



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

Tuesday, January 13, 2026

1331 Fulton Street 3rd Floor

Caucus Conference Room

Fresno, 93721



Meeting Book - Executive Committee

1. Call to Order
2. Approval of the Agenda
3. Public Comment
4. Potential Conflicts of Interest
5. Action
 - a. Consideration of the Minutes of the Meeting for December 2, 2025

December 2, 2025 Minutes of the Executive Committee

6. Discussion Matters
 - a. Governance
 - b. Administrative Matters
 - c. Executive Director Update
 - d. HCV Status and Events
 - e. Real Estate Development Update
 - f. Review of the Draft Board Agenda

7. Closed Session

CONFERENCE WITH LABOR NEGOTIATORS (Gov. Code § 54957.6)

Agency Designated Representatives: Tyrone Roderick Williams, Jeff Cardell, Michael Duarte, Marc' Bady
Employee Organization: Service Employees International Union (SEIU), Local 521
Employee organization: SEIU Local 521

8. Adjournment

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

Tuesday, December 2, 2025

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of Fresno County and Housing Authority of the City of Fresno (Collectively "Fresno Housing"), which met on December 2, 2025, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA, 93721.

1. The meeting was called to order by Chair Catalano at approximately 5:17 PM, and members present and absent were as follows:

PRESENT: Cary Catalano, Chair
Sharon Williams, Chair
Emogene Nelson, Vice Chair
Kyle Chaney, Commissioner
Paul Idsvoog, Commissioner
Tyrone Roderick Williams, CEO/Secretary

ABSENT: Sophia Ramos, Vice Chair

Also in Attendance: Craig Armstrong, General Counsel.

2. APPROVAL OF THE AGENDA AS AMENDED

It was noted that there was a need to add a Closed Session item for Conference with Labor Negotiators, which is also included on the draft agenda for the upcoming Joint Board meeting. General Counsel explained that under the Brown Act, the Executive Committee may amend the agenda after posting if immediate action is required and the need for action arose after the agenda was posted, upon approval by a two-thirds vote of the Committee.

Chair Catalano called for a motion to approve the agenda as amended.

MOTION: Chair Williams moved, seconded by Commissioner Chaney to approve the agenda as amended.

MOTION PASSED: 6-0

There were no public comments.

Executive Meeting Minutes
Action Minutes: 12.02.2025
Adopted:

3. PUBLIC COMMENT

There were no public comments

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. ACTION ITEMS

a. Consideration of the Minutes of the Meeting for November 4, 2025

MOTION: Chair Williams moved, seconded by Commissioner Chaney to approve the minutes as posted.

MOTION PASSED: 6-0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tyrone Roderick Williams, CEO, presented the following item:

CEO Williams reported that elections for City Housing Authority Chair and Vice Chair will occur at the upcoming Joint Board meeting, noting that nominations have already been made. He also provided updates regarding upcoming Commissioner vacancies and term expirations, including anticipated transitions on both the City and County sides.

There were no public comments.

b. Administrative Matters

- Chair Catalano reported that the upcoming Joint Board agenda will include the receipt and filing of the Chief Executive Officer's evaluation under the Consent Agenda, with no changes to compensation at this time. He noted that the Board may revisit compensation depending on the outcome of ongoing labor negotiations.
- Chair Catalano further advised that an ad hoc committee will be formed in early 2026 to review the renewal of the CEO's employment contract. He noted that he will not serve on the ad hoc committee and that Commissioner Ramos is expected to chair the group to support leadership transition.

There were no public comments.

Executive Meeting Minutes

Action Minutes: 12.02.2025

Adopted:

c. Executive Director Update

Tyrone Roderick Williams, CEO presented the following:

- Mr. Williams provided several updates, including appreciation for Commissioners' participation in recent Thanksgiving outreach activities across Fresno Housing communities. He reported on the successful completion of the Sherwin-Williams Immersion Certification Program, noting that 13 participants completed the program and two have already secured employment.
- Mr. Williams also provided an update on recent federal HUD policy changes impacting Continuum of Care funding. He explained that significant funding reductions have occurred nationally and locally, affecting three Fresno Housing-supported properties, and that the Agency continues to work with partners to sustain services while maintaining a focus on permanent supportive and affordable housing.
- Additionally, CEO Williams reported on the State of California's creation of a new Department of Housing and Homelessness and noted that Fresno Housing has been invited to participate at the state level, representing the Central Valley in discussions regarding the role of housing authorities statewide.

There were no public comments.

d. HCV Status and Events

There was no Housing Choice Voucher (HCV) update provided at this meeting.

There were no public comments.

e. Real Estate Development Update

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

- Christina provided updates on the Davu Village project, noting that the second-round 9% tax credit application was placed on the waiting list and that an award letter was received, with a target closing anticipated in May 2026.
- Mr. Williams reported on progress related to the conversion of the former Golden State Shelter into permanent affordable housing.
- Christina shared continued progress on Agency development initiatives.

There were no public comments.

f. Review of the Draft Board Agenda

- The Committee reviewed the December draft Joint Board agenda.

There were no public comments.

Executive Meeting Minutes

Action Minutes: 12.02.2025

Adopted:

7. CLOSED SESSION

The Executive Committee adjourned to Closed Session to discuss the following item:

- Conference with Labor Negotiators
(Pursuant to Government Code Section 54957.6)

Note: There was no reportable action taken during closed session.

8. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned by Chair Catalano at approximately 6:05 PM.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners