



# Executive Committee

Tuesday, March 17, 2026

5:00 PM

1331 Fulton Street 3rd Floor; Caucus Conference Room

Fresno, CA. 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 February 10, 2026

February 13, 2026 Minutes of the Executive Committee

6. Discussion Matters
  - a. Governance
  - b. Administrative Matters
  - c. Executive Director Update
  - d. Housing Choice Voucher (HCV) Update
  - e. Real Estate Development Update
  - f. Resident Empowerment Update
  - g. Review of the Draft Board Agenda

### 7. Closed Session

#### a. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: Two (2) potential cases:

- i. Claims of Donyell Wilkins
- ii. Claims of Connie A. Meux

#### b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Property: 475 W. Sierra Ave., Fresno, CA 93704 (APN: 407-050-03)

Agency Negotiators: Tyrone Roderick Williams; Michael Duarte

Negotiating Parties: Housing Authority of the City of Fresno; Ideal

Capital Group; Maroa Park Apartments

Under Negotiation: Price and Terms

#### c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)

Property: 959 N. Parkway Drive, Fresno, CA 93728 (APN: 449-324-11)

Agency Negotiators: Tyrone Roderick Williams; Michael Duarte  
Negotiating Parties: Housing Authority of the City of Fresno; City of  
Fresno  
Under Negotiation: Price and Terms

**d. PUBLIC EMPLOYEE PERFORMANCE  
EVALUATION/CONTRACT (Gov. Code § 54957)**

Title: CEO

**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, February 10, 2026**

**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 February 10, 2026, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

The meeting was called to order by Vice Chair Sophia Ramos who chaired the meeting at approximately 5:02 PM, and members present and absent were as follows:

**PRESENT:** Sharon Williams, Chair  
Cary Catalano, Chair  
Emogene Nelson, Vice Chair  
Sophia Ramos, Vice Chair  
Valori Gallaher, Commissioner

**ABSENT:** Paul Idsvoog, Commissioner  
Tyrone Roderick Williams, CEO/Secretary

Also in Attendance: Craig Armstrong, General Counsel; Michael Duarte, Deputy Executive Director

2. APPROVAL OF THE AGENDA AS POSTED

Vice Chair Ramos called for a motion to approve the agenda as posted.

**MOTION:** *Commissioner Gallaher* moved, seconded by Chair Williams to approve the agenda as posted.

**MOTION PASSED:** 5-0

There were no public comments.

3. PUBLIC COMMENT

Executive Meeting Minutes  
Action Minutes: 2.10.2026  
Adopted:

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 January 13, 2026

MOTION: Chair Catalano moved, seconded by Commissioner Nelson to approve the minutes as posted.

MOTION PASSED: 5-0

There were no public comments.

6. DISCUSSION MATTERS

- a. Governance Matters

Michael Duarte, Deputy Executive Director, presented the following updates on behalf of Tyrone Roderick Williams, CEO:

- Deputy Duarte provided an update regarding Journey Home, noting that operations have transitioned from shelter services to a recuperative care facility through a partnership with RH Community Builders. RH Community Builders is currently completing improvements and addressing deferred maintenance items at the property and anticipates beginning operations by the end of the month. The agency is coordinating with the communications team to prepare a public information release to inform the community of the transition and highlight the community benefit of the partnership.
- Michael also reported that the Agency recently submitted an application for approximately \$190,000 in Homeless Management Information System (HMIS) expansion funding for Fiscal Year 2027 at the request of the Continuum of Care. The requested funding would support expanded software capabilities, additional data collection, and additional staffing support. Because the application timeline required prompt submission, staff noted that a ratification item may be brought forward to the Boards at a future meeting.
- Deputy Duarte briefly referenced upcoming amendments to the Housing Choice Voucher Administrative Plan, noting that amendments are expected to be presented at a future meeting for public hearing, primarily to improve operational efficiencies and administrative timelines.

Note: The Committee also discussed Board membership transitions and appointments, including anticipated Commissioner vacancies and the process for identifying potential candidates.

There were no public comments.

- b. Administrative Matters  
No report was provided

There were no public comments.

- c. Executive Director Update  
On behalf of CEO Tyrone Roderick Williams, Deputy Director Michael Duarte provided the following:

- Deputy Duarte reported that the Executive Committee retreat is tentatively scheduled for August 8, 2026. Members discussed returning to the same location used in prior years and considered adjusting the schedule to allow for a working lunch and an earlier conclusion time.

There were no public comments.

- d. HCV Update  
Deputy Michael Duarte in the absence of Brandy Woodard, Chief of Housing Programs provided the following update:

Michael Duarte provided a funding update and reported that the federal Housing Choice Voucher (HCV) proration level was recently announced at approximately 82%.

Mr. Duarte noted the Agency had conservatively budgeted at 80%, and staff indicated that the announced proration aligns closely with the Agency's projections. Staff also noted that the official HUD award letter has not yet been received, and final allocations will be confirmed upon receipt.

There were no public comments.

- e. Real Estate Development Update  
Christina Stokes – Johnson, Director of Real Estate Development provided the following updates:

- Christina reported that 17 home sales at Heritage Estates had closed as of the end of January, with five additional closings anticipated within the week
- Christina also reported that due diligence and entitlement planning continue for the 4.5-acre development site in Kerman. A community meeting is scheduled for February 26, 2026, at the Kerman City Council Chambers, and notices will be distributed to surrounding neighbors in advance of the meeting.
- Christina noted that upcoming Board items may include pre-development funding requests related to the Kerman site, Federal Home Loan Bank Affordable Housing Program (AHP) applications, and potential authorization items associated with tax credit transactions, including the transfer of property interests to a limited partnership structure as required for financing closings.

There were no public comments.

- f. Resident Empowerment Update

Executive Meeting Minutes  
Action Minutes: 2.10.2026  
Adopted:

Mary Helen Caggianelli, Senior Manager, Resident Empowerment Impact and Innovation provided the following updates:

- Mary Caggianelli provided an update regarding Resident Empowerment programming, including implementation of the Reimagined service model. Staff reported that sixteen properties have reached the end of required tax credit service periods, and service delivery adjustments have been made based on participation data and program performance.
- Mary also discussed efforts to strengthen resident outreach and engagement, including increased direct communication with residents and improved program participation tracking.
- An updated was also provide on workforce development initiatives, including the Ready, Set, Grow workforce series and upcoming Workforce Expo, which include partnerships with community organizations and workshops designed to support resident employment opportunities.

There were no public comments.

g. Review of the Draft Board Agenda

- The Committee reviewed the February draft Joint Board agenda.

There were no public comments.

7. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned by Vice Chair Ramos at approximately 6:32 PM.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners