

FRESNO HOUSING 85 YEARS



2024-2025
community
report

A Message from Our CEO

Committed to Housing Stability and Resident Potential

Stable housing creates the foundation for opportunity. For 85 years, we have served Fresno County by developing and sustaining quality, affordable housing while supporting residents as they pursue their goals and build their futures.

Over the past two years, Fresno Housing has continued to expand both our footprint and our impact. We opened and rehabilitated multiple developments, broke ground on transformative projects such as Mosaic @ The Mural District, and deepened investments in neighborhoods where opportunity has historically been limited. Today, we own and/or manage 85 properties across Fresno County, and that number continues to grow (pages 12–17).

This work is guided by our updated Strategic Plan, which serves as our roadmap. Shaped by resident engagement and stakeholder input, the plan clarifies how we prioritize resources and measure success (pages 10–11). Fresno Housing is putting its Strategic Plan into action through targeted neighborhood investment, efforts to reduce housing insecurity, innovation within the Housing Choice Voucher program (formerly known as Section 8), and strong community partnerships.

Collaboration remains central to our approach. An example from 2024-2025 is the work we've done alongside the City of Fresno, County of Fresno, and partners such as Turning Point of Central California and Live Again Fresno. Together, we have helped reimagine Parkway Drive by transforming former motels into stable, affordable homes with supportive services. These efforts restore dignity, increase safety, and create pathways forward for individuals and families who have or are at risk of experiencing homelessness.

Our residents remain at the center of everything we do. Through workforce development, digital access, education, and scholarships, we are helping youth, adults, and seniors move from stability toward greater independence and choice (pages 30–39).

Our work has also generated meaningful economic impact. In the last two years alone, Fresno Housing has completed community developments representing \$253 million, with an estimated economic impact of \$379.5–\$506 million on the local economy (pages 20–21).

As a public agency, Fresno Housing carries a unique responsibility. Through different seasons and changing administrations, Fresno Housing's values remain steadfast. We steward public resources while remaining deeply accountable to the people and communities we serve. Success is measured not only in the number of housing units developed or vouchers administered, but also in stronger neighborhoods and improved outcomes for residents.

In partnership,



Tyrone Roderick Williams

Chief Executive Officer, Fresno Housing



Tyrone Roderick Williams
Chief Executive Officer

Stable housing creates the foundation for opportunity.

As a public agency, we steward resources while remaining accountable to the people and communities we serve.

Purpose & Priorities

Our vision, mission, values, and strategic drivers shape how Fresno Housing invests resources, builds partnerships, and measures impact. The pages that follow document how these priorities are put into practice across Fresno County.

Our Mission

Fresno Housing creates and sustains quality, affordable housing while empowering residents and strengthening communities throughout Fresno County.

Our Vision

Thriving, inclusive communities where individuals and families have access to safe, affordable housing and the opportunity to achieve long-term stability and success.

Our Values

• PEOPLE-CENTERED

We place residents at the heart of every decision, honoring lived experience and prioritizing dignity, respect, and well-being.

• EQUITY & INCLUSION

We work intentionally to reduce disparities and expand access to opportunity, recognizing housing as a critical foundation for equity.

• INTEGRITY & ACCOUNTABILITY

We steward public resources responsibly, operate transparently, and hold ourselves accountable to residents, partners, and the broader community.

• AFFORDABILITY & ACCESSIBILITY

We are committed to preserving and expanding housing that is financially accessible and designed to meet diverse community needs.

• SUSTAINABILITY

We invest in long-term solutions that support environmental responsibility, resilient neighborhoods, and generational impact.

• ENGAGED COMMUNITIES

We believe meaningful progress happens through collaboration, resident voice, and strong partnerships.

Strategic Drivers

Fresno Housing's work is guided by four Strategic Drivers that align strategy with action:



Target &
Invest in
Neighborhoods



Fight to
Eradicate
Housing
Insecurity



Housing
Choice Voucher
Innovation



Leverage
Partnerships
& Funding
to Support
Resident Goals

A Message from Our Board Chairs

Guiding Strategy with Accountability

On behalf of the Fresno Housing Board of Commissioners, we are pleased to present the 2024–2025 Community Report as Fresno Housing marks 85 years of service to Fresno County. This milestone reflects not only longevity but also sustained responsibility in addressing one of the region’s most pressing needs: access to stable, quality affordable housing.

As a public agency, Fresno Housing is entrusted with significant public resources and a mandate to steward those resources responsibly. The Board’s role is to ensure that the agency operates with transparency, fiscal discipline, and strategic clarity while remaining responsive to the needs of residents and the communities it serves.

Over the past two years, Fresno Housing has continued to expand housing opportunities through development, rehabilitation, and the administration of Housing Choice Vouchers (formerly Section 8) across Fresno County. The Board has focused on ensuring that these efforts align with long-term goals, sound financial practices, and measurable outcomes that support neighborhood stability and resident well-being.

Over the last two years, the Board worked closely with agency leadership to update Fresno Housing’s Strategic Plan, informed by resident engagement and stakeholder input. The plan established clear priorities for investment, partnership, and accountability, serving as a guiding framework for decision-making across the organization (pages 10–11).

Strong governance depends on trust. Through regular reporting, independent audits, and ongoing performance reviews, the Board provides oversight to ensure that Fresno Housing remains accountable to all. This commitment to transparency and oversight is foundational in maintaining public confidence while sustaining long-term impact (page 40).

As Fresno Housing looks ahead, the Board remains committed to supporting access to quality, affordable housing through equitable investment across Fresno County.

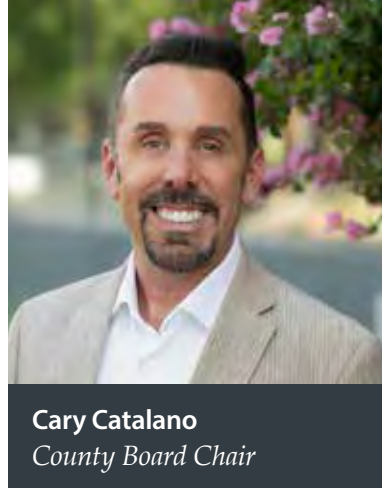
Sincerely,

Cary Catalano

Cary Catalano
Board Chair, County of Fresno
Fresno Housing

Sharon Williams

Sharon Williams
Board Chair, City of Fresno
Fresno Housing



Cary Catalano
County Board Chair



Sharon Williams
City Board Chair

**Fresno Housing
Board of
Commissioners**

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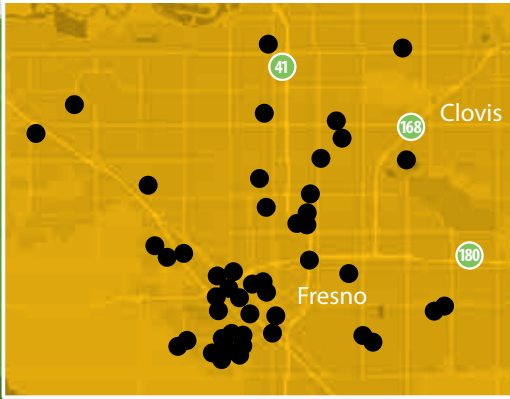
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Fresno Housing Communities

Alphabetical By Name

- | | | |
|--------------------------------|--------------------------------|-------------------------------|
| 1 541 @ South Tower | 29 Garland Gardens | 57 Parlier Migrant Center |
| 2 Alegre Commons | 30 Granada Commons | 58 Paseo 55 |
| 3 Arthur @ Blackstone | 31 Helsem Terrace | 59 Pinedale Apartments |
| 4 Avalon Commons | 32 Heritage Estates | 60 Promesa Commons |
| 5 Biola Apartments | 33 Huron Apartments | 61 Renaissance at Alta Monte |
| 6 Blossom Trail Commons | 34 Inyo Terrace | 62 Renaissance at Parc Grove |
| 7 Bridges at Florence | 35 Kings River Commons | 63 Renaissance at Santa Clara |
| 8 Brierwood Court | 36 Kuffel Terrace | 64 Renaissance at Trinity |
| 9 Cardella Courts | 37 La Joya Commons | 65 Rio Villas |
| 10 Cazares Terrace | 38 Laton Apartments | 66 Rios Terrace |
| 11 Cedar Courts | 39 Legacy Commons | 67 Rios Terrace II |
| 12 Cedar Heights | 40 Linnaea Villas | 68 Roosevelt Apartments |
| 13 Citrus Commons | 41 Magnolia Commons | 69 San Ramon Apartments |
| 14 CityView @ Van Ness | @ James Magill Plaza | 70 Sequoia Courts |
| 15 Corazón del Valle Commons | 42 Maldonado Plaza | 71 Sequoia Courts & Terrace |
| 16 Cueva de Oso | 43 Manzanilla Commons | 72 Sierra Plaza |
| @ William Shockley Plaza | 44 Marcelli Terrace | 73 Sierra Terrace |
| 17 Davu Villages | 45 Marion Villas | 74 Sierra Terrace Upper |
| 18 Dayton Square Apartments | 46 Mariposa Commons | 75 Solivita Commons |
| 19 Del Rey Apartments | 47 Mendota Apartments | 76 Sunset Terrace |
| 20 DeSoto Gardens | 48 Mendoza Terrace | 77 Sunset Terrace II |
| 21 El Cortez Apartments | 49 Monarch @ Chinatown | 78 Taylor Terrace |
| 22 Elderberry at Bethel | 50 Monte Vista Terrace | 79 Viking Village |
| 23 Esperanza Commons | 51 Mosaic @ The Mural District | 80 Villa del Mar |
| 24 Fairview Heights Terrace | 52 Mountain View Apartments | 81 Villages at Broadway |
| 25 Fénix @ Calaveras | 53 Oak Grove Commons | 82 Villages at Paragon |
| 26 Fénix @ Glenn | 54 Orchard Commons | 83 Wedgewood Villas |
| 27 Firebaugh Elderly | 55 Pacific Gardens | 84 Woodside Apartments |
| 28 Firebaugh Family Apartments | 56 Parc Grove Commons | 85 Yosemite Village |

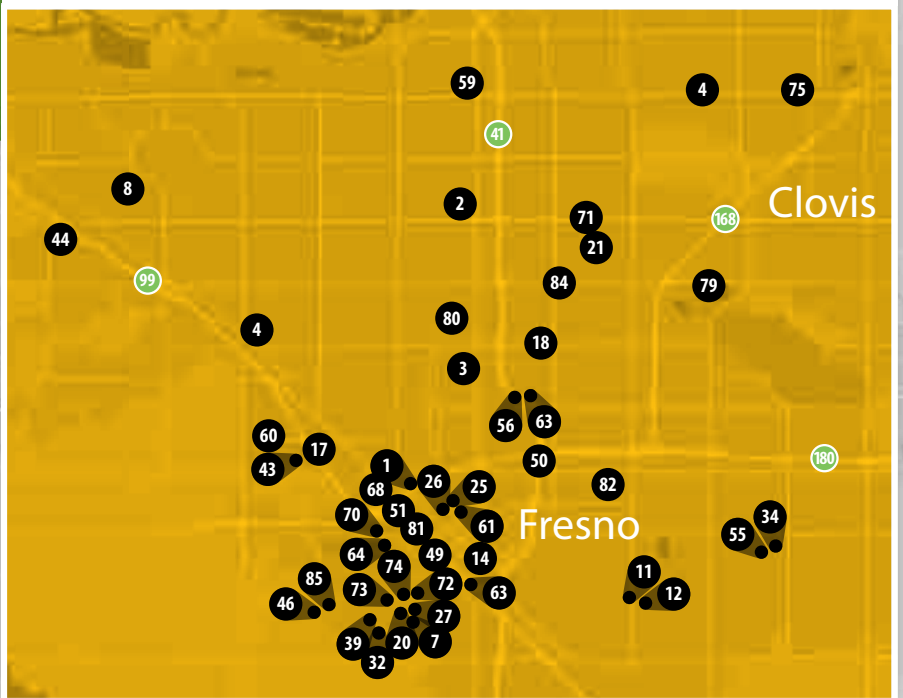
Metro Map Area



Fresno County Map Area



Detail of Metro Map Area



Visit fresnohousing.org for additional information, including the address and amenities for each property.



About Fresno Housing

Who We Are: Public Agency with a Broad Mandate

Fresno Housing is a public housing authority with a broad and evolving role across Fresno County. For more than 85 years, the agency has worked as a developer, housing manager, and advocate for quality, affordable housing—adapting to changing needs while remaining focused on long-term impact.

LEARN MORE
Scan the QR code to
watch video about FH



DEVELOPING HOUSING THAT RESPONDS TO COMMUNITY NEEDS

As a developer, Fresno Housing leads new construction and the revitalization of existing properties. The portfolio includes rehabilitation, adaptive reuse, and mixed-income developments shaped by thoughtful design, sustainability, and neighborhood context. Investments prioritize communities that have experienced historic disinvestment while also expanding housing options in high-opportunity areas.

MANAGING HOUSING WITH LONG-TERM STEWARDSHIP

As a housing manager, Fresno Housing oversees a diverse portfolio of properties and administers the Housing Choice Voucher program. This work supports families, seniors, individuals with disabilities, veterans, farmworkers, and households transitioning out of housing instability, with an emphasis on housing quality, resident safety, and responsive management.

ADVOCATING FOR ACCESS AND OPPORTUNITY

As an advocate, Fresno Housing advances policies and partnerships that expand access to affordable housing. Collaboration with local, state, and federal partners, nonprofit organizations, service providers, and private-sector leaders strengthens housing stability and supports pathways to opportunity. While a government agency, Fresno Housing operates with the commitment and care of a community-based organization, placing resident voice and lived experience at the center of its work.

Together, these roles position Fresno Housing as more than a housing provider. They position the agency as a catalyst for stability, inclusion, and thriving communities throughout Fresno County.

85
YEARS OF
IMPACT



1940s FOUNDING YEARS

Fresno Housing is established to address urgent housing needs during World War II and the post-war period.

1950–1960s PORTFOLIO EXPANSION

New family and senior housing developments respond to rapid population growth across Fresno.

1970–1980s OPERATIONAL STEWARDSHIP

Focus shifts to long-term property management, maintenance, and resident stability.

Who We Serve: A Diverse Population Across Fresno County

Fresno Housing serves a diverse population across Fresno County, reflecting the breadth of housing needs in the region. Through owned and managed properties and the Housing Choice Voucher program, the agency supports families with children, seniors, individuals with disabilities, veterans, farmworkers, and households working to regain stability after housing insecurity.

SUPPORTING LOW-INCOME AND WORKING HOUSEHOLDS

Most households served are low and very low income, often balancing rising housing costs with limited wages, fixed incomes, or unpredictable employment. Many residents are working adults, students pursuing education, or seniors aging on constrained resources. Youth represent a significant portion of the resident population, underscoring the role of stable housing in educational success and long-term well-being.

SERVING COMMUNITIES, NOT JUST PROPERTIES

Residents live throughout Fresno County. Some reside in Fresno Housing developments rooted in specific neighborhoods. Others use Housing Choice Vouchers to access housing across the county, including in high-opportunity areas and historically underserved communities. This dual approach supports resident choice while sustaining long-term investment where affordable housing is most needed.

BEYOND HOUSING: SUPPORTING LONG-TERM STABILITY

Beyond housing, Fresno Housing works through programs and partnerships that support stability, growth, and self-sufficiency. Resident services, workforce development, digital access, and homeownership pathways—often in collaboration with the Beyond Housing Foundation—help residents pursue education, employment, and long-term goals.

At the center of this work are the people served. Fresno Housing remains committed to listening, learning, and ensuring policies and investments reflect lived experience.



1990s VOUCHER EXPANSION

The Housing Choice Voucher program expands resident choice throughout Fresno County.

2000s MODERNIZATION BEGINS

Early rehabilitation and redevelopment efforts address aging housing stock.

2010s REINVESTMENT ERA

Rental Assistance Demonstration (RAD) conversions and large-scale rehabilitation strengthen long-term sustainability.

2020s BUILDING FOR THE FUTURE

New construction, mixed-income housing, supportive housing, and resident-centered services align housing with opportunity and community investment.

By The Numbers

Total Residents Served

2025

42,321

Who We Serve

ADULTS (18+)

2025

23,678

VETERANS IN VASH HOUSING

2025

670

CHILDREN (UNDER 18)

2025

18,643

HOUSEHOLDS UNHOUSED AT ADMISSION

2025

2,361

Income Levels Served

- **Extremely Low Income**
Households with the greatest housing cost burden and highest need for assistance.
- **Very Low Income**
Households balancing limited income with rising housing costs.
- **Low Income**
Working households who benefit from stable, affordable housing options.

Understanding Affordability: What AMI Means

Area Median Income (AMI) is a standard measure used to determine housing affordability and program eligibility. It represents the midpoint of household incomes in a region.

Affordable housing programs typically serve households earning a percentage of AMI, such as 30%, 50%, or 80%, depending on the program. Using AMI helps ensure housing resources are targeted to households with the greatest need while maintaining consistency across federal, state, and local programs.



Housing

Developed

Nearly **90** housing developments throughout Fresno County, serving low-income households.

HOUSING TYPES

Family Housing

Apartments serving households with children across Fresno County.



Senior Housing

Age-restricted communities supporting older adults.



Supportive Housing

Housing paired with services for residents facing additional barriers to stability.



Mixed-Income Communities

Developments that integrate affordable and market-rate housing types.



Housing Choice Voucher Program

VOUCHERS ADMINISTERED

11,400

PARTICIPANTS

+32,000

INSPECTIONS COMPLETED

2024

21,628

2025 (JANUARY-OCTOBER)

20,192

INTEREST LISTS ACROSS ALL FH PROGRAMS

51,277

PARTICIPANT MOVE-INS

2025

1,057

Strategic Plan

Shaped by Community Voice

Fresno Housing’s Strategic Plan provides a clear framework for how the agency invests resources, delivers programs, and partners with communities across Fresno County. Grounded in resident experience and informed by staff expertise, the plan ensures decisions are shaped by lived experience rather than assumptions—strengthening accountability, trust, and long-term impact.

HOW THE STRATEGIC PLAN WAS BUILT

STEP 6: ANALYSIS & DIRECTION

Resident, staff, and partner input was analyzed to identify common themes. These insights directly informed Fresno Housing’s four Strategic Drivers, creating a plan that is aspirational, actionable, and grounded in lived experience.

STEP 5: STAFF & PARTNER INSIGHT

Fresno Housing staff contributed operational expertise and frontline perspective. Community partners provided valuable insights into service gaps, opportunities, and areas for alignment.

STEP 4: LISTENING ACROSS GENERATIONS

Youth shared ideas through drawings and interactive activities. Adults and families identified priorities related to housing stability, opportunity, and neighborhood conditions. Seniors reflected on safety, accessibility, and quality of life.

STEP 3: INCLUSIVE PARTICIPATION

Rather than relying solely on surveys, Fresno Housing used interactive gallery walks designed to be accessible across ages and literacy levels, encouraging participation through conversation, reflection, and creative expression.

STEP 2: RESIDENT ENGAGEMENT

Engagement took place across 12 properties, representing 884 units and approximately 2,500 residents, with emphasis on Southwest and Southeast Fresno.

ENGAGEMENT AT A GLANCE

12 properties engaged

2,500 resident voices

ONE shared vision

STEP 1: GROUNDING THE WORK

Fresno Housing launched the strategic planning process to align agency priorities with resident needs and current community conditions, with a focus on neighborhoods across Fresno County.

Strategic Drivers



DRIVER 1:

TARGET AND INVEST IN NEIGHBORHOODS

Fresno Housing invests in neighborhoods across Fresno County, serving as a catalyst for vibrant, inclusive communities. Development efforts balance reinvestment in historically underserved areas with new construction in high-opportunity locations, supporting long-term stability, economic growth, and quality of life.



DRIVER 2:

FIGHT TO ERADICATE HOUSING INSECURITY

Fresno Housing works to expand access to affordable, safe, and quality housing while addressing the root causes of housing instability. This includes strengthening tenant education, informing policy, and supporting vulnerable populations such as seniors, families with children, foster youth, farmworkers, and households experiencing homelessness.



DRIVER 3:

HOUSING CHOICE VOUCHER INNOVATION

Fresno Housing is modernizing the Housing Choice Voucher program to better serve families and strengthen landlord participation. Efforts focus on operational improvements, clearer communication, and incentive strategies that make vouchers a reliable pathway to stable housing.



DRIVER 4:

LEVERAGE PARTNERSHIPS AND FUNDING TO SUPPORT RESIDENT GOALS

Through strategic partnerships and innovative funding, Fresno Housing supports resident education, workforce goals, youth development, and long-term success. This includes collaboration with nonprofit partners, employers, and the Beyond Housing Foundation to align housing stability with opportunity.

LEARN MORE

Scan the QR code to view Fresno Housing's full Strategic Plan online.



Housing Development Impact

Delivering Housing Where It's Needed Most

From rural farmworker communities to Downtown Fresno, Fresno Housing continues to build, preserve, and reinvest during one of the most challenging development climates in decades.

In 2024 and 2025, rising construction costs, higher interest rates, and constrained public funding slowed housing development statewide. While many projects stalled, Fresno Housing continued to deliver — opening new communities, rehabilitating aging housing, and advancing future developments through planning and financing.

This work spans urban and rural Fresno County. In Mendota, Firebaugh, and Huron, Fresno Housing preserved and expanded housing critical to farmworker families. Along Parkway Drive, former motels continued their transition into permanent, affordable apartment homes. In North Fresno, new development added housing in walkable, high-opportunity areas close to jobs, transit, and services.

As both a public housing authority and a developer, Fresno Housing aligns financing, construction, property management, and resident services from the outset. Projects are designed for durability, long-term affordability, and operational efficiency, balancing resident needs with responsible public stewardship.



A Disciplined Approach to Development

Fresno Housing approaches development as a long-term public responsibility, not a single transaction. The agency carries projects from early planning through occupancy and ongoing stewardship, maintaining accountability at every stage.

This end-to-end role allows Fresno Housing to address immediate housing needs while planning years ahead. By managing projects across multiple stages simultaneously, the agency sustains delivery even as funding conditions, construction costs, and market dynamics change.

The result is housing that remains affordable, operationally sound, and responsive to the communities it serves long after construction is complete.

FROM PLANNING TO OCCUPANCY: FRESNO HOUSING'S DEVELOPMENT LIFECYCLE

1

Planning & Site Control

Fresno Housing identifies housing needs across Fresno County, evaluates site feasibility, and secures sites for development or rehabilitation, including properties the private market is unlikely to serve.

2

Design & Entitlements

Fresno Housing oversees architectural design, environmental review, and local entitlements to ensure projects are durable, efficient, and responsive to community context.

3

Financing & Approvals

Fresno Housing assembles layered financing, secures competitive public funding such as tax credits, and advances projects through board review and required regulatory approvals.

4

Construction & Rehabilitation

Fresno Housing manages new construction and rehabilitation, overseeing cost control, schedules, and quality to protect public investment and long-term affordability.

5

Lease-Up & Occupancy

Fresno Housing coordinates resident selection, compliance, and initial operations to stabilize communities and ensure housing reaches those most in need.

6

Long-Term Stewardship

Fresno Housing remains responsible after occupancy through asset management, property oversight, and reinvestment to maintain affordability and housing quality over time.



Housing Development Timeline

COMPLETED | 2024-2025

THE ARTHUR @ BLACKSTONE

FRESNO

Adaptive reuse and
new construction

41 apartment homes

FEATURES:

- Studio
- One-bedroom
- Two-bedroom
- Three-bedroom
- Multipurpose community room
- Fitness center
- Picnic area with barbecue grills
- Courtyard with community gathering spaces
- Energy-efficient systems
- Proximity to public transportation
- Partnership with Fresno County Department of Behavioral Health
- Housing designated for Transitional Age Youth



AVALON COMMONS

FRESNO

New construction

60 apartment homes

FEATURES:

- One-bedroom
- Two-bedroom
- Three-bedroom
- Community room
- Computer lab
- Dog park
- Tot lot
- Basketball court
- Laundry facilities
- Landscaped common areas



CORAZÓN DEL VALLE COMMONS

HURON

New construction

61 apartment homes

FEATURES:

- One-bedroom
- Two-bedroom
- Three-bedroom
- Four-bedroom
- Community building
- Community garden
- Outdoor gathering areas
- Tot lot
- Half basketball court
- Laundry facility
- Washer and dryer hookups in units

& Pipeline

ESPERANZA COMMONS

MENDOTA

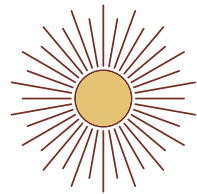
Rehabilitation

Farmworker Family Housing

60 apartment homes

FEATURES:

- One-bedroom
- Two-bedroom
- Three-bedroom
- Four-bedroom
- Fully renovated interiors
- Upgraded heating and air conditioning systems
- New roofs, lighting, sidewalks, and paving
- Landscaping improvements and playground equipment
- Tenant laundry room
- Accessibility upgrades to adjacent daycare facility



La Joya
COMMONS



LA JOYA COMMONS PHASE I

FIREBAUGH

New construction

68 apartment homes

FEATURES:

- One-bedroom
- Two-bedroom
- Three-bedroom
- Four-bedroom
- Community room with computer lab
- Laundry facilities
- Tot lot
- Basketball court
- Landscaped common areas



MANZANILLA COMMONS

FRESNO

Adaptive reuse and new construction

63 apartment homes

FEATURES:

- Studio
- One-bedroom
- Two-bedroom
- Three-bedroom
- Community courtyard
- Barbecue pavilion
- Energy-efficient systems
- Proximity to public transportation

PROMESA COMMONS

FRESNO

Adaptive reuse and new construction

64 apartment homes

FEATURES:

- Studio
- One-bedroom
- Two-bedroom
- Three-bedroom
- Community room
- Courtyard and barbecue pavilion
- Environmentally friendly building systems
- Proximity to public transportation





HERITAGE ESTATES

FRESNO

New construction

Homeownership of Single-family homes

Number of homes: 33

FEATURES:

- Three-bedroom homes
- Four-bedroom homes
- First-time homebuyer opportunity
- Long-term affordability through ownership



MOSAIC @THE MURAL DISTRICT

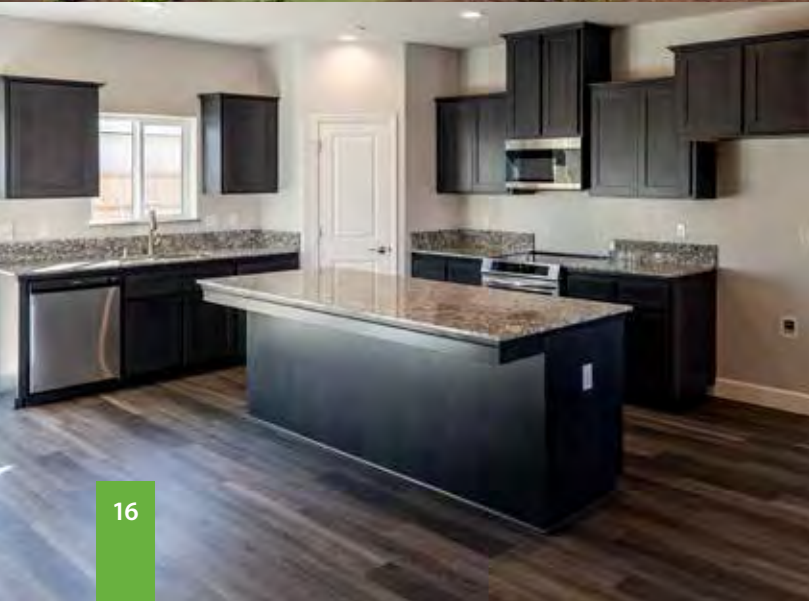
DOWNTOWN FRESNO

New construction

25 apartment homes

FEATURES:

- Studio
- One-bedroom
- Walkable downtown location
- Proximity to transit, employment, and services





AVALON COMMONS PHASE II

FRESNO
New construction
45 apartment homes

- FEATURES:**
- One-bedroom
 - Two-bedroom
 - Three-bedroom
 - Second phase of the Avalon Commons community in a high-opportunity area

CORDILLERA COMMONS PHASE I

SAN JOAQUIN
New construction
33 apartment homes

- FEATURES:**
- Affordable housing serving a rural community

KERMAN MULTIFAMILY HOUSING

KERMAN
New construction
Up to 90 apartment homes

- FEATURES:**
- Planned multifamily housing to meet growing local demand

LA JOYA COMMONS PHASE II

New construction
28 apartment homes

- FEATURES:**
- One-bedroom
 - Two-bedroom
 - Three-bedroom
 - Four-bedroom
 - Community room with computer lab
 - Laundry facilities
 - Tot lot
 - Basketball court
 - Landscaped common areas



DAVU VILLAGE

FRESNO
Adaptive reuse and new construction
63 apartment homes

- FEATURES:**
- Conversion from former emergency shelter to permanent housing
 - Continued reinvestment along the Parkway Drive corridor



GARLAND GARDENS

FRESNO
Rehabilitation
50 affordable apartment homes + 1 onsite manager unit

- FEATURES:**
- Preservation of existing affordable housing
 - New community building
 - Onsite laundry facilities

OSMUN

CLOVIS
New Construction
Senior Community
Proposed of 47 apartment homes



THE ROOS @ FULTON FORUM

DOWNTOWN FRESNO
New construction
124 partment homes

- FEATURES:**
- Downtown infill development
 - Proximity to transit and services

Housing Choice Vouchers

Stability Where It Matters Most

Housing Choice Vouchers (HCV), formerly known as Section 8, remain one of Fresno Housing's most effective tools for expanding access to stable housing across Fresno County.

By bridging the gap between household income and market rents, vouchers allow families, seniors, people with disabilities, and individuals exiting homelessness to secure housing in neighborhoods that would otherwise be out of reach. In a competitive rental market, the program plays a critical role in preventing displacement and supporting long-term housing stability.

During 2024–2025, Fresno Housing focused on both scale and reliability. Vouchers were leased efficiently while program operations emphasized consistency, clear communication, and responsiveness. This approach supports households seeking housing and reinforces confidence among participating landlords.

Program Snapshot

2025

HOUSEHOLDS SERVED **11,400**

Making Vouchers Work in a Competitive Market

In today's rental environment, voucher success depends on partnership. Access requires systems that work for both residents and property owners.

Fresno Housing has invested in strategies that reduce barriers for landlords while maintaining accountability for public funds. Improvements to inspections, leasing processes, and communication have helped recruit new landlords and retain long-standing partners. Incentive programs have further supported participation by offsetting risk and encouraging continued engagement.

Together, these efforts expand placement opportunities for voucher holders while creating predictability for property owners.

Landlord Engagement Highlights

NEW LANDLORD PARTICIPATION

2024	2025
478	325

LANDLORD INCENTIVE DOLLARS DISBURSED

SIGNING INCENTIVE THROUGH THE VIP PROGRAM (VOUCHER INCENTIVE PROGRAM) **\$156,500**

TOTAL DOLLARS PAID IN HOUSING ASSISTANCE TO LANDLORDS: **\$144 million**

The Challenge of Availability & Funding

Fresno Housing is authorized to administer approximately 13,000 Housing Choice Vouchers. Rising rents, however, have reduced the number of vouchers that can be actively leased. In the current market, funding supports housing for closer to 11,000 households.

Despite these constraints, Fresno Housing continues to prioritize efficient program management, landlord engagement, and advocacy for funding levels that more accurately reflect the actual housing costs in Fresno County.

OF THE UP TO **13,000** ACTIVE VOUCHERS,
ONLY **11,400** ARE FUNDED—
LEAVING **1,600** HOUSEHOLDS WITHOUT
ACCESS TO HOUSING ASSISTANCE





Partnerships Built on Trust

Gabriela Najera, Director of Operations for Regency Property Management

Landlord Perspective: Three Decades of Participation

Hung Nguyen has partnered with Fresno Housing for approximately 30 years and owns about 60 properties in Fresno.

"The housing tenants are just like normal tenants," Nguyen says. "Most people are really nice. You just have to screen them like you do anybody else."

Over three decades, his experience has remained consistent. "We love it," he says. "They're very nice people."

For Nguyen, participation is straightforward: screen responsibly, manage professionally, and treat voucher holders the same as any other applicant.

Landlord Profile: Regency Property Management

Regency Property Management oversees nearly 3,000 units across the community. Approximately 40 to 50 percent of those units are leased through the Housing Choice Voucher program.

For Director of Operations Gabriela Najera, participation is embedded in daily operations. "It's pretty straightforward as far as the process and what we need when we're filling out packets," she explains. Required documentation, rent approvals, and inspections follow established procedures. Units are inspected prior to move-in and biennially thereafter. Move-ins can require additional coordination, but expectations are clear and the process is consistent.

The inspections serve a practical purpose. "The unit is inspected before a tenant moves in, which is great," Najera says. "If we miss anything, we can take care of it right then and there." Inspections provide third-party documentation and an added layer of accountability that supports long-term property upkeep.

Amid a national shortage of affordable housing and rising rental costs, the program also provides financial reliability. A portion of rent is paid directly and arrives on a consistent schedule each

month. "You receive the income no matter what," Najera notes. For Regency and the property owners they represent, that predictability is meaningful. It provides confidence in monthly cash flow and reduces uncertainty.

Voucher households are no different than any other renters. "We've really had some great tenants," Najera says. "Of course, there's problem tenants in any aspect whether they have a voucher or not." Many residents remain for years, pay their portion on time, and maintain their homes responsibly. Screening practices remain consistent across all applicants.

Participation also expands the applicant pool and opens housing to families navigating financial hardship, pursuing education, or transitioning between jobs. "There are many different reasons that people need assistance," Najera says. "Sometimes you just go through things in life." For those households, stable housing provides consistency for children, continuity in schools, and the ability to move forward.

For Regency, the partnership reflects operational clarity aligned with community need. It works for property owners, property managers, and residents.



Economic Catalyst

Fresno Housing completed **housing developments** representing **\$253 million** with an estimated **Economic Impact of \$379.5–506 million[†]**

Investing in Fresno County

Fresno Housing's work extends beyond housing delivery. Each development, rehabilitation, and property improvement represents a direct investment in Fresno County's economy.

In 2024–2025, Fresno Housing completed housing developments representing \$253 million in real estate investment. These projects generated economic activity across

the region, supporting construction jobs, professional services, and local businesses tied to both development and long-term operations.

According to the Council of Large Public Housing Authorities (CLPHA), economic impact findings drawn from federal housing research indicate that, while impacts have not been specifically studied in Fresno County, affordable housing investments often generate economic effects in the range of approximately

1.5 to 2 times the original investment, reflecting additional activity through construction spending, wages, supplier purchases, and long-term operations.[†]

As a public agency and long-term owner, Fresno Housing reinvests in its portfolio year after year. This sustained approach strengthens neighborhoods, supports local industries, and ensures that public investment delivers lasting value well beyond the construction phase.



FH owns and manages **88** properties

FH stewards a portfolio exceeding **\$1.1 billion** in assets

FH oversees more than **5,000** homes

Local Spending, Jobs, and Partnerships

Housing development in 2024–2025 supported work for architects, engineers, general contractors, skilled trades, and service providers across Fresno County. These jobs contribute to family wages and local spending that helps stabilize neighborhood economies.

Beyond construction, Fresno Housing’s ongoing operations

support property management, maintenance, and resident services. The agency owns and manages more than 85 properties, oversees more than 5,000 homes, and stewards a portfolio exceeding \$1 billion in assets. This scale positions Fresno Housing as a consistent economic presence in the region.

Local procurement is central to this impact. By working with regional contractors, vendors, and professional partners, Fresno Housing keeps

public dollars circulating within the local economy while fostering long-term relationships grounded in accountability and performance.

Together, these investments reinforce Fresno Housing’s role as an economic driver in Fresno County, advancing neighborhood stability alongside housing access.

†Source: U.S. Department of Housing and Urban Development, Office of Policy Development and Research (PD&R), HUD USER research reports on the economic impacts of housing construction and operations (huduser.gov).

Partner Perspectives

Brown Construction

Brown Construction has partnered with Fresno Housing for more than 35 years, delivering affordable housing through a collaborative, disciplined process from pre-construction through completion. Fresno Housing is engaged, transparent, and responsive, addressing challenges early and making fair, well-informed decisions that respect construction expertise. They balance accountability with collaboration, communicate clearly, and operate with integrity. The result is trust, efficiency, and projects that move forward—and a public partner you can rely on for long-term, successful outcomes.

“They [Fresno Housing] exemplify what an ideal public partner should be.”

—Brown Construction

Soliva Commons,
a 60 apartment
home development
in Clovis, was
built by Brown
Construction in 2021



Zumwalt Construction built Promesa Commons, a 63-unit family housing community on Parkway Drive, completed in 2024.

Zumwalt Construction | General Contractor

For more than 30 years, Zumwalt Construction has built across the Valley, delivering projects that shape the region. As a locally rooted firm, the company values disciplined execution and clear communication in every phase of construction.

That alignment is why the partnership with Fresno Housing works. CEO and President Robert McKnight describes the relationship in one word: “consistency.” Documents are delivered, project parameters are clearly defined, and payments are timely. “All of their projects are important and are treated as such,” he says, whether large-scale or short-term. The predictable process allows Zumwalt to plan staffing and keep projects on track. McKnight also points to Fresno Housing as “a keen steward” of locally raised funds, committed to supporting local trades and delivering dignified housing throughout Fresno County.

“Clear expectations and timely payments keep every project on track.”

— Robert McKnight, CEO/President

State of Affordable Housing

2024 Event

In 2024, Fresno Housing hosted its first State of Affordable Housing event, marking a milestone in the agency's role as a regional convener on housing issues. More than 450 community partners, policymakers, and housing professionals gathered for a locally grounded conversation about housing access and affordability in Fresno County.

Speakers and panelists connected statewide and national housing trends to local conditions, addressing rising development costs, affordability pressures, and policy considerations shaping housing supply and stability. Discussions emphasized the importance of sustained investment, cross-sector collaboration, and practical strategies to meet current and future housing needs.

The inaugural State of Affordable Housing elevated housing as a foundation for economic stability, public health, and community well-being. It also established an ongoing forum for transparency, dialogue, and shared problem-solving across the region.





STATE of AFFORDABLE HOUSING

September 18, 2026
Clovis Veterans
Memorial District

LOOKING AHEAD TO 2026

Building on the success of its first convening, Fresno Housing will host its second State of Affordable Housing event on September 18, 2026, at the Clovis Veterans Memorial District.



Proceeds from the 2026 event will benefit the Beyond Housing Foundation, supporting Fresno Housing residents as they pursue education, career advancement, homeownership, and long-term stability.

LEARN MORE

Scan the QR code to learn more about registration, sponsorship opportunities, and event updates.



fresnohousing.org/soah



Paths to Homeownership

Expanding Pathways to Ownership

Homeownership is a critical pathway to long-term stability, generational wealth, and neighborhood investment. Building on Fresno Housing’s work in development, vouchers, and partnerships, the agency supports multiple homeownership pathways designed to help residents move from renting to owning through education, financial alignment, and coordinated support.

Fresno Housing’s homeownership work reflects a continuum rather than a single entry point. New construction, rehabilitation, and resale, voucher-supported ownership, and homebuyer readiness efforts respond to different levels of readiness, financial capacity, and housing need while maintaining consistent standards for preparation, coordination, and long-term sustainability. Together, these pathways expand access while supporting long-term success for residents and neighborhoods.

Across all pathways, Fresno Housing works with partners, including the Beyond Housing Foundation, to align residents with homebuyer education, counseling, and financial resources. This coordination helps ensure households are prepared for the responsibilities of ownership while protecting long-term affordability and neighborhood stability.

Homeownership Through Housing Choice Vouchers

For eligible participants, the Housing Choice Voucher Homeownership Program provides a structured bridge from renting to owning. Under the program, a Housing Choice Voucher may be used to help cover monthly mortgage payments instead of rent.

Participation requires completion of HUD-certified homeownership counseling and securing mortgage financing through a licensed lender. Fresno Housing does not provide loans or direct down payment assistance but plays a central coordinating role by reviewing eligibility, working with lenders, overseeing required inspections, and ensuring compliance with program requirements. Eligible properties include single-family homes, condominiums, and qualifying mobile homes with land ownership or a long-term lease.

The Housing Choice Voucher Homeownership Program extends voucher assistance beyond rental housing by supporting households as they transition into ownership while maintaining long-term housing stability.



Homeownership in Practice

Fresno Housing’s homeownership strategy translates into real opportunities for residents and neighborhoods across Fresno County.

HERITAGE ESTATES: New construction supporting first-time homebuyers

Heritage Estates represents a milestone for Fresno Housing as the agency’s first subdivision of single-family homes created specifically for low-income homebuyers. As of December 2025, ten families have closed on their homes, with an additional twenty-three households actively moving through the purchase process.

Heritage Estates demonstrates how public investment, thoughtful design, buyer readiness, and coordinated support can come together to create sustainable ownership opportunities at scale. Each home represents a permanent investment in the neighborhood and a tangible opportunity for families to build equity and establish roots in the community.

Jose's Journey to Homeownership

Jose had always wanted to own a home for his family. He tried once—about a year and a half ago—to do it on his own. He came up short. Not because the desire wasn't there, but because the path was steeper than it looked. Other things got in the way. The effort stalled.

Then his cousin told him to apply for Habitat for Humanity.

That single step restarted the journey.

When Fresno Housing reached out, Jose was still close—but not quite ready. Homeownership was within reach, but it would take more work. Fresno Housing's homebuyer services coordinator, along with members of the housing authority, worked with him to get him there. Step by step. Not rushing the process. Not lowering the bar.

This particular home came with its own complexity. It was a Fresno Housing-owned property that required a buyer within a specific income range, shaped by the layered funding used for rehabilitation and the mortgage. The City of Fresno provided assistance. Fresno Housing did too. The financing, the eligibility, and the timing all had to align around a real person with a real goal.

That goal was simple: something stable for his family.

Before this, they lived in a small apartment complex. Renting meant limits. Shared walls. Rules about what you could and couldn't change. Now, Jose talks about space. A yard. Kids riding bikes, kicking a ball, burning off energy. He remembers the day they surprised them with the house—and how quickly it felt like home.

For Fresno Housing, this outcome fits squarely within the mission: community development, stronger neighborhoods, and residents who have a stake in where they live. Homeownership isn't just a unit delivered. It's an investment—by the family, and in the neighborhood they've chosen.

Jose doesn't describe the journey as easy. He talks about bumps and bruises. About getting past them. About how the process made him stronger. What stayed with him most, though, was something else entirely: realizing there are people who care enough to help someone cross the line.

"If you ever think you can't become a homeowner," he says, "you can change that."

For Jose and his family, homeownership didn't arrive all at once. It came through persistence, partnership, and a system willing to meet someone who was ready to keep going.

And now, they're not just living there. They belong.

"If you ever think you can't become a homeowner, you can change that."

—Jose, Chance Home Homeowner



VIEW VIDEO

Scan the QR code to hear Jose share his story in his own words.



Beyond Housing Foundation

Turning Stability into Opportunity

Fresno Housing provides stable homes. The Beyond Housing Foundation extends that stability into opportunity by supporting education, workforce readiness, digital access, and pathways to homeownership, empowering residents to move toward long-term self-sufficiency.

As a companion organization, the Foundation mobilizes philanthropic support to address needs that often sit just beyond traditional funding. This includes educational expenses, workforce preparation, technology access, down payment assistance, and practical investments that help residents translate stability into progress.

Together, Fresno Housing and the Beyond Housing Foundation operate as a coordinated system, aligning housing with opportunity-building programs that strengthen families and neighborhoods across Fresno County.

Core Programs Advancing Opportunity

The Beyond Housing Foundation focuses its support on four interconnected areas that accelerate resident progress. Each program complements Fresno Housing's housing stability work by removing barriers that can delay education, employment, or ownership—even when residents are otherwise ready to move forward.

- **Scholarships** supporting education and credential completion
- **Workforce training and internships** connecting residents to paid, real-world experience
- **Digital access and equity** pairing technology with literacy and skills
- **Pathways to homeownership**, including down payment assistance and financial preparation



Helping Residents Move Forward

Small barriers can stall big goals. Program Coordinators help residents maintain momentum by assisting with completing applications, scheduling classes, replacing vital documents, paying modest certification or testing fees, and connecting participants with the best-fit programs.

Some residents need only a brief check-in. Others benefit from hands-on support through each step. This timely guidance turns intention into action and action into results.





WineFest

WineFest is the Beyond Housing Foundation's signature fundraising event, bringing together donors, sponsors, and community leaders in support of resident scholarships and workforce readiness programs.

Proceeds support education and opportunity for Fresno Housing residents, helping cover costs that often stand between enrollment and completion.



Economic Empowerment Summit

The Economic Empowerment Summit brings residents together with employers, financial institutions, and educators through hands-on workshops focused on financial literacy, career exploration, and economic mobility.



Resident Empowerment: Programs & Events

Building Confidence, Connection, and Opportunity

Stable housing creates a foundation. Resident Empowerment builds what comes next. Across Fresno Housing communities, programs and events are designed to reduce barriers, strengthen connection, and support residents as they pursue education, leadership, and long-term self-sufficiency. These efforts reflect a commitment to meeting residents where they are while creating opportunities to engage, grow, and thrive.

Over the last two years, Fresno Housing hosted a wide range of programs and community events. Each program is designed to address a specific barrier while building connection, confidence, and opportunity across Fresno Housing communities.

PROM DRESS DRIVE

The Prom Dress Drive removes financial barriers while celebrating a significant milestone for students and their families. In 2024, more than 120 students from the Southwest Fresno region participated, supported by approximately \$75,000 in donated prom dresses through a partnership with The Princess Project. Paul Mitchell The School Fresno provided hair and makeup services, introducing students to scholarship opportunities and entrepreneurship pathways, thereby expanding access while honoring a meaningful moment.



COMMUNITY BREAKFASTS

Community breakfasts create welcoming, informal spaces for residents to connect with one another and with Fresno Housing staff. These gatherings strengthen relationships across properties, encourage dialogue, and build trust that supports deeper engagement in programs and services.



CULTURAL CELEBRATIONS

Cultural celebrations reflect the diversity of Fresno Housing communities and reinforce shared identity and belonging. These events bring residents together across generations, strengthening community bonds and contributing to more connected neighborhoods.



YOUTH LEADERSHIP ACTIVITIES

Youth leadership activities focus on building confidence, skills, and civic awareness. Through structured programming and hands-on participation, young residents are encouraged to develop leadership capacity and engage actively within their communities.



Resident Empowerment: Participation & Outcomes

Resident engagement reflects both need and trust across Fresno Housing communities.

THE STORY BEHIND THE NUMBERS

Sustained investment in resident-centered programming is met with consistent participation and growing demand over time.

PARTICIPATION

2024

4,073
INSTANCES OF
PARTICIPATION

Residents consistently engaged in learning and community-based programming.

WORKSHOPS

2024

824
WORKSHOPS
DELIVERED

Focused on health and wellness, education, and workforce readiness.

2025

1,453
WORKSHOPS
DELIVERED

Expanded access to learning and support across Fresno Housing communities.

COMMUNITY EVENTS

Events created opportunities for connection, engagement, and shared experience.

2024

82
EVENTS HOSTED

1,743
RESIDENTS IN ATTENDANCE

2025

156
EVENTS HOSTED

Continued growth in participation and community engagement.





Clarissa “Ras” Nicole Heredia Negrete (center) with Beyond Housing Foundation board members (left to right) Tim Conboy, Tyrone Roderick Williams, Victor Dias, and Desrie van Putten.

Scholarship Award Recipient’s Path to UC Davis

Clarissa “Ras” Nicole Heredia Negrete grew up knowing college would mean leaving home—and carrying financial uncertainty with her. When she was admitted to UC Davis, excitement came tangled with fear. She worried about the cost of books, food, housing, and what it would mean to navigate a new city largely on her own, financially dependent on her mother and unsure how far she could stretch limited resources.

The scholarship changed that equation.

For the first time, Ras could see UC Davis not as a gamble, but as a viable path forward. The support offered relief in practical ways—help with supplies, food, and basic needs—but its impact went deeper. It gave her confidence that she didn’t have to struggle alone, and that accepting her admission was not reckless, but possible.

With that assurance, Ras sat down with her family, made a plan, and committed to her next chapter. The question shifted from “Can I afford to go?” to “What can I build once I’m there?”

Now, as she prepares to begin her studies at her dream school, Ras feels grounded in something she didn’t have before: stability. The scholarship has allowed her to imagine herself not just surviving college, but fully participating—focused on learning, growing, and pushing herself academically without the constant weight of financial stress.

What comes next feels different because it’s backed by support. And because of that, Ras believes she can achieve what once felt out of reach.



“It gave me hope that I wouldn’t have to struggle through college on my own.”

—Clarissa “Ras” Nicole Heredia Negrete

Partner Spotlight: Career Nexus

Through its partnership with Career Nexus, Fresno Housing connects residents to paid internships aligned with regional workforce needs. The model is intentional and structured, pairing paid work with coaching, employer support, and clear accountability. Residents gain hands-on experience and professional skills, while employers receive prepared interns without added administrative burden.

In 2024–2025, the partnership supported 15 Career Nexus interns, representing nearly 4,000 hours of paid, on-the-job experience. Internships placed residents in real workplace environments where expectations were clear, performance mattered, and mentorship reinforced professional growth.

Building Organizational Capacity

Organizations such as Blended Families partnered with Career Nexus and Fresno Housing to host interns seeking meaningful, supported work experience. The program removed financial and administrative barriers while providing reliable

interns who contributed to day-to-day operations, administrative support, and project-based work. As internships progressed, reliability, communication, and professionalism consistently strengthened, allowing staff to focus on higher-level responsibilities while expanding internal capacity.

A Path to Professional Confidence

For residents like Camery Jones, the internship marked a turning point. As a single mother raising a four-year-old daughter, she entered the program seeking stability, skill development, and confidence in a professional office setting. The structured, paid internship demanded accountability, time management, communication, and teamwork. Over time, supervisors entrusted her with greater responsibility, reshaping how she saw herself professionally.

Being paid mattered. Structure mattered. Together, they reinforced the value of her time and effort and opened a viable path toward continued employment, further training, and long-term career growth.

“Being trusted with real responsibility showed me that I was capable and dependable.”

—Camery Jones, Career Nexus Intern

“The structure and ongoing support provided through Career Nexus were key to the intern’s success. Clear expectations and regular check-ins ensured accountability and allowed challenges to be addressed early.”

—Timothy Lowe, Director of Business Development & Program, Blended Families

LEARN MORE ABOUT
OUR PARTNERS
fresnohousing.org/partners



Resident Internship: Finding Her Voice

Before her internship, Marcie was already a leader in her community. As a Fresno Housing resident, she was known for speaking up, organizing neighbors, and advocating for better outcomes. As a mother, she had spent years balancing responsibility at home with informal leadership in her community. What she lacked was not motivation or insight, but access

“This experience helped me see what’s possible and believe I could build a future for myself.”

—Marcie, Resident Intern

to formal opportunities that could translate lived experience into professional growth.

That changed through her internship with Career Nexus. The experience gave structure to the skills Marcie had been using for years, including communication, problem solving, and relationship building, and reframed them as professional strengths. For the first time, she saw her contributions recognized in a workplace setting.

There was a moment, she recalls, when that shift became clear. Participating in meetings, contributing ideas, and seeing her perspective valued helped her realize she belonged in professional spaces. She was not just helping her community. She was building a career path.

The experience reshaped how Marcie sees herself. Confidence replaced hesitation. Possibility replaced uncertainty. As a parent raising sons and celebrating the academic achievements of her daughters, she began to imagine a future shaped not only by responsibility, but by choice.

Today, Marcie carries forward more than experience. She carries momentum. What began as an internship has grown into new roles. She now serves as an ambassador in the Play and Learn program and as a resident board member for the Beyond Housing Foundation. These opportunities affirmed that leadership can grow from lived experience and that when opportunity meets readiness, new paths open. For Marcie, this was not just a job. It was proof that her voice matters and that her future is hers to build.



LEFT: Marcie awarded Resident of the Year in 2022 with daughter and granddaughter
ABOVE: Thanksgiving 2019 with daughters and grandkids

Resident Empowerment: Technology, Learning & Opportunity



Technology, Learning, and Opportunity: Access to Opportunity

Access to technology and education is foundational to opportunity, economic mobility, and full participation in daily life. Fresno Housing invests in digital access, learning, and workforce pathways to ensure residents have the tools needed to succeed in school, pursue careers, and navigate an increasingly online world.

This work reflects a shift from access alone to capability. By pairing connectivity with education, training, and real-world experience, Fresno Housing helps residents turn access into momentum.



BROADBAND ACCESS & DEVICE SUPPORT

Reliable internet access and functional devices are essential for education, employment, healthcare, and daily communication. Fresno Housing supports residents by expanding broadband access and connecting households to devices and low-cost connectivity options, reducing barriers to participation in an increasingly digital economy.

HANDS-ON DIGITAL LEARNING: TECHCONNECT

Fresno Housing's TechConnect initiative delivers practical, hands-on digital learning across age groups. Programs include youth technology camps focused on software applications, coding, robotics, and digital content creation, as well as on-site workshops that support adults and seniors in building foundational computer and internet skills.

DIGITAL LITERACY OUTCOMES

Participants who completed training received devices to support continued access.

2024

Residents completed digital literacy training through TechConnect and the Everyone On program, building skills needed for online learning, job searches, healthcare access, and communication.

111 YOUTH

36 SENIORS

44 ADULTS

2025

Digital access efforts continued through partnerships offering Digital Communities Training.

66 RESIDENTS completed the **EVERYONE ON** digital literacy program

12 RESIDENTS completed a Fresno EOC **TECHNOLOGY PROGRAM**

These efforts **EXPANDED ACCESS** to **ESSENTIAL TECHNOLOGY SKILLS** across Fresno Housing communities.



SCHOLARSHIPS & EDUCATIONAL SUPPORT

Education remains a critical pathway to opportunity. Fresno Housing, in collaboration with the Beyond Housing Foundation, administers scholarship programs that reduce financial barriers for residents pursuing postsecondary education, credentialing, or GED completion. These scholarships complement digital skill-building by supporting long-term educational and career goals.

INTERNSHIPS & WORKFORCE PATHWAYS

Internship and workforce programs connect learning to real-world experience. Through employer partnerships and training initiatives, Fresno Housing supports residents in gaining hands-on experience, developing professional skills, and exploring career pathways aligned with regional workforce needs.

In 2024–2025, Fresno Housing supported **15 CAREER NEXUS INTERNS**, representing nearly **4,000 HOURS OF PAID, HANDS-ON EXPERIENCE**, along with a multi-year internship partnership with the American Heart Association.

Together, these investments strengthen resident capacity and expand pathways to long-term economic mobility.

Sherwin-Williams “Home Work” Training

Through its partnership with Sherwin-Williams, Fresno Housing connects residents to

workforce training that builds practical skills and supports career advancement. The “Home Work” program provides hands-on instruction, exposure to industry

standards, and pathways into employment. In 2024–2025, 57 participants completed Sherwin-Williams training, demonstrating how employer partnerships

can translate learning into opportunity. Pairing training with real-world application and trusted partners to create meaningful employment pathways.

Resident Empowerment: Partnerships in Action

Partnerships in Action: Scaling Impact Through Collaboration

Fresno Housing advances housing access and resident success through collaboration. By working alongside nonprofit organizations, employers, educational institutions, public agencies, and civic partners, Fresno Housing extends its capacity beyond housing delivery to support workforce readiness, health and wellness, digital access, education, and community stability across Fresno County.

These partnerships are operational and outcome-driven. Board discussions and public programming consistently reflect collaboration as a core strategy for service delivery, resident engagement, and long-term stewardship, ensuring public investment translates into measurable, lasting impact.

Fresno Housing's Collaborative Network

During 2024–2025, Fresno Housing worked with approximately 60 partner organizations, delivering services directly within housing communities and connecting residents to opportunity across multiple pathways.

Below is a partial list featuring some of our amazing partners.

EDUCATION AND WORKFORCE DEVELOPMENT

- **CMAC (Community Media Access Collaborative)**
Partners with Fresno Housing through TechConnect to deliver hands-on digital media and technology education that builds practical skills and supports workforce readiness for residents.
- **Fresno Economic Opportunities Commission (Fresno EOC)**
Collaborates with Fresno Housing to deliver education, workforce readiness, and supportive services that empower residents to develop skills and move toward economic stability.
- **Local School Districts**
Collaborate with Fresno Housing to support student engagement, learning continuity, and access to educational resources for youth living in housing communities.

HEALTH & WELLNESS SERVICES

- **Centro La Familia Advocacy Services**
Partners with Fresno Housing to deliver community-based health education, wellness programming, and supportive services that promote stability and well-being for residents.
- **VA Outreach Team**
Collaborates with Fresno Housing to connect veteran residents to healthcare, benefits navigation, and supportive services tailored to their specific needs.
- **San Joaquin Valley Veterans (WestCare)**
Collaborates with Fresno Housing to provide wellness education, peer support, and service connections for veteran residents and their families.

DIGITAL LITERACY & TECHNOLOGY ACCESS

- **Everyone On**
Partners with Fresno Housing to deliver digital literacy training and device distribution, helping residents build essential technology skills and maintain online access.

- **ConnectHome (HUD-led initiative)**
Supports Fresno Housing through a national-local partnership framework that expands broadband access, digital literacy, and connectivity for low-income households.
- **Fresno EOC – Access to Technology Program**
Provides on-site digital literacy training and technology support for Fresno Housing residents, with a focus on adults, seniors, and veterans.

YOUTH & EARLY LEARNING PROGRAMS

- **Local School Districts (after-school and youth programming)**
Work with Fresno Housing to provide academic enrichment, youth activities, and school-linked supports within housing communities.
- **Community-Based Youth Organizations**
Collaborate with Fresno Housing to offer enrichment, leadership development, and youth engagement activities tailored to resident communities.

FINANCIAL LITERACY & LIFE SKILLS

- **Fresno Economic Opportunities Commission (Fresno EOC)**
Partners with Fresno Housing to provide financial education, life skills training, and supportive services that strengthen household stability.
- **Beyond Housing Foundation**
Works alongside Fresno Housing to support resident education, scholarships, and readiness programs that advance long-term opportunity.
- **Community-Based Financial Education Partners**
Support Fresno Housing residents through workshops and counseling focused on budgeting, credit, and financial decision-making.

SENIOR SERVICES, SAFETY AWARENESS & TENANT EDUCATION

- **Fresno Fire Department / Fresno Police Department**
Collaborate with Fresno Housing through community events and on-site education focused on safety awareness, emergency preparedness, and resident engagement.



Partner Spotlight: Fresno Metro Ministry

Fresno Metro Ministry serves as a trusted connector in the community, ensuring nutritious food and supportive resources reach residents where they live, gather, and access services. Through its partnership with Fresno Housing, Fresno Metro Ministry brings food distributions, community gardens, and service connections directly into housing communities, reducing access and transportation barriers for families and seniors.

With a long-standing presence across Fresno County, Fresno Metro Ministry works through housing sites, schools, and community-based organizations to strengthen local service networks. By recovering and distributing food while linking residents to additional supports, the partnership addresses food insecurity alongside broader household needs.

Strengthening Local Food Systems

The partnership with Fresno Housing expands Fresno Metro Ministry's reach by providing stable, centralized locations

for food distribution and community-based food production. Housing sites increase efficiency, participation, and reach while allowing services to scale consistently over time.

Initiatives such as the YoVille Community Garden extend this work by pairing food distribution with food production in the 93706 zip code. Residents participate in growing, harvesting, and sharing fresh produce, supporting health, financial stability, and community pride while reducing food waste.

Sustained Impact Through Partnership

Long-term collaboration allows Fresno Metro Ministry and Fresno Housing to plan ahead, respond to evolving needs, and deepen resident engagement. Success is measured through increased food access, improved household food security, and the durability of partnerships that support continued service delivery.

Ultimately, success means residents experience reliability, dignity, and improved quality of life through systems designed to support them over time.

“By bringing food and resources directly into housing communities, we reduce barriers and reach residents where they already live.”

—Fresno Metro Ministry



Fiscal Stewardship & Public Accountability

Managing for Long-Term Stability

Fresno Housing manages public and private resources with care and discipline to ensure long-term stability and accountability. Financial decisions are made with a clear focus on sustainability, compliance, and responsible use of funds.

Disciplined Financial Management

Through careful budgeting, strong internal controls, and annual independent audits, Fresno Housing directs resources toward housing quality, resident services, and long-term community investment. This approach allows the agency to remain resilient amid changing market conditions, rising costs, and funding uncertainty.

Transparency as a Public Trust

Clear, accessible financial reporting is central to public trust. Fresno Housing openly shares information on revenues, expenses, assets, and liabilities, allowing stakeholders to understand how resources are managed and how public investment is effectively utilized.

2024 Financial Overview

ASSETS & LIABILITIES

Current Assets	31,080,529
Capital Assets	42,109,382
Non-Current Assets	219,326,767
Deferred Outflow of Resources - Pension Related	3,775,293
Total Assets	296,291,971

Current Liabilities	18,715,390
Non-Current Liabilities	48,647,963
Deferred Inflow of Resources - Pension Related	1,130,449
Deferred Inflow of Resources - Lease Related	6,773,350
Total Liabilities	75,267,152

TOTAL NET POSITION	221,024,819
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REVENUES & EXPENSES

Rental Revenue	8,860,794
Grant Revenue	166,936,119
Developer Fee Revenue	2,360,347
Other Revenue	8,812,411
Total Revenue	186,969,671

Administrative & General Expenses	28,816,429
Tenant & Protective Services Expense	2,858,199
Maintenance & Operation Expense	6,472,599
Housing Assistance Payments & Utility reimbursement Payments	145,028,404
Other Expenses	4,509,924
Total Expenses	187,685,555

Net Operating Income	(715,884)
Non-Operating (Income)/ Expenses	(14,095,175)
Increase/(Decrease) in Net Position	13,379,291

LEARN MORE

Scan the QR code to view Fresno Housing's full audited financial reports online.



Building What Comes Next

For 85 years, Fresno Housing has evolved alongside Fresno County, responding to changing needs with purpose and resolve. What began as a commitment to safe, affordable housing has grown into a broader understanding that housing is the foundation on which stability, opportunity, and long-term success are built.

Looking ahead, our direction is clear. We will continue investing in neighborhoods, expanding access to housing, and supporting resident pathways to education, employment, and homeownership. Guided by our Strategic Plan and informed by resident voices, Fresno Housing remains focused on solutions that are practical, accountable, and rooted in community.

The future of Fresno Housing is measured not only in homes built or vouchers administered, but in lives strengthened and possibilities opened. By centering residents, stewarding resources responsibly, and working in partnership, we remain committed to housing stability as the foundation for stronger lives and stronger communities across Fresno County.

Together, we continue the work — building stability today while creating space for what comes next.



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