



# June 2026 - Joint Board Meetings of the Commissioners

Tuesday, June 23, 2026

5:00 PM

1260 Fulton Street - 2nd Floor, Mosaic Room

Fresno, CA. 93721

## Meeting Book - June 2026 - Joint Board Meetings of the Commissioners

### 1. Call to Order

### 2. Approval of the Agenda

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

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. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your names and the topic 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. Commissioners' Report

### 6. Consent Agenda

- a. Consideration of the Minutes of Previous Board Meeting  
Joint Board Meeting Minutes - May 26, 2026
- b. Consideration of Predevelopment Loan Requests for Fulton Forum Phase II and Cordillera Commons Phase II  
Board Memo: Predevelopment Loans for Fulton Forum Phase II & Cordillera Commons Phase II  
City Resolution: Predevelopment Loan for Cordillera Commons Phase II  
City Resolution: Predevelopment Loan for Fulton Forum Phase II  
County Resolution: Predevelopment Loan for Cordillera Commons Phase II  
County Resolution: Predevelopment Loan for Fulton Forum Phase II
- c. Consideration of Approval of Various Actions and Funding Application to California Tax Credit Allocation Committee for Victory Village  
Board Memo: CTCAC Application and Related Actions for Victory Village  
City Resolution: CTCAC Application and Related Actions for Victory Village  
City Resolution: Exercise of Option to Purchase Victory Village
- d. Consideration of Temporary Bridge Loan from Housing Relinquished Fund Corporation for La Joya Commons Phase I  
Board Memo: HRFC Bridge Loan for La Joya Commons I  
City Resolution: HRFC Bridge Loan for La Joya Commons I

County Resolution: HRFC Bridge Loan for La Joya Commons I

e. Consideration of Acceptance of CTCAC Award, HRFC Pre-Development Loan and Amended HCD Resolutions for La Joya Commons Phase II

Board Memo: CTCAC Award Acceptance, HRFC Funding and Amended HCD Resolution for La Joya Commons Phase II

City Resolution: CTCAC Award Acceptance and HRFC Funding for La Joya Commons Phase II

County Resolution: CTCAC Award Acceptance and HRFC Funding for La Joya Commons Phase II

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

f. Consideration of Approval to Transfer Homekey Remaining Balance to Housing Relinquished Fund Corporation

Board Memo: Transfer of Homekey Program Remaining Balance to HRFC

City Resolution: Transfer Homekey Program Remaining Balance to HRFC

County Resolution: Transfer Homekey Program Remaining Balance to HRFC

7. Information Item

a. Real Estate Update

Board Memo: Real Estate Development Update

Presentation: Real Estate Development Update

b. 2027 Annual Agency Plan Timeline

Board Memo: 2027 Annual Agency Plan Timeline

Presentation: Agency Annual Plan Timeline 2026

8. Action

9. Closed Session

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

(Gov. Code 54956.8) / Property: 2150 S. Elm Street, Fresno, CA 93706 & 430 B Street, Fresno, CA 93706 (APNs: 467-173-19; 478-074-26)

Agency Negotiators: Tyrone Roderick Williams; Michael Duarte

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

Summer Hill Fund, LP. Under Negotiation: Price and Terms

10. Adjournment

# CEO REPORT

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**TO:** Boards of Commissioners  
Fresno Housing Authority

**DATE:** June 16, 2026

**BOARD MEETING:** June 23, 2026

**FROM:** Tyrone Roderick Williams  
Chief Executive Officer

**AGENDA ITEM:** 5A

**AUTHOR:** Tyrone Williams

**SUBJECT:** CEO Report

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## 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

On May 20<sup>th</sup> the House Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies (THUD) released their Fiscal Year (FY) 2027 THUD Appropriations Bill, which includes \$71.377 billion for HUD programs—a decrease of \$5.942 billion below the FY26 enacted level.

As the budget proposal moves through the legislative process, these numbers could increase or decrease, particularly since the Senate has not yet made public their FY27 THUD proposal.

Funding highlights of the House-proposed FY27 THUD bill include:

- **No new funding for HUD-VASH, Choice Neighborhoods Initiative, Rental Assistance Demonstration, and Emergency Housing Vouchers.**
- **\$7.068 billion for the Public Housing Fund.** This is \$1.251 billion less than the FY26 enacted level.
- \$4.687 billion for the Operating Fund. This is equal to the FY26 enacted level.
- \$2.286 billion for the Capital Fund. This is \$914 million less than the FY26 enacted level.

- **\$35.453 billion for Housing Choice Voucher Renewals.** This is \$496 million more than the FY26 enacted level.
- **\$18.575 billion for the Project-Based Rental Assistance.** This is \$432 million less than the FY26 enacted level.
- **\$175 million for the Self-Sufficiency Account.** This is \$31.4 million less than the FY26 enacted level.
- \$125 million for the Family Self-Sufficiency Program. This is \$31.4 million less than the FY26 enacted level.
- \$40 million for ROSS. This is equal to the FY26 enacted level.
- **\$3.3 billion for the Community Development Block Grant.** This is equal to the FY26 enacted level.
- **\$500 million for HOME Investment Partnerships Program.** This is \$750 million less than the FY26 enacted level.

The House Appropriations Subcommittee voted not to require mixed status families to forgo receiving assistance from the public housing or Housing Choice Voucher Program. The Administration has included authorizing the Secretary of HUD to move forward with requiring time limitations and work requirements. The Agency will explore this issue during our Fresno Housing Board retreat on Saturday, August 8<sup>th</sup>.

**Davu Village Groundbreaking**

Wednesday, June 24 at 11:00 a.m.

1075 North Warren Ave.

Fresno, CA

**Real Estate Department - Development Projects Overview**

<b>Name of Property</b>	<b>Status/Type</b>	<b>Address</b>	<b>Total Units</b>	<b>Percent Complete</b>
Heritage Estates ( <i>fka Florence &amp; Plumas</i> )	Home Sales Complete	146 E. Florence Ave. Fresno, CA	33	100%
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	95%
Avalon Commons Phase II ( <i>fka Chestnut/Alluvial</i> )	Under Construction	7521 N. Chestnut Ave. Fresno, CA	45	11%

Garland Gardens	Pending Construction Start	3726 N. Pleasant Fresno, CA	51	N/A
Davu Villave/Parkside Inn/Golden State Triage	Pending Construction Start	1415 W. Olive Avenue, Fresno	63	N/A
La Joya Commons Phase II ( <i>fka Firebaugh Family</i> )	Pre-Development HCD SuperNOFA Awarded AHP Pending CTCAC Awarded <i>HCD MHP Proposed</i>	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Cordillera Commons Phase I ( <i>fka San Joaquin Commons</i> )	Pre-Development HCD HOME Awarded AHP Pending CTCAC Pending <i>HCD MHP Proposed</i>	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 AHSC Pending City of Fresno LHTF Pending	1302 Fulton Street, Fresno	124	N/A
Victory Village	Pre-Development County of Fresno Award Pending <i>CTCAC Proposed</i>	959 N. Parkway, Fresno	42	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 City of Fresno LHTF Pending	Herndon/Hayes Fresno, CA	96	N/A

Kerman Parcels	Pre-Development In Concept Design	Vineland/Whitesbridge Kerman, CA	76	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A

### **Resident Empowerment**

#### **Cooking Matters – Food Demonstration and Series**

Fresno Metro Ministry is hosting a healthy cooking demonstration series that teaches participants the importance of daily nutrition, how to shop for nutritious foods on a budget, and practical techniques for preparing affordable, healthy meals at home.

Bridges at Florence – June 10th & 24th – 10am-12pm

Parc Grove Commons – June 4,11,18, & 25 @ 10am-12pm

#### **Comprehensive Youth Services**

Comprehensive Youth Services provided information about the various programs and support services available to youth and families. Representatives also offered family counseling and resource navigation services to residents of Paseo 55 and the surrounding community.

**Paseo 55** - June 16<sup>th</sup> - 1:30 PM – 4:30 PM

#### **Junior Youth Spiritual Empowerment Program**

The California Regional Training Institute facilitates the Junior Youth Spiritual Empowerment Program, a mentorship initiative designed to help youth develop spiritually, academically, socially, and physically. Through engaging group activities and meaningful discussions, participants build leadership skills, strengthen positive relationships, and gain tools for personal growth.

**Cedar Courts** - June 2, 9, & 16 - 4:00 PM – 6:00 PM

#### **Job and Resource Fair**

Santa Clara hosted a Job and Resource Fair dedicated to connecting local residents with employment opportunities and essential community assets. Attendees had the opportunity to engage directly with local organizations, access regional support resources, and explore diverse career pathways.

Renaissance at Santa Clara – June 11<sup>th</sup> from 11:00-2:00

**Property Management**

<b>FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 05/01/2026-05/31/2026</b>			
	<b>Total No. of Units</b>	<b>Total Vacant</b>	<b>Current Occupancy</b>
<b>CITY OF FRESNO</b>			
City of Fresno	889	21	97.63%
<b>COUNTY OF FRESNO</b>			
County of Fresno	1069	12	98.69%
<b>SPECIAL PROJECTS – SEASONAL – RRH - REFERRALS</b>			
Seasonal Properties	131	11	91.60%
Hold/In Construction	61	10	83.60%
Rapid Rehousing Program	89	11	86.51%
Referral Base Projects	610	27	94.59%

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, May 26, 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, May 26, 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 Vice Chair Ramos. Roll call was taken and the Commissioners were present and absent as follows:

**COUNTY PRESENT:**

Sophia Ramos, Vice Chair (Presiding)  
Valori Gallaher, Commissioner  
John Valdez, Commissioner  
Yvonne Dickson, Commissioner  
Jacklyn Heinrich, Commissioner

**COUNTY ABSENT:** Cary Catalano, Chair

**CITY PRESENT:**

Sharon Williams, Chair  
Emogene Walker, Vice Chair  
Ruby Yanez, Commissioner  
Paul Idsvoog, Commissioner  
Isaiah Green, Commissioner

**CITY ABSENT:** Michelle Vang, Commissioner  
Richard Burrell, Commissioner

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

## **2. APPROVAL OF THE AGENDA AS POSTED**

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

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

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 5-0

There were no public comments.

## **3. PUBLIC COMMENT AND PRESENTATIONS**

A member of the public commented regarding Resident Advisory Board participation, public engagement opportunities, Housing Choice Voucher payment standards, housing affordability concerns, and community involvement in Fresno Housing planning processes.

There were no additional public comments.

## **4. POTENTIAL CONFLICT OF INTEREST**

There were no conflicts of interest.

## **5. GOVERNANCE MATTERS**

### **a. CEO Report** – Presented by Tyrone Roderick Williams, CEO

Mr. Williams reported the following:

- Fresno Housing has begun preparations for the 2027 budget cycle, including reviewing staffing levels, budget allocations, and long-term financial sustainability strategies.

Joint Board Meeting  
Action Minutes: 5.26.26  
Minutes Adopted:

- The California Housing Finance Agency Board recently approved up to \$500 million in project funding opportunities for housing authorities statewide. Mr. Williams reported that Fresno Housing intends to pursue future funding opportunities through the program.
- The U.S. Department of Housing and Urban Development completed its 2025 Section 8 Management Assessment Program (SEMAP) review. Both the Housing Authority of the City of Fresno and Housing Authority of Fresno County received scores of 93 percent, earning High Performer designation.
- Mr. Williams acknowledged the Housing Choice Voucher staff and supporting departments for their efforts in achieving the SEMAP High Performer ratings.
- Fresno Housing's Ready, Set, Grow Workforce Development Expo was scheduled for May 27, 2026, providing residents with employment resources, professional development assistance, interview preparation, and workforce opportunities.
- Mr. Williams announced that Fresno Housing received notification of a \$1 million federal appropriation to support The Roos @ Fulton Forum development project.
- A Broadband Infrastructure Ribbon Cutting Ceremony was scheduled for June 12, 2026, recognizing recent broadband expansion efforts benefiting Fresno Housing residents.
- Mr. Williams reported that Commissioners Catalano, Gallaher, Ramos, Williams, Dickson, and Vang were scheduled to attend the upcoming NAHRO Summer Symposium.
- Mr. Williams recognized former Commissioner Kyle Chaney for his three years of service on the Fresno Housing Board of Commissioners and presented him with a commemorative plaque in appreciation of his service.

Note: Mr. Chaney thanked the Boards and staff and expressed appreciation for the opportunity to serve Fresno Housing and the community.

There was no public comment.

#### **b. COMMISSIONERS REPORT**

- Commissioner Dickson reported the recent passing of a resident at Linnaea Villas and expressed appreciation to Fresno Housing staff for their outreach, support, communication, and assistance provided to residents following the incident.
- Chair Ramos reported attending the Fresno Metro Ministry Farmers Market event and expressed appreciation for the program, community participation, and fresh produce offerings available to residents.

There were no public comments.

#### **6. CLOSED SESSION**

The Boards recessed into Closed Session to discuss the following items:

Joint Board Meeting  
 Action Minutes: 5.26.26  
 Minutes Adopted:

- a. Conference with Real Property Negotiators: Government Code Section 54956.8;  
959 N. Parkway Drive, Fresno, CA
- b. Conference with Real Property Negotiators: Government Code Section 54956.8;  
777 N. Parkway Drive, Fresno, CA

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

## **7. CONSENT AGENDA**

Vice Chair Ramos asked whether any Board member or member of the public wished to comment on an item from the Consent Agenda.

Note: A member of the public commented regarding Board decision-making, Commissioner engagement, and review of consent agenda items.

There were no additional public comments.

**CITY MOTION:** Commissioner Walker moved, seconded by Commissioner Isdvoog to approve the Consent Agenda.

**MOTION PASSED:** 5-0

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

**MOTION PASSED:** 5-0

There were no public comments.

## **8. INFORMATION ITEMS**

- a. 2026 Agency Goals Update – Presented by Tyrone Roderick Williams, CEO:

Mr. Williams presented Fresno Housing's First Quarter 2026 Agency Goals Update and provided progress reports on the following agency goals:

1. Affordable Housing Development
2. Financial Strategies
3. Communications and Public Engagement

Joint Board Meeting  
Action Minutes: 5.26.26  
Minutes Adopted:

4. Workforce Development
5. Customer Service
6. Family Self-Sufficiency
7. Service Provider Partnerships
8. Landlord Overpayment Recovery
9. CalAIM Program Exploration
10. Capital Improvements

Highlights included:

- Completion of 164 affordable housing units with an additional 70 units under construction.
- Ongoing financial planning efforts, including bond issuance exploration and sustainability initiatives.
- Significant growth in website engagement and communications outreach.
- Workforce development workshops and resident employment programs.
- Expansion of Family Self-Sufficiency participation to over 100 households.
- Continued exploration of CalAIM-related housing support opportunities.
- Property improvement and capital investment projects throughout Fresno Housing communities.

Note: Commissioners discussed Family Self-Sufficiency participation, customer service survey responses, landlord overpayment recovery efforts, and CalAIM planning activities.

Note: One member of the public provided comments regarding landlord overpayment recovery, procurement practices, CalAIM programs, and agency strategic planning efforts.

There were no additional public comments.

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

- Ms. Stokes-Johnson reported Fresno Housing has sold 30 of the 33 Heritage Estates homes and the remaining three homes are currently under contract.
- Ms. Stokes-Johnson also shared that One Heritage Estates property was sold since the previous Board meeting and that Fresno Housing completed the sale of a Sanger Homeownership Program property.
  - 2371 W. Modoc Street, Fresno, CA, sold for \$370,000
  - 969 Holt Ave., Sanger, CA, sold for \$330,000
- There were no public comments.

## **9. ACTION ITEMS**

Joint Board Meeting

Action Minutes: 5.26.26

Minutes Adopted:

a. **Consideration of Omnibus Closing Resolution – Davu Village**

Christina Stokes-Johnson presented the proposed Davu Village development and financing structure:

- Ms. Stokes-Johnson reported that Davu Village is an adaptive reuse and new construction affordable housing development located on the former Parkside Inn site.
- The project will provide 63 units of affordable housing, primarily studio units, serving special needs populations.
- The project includes Homekey supported units and additional supportive housing opportunities.
- Fresno Housing has secured multiple financing sources, including City of Fresno HOME, HOME-ARP, and CDBG funding.
- Fresno County Department of Behavioral Health will provide supportive services for residents.
- Board approval was requested to authorize the ownership structure, partnership agreements, loan documents, financing documents, and all actions necessary to complete project closing.

Public Comment: A member of the public commented regarding resident relocation requirements associated with redevelopment activities, procurement and contractor selection processes, and requested additional information regarding project planning, implementation, and oversight.

**CITY MOTION:** Commissioner Yanez moved, seconded by Commissioner Idsvoog to approve the Omnibus Closing Resolution for Davu Village.

**MOTION PASSED:** 5-0

**COUNTY MOTION:** Commissioner Gallaher moved, seconded by Commissioner Dickson to approve the Omnibus Closing Resolution for Davu Village.

**MOTION PASSED:** 5-0

**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 6:25pm

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 06/23/2026  
**AGENDA ITEM:** 6b  
**SUBJECT:** Approval of HRFC Loan Commitment(s) for an amount of up to \$500,000 in Pre-Development Funds for Fulton Forum Phase II and Cordillera Commons Phase II

**AUTHOR:** Deni Dukic  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 06/16/2026

## Executive Summary

The purpose of this Board Memorandum is to request the approval of certain actions by the Boards of Commissioners related to the funding of pre-development activities for the Fulton Forum Phase II and Cordillera Commons Phase II projects. The proposed funding will be provided through the Housing Relinquished Fund Corporation (HRFC) to advance planning, feasibility, and other pre-development efforts necessary for the continued progression of these developments.

Fulton Forum Phase II represents the second phase of a larger multi-phase development and is currently in the conceptual planning stage but looking to compliment The Roos @ Fulton Forum project. Staff is seeking authorization to continue advancing the project through the next phase of pre-development activities, including ongoing planning, feasibility analysis, entitlements, and preliminary development work.

Cordillera Commons Phase II represents the second phase of the affordable housing development in the City of San Joaquin, California. The project is currently envisioned as a 56-unit addition to the Phase I development which is in the final stages of funding pursuit(s), and staff is similarly seeking authorization to proceed with the next phase of pre-development activities.

At this time, staff recommends that the Boards of Commissioners approve pre-development loans of up to \$500,000 per project from the Housing Relinquished Fund Corporation ("HRFC") for Fulton Forum Phase II and Cordillera Commons Phase II. These funds will support ongoing pre-development efforts and will be repaid upon the successful securing of all financing commitments and the financial closing of each project.

## Recommendation

It is recommended that the Boards of Commissioners adopt the attached resolution to facilitate the development of Fulton Forum Phase II and Cordillera Commons Phase II; 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 up to \$500,000 in pre-development funds for pre-development activities, including ongoing planning, feasibility analysis, and preliminary development work associated with Fulton Forum Phase II.

## FRESNO HOUSING

2. Authorize up to \$500,000 in pre-development funds for pre-development activities, including ongoing planning, feasibility analysis, and preliminary development work associated with Cordillera Commons Phase II.
3. 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 and the Housing Authority of Fresno County.
4. Provide for other matters related thereto.

### Fiscal Impact

Staff is requesting initial predevelopment loan commitments of up to \$500,000 for Fulton Forum Phase II and Cordillera Commons Phase II, for a total commitment of \$1,000,000 from the Housing Relinquished Fund Corporation (HRFC).

### Background Information

Fulton Forum Phase II represents the second phase of a larger multi-phase development and is currently in the conceptual planning stage, but looking to compliment The Roos @ Fulton Forum project. Anticipated unit mix may include Studio, 1-, 2-, & 3-Bedroom Units with affordability levels ranging from 30%-80% AMI. The proposed development site is located in front of the vacant former CVS Pharmacy in Downtown Fresno. The project may be designed to incorporate ground-floor retail space, per the Downtown Core zoning designation requirement. Fresno Housing will offer on-site resident services as well as community space for residents and community members alike.

Cordillera Commons Phase II represents the second phase of the affordable housing development in the City of San Joaquin, California. The project is currently envisioned as a 56-unit addition to the existing Phase I development. Anticipated unit mix will include 1-, 2-, & 3-Bedroom Units with affordability levels ranging from 30%-80% AMI. The project is anticipated to serve families as well as provide amenities comparable to market rate developments. Staff envisions the project as a transfer of rental assistance from the nearby Low-Income Public Housing property, Taylor Terrace.

### Past Board Actions

- None

# RESOLUTION



**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD 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 TO APPROVE INITIAL HOUSING RELINQUISHED FUND CORPORATION FUNDS FOR PRE-DEVELOPMENT ACTIVITIES FOR THE CORDILLERA COMMONS PHASE II PROJECT**

**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 Authority is committed to the development and construction of real property located at Colorado Avenue and 5<sup>th</sup> Street in the City of San Joaquin, CA known generally as Cordillera Commons Phase II; and

**WHEREAS**, the project is being developed by the Authority in partnership with Silvercrest, Inc.; and,

**WHEREAS**, the Authority desires to assist in the development of the project by approving an initial predevelopment loan (the “HRFC Loan”) in an amount not to exceed \$500,000, to fund necessary pre-development activities; and

**WHEREAS**, all funds advanced pursuant to the HRFC Loan(s) are expected to be fully reimbursed from each of the projects financing proceeds upon the successful completion of funding pursuits and the closing of permanent financing; and,

**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 an initial loan of up to \$500,000 from HRFC, at a 5% interest rate, for predevelopment activities related to developing Cordillera Commons Phase II project.
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 agreements, documents, and certifications necessary or appropriate to secure and facilitate the successful financing and development of the Project.
3. Provide for other matters related thereto.

# RESOLUTION



PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF JUNE, 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:

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Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD 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 TO APPROVE INITIAL HOUSING RELINQUISHED FUND CORPORATION FUNDS FOR PRE-DEVELOPMENT ACTIVITIES FOR THE FULTON FORUM PHASE II PROJECT**

**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 Authority is committed to the development and construction of real property located at the corner of Fulton Street and Tuolumne Street, Fresno, CA 93721 (the “Property”) known generally as Fulton Forum Phase II in Downtown Fresno; and,

**WHEREAS**, the project is being developed by the Authority in partnership with Silvercrest, Inc.; and,

**WHEREAS**, the Authority desires to assist in the development of the project by approving an initial predevelopment loan (the “HRFC Loan”) in an amount not to exceed \$500,000 per, to fund necessary predevelopment activities; and

**WHEREAS**, all funds advanced pursuant to the HRFC Loan(s) are expected to be fully reimbursed from the projects financing proceeds upon the successful completion of funding pursuits and the closing of permanent financing; and,

**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 an initial loan of up to \$500,000 from HRFC, at a 5% interest rate, for predevelopment activities related to developing Fulton Forum Phase II project.
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 agreements, documents, and certifications necessary or appropriate to secure and facilitate the successful financing and development of the Project.
3. Provide for other matters related thereto.

# RESOLUTION



PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF JUNE, 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:

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Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# RESOLUTION



**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY  
TO APPROVE INITIAL HOUSING RELINQUISHED FUND CORPORATION FUNDS FOR PRE-DEVELOPMENT  
ACTIVITIES FOR THE CORDILLERA COMMONS PHASE II PROJECT**

**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 Fresno County (“the County”); and,

**WHEREAS**, the Authority is committed to the development and construction of real property located at Colorado Avenue and 5<sup>th</sup> Street in the City of San Joaquin, CA known generally as Cordillera Commons Phase II; and

**WHEREAS**, the project is being developed by the Authority in partnership with Silvercrest, Inc.; and,

**WHEREAS**, the Authority desires to assist in the development of the project by approving an initial predevelopment loan (the “HRFC Loan”) in an amount not to exceed \$500,000, to fund necessary pre-development activities; and

**WHEREAS**, all funds advanced pursuant to the HRFC Loan(s) are expected to be fully reimbursed from each of the projects financing proceeds upon the successful completion of funding pursuits and the closing of permanent financing; and,

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County, 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 an initial loan of up to \$500,000 from HRFC, at a 5% interest rate, for predevelopment activities related to developing Cordillera Commons Phase II project.
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 agreements, documents, and certifications necessary or appropriate to secure and facilitate the successful financing and development of the Projects.
3. Provide for other matters related thereto.

# RESOLUTION



PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF JUNE, 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 BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY  
TO APPROVE INITIAL HOUSING RELINQUISHED FUND CORPORATION FUNDS FOR PRE-DEVELOPMENT  
ACTIVITIES FOR THE FULTON FORUM PHASE II PROJECT**

**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 Fresno County (“the County”); and,

**WHEREAS**, the Authority is committed to the development and construction of real property located at the corner of Fulton Street and Tuolumne Street, Fresno, CA 93721 (the “Property”) known generally as Fulton Forum Phase II in Downtown Fresno; and,

**WHEREAS**, the project is being developed by the Authority in partnership with Silvercrest, Inc.; and,

**WHEREAS**, the Authority desires to assist in the development of the project by approving an initial predevelopment loan (the “HRFC Loan”) in an amount not to exceed \$500,000 per, to fund necessary predevelopment activities; and

**WHEREAS**, all funds advanced pursuant to the HRFC Loan(s) are expected to be fully reimbursed from the projects financing proceeds upon the successful completion of funding pursuits and the closing of permanent financing; and,

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County, 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 an initial loan of up to \$500,000 from HRFC, at a 5% interest rate, for predevelopment activities related to developing Fulton Forum Phase II project.
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 agreements, documents, and certifications necessary or appropriate to secure and facilitate the successful financing and development of the Projects.
3. Provide for other matters related thereto.

# RESOLUTION



PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF JUNE, 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:** 06/23/2026  
**AGENDA ITEM:** 6c  
**SUBJECT:** Consideration of 9% California Tax Credit Allocation Committee (TCAC) Low Income Housing Tax Credit (LIHTC) Application and Related Actions for Victory Village

**AUTHOR:** Jazmin Gallardo  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 06/16/2026

## Executive Summary

The purpose of this Board memo is request approval to submit a 2<sup>nd</sup> Round application to the 9% California Tax Credit Allocation Committee (CTCAC) Low Income Housing Tax Credit (LIHTC) Program as well as to accept a funding commitments from the County of Fresno for capital, operating, and services for the Victory Village (fka Parkway Inn, APN: 449-324-11T) project located at 959 N Parkway Drive in Fresno, California. Staff will seek to apply competitively to secure funding for the adaptive reuse and new construction of the property and extend its useful life for future residents of the site.

Staff will be requesting approval from Silvercrest, Inc. to apply for funding through the 9% TCAC application as the applicant. This competitive program supports the development of multifamily affordable rental housing with a submission deadline of July 21, 2026. The application would be seeking funding of up to \$29,031,168 in state and federal tax credits; however, Staff is analyzing the application to determine the final request amount.

Fresno County Department of Behavioral Health (the “County” or “DBH”) will be requesting approvals from the Board of Supervisors to provide a commitment letter for service provision within the complex. These services are designed for formerly homeless and special needs adults and delivered by qualified staff from the Department of Behavioral Health or their contractor. The County will be responsible for the coordination of mental health services to DBH-Referred tenants residing in the forty-one (41) DBH-Referred units at the Victory Village development. In addition, the County is proposing to provide up to \$6.3 million in Behavioral Health Services Act (BHSA) funding towards construction costs, and up to \$287,000 per year in operational subsidy.

The project is an existing motel with 66 motel rooms comprised of two 2-story buildings. The proposed Victory Village project will consist of a total of 42 dwelling units including 41 supportive housing units and 1 manager’s unit. The supportive housing units will range from studios to one-bedrooms.

In the to-be-formed LP, Silvercrest, Inc. will act as the Managing General Partner (MGP) to the Fresno Victory Village, LP with Housing Authority of the City of Fresno, CA (HACF) serving as the Administrative General Partner (AGP), sole member, and manager of the to-be-formed Fresno Victory Village AGP, LLC.

HACF is proposed to enter into a purchase and sale agreement with the City of Fresno to purchase the subject property, per the signed Agreement for Purchase Option dated October 5, 2023.

## FRESNO HOUSING

In 2022, the City of Fresno secured a Homekey funding commitment in the amount of \$9,900,000 from the California Department of Housing and Community Development (HCD). Upon acquiring the property, HACF would assume the Homekey restrictions and enter into a Standard Agreement with the City and HCD.

### Recommendation

Staff recommends that the Board of Commissioners of the Housing Authority of the City of Fresno adopt the attached resolution(s) approving the following actions:

1. Authorize the submission of a 9% Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC) for the Victory Village project;
2. Approve the formation of Victory Village, LP as the ownership entity for the Project, with Silvercrest, Inc. as Managing General Partner and the Housing Authority of the City of Fresno as sole member and manager of the Administrative General Partner;
3. Accept funding commitments from the Fresno County Department of Behavioral Health for BHSA capital funding, operating subsidies, and service provision.
4. Approve exercising the Option to Purchase the property and enter into a Purchase and Sale Agreement with the City of Fresno, including assumption of Homekey restrictions and entry into the HCD Standard Agreement.
5. Authorize Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Director; and/or their designees to negotiate and execute all documents on behalf of the Housing Authority necessary to implement the actions described above.
6. Authorize staff to undertake all related actions and address other matters necessary to implement the development in accordance with CTCAC, and applicable regulatory requirements; and
7. Provide for other matters related thereto.

### Background Information

Victory Village, currently known as Parkway Inn, is an existing motel with 66 units comprised of two 2-story buildings located at 959 N Parkway Drive in Fresno, California (APN: 449-324-11T). The Housing Authority of the City of Fresno entered into an Amended and Restated Agreement for Option to Purchase on October 5, 2023 allowing for HACF to purchase the property within the stated option window.

# RESOLUTION

**RESOLUTION NO. \_\_\_\_\_**

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

**RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE 2026 9%  
CALIFORNIA TAX CREDIT TAX CREDIT ALLOCATION COMMITTEE (CTCAC) LOW INCOME HOUSING TAX  
CREDIT (LIHTC) PROGRAM FOR VICTORY VILLAGE (APNs: 449-324-11T) AND OTHER MATTERS RELATED  
HERETO**

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority") seeks to preserve and extend the availability of long-term affordable housing for low-income households within the City of Fresno; and,

WHEREAS, Victory Village located at 959 N Parkway Drive in Fresno, California (APN 449-324-11T), is an existing motel with 66 units currently owned by the City of Fresno; and,

WHEREAS, Authority entered into an Option to Purchase with the City of Fresno on October 5, 2023 and the Authority is currently within the Option Window to purchase the property; and,

WHEREAS, the Authority, seeks to secure financing through the California Tax Credit Allocation Committee ("CTCAC") for a competitive 9% Low-Income Housing Tax Credit (LIHTC) award to support the adaptive re-use and new construction of Victory Village;

WHEREAS, the Authority is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct acquire and operate housing projects; and

WHEREAS, the project is financially feasible and eligible for tax credit funding, and all required site control is in place, including an Option to Purchase agreement with the City of Fresno; and

WHEREAS, the project's financing structure calls for the submission of a 9% LIHTC application to facilitate the development; and,

WHEREAS, it is in the best interest of the Authority to enter into a Purchase and Sale Agreement (PSA) and authorize the execution of all related documents to close the sale of the Property; and,

WHEREAS, the City of Fresno is the recipient of California Housing and Community Development (HCD) Homekey funds in the amount of \$9,900,000 for the initial acquisition and rehabilitation of the Property, and

# RESOLUTION

WHEREAS, the Authority seeks to become party to and assume the HCD Homekey restrictions and enter into the HCD Standard Agreement upon acquisition of the Property on its own behalf and/or on behalf of a formed limited partnership, and

WHEREAS, the Authority intends to form a limited partnership, Fresno Victory Village, L.P., with Silvercrest, Inc. serving as the Managing General Partner, and the Housing Authority of the City of Fresno, CA, as sole member and manager of the to-be-formed Fresno Victory Village AGP, LLC, the Administrative General Partner; and

WHEREAS, the Authority, as Administrative General Partner of the limited partnership, desires to accept commitment letters from the County of Fresno Department of Behavioral Health for capital, operating subsidy, and supportive services for formerly homeless and special needs populations residing at Victory Village; and

WHEREAS, the Board seeks to authorize entry into a Memorandum of Understanding with the Silvercrest, Inc. for participation in the acquisition, development, and ownership of the Victory Village development.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City and County of Fresno, hereby (detail of the action being taken, approved, or authorized and its contingencies).

1. Authorize the submission of a 9% Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC) in connection with the Victory Village adaptive reuse and new construction project; and
2. Authorize the formation of Fresno Victory Village, LP, and authorize the Housing Authority of the City of Fresno to serve as sole member and manager of the to-be-formed Fresno Victory Village AGP, LLC, the Administrative General Partner; and
3. Authorize the entry into a MOU with Silvercrest, Inc. for participation in acquisition, development, and ownership; and
4. Authorize the CEO, Tyrone Roderick Williams, not amend and or exercise the Option to Purchase the Victory Village property; and
5. Accept funding commitments from the Fresno County Department of Behavioral Health for capital, operating subsidies, and service provision for Victory Village; and
6. Authorize acceptance of the HCD Homekey restrictions and entry into the HCD Standard Agreement upon acquisition of the Property; and
7. Authorize a loan from the Authority to Fresno Victory Village, LP to recapitalize the HCD Homekey funding of \$9,900,000; and
8. Authorize Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Director; and/or their designees to negotiate, execute, and deliver all documents necessary to submit the LIHTC application and carry out the intent of this resolution; and

# RESOLUTION



- 9. The Board further authorizes staff to take any and all other actions necessary or appropriate to implement the development and financing of the Victory Village project in accordance with applicable laws, funding regulations, and program requirements.

PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF June, 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 BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA  
AUTHORIZING THE ACQUISITION OF THE CITY OF FRESNO PROPERTY VICTORY VILLAGE (FKA PARKWAY  
INN) LOCATED AT 959 NORTH PARKWAY DRIVE, FRESNO, CALIFORNIA 93728, COUNTY OF FRESNO APN  
449-324-11**

WHEREAS, the Housing Authority of the City of Fresno, California (“HACF”) is a California public body corporate and politic organized pursuant to California Health and Safety Code section 34200 *et seq.*; and

WHEREAS, HACF’s mission includes the development and provision of affordable housing units within the City of Fresno; and,

WHEREAS, HACF is obligated to provide housing opportunities for low- and moderate-income households within a variety of neighborhoods; and,

WHEREAS, HACF and the City of Fresno (the “City”) are parties to that certain Amended and Restated Agreement for Option to Purchase dated October 5, 2023, and recorded on October 11, 2023, as Document No. 2023-0094723, as amended by that certain Amendment No. 1 to the Amended and Restated Agreement for Purchase Option dated June 9, 2026, (collectively, the “Option Agreement”), whereby the City granted to HACF the option to purchase the City’s property at 959 N. Parkway Drive, Fresno, CA 93728 (APN 449-324-11), Victory Village (fka Parkway Inn, the “Subject Property”) for One Thousand and No/100 Dollars (\$1,000.00); and,

WHEREAS, pursuant to the terms of the Option Agreement, HACF now seeks to exercise its option to purchase the Subject Property; and

WHEREAS, HACF now seeks to authorize and approve the execution of that certain Agreement for Purchase and Sale of Real Property and Escrow Instructions with the City (the “Purchase Agreement”) for the purchase of the Subject Property.

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

- I. The above recitals are true and correct and are a substantive part of this Resolution.
- II. HACF hereby declares, and authorizes staff to notify the City, that HACF hereby exercises its option to purchase the Subject Property from the City pursuant to the Option Agreement and further declares that HACF shall:
  - i. Acquire the Subject Property for the sole and exclusive purpose of developing permanent affordable and/or mixed income housing on the Subject Property; and

# RESOLUTION



ii. Provide supplemental information confirming and summarizing the details of the permanent affordable or mixed income housing project to be developed by HACF on the Subject Property. The supplemental information shall include the funding plan, site development plans, building elevations, construction cost estimates and construction schedule for the project.

III. Staff is hereby authorized and directed to provide to the City HACF’s notice of intent to exercise its option, to negotiate any and all changes to the Purchase Agreement deemed necessary or convenient to HACF with advice of counsel, and to thereafter execute the Purchase Agreement and to comply with all conditions precedent in the Purchase Agreement, which includes providing the City with the funding plan, site development plans, building elevations, construction cost estimates, construction schedule, and other supplemental information that confirms and summarizes the details of the permanent affordable or mixed income housing project to be developed at the Subject Property.

PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF June, 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:** 06/23/2026  
**AGENDA ITEM:** 6d  
**SUBJECT:** Approval to provide an HRFC Bridge Loan Commitment of up to \$1,505,000 for The La Joya Commons Phase I Permanent Loan Closing (APN 007-140-22)

**AUTHOR:** Daniel Guerra  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 06/17/2026

## Executive Summary

The purpose of this memorandum is to request Fresno Housing's Boards of Commissioners approval of additional Housing Relinquished Funds Corporation (HRFC) funds for the permanent conversion associated with the La Joya Commons Phase I development (the "Project"). The Project consists of an approximate 4,276 square-foot community building, 67 multifamily low-income units and 1 manager's unit on approximately 4.0 acres located at 1501 Clyde Fannon Rd, Firebaugh, CA (APN: 007-140-22). The targeted income for the site is 30% to 60% of the Fresno County Area Median Income (AMI). Staff is requesting authorization of up to \$1,505,000 to fund a temporary bridge loan.

To date, the Board has authorized the use of up to \$2,000,000 in Feb 2022 from HRFC as listed in Previous Board Actions below, which has supported the various development activities. As the Project continues to advance, Staff is seeking authorization for an additional allocation of up to \$1,505,000 to fund a short-term loan for permanent conversion efforts.

All funds advanced pursuant to the Bridge loan are expected to be fully reimbursed from the HCD Joe Serna Program and The Federal Home Loan Bank of San Francisco's AHP Program in the coming months. The proposed bridge loan will allow for the conversion from construction financing to permanent financing in advance of the two remaining funding sources. This is an important milestone as it will provide for full repayment of the construction loan and bring in the investor equity sooner. This earlier conversion of financing would lead to less interest expense payments to the construction lender.

Staff has secured multiple financing sources to fully capitalize the Project - including the most recent approved underwritten Perm Loan from California Community Reinvestment Corporation (CCRC) in June 2026, Low Income Housing Tax Credit (LIHTC), HCD Joe Serna and AHP funds. Successful awards from these programs complete the Project's financing commitments, enabling Staff to proceed to financial permanent loan closing phase.

## Recommendation

It is recommended that the Boards of Commissioners adopt the attached resolution to facilitate the development and earlier financing conversion of the La Joya Commons Phase I; 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.

## FRESNO HOUSING

1. Authorize an HRFC Bridge Loan of up to \$1,505,000 for perm closing funds associated with La Joya Commons Phase I.
2. 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 both the City and County of Fresno.
3. Provide for other matters related thereto.

### Fiscal Impact

Staff is requesting an interim increase of development loan commitment(s) of up to \$1,505,000 for a total commitment of \$3,505,000 from the Housing Relinquished Fund Corporation, to cover development/permanent conversion expenses associated with the La Joya Commons Phase I project. The additional \$1,505,000 being considered is to be fully repaid by pending funding from HCD Joe Serna funding and Federal Home Loan Bank of San Francisco AHP funds.

### Background Information

The La Joya Commons project (APN: 007-140-22) is a 68-unit new construction development in Firebaugh, CA. The current site, formerly Firebaugh Farm Labor Housing, was constructed in 1974 and operated as Firebaugh Family. A final loan payment was made to the United States Department of Agriculture Rural Development (USDA) in December 2008, making it the first in the department's recent history to be paid off. Fresno Housing continued managing the property as a low, very low, and moderate-income family development until the project closed on the construction financing in May 2023.

### Past Board Actions

- February 2020 – Authorization to Apply for Affordable Housing Program (AHP) to the Federal Home Loan Bank of San Francisco
- August 2020 – Approval to Apply for Various Funding Sources
- March 2021 – Approval to apply for HCD Joe Serna, Jr. Farmworker Housing Grant, and Land/Building Donation
- August 2021 – Approval to apply for HCD Multi-Family Housing Program (MHP) Funds
- February 2022 – Approval to apply for HCD HOME Partnership Program and 9% CTCAC
- February 2022 – Approval of a Housing Relinquished Fund (HRFC) of up to \$2,000,000
- February 2022 – Approval allocated thirty-four (34) Project-Based Vouchers to the Project
- May 2022 - Approval to apply for HCD Multi-family Housing Program (MHP) funds.
- September 2022 - Authorization to designate Tyrone Roderick Williams, Chief Executive Officer as a signer on behalf of the Firebaugh La Joya Commons development.
- November 2022 – Approving an application to the California Department of Housing and Community Development
- January 2023 – Architecture Contract Approved for Paul Halajian Architects
- February 2023 – Approval to apply to the Affordable Housing Program (AHP) to the Federal Home Loan Bank of San Francisco
- May 2023 – Construction closing omnibus approved

# FRESNO HOUSING

# 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 TO APPROVE ADDITIONAL HOUSING RELINQUISHED FUND CORPORATION FUNDS FOR  
PERMANENT PHASE ACTIVITIES FOR LA JOYA COMMONS PHASE I**

**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 Authority is committed to the development of affordable housing and seeks to secure financing for La Joya Commons Phase I (“Project”), the first phase of a multi-phase development involving the construction of 67 low income units and 1 manager’s unit located at 1501 Clyde Fannon Drive in Firebaugh, California 93622 (APNs: 007-140-22); and,

**WHEREAS**, the Board has previously authorized the use of Housing Relinquished Fund Corporation (HRFC) funds in an amount up to \$2,000,000 for development activities; and,

**WHEREAS**, as the Project continues to progress toward permanent phase closing, the Authority seeks an additional allocation of up to \$1,505,000 of HRFC funds to support ongoing development and permanent conversion phase activities, and other related preparation work necessary to position the Project for development and permanent loan closing; and,

**WHEREAS**, the HRFC Bridge Loan of \$1,505,000 is to be fully repaid upon receipt of HCD Joe Serna Farmworker Grant and Federal Home Loan Bank Affordable Housing Grant funds; and,

**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 a Bridge loan of up to \$1,505,000 from HRFC, to continue development and permanent phase activities related to La Joya Commons Phase I, and implementation, and any similar development/permanent phase activities.
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 agreements, documents, and certifications necessary or appropriate to secure the Program Award and facilitate the successful financing and development of the Project.

# RESOLUTION



3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF JUNE, 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 BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF FRESNO COUNTY**

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF FRESNO COUNTY TO APPROVE ADDITIONAL HOUSING RELINQUISHED FUND CORPORATION FUNDS FOR PERMANENT PHASE ACTIVITIES FOR LA JOYA COMMONS PHASE I**

**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 Fresno County (“the County”); and,

**WHEREAS**, the Authority is committed to the development of affordable housing and seeks to secure financing for La Joya Commons Phase I (“Project”), the first phase of a multi-phase development involving the construction of 67 low-income units and 1 manager’s unit located at 1501 Clyde Fannon Drive in Firebaugh, California 93622 (APNs: 007-140-22); and,

**WHEREAS**, the Board has previously authorized the use of Housing Relinquished Fund Corporation (HRFC) funds in an amount up to \$2,000,000 for development activities; and,

**WHEREAS**, as the Project continues to progress toward permanent phase closing, the Authority seeks an additional allocation of up to \$1,505,000 from HRFC funds to support ongoing development and permanent conversion phase activities, and other related preparation work necessary to position the Project for development and permanent loan closing; and,

**WHEREAS**, the HRFC Bridge Loan of \$1,505,000 is to be fully repaid upon receipt of HCD Joe Serna Farmworker Grant and Federal Home Loan Bank Affordable Housing Grant funds; and,

**NOW THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County, 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 a Bridge loan of up to \$1,505,000 from HRFC, to continue development and permanent phase activities related to La Joya Commons Phase I, and implementation, and any similar development/permanent phase activities.
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 agreements, documents, and certifications necessary or appropriate to secure the Program Award and facilitate the successful financing and development of the Project.

# RESOLUTION



3. Provide for other matters related thereto.

PASSED AND ADOPTED THIS 23<sup>rd</sup> DAY OF JUNE, 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:

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Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# BOARD MEMO



<b>TO:</b>	Boards of Commissioners	<b>AUTHOR:</b>	Eriny Xiong
<b>FROM:</b>	Tyrone Roderick Williams, CEO		Assistant Project Manager
<b>MEETING DATE:</b>	6/23/2026	<b>DEPARTMENT:</b>	Real Estate Development
<b>AGENDA ITEM:</b>	6e	<b>MEMO DATE:</b>	6/17/2026
<b>SUBJECT:</b>	Authorization to Accept CTCAC 9% Low-Income Housing Tax Credit Award, Increase HRFC Predevelopment Funding, and Approve Corrected HCD Resolutions for La Joya Commons Phase II		

## 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 property being contemplated at 1501 Clyde Fannon Drive, Firebaugh, CA 93622 (APN: 007-140-20ST), commonly known as La Joya Commons Phase II (the "Project"). The requested actions include approval to accept an award of 9% Low-Income Housing Tax Credits (LIHTC) from the California Tax Credit Allocation Committee (CTCAC), authorization to increase the amount of HRFC funds available for predevelopment activities, and authorization to update and correct previously adopted resolutions associated with the Project to ensure compliance with California Department of Housing and Community Development (HCD) funding requirements.

At the March 25, 2025 Board meeting, the Board authorized a development loan of up to \$1.5 million from the Housing Relinquished Fund Corporation (HRFC) to support advancement of the Project. Subsequently, at the February 23, 2026 Board meeting, the Board authorized the submission of a 9% LIHTC application to CTCAC and approved a land contribution at appraised value. Since that time, predevelopment costs have continued to increase as the Project advances through financing, environmental review, design, and other development activities. As a result, staff is requesting authorization to utilize up to \$2.0 million in HRFC funds for predevelopment costs associated with the Project. The proposed HRFC funding increase will provide critical predevelopment resources to advance design, environmental clearances, and construction readiness activities necessary prior to financial closing. Predevelopment funds are anticipated to be repaid by construction period funding sources at the time of financial closing.

Staff is also 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 consist of non-substantive corrections to resolution titles, subtitles, entity naming conventions, and authorized signatory references, as identified by HCD. No substantive changes to the Project scope, financing structure, or previously approved actions are proposed. Approval of this action will authorize staff 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.

## FRESNO HOUSING

The Project is anticipated to be officially approved for a 9% LIHTC award at the June 22, 2026 CTCAC meeting. Should the Board authorize acceptance of the CTCAC award, financial closing and construction start are estimated to occur in December 2026. The funding will support construction of four new residential structures and related site improvements on approximately 1.62 acres. The Project will share the community building and other residential amenities developed under Phase I, including common open space, parking areas, and related site improvements.

The LIHTC reservation equates to approximately \$12,821,860 in tax credit equity toward the development of the Project. Once CTCAC issues the Preliminary Reservation Letter, FH has approximately 20 days to accept the award and concurrently commit to commence construction within approximately 180 days of the award. The deadline to accept the award is on or around July 12, 2026, and the 180-day readiness deadline is on or around December 19, 2026.

### Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution(s) approving the necessary actions to move forward with securing financing for the La Joya Commons II project (APN 007-140-20ST):

1. Authorize acceptance of the 9% Low-Income Housing Tax Credit award from CTCAC for the La Joya Commons II Project;
2. Authorize the use of up to \$2.0 million in HRFC funds for Project predevelopment activities;
  - 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, subtitles, entity naming conventions, and authorized signatory references as applicable; and
3. Authorize execution of all implementing documents, including financing and regulatory agreements, and authorize execution of the HCD Standard Agreement upon receipt; and
4. 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 Fresno County, CA; and
5. Provide for other matters related thereto.

### Fiscal Impact

Staff is requesting an increase of up to \$500,000 to the HRFC loan to be used for predevelopment activities, for a total loan of up to \$2,000,000. Funds are expected to be repaid from development sources.

### Background Information

La Joya Commons II is proposed as the new construction of 28 multifamily units on an approximate 1.62-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

## FRESNO HOUSING

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 Actions

- February 2026 – Board approval of the AHP Application and CTCAC 9% Tax Credit Application for La Joya Commons II, including authorization of a land contribution at its appraised value.
- October 2025 – Board approval of Joe Serna, Jr. Farmworker Housing Grant (FWHG).
- May 2025 – Board approval of HCD’s HOME Funding Application and execution of all necessary resolutions and related documents to the project’s 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.
- 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.

# RESOLUTION



**RESOLUTION NO. \_\_\_\_\_**

**BEFORE THE BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA**

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A 9% LOW-INCOME HOUSING TAX CREDIT AWARD AND INCREASING HRFC PREDEVELOPMENT FUNDING FOR THE LA JOYA COMMONS II PROJECT (APN: 007-140-20ST)**

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

**WHEREAS**, the Authority is developing La Joya Commons II, an affordable housing project located at 1501 Clyde Fannon Drive, Firebaugh, California, Assessor’s Parcel Number 007-140-20ST (“Project”); and

**WHEREAS**, on March 25, 2025, the Board of Commissioners authorized a development loan of up to \$1,500,000 from Housing Relinquished Fund Corporation (“HRFC”) to support advancement of the Project; and

**WHEREAS**, on February 23, 2026, the Board of Commissioners authorized the submission of an application to the California Tax Credit Allocation Committee (“CTCAC”) for an allocation of 9% Low-Income Housing Tax Credits (“LIHTCs”) and approved a land contribution at appraised value for the Project; and

**WHEREAS**, the Project has been awarded a reservation of 9% LIHTCs by CTCAC, which the Authority desires to accept; and

**WHEREAS**, additional predevelopment funding is necessary to advance design, environmental clearances, permitting, construction readiness activities, and other development efforts required prior to financial closing; and

**WHEREAS**, staff recommends increasing the amount of HRFC funding available for Project predevelopment activities up to \$2,000,000;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of the City of Fresno, California hereby:

# RESOLUTION



1. Authorizing acceptance of the 9% Low-Income Housing Tax Credit award from CTCAC for the La Joya Commons II Project;
2. Authorizing the use of up to \$2.0 million in HRFC funds for Project predevelopment activities;
3. Authorizing 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 Fresno County, CA; and
4. Provide for other matters related thereto.

**PASSED AND ADOPTED THIS 23rd DAY OF June, 2026.** I, the undersigned, herby 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 BOARD OF COMMISSIONERS OF THE**

**HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA**

**RESOLUTION AUTHORIZING THE ACCEPTANCE OF A 9% LOW-INCOME HOUSING TAX CREDIT AWARD AND INCREASING HRFC PREDEVELOPMENT FUNDING FOR THE LA JOYA COMMONS II PROJECT (APN: 007-140-20ST)**

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

**WHEREAS**, the Authority is developing La Joya Commons II, an affordable housing project located at 1501 Clyde Fannon Drive, Firebaugh, California, Assessor’s Parcel Number 007-140-20ST (“Project”); and

**WHEREAS**, on March 25, 2025, the Board of Commissioners authorized a development loan of up to \$1,500,000 from Housing Relinquished Fund Corporation (“HRFC”) to support advancement of the Project; and

**WHEREAS**, on February 23, 2026, the Board of Commissioners authorized the submission of an application to the California Tax Credit Allocation Committee (“CTCAC”) for an allocation of 9% Low-Income Housing Tax Credits (“LIHTCs”) and approved a land contribution at appraised value for the Project; and

**WHEREAS**, the Project has been awarded a reservation of 9% LIHTCs by CTCAC, which the Authority desires to accept; and

**WHEREAS**, additional predevelopment funding is necessary to advance design, environmental clearances, permitting, construction readiness activities, and other development efforts required prior to financial closing; and

**WHEREAS**, staff recommends increasing the amount of HRFC funding available for Project predevelopment activities up to \$2,000,000;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County, California hereby:

# RESOLUTION



1. Authorizes acceptance of the 9% Low-Income Housing Tax Credit award from CTCAC for the La Joya Commons II Project;
2. Authorizes the use of up to \$2.0 million in HRFC funds for Project predevelopment activities;
3. Authorizes 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 Fresno County, CA; and
4. Provide for other matters related thereto.

**PASSED AND ADOPTED THIS 23rd DAY OF June, 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  
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 and amended on June 23, 2026 ("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 5, 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	
Joe Serna, Jr., Farmworker Housing Grant Fund	\$ 9,583,346.00
Veterans Housing and Homelessness Prevention Program	

Program	Award
Infill Incentive Grant Program of 2007	
Infill Infrastructure Grant Program of 2019	
Total:	\$ 9,583,346.00

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: That 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 and as General Partner of the LP.

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 **June 23, 2026**, and that the resolution has not been altered, amended, modified, repealed, rescinded, or annulled.

DATE: \_\_\_\_\_

\_\_\_\_\_  
**Cary Catalano, 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:** 6/23/2026  
**AGENDA ITEM:** 6f  
**SUBJECT:** Consideration of Transfer of Homekey Program Remaining Balance to HRFC

**AUTHOR:** Nicole Diaz  
**DEPARTMENT:** Finance & Accounting  
**MEMO DATE:** 6/17/2026

## Executive Summary

The purpose of the memo is to request approval from the Boards of Commissioners to transfer the Homekey remaining balance to Housing Relinquished Fund Corporation, a joint entity of the City and County Housing Authorities.

The Housing Authority of the City of Fresno was the recipient and grantee of the Homekey Operating funds provided by the City of Fresno. Following the transfer of the Homekey properties to Silvercrest Inc, a joint entity of the City and County Housing Authorities, the operational responsibilities for the properties transitioned to Silvercrest and Silvercrest also became a party to the HCD Homekey Standard Agreement. Staff has evaluated the remaining balance of Homekey operating funds, which have been held by Silvercrest and determined that the funds are no longer necessary for their original shelter operating purpose. To ensure continued alignment with the Homekey program, staff recommends transferring the remaining balance to HRFC to support Homekey property conversions to permanent housing.

HRFC has provided a financing commitment to Davu Village, a 63-unit permanent supportive housing development that recently achieved financial closing. The transfer will assist HRFC in fulfilling its funding commitment and will allow the remaining resources to continue supporting housing opportunities for individuals and families experiencing homelessness and housing instability.

## Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing approve the transfer of the remaining balance from Silvercrest, Inc. to the Housing Relinquished Fund Corporation in the amount of \$900,000, and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute documents necessary to implement the approved actions.

## Fiscal Impact

The fiscal impact of the transaction is neutral. The remaining balance held within Silvercrest, Inc. will be transferred to the Housing Relinquished Fund Corporation, a joint entity of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County.

## Background

## FRESNO HOUSING

The City of Fresno, County of Fresno and HCD Homekey Program provided capital and operating funding to support the operation of the Journey Home, Golden State Triage Center, Sun Lodge and Step Up on 99 Homekey programs. These funds were available on a reimbursement basis for eligible operating expenses associated with providing shelter and transitional housing services.

Since the initial award of these funds, the Homekey portfolio has evolved from emergency and transitional shelter operations to permanent housing solutions. Three former Homekey properties have been converted to permanent supportive housing developments, while Journey Home is now operated under a master lease arrangement with RH Community Builders.

As these properties transitioned to their long-term operating models, the need for Homekey operating support diminished. Remaining funds have continued to support property-related activities, including security, and site preservation measures during the redevelopment of Davu Village.

# RESOLUTION



**RESOLUTION NO. \_\_\_\_\_**

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

**RESOLUTION TO APPROVE TRANSFERRING OF HOMEKEY PROGRAM REMAINING BALANCE TO  
THE HOUSING RELINQUISHED FUND CORPORATION**

**HOUSING AUTHORITY OF CITY OF FRESNO**

**WHEREAS**, the Housing Authority of the City of Fresno was the grantee of the Homekey operating funds provided by City of Fresno, County of Fresno and HCD Homekey Program to support the operation of the Journey Home, Golden State Triage Center, Sun Lodge, and Step Up on 99 Homekey programs; and

**WHEREAS**, such funding was used for eligible operating expenses associated with providing shelter and transitional housing services to individuals and families experiencing homelessness; and

**WHEREAS**, following the transfer of the Homekey properties to Silvercrest, operational responsibilities for the properties transitioned to Silvercrest; and

**WHEREAS**, a balance of Homekey operating funds held by Silvercrest remains available and staff has determined that such funds are necessary to support the permanent housing redevelopment at Davu Village; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of City of Fresno approve to transfer the remaining balance from Silvercrest, Inc. to Housing Relinquished Fund Corporation in the amount of \$900,000.

**PASSED AND ADOPTED THIS** 23rd Day of June, 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:

# RESOLUTION



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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 TRANSFERRING OF HOMEKEY PROGRAM REMAINING BALANCE TO  
THE HOUSING RELINQUISHED FUND CORPORATION**

**HOUSING AUTHORITY OF FRESNO COUNTY**

**WHEREAS**, the Housing Authority of Fresno County was the grantee of the Homekey operating funds provided by City of Fresno, County of Fresno and HCD Homekey Program to support the operation of the Journey Home, Golden State Triage Center, Sun Lodge, and Step Up on 99 Homekey programs; and

**WHEREAS**, such funding was used for eligible operating expenses associated with providing shelter and transitional housing services to individuals and families experiencing homelessness; and

**WHEREAS**, following the transfer of the Homekey properties to Silvercrest, operational responsibilities for the properties transitioned to Silvercrest; and

**WHEREAS**, a balance of Homekey operating funds held by Silvercrest remains available and staff has determined that such funds are necessary to support the permanent housing redevelopment at Davu Village; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Commissioners of the Housing Authority of Fresno County approve to transfer the remaining balance from Silvercrest, Inc. to Housing Relinquished Fund Corporation in the amount of \$900,000.

**PASSED AND ADOPTED THIS** 23rd Day of June, 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:

# RESOLUTION



ABSTAIN:

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Tyrone Roderick Williams  
Secretary of the Boards of Commissioners

# BOARD MEMO



**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 6/23/2026  
**AGENDA ITEM:** 7a  
**SUBJECT:** Real Estate Development Update

**AUTHOR:** Christina Stokes-Johnson  
Director  
**DEPARTMENT:** Real Estate Development  
**MEMO DATE:** 6/16/2026

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### Executive Summary

Staff will provide an overview of real estate development activities.

### Recommendation

None at this time.



# Real Estate Development Update

*June 23, 2026*



**FRESNO HOUSING** **85** YEARS



## What We are Covering:

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- Homeownership Sales Update
- Affordable Housing Pipeline
- Homekey Program Update



# Homeownership Sales Update

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- Heritage Estates
  - 100% Sold!
    - *Sales since last report:*
      - *2365 S. Modoc Street, Sold for \$390,000*
      - *2335 S. Modoc Street, Sold for \$390,000*
      - *139 E. Pitt Avenue, Sold for \$395,000*

# Affordable Housing Pipeline Status

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- Davu Village Closed 6/2/26; Groundbreaking 6/24/26
- California Tax Credit Allocation Committee (CTCAC) Application Updates
  - La Joya Commons Phase II
    - *Received Preliminary Reservation*
  - Cordillera Commons
    - *Alternate Project Pending Appeal*
  - 135 Osmun
    - *Proposed Resubmission Round 2*
  - Victory Village
    - *Proposed Round 2*



# Homekey Program Updates

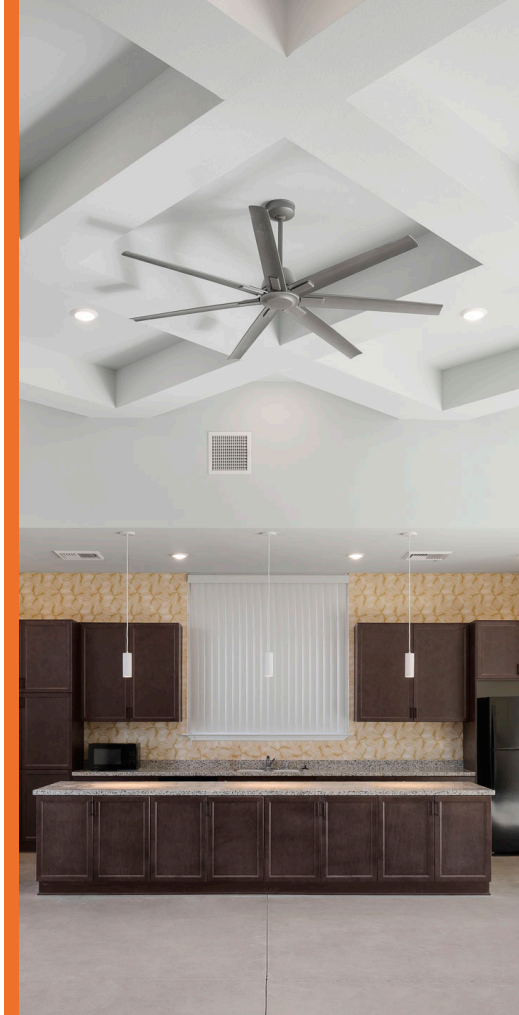


FRESNO HOUSING **85** YEARS



# Homekey Program Overview

- Funding from HCD in 2020 to urgently provide housing for Californians experiencing homelessness or at-risk of homelessness and at high risk of COVID-19
- Silvercrest, Inc. acquired 4 distressed motel properties to provide interim emergency shelter beds
- Shelter operations funded by Homekey, City of Fresno & Fresno County
- Commitment to HCD to ultimately provide permanent Homekey housing for the 55 years
- Opportunity to help transform Parkway Drive



# Homekey Portfolio Evolution Since 2020

- **Promesa Commons** redeveloped into family/permanent supportive housing (PSH)(63 units)
- **Manzanilla Commons** redeveloped into family/PSH (64 units)
- **Davu Village** redevelopment underway for PSH (63 units)
- **Journey Home** continues operating under RH Community Builders as recuperative care program. Homekey commitment transferred to The Dakota development



# Homekey Program Next Steps

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- Silvercrest to transfer remaining Homekey program balance to HRFC
  - Funds to support the Davu Village redevelopment
- Declare Journey Home surplus land and begin Surplus Land Act process for disposition



Questions?

# BOARD MEMO

**TO:** Boards of Commissioners  
**FROM:** Tyrone Roderick Williams, CEO  
**MEETING DATE:** 06/23/2026  
**AGENDA ITEM:** 7b  
**SUBJECT:** 2027 Agency Annual Plan Timeline

**AUTHOR:** Marc' Bady  
 Chief Impact Officer  
**DEPARTMENT:** Impact and Innovation  
**MEMO DATE:** 06/11/2026

## Executive Summary

The Agency Plan encompasses the primary policies and administrative documents governing Fresno Housing’s major housing programs, including the Annual Plan, Administrative Plan, and Admissions and Continued Occupancy Policy (ACOP).

Staff has developed the timeline below for the preparation, review, approval, and submission of the 2027 Agency Plans. HUD requires that Agency Plans be approved annually by the respective Boards of Commissioners and submitted at least 75 days prior to the end of the agency’s fiscal year.

Because the fiscal year for both the Housing Authority of the City of Fresno and the Housing Authority of the County of Fresno ends on December 31, 2026, the 2027 Annual Plans must be submitted to HUD no later than October 17, 2026. Fresno Housing staff anticipates completing the review and approval process and submitting the plans to HUD by October 5, 2026.

## 2027 Agency Plan Timeline

June 08, 2026	Agency Plan Drafts review process begins by Leadership and Staff
June 23, 2026	Board Meeting-Provide Commissioners with Timeline
July 21, 2026	Board Meeting-Provide Commissioners with 2027 Agency Plan Drafts
July 27, 2026	Notify the Public of Public Hearing; Post 2027 Agency Plan Draft documents on website for public inspection
July 27, 2026	Public Comment Period Opens
August 5, 2026	Resident Advisory Board Meeting for Public Housing
August 6, 2026	Resident Advisory Board Meeting for Housing Choice Voucher
August 25, 2026	Public Hearing/Board Meeting - Update Commissioners on Public Comments
September 2, 2026	Resident Advisory Board Meeting for Public Housing
September 3, 2026	Resident Advisory Board Meeting for Housing Choice Voucher
September 10, 2026	Public Comment Period Ends
September 22, 2026	Board Adoption
October 5, 2026	Submit 2027 Agency Plan to HUD



# Agency Annual Plan Timeline

2027



**FRESNO VIBRANT**  
COMMUNITIES  
QUALITY HOUSING **HOUSING** ENGAGED RESIDENTS



# General Agency Plan Overview

The Agency Plan outlines Fresno Housing's policies, programs, operations, and strategic goals for meeting local housing needs.

- **Annual PHA Plan**
  - Reports Agency goals, activities, and accomplishments
  - Identifies new initiatives and development activities
  - Requires resident input, public review, and Board approval
- **Administrative Plan**
  - Governs administration of the Housing Choice Voucher (HCV) Program
- **Admissions & Continued Occupancy Policy (ACOP)**
  - Governs admissions and occupancy for the Low-Income Public Housing (LIPH) Program



# 2027 Agency Annual Plan Timeline

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June '26

June Board Meeting

- Staff Updating 2027 Plans
- Present Timeline to the Boards

July '26

July Board Meeting

- Review Recommended Changes
- Post Public Notice for Public Comment
- Present Drafts to the Boards

August '26

August Board Meeting

- Review Public Comments
- RAB Meetings

Sept '26

September Board Meeting

- RAB Meetings
- Public Comment Period Ends
- Present Final Drafts for Adoption

Oct '26

October 5

- Submit 2027 Agency Plans to HUD

**Questions?**