Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

August 11, 2026

5:00PM

1260 Fulton Street

2nd Floor, Mosaic Room

Fresno, CA 93721

Meeting Book - Executive Committee

1. Call to Order
2. Approval of Agenda
3. Public Comment
4. Potential Conflicts of Interest
5. Action
    a. Consideration of the Minutes of Previous Executive Committee Meeting
        Executive Committee Meeting Minutes - July 7, 2026
6. Discussion Matters
    a. Governance
    b. Administrative Matters
    c. Executive Director Update
    d. Real Estate Development Update
    g. Review of the Draft Board Agenda
7. Closed Session
    a. Public Employee Performance Evaluation
    (Gov. Code § 54957(b))
    Title: CEO
8. Adjournment

Meeting of the Minutes

of the Executive Committee of the

HOUSING AUTHORITY OF THE CITY OF FRESNO & HOUSING AUTHORITY OF FRESNO COUNTY

Tuesday, July 7, 2026

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of Fresno County and Housing Authority of the City of Fresno (Collectively "Fresno Housing"), which met on July 7, 2026, at the Fresno Housing Mosaic Room 2nd, Floor located at 1260 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

The meeting was called to order by Chair Catalano at approximately 5:00 PM, and members present and absent were as follows:

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

ABSENT: None

Also in Attendance: Craig Armstrong, General Counsel

2. APPROVAL OF THE AGENDA AS POSTED

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

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

MOTION PASSED: 7-0

3. PUBLIC COMMENT

There was no public comment

4. POTENTIAL CONFLICT OF INTEREST

There were no potential conflicts of interest.

5. ACTION ITEMS

   a. Consideration of the Minutes of the Meeting for June 9, 2026

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

      MOTION PASSED: 7-0

      There were no public comments.

6. DISCUSSION MATTERS

   a. Governance Matters
      Tyrone Roderick Williams, CEO provided the following updates:
      - Mr. Williams reported that Commissioner Isaiah Green completed his final Board meeting and provided an update regarding the process to fill the vacant City commissioner position. Mr. Williams shared that Stephen Lewis, Chief Executive Officer of Fresno Economic Opportunities Commission, had submitted an application for consideration. He provided an overview of Mr. Lewis' professional experience, educational background, and nonprofit leadership qualifications. Mr. Williams reported that the application had been reviewed and that no conflicts of interest had been identified.
      - Mr. Williams also provided an update regarding efforts to fill the County commissioner vacancy formerly held by Commissioner Kyle Chaney. Chair Catalano shared that Karen Musson was being considered for the County vacancy and provided brief information regarding her agricultural business background and community involvement. He noted that discussions are not finalized.

      - There were no public comments.

   b. Administrative Matters
      - Mr. Williams reported that labor negotiations would be discussed during Closed Session.

      There were no public comments.

   c. Executive Director Update
      Tyrone Roderick Williams, CEO provided the following updates:

      - Mr. Williams reported that federal housing legislation had been approved by both the House of Representatives and the Senate and was awaiting presidential action.
      - Mr. Williams acknowledged the successful June 24 Davu Village groundbreaking event and thanked Commissioners and staff who participated.
      - Mr. Williams provided an update regarding the upcoming NAHRO Summer Symposium in Nashville and Commissioner participation in the conference.
      - Mr. Williams advised the Committee that he would be on vacation from July 10 through July 17, 2026.
      - Mr. Williams reported that the Housing Choice Voucher Department had resumed drawing applicants from the waiting list after an approximately three-year pause.

- Mr. Williams shared those 1,000 applicants had been selected from the waiting list on June 23, 2026, and that staff had begun scheduling appointments and processing applicants at Park Grove Commons. Mr. Williams commended staff for developing an organized and professional intake process to support the increased volume of applicants.
- Mr. Williams also reported that Fresno Housing had received 14 additional Veterans Affairs Supportive Housing vouchers. He explained that eligible veterans would be certified through the Department of Veterans Affairs before Fresno Housing issued the vouchers.

There were no public comments.

d. HCV Update
   - Mr. Williams incorporated the Housing Choice Voucher update into the Executive Director Update.

   There were no public comments.

e. Resident Empowerment Update
   Dr. Marc' Bady, Senior Manager of Resident Empowerment provided update:

   - No formal report was provided

   There were no public comments.

f. Real Estate Development Update
   Christina Stokes – Johnson, Director of Real Estate Development provided the following updates:
   - Mrs. Stokes-Johnson reported that Cordillera Commons had received a tax credit award. She shared that staff would request Board approval to accept the award and authorize additional predevelopment funding to advance the development toward closing.
   - Mrs. Stokes-Johnson noted that Cordillera Commons and La Jolla Commons Phase II were both anticipated to proceed toward December closings.
   - Mrs. Stokes-Johnson provided an update regarding the HUD Restore Rebuild Program. She reported that Fresno Housing had submitted eight applications before HUD stopped accepting additional submissions. Mrs. Stokes-Johnson shared those financial proposals for the eight Restore Rebuild applications were due August 12, 2026. Staff would request authorization to submit the proposals and increase predevelopment funding for required third-party reports, market studies, and related due diligence.
   - Mrs. Stokes-Johnson reported that the Kerman property acquisition was nearing completion. Fresno Housing had received an AB 2011 compliance letter from the City of Kerman and was awaiting site-plan approval and completion of the remaining property restriction amendment.
   - Mrs. Stokes-Johnson explained that the Kerman property was also included in a Restore Rebuild application utilizing available County Faircloth authority.
   - Mrs. Stokes-Johnson provided an update regarding negotiations for the Herndon and Hayes property acquisition.
   - Mrs. Stokes-Johnson reported that staff were preparing tax credit applications for Victory Village and 145 Osmun, which were due July 21, 2026.

- Mrs. Stokes-Johnson shared that the Fresno County Board of Supervisors had approved capital, operating, and supportive-services funding for Victory Village.

  There were no public comments.

g. Review of the Draft Board Agenda

- Mr. Williams reviewed the proposed agenda for the upcoming Joint Board meeting. The Committee reviewed the proposed Consent Agenda, including prior Board meeting minutes, informational items and action items.

  Nicole Diaz provided an overview of the competitive procurement process for banking services, including the evaluation criteria and recommendation to transition banking services from Wells Fargo to U.S. Bank.

  Mrs. Stokes-Johnson provided updates regarding the proposed property acquisitions and ongoing negotiations for additional acquisition opportunities. The Committee agreed that staff would provide additional background during the Real Estate Development Update before presenting the related action items to the Joint Board.

There were no public comments.

7. CLOSED SESSION

The Committee recessed into Closed Session to discuss labor negotiations.

There was no reportable action.

8. ADJOURNMENT

There being no further business to come before the Executive Committee, the meeting adjourned at approximately 6:30PM.

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Tyrone Roderick Williams, Secretary to the Boards of Commissioners