



Executive Committee

Tuesday, May 12, 2026

5:00 PM

1331 Fulton Street 3rd Floor; Caucus Conference Room

Fresno, CA, 93721



Meeting Book - Executive Committee

1. Call to Order
2. Approval of the Agenda
3. Public Comment
4. Potential Conflicts of Interest
5. Action
 - a. Consideration of the Minutes of Previous Board Meeting
April 14, 2026 Executive Meeting Minutes
6. Discussion Matters
 - a. Governance
Board Meeting Code of Conduct Discussion
 - b. Administrative Matters
 - c. Executive Director Update
 - d. Housing Choice Voucher (HCV) Update
 - e. Real Estate Development Update
 - f. Resident Empowerment Update
 - g. Review of the Draft Board Agenda
7. Closed Session
 - a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)
Property: APNs: 023-220-86S; 023-220-87S; 023-220-88S; and 023-220-89S
Agency Negotiators: Tyrone Roderick Williams; Michael Duarte
Negotiating Parties: Housing Authority of Fresno County; Shakti Land Investments LLC
Under Negotiation: Price and Terms
 - b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)
Property: 959 N. Parkway Dr., Fresno, CA 93728 (APN: 449-324-11)
Agency Negotiators: Tyrone Roderick Williams; Michael Duarte
Negotiating Parties: Housing Authority of the City of Fresno; City of Fresno
Under Negotiation: Price and Terms
 - c. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Gov. Code § 54956.8)
Property: 777 N. Parkway Dr., Fresno, CA 93728 (APNs: 449-335-19; 449-342-01)
Agency Negotiators: Tyrone Roderick Williams; Michael Duarte
Negotiating Parties: Housing Authority of the City of Fresno; City of Fresno
Under Negotiation: Price and Terms
8. Adjournment

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

Tuesday, April 14, 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 April 14, 2026, at the Fresno Housing Caucus Board Room located at 1331 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

The meeting was called to order by Vice Chair Sophia Ramos at approximately 5:05 PM, and members present and absent were as follows:

PRESENT: Sophia Ramos, Vice Chair (Chairing)
Sharon Williams, Chair
Emogene Walker, Vice Chair
Valori Gallaher, Commissioner
Paul Idsvoog, Commissioner
Tyrone Roderick Williams, CEO/Secretary

ABSENT: Cary Catalano, Chair

Also in Attendance: Craig Armstrong, General Counsel

2. APPROVAL OF THE AGENDA AS POSTED

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

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

MOTION PASSED: 6-0

3. PUBLIC COMMENT

Public comment was received regarding concerns with public access to the meeting location, tenant advocacy, public participation procedures, concerns regarding alleged retaliation, legal actions involving residents, and opportunities for public comment during Fresno Housing Board meetings.

Craig Armstrong, General Counsel, provided clarification regarding public comment procedures and Brown Act requirements related to action items and Board meeting agendas.

Executive Meeting Minutes
Action Minutes: 4.14.2026
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 March 17, 2026

MOTION: Chair Williams 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 acknowledged the reappointment of Commissioner Gallaher by the County Board of Supervisors to serve an additional term representing the County.
- Mr. Williams also shared that Commissioner Green's term would expire the following month and stated that Fresno Housing would continue working with the City regarding the appointment process for a replacement Commissioner.

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 Fresno Housing submitted a response to HUD regarding the Mixed-Status Family proposed rule. He noted that the response had been shared publicly and with partner agencies and that housing authorities throughout California were participating in submitting responses prior to the April 21, 2026 deadline.
- Mr. Williams thanked attendees, sponsors, volunteers, and staff who participated in the recent Wine Fest fundraising event supporting scholarship opportunities and employment training initiatives for residents.
- Mr. Williams also acknowledged the recent Avalon Commons groundbreaking event and shared that several additional upcoming events and celebrations are anticipated in the coming months, including ribbon cuttings, renovation activities, and broadband-related initiatives.
- Mr. Williams recognized Brandy Woodard's birthday and thanked staff for their continued contributions and service.

Executive Meeting Minutes

Action Minutes: 4.14.2026

Adopted:

There were no public comments.

d. HCV Update

Brandy Woodard, Chief of Housing Programs, provided a brief comment related to the upcoming agenda item but no official HCV report.

There were no public comments.

e. Real Estate Development Update

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

- Christina reported that Garland Gardens completed a closing and is currently awaiting final HUD approval of the Housing Assistance Payments contract before construction activities commence.
- Christina shared that tax credit applications had recently been submitted for La Joya Commons Phase II, Cordillera Commons, and 135 Osmun in Clovis.
- Additional updates were provided regarding Davu Village closing activities and opportunities associated with HUD's Restore Rebuild Program to expand affordable housing inventory utilizing previously demolished or disposed public housing unit allocations.

There were no public comments.

f. Resident Empowerment Update

- Tyrone Roderick Williams, CEO, provided updates regarding the upcoming Sherwin-Williams Paint Program graduation event, noting that approximately 30 participants had enrolled in the program and would receive certification recognition. Mr. Williams also shared that participant would be connected with additional employment opportunities.

There were no public comments.

g. Review of the Draft Board Agenda

- The Committee reviewed the April draft Joint Board agenda, including proposed consent agenda items, informational updates, development matters, broadband initiatives, and consideration of a proposed Board Meeting Code of Conduct Policy.

There were no public comments.

7. ADJOURNMENT

The meeting was adjourned at approximately 5:34 PM.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners