



Executive Committee

Tuesday, April 14, 2026

5:00pm

1331 Fulton Street 3rd Floor; Caucus Conference Room

Fresno, CA 93721



Meeting Book - Executive Committee

1. Call to Order
2. Approval of the Agenda
3. Public Comment
4. Potential Conflicts of Interest
5. Action
 - a. Consideration of the Minutes of Previous Board Meeting
 - March 17, 2026 Executive Committee Minutes
6. Discussion Matters
 - a. Governance
 - b. Administrative Matters
 - c. Executive Director Update
 - d. Housing Choice Voucher (HCV) Update
 - e. Real Estate Development Update
 - f. Resident Empowerment Update
 - g. Review of the Draft Board Agenda
7. Adjournment

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

Tuesday, March 17, 2026

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of Fresno County and Housing Authority of the City of Fresno (Collectively "Fresno Housing"), which met on March 17, 2026, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

The meeting was called to order by Chair Sharon Williams at approximately 5:02 PM, and members present and absent were as follows:

PRESENT: Sharon Williams, Chair
Cary Catalano, Chair
Sophia Ramos, Vice Chair
Valori Gallaher, Commissioner
Paul Idsvoog, Commissioner
Tyrone Roderick Williams, CEO/Secretary

ABSENT: Emogene Nelson, Vice Chair

Also in Attendance: Craig Armstrong, General Counsel

2. APPROVAL OF THE AGENDA AS POSTED

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

MOTION: *Commissioner Idsvoog* moved, seconded by Vice Chair Ramos to approve the agenda as posted.

MOTION PASSED: 6-0

There were no public comments.

3. PUBLIC COMMENT

There were no public comments

Executive Meeting Minutes
Action Minutes: 3.17.2026
Adopted:

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. ACTION ITEMS

- a. Consideration of the Minutes of the Meeting for February 10, 2026

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

MOTION PASSED: 6-0

There were no public comments.

6. DISCUSSION MATTERS

- a. Governance Matters

Tyrone Roderick Williams, CEO, presented the following updates:

- Mr. Williams provided an update regarding Commissioner Gallaher's application completion and progressing through the appointment process. He also shared that Commissioner Heinrich has already been appointed and that Commissioner Green would not be seeking reappointment; however, he would continue to serve until a replacement is appointed. Outreach efforts are underway to identify potential candidates for upcoming vacancies.

There were no public comments.

- b. Administrative Matters

No report was provided

There were no public comments.

- c. Executive Director Update

Tyrone Roderick Williams, CEO provided the following updates:

- Mr. Williams shared that HUD has issued a proposed rule regarding work requirements and term limits for housing assistance programs. The proposal is currently voluntary for housing authorities, allowing local discretion on implementation. The public comment period is open through May 1, 2026. Mr. Williams emphasized the need for thorough analysis and potential discussion during the upcoming Commissioners retreat.
- Mr. Williams reported that staff are preparing a public comment in response to HUD's mixed-status family rule by the April 21, 2026 deadline. He noted the potential for a nationwide legal challenge and that other housing authorities have previously participated in joint legal actions. Approximately 300 households (1,400 individuals) could be impacted by the proposed changes.
- Mr. Williams also discussed development of a Code of Conduct Policy for the Board to address meeting decorum and expectations for public engagement. A draft policy is in development and anticipated for Board review in April.

There were no public comments.

d. HCV Update

Brandy Woodard, Chief of Housing Programs, provided a brief reference to a consent item to be included on an upcoming agenda related to program matters.

There were no public comments.

e. Real Estate Development Update

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

- Christina reported we are in application season and that Avalon Phase II closed and construction is commencing with a groundbreaking anticipated April 3
- Garland Gardens closing scheduled, with a dry closing approach due to HUD processing delays
- Six Affordable Housing Program (AHP) applications have been submitted
- Three federal earmark requests submitted. Last year we received a \$1 million award for The Roos project
- Upcoming CTCAC applications for: Cordillera Commons, La Joya Commons Phase II, 135 Osmun (new project name under consideration)
- Demolition planning for CVS site is progressing with activity anticipated for later in 2026.

There were no public comments.

f. Resident Empowerment Update

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

- Mary Caggianelli provided an update on the continued rollout of the Ready, Set, Grow Workforce Workshops, noting over 40 participants to date (in-person and virtual), with the next session scheduled at Legacy on Wednesday, March 25.
- Planning is underway for the Workforce Expo (May 2026), which will include; Approximately 30 workforce and education vendors, resume support services, professional headshots and a clothing closet for interview attire.
- CEO Williams will participate by providing a LinkedIn workshop for residents. The program is designed to address workforce barriers and support employment readiness.

There were no public comments.

g. Review of the Draft Board Agenda

- The Committee reviewed the March draft Joint Board agenda.

There were no public comments.

h. Closed Session discussion.

- No report of action.

There were no public comments.

7. ADJOURNMENT

Tyrone Roderick Williams, Secretary to the Boards of Commissioners