



April 2026 - Joint Board Meetings of the Commissioners

Tuesday, April 28, 2026

5:00 PM

1260 Fulton Street - Second Floor, Mosaic Room

Fresno CA, 93721



Meeting Book - April 2026 - Joint Board Meetings of the 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. At the start of your presentation, please state your names and the topic that 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 Report - Presented by Tyrone Roderick Williams

CEO Report

b. Commissioner's Report

6. Consent Agenda

a. Consideration of the Minutes of Previous Board Meeting

March 24, 2026 Joint Board Minutes

b. Consideration of RAD Predevelopment Loan Increase from Housing Relinquished Fund Corporation

Board Memo: Consideration of RAD Pre-Development Funding Increase

City Resolution: Approval to Increase RAD Pre-Development Funding

County Resolution: Approval to Increase RAD Pre-Development Funding

c. Consideration of Approval to Apply for Affordable Housing Sustainable Communities Program Funds - The Roos @ Fulton Forum

Board Memo: Approval to Apply for AHSC Program Funds and Enter into MOU for The Roos @ Fulton Forum

City Resolution: Approval to Apply for AHSC Program Funds and Enter Into MOU for The Roos @ Fulton Forum

City Resolution: Approval of Funding Requests to Support AHSC Application for The Roos @ Fulton Forum

City Resolution: Approval of HCD Resolution to Submit for AHSC Program Funds for The Roos @ Fulton Forum

d. Approval to Submit RAD Restore and Rebuild Program Applications: Various Developments

Board Memo: Consideration to Submit Restore-Rebuild Applications

for Various Developments

City Resolution: Approval to Submit Restore-Rebuild Applications for Various Developments

County Resolution: Approval to Submit Restore-Rebuild Applications for Various Developments

e. Approval of California Dept. of Housing and Community Development Standard Resolutions - La Joya Commons II

Board Memo: California Department of Housing and Community Development Resolutions for La Joya Commons II

County Resolution: California Dept. of Housing and Community Development Resolution - La Joya Commons II

County Resolution: HCD AGP LLC Resolution for La Joya Commons Phase II

County Resolution: HCD Sponsor Resolution for La Joya Commons Phase II

7. Information Item

a. Resident Success Spotlight: Sherwin-Williams Paint Program

Board Memo: Sherwin-Williams Paint Program

Presentation: Resident Highlight

b. Broadband Infrastructure Investments Update

Board Memo: Expanding Internet Access

Presentation: Broadband Infrastructure

c. Real Estate Update

Board Memo: Real Estate Development Update

Board Presentation: Real Estate Development Update

8. Action

9. Adjournment

CEO REPORT

TO: Boards of Commissioners
Fresno Housing Authority

DATE: April 14, 2026

BOARD MEETING: April 28, 2026

FROM: Tyrone Roderick Williams
Chief Executive Officer

AGENDA ITEM:

AUTHOR: Hilda Reeves

SUBJECT: Property Management Report

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

President's 2027 Budget Request Similar to 2026 Funding, Yet Underfunds Critical Programs:

The Trump Administration announced its request of \$73.5 billion in funding for the for Department of Housing and Urban Development as part of its 2027 budget request. The proposed budget represents a \$10.7 billion decrease from the 2026 funding bill passed by Congress earlier this year. Unlike the President's budget request last year that zeroed out critical housing programs, the 2027 request funds housing programs at 2026 or slightly higher levels. However, it still underfunds several programs critical to public housing authorities.

The Administration proposes no new funding for programs including the Choice Neighborhoods Initiative, the Self-Sufficiency Program Account, the HOME Investment Partnership Program, and the Community Development Block Grant.

Public Housing:

- \$5.377 billion for the Operating Fund. This is \$69 million more than the FY26 enacted level of \$4.687 billion.
- \$3.2 billion for the Capital Fund. This is level funding.

Housing Choice Voucher Program:

- \$35.565 billion Housing Choice Voucher Renewals. This is \$608 million more than the FY26 enacted level of \$34.957 billion.
- \$2.951 billion for Administrative Fees. This is \$116 million more than the FY26 enacted level of \$2.385 billion.
- \$300 million for Tenant Protection Vouchers. This is 301 million less than the FY26 enacted level of \$601 million.

Project-Based Rental Assistance:

- \$17.6 billion for Project-Based Rental Assistance. This is \$543 million less than the FY26 enacted level of \$18.143 billion.

April is National Fair Housing Month:

National Fair Housing Month commemorates the passage of the landmark Fair Housing Act signed on April 11, 1968. It marks a nationwide commitment to eliminating housing discrimination, promoting equal opportunity, and fostering inclusive communities, with HUD and organizations hosting events, educational forums, and outreach activities throughout the month.

Real Estate Department - Development Projects Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
Heritage Estates (<i>fka Florence & Plumas</i>)	Home Sales Ongoing	146 E. Florence Ave. Fresno, CA	33	100%
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	88%
Avalon Commons Phase II (<i>fka Chestnut/Alluvial</i>)	Under Construction	7521 N. Chestnut Ave. Fresno, CA	45	2.74%
Garland Gardens	Pending Construction Start	3726 N. Pleasant Fresno, CA	51	N/A
Davu Villave/Parkside Inn/Golden State Triage	Pre-Development City of Fresno CDBG/HOME-ARP Awarded CTCAC Awarded	1415 W. Olive Avenue, Fresno	63	N/A

La Joya Commons Phase II (fka Firebaugh Family)	Pre-Development HCD SuperNOFA Awarded AHP Pending CTCAC Pending	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Cordillera Commons Phase I (fka San Joaquin Commons)	Pre-Development HCD HOME Awarded AHP Pending CTCAC Pending	Corner of West Colorado Avenue & 5th Street, San Joaquin, CA 93660	51	N/A
135 Osmun	Pre-Development City of Clovis PLHA Awarded TOD Awarded AHP Pending HCD HOME Pending CTCAC Pending	135 Osmun Clovis, CA	47	N/A
The Roos @ Fulton Forum	Pre-Development IIG-C Contingent Award City of Fresno RFP Pending AHSC Proposed	1302 Fulton Street, Fresno	124	N/A
Monte Vista Terrace	Pre-Development	1132 N. Sherman Court Fresno, CA	44	N/A
Herndon/Hayes	Pre-Development City of Fresno RFP Awarded	Herndon/Hayes Fresno, CA	96	N/A
Kerman Parcels	Pre-Development In Concept Design	Vineland/Whitesbridge Kerman, CA	64	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A

Resident Empowerment

Junior Youth Spiritual Empowerment Program:

The Junior Youth Spiritual Empowerment Program (JYSEP) at Cedar Courts provides engaging activities that promote moral leadership, communication skills, and a sense of purpose among youth. Participants engage in discussions, creative expression, and service projects that encourage teamwork, reflection, and community responsibility.

Prom Project Dress Giveaway:

The Prom Project Dress Giveaway at Parc Grove Commons ensured high school residents could attend prom with confidence by removing financial barrier. In addition to free dresses, educational partners provided resources on college readiness.

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 03/01/2026-03/31/2026			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	1469	94	93.05%
COUNTY OF FRESNO			
County of Fresno	1265	36	97.07%
COUNTY OF FRESNO - SEASONAL			
Seasonal Properties	194	40	78.86%
Hold/In Construction	0	0	0.00%

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

Tuesday, March 24, 2026

5:00 PM

The Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County (Collectively “Fresno Housing” or “Agency”) met in a regular joint session on Tuesday, March 24, 2026, at 1260 Fulton Street, Second Floor Mosaic Conference Room, Fresno, CA 93721. The public was able to join in person and via Zoom.

1. Call to Order

The regular joint meeting was called to order at 5:05 PM by Chair Cary Catalano. Roll call was taken and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Cary Catalano, Chair
Sophia Ramos, Vice Chair
Yvonne Dickson, Commissioner
Jacklyn Heinrich, Commissioner

COUNTY ABSENT:

Valori Gallaher, Commissioner
John Valdez, Commissioner

CITY PRESENT:

Sharon Williams, Chair
Ruby Yanez, Commissioner
Paul Idsvoog, Commissioner
Richard Burrell, Commissioner
Michelle Vang, Commissioner
Isaiah Green, Commissioner

CITY ABSENT:

Emogene Walker, Vice Chair

Also in attendance: Craig Armstrong, General Counsel and Tyrone Roderick Williams, Chief Executive Officer

Joint Board Meeting
Action Minutes: 3.24.26
Minutes Adopted:

2. APPROVAL OF THE AGENDA AS AMENDED

Chair Catalano announced a modification to the order of the agenda, stating that following Closed Session, the meeting would proceed in the following order: Consent Agenda, Action Items, Information Items, and Governance Matters.

A Motion was made to approve the amended agenda

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Idsvoog to approve the agenda as posted.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Ramos moved, seconded by Commissioner Heinrich to approve the agenda as posted.

MOTION PASSED: 4-0

There were no public comments.

3. PUBLIC COMMENT AND PRESENTATIONS

There were no public comments.

4. POTENTIAL CONFLICT OF INTEREST

There were no conflicts of interest.

5. CLOSED SESSION

The Boards adjourned to Closed Session at approximately 5:06 PM.

The Boards reconvened to Open Session at approximately 6:00 PM.

General Counsel reported that there was no reportable action taken during Closed Session.

There were no conflicts of interest.

Joint Board Meeting
Action Minutes: 3.24.26
Minutes Adopted:

6. CONSENT AGENDA

Chair Catalano asked whether any Board member or member of the public wished to pull an item from the Consent Agenda.

No items were pulled for discussion.

CITY MOTION: Commissioner Yanez moved, seconded by Commissioner Idsvoog to approve the Consent Agenda.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Heinrich moved, seconded by Commissioner Dickson to approve the Consent agenda.

MOTION PASSED: 4-0

There were no public comments.

7. ACTION ITEMS

- a. Consideration of HRFC Loan Commitment – 135 Osmun (Clovis) Development – Presented by Christina Stokes-Johnson, Director of Real Estate Development:
 - Ms. Stokes-Johnson presented the proposed 135 Osmun senior housing development located in Old Town Clovis on approximately 1.73 acres, noting the project includes demolition of an existing structure.
 - She reported the development is proposed as a two- and three-story project consisting of 47 residential units, primarily one-bedroom units, with limited two-bedroom units and a three-bedroom manager's unit.
 - The project has received entitlements from the City of Clovis and approximately \$4.1 million in City funding.
 - Fresno Housing will submit tax credit and HOME funding applications to support the project.
 - The development is a partnership with Better Opportunities Builder, Silvercrest, Inc. and Central California Housing Corporation serving as general partners.
 - The project is intended to serve senior households and is located near community amenities, including Old Town Clovis , senior center and transit center.
 - Ms. Stokes-Johnson requested approval of an HRFC funding commitment of up to \$1.5 million.

There were no public comments.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Green to approve.

Joint Board Meeting

Action Minutes: 3.24.26

Minutes Adopted:

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Catalano moved, seconded by Commissioner Ramos to approve.

MOTION PASSED: 4-0

b. **Consideration of Investor Limited Partner Buyout** – Renaissance at Santa Clara reported by Sevag Jierian, Senior Manager, Asset Management:

- Mr. Jierian presented a request to purchase the investor’s limited partner interest in Renaissance at Santa Clara.
- The 70-unit property is part of a fund established in December 2011 and is nearing the end of the 15-year tax credit compliance period.
- The investor currently holds approximately 99 percent ownership.
- The proposed buyout would transfer full ownership to Fresno Housing and its affiliates (Silvercrest and the Housing Authority).
- Full ownership would allow greater flexibility for future rehabilitation, refinancing, or repositioning.
- The proposed purchase price of the investor ownership interest is approximately \$75,000.

There were no public comments.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to approve.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Heinrich moved, seconded by Commissioner Dixon to approve.

MOTION PASSED: 4-0

c. **Consideration of Investor Limited Partner Buyout** – Renaissance at Alta Monte presented by Sevag Jierian, Senior Manager, Asset Management:

- Mr. Jierian presented a similar request for Renaissance at Alta Monte, a 30-unit property within the same investor fund.
- The property is also approaching the end of the compliance period, allowing acquisition of the investor’s interest.
- The proposed buyout would result in full ownership by Fresno Housing and its affiliates.
- The transaction would provide operational flexibility for future improvements and financing opportunities.
- The proposed purchase price of the investor ownership interest is approximately \$75,000.

There were no public comments.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to approve.

MOTION PASSED: 6-0

COUNTY MOTION: Commissioner Heinrich moved, seconded by Commissioner Dixon to approve.

MOTION PASSED: 4-0

Chair Williams presided as Chair of the meeting as Chair Catalano left the meeting due to a prior commitment.

8. INFORMATION ITEMS

a. **Real Estate Development Update:** Christina Stokes – Johnson, Director of Real Estate Development, reported:

- Ms. Stokes-Johnson reported 27 of 33 homes at Heritage Estates have been sold, with six additional homes under contract. Remaining sales are expected to be completed within the next month.
- Garland Gardens received a 9% tax credit award and is scheduled to close by April 10, 2026. The project includes substantial rehabilitation and a new community building, with a 20-year HAP contract renewal anticipated.
- Six AHP funding applications have been submitted. Additional HOME funding applications are in progress for 135 Osmun and a Valley Dale partnership project.
- Upcoming tax credit applications include Cordillera Commons, La Jolla Commons Phase II, and 135 Osmun.

There were no public comments.

b. **Housing Relinquished Fund Corporation (HRFC) Reserves Update** – Nicole Diaz, Director of Finance and Accounting, reported:

- Ms. Diaz provided an overview of HRFC reserves. HRFC reserves are derived from development proceeds, loan repayments, and financing activity and are designated (“silver dollars”) for specific uses.
- Reserves increased from approximately \$11.47 million (December 2025) to \$19.19 million (March 9, 2026).

Joint Board Meeting
Action Minutes: 3.24.26
Minutes Adopted:

- Key transactions included:
 - \$1 million repayment to Kresge Foundation
 - \$1 million investment in Avalon Commons Phase II
 - \$10 million received from the California Endowment
 - Potential inflows total approximately \$15.26 million.
- Approximately \$11.5 million remains uncommitted.

There were no public comments

9. GOVERNANCE MATTERS

a. CEO Report – Tyrone Roderick Williams – Chief Executive Officer reported:

- Mr. Williams shared that the report would be abbreviated in order to allow time to recognize a retiring employee.
- Mr. Williams shared details regarding funeral services for Commissioner Gallaher’s mother.
- He announced the Avalon II groundbreaking (April 3, 2026) and the Beyond Housing Foundation Wine Fest (April 11, 2026).
- He reported on proposed HUD rule changes, including mixed-status households and potential work requirement policies.
- Mr. Williams recognized Gracie Bachicha for 37 years of service to Fresno Housing. Staff and Commissioners shared remarks acknowledging her contributions, and Ms. Bachicha expressed appreciation for her career and service.

There were no public comments.

b. COMMISSIONERS REPORT

- A Commissioner encouraged support for the Workforce Expo and donations of gently used professional clothing.

There were no public comments.

10. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County, the meeting was adjourned at approximately 6:38pm

Joint Board Meeting
Action Minutes: 3.24.26
Minutes Adopted:

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 04/28/2026
AGENDA ITEM: 6b
SUBJECT: Request for Increase in HRFC Pre-Development Funding – RAD Planning

AUTHOR: Christina Stokes-Johnson
Director
DEPARTMENT: Real Estate Development
MEMO DATE: 04/22/2026

Executive Summary

The purpose of this memo is to request an increase in Pre-Development funding from the Housing Relinquished Fund Corporation (HRFC). On October 22, 2014, the Boards of Commissioners of Fresno Housing (FH) approved an allocation of up to \$250,000 in Pre-Development funding from HRFC to support Rental Assistance Demonstration (RAD) Planning activities.

Since that time, staff has advanced significant due diligence and Pre-Development work necessary to position the RAD portfolio for successful conversion and rehabilitation. These efforts have included, but are not limited to, environmental reviews, architectural and engineering assessments, financial structuring, legal services, and other third-party reports required to secure financing and entitlements.

As of the date of this memo, total expenditures for RAD Pre-Development activities have reached \$392,409. A breakdown of expenditures by project is as follows:

- Biola: \$7
- Monte Vista: \$61,297
- Sequoia Courts: \$107,761
- Fairview Heights: \$33,757
- Del Rey: \$189,587

These costs reflect the complexity and scale of the RAD portfolio and the level of due diligence required to move projects toward financial closing.

In order to continue advancing these projects without disruption, staff is requesting an increase in the previously approved Pre-Development funding allocation from \$250,000 to \$500,000. The additional funding will ensure sufficient resources are available to complete remaining Pre-Development activities, maintain project timelines, and preserve the viability of the RAD conversions.

Pre-Development expenses will continue to include a variety of costs related to the RAD sites, such as environmental reports, legal fees, architectural and engineering services, financing application costs, and other due diligence items. As with prior approvals, all Pre-Development costs will be repaid to HRFC at the time of each project's financial closing.

Recommendation

FRESNO HOUSING

It is recommended that the Board of Commissioners of Fresno Housing adopt the attached resolution approving an increase in the HRFC Pre-Development loan for Rental Assistance Demonstration (RAD) Planning from \$250,000 to an amount not to exceed \$500,000, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute all agreements and ancillary documents in connection therewith.

Fiscal Impact

Staff is requesting up to \$500,000 to support RAD Pre-Development activities from the Housing Relinquished Fund Corporation. All Pre-Development costs will be repaid to HRFC at the time of each project's financial closing.

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION TO APPROVE AN INCREASE IN A PRE-DEVELOPMENT LOAN FROM THE HOUSING
RELINQUISHED FUND CORPORATION FOR RENTAL ASSISTANCE DEMONSTRATION (RAD) PLANNING**

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

WHEREAS, the U.S. Department of Housing and Urban Development is conducting a demonstration program that allows the conversion of public housing subsidy under the Rental Assistance Demonstration (RAD) program; and

WHEREAS, the conversion of public housing subsidy will allow for much-needed rehabilitation and long-term preservation of the housing stock; and

WHEREAS, staff has performed an evaluation process of the Agency’s existing public housing portfolio and identified multiple sites suitable for RAD conversion; and

WHEREAS, on October 22, 2014, the Board approved a Pre-Development loan in an amount not to exceed \$250,000 for RAD Planning; and

WHEREAS, Pre-Development activities have progressed and expenditures have reached \$392,409 to date; and

WHEREAS, additional funding is necessary to complete required due diligence, secure financing, and advance projects to closing; and

WHEREAS, Pre-Development funds are necessary to proceed with environmental reports, legal services, architectural and engineering work, financing applications, and other related activities;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby resolve that Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee are authorized to increase the HRFC Pre-Development loan for Rental Assistance Demonstration (RAD) Planning to an amount not to exceed \$500,000, and to execute all agreements and ancillary documents in connection therewith.

RESOLUTION



PASSED AND ADOPTED THIS 28th DAY OF April, 2026. 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 FRESNO COUNTY**

**RESOLUTION TO APPROVE AN INCREASE IN A PRE-DEVELOPMENT LOAN FROM THE HOUSING
RELINQUISHED FUND CORPORATION FOR RENTAL ASSISTANCE DEMONSTRATION (RAD) PLANNING**

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

WHEREAS, the U.S. Department of Housing and Urban Development is conducting a demonstration program that allows the conversion of public housing subsidy under the Rental Assistance Demonstration (RAD) program; and

WHEREAS, the conversion of public housing subsidy will allow for much-needed rehabilitation and long-term preservation of the housing stock; and

WHEREAS, staff has performed an evaluation process of the Agency’s existing public housing portfolio and identified multiple sites suitable for RAD conversion; and

WHEREAS, on October 22, 2014, the Board approved a Pre-Development loan in an amount not to exceed \$250,000 for RAD Planning; and

WHEREAS, Pre-Development activities have progressed and expenditures have reached \$392,409 to date; and

WHEREAS, additional funding is necessary to complete required due diligence, secure financing, and advance projects to closing; and

WHEREAS, Pre-Development funds are necessary to proceed with environmental reports, legal services, architectural and engineering work, financing applications, and other related activities;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County does hereby resolve that Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee are authorized to increase the HRFC Pre-Development loan for Rental Assistance Demonstration (RAD) Planning to an amount not to exceed \$500,000, and to execute all agreements and ancillary documents in connection therewith.

RESOLUTION



PASSED AND ADOPTED THIS 28th DAY OF April, 2026. 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: 04/28/2026
AGENDA ITEM: 6c
SUBJECT: Authorization to Apply for Affordable Housing and Sustainable Communities Funding, Enter into a Memorandum of Understanding with City of Fresno for Sustainable Transportation Improvements and Approval of Financing Commitments- The Roos @ Fulton Forum

AUTHOR: Deni Dukic
DEPARTMENT: Real Estate Development
MEMO DATE: 04/21/2026

Executive Summary

The purpose of this Board memo is to request approvals from the Boards of Commissioners related to the development of an affordable housing project known as The Roos @ Fulton Forum. The requested action includes authorization to submit a funding application for the 2026 round of the Affordable Housing and Sustainable Communities ("AHSC") program through the California Strategic Growth Council ("SGC") and Department of Housing and Community Development ("HCD"). The goal of the AHSC grant is to fund projects that contribute to the development of affordable housing, sustainable transit improvements, and programs that benefit uplifting disadvantaged and low-income communities.

The Roos @ Fulton Forum is proposed as the new construction of 124 multifamily affordable housing units on an approximate 0.69-acre parcel located at 1302 Fulton St, Fresno, CA, where currently lies the vacant former CVS Pharmacy (to be demolished). The project is the proposed first phase of a multi-phase mixed-income project in downtown Fresno, California. The former CVS Pharmacy site was acquired by Fresno Housing in 2023. As the property is zoned Downtown Core, the proposed site plan for The Roos @ Fulton Forum envisions a single five-story mixed-use building that incorporates both residential units as well as retail space for commercial tenants and community space.

As of the time of the application, a Limited Partnership (LP) for The Roos @ Fulton Forum will not yet have been formed, and the Housing Authority of the City of Fresno will serve as the sole applicant. Staff plans to form the LP at a later time, in which Silvercrest Inc. will act as the Managing General Partner, and the Housing Authority of the City of Fresno will serve, through a single-purpose limited liability company, as the Administrative General Partner. The Roos @ Fulton Forum application will request up to \$35,000,000 of AHSC funds for the affordable housing development (AHD) component of the application.

A successful application for AHSC funds also requires a Sustainable Transit Improvements (STI) component which can request up to \$15,000,000, comprised of transit and transportation infrastructure improvements, which in this case will be completed by the City of Fresno, a non-applicant entity. Staff is recommending at this time that the Board authorize submission of a AHSC funding application and entry into a Memorandum of Understanding with the City of Fresno for their contribution to the STI component of said application.

FRESNO HOUSING

Staff is requesting approval of the overall financing structure to support the project, including: (i) a loan from the Housing Relinquished Fund Corporation (HRFC) of up to \$1,000,000 to enhance financial leveraging and AHSC application competitiveness; (ii) a Deferred Developer Fee of up to \$5,000,000; and (iii) the commitment and use of Housing Authority of the City of Fresno Capital Funds and/or Operating Reserves (LIPH) in the form of a loan of up to \$2,395,000.

In addition, staff is seeking approval to enter into a Purchase and Sale Agreement for the 0.69-acre parcel (APN 466-153-14) dedicated to the development of The Roos project, including authorization of a Seller Financing Commitment of up to \$750,000.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution authorizing the submission of a AHSC funding application to facilitate the development of The Roos @ Fulton Forum; and further authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee to negotiate and execute documents in connection with the approved actions.

1. Authorize the undertaking of all actions necessary to secure financing for the Project, and assemble various financing sources, which may include, but are not limited to (a) submission of an AHSC application for the 2026 round requesting up to \$35,000,000 in Affordable Housing Development funds and up to \$15,000,000 in sustainable transit improvements, (b) submission of a 9% or 4% California Tax Credit Allocation Committee application, (g) other grants, operating subsidies and/or private loans, and such other sources identified by the Chief Executive Officer.
2. Approval of a loan from the Housing Relinquished Fund Corporation (HRFC) of up to \$1,000,000 to improve financial leveraging and overall AHSC application competitiveness.
3. Approval of a Deferred Developer Fee of up to \$5,000,000.
4. Approval to commit and utilize Housing Authority of the City of Fresno Capital Funds and/or Operating Reserves (LIPH) in the form of a loan of up to \$2,395,000.
5. Approval to enter into a Purchase and Sale Agreement for the 0.69-acre parcel (APN 466-153-14) dedicated to the development of The Roos project, including authorization of a Seller Financing Commitment of up to \$750,000.
6. Authorize entry into a Memorandum of Understanding with the City of Fresno for their contribution to the Sustainable Transportation Improvements component of the AHSC application.
7. 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.
8. Approve execution of a standard recipient and borrower California Department of Housing and Community Development resolutions, in the substantive form attached hereto and as future updated versions may become available, if and when awarded.
9. Provide for other matters related thereto.

FRESNO HOUSING

Fiscal Impact

There is no anticipated fiscal impact on the Agency under this Board action. Pre-development costs related to submission of the application will be paid through the approved pre-development budget.

Background Information

The Roos @ Fulton Forum is proposed as the new construction of a single five-story building containing 124 multifamily affordable housing units on an approximate 0.69-acre parcel located at 1302 Fulton St in Downtown Fresno. The parcel currently houses the vacant former CVS Pharmacy, which is to be demolished at a later time. The Roos @ Fulton Forum is the proposed first phase of a multi-phase mixed-income project in Fresno, California. The project has been designed to incorporate ground-floor retail space as well, per its Downtown Core zoning designation requirement. Fresno Housing will offer on-site resident services as well as community space for residents and community members alike.

Past Board Actions

- April 2025 – Authorization to Apply for 2025 Affordable Housing and Sustainable Communities Grant (AHSC) and Enter into a Memorandum of Understanding with City of Fresno for Sustainable Transportation Improvements
- November 2024 – Consideration of Increase to HRFC Loan Commitment to \$750,000 in Pre-Development Funds
- November 2024 – Consideration of Entrance into a Marketing/Broker Agreement
- January 2024 – Consideration of Submission to City of Fresno’s Affordable Housing Development NOFA
- September 26, 2023 – Approval of HRFC Loan Commitment of \$300,000 in Pre-Development Funds for North Fulton
- March 2023 - Ratification of the Purchase Sale Agreement and final approval for the acquisition along with a commitment of \$2,800,000 from the Housing Relinquished Fund Corporation (HRFC) for the purchase and acquisition of the Site

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF
FRESNO AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FUNDING UNDER THE CALIFORNIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT’S 2026 AFFORDABLE HOUSING AND
SUSTAINABLE COMMUNITIIES PROGRAM FOR THE ROOS @ FULTON FORUM AND AUTHORIZING
RELATED ACTIONS**

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

WHEREAS, the California Department of Housing and Community Development (“Department”) has issued a Notice of Funding Availability for the Affordable Housing and Sustainable Communities (“AHSC”) program, dated March 4, 2026, which provides funding to projects that incorporate affordable housing development and sustainable transportation improvements that benefit disadvantaged and low-income populations; and,

WHEREAS, the Housing Authority of the City of Fresno (“Authority”) is committed to the development of affordable housing and seeks to secure financing for The Roos @ Fulton Forum (“Project”), the first phase of a multi-phase development involving the construction of 124 new units and ground-floor commercial space on approx. 0.69-acre parcel in Downtown Fresno, California; and,

WHEREAS, the Authority is the primary applicant for the Affordable Housing Development (AHD) component of the AHSC funding application, and the City of Fresno is a non-applicant entity contributing to the Sustainable Transportation Improvements (STI) components of the application; and,

WHEREAS, the Board of Commissioners of the Authority seeks to authorize submission of an application to HCD’s 2026 Affordable Housing and Sustainable Communities funding round, to include up to \$35,000,000 of affordable housing development funds and up to \$15,000,000 of sustainable transportation improvements; and,

WHEREAS, the Board also seeks to authorize entry into a Memorandum of Understanding with the City of Fresno for their contribution to the STI portion of the application for The Roos @ Fulton Forum application to HCD; and,

RESOLUTION



NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to negotiate and execute documents in connection with the approved actions.

1. Authorize the submission of an application to the California Department of Housing and Community Development for funding under the 2026 Affordable Housing and Sustainable Communities Program, to include up to \$35,000,000 in affordable housing development and funding and up to \$15,000,000 in sustainable transportation improvements, for The Roos @ Fulton Forum Project.
2. Authorize entry into a Memorandum of Understanding with the City of Fresno for their contribution to the STI portion of the application for The Roos @ Fulton Forum application to HCD.
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate, execute, and deliver any and all agreements, documents, and certifications necessary or appropriate to secure the Program Award and facilitate the successful financing and development of the Project.
4. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2026. 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 OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO APPROVING AND AUTHORIZING COMMITMENT OF PROJECT FUNDING SOURCES FOR THE DEVELOPMENT OF THE ROOS @ FULTON FORUM AND AUTHORIZING RELATED ACTIONS

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

WHEREAS, the California Department of Housing and Community Development (“Department”) has issued a Notice of Funding Availability for the Affordable Housing and Sustainable Communities (“AHSC”) program, dated March 4, 2026, which provides funding to projects that incorporate affordable housing development and sustainable transportation improvements that benefit disadvantaged and low-income populations; and,

WHEREAS, the Housing Authority of the City of Fresno (“Authority”) is committed to the development of affordable housing and seeks to secure financing for The Roos @ Fulton Forum (“Project”), the first phase of a multi-phase development involving the construction of 124 new units and ground-floor commercial space on a 0.69-acre parcel in Downtown Fresno, California; and,

WHEREAS, the Authority is the primary applicant for the Affordable Housing Development (AHD) component of the AHSC funding application, and the City of Fresno is a non-applicant entity contributing to the Sustainable Transportation Improvements (STI) components of the application; and,

WHEREAS, the project’s financing plan includes Purchase and Sale Agreement accompanied by seller Financing Commitment of up to \$750,000 from the Housing Authority of the City of Fresno to The Roos @ Fulton Forum project; and

WHEREAS, the project’s financing plan includes a loan commitment from the Housing Relinquished Fund Corporation (HRFC) for an amount of up to \$1,000,000 to strengthen The Roos @ Fulton Forum AHSC funding application and its overall competitiveness; and

WHEREAS, the project’s financing plan includes a Deferred Developer Fee commitment in an amount of up to \$5,000,000 from the Housing Authority to strengthen The Roos @ Fulton Forum AHSC funding application and its overall competitiveness; and

RESOLUTION



WHEREAS, the Board also seeks to authorize committing and use of Housing Authority of the City of Fresno Capital Funds and/or Operating Reserves (LIPH) in the form of a loan of up to \$2,395,000;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA hereby authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to negotiate and execute documents in connection with the approved actions.

1. Authorize approval of a Purchase & Sale Agreement and Seller Financing Commitment of up to \$750,000 for the 0.69-acre parcel from the Housing Authority of the City of Fresno to The Roos @ Fulton Forum project.
2. Authorize a loan of up to \$1,000,000 from HRFC, to improve overall AHSC application competitiveness.
3. Authorize the use of Deferred Developer Fee for an amount of up to \$5,000,000.
4. Authorize a loan from the Housing Authority of the City of Fresno Capital Funds and/or Operating Reserves (LIPH) for an amount of up to \$2,395,000.
5. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate, execute, and deliver any and all agreements, documents, and certifications necessary or appropriate to secure the Program Award and facilitate the successful financing and development of the Project.
6. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 28th DAY OF APRIL, 2026. 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 OF THE GOVERNING BODY OF
THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA**

AFFORDABLE HOUSING & SUSTAINABLE COMMUNITIES PROGRAM

RESOLUTION NO.: _____

The Roos @ Fulton Forum

WHEREAS, the California Department of Housing and Community Development ("Department") and the Strategic Growth Council ("SGC") have issued an Affordable Housing & Sustainable Communities Program ("AHSC" or "AHSC Program") Notice of Funding Availability, dated March 4, 2026 ("AHSC Program NOFA").

WHEREAS, The Housing Authority of the City of Fresno, a public housing authority ("Public Entity"), is applying to the Department in response to the NOFA (the "Application") and was determined to be an eligible Recipient. Based on the Application, the Department may make an award of Program funds (the "Program Award") pursuant to the conditional award letter, dated on or about December 15, 2026.

WHEREAS, Department and SGC may make a conditional commitment of AHSC Program funds to assist The Roos @ Fulton Forum (the "Project"), and such commitment made to awardees pursuant to a potential conditional award letter, dated on or about December 15, 2026 (the "Award Letter") in the following amount(s):

AHSC Program Award Component	Amount Awarded
AHSC Program Loan Award	Up to \$35,000,000
AHSC Program Grant Award	Up to \$15,000,000
Total:	Up to \$50,000,000

WHEREAS, the AHSC Program Loan Award and AHSC Program Grant Award expressly identified above will hereinafter jointly be referred to as the "AHSC Program Award."

NOW, THEREFORE, IT IS RESOLVED, that the Public Entity is hereby authorized and directed to act in connection with the Program Award.

RESOLVED FURTHER: Public Entity is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the Public Entity is authorized and directed to enter into, execute, and deliver a STD 213, Standard Agreement, and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program, and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: Public Entity acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement, and that the Affordable Housing Sustainable Communities Program of 2024 NOFA and the Application will be incorporated by reference therein and made a part thereof. Public Entity also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). Public Entity also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

RESOLVED FURTHER: That **Tyrone Roderick Williams, Chief Executive Officer, or Michael Duarte, Deputy Executive Director** are hereby authorized to execute the Program Award Documents and all amendments on behalf of the Public Entity.

CERTIFICATE OF THE SECRETARY OF THE PUBLIC ENTITY

The undersigned, **Board Chair** of the Public Entity, does hereby attest and certify that the foregoing is a true, full, and correct copy of a resolution that was duly adopted by the Corporation's governing body on April 28, 2026 and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: _____

Sharon Williams, Chair

NOTICE AND INSTRUCTIONS

1. Notice. The Department is providing this template Authorizing Resolution as informational guidance only. This language and the table may require modification and customization in order to accurately reflect your entity and/or your entity's participation in the relevant Program(s). Accordingly, the Department encourages each entity to consult with professional legal counsel during the development of its own formal, legally binding statement that it is authorized to participate in the relevant Program(s). Please note, however, that any limitations or conditions on the authority of the signatory or signatories to execute the Program Award Documents may result in the Department rejecting the Authorizing Resolution.

2. Accuracy, Verification. The Department will verify that this Authorizing Resolution comports with the legal authority of the entity's governing body. The entity must timely notify the Department, in writing, of any factors that limit its ability to provide an Authorizing Resolution which is materially consistent with this template.

3. Authorized Signatory or Signatories, Designee. As a public entity, the entity may designate an authorized signatory by identifying only the title of that individual. The entity may authorize multiple signatories, so long as there is clarifying language as to whether the signatories are authorized to execute the Program Award Documents individually or collectively. In addition, the entity may authorize a designee of the authorized signatory to execute the Program Award Documents. In such case, the entity must append a supporting document (e.g., memorandum, meeting notes of official action), which indicates the name and title of the designee who is authorized to legally bind the entity.

4. Certification of Authorizing Resolution. The individual who certifies the Authorizing Resolution cannot also be authorized to execute the Program Award Documents on behalf of the entity.

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 04/28/2026
AGENDA ITEM: 6d
SUBJECT: Consideration of Approval to Submit HUD Restore-Rebuild Applications for Various Developments

AUTHOR: Christina Stokes-Johnson
Director
DEPARTMENT: Real Estate Development
MEMO DATE: 04/22/2026

Executive Summary

The purpose of this memo is to seek authorization to submit applications to the U.S. Department of Housing and Urban Development (HUD) under the Restore-Rebuild program. This program provides Public Housing Authorities with the ability to create new deeply affordable housing units by utilizing available authority under the Agency's Faircloth limit.

Unlike the Rental Assistance Demonstration (RAD) program, which converts existing Low-Income Public Housing (LIPH) assistance to long-term Section 8 contracts, the Restore-Rebuild program allows FH to attach new project-based rental assistance to newly developed or acquired units using previously unused Faircloth authority. FH currently has the capacity to support up to three hundred eleven (311) units within the City of Fresno and forty-eight (48) units within the County of Fresno under its Faircloth limit.

This program represents a critical tool for advancing affordable housing production, particularly as FH's Housing Choice Voucher (HCV) program is currently in a shortfall position and has limited capacity to support additional Project-Based Vouchers (PBVs). Restore-Rebuild provides an alternative mechanism to layer rental assistance onto new developments without relying on the constrained HCV program.

Staff is requesting flexibility to evaluate and submit applications for multiple potential development and acquisition opportunities, including but not limited to:

- The Roos @ Fulton Forum
- Fulton Forum Phases II, III, and IV
- Proposed Herndon/Hayes development site (Northwest Fresno)
- Potential acquisition of existing LIHTC site in Southwest Fresno
- Proposed Courtyards at Whitesbridge (City of Kerman)
- Potential future Homekey conversions along Parkway Drive

Authorization to submit applications does not obligate FH to proceed with any specific project. Staff will return to the Board of Commissioners for approval of any award acceptance, financing structures, and implementation actions associated with individual projects.

Recommendation

FRESNO HOUSING

It is recommended that the Board of Commissioners of Fresno Housing authorize the following actions:

1. Authorize the submission of one or more applications to HUD under the Restore-Rebuild program for the purpose of developing and/or acquiring affordable housing units utilizing available Faircloth authority; and
2. Authorize the Executive Director, Tyrone Roderick Williams, Deputy Executive Director, Michael Duarte, and/or their designee to execute any and all documents necessary to submit such applications; and
3. Provide staff with the flexibility to evaluate and select the most advantageous project sites for application submission, consistent with FH's strategic goals and funding availability.

Fiscal Impact

There is no immediate fiscal impact associated with the submission of applications. Future fiscal impacts will be evaluated and presented to the Board upon award and prior to project implementation.

Background

The Restore-Rebuild program is a HUD initiative designed to support the expansion of affordable housing by allowing Public Housing Authorities to utilize Faircloth authority to develop or acquire new units with long-term rental assistance. Faircloth authority refers to the difference between a housing authority's current public housing inventory and the maximum number of units it was authorized to operate as of October 1, 1999.

Through this program, FH may secure project-based rental assistance contracts that support the financial feasibility of new construction, adaptive reuse, or acquisition/rehabilitation projects. This approach reduces reliance on traditional Project-Based Voucher (PBV) allocations and provides an additional pathway to address the region's growing housing needs.

FH has successfully leveraged federal programs such as RAD to preserve and stabilize existing housing assets. Restore-Rebuild complements these efforts by enabling the expansion of the agency's affordable housing portfolio.

Given the competitive nature of HUD funding programs and evolving development opportunities, staff is requesting broad authorization to pursue applications across multiple sites. This flexibility ensures FH can respond quickly to funding availability, market conditions, and partnership opportunities.

Submission of an application and receipt of an award does not commit FH to proceed with a project. All final development decisions, including financing plans and property-specific agreements, will be brought back to the Board of Commissioners for review and approval.

RESOLUTION



RESOLUTION NO. _____

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO AUTHORIZING THE SUBMISSION OF APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE RESTORE-REBUILD PROGRAM

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Restore-Rebuild program to allow Public Housing Authorities to utilize Faircloth authority to create new affordable housing units supported by project-based rental assistance; and

WHEREAS, the Authority currently has available Faircloth authority for up to three hundred eleven (311) units within the City of Fresno; and

WHEREAS, participation in the Restore-Rebuild program will provide the Authority with an additional tool to expand affordable housing opportunities and reduce reliance on constrained Housing Choice Voucher resources; and

WHEREAS, the Authority desires to submit one or more applications to HUD for various potential development and acquisition projects, including but not limited to The Roos @ Fulton Forum, Fulton Forum Phases II-IV, the Herndon/Hayes site, potential Homekey conversions and other potential City sites; and

WHEREAS, submission of such applications does not obligate the Authority to accept funding or proceed with any project without further Board approval;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno does hereby authorize the following actions:

1. The Executive Director, Tyrone Roderick Williams, Deputy Executive Director, Michael Duarte, and/or their designee is hereby authorized to submit one or more applications to HUD under the Restore-Rebuild program; and
2. The Executive Director, Tyrone Roderick Williams, Deputy Executive Director, Michael Duarte, and/or their designee is authorized to execute any and all documents necessary to effectuate the submission of such applications; and

RESOLUTION



- 3. Staff is authorized to evaluate and select project sites for application submission based on feasibility, funding competitiveness, and alignment with FH strategic priorities; and
- 4. All final project approvals shall be subject to subsequent Board review and authorization.

PASSED AND ADOPTED THIS 28th DAY OF April, 2026. 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 FRESNO COUNTY**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY AUTHORIZING THE SUBMISSION OF APPLICATIONS TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE RESTORE-REBUILD PROGRAM

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

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has established the Restore-Rebuild program to allow Public Housing Authorities to utilize Faircloth authority to create new affordable housing units supported by project-based rental assistance; and

WHEREAS, the Authority currently has available Faircloth authority for up to forty-eight (48) units within the County of Fresno; and

WHEREAS, participation in the Restore-Rebuild program will provide the Authority with an additional tool to expand affordable housing opportunities and reduce reliance on constrained Housing Choice Voucher resources; and

WHEREAS, the Authority desires to submit one or more applications to HUD for various potential development and acquisition projects, including but not limited to the Courtyards at Whitesbridge, and other potential County sites; and

WHEREAS, submission of such applications does not obligate the Authority to accept funding or proceed with any project without further Board approval;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County does hereby authorize the following actions:

1. The Executive Director, Tyrone Roderick Williams, Deputy Executive Director, Michael Duarte, and/or their designee is hereby authorized to submit one or more applications to HUD under the Restore-Rebuild program; and
2. The Executive Director, Tyrone Roderick Williams, Deputy Executive Director, Michael Duarte, and/or their designee is authorized to execute any and all documents necessary to effectuate the submission of such applications; and

RESOLUTION



- 3. Staff is authorized to evaluate and select project sites for application submission based on feasibility, funding competitiveness, and alignment with FH strategic priorities; and
- 4. All final project approvals shall be subject to subsequent Board review and authorization.

PASSED AND ADOPTED THIS 28th DAY OF April, 2026. 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: 4/28/2026
AGENDA ITEM: 6e
SUBJECT: Approval to Correct and Amend California Department of Housing and Community Development Standard Resolutions - La Joya Commons II (APN: 007-140-20ST)

AUTHOR: Eduardo Rodriguez
DEPARTMENT: Real Estate Development
MEMO DATE: 04/21/2026

Executive Summary

The purpose of this Board memo is to request approvals from the Board of Commissioner related to the development of an affordable housing project known as La Joya Commons II (“The Project”). Staff is requesting authorization to update and correct previously adopted resolutions associated with the Project to ensure alignment with California Department of Housing and Community Development (HCD) requirements and accurate program and award information.

These updates include factual corrections to resolution titles and subtitles, entity naming conventions, program references, award amounts, and effective dates as identified by HCD. No substantive changes to the underlying Project scope or financing structure are proposed. The requested action includes authorization to revise, execute, and resubmit all necessary corrected resolutions and related documents required to maintain compliance with HCD Funding requirements under the Joe Serna, Jr. Farmworker Housing Grant (SERNA) Program.

La Joya Commons II is proposing the new construction of 28 multifamily units on an approximate 1.7-acre portion of the former Firebaugh Family Apartments site. This includes the demolition of ten (10) existing units remaining from the old site. The project represents the proposed second phase of a two-phase development in Firebaugh, California.

The original Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the site, which serves low, very-low, and moderate-income families.

A limited partnership, the Firebaugh La Joya Commons II, LP, has been formed for this development. Silvercrest Inc. will act as the Managing General Partner, and the Housing Authority of Fresno County will serve through a single-purpose limited liability company, as the Administrative General Partner in the application. The HAFC has previously committed up to \$1,500,000 from Housing Relinquished Fund Corporation in order to enhance the competitiveness of the project, and the Project was recently awarded \$9,583,346 from the Joe Serna, Jr. Farmworker Housing Grant (FWHG).

FRESNO HOUSING

Recommendation

Staff recommends that the Board of Commissioners of the Housing Authority of Fresno County, CA adopt and Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to execute the attached resolution(s) approving the following actions:

1. Approve and adopt the corrected and amended resolutions related to La Joya Commons II Project to reflect changes required by the California Department of Housing and Community Development (HCD), including updates to resolution titles, program references, award amounts, entity designations, and effective dates, as applicable; and
2. Authorize execution of all implementing documents, including financing and regulatory agreements, and authorize execution of the HCD Standard Agreement upon receipt; and
3. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Executive Deputy Director, and/or their designee to negotiate and execute documents on behalf of the Housing Authority of Fresno County, CA.
4. Provide for other matters related thereto.

Fiscal Impact

None at this time.

Background Information

La Joya Commons II is proposed as the new construction of 28 multifamily units on an approximate 1.7-acre portion of the former Firebaugh Family Apartments and consists of 10 units (to be demolished) of the multifamily low-income property. The Project is the proposed second phase of a two-phase project in Firebaugh, California. Firebaugh Family was initially developed by Fresno Housing (FH) with financial assistance from the United States Department of Agriculture (USDA). In 2008, the USDA Farm Labor restrictions were lifted from the property. Fresno Housing continues to manage the property serving low, very-low, and moderate-income families.

Past Board Action

- March 2024 – Board approval of HCD’s HOME funding Application for La Joya Commons II, formation of a Limited Partnership, execution of necessary resolutions related to project development.
- April 2025 – Board approval of HCD’s Multifamily Finance Super NOFA Application for La Joya Commons II; Approval of the use of HRFC funds in the amount of \$1,500,000.
- May 2025 – Board approval of HCD’s HOME Funding Application and execution of all necessary resolutions and related documents to the project’s development.
- October 2025 – Board approval of Joe Serna, Jr. Farmworker Housing Grant (FWHG).
- February 2026 – Board approval of Affordable Housing Programs (AHP) and California Tax Credit Allocation Committee (CTCAC) applications.

RESOLUTION



RESOLUTION NO. _____

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

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY, CA APPROVING CORRECTED AND AMENDED ACTIONS RELATED TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT STANDARD RESOLUTIONS JOE SERNA, JR. FARMWORKER HOUSING GRANT (SERNA) PROGRAM FOR LA JOYA COMMONS II

WHEREAS, the Housing Authority of Fresno County, California (HAFC) seeks to expand the availability of affordable rental housing and homeownership opportunities to low-income and moderate-income households in Fresno County; and

WHEREAS, the California Department of Housing and Community Development (the "Department") administers the Joe Serna, Jr. Farmworker Housing Grant Program (the "Serna Program"), which provides funding for the development of affordable housing serving eligible farmworker households; and

WHEREAS, the Serna Program provides funding for projects serving low- and very low-income farmworker households as defined by the Department; and

WHEREAS, the Board of Commissioners previously adopted resolutions in connection with the Project that require correction and amendment to accurately reflect program designations, funding sources, award amounts, entity references, and related administrative details in accordance with Department requirements;

WHEREAS, as a condition of receiving and disbursing funds under the Joe Serna, Jr. Farmworker Housing Grant Program, the California Department of Housing and Community Development requires the execution of a Standard Agreement and related program documents, which govern the terms, conditions, and obligations of the awarded funds;

WHEREAS, the HAFC has committed up to \$1,500,000 from the Housing Relinquished Fund Corporation to enhance project competitiveness and was recently awarded \$9,583,346 from the Joe Serna, Jr. Farmworker Housing Grant (FWHG).

WHEREAS, the HAFC is developing La Joya Commons Phase II ("the Project"), a proposed second phase multifamily rental housing development consisting of 28 new units on a 1.7-acre portion of the former Firebaugh Family Apartments in Firebaugh, California, including demolition of 10 existing units; and

RESOLUTION



WHEREAS, the HAFC has site control of the property and has previously authorized the formation of a limited partnership, Firebaugh La Joya Commons II, LP, for the purposes of developing the Project, with Silvercrest, Inc. as Managing General Partner and the Housing Authority of Fresno County, through a single-purpose entity, as Administrative General Partner; and

NOW THEREFORE, be it resolved that the Board of Commissioners of the Housing Authority of the Fresno County, CA does hereby Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee, to undertake the following actions needed to advance the La Joya Commons II Project (APN: 007-140-20ST) and execute corrected and amended HCD-related approvals:

1. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee(s) to execute the HCD Standard Agreement and any and all related program documents, certifications, amendments, or required forms associated with the Joe Serna, Jr. Farmworker Housing Grant Program, including any corrected or updated HCD-required resolutions; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate, execute, and deliver any and all documents and instruments on behalf of the Housing Authority of Fresno County, California, as may be necessary or appropriate to implement the financing, development, and operation of the Project; and
3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 28th DAY OF APRIL 2026. I, the undersigned, hereby certify the forgoing Resolution was duly adopted by the governing body with the following vote, to wit:

Ayes: ___

Nays: ___

Absent: ___

Abstain: ___

Tyrone Roderick Williams, Secretary of the Board of Commissioners

**RESOLUTION OF THE MEMBERS OF
Firebaugh La Joya Commons II AGP, LLC**

Multifamily Finance Super NOFA Program 2025 Notice of Funding Availability

Joe Serna, Jr. Farmworker Housing Grant (SERNA) Program

RESOLUTION NO.: _____

La Joya Commons Phase II

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated February 13, 2025 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, Firebaugh **La Joya Commons II AGP, LLC**, a California limited liability company ("LLC"), is authorized as active and in good standing to do business in the State of California, and it is in the LLC's best interests to participate in one or more of the foregoing programs (the "Program(s)") on its own behalf and as the Administrative General Partner of Firebaugh La Joya Commons II, LP, a California limited partnership (the "Borrower").

WHEREAS, LLC submitted an application to the Department in response to the Multifamily Super NOFA (the "Application") and in the foregoing capacity, and was determined to be an eligible Sponsor under the Program(s) pursuant to that certain conditional award letter, dated September 05, 2025 (the "Conditional Award Commitment").

WHEREAS, pursuant to the Conditional Award Commitment, the Department made conditional awards to the LLC as follows:

Program	Award
Multifamily Housing Program	\$ <u>0.00</u>
Joe Serna, Jr., Farmworker Housing Grant Fund	Up To \$ <u>9,583,346.00</u>

Program	Award
Total:	Up To \$ <u>9,583,346.00</u>

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the “Program Award.”

NOW, THEREFORE, IT IS RESOLVED, that the LLC is hereby authorized and directed to act on its own behalf and as the Administrative General Partner of the Borrower in connection with the Program Award.

RESOLVED FURTHER: LLC is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the LLC, on its own behalf and as Administrative General Partner of the Borrower, is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: LLC acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement(s), and that the Multifamily Super NOFA and the Application will be incorporated by reference therein and made a part thereof. LLC also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). LLC also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

RESOLVED FURTHER: Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, or their designee hereby authorized to execute the Program Award Documents on behalf of the LLC for itself and as Administrative General Partner of the Borrower.

CERTIFICATE OF THE CHAIR OF THE LLC

The undersigned, Chair of the LLC, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the LLC's members on April 28, 2026, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: _____

FIREBAUGH LA JOYA COMMONS II, LP
A California Limited Partnership

By: Firebaugh La Joya Commons II AGP, LLC
A California Limited Liability Company, its
Administrative General Partner

By: Housing Authority of Fresno County, California
A Public Body Corporate and Politic, its Sole
Member and Manager

Cary Catalano, Chair of the Housing Authority of
Fresno County, CA, Sole Member and Manager of the
La Joya Commons Phase II AGP, LLC

**RESOLUTION OF THE GOVERNING BODY OF
HOUSING AUTHORITY OF FRESNO COUNTY, CA**

**Multifamily Finance Super NOFA Program 2025 Notice of Funding Availability
Joe Serna, Jr. Farmworker Housing Grant (SERNA) Program**

RESOLUTION NO. _____

La Joya Commons Phase II

WHEREAS, the California Department of Housing and Community Development ("Department"), as authorized by California Assembly Bill 434 ("AB 434") (Chapter 192, Statutes of 2020), has issued a Multifamily Finance Super Notice of Funding Availability, dated February 13, 2025 ("Multifamily Super NOFA"). The Multifamily Super NOFA provides funding under the following programs: the Multifamily Housing Program; the Joe Serna, Jr., Farmworker Housing Grant Fund; the Veterans Housing and Homelessness Prevention Program; the Infill Incentive Grant Program of 2007; and the Infill Infrastructure Grant Program of 2019.

WHEREAS, **The Housing Authority of Fresno County, CA**, a Public Body Corporate and Politic ("Public Entity"), submitted an application to the Department in response to the Multifamily Super NOFA (the "Application") and was determined to be an eligible Sponsor under one or more of the foregoing programs (the "Program(s)") pursuant to that certain conditional award letter, dated , September 05, 2025 (the "Conditional Award Commitment").

WHEREAS, pursuant to the Conditional Award Commitment, the Department made conditional awards to the Public Entity as follows:

Program	Award
Multifamily Housing Program	\$ <u>0.00</u>
Joe Serna, Jr., Farmworker Housing Grant Fund	Up To \$ <u>9,583,346.00</u>
Total:	Up To \$ <u>9,583,346.00</u>

WHEREAS, each and all of the awards expressly identified above will hereinafter be referred to, both individually and collectively, as the "Program Award."

NOW, THEREFORE, IT IS RESOLVED, that the Public Entity is hereby authorized and directed to act in connection with the Program Award.

RESOLVED FURTHER: Public Entity is hereby authorized and directed to accept and incur an obligation for the Program Award. That in connection with the total amount of the Program Award, the Public Entity is authorized and directed to enter into, execute, and deliver one or more STD 213, Standard Agreement(s), and any and all other documents required or deemed necessary or appropriate to secure the Program Award from the Department and to participate in the relevant Program(s), and all amendments thereto (collectively, the “Program Award Documents”).

RESOLVED FURTHER: Public Entity acknowledges and agrees that it shall be subject to the terms and conditions specified in the STD 213, Standard Agreement(s), and that the Multifamily Super NOFA and the Application will be incorporated by reference therein and made a part thereof. Public Entity also acknowledges and agrees that any and all activities, expenditures, information, and timelines represented and described in the Application are enforceable through the relevant STD 213, Standard Agreement(s). Public Entity also acknowledges and agrees that Program Award funds are to be expended only on the eligible uses and activities identified in the relevant STD 213, Standard Agreement(s).

RESOLVED FURTHER: Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, or their designee is hereby authorized to execute the Program Award Documents on behalf of the Public Entity.

CERTIFICATE OF THE CHAIR OF THE PUBLIC ENTITY

The undersigned, **Chair** of the Public Entity, does hereby attest and certify that the foregoing is a true, full and correct copy of a resolution that was duly adopted by the Public Entity's governing body on April 28, 2026 , and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: _____

Cary Catalano, Chair

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 04/28/2026
AGENDA ITEM: 7a
SUBJECT: Resident Success Spotlight: Sherwin-Williams Paint Program

AUTHOR: Marc' C. Bady
Chief Impact Officer
DEPARTMENT: Resident
Empowerment/Impact
MEMO DATE: 04/21/2025

Executive Summary

Agency staff will highlight various Resident focused goals and stories throughout the year at Board meetings.

Recommendation

No recommendations

Resident Empowerment Resident Spotlight



BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 04/28/2026
AGENDA ITEM: 7b
SUBJECT: Broadband Infrastructure Investment Update

AUTHOR: Edgar Rodriguez
DEPARTMENT: Innovation and Technology
MEMO DATE: 04/22/2026

Executive Summary

Agency staff will present Fresno Housing’s broadband projects, highlighting the progress made in bringing reliable, in-unit internet to residents. This service helps support education, employment, and everyday needs, expanding opportunities across our communities.

Recommendation

None at this time.



Expanding Internet Access for Fresno Housing Residents

Broadband Implementation Update



Three Projects, One Goal: Getting Residents Connected

- Corazon del Valle in Huron
 - No service → now live
- Parlier Migrant Center
 - Fully built with 3 years of service
- Sequoia Courts in Fresno
 - Launching with 5-year service



Agency-Wide Effort + Key Partnerships

- Coordination across all Fresno Housing department
- External partners supported funding and helped build and deploy the network
- Flexible models used across sites

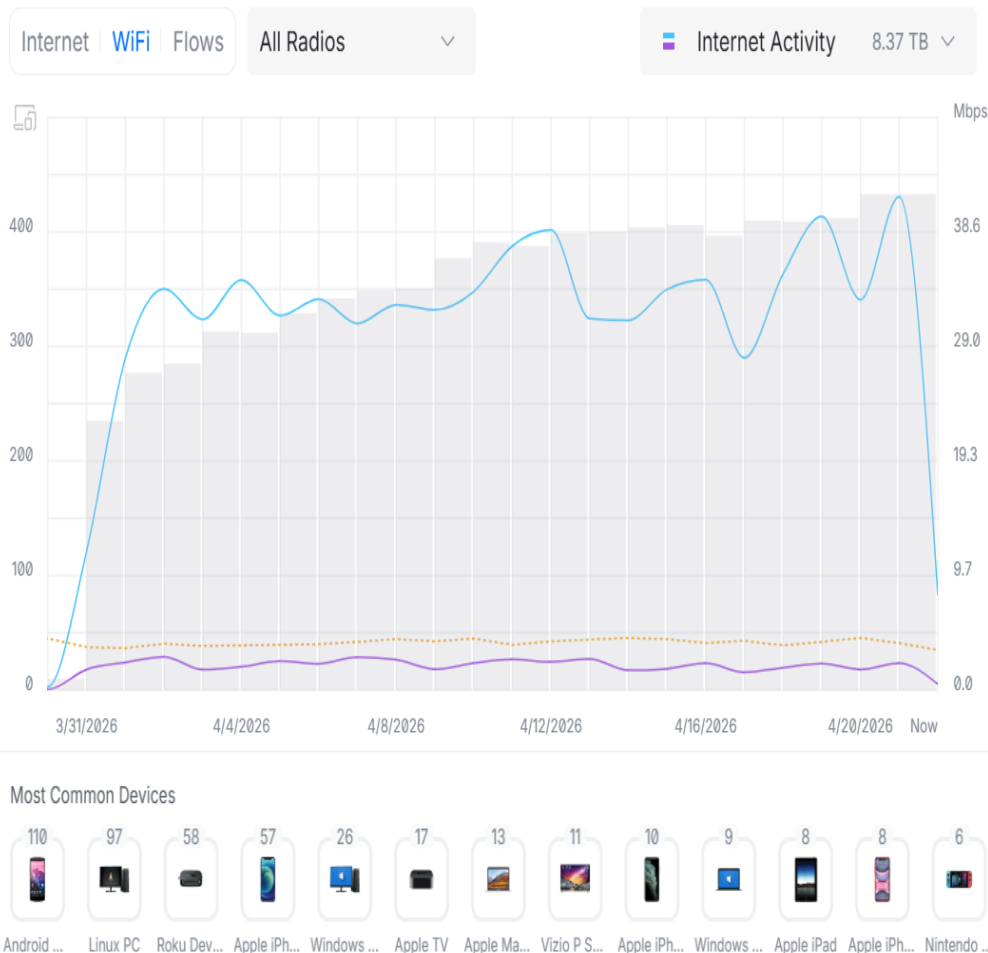
Broadband is Essential Infrastructure

- Internet access today is as essential as water and electricity
- Access impacts school, work, and everyday life
- Fiber-based network designed for long-term use and flexibility



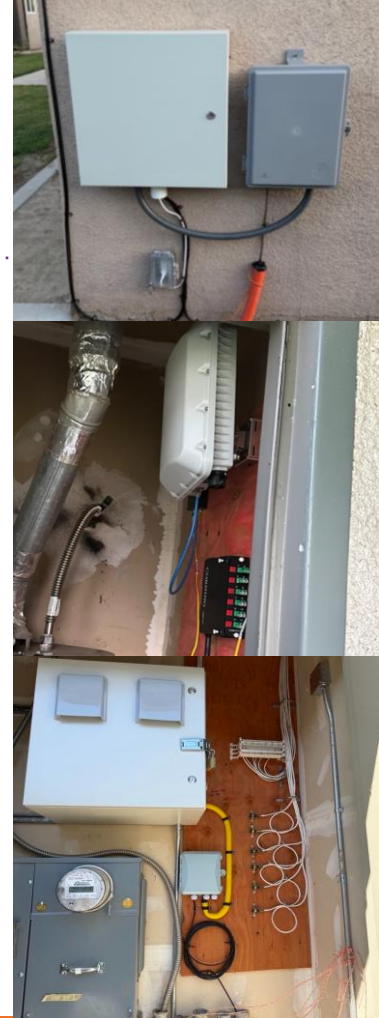
Early Results

- Corazon del Valle
 - ~40% of resident adoption
- Parlier
 - 430+ devices connected
- Sequoia Courts
 - Residents testing the service
- Strong early engagement across sites



Key Lessons

- Early coordination is critical
- Long-term maintenance and support matter
- Getting residents connected requires planning



Why This Matters

- Supports education, employment, and healthcare
- Bring reliable internet into residents homes
- Helps residents stay connected to services and resources
- Across these communities
 - ~305 families
 - ~900 residents



What's Next

- Corazon and Parlier fully operational
- Sequoia Courts launching in June
- Exploring expansion to additional sites



Questions?

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 4/28/2026
AGENDA ITEM: 7c
SUBJECT: Real Estate Development Update

AUTHOR: Christina Stokes-Johnson
Director
DEPARTMENT: Real Estate Development
MEMO DATE: 4/23/2026

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.



Real Estate Development Update

April 28, 2026



Agenda

- Homeownership Sales Update
- Restore-Rebuild Program Overview

Homeownership Sales Update

- Heritage Estates
 - As of 4/22/26, 29 of the 33 homes have sold. 4 additional homes are under contract.
 - Sales that have occurred since the March Board meeting include:
 - *130 E. Belgravia Avenue, Sold for \$390,000*
 - *129 E. Tower Avenue, Sold for \$390,000*

Restore-Rebuild – Where it Came From

- **1998 – Faircloth Limit Established**
 - Cap on public housing units
- **2012 – Rental Assistance Demonstration (RAD) Created**
 - Tool to convert existing units
- **2021–2023 – Faircloth-to-RAD Introduced**
 - Allowed use of unused capacity for new units
- **Today – Restore-Rebuild**
 - Streamlined, scalable version of that concept

Faircloth Limit (What It Means)

- Federal cap set in 1999 on the number of public housing units an agency can own
- Based on how many units we had at that time
- Today, it creates a **maximum number of units we're allowed to operate**
- We are currently **below that cap – (unused capacity)**
 - 311 units in City; 48 units in County
- **** 2027 President's Federal Budget proposes re-benchmarking faircloth limits to current numbers***

Restore-Rebuild vs RAD

- RAD:
 - Converts existing units, can transfer to new sites
 - Primarily **preservation/repositioning**
- Restore-Rebuild:
 - No existing units required
 - Creates entirely **new units**

How We're Proposing to Use It

- Fulton Corridor projects
- Herndon/Hayes site
- Potential LIHTC acquisitions
- Whitesbridge (Kerman)
- Future Homekey conversion opportunities
- Approach: Evaluate, layer funding, advance best deals

Questions?