicole Diaz  
 Director of Finance & Accounting  
**DEPARTMENT:** Finance & Accounting  
**MEMO DATE:** 9/17/2025

## Executive Summary

The purpose of this memo is to present the Comprehensive Annual Financial Reports of the Housing Authority of Fresno County for the year ending December 31, 2024, and ask the Boards of Commissioners to receive and file the audit results.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and internal controls. During the course of the audit, CohnReznick identified no material weaknesses and no significant deficiencies over financial reporting and compliance.

Noteworthy changes from 2023 to 2024 can be found in Management’s Discussion and Analysis (MD&A) of the attached audit report. Ahamadou Bocar, Jacky Tang and Rani Pooja, with CohnReznick, will also be in attendance at the September Board meeting to present a summary of the audit and answer any questions the Board of Commissioners may have.

## Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County to receive and file the Comprehensive Annual Financial Reports for the year ending December 31, 2024.

## Fiscal Impact

There is no fiscal impact.

## Background Information

The audit was conducted by CohnReznick in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

# RESOLUTION



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

**BEFORE THE BOARDS OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRENO COUNTY**

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF FRESNO COUNTY TO RECEIVE AND  
FILE THE AUDITED FINANCIAL STATEMENTS FOR YEAR ENDED DECEMBER 31, 2024**

WHEREAS, the Housing Authority of Fresno County retained CohnReznick to conduct the annual audit of the financial statements for the period ending December 31, 2024 and

WHEREAS, CohnReznick has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2024.

PASSED AND ADOPTED THIS 23<sup>rd</sup> day of SEPTEMBER 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ABSTAIN:

\_\_\_\_\_

# RESOLUTION



Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 09/24/2025  
**AGENDA ITEM:** 8c  
**SUBJECT:** Consideration to Approve the Submission of the 2026 Agency Plans

**AUTHOR:** Marc' Bady  
Chief Impact Officer  
**DEPARTMENT:** All Agency  
**MEMO DATE:** 09/17/2025

## Executive Summary

The purpose of this memo is to request the Boards of Commissioners' approval to submit the 2026 Agency Plans which include the Annual Plan, Administrative Plan, and the Admissions & Continued Occupancy Plan (ACOP) for the Housing Authority of the City of Fresno and the Housing Authority of Fresno County to the U.S. Department of Housing and Urban Development (HUD). These documents must be approved by the Boards of Commissioners and submitted to HUD at least 75 days before the end of the Agency's fiscal year, which is no later than October 18, 2025. Public comments were welcomed via mail, email, online, in person and by phone. The direct email address and phone number was made available to all FH residents by public notice, and also available on our website.

As reported to the Boards of Commissioners in July and August, staff has been working internally along with the Resident Advisory Board (RAB) to incorporate feedback into the 2026 Agency Plans.

### 45-Day Comment Period

The 45-day public comment period began on July 31st, 2025 and ended on September 14, 2025. The public comment period was announced via the Fresno Bee, the FH website and on FH social media platforms. The notice instructed the public on how to access, review, and comment on the proposed changes to the Plans. Comments were accepted 24 hours, 7 days a week via the dedicated email account, voicemail and on our website. Comments could also be submitted by phone or by mail during FH business hours. During the public comment period the three (3) draft versions of the Plans were made available electronically via the Fresno Housing (FH) website for review. Draft versions of the Administrative Plans and ACOPs were also available in print at the Central Office.

Staff from the Housing Choice Department (HCV) and Property Management Division (PMD) held Resident Advisory Board (RAB) meetings with the respective program participants during the Agency Plan public comment period. The RAB members were reminded of the meetings via mail, email and by phone. Minutes from the August 6th and 7th meetings were shared during the August Board meeting. The RAB meeting minutes from September 3rd and 4th for both HCV and Property Management are attached to this memo.

## FRESNO HOUSING

FH staff also opened comments up to the public at the Public Hearing, which was held at the regular August Boards of Commissioners Meeting on August 26, 2025. The general public was advised of the Public Hearing via the FH website. Below are the documents that will be submitted to HUD for review.

### Documents:

Please follow the link to view attachments as the following are **not** included in the board packet:

<http://fresnohousing.org/agencyplans>

- 2026 Annual Plan (City)
- 2026 Annual Plan (County)
- Summary of 2026 Proposed Changes HCV Admin Plan (Excel Version)
- Summary of 2026 Proposed Changes HCV Admin Plan (PDF Version)
- Summary of Changes 2026 Admissions and Continued Occupancy Policy (ACOP) City and County (Excel version)
- Summary of Changes 2026 Admissions and Continued Occupancy Policy (ACOP) City and County (PDF version)
- 2026 Admissions and Continued Occupancy Policy (ACOP)-CA006 (draft)
- 2026 Admissions and Continued Occupancy Policy (ACOP)-CA028 (draft)
- 2026 Administrative Plan - City (draft)
- 2026 Administrative Plan - County (draft)

### Included in board packet:

- (6) Board Resolutions regarding the Agency Plan
- Public Comments
- (2) September RAB Board meeting minutes
- Board Memo regarding the Agency Plan
- Board Presentation regarding the Agency Plan

## Recommendation

It is recommended that the Boards of Commissioners approve the attached resolutions and authorize the CEO/Executive Director, Tyrone Roderick Williams, and/or his designee, to submit the 2026 Agency Plans: Annual Plan, Administrative Plan, and Admissions & Continued Occupancy Policy on behalf of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County by the deadline of October 18, 2025.

Comments received July 31, 2025 through September 14, 2025

Date of Comment	Method of Contact	Program/Plan	Comment	Summary	HCV Response
9/11/2025	email	HCV	<p>Pg. 30, Section 3.4, the 2nd paragraph will need to add some language.</p> <p>Assistance is based on income verification, eligibility requirements, FH preference categories and selection method. Before the family is provided assistance, the family's eligibility for the preference is based on the current circumstances and will be verified.</p> <p>Pg 36, 2nd paragraph will need to add some language.</p> <p>As part of the full application process, FH will verify the family's eligibility for a local preference based on current circumstances and conduct a criminal background screening.</p> <p>I'm not sure what language needs to be added, but something to show the difference in how the Residency Preference will differ from the other preferences. Residency will be at time of submission of application or selection and the other preferences are at the time of selection. "AT THE TIME OF INTERVIEW"</p>		The HCV Department has updated Chapter 3 of the Administrative Plan to reflect this recommendation.
9/8/2025	Survey Monkey	HCV	Please do not lose our funding for HCV,		Thank you for your comment
9/8/2025	Survey Monkey	HCV	I'm looking for low income for house		Provide website information.
9/8/2025	Survey Monkey	HCV	Me		N/A
9/5/2025	public comment email	HCV	<p>New language below: needs to go in two chapters/sections:</p> <p>Nonpayment of Tenant Rent to Owner (Lease Violation &amp; PHA Enforcement) 24 CFR § 982.551(e); § 982.552(c)(1)(i)            Families must comply with the lease, including timely payment of the tenant rent share to the owner. Nonpayment of the tenant share is a serious or repeated lease violation and therefore a violation of family obligations. The PHA may terminate assistance for violation of family obligations, consistent with this Administrative Plan and HUD regulations.</p> <p>Insert in Chapter 5 BREIFINGS AND VOUCHER ISSUANCE, section 5-1.C. FAMILY OBLIGATIONS, page 5-7, after paragraph Serious and repeated lease violations will include,...., as its own bullet point:            •Families must comply with the lease, including timely payment of the tenant rent share to the owner. Nonpayment of the tenant share is a serious or repeated lease violation and therefore a violation of family obligations. The PHA may terminate assistance for violation of family obligations, consistent with this Administrative Plan and HUD regulations.</p> <p>before the next bullet point The family must notify the PHA....,</p> <p>Also in Chapter 12, section 12-1.D. MANDATORY TERMINATION OF ASSISTANCE, page 12-3, after paragraph Serious and repeated lease violations will include,...., the entire language as its own paragraph:            Nonpayment of Tenant Rent to Owner (Lease Violation &amp; PHA Enforcement) 24 CFR § 982.551(e); § 982.552(c)(1)(i)            Families must comply with the lease, including timely payment of the tenant rent share to the owner. Nonpayment of the tenant share is a serious or repeated lease violation and therefore a violation of family obligations. The PHA may terminate assistance for violation of family obligations, consistent with this Administrative Plan and HUD regulations.</p> <p>before Failure to Provide Consent paragraph.</p>		The HCV Department has updated Chapter 5 & Chapter 12 of the Administrative Plan to reflect this recommendation

8/25/2025	survey monkey	HOP	Hello, I have enquired about the Fresno Housing Authority's HCV Homeownership program through the SUBMIT COMMENT page of your website. It's been over a month and still no reply. It said I would hear from someone within 2 business days. I submitted the comment again and still no reply. I was tempted on calling HUD to ask about whether or not Fresno participates in the program but found this email with the link to submit a public comment, which I'm doing now. Hopefully someone will be able to answer publicly whether Fresno Housing has a HCV Homeownership Program. My original question was if in fact it does participate...Where is the link on your webpage where I can get more information on it and how to apply. If there's no link on more information or applying then will Fresno Housing Authority create a webpage on their portal that will allow for such a way to gain information on the Homeownership program and how to apply. If there's no link on more information or applying then will Fresno Housing Authority create a webpage on their portal that will allow for such a way to gain information on the Homeownership program and how to apply.	Hello, I have enquired about the Fresno Housing Authority's HCV Homeownership program through the SUBMIT COMMENT page of your website. - - Where is the link on your webpage where I can get more information on it and how to apply. If there's no link on more information or applying then will Fresno Housing Authority create a webpage on their portal that will allow for such a way to gain information on the Homeownership program and how to apply.	We reached out to the commentor and provided information on the Homeownership Program. Provided link and phone number.
8/20/2025	survey monkey	HCV	I feel like sec8 should be for working out people and they should pay have of the rent and a time limit for 7-8 years so they can buy a house or something	Section 8 should be for working people and should have term limits.	Thank you for the comment. The HCV program is designed to assist working families, as well as, other family and household types. In response to the second comment, current regulations do not allow traditional HCV administrators the option to set term limits.
8/20/2025	survey monkey	General	Please create housing for single moms specifically. We struggle so much, if we can have housing that is specifically designated towards JUST single moms or even struggling single dads that would be such a relief. There is agriculture housing, low income housing, but no housing that caters specifically to single parents that actually need the help.	Please create housing for single moms specifically. We struggle so much, if we can have housing that is specifically designated towards JUST single moms or even struggling single dads that would be such a relief. There is agriculture housing, low income housing, but no housing that caters specifically to single parents that actually need the help.	Thank you for your comment. The HCV department added a preference in 2023 for families with minor children, taking into consideration the needs of families with minor children. Unfortunately, with funding shortages, the department has not been able to draw from its interest list. The information will be passed on to our Real Estate Development department.

8/12/2025	Email	Admin Plan	<p>Administrative Plan Section 13-II.F. CHANGE IN OWNERSHIP/ASSIGNMENT OF THE HAP CONTRACT</p> <p>Add "In the event a new owner cannot be established, such as in the case of a deceased owner, FH will issue the family a voucher to move upon notification of the deceased owner. The HAP contract will terminate the end of the month of the deceased owner." To the PHA Policy section as the last paragraph.</p> <p>The HAP contract cannot be assigned to a new owner without the prior written consent of the PHA.</p> <p>An owner under a HAP contract must notify the PHA in writing prior to a change in the legal ownership of the unit. The owner must supply all information as requested by the PHA.</p> <p>Prior to approval of assignment to a new owner, the new owner must agree to be bound by and comply with the HAP contract. The agreement between the new owner and the former owner must be in writing and in a form that the PHA finds acceptable. The new owner must provide the PHA with a copy of the executed agreement.</p> <p>PHA Policy</p> <p>Assignment of the HAP contract will be approved only if the new owner is qualified to become an owner under the HCV program according to the policies in Section 13-I.D. of this chapter.</p> <p>The PHA must receive a signed, written request from the existing owner stating the name and address of the new HAP payee and the effective date of the assignment in order to change the HAP payee under an outstanding HAP contract. Within 10 business days of receiving the owner's request, the PHA will inform the current owner in writing whether the assignment may take place. The new owner must provide a written certification to the PHA that includes:</p> <p>[List of Required Documents]</p> <p><b>In the event a new owner cannot be established, such as in the case of a deceased owner, FH will issue the family a voucher to move upon notification of the deceased owner. The HAP contract will terminate the end of the month of the deceased owner.</b></p>	In situations when the owner passes away and a new owner cannot be established within a reasonable period of time, FH should issue the family a voucher to move since FH no longer has an enforceable HAP contract with anyone.	The HCV Administrative Plan will incorporate the recommended change to ensure the family can receive continued housing assistance.
8/2/2025	Survey Monkey	HCV	I think it's unfair that unless you put in a 30 day notice you can not ask for your rfta packet. And if you are interested in a single family you can not even first check to see if you qualify before you give notice. So once you do take the chance and jump through all the hoops to comply and give notice you still must get wait for all these other uncontrollable steps before you will know anything. My current owner is taking their sweet time giving the management company any info they have requested in order to get my application submitted. The longer they take the less of my 30 days I have to get everything in order to even begin to qualify. I have been so overwhelmed and anxious. Trying so hard to get information and inquire about things and people that I have no control of. And it all goes against me if they don't even though I have no control on how other people consider me or the outcome of my best interest. I am simply at their mercy and their time clock. Until either I run out of time and fail or until the very last second and I'm back at square one if it turns out something wasn't good enough to qualify. It's so stressful. Especially with so many people counting on you.	Recommendation to Issue an RFTA packet without having to serve notice to the landlord. The commentor states that it's difficult to see if you qualify for a unit before you give notice.	The HCV Department will be considering an update to its HCV webpage to educate HCV families interested in moving on how to check pre-qualifying factors and what to take into consideration before conducting a housing search, including how to use the Affordability Calculator.
8/2/2025	Phone (559) 286-7848	GENERAL	I am calling in regards to 2026. And hopefully there will be some changes made in protecting tenants. I was dealing with a self help eviction due to retaliation. I knew somebody was subleasing the manager was allowing it. From the minute I mentioned it, she put me out. I tried to talk to my workers and they told me to go to the Poverello house. I had to get an attorney, so my suggestion is that I am hoping that you will protect your tenants more. I had to talk to 3 people. I am on the 3rd supervisor now. And it should not be that way. We are not garbage and trash because we are on Section 8. Sometimes people go.	My suggestion is that I am hoping that you will protect your tenants more. The commentor 'was dealing with a self help eviction' and believes they were retaliated against by the manager.	The HCV department will be considering an update to its HCV webpage on how to educate HCV families of their tenant rights and responsibilities.
8/1/2025	Survey Monkey	HCV	There a lot of rentals that are doing 11 month leases instead of 12 month to get around from renting from section 8 tenants. I believe case workers should consider 11 month leases when tenant is looking for a decent area to raise their kids with a good school system.	There a lot of rentals that are doing 11 month leases instead of 12 month to get around from renting from section 8 tenants. I believe case workers should consider 11 month leases when tenant is looking for a decent area to raise their kids with a good school system.	The HCV Department is considering this policy change.

8/1/2025	Survey Monkey	HCV	Something needs to be done about sub lending from tenants on the housing choice voucher. I live next to someone who has multiple families in one unit yet in this paper is a family of four. Property management is aware but they do nothing because they want the money.. I would not have anything to say if it weren't for all these f the drug activity and gang affiliates there.	Something needs to be done about sub lending from tenants on the housing choice voucher.	Reports of fraud and misuse of Section 8/Housing Choice Voucher funds can be reported to hcvqa@fresnohousing.org. All reported cases are reviewed.
7/31/2025	Survey Monkey: alexandria1112@yahoo.com	HCV	When tenant is a current housing choice (section 8) and looking to move, they should be able to get a conditional packet to look for new housing without a 30 day notice to secure next apartment. The process now makes it very scary and hard to get out of leases you no longer want to be in due to management change and property/area downfall. I believe receiving a housing packet , finding new housing that is agreed lease to begin 30 days out from approval, and then to give current housing 30 day notice to move makes more sense. This is a way to protect tenants rights and security without forfeiting packet due to lack of options of places to move.	Recommendation to Issue an RFTA packet without having to serve notice to the landlord.	The HCV Department will be considering an update to its HCV webpage to educate HCV families interested in moving on how to check pre-qualifying factors and what to take into consideration before conducting a housing search, including how to use the Affordability Calculator.
7/31/2025	Survey Monkey	General	Why not build affordable single level apartments Fresno,Sanger,Tulare ECT people like me will like that. I have an autistic child that likes to elope and other dangerous things and these two and three story apartments not it of just make more affordable town homes	Recommendation to build affordable single-level apartments.	Thank you for your comment. Your suggestion will be shared with our Real Estate Development department.
7/31/2025	Survey Monkey	HCV	It seems unfair for people to be able to remain on section 8 for 20+ years or 'pass their voucher' to another family member. This keeps the availability short and rarely coming. It is set up in a way that keeps those in need at a disadvantage and gives some ample opportunity to take advantage of the system.	It seems unfair for people to be able to remain on section 8 for 20+ years or 'pass their voucher' to another family member. This keeps the availability short and rarely coming. It is set up in a way that keeps those in need at a disadvantage and gives some ample opportunity to take advantage of the system.	Regulations do not allow traditional HCV administrators the option to set term limits. With regards to the second comment, the regulations that govern the HCV program allow family members to continue to receive housing assistance when the head of household leaves or passes away.
7/31/2025	Survey Monkey	General	I do not feel rental portions should be calculated based on prospective/projected income or annual income but by a month to month basis or by general increases or decreases as they occur for households that do not have static income amounts each month. This would be a better approach to calculating fair rental amount.	I do not feel rental portions should be calculated based on prospective/projected income or annual income but by a month to month basis or by general increases or decreases as they occur for households that do not have static income amounts each month. This would be a better approach to calculating fair rental amount.	Regulations for traditional HCV administrators require PHAs to verify income eligibility at least once a year. At that time, the PHA determines the Housing Assistance Payment and Tenant Rent. The program does not receive funds to determine program eligibility or tenant rent, monthly.
7/31/2025	survey monkey	HCV	I think everybody should be drug tested that's on section 8 and I don't think that it's her that they took the emergency housing voucher way from the people that are trying to get their lives together	I think everybody should be drug tested that's on section 8 and I don't think that it's her that they took the emergency housing voucher way from the people that are trying to get their lives together	In response to the first comment, regulations do not allow for drug testing. In response to the second comment, PHAs and participants of the Emergency Housing Voucher program were informed that the program was created as a temporary housing assistance solution to support individuals and families during the COVID-19 public health emergency. FH will keep families updated if other housing options arise.

Minutes of the Meeting

Resident Advisory Board

September 3, 2025

5:30 PM

1260 Fulton Street, Second Floor

And Via Zoom at Cueva de Oso, Corazon del Valle, Rio Terraces, Granada Commons, Sequoia Courts and Fairview Heights Terrace

After an off-site technical delay, which was then resolved, the meeting was called to order at 5:44 PM by Brittany Wiley, Fresno Housing Compliance Analyst.

Maricela from Orchid Interpreting acted as the English-to-Spanish translator.

Ms. Wiley opened the meeting with a brief explanation of the purpose of the evening's meeting. All public attendees were then requested to sign in at their locations.

Ms. Wiley provided a synopsis of the proposed changes to the 2026 Admissions and Occupancy Policy (ACOP):

1. Proposed Significant Changes:

- a. Chapter 3: The language about destroying physical and electronic documentation of household members Social Security Number is removed
- b. Chapter 7: The timeframe for verification of income is increased from sixty (60) days to one-hundred twenty (120)

*There were no public comments in person or via zoom*

2. Proposed Changes Recommended by the staff of Fresno Housing:

- a. Chapter 1: Section 1.9 – Clarification of requirement that law enforcement or investigative agencies are required to produce a valid warrant when requesting confidential information
- b. Chapter 8: The security deposit will be equal to the applicant's TTP; If the TTP is \$99 or less, the security deposit will be waived
- c. Chapter 5: Language added that Fresno Housing may offer an alternate unit size other than that requested by the applicant if the wait list for the desired unit size has been exhausted.

*There were no public comments in person or via zoom*

### 3. Required Changes

- a. Section 3.5.19 – Housing Opportunity Through Modernization Act of 2016 (HOTMA) sets restrictions on assistance; assistance will not be provided to any family if their net assets exceed \$100,000. This number will be adjusted annually by HUD
- b. Section 4.4.4 – If an HCV/PBA family's HAP contract is being terminated due to an owner failing to make required repairs within the required time frame and the family is unable to lease a new unit within the term of the voucher, the family will receive a preference to be placed in an appropriate-sized public housing unit once available
- c. Section 6.3.1 – Assistance may not be provided to any family if the family's net assets exceed \$100,000 (adjusted annually by HUD) at the time of Annual or Interim Certification. If assets are to exceed \$100,000 at annual or interim examination, Fresno Housing may terminate the family's tenancy.
- d. Chapters 6 and 7 – The limit for asset self-certification will be the HUD-published threshold amount, which will be annually adjusted and published in HUD's Inflation-Adjusted Values tables
- e. Section 8.3.1 – The standard for unit inspections is updated to NSPIRE requirements
- f. Section 7.2.4 – The Enterprise Income Verification (EIV) system will no longer be run at re-examinations.

*There were no public comments in person or via zoom*

Stephanie Moreira, Fresno Housing compliance manager, offered ways to respond or offer comment, in addition to attending a public meeting, and noted that the public comment period ends September 14, 2025.

*There were no public comments in person or via zoom*

There being no further business to conduct, the meeting was adjourned by Ms. Wiley at approximately 6:06 PM.

Minutes of the Meeting

Resident Advisory Board

September 4, 2025

5:30 PM

Parc Grove Commons – Community Room

2674 E. Clinton Avenue

Fresno, CA 93703

The meeting was called to order at 5:33 PM by Melissa Ortiz, Fresno Housing Senior Analyst – Quality Assurance. Ten members of the public were in attendance.

Ms. Ortiz opened the meeting with a PowerPoint presentation explaining the purpose of the evening’s meeting, the role of the Resident Advisory Board (RAB), the importance of public comment and what happens to the comments. Attendees were given a folder containing copies of the presentation and were encourage to ask questions and take notes.

Aurora Rodriguez, Assistant Director of Housing Choice Voucher, and Ms. Ortiz reviewed examples of public comments and how they are addressed.

The Public Comments/Questions were followed by written responses from Fresno Housing. The following comments were presented:

1. Question about HCV Homeownership Program
2. Suggestion of term limits for HCV recipients
3. Request for housing community specifically for single moms
4. Question regarding what happens after the death of a voucher holder
5. Request to issue RFTA packet without serving notice to the landlord; conditional packets should be offered
6. Request for greater protection of tenants against manager/landlord retaliation
7. Suggestion to allow eleven-month leases
8. Suggestion regarding subleasing and fraud
9. Request for a housing community of single-story buildings
10. Question regarding “passing down” vouchers in the family

11. Suggestion that rent be calculated on a month-to-month basis

12. Request for everyone on a voucher be drug-tested and that the Emergency Housing Voucher be reinstated

A member of the public had a question regarding how income is calculated when pay fluctuates (e.g. holiday pay). Ms Ortiz answered that steady/expected income, such as additional work during the holidays or an annual bonus, is calculated into the income total. Income that is sporadic, such as an unexpected bonus or additional work hours that were unplanned, is not added to the income.

Brandy Woodard, Chief of Housing Choice Programs and Initiatives, thanked the public for attending the RAB meetings and for their comments and stressed the importance of remaining engaged.

Ms Rodriguez asked if anyone had comments, questions or thoughts.

A member of the public expressed her gratitude for the Fresno Housing team, remarking that it seems they really do care and listen.

A member of the public asked how people know when and where to show up for RAB meetings. Ms Ortiz suggested the public follow Fresno Housing's social media and check the website. Ms Rodriguez added that it is important for members of the public to spread the word.

A member of the public suggested having the RAB meetings on Zoom.

A member of the public asked if emergency vouchers were available in the case of Domestic Violence. Ms Ortiz explained that victims of domestic violence are referred to the Marjaree Mason Center for resources. There are also MAP referral programs. She suggested that if the member of the public or someone they know is experiencing domestic violence, they may always direct the person to Fresno Housing to help them find resources to help.

Ms Ortiz then informed the members of the public that the public comment period will end September 14, 2025.

There being no further business, the meeting ended at approximately 6:08 PM.



# Agency Plans: Request for App

*September 23, 2025*



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



# Overview

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- Timeline
- Plan Adoption



# General Agency Plan Overview

- The Agency Plan informs HUD and the public of PHA policies, operations, funding, asset management, and program activities in place or planned for meeting local housing needs and goals.
- **PHA (Annual) Plan:** a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals.
  - *PHA Content: New Activities (Development); Progress report on Mission & Goals as described in the 5-Year Plan; Other Documentation and Certifications*
  - *PHA Steps: Obtaining resident and public involvement*
  - *Consistency with Consolidated Plan*
- **Administrative Plan** is specific to the regulatory and discretionary policies governing the administration of the HCV program.
- **Admissions & Continued Occupancy Policy (ACOP)** is specific to the regulatory and discretionary policies, governing the administration of the LIPH program.



# Timeline

- *June 24, 2025* *Board Meeting - Provide Commissioners with Timeline*
- July 22, 2025 Board Meeting - Provide Commissioners with 2026 Agency Plan Draft
- July 31, 2025 Notify the Public of Public Hearing
- July 31, 2025 Post 2026 Agency Plan Draft documents on website for public inspection
- July 31, 2025 Public Comment Period Opens
- August 6, 2025 Resident Advisory Board Meeting for Public Housing
- August 7, 2025 Resident Advisory Board Meeting for Housing Choice Voucher Program
- August 26, 2025 Public Hearing/Board Meeting - Update Commissioners on Public Comments
- Sept. 3, 2025 Resident Advisory Board Meeting for Public Housing
- Sept. 4, 2025 Resident Advisory Board Meetings for Housing Choice Voucher Programs
- Sept. 14, 2025 Public Comment Period Ends
- **Sept. 23, 2025** **Board Adoption**
- Oct. 3, 2025 Submit 2026 Agency Plan to HUD



# PHA Plan Adoption

- 2026 PHA Annual Plan
- 2026 Admissions & Continued Occupancy Policy
- 2026 Housing Choice Voucher Administrative Plan

## Final Submission to HUD:

- October 3<sup>rd</sup> is internal FH date to submit.

## Recommendation:

- We are asking the board to approve the 2026 Agency Plan.





**Questions or Feedback?**



# RESOLUTION



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

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2026 ADMISSION  
AND CONTINUED OCCUPANCY POLICY (ACOP) TO THE U.S. DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the ACOP informs HUD, residents and the public of the PHA’s mission for serving the needs of low-income and very low-income families and the strategies for determining eligibility for admission and continued occupancy in public and affordable housing programs; and

WHEREAS, HUD requires each PHA to submit an ACOP for all low-income public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2026 Admission and Continued Occupancy Policy and authorize the CEO/Executive Director, and/or designee, to submit the ACOP to HUD by the deadline of October 3, 2025.

PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

# RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2026 ADMISSION  
AND CONTINUED OCCUPANCY POLICY (ACOP) TO THE U.S. DEPARTMENT OF  
HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the ACOP informs HUD, residents and the public of the PHA’s mission for serving the needs of low-income and very low-income families and the strategies for determining eligibility for admission and continued occupancy in public and affordable housing programs; and

WHEREAS, HUD requires each PHA to submit an ACOP for all low-income public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the 2026 Admission and Continued Occupancy Policy and authorize the CEO/Executive Director, and/or designee, to submit the ACOP to HUD by the deadline of October 3, 2025.

PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

# RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2026 ADMINISTRATIVE  
PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HUD)**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the Administrative Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for the administration of the Housing Choice Voucher program (HCV); and

WHEREAS, HUD requires each PHA to submit an Administrative Plan that clearly outlines the policies that govern the PHA's administration of rental assistance programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2026 Administrative Plan and authorize the CEO/Executive Director, and/or designee, to submit the Administrative Plan to HUD by the deadline of October 03, 2025.

PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

# RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2026 ADMINISTRATIVE  
PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
(HUD)**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the Administrative Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for the administration of the Housing Choice Voucher program (HCV); and

WHEREAS, HUD requires each PHA to submit an Administrative Plan that clearly outlines the policies that govern the PHA's administration of rental assistance programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the 2026 Administrative Plan and authorize the CEO/Executive Director, and/or designee, to submit the Administrative Plan to HUD by the deadline of October 03, 2025.

PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

# RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2026 PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development’s (HUD) responsibility for reviewing and approving or disapproving the Public Housing Agency (PHA) Annual Plan; and,

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA’s mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and

WHEREAS, HUD requires each PHA to submit an Annual Plan for tenant-based assistance and public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2026 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 03, 2025.

PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

# RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



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

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2026 PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving the Public Housing Agency (PHA) Annual Plan; and,

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and

WHEREAS, HUD requires each PHA to submit an Annual Plan for tenant-based assistance and public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the 2026 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 03, 2025.

PASSED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2025. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

# RESOLUTION



AYES:

NOES:

ABSENT:

ABSTAIN:

---

Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# BOARD MEMO



<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Jeff Cardell
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Director of Human Resources
<b>MEETING DATE:</b>	09/23/2025	<b>DEPARTMENT:</b>	Human Resources
<b>AGENDA ITEM:</b>	8 d	<b>MEMO DATE:</b>	09/17/2025
<b>SUBJECT:</b>	Consideration of a Contract with Public Agency Retirement Service (PARS) for a Post-Employment Trust Services (115 Trust) and an Initial Deposit into the Trust.		

### Executive Summary

In August 2024 the Boards received a presentation regarding the current and future costs of the defined benefit pension plan along with some options to assist the Agency in mitigating future costs. More recently, a detailed presentation occurred at the annual Board Retreat. A Section 115 Trust provides an investment tool that allows the Agency to smooth out pension rate volatility, associated with the unfunded liability, over the course of time. Consistent with the Agency’s Procurement Policy, through a piggyback contract, Public Agency Retirement Service (PARS) Post-Employment Benefit Trust has been selected. Implementation of the Trust requires the Board to approve a Resolution which appoints a Plan Administrator, delineates the authority of the Plan Administrator and Chief Executive Officer and authorizes an initial investment of \$240,000.

### Recommendation

The Boards of Commissioners approve to open the Section 115 Plan with an initial deposit of \$240,000 from reserves in the self-funded dental and vision plans. Further, the Boards of Commissioners agree to make annual contributions to the fund each year in the future until such time as the Agency has paid off the unfunded liability.

### Fiscal Impact

Reserves in the self-funded dental plan are the source of the initial investment in the Trust. Administrative and Investment fees totaling up to 0.6% will be paid by earnings associated with the funds invested in the Trust.

### Background Information

On August 22, 2024 the Boards received a presentation regarding the current and future costs of the defined benefit pension plan along with some options to assist the Agency in mitigating future costs. Establishing a Section 115 Trust provides an investment tool that allows the Agency to smooth out pension rate volatility, associated with the unfunded liability, over the course of time. In addition, the Trust permits the Agency, under federal and state law, to invest in a more diversified array of investments to maximize investment returns and reduce pension liabilities.

The Agency’s Procurement Policy provides the authority to enter into State and/or local cooperative or intergovernmental agreements, a so-called piggyback, to purchase goods or services based on

## FRESNO HOUSING

economy and efficiency. Staff has identified such an agreement that the City of Rocklin entered into with PARS that meets the needs of the Agency.

PARS has an impressive track record with more than 21 years of experience in administering Section 115 Trust Administration services. They are the single largest provider of pension pre-funding services with more than 280 agencies throughout California and successfully obtained an IRS Private Letter Ruling ensuring the tax-exempt status of any income and capital gains derived from trust assets.

To implement the Section 115 Trust, it is necessary for the Boards to adopt a Resolution that authorizes:

1. The Adoption of the PARS Public Agencies Post-Employment Benefit Trust; and
2. The appointment of Chief Executive Officer Tyrone Roderick Williams, or designee, as the Housing Authority Plan Administrator for the Program; and
3. The Plan Administrator to execute the PARS legal and administrative documents on behalf of the Housing Authority and to take whatever additional actions are necessary to maintain the Housing Authority's participation in the Trust and to maintain compliance of any relevant regulation issued or as may be issued; therefore, authorizing whatever additional actions are required to administer the Agency's program; and
4. The Chief Executive Officer or designee to approve all necessary financial transactions, budgets, and appropriations to implement and administer the Housing Authority's post-employment benefit trust in accordance with the law and Housing Authority policy.

A commitment to growing the balance of the 115 Trust is important for the long-term financial health of the Agency. Therefore, on an annual basis as part of the budget development and adoption process, the Boards will receive a recommendation identifying the source and amount of funds to be deposited into the 115 Trust. Consistent contributions to the Trust will provide the opportunity to achieve the objective of reducing unfunded liability in the defined benefit pension plan with the California Public Employees Retirement System.

# RESOLUTION

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

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

**RESOLUTION APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT  
BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)**

WHEREAS, PARS has made available the PARS Public Agencies Post-Employment Benefits Trust (the "Program") for the purpose of pre-funding pension obligations and/or OPEB obligations; and

WHEREAS, the Housing Authority of the City of Fresno ("Authority") is eligible to participate in the Program, a tax-exempt trust performing an essential governmental function within the meaning of Section 115 of the Internal Revenue Code, as amended, and the Regulations issued there under, and is a tax-exempt trust under the relevant statutory provisions of the State of California; and

WHEREAS, the adoption and operation of the Program has no effect on any current or former employee's entitlement to post-employment benefits; and

WHEREAS, the terms and conditions of post-employment benefit entitlement, if any, are governed by contracts separate from and independent of the Program; and

WHEREAS, the funding of the program does not, and is not intended to, create any new vested right to any benefit nor strengthen any existing vested right; and

WHEREAS, the Housing Authority reserves the right to make contributions, if any, to the Program.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby

1. Adopt the PARS Public Agencies Post-Employment Benefit Trust; and
2. Appoint Chief Executive Officer Tyrone Roderick Williams, or designee, as the Housing Authority Plan Administrator for the Program; and
3. The Plan Administrator is hereby authorized to execute the PARS legal and administrative documents on behalf of the Housing Authority and to take whatever additional actions are necessary to maintain the Housing Authority's participation in the Trust and to maintain compliance of any relevant regulation issued or as may be issued; therefore, authorizing whatever additional actions are required to administer the Agency's program.

# RESOLUTION

4. The Chief Executive Officer or designee is authorized to approve all necessary financial transactions, budgets, and appropriations to implement and administer the Housing Authority's post-employment benefit trust in accordance with the law and Housing Authority policy; and
5. Authorize an initial \$240,000, investment in the Trust using reserves in the self-funded Dental Plan.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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 COUNTY OF FRESNO**

**RESOLUTION APPROVING THE ADOPTION OF THE PUBLIC AGENCIES POST-EMPLOYMENT  
BENEFITS TRUST ADMINISTERED BY PUBLIC AGENCY RETIREMENT SERVICES (PARS)**

WHEREAS, PARS has made available the PARS Public Agencies Post-Employment Benefits Trust (the "Program") for the purpose of pre-funding pension obligations and/or OPEB obligations; and

WHEREAS, the Housing Authority of the County of Fresno ("Authority") is eligible to participate in the Program, a tax-exempt trust performing an essential governmental function within the meaning of Section 115 of the Internal Revenue Code, as amended, and the Regulations issued there under, and is a tax-exempt trust under the relevant statutory provisions of the State of California; and

WHEREAS, the adoption and operation of the Program has no effect on any current or former employee's entitlement to post-employment benefits; and

WHEREAS, the terms and conditions of post-employment benefit entitlement, if any, are governed by contracts separate from and independent of the Program; and

WHEREAS, the funding of the program does not, and is not intended to, create any new vested right to any benefit nor strengthen any existing vested right; and

WHEREAS, the Housing Authority reserves the right to make contributions, if any, to the Program.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno do hereby

1. Adopt the PARS Public Agencies Post-Employment Benefit Trust; and
2. Appoint Chief Executive Officer Tyrone Roderick Williams, or designee, as the Housing Authority Plan Administrator for the Program; and
3. The Plan Administrator is hereby authorized to execute the PARS legal and administrative documents on behalf of the Housing Authority and to take whatever additional actions are necessary to maintain the Housing Authority's participation in the Trust and to maintain compliance of any relevant regulation issued or as may be issued; therefore, authorizing whatever additional actions are required to administer the Agency's program.

# RESOLUTION

4. The Chief Executive Officer or designee is authorized to approve all necessary financial transactions, budgets, and appropriations to implement and administer the Housing Authority's post-employment benefit trust in accordance with the law and Housing Authority policy; and
5. Authorize an initial \$240,000, investment in the Trust using reserves in the self-funded Dental Plan.

PASSED AND ADOPTED THIS 23rd DAY OF September, 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



# Approval of Post Employment Benefits 115 Trust and Commitment to Future Funding

*September 23, 2025*



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

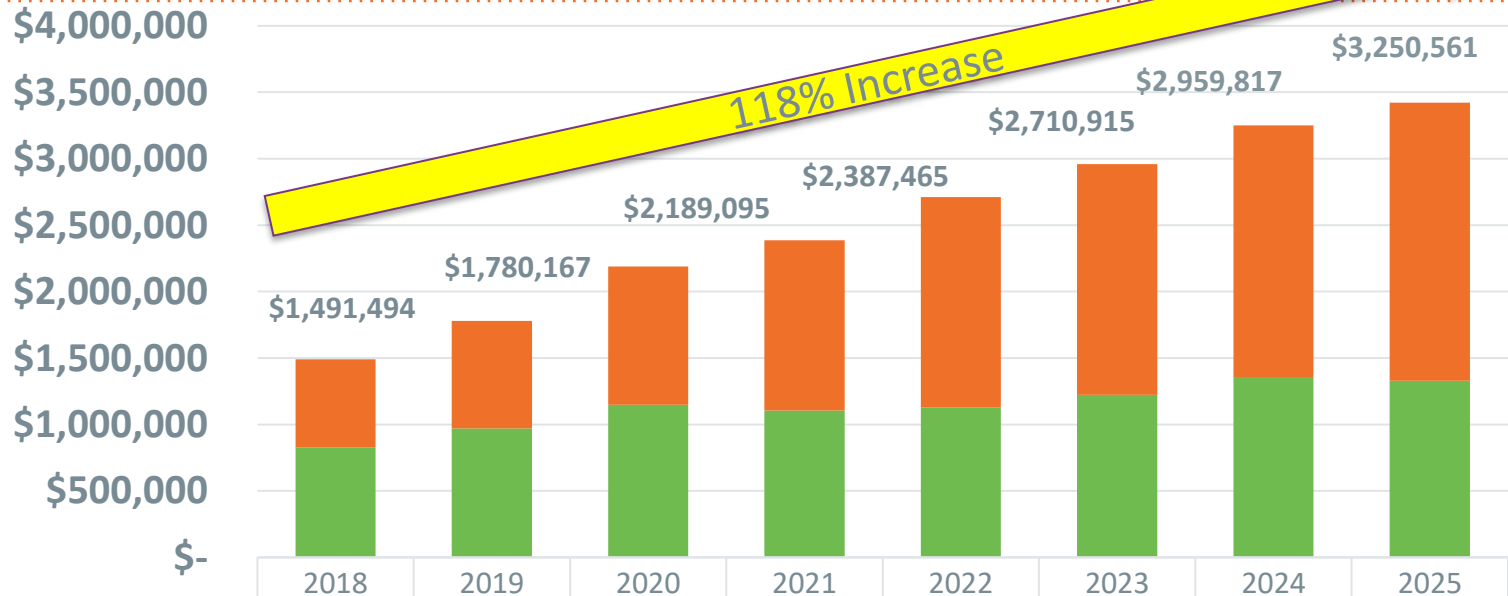


Fresno Housing has been contracted with CalPERS since 1964 to provide a defined benefit (pension) retirement plan. The pension benefit is based on members years of service, age, and final compensation.



# First Presented to the Boards in 2024 – Rising Agency Cost

2018 - 2025



■ Additional Employer Payment for Unfunded Liability	\$662,494	\$808,470	\$1,039,338	\$1,282,002	\$1,581,660	\$1,736,171	\$1,899,582	\$2,090,388
■ "Normal" Employer Contribution	\$829,000	\$971,697	\$1,149,757	\$1,105,463	\$1,129,255	\$1,223,646	\$1,350,979	\$1,330,462

# Staff Request for September Board Action

- Approve agreement with PARS to establish a IRC Section 115 Trust
- Appoint the CEO or designee as the Plan Administrator
- Authorize the Plan Administrator to execute all documents
- Approve initial investment of \$240,000 from reserves
- Board Commitment to Annual Trust contributions
  - Strategy for the amount and sources to be determined each year

