Meeting Book - Joint Meeting of the Boards of Commissioners of Fresno Housing

August 25, 2026

5:00 P.M.

1260 Fulton Street - Second Floor

Fresno, CA. 93721

Mosaic Conference Room

Meeting Book - August 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. 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)

4. Closed Session

a. Conference with Labor Negotiators (Gov. Code § 54957.6)

Agency Designated Representatives: Tyrone Roderick Williams, Jeff Cardell, Michael Duarte;

Employee Organization: Service Employees International Union (SEIU) Local 521

b. Public Employee Performance Evaluation (Gov. Code § 54957(b))

Title: Chief Executive Officer

5. Public Comment and Presentations

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the agenda. 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 name 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.

6. Public Hearing on 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments per HUD 24 CFR 903.17

The Agency will conduct a public hearing on proposed changes to the 2026 Agency Annual Plans and 2025-29 Five-Year Plans

Board Presentation: 2026 Annual Plan and 2025-29 Five Year Plan Amendments 5

7. Governance Matters

a. CEO's Report - Presented by Tyrone Roderick Williams

CEO Report 11

b. Commissioners' Report

8. Consent Agenda

All Consent Agenda items are considered to be routine action items and will be enacted in one motion unless pulled by any member of the Boards of Commissioners or the public. There will be no separate discussion of these items unless requested, in which event the item will be removed from the Consent Agenda and considered following approval of the Consent Agenda.

a. Consideration of the Minutes of Previous Joint Board Meeting(s)

Joint Board Meeting Minutes - July 21, 2026 15
Board Retreat Minutes - August 8, 2026 22

b. Consideration of Update to Conflict of Interest Policy
Board Memo: Conflict-of-Interest Code 24
City Resolution: Conflict-of-Interest Code 25
County Resolution: Conflict-of-Interest Code 26
Policy: Conflict-of-Interest Code 27
c. Approval of Transfer of Garland Gardens Sales Proceeds to Housing Relinquished Fund Corporation (HRFC)
Board Memo: Transfer of Garland Gardens Sale Proceeds to HRFC 32
City Resolution: Transfer of Garland Gardens Sale Proceeds to HRFC 34
d. Approval to Apply for HUD Foster Youth to Independence Vouchers Notice of Funding Opportunity
Board Memo: Foster Youth to Independence Vouchers 37
City Resolution: Foster Youth to Independence Vouchers 39
County Resolution: Foster Youth to Independence Vouchers 40
e. Approval to Apply for HUD Public Housing Capital Fund Emergency and Non-Presidentially Declared Natural Disaster Funding Availability
Board Memo: HUD Capital Fund Emergency Natural Disaster Grant Application 41
City Resolution: HUD Capital Fund Emergency Natural Disaster Grant Application 42
County Resolution: HUD Capital Fund Emergency Natural Disaster Grant Application 44
f. Consideration of First Amendment to Agreement for Employment of Chief Executive Officer
Board Memo: First Amendment to Employment Agreement for Chief Executive Officer 46
Agreement: First Amendment to Employment Agreement for Chief Executive Officer 47
9. Information Item
a. Resident Empowerment Update
Board Memo: Resident Empowerment Update 69
Board Presentation: Resident Empowerment Update 70
b. 2027 Agency Annual Plan Update
Board Memo: Agency Plan Update 78
Public Housing Resident Advisory Board (RAB) Meeting: Minutes for August 5, 2026 80
HCV Resident Advisory Board (RAB) Meeting: Minutes for August 6, 2026 84
Board Presentation: 2027 Agency Plans Update 98
c. Real Estate Update
Board Memo: Real Estate Development Update 106
Board Presentation: Real Estate Development Update 107
10. Action
a. Consideration of Approval of 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments
Board Memo: 2026 Agency Plan and 2025-29 Five-Year Plan Amendments 115
City Resolution: 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments 118
County Resolution: 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments 120
Attachments: Draft City/County Amendments, Public Notice, Public Comments 122
b. Consideration of Oak Park Senior Villas Purchase & Sale Agreement and Related Actions

Board Memo: Purchase and Sale Agreement for Oak Park Senior Villas 179
City Resolution: Purchase and Sale Agreement for Oak Park Senior Villas 182
County Resolution: Purchase and Sale Agreement for Oak Park Senior Villas 189
. 11. Adjournment

2026 Annual Plan and 2025-29 Five Year Plan Amendments

Public Hearing - August 25, 2026

Why Are We Amending the Plans?

- The proposed amendments are intended to:
  - Identify projects being pursued through HUD's Restore-Rebuild Program
  - Update the Five-Year Plans to clarify what constitutes a "substantial change" to an Agency Plan
  - Maintain consistency with current HUD requirements and Agency policies

Planned Restore-Rebuild Projec

- **City Housing Authority**
  - **The Roos @ Fulton Forum** – 124 new rental units (Downtown Fresno)
  - **Fulton Forum Phase II** – Up to 96 new rental units (Downtown Fresno)
  - **Fulton Forum Phase III** – Up to 96 new rental units (Downtown Fresno)
  - **Fulton Forum Phase IV** – Up to 96 new rental units (Downtown Fresno)
  - **Herndon/Hayes Site** – Up to 96 new rental units (Northwest Fresno)
  - **Summer Hill** – 50 rental units (Acquisition, Southwest Fresno)
  - **Victory Village** – 42 rental units (Acquisition/Adaptive Reuse, Central Fresno)
- **County Housing Authority**
  - **Courtyards at Whitesbridge** – 76 new rental units (Kerman)
- *Unit counts identified as "up to" are subject to final development planning, financing, site/program requirements, and HUD approval.*

Five-Year Plan Amendments

- Definition of "Substantial Change“
  - The Agencies will define changes requiring the significant amendment/public participation process, including changes related to:
    - Tenant/resident admissions policies
    - Tenant/resident screening policies
    - Public housing rent policies
    - Public housing or HCV waiting lists
    - Capital Fund replacement reserve use
    - Non-de minimis demolition, disposition, designation or conversion activities
- Exception: Changes required solely to reflect changes in HUD regulatory requirements are not considered significant amendments.

Public Participation

- Public Review & Comment
  - July 6 - August 20, 2026, at 11:59 p.m.
    - *45-day public comment period*
  - August 5, 2026
    - *Resident Advisory Board Meeting*
      - *No comments received*
  - Written Public Comments
    - *One comment received*
      - *The comment identified the omission of Attachment 1D from the CA006 Annual Plan amendment. Attachment 1D was added prior to Board consideration. The Restore-Rebuild projects were already identified elsewhere in the amendment; therefore, the correction did not change the scope or substance of the amendment.*
  - August 25, 2026, at 5:00 p.m.
    - *Public Hearing*

What Is Before the Board Today?

- Public Hearing
  - Today the Board is receiving public comment on:
    - *CA006 2026 Annual Plan Significant Amendment*
    - *CA028 2026 Annual Plan Significant Amendment*
    - *CA006 2025-29 Five-Year Plan Amendment*
    - *CA028 2025-29 Five-Year Plan Amendment*
- Following the public hearing, the Board will consider the proposed amendments and resolutions later in today's agenda.

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

CEO REPORT

TO: Boards of Commissioners
Fresno Housing Authority

FROM: Tyrone Roderick Williams
Chief Executive Officer

SUBJECT: CEO Report

DATE: August 20, 2026

BOARD MEETING: August 25, 2026

AGENDA ITEM: 7A

AUTHOR: Tyrone Roderick Williams

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

We welcome the new City Board Commissioner, Mr. Steven Lewis, CEO of the Fresno Economic Opportunities Commission.

Mr. Lewis has more than 20 years of leadership experience directing nonprofit organizations and Head Start programs, along with a deep commitment to community action and public service.
His career reflects a passion for empowering individuals, fostering collaboration, and driving positive change. He holds a Master of Business Administration from LaSalle University and a Master of Science in Social Work from the University of Maryland at Baltimore. He is also a graduate of the UCLA Anderson Head Start Management Fellows Program.

State of Affordable Housing
Clovis Veterans Memorial District
Friday, September 18th
11:30 a.m.

Real Estate Department - Development Projects Overview

Name of Property	Status/Type	Address	Total Units	Percent Complete
The Mosaic @ The Mural District	Under Construction	1840 Broadway Fresno, CA	25	98%
Avalon Commons Phase II *(fka Chestnut/Alluvial)*	Under Construction	7521 N. Chestnut Ave. Fresno, CA	45	25.98%
Garland Gardens	Under Construction	3726 N. Pleasant Fresno, CA	51	15%
Davu Village/Parkside Inn/Golden State Triage	Under Construction	1415 W. Olive Avenue, Fresno	63	10.41%
La Joya Commons Phase II *(fka Firebaugh Family)*	Pre-Development HCD SuperNOFA Awarded CTCAC Awarded	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Cordillera Commons Phase I *(fka San Joaquin Commons)*	Pre-Development HCD HOME Awarded CTCAC Awarded	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 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 BHSA Awarded CTCAC Pending	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

Empower Your Health: Workshop and Screenings
Family HealthCare Network provided health education and screenings to attendees at Villages at Paragon. Educational sessions covered the signs and symptoms of diabetes, high blood pressure, and low iron, as well as best practices for preventing diabetes, heart attack, and stroke. Health screenings included blood pressure, blood glucose, and iron levels, providing residents with valuable information and resources to support their overall health and well-being.

Summer Literacy Event
Youth residents were invited to a summer literacy celebration recognizing their completion of the Summer Reading Challenge. Fresno County Public Library partnered with Fresno Housing to host events at Parc Grove Commons and Avalon Commons, featuring a balloon artist and a magic show to celebrate participants' accomplishments and encourage a continued love of reading. Youth participants turned in reading logs to receive a back pack and back to school supplies.

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 07/01/2026-07/31/2026			
	Total No. of Units	**Total Vacant**	**Current Occupancy**
CITY OF FRESNO			
City of Fresno	889	28	96.85%
COUNTY OF FRESNO			
County of Fresno	1069	17	98.31%
SPECIAL PROJECTS – SEASONAL – RRH - REFERRALS			
Seasonal Properties	131	10	92.36%

Hold/In Construction	53	4	92.45%
Rapid Rehousing Program	89	18	78.65%
Referral Base Projects	611	20	95.09%

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, July 21, 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, July 21, 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 5:00 PM by Chair Cary Catalano. Roll call was taken and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Cary Catalano, Chair
Sophia Ramos, Vice Chair
Valori Gallaher, Commissioner
John Valdez, Commissioner
Yvonne Dickson, Commissioner
Jacklyn Heinrich, Commissioner

COUNTY ABSENT: None

CITY PRESENT:

Sharon Williams, Chair
Ruby Yanez, Commissioner
Paul Idsvoog, Commissioner
Michelle Vang, Commissioner

CITY ABSENT: Emogene Walker, Vice Chair
Richard Burrell, Commissioner

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

2. APPROVAL OF THE AGENDA AS POSTED

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

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

MOTION PASSED: 4-0

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

MOTION PASSED: 6-0

There were no public comments.

3. POTENTIAL CONFLICT OF INTEREST

There were no conflicts of interest.

4. CLOSED SESSION

Chair Catalano announced that the Boards would recess to Closed Session to discuss the following items:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property: 2150 E. S. Elm Street, Fresno, CA 93706 and 4303 D Street, Fresno, CA 93706 (APNs: 467-173-19, 467-074-26)

Agency Negotiators: Tyrone Roderick Williams and Michael Duarte

b. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8

Property: 2595 S. Richelle Avenue, Fresno, CA 93725 (APN: 481-390-43)

Agency Negotiators: Tyrone Roderick Williams and Michael Duarte

c. CONFERENCE WITH LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6

Agency Designated Representatives: Tyrone Roderick Williams, Jeff Cardell, and Michael Duarte

Following Closed Session, the Boards reconvened in Open Session. General Counsel Craig Armstrong reported that there was no reportable action taken during Closed Session.

5. PUBLIC COMMENT AND PRESENTATIONS

The Boards received the following public comments:

- A speaker addressed the Boards regarding a pending eviction, expressing concerns related to property management practices, maintenance issues, communication with staff, and the handling of the resident's tenancy. The speaker also requested that the Boards review the matter and consider additional oversight.
- A speaker addressed the Boards regarding conditions at Renaissance at Alta Monte, expressing concerns about resident safety, maintenance, sanitation, elevator reliability, accessibility, and the overall quality of property management services.
- Another public speaker addressed the Boards regarding concerns related to property management practices, stating that changes in management had affected his ability to operate his small catering business. The speaker also expressed concerns regarding parking enforcement, property rules, and a pending eviction, and requested assistance in resolving the matter.

Following Public Comment, Chair Catalano directed staff to follow up on the concerns raised by the speakers.

There were no additional public comments.

6. GOVERNANCE MATTERS

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

Mr. Williams reported the following:

- Mr. Williams announced that Steven Lewis, CEO of Fresno EOC**,** was scheduled to go before the Fresno City Council for appointment to the City Board seat formerly held by Commissioner Isaiah Green on Thursday, July 30, 2026
- CEO made comments regarding the successful groundbreaking for Davu Village.

- CEO acknowledged the Commissioners who attended the NAHRO Summer Symposium and invited them to share their experiences during the Commissioners' Report.
- CEO noted HCV is no longer in shortfall status which allows issuing a set number of vouchers from our waitlist and noted additional HUD-VASH vouchers to assist veterans.
- CEO provided legislative updates on the 21st Century Road to Housing Act and the proposed $11.25 billion Veterans and Affordable Housing Bond.

There was no public comment.

b. COMMISSIONERS REPORT

- Commissioners who attended the NAHRO Summer Symposium shared highlights from the conference, discussing educational sessions, networking opportunities, and emerging affordable housing initiatives. Commissioners expressed appreciation for the opportunity to attend and thanked Fresno Housing staff for coordinating the conference arrangements.

There were no public comments.

7. CONSENT AGENDA

Chair Catalano called for consideration of the Consent Agenda.

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

MOTION PASSED: 4-0

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

MOTION PASSED: 6-0

There were no public comments.

8. INFORMATION ITEMS

a. Beyond Housing Foundation Update – Presented by Tiffany Mangum, Executive Director of Beyond Housing Foundation:

Staff provided an update on the Foundation's programs, fundraising, and strategic priorities. She highlighted continued support for resident education, workforce development, scholarships, financial empowerment, and homeownership. The Foundation will continue expanding partnerships and funding to strengthen resident-centered initiatives.

Commissioners expressed appreciation for the Foundation's continued efforts to enhance services and opportunities for Fresno Housing residents.

There were no public comments.

b. Real Estate Development Update – Presented by Christina Stokes-Johnson, Director of Real Estate Development:

Staff provided updates on current development projects, funding, and tax credit applications. She also reported on the Restore, Rebuild initiative and upcoming projects for Board consideration.

Commissioners expressed support for the proposed developments and recognized the opportunities they would provide to expand affordable housing in areas with access to schools, transportation, and community amenities.

c. 2027 Agency Annual Plan Timeline – Presented by Marc' Bady, Chief Impact and Initiatives Officer:

Staff provided an overview of the 2027 Agency Annual Plan and related policy updates. Staff reviewed proposed ACOP and HCV Administrative Plan changes, including HOTMA implementation and resident input opportunities. Chair Catalano asked follow-up questions regarding outreach. Staff shared expanded outreach efforts including email notifications, direct contact with residents, flyers, etc.

Commissioners expressed appreciation for staff's enhanced outreach efforts to increase resident engagement in the Annual Plan process.

There were no public comments.

9. <u>ACTION ITEMS</u>

a. Consideration of Award of Agency Banking Services Contract – Presented by Nicole Diaz, Director of Finance & Accounting:

Recommended awarding the Agency Banking Services Contract to U.S. Bank following a competitive procurement process. The Board was provided an overview of the proposed transition and implementation.

Chair Catalano thanked staff for conducting the competitive procurement process and recognized U.S. Bank's longstanding support of Fresno Housing and its programs.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to approve the Agency Banking Services Contract

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Ramos moved, seconded by Commissioner Gallaher to approve the Agency Banking Services Contract

MOTION PASSED: 6-0

There were no public comments.

b. Consideration to Enter into Purchase & Sale Agreement for Herndon and Hayes Land

Chair Catalano noted that the staff presentation had been provided during the Real Estate Development Update and invited additional Board or public comment.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Yanez to approve the Purchase & Sale Agreement for Herndon and Hayes Land

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Heinrich Yanez to approve the Purchase & Sale Agreement for Herndon and Hayes Land

MOTION PASSED: 6-0

There were no public comments.

There were no additional Board comments.

c. Consideration of Property Acquisition and HRFC Funding for Kerman Development

Chair Catalano noted that the staff presentation had been provided during the Real Estate Development Update and invited Board and public comment.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to approve the Property Acquisition and HRFC Funding for Kerman Development

MOTION PASSED: 4-0

COUNTY MOTION: Commissioner Valdez moved, seconded by Commissioner Dickson to approve the Property Acquisition and HRFC Funding for Kerman Development

MOTION PASSED: 6-0

There were no public comments.

There were no additional Board comments.

10. ADJOURNMENT

There being no further business to be considered by the Boards of Commissioners of the Housing Authority of the City of Fresno and Housing Authority of Fresno County, the meeting was adjourned at approximately 7:10PM

_____

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

Board Retreat Summary and Minutes

TO:	Boards of Commissioners
FROM:	Tyrone Roderick Williams, CEO
MEETING DATE:	08/08/2026
PLACE/LOCATION:	Sunnyside Country Club 5704 E. Butler Avenue, Fresno 93727
SUBJECT:	Board Retreat Summary and Meeting Minutes

Summary

The 2026 Board Retreat was conducted pursuant to a duly noticed agenda. The retreat served as a workshop and discussion session. Commissioners and staff received information and engaged in strategic discussions.

No actions were taken, and no votes were held.

Minutes

1. Call to order

The board retreat was called to order at 8:30 a.m. by Board Chairs

Roll call was noted and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Cary Catalano, Chair

Sophia Ramos, Vice Chair

Valori Gallaher, Commissioner

Yvonne Dickson, Commissioner

Jacklyn Heinrich, Commissioner

COUNTY ABSENT:

Jon Valdez, Commissioner

CITY PRESENT:

Sharon Williams, Chair

Emogene Walker, Vice Chair

Michelle Vang, Commissioner

Paul Idsvoog, Commissioner

Steven Lewis, Commissioner

Ruby Yanez, Commissioner

COUNTY ABSENT:

Richard Burrell, Commissioner

Also in attendance: Tyrone Roderick Williams, CEO; Craig Armstrong, General Counsel

2. **Public Comment and Presentations**
   - Board Chairs called for public comments and presentations
   - There were no public comments
3. **Board Member Activity**
4. **Strategic Plan and Agency Goals Presentation**
5. **Brown Act Training and Board Procedures Discussion**
6. **New Potential Programming Resource: CAL-AIM**
7. **Agency Budget Review**
8. **Lunch**
9. **Board Member Activity**
10. **Federal Policy and Regulatory Updates**
11. **Property Management Updates**
12. **Housing Choice Voucher Program Updates**
13. **Wrap-up and evaluation**
    - Meeting adjourned by Board Chair's Cary Catalano and Chair Sharon Williams at 3:00 p.m.

BOARD MEMO

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Jeff Cardell
FROM:	Tyrone Roderick Williams, CEO		Director of Human Resources
MEETING DATE:	08/25/2026	**DEPARTMENT:**	Human Resources
AGENDA ITEM:	8b	**MEMO DATE:**	08/19/2026
SUBJECT:	Consideration of the Conflict-of-Interest Code		

Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and approve the amended Conflict of Interest Code, as required by the Fair Political Practices Commission (FPPC). In so doing, the Code will reflect the current structure of the agency and identify all positions required to file a Form 700. Finally, the Code establishes disclosure requirements for specific positions designated.

Recommendation

It is recommended that the Boards of Commissioners approve the Resolutions approving the revised Conflict of Interest Code.

Fiscal Impact

Adoption of the revised Conflict of Interest Code does not have a financial impact.

Background Information

The Political Reform Act (Government Code 81000, et seq.) requires state and local government agencies to adopt and promulgate Conflict of Interest Codes every two years. The purpose of the Conflict-of-Interest Code (Code) is to identify and prevent potential financial conflicts between the official conduct of public officials and employees and their financial interests. The Code has been updated to reflect that Members of the Boards of Commissioners, the Chief Executive Officer/Executive Director, the Deputy Executive Director, the Director of Finance, and Consultants involved in the investment of public funds are to file their original Form 700s directly with the Fair Political Practices Commission ("FPPC") using the FPPC's electronic filing system.

Appendix B of the Code has also been updated to designate additional positions required to file a Form 700 based on the duties and decision-making responsibilities of the respective positions, as well as revisions to capture title changes and removal of inactive positions.

RESOLUTION

FRESNO HOUSING 85 YEARS

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

APPROVAL OF REVISED CONFLICT OF INTEREST CODE

WHEREAS, the Political Reform Act, Government Code Section 81000, et seq., ("the Act") requires State and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the terms of the 2 California Code of Regulations Section 18730 ("the Code") adopted by the Fair Political Practices Commission, require that an agency's conflict of interest code consistently reflects the current structure of the agency and properly identifies all positions required to file a Form 700; and

WHEREAS, the Housing Authority of the City of Fresno ("the Agency"), in compliance with the terms outlined in the California Code of Regulations, is proposing an update to the Agency's Conflict of Interest Code Appendices to include new positions designated to file a Form 700, revise titles of positions and delete titles of positions that are inactive.

NOW, THEREFORE, BE IT RESOLVED THAT the proposed updates to the Agency's Conflict of Interest Code is hereby approved.

PASSED AND ADOPTED THIS 25th DAY OF August, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

APPROVAL OF REVISED CONFLICT OF INTEREST CODE

WHEREAS, the Political Reform Act, Government Code Section 81000, et seq., ("the Act") requires State and local government agencies to adopt and promulgate conflict of interest codes; and

WHEREAS, the terms of the 2 California Code of Regulations Section 18730 ("the Code") adopted by the Fair Political Practices Commission, require that an agency's conflict of interest code consistently reflects the current structure of the agency and properly identifies all positions required to file a Form 700; and

WHEREAS, the Housing Authority of the County of Fresno ("the Agency"), in compliance with the terms outlined in the California Code of Regulations, is proposing an update to the Agency's Conflict of Interest Code Appendices to include new positions designated to file a Form 700, revise titles of positions and delete titles of positions that are inactive.

NOW, THEREFORE, BE IT RESOLVED THAT the proposed updates to the Agency's Conflict of Interest Code is hereby approved.

PASSED AND ADOPTED THIS 25th DAY OF August, 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

Conflict-of-Interest Code for Housing Authority of the City of Fresno & Housing Authority of Fresno County (collectively, doing business as Fresno Housing)

The Political Reform Act (Government Code Section 81000, et seq.) requires state and local government agencies to adopt and promulgate conflict-of-interest codes. The Fair Political Practices Commission (FPPC) has adopted a regulation, 2 California Code of Regulations Section 18730, that contains the terms of a standard conflict-of-interest code and may be incorporated by reference in an agency's code. After public notice and hearing, the standard code may be amended by the FPPC to conform to amendments in the Political Reform Act. Therefore, the terms of the California Code of Regulations, Title 2, Section 18730, and any amendments to it, duly adopted by the FPPC are hereby incorporated by reference. This regulation and the attached Appendices designating positions and establishing disclosure requirements shall constitute the conflict-of-interest code of Fresno Housing (the "Agency").

The Form 700s for designated positions, other than the Members of the Boards of Commissioners, the Chief Executive Officer/Executive Director, the Deputy Executive Director, the Director of Finance, and Consultants involved in the investment of public funds shall be filed with the agency. The Agency's Members of the Boards of Commissioners, the Chief Executive Officer/Executive Director, the Deputy Executive Director, the Director of Finance, and Consultants involved in the investment of public funds are to file their original Form 700s directly with the Fair Political Practices Commission (“FPPC”) using the FPPC’s electronic filing system.

The Agency shall retain a copy of all electronically filed Form 700s, a copy of all paper Form 700s with waivers, and the original Form 700s of designated positions and shall make the Form 700s available for public review, inspection, and reproduction. (Gov. Code section 81008.)

The provisions of all Conflict-of-Interest Codes and amendments thereto previously adopted by the Agency are hereby superseded.

Adopted: _____

APPENDIX A

PUBLIC OFFICIALS WHO MANAGE PUBLIC INVESTMENTS

It has been determined that the positions listed below manage public investments and will file a statement of economic interests under Government Code Section 87200. These positions are listed for informational purposes only:

- Members of the Boards of Commissioners
- Chief Executive Officer/Executive Director
- Deputy Executive Director
- Director of Finance and Accounting
- Consultants involved in the investment of public funds

An individual holding one of the above-listed positions may contact the FPPC for assistance or written advice regarding their filing obligations if they believe that their position has been categorized incorrectly. The FPPC makes the final determination whether a position is covered by Government Code Section 87200.

Adopted: _____

APPENDIX B

DESIGNATED POSITIONS

Individuals holding designated positions must report their interests according to the assigned disclosure category.

Designated Positions	**Disclosure Categories**
Accountant	1
Accounting Manager	1
Asset Management Analyst	2, 3, 5, 6
Asset Manager	4
Assistant Directors (all)	1
Assistant Manager, Housing Choice Voucher	2, 3
Assistant Project Manager	2, 3, 5, 6
Assistant to the CEO	1
Chiefs (all)	1
Communications Manager	1
Communications Project Manager	2, 3
Community Manager	2,4
Compliance Manager	4
Construction Manager	2, 3, 5, 6
Construction Project Manager	2, 3, 5, 6
Consultants*	1
Controller	1
Directors (all)	1
General Counsel*	1
Housing Programs Manager	2, 3
Information Technology & Systems Manager	2, 3
Learning & Development Manager	2, 4
Maintenance & Capital Improvements Manager	2, 3
Maintenance & Construction Project Manager	2, 3
Procurement Analyst	1
Project Manager	2, 3, 5, 6
Senior Analyst Resident Empowerment	2, 3
Real Estate Development Manager	2, 3, 5, 6
Regional Manager	2, 4
Senior Accountant	1
Senior Analysts (all)	2, 3
Senior Construction Project Manager	2, 3, 5, 6
Senior Data Systems Administrator	2, 4
Senior Managers (all)	2, 3, 6
Senior Regional Manager	2, 4
Senior Project Manager	2, 3, 5, 6
Senior Systems & Security Administrator	2, 4

Adopted: _____

*Consultants and New Positions that make or influence governmental decisions or act in a staff capacity regarding governmental decisions shall be included in the list of designated positions and shall disclose according to the disclosure requirements in this code subject to the following limitation: The CEO or designee may determine in writing that a particular consultant, is a "designated position" and is required to comply fully with the disclosure requirements in this section. Such written determination shall include a description of the consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The CEO or designees determination is a public record and shall be retained for public inspection in the same manner and location as this conflict-of-interest code. (Gov. Code Sec. 81008.)

Adopted: _____

APPENDIX C

Disclosure Categories

Category 1

Interests in real property located within the jurisdiction or two miles of the boundaries of the jurisdiction or any land owned or used by the agency; and investments and business positions in business entities, and income, including loans, gifts, and travel payments, from all sources.

Category 2

Interests in real property located within the jurisdiction or two miles of the boundaries of the jurisdiction or any land owned or used by the agency.

Category 3

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the agency.

Category 4

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that provide services, supplies, materials, machinery, or equipment of the type utilized by the designated position's division or department.

Category 5

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources, that filed a claim against the agency during the previous two years, or have a claim pending.

Category 6

Investments and business positions in business entities, and income, including loans, gifts, and travel payments, from sources of the type to request an entitlement to use agency property or facilities, including, but not limited to:

- a license
- utility permit
- station vendor permit

Adopted: _____

BOARD MEMO

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Eduardo Rodriguez
FROM:	Tyrone Roderick Williams, CEO		Senior Project Manager
MEETING DATE:	08/25/2026	**DEPARTMENT:**	Real Estate Development
AGENDA ITEM:	8c	**MEMO DATE:**	08/19/2026
SUBJECT:	Authorization to Transfer Garland Gardens Sale Proceeds to Housing Relinquished Fund Corporation (HRFC)		

Executive Summary

The purpose of this Board memo is to request approval from the Board of Commissioners to authorize the Housing Authority of the City of Fresno ("HACF") to transfer up to $3,000,000 in cash sale proceeds received in connection with the sale of the Garland Gardens Apartments project, located at 3726 N. Pleasant Avenue, Fresno, California (APN 433-220-39T) (the "Project"), to the Housing Relinquished Fund Corporation ("HRFC").

The Project's land and improvements were sold to Fresno Garland Gardens, LP. (the "Partnership") as part of the Project's rehabilitation and financing. HACF is the administrative general partner of Fresno Garland Gardens, LP. The total appraised value of the Project is $5,250,000. The purchase price is being satisfied through $3,000,000 in cash proceeds payable to HACF and a $2,250,000 seller carryback note to the Partnership. The $2,250,000 seller carryback note will remain an asset of HACF and payable from residual reciepts payments.

Upon receipt of the $3,000,000 in cash sale proceeds, HACF is requesting authorization to transfer the funds to HRFC. The funds will be available to HRFC for its authorized affordable housing activities, including the development, preservation, acquisition, rehabilitation, and financing of affordable housing properties.

Garland Gardens Apartments is a 51-unit multifamily affordable housing community previously owned by HACF. The Partnership was formed for the purpose of acquiring, rehabilitating, and operating the Project as affordable housing. The Project closed on April 10, 2026, with PNC Real Estate serving as the equity investor limited partner.

Recommendation

Staff recommends that the Board of Commissioners of Fresno Housing:

1. Authorize HACF to transfer up to $3,000,000 in cash sale proceeds received in connection with the sale of Garland Gardens Apartments to HRFC upon receipt of the funds; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees, to negotiate and execute any agreements, certifications, transfer documents, and other ancillary documents necessary or appropriate to implement the approved transfer.

Fiscal Impact

The requested action will result in the transfer of up to $3,000,000 from HACF to HRFC upon receipt of the cash sale proceeds from the Garland Gardens transaction.

The total appraised value of the Project is $5,250,000. The transaction provides for $3,000,000 in cash sale proceeds to HACF and a $2,250,000 seller carryback note issued by the Partnership to HACF. The $2,250,000 seller carryback note will remain an asset of HACF.

Background Information

Garland Gardens Apartments is a 51-unit affordable housing community located in central Fresno. The property was originally constructed in 1980 and includes two- and three-bedroom family-style units. Given the age and physical condition of the property, the Project is being rehabilitated to improve resident health, safety, and quality of life while preserving the long-term affordability and viability of the development.

The rehabilitation includes upgrades to building systems, unit interiors and exteriors, landscaping, ADA accessibility, and energy efficiency, as well as construction of a new community facility. The improvements will support the long-term viability of the property and preserve deeply affordable housing for existing and future residents for up to 55 years.

Past Board Actions

- June 2025 - Authorized the submission of a 9% Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC) for the Garland Gardens rehabilitation project
- June 2025 - Approved the formation of Fresno Garland Gardens, L.P. 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
- June 2025 - Authorize a seller financing commitment of up to $3,000,000 of the appraised value
- August 2025 - Approval to Submit an Application for the City of Fresno's Affordable Housing Development Notice of Funding Availability (NOFA)
- September 2025 - Authorized acceptance of a 9% Low-Income Housing Tax Credit (LIHTC) award from the California Tax Credit Allocation Committee (CTCAC), representing approximately $15,553,145 in tax credit equity toward the redevelopment of the project.
- October 2025 – Approval and Award of an Architectural Contract to Paul Halajian Architects
- November 2025 – Approval and Award of GGCM Contract to Barnhart-Benson Builders, Inc.
- March 2025 – Transfer of Ownership to the Fresno Garlands Gardens, LP and Approval of the Omnibus for the financial closing

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

RESOLUTION AUTHORIZING THE TRANSFER OF SALE PROCEEDS FROM THE GARLAND GARDENS APARTMENTS PROJECT (APN 433-220-39T) FROM THE HOUSING AUTHORITY OF THE CITY OF FRESNO TO THE HOUSING RELINQUISHED FUND CORPORATION AND AUTHORIZING RELATED ACTIONS

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority" or "HACF") seeks to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California; and

WHEREAS, the Housing Relinquished Fund Corporation ("HRFC") supports the preservation and development of affordable housing through predevelopment and interim financing for projects sponsored by the Housing Authority of the City of Fresno, California ("HACF"); and

WHEREAS, Garland Gardens Apartments (APN 433-220-39T) (the "Project") is a 51-unit affordable housing development located at 3726 N. Pleasant Avenue, Fresno, California, currently undergoing substantial rehabilitation and financing through a Low-Income Housing Tax Credit ("LIHTC") structure and related public and private financing sources; and

WHEREAS, HACF previously owned the Project and, in connection with the Project's rehabilitation and financing, sold the Project to Fresno Garland Gardens, LP (the "Partnership"), a limited partnership, where HACF is the administrative general partner, formed for the purpose of owning, rehabilitating, and operating the Project as affordable housing; and

WHEREAS, the total appraised value for the Project's building and land is $5,250,000, of which $2,250,000 is being represented as Seller Carryback Financing, with the remaining $3,000,000 payable to HACF represented as sales proceeds from the sale of the property to the Fresno Garland Gardens, LP; and

WHEREAS, the Project successfully completed a dry closing on April 10, 2026, at which time the sale of the Project and related financing transactions, including seller financing provided by HACF, were approved and documented as part of the Project's financial closing; and

WHEREAS, the $3,000,000 sales proceed are anticipated to be funded to HACF from the Project's equity investment and funded as part of the initial construction loan draw; and

WHEREAS, HACF desires to transfer the $3,000,000 in sales proceeds, upon receipt, to HRFC to provide additional capital for the redevelopment, preservation, acquisition, and financing of affordable housing properties and other authorized affordable housing activities.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, CA does hereby Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director and/or their designee, to undertake the following actions needed to move forward with the Project's financing and construction:

1. Authorizes the transfer of up to $3,000,000 in sales proceeds associated with the Garland Gardens Apartments Project from the Housing Authority of the City of Fresno to the Housing Relinquished Fund Corporation upon receipt of such proceeds by HACF; and
2. Authorizes the use of the transferred proceeds by HRFC for its authorized purposes, including the redevelopment, preservation, acquisition, and financing of affordable housing properties and other related affordable housing activities; and
3. Authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate, execute, and deliver any and all agreements, transfer documents, certifications, acknowledgments, and ancillary instruments necessary or appropriate to implement the transfer authorized herein; and
4. Provides for other matters related thereto.

PASSED AND ADOPTED THIS DAY OF 25th AUGUST, 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/Director

CERTIFICATE

I, the undersigned, the duly appointed Chief Executive Officer of the Housing Authority of the City of Fresno, California (the "**Authority**"), as keeper of the records of the Authority, CERTIFY:

1. That the attached Resolution No._____ (the "**Resolution**") is a true and correct copy of the resolution of the Board of Commissioners of the Authority, as adopted at a meeting of the Authority held on the 25th day of August, 2026, and duly recorded in the minute books of the Authority.

2. That such meeting was duly convened and held in all respects in accordance with law, and, to the extent required by law, due and proper notice of such meeting was given; that a quorum was present throughout the meeting and a majority of the members of the Board of Commissioners of the Authority present at the meeting voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed, and that I am authorized to execute this Certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 25th day of August, 2026.

HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA

_____

Tyrone Roderick Williams, Chief Executive Officer

BOARD

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Brandy Woodard
FROM:	Tyrone Roderick Williams, CEO		Chief of Housing Programs
MEETING DATE:	08/25/2026	**DEPARTMENT:**	Housing Choice Department
AGENDA ITEM:	8d	**MEMO DATE:**	08/18/2026
SUBJECT:	Authorization to apply for Foster Youth to Independence additional vouchers		

Executive Summary

The purpose of this Memo is to request approval to apply for up to 65 Foster Youth to Independence (FYI) vouchers through the U.S. Department of Housing and Urban Development (HUD), pursuant to Notice PIH 2026-19, The Melania Trump Foster Youth to Independence Initiative.

The FYI program provides Housing Choice Voucher assistance to eligible young adults who have experience with the foster care system and who are homeless or at risk of becoming homeless. The program is intended to provide housing stability while connecting participating youth with supportive services designed to promote self-sufficiency and successful transition to adulthood. HUD's current notice expanded access to FYI vouchers and removed the prior annual cap on the number of vouchers a Public Housing Agency (PHA) may request, subject to funding availability.

The Agency has identified a significant local need for this specialized housing assistance and has partnered with the Department of Social Services (DSS), which currently has approximately 60 eligible youth on its waiting list for housing assistance. Applying for 65 vouchers will provide an opportunity to address this documented need and expand access to stable, affordable housing for young adults transitioning from foster care.

Recommendation

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

- Approve the application of the FYI vouchers.
- Authorize Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, the Deputy Executive Director, and/or their designee to execute HUD Funding Application Form 52515.

Fiscal Impact

The requested 65 FYI vouchers would provide additional federally funded Housing Choice Voucher (HCV) assistance dedicated to eligible foster youth. The actual annual funding amount associated with the vouchers will be determined by HUD based on the applicable funding and renewal requirements.

The Agency does not anticipate a material impact to its existing locally funded programs as a result of submitting the application. If the application is approved, staff will incorporate the awarded vouchers and associated funding into the Agency's HCV program operations and budget.

Background Information

The Foster Youth to Independence (FYI) Initiative was established by HUD to provide HCV assistance to eligible young adults who are transitioning from foster care and are experiencing homelessness or are at risk of homelessness. Generally, eligible youth are between the ages of 18 and 24, have left or are preparing to leave foster care, and meet the program's homelessness or risk-of-homelessness requirements. FYI voucher assistance is generally available for up to 36 months, with potential extensions for eligible participants under the Fostering Stable Housing Opportunities provisions.

On July 27, 2026, HUD issued Notice PIH 2026-19, which supersedes the previous FYI guidance under PIH 2023-04. Among other changes, the new notice removes the cap on the number of FYI vouchers a PHA may request each Federal fiscal year, subject to funding availability, and establishes an updated process for PHAs to request additional voucher assistance.

The Agency's proposed request for 65 vouchers is based on demonstrated community need and the availability of DSS with an existing waiting list of approximately 60 youth seeking assistance. By pursuing this opportunity, the Agency can leverage federal resources to expand housing opportunities for vulnerable young adults and help prevent homelessness during a critical transition period.

The proposed application is consistent with the Agency's mission to provide and preserve affordable housing opportunities and to establish partnerships that address the housing needs of underserved members of the community. Approval of the application will allow staff to pursue the available federal resources and, if awarded, provide housing assistance to eligible foster youth in coordination with supportive services.

RESOLUTION

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION AUTHORIZING THE APPROVAL OF APPLYING FOR ADDITIONAL FOSTER YOUTH TO INDEPENDENCE VOUCHERS

WHEREAS, the Housing Authority of the City of Fresno is authorized to administer housing assistance programs and to provide safe, decent, and affordable housing opportunities to eligible individuals and families; and

WHEREAS, the FYI initiative is intended to assist eligible foster youth in obtaining and maintaining stable housing and to support their transition to independent living; and

WHEREAS, the Board of Commissioners has determined that pursuing FYI voucher assistance is in the best interest of the Housing Authority of the City of Fresno and the eligible individuals it serves;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby authorizes the submission of an application/request to the U.S. Department of Housing and Urban Development for Foster Youth to Independence (FYI) vouchers and authorized Tyrone Roderick Williams, CEO, Michael Duarte, Deputy Executive Director, and/or their designee to execute and submit the application documents.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION AUTHORIZING THE APPROVAL OF APPLYING FOR ADDITIONAL FOSTER YOUTH TO INDEPENDENCE VOUCHERS

WHEREAS, the Housing Authority of Fresno County is authorized to administer housing assistance programs and to provide safe, decent, and affordable housing opportunities to eligible individuals and families; and

WHEREAS, the FYI initiative is intended to assist eligible foster youth in obtaining and maintaining stable housing and to support their transition to independent living; and

WHEREAS, the Board of Commissioners has determined that pursuing FYI voucher assistance is in the best interest of the Housing Authority of the County of Fresno and the eligible individuals it serves;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby authorizes the submission of an application/request to the U.S. Department of Housing and Urban Development for Foster Youth to Independence (FYI) vouchers and authorized Tyrone Roderick Williams, CEO, Michael Duarte, Deputy Executive Director, and/or their designee to execute and submit the application documents.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST 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

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Nicole Diaz
FROM:	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
MEETING DATE:	8/25/2026	**DEPARTMENT:**	Accounting/ Finance
AGENDA ITEM:	8E	**MEMO DATE:**	8/18/2026
SUBJECT:	Authorization to Submit HUD Capital Fund Emergency/Natural Disaster Grant Application		

Executive Summary

The purpose of this action is to request the Board of Commissioners to authorize the submission of an application to the U.S. Department of Housing and Urban Development (HUD) for funding under the Capital Fund Emergency/Natural Disaster Funding Program.

HUD's Public and Indian Housing (PIH) Capital Fund Emergency/Natural Disaster Funding Program provides financial assistance to Public Housing Agencies (PHAs) for eligible capital needs resulting from unforeseen or unpreventable emergencies and certain non-Presidentially declared natural disasters.

HUD defines an emergency as an unforeseen or unpreventable event that poses an immediate threat to the health and safety of public housing residents and must be corrected within one year of funding. Examples identified by HUD include elevator failures, boiler failures, water intrusion resulting in mold growth, sewer line failures, and severe electrical problems. Eligible non-Presidentially declared natural disasters may include localized flooding and severe localized weather events.

HUD's current program has a remainining balance of approximately $8 million in FY 2026 and the applications are funded on a first come first served basis. Staff intends to assess the Low-Income Public Housing Portfolio to identify eligible needs to be included in the application.

Recommendation

Staff recommends the Boards of Commissioners adopt a resolution authorizing Tyrone Roderick Williams, CEO/Executive Director, Michael Duarte, Deputy Executive Director, or designees, to submit an application and all documents necessary to the U.S. Department of Housing and Urban Development (HUD) for funding under the Capital Fund Emergency/Natural Disaster Funding Program**.**

Fiscal Impact

There is no immediate fiscal impact associated with submitting the grant application. If awarded, the grant funds will be used to offset eligible project costs and reduce the need to utilize Agency Capital Fund or Opreating Fund.

RESOLUTION

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION OF AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR CAPITAL FUND EMERGENCY/NATURAL DISASTER

WHEREAS, Housing Authority of the City of Fresno is eligible to receive assistance under the U.S. Department of Housing and Urban Development ("HUD") Public and Indian Housing Capital Fund Program; and

WHEREAS, HUD administers a Capital Fund Emergency/Natural Disaster Funding Program to provide financial assistance to eligible Public Housing Agencies for capital needs arising from unforeseen or unpreventable emergencies and certain non-Presidentially declared natural disasters; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") currently has approximately $8 million in remaining Fiscal Year 2026 program funding, with applications considered on a first-come, first-served basis; and

WHEREAS, staff intends to assess the Agency's Low-Income Public Housing Portfolio to identify eligible capital needs to be included in the application.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee to submit the application and all necessary documents to complete the application process.

PASSED AND ADOPTED THIS ___ DAY OF August 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

FRESNO HOUSING 85 YEARS

ABSTAIN:

_____

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION

FRESNO HOUSING 85 YEARS

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION OF AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR CAPITAL FUND EMERGENCY/NATURAL DISASTER

WHEREAS, Housing Authority of Fresno County is eligible to receive assistance under the U.S. Department of Housing and Urban Development ("HUD") Public and Indian Housing Capital Fund Program; and

WHEREAS, HUD administers a Capital Fund Emergency/Natural Disaster Funding Program to provide financial assistance to eligible Public Housing Agencies for capital needs arising from unforeseen or unpreventable emergencies and certain non-Presidentially declared natural disasters; and

WHEREAS, the U.S. Department of Housing and Urban Development (“HUD”) currently has approximately $8 million in remaining Fiscal Year 2026 program funding, with applications considered on a first-come, first-served basis; and

WHEREAS, staff intends to assess the Agency’s Low-Income Public Housing Portfolio to identify eligible capital needs to be included in the application.

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County do hereby authorize Tyrone Roderick Williams, Chief Executive Officer, or his designee to submit the application and all necessary documents to complete the application process.

PASSED AND ADOPTED THIS ___ DAY OF August 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

FRESNO HOUSING 85 YEARS

ABSTAIN:

_____

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING ENGAGED RESIDENTS

TO:	Boards of Commissioners	**AUTHOR:**	Craig W. Armstrong, General Counsel
FROM:	Cary Catalano, Chair Sharon Williams, Chair	**MEETING DATE:**	8/25/2026
AGENDA ITEM:	8F	**MEMO DATE:**	8/20/2026
SUBJECT:	Consideration of First Amendment to Agreement for Employment of Chief Executive Officer, Tyrone Roderick Williams		

Executive Summary

The Chief Executive Officer contract for Tyrone Roderick Williams will expire on December 31, 2026. An amendment to the contract is before the Boards for consideration to be effective on September 1, 2026, to extend the term of the contract to December 31, 2028.

Recommendation

It is recommended that the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of the County of Fresno approve the attached amendment to the employment agreement for the Chief Executive Officer, Tyrone Roderick Williams.

FIRST AMENDMENT TO
AGREEMENT FOR EMPLOYMENT OF EXECUTIVE DIRECTOR/CEO
BETWEEN THE HOUSING AUTHORITIES OF THE CITY
AND COUNTY OF FRESNO AND TYRONE RODERICK WILLIAMS

This First Amendment to Agreement for Employment of Executive Director/CEO (this "First Amendment") is entered into as of the 1st day of September, 2026 (the "Amendment Effective Date"), by and between the HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO, a public body corporate and politic (the "Housing Authority"), and TYRONE RODERICK WILLIAMS ("Williams" or "CEO").

R E C I T A L S

A. WHEREAS, effective January 1, 2025, the Housing Authority and Williams executed that certain Agreement for Employment of Executive Director/CEO dated December 27, 2024, wherein the Housing Authority agreed to employ Williams to serve as the Executive Director/CEO of the Housing Authority (the "Employment Agreement"); a copy of the Employment Agreement is attached hereto as **Exhibit "A"**.

B. WHEREAS, by this First Amendment, the parties desire to amend the Employment Agreement to revise and extend the term of the Employment Agreement.

C. WHEREAS, the Employment Agreement shall remain in full force and effect, except as revised in this First Amendment.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, and of the covenants and provisions contained in the Employment Agreement and this First Amendment, the parties agree as follows:

1. Amendment to Section 2; Term of Agreement: As of the Amendment Effective Date, the expiration date of "December 31, 2026" in Section 2 of the Employment Agreement, is hereby deleted and replaced with the following expiration date: "December 31, 2028".

2. Remainder of Employment Agreement. The parties hereby agree that, except for those terms expressly revised in this First Amendment, the Employment Agreement, and each and all of its provisions, shall remain in full force and effect.

3. Counterparts. This First Amendment (either a duplicate copy or a copy of a facsimile thereof) may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, all of which together shall constitute one and the same instrument.

4. Entire Agreement. The provisions contained in the Employment Agreement and this First Amendment constitute the entire agreement and understanding between the parties. Any amendment, modifications, or variations from the terms of this First Amendment and the

Employment Agreement must be in writing and shall be effective only upon approval of such amendment, modification, or variation by the Housing Authority and the CEO.

IN WITNESS WHEREOF, the parties hereto have duly approved and executed this First Amendment on the day and year above written.

ON BEHALF OF THE CITY OF FRESNO HOUSING AUTHORITY

_____

Sharon Williams, Chair

ON BEHALF OF THE COUNTY OF FRESNO HOUSING AUTHORITY

_____

Cary Catalano, Chair

CEO

_____

Tyrone Roderick Williams

Exhibit "A"

Copy of Employment Agreement

Docusign Envelope ID: 2AC407EC-9CDB-4DF0-9275-38E65F8B22B0

AGREEMENT FOR EMPLOYMENT OF EXECUTIVE DIRECTOR/CEO BETWEEN THE HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO

AND

TYRONE RODERICK WILLIAMS

THIS AGREEMENT FOR EMPLOYMENT OF EXECUTIVE DIRECTOR/CEO (this "Agreement") is entered into as of this 27th day of December, 2024, by and between the HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO, a public body corporate and politic (the "Housing Authority"), and TYRONE RODERICK WILLIAMS ("Williams" or "CEO"). This Agreement supersedes any and all prior employment agreements.

R E C I T A L S

The Housing Authority desires to hire Williams to serve as the Executive Director/CEO and Williams desires to serve in that capacity. Furthermore, the parties desire to memorialize the terms of this new relationship pursuant to this Agreement.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, and of the covenants and provisions contained in this Agreement, the parties agree as follows:

1. EXECUTIVE DIRECTOR/CHIEF EXECUTIVE OFFICER

As of the Effective Date, Williams will be employed as the Executive Director/Chief Executive Officer of the Housing Authority.

2. TERM OF AGREEMENT

The term of this Agreement shall commence on January 1, 2025 (the "Effective Date") and expire on December 31, 2026.

3. POWERS AND DUTIES

The CEO shall perform all of his powers and duties in accordance with applicable laws and the position description for the Executive Director/Chief Executive Officer position, which is attached hereto and incorporated herein, as Exhibit "A" and may be modified by the Boards from time-to-time.

4. BOARD-CEO RELATIONS

The CEO shall work with the Boards in developing and maintaining a spirit of cooperation and teamwork in which the Boards shall accept responsibility for formulating

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and adopting policy and for taking action on matters that, by law, require Board action. Administrative responsibility and commensurate authority for administering the Housing Authority is hereby delegated by the Boards to the CEO.

The Boards recognize that they are collective bodies and each Board member recognizes that his/her power as a Board member is derived from the collective deliberation and action of the Board as a whole in a duly constituted meeting. Individual Board members shall not give direction to the CEO or any staff member regarding the management of the Housing Authority or the solution of specific problems. It is agreed that the Boards, individually or collectively, shall promptly refer any criticism, complaints, or suggestions brought to the attention of the Boards, or any member thereof, to the CEO for study and recommendation.

The Boards shall provide the CEO with periodic opportunities to discuss Board-CEO relations as they relate to the Boards' productivity and the effectiveness of the CEO's leadership. As a part of this process, when it is deemed necessary by either the Boards or the CEO, an outside advisor may be retained to facilitate this process. If an outside advisor is retained, the costs associated with the outside advisor shall be paid by the Housing Authority for a time determined by mutual agreement between the Boards and CEO.

The CEO shall be held responsible for establishing programs and services and for managing the Housing Authority to meet the Board's expected outcomes including the provision of data from which the Board can evaluate the Housing Authority' achievements. Thus, the Boards by exercising their governance and policy-making role can be assured that they determine what it is the Housing Authority should accomplish and whether, in fact, the Housing Authority are accomplishing the Board's expectations.

5. SALARY

As of the Effective Date, the CEO's starting annual salary shall be $293,775.00. The CEO's salary may be adjusted during the term of this Agreement by mutual consent of the parties as described in Section 6 below. A change in salary or of any other provision of this Agreement shall not constitute the creation of a new agreement. The CEO shall be paid bi-weekly in accordance with the Housing Authority' usual payroll procedures.

The CEO's salary shall be drawn against the Housing Authority general fund monies up to the full amount recommended by the U.S. Department of Housing and Urban Development. The difference between said amount and the annual salary set forth above shall be drawn against non-federally regulated money.

6. EVALUATION

In addition to the salary set forth above, the CEO may be entitled to additional compensation following the implementation of the Agency's performance management system. As part of the performance management system, the results of the CEO's performance evaluation shall directly affect the CEO's salary.

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A. Process. The performance evaluation is based on competency and goal achievement during a 12-month evaluation cycle. Over the course of the year, the CEO's performance shall be evaluated by his performance of the duties and responsibilities contained in the CEO's position description, Agency competencies, goals established by the Boards, the CEO's goals report as described in Section 6(b) below, goals established by the CEO for senior-level Housing Authority staff, and other factors deemed appropriate by the Boards. The Boards may, but are not required, to retain the services of a third-party to facilitate the evaluation process, which would be paid entirely be the Housing Authority. As part of the performance management system, the Boards shall use their best judgment to "score" the CEO's competency and goal achievement.

B. Timing. The Boards shall complete the CEO's next annual evaluation on or before February 28, 2026. Specifically, the Boards shall, during their regular meeting in November each year, commence the evaluation process, review a draft evaluation, and then complete the evaluation process during their regular February meeting. The implementation of the evaluation may be led by the Chairs of the Boards, the Executive Committee, or an *ad hoc* committee established by the Chairs. As determined by the parties, the Boards will hold a goal setting conference with the CEO to start establishing the Agency's and the CEO's goals for the following year. The goal setting conference may be continued from time-to-time but shall be concluded prior to the end of each calendar year. By the meetings of the Boards for April each year, the CEO will provide a written or verbal update on the progress of the established goals to the Boards. By the November Board of Commissioners meeting each year, the CEO will provide to the Boards a formal report on the Housing Authority's goals. The Boards shall consider this report when conducting the CEO's evaluation as described herein.

C. Compensation Increases. All salary increases are discretionary and will be determined solely by the Boards. The Boards shall determine the CEO's salary increase percentage that shall be available for each year. Salary increases to the CEO, if any, shall not exceed the average percentage of salary increase actually provided to all Housing Authority staff, combining salary increases to represented and non-represented Housing Authority staff alike for that particular year. The CEO's salary increases, if any, shall be drawn against non-federally regulated money.

7. WORK YEAR

Subject to Section 8 below, the CEO shall be required to render twelve (12) months of full and regular service to the Housing Authority for each annual period covered by this Agreement, excluding applicable holidays.

8. VACATION

The CEO shall accrue twenty (20) days of vacation per calendar year. Vacation shall be taken during the calendar year in which granted. In the event vacation is not taken during the calendar year in which it is granted, it may only be accumulated to a total of

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forty (40) days. The CEO shall notify the Boards if he intends to take five (5) consecutive days or more of vacation. In the event of termination or expiration of this Agreement, the CEO shall be entitled to compensation for unused vacation at the salary rate in effect at that time. The CEO may not cash out accrued vacation except upon leaving with the agency.

9. FRINGE BENEFITS

A. Health and Welfare Benefits. During the term of the Agreement, the CEO shall be entitled to participate in the same health and welfare benefits as are provided to unrepresented management employees. The Housing Authority shall pay 100% of the premiums applicable to the CEO. In the event that the CEO declines health insurance benefits, the Housing Authority shall provide to CEO a stipend of up to $700 per month (the "Healthcare Stipend") upon verification of other health insurance coverage. The Healthcare Stipend may be revised from time-to-time to reflect the actual premium changes. If those particular plans are not offered by the Housing Authority to its employees, the Housing Authority shall use the most closely comparable plans, as reasonably determined by the Boards, to calculate the Healthcare Stipend. The CEO may elect to deposit all or part of the Healthcare Stipend in an agency approved deferred compensation account or use the Healthcare Stipend for dependent healthcare premiums. With respect to other medical benefits, the CEO shall participate in a manner similar to all other employees of the Housing Authority.

B. Term Life Insurance. During the term of the Agreement, the Housing Authority shall provide the CEO with a stipend of up to $2,500 annually to be used for a life insurance policy either through an life insurance policy obtained by CEO or towards the premium applicable for the Housing Authority's supplemental term life insurance policy, which shall constitute the CEO's entire life insurance benefit from the Housing Authority.

C. CalPERS Contributions. During the term of the Agreement, the Housing Authority shall pay the employer portion related to the CalPERS retirement system. The CEO shall pay the employee's portion related to the CalPERS retirement system.

D. Sick Leave. During the term of the Agreement, the CEO shall accrue 10.5 days of sick leave per year. The CEO may not cash out accrued sick leave.

E. Automobile Allowance. During the term of the Agreement, the CEO shall receive an automobile allowance in the amount of $575.00 per month (the "Automobile Allowance"). In order to receive the Automobile Allowance, CEO must maintain automobile insurance liability coverage with limits of no less than $50,000/$100,000 and medical pay of $5,000 with a deductible not greater than $1,000.

F. Deferred Compensation. During the term of the Agreement, the CEO shall receive the annual contribution of $15,000 to be deposited in mutually acceptable and legally compliant deferred compensation plan accounts in CEO's name in a manner

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consistent with the Housing Authority's implementation of similar employee benefit programs, as they may be amended from time-to-time (the "Deferred Compensation Contribution"). The Deferred Compensation Contribution may be adjusted on an annualized basis but shall not exceed the same percentage of the salary increase received by the CEO as specified in Section 6(c).

10. EXPENSES

A. Expenses: The CEO is entitled to be reimbursed for actual and necessary expenses incurred and paid by the CEO in the conduct of his duties on behalf of the Housing Authority, and which are authorized by the Boards in accordance with applicable policies and regulations. The CEO's expenses shall be approved by the CBO. The CEO shall submit appropriate written documentation to the CBO justifying such expenses. By the first day of February, May, August, and November, the CEO shall ensure that the CBO presents a summary of the CEO's expenses and backup documentation reasonably requested by a consensus of the Executive Committee to the Executive Committee members.

B. Professional Organizations: The Housing Authority encourages the CEO to participate in professional organizations and activities. The Housing Authority shall pay the CEO's membership dues in local service clubs and other professional or community organizations as may be approved in advance by the Boards. The CEO shall periodically, but no less than annually, provide to the Executive Committee a list of local service clubs and other professional or community organizations receiving funding by the Housing Authority for memberships pursuant to this Section 10B.

C. Professional Meetings: The CEO may attend professional meetings at the local, county, and state levels. Prior approval of the Boards shall be obtained when the CEO attends out-of-state functions, and all actual and necessary expenses of attendance shall be paid by the Housing Authority. In case of emergency attendance requirement, the Chairs of the Boards will be notified, and the expenses will be ratified at the next appropriate Board meeting.

D. Professional Development: The Housing Authority supports and encourages the continuing professional development of the CEO. Possible professional development opportunities include attending various seminars and courses, and CEO's participation in activities such as leadership coaching services. In the event that CEO desires to engage in such professional development activities, CEO shall present the Boards with the cost and time commitment associated with such activities for the Boards' consideration.

E. Outside Professional Activities: The CEO may engage in outside professional activities, such as speaking and writing, provided such activities enhance CEO's duties. CEO shall not receive honoraria for such activities. Additionally, CEO shall not be compensated in any way for such professional activities. CEO may receive compensation from his published book sales so long as any time CEO spends promoting

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his book occurs during his personal hours and absolutely no agency resources are used to promote any of CEO's outside promotional activities, including the book. CEO may receive compensation for serving on external boards of directors to the extent that such activities do not constitute a conflict of interest for the CEO or the Housing Authority. Any compensation received for serving on any boards unrelated to CEO's duties shall be approved in writing by the Boards of Directors, in consultation with Housing Authority legal counsel, prior to earning such compensation.

F. Travel Expenses: CEO is expected to use his own automobile in the performance of the duties of CEO, paying fuel and maintenance expenses and retaining liability insurance. The Housing Authority shall pay for all air travel and out of area travel in a manner consistent with agency policy.

11. TERMINATION OF AGREEMENT

A. Termination by Mutual Consent: This Agreement may be terminated by mutual written agreement of the CEO and the Boards as agreed upon in writing by the Parties.

B. Termination by CEO: Notwithstanding any other provisions of this Agreement, the CEO shall have the option to terminate this Agreement by providing the Boards with a written notice of intent to terminate. This notice shall be provided no less than sixty (60) calendar days prior to said termination date. The Boards may, but are not obligated to, waive or reduce the days specified in this section.

The CEO shall notify the Chairs of the Boards in the event that the CEO is considered a finalist for a position outside of the Housing Authority. The Chairs shall then notify the Boards after receipt of such notice. Failure to do so shall constitute cause for termination of this Agreement by Housing Authority.

C. Termination by Boards For Cause: This Agreement and the services of the CEO may be terminated by the Boards at any time for breach of this Agreement or any of the disciplinary grounds set forth in the Housing Authority' Personnel Policies. The Boards shall not terminate this Agreement under this section until a written statement of the grounds for termination has first been served upon the CEO. The CEO shall then be entitled to a conference with the Boards at which time the CEO shall be given a reasonable opportunity to address the Board's concerns. The CEO shall have the right, at his own expense, to have a representative of his choice at the conference with the Boards. The conference with the Boards shall be the CEO's exclusive right to any hearing otherwise required by law.

D. Termination by Boards Without Cause: The Boards unilaterally and without cause may terminate this Agreement. Should the Housing Authority give notice of termination under this Paragraph 11.D., the Housing Authority will pay CEO severance as provided for in this paragraph. The severance payment will be in the gross amount equal to one (1) year's salary, less required or authorized withholdings. CEO's receipt of any

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severance compensation shall be subject to and expressly conditioned upon CEO's providing a general release of all claims in the form attached hereto as **Exhibit B**. The severance compensation shall be paid in accordance with the terms and timing set forth in **Exhibit B**.

E. Notice of Expiration: No less than three months prior to the expiration of the Term of this Agreement as provided in Section 2, each Party shall give the other written notice of their respective intent to not renew this Agreement, if applicable. If such notice is given by the CEO, the Chairs shall disclose such notice to the Boards in closed session at the next regular meeting after receiving such notice. However, nothing in this Section 11(E) shall obligate the Boards to disclose this information to other third-parties until the Boards in their sole election determinate that such information should be disclosed. The Boards shall make reasonable efforts to inform the CEO of such intended disclosure. Nothing in this Section 11.E. is intended to limit either Party's ability to terminate this Agreement prior to the expiration of this Agreement as provided in this Section 11.

12. BINDING ARBITRATION

The CEO and Housing Authority agree to submit any dispute, claim or controversy concerning CEO's employment or separation therefrom, or any dispute, claim or controversy arising out of or relating to any interpretation, construction, performance or breach of this Agreement to final and binding arbitration. Either party may make a written request to the other for arbitration. Any such request must be made within thirty (30) days of the action giving rise to the dispute. The parties shall make a good faith attempt to select an arbitrator and complete the arbitration with ninety (90) days. The arbitration shall take place in Fresno County, California, unless otherwise agreed by the parties. The arbitrator's fee shall be paid equally by both parties. Each party shall bear its own attorney fees and other costs. The arbitrator shall render a written decision and provide it to both parties. The arbitrator may award any remedy or relief otherwise available in court and the decision shall set forth the reasons for the award. The arbitrator shall not have any authority to amend or modify this agreement. Any arbitration conducted pursuant to this paragraph shall be governed by California Code of Civil Procedure sections 1281 et seq. In the event the parties are unable to mutually agree upon the selection of an arbitrator, a list of seven (7) arbitrators shall be obtained from the California State Mediation & Conciliation Service. The parties shall each strike from the list until one person remains, who shall be designated as the arbitrator. The party to strike first from the list shall be determined by lot.

13. ABUSE OF OFFICE CONVICTION

Notwithstanding any other provision of this Agreement, and as mandated by Government Code sections 53243 et seq. in the event the CEO is convicted of a crime constituting "abuse of office", the CEO shall reimburse the Housing Authority for salary and monies to the fullest extent mandated by law (e.g., paid leave, criminal defense expenses, cash settlement, etc.). In the event of such conviction, the Housing Authority shall make no payments barred by Government Code sections 53243 et seq.

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14. INDEMNITY

In accordance with the provisions of Government Code sections 825 and 995, the Housing Authority shall defend the CEO from any and all demands, claims, suits, actions, and legal proceedings brought against the CEO in CEO's individual capacity, or official capacity as an agent and employee of the Housing Authority, provided that the incident giving rise to any such demand, claim, suit, action, or legal proceeding arose while the CEO was acting within the scope of employment. Unless there is a finding of criminal action, actual fraud, corruption or actual malice, the Housing Authority shall hold harmless and indemnify the CEO from any and all demands, claims, suits, actions, and legal proceedings brought against the CEO in CEO's individual capacity or in CEO's official capacity as an agent and employee of the Housing Authority, provided that the incident giving rise to any such demand, claim, suit, action, or legal proceeding arose while the CEO was acting within a scope of CEO's employment. Such indemnification and hold harmless shall be for any and all claims arising out of or related to this contract and its provisions, duties and responsibilities of the CEO's job performance, including any extensions of this Agreement.

15. GENERAL PROVISIONS

A. Severability. The terms of this Agreement are contractual and not a mere recital. Should any provision or part of any provision or application thereof be held invalid, the invalidity shall not affect any other provisions or applications of the Agreement which can be given effect without the invalid provision or application, and to this end, the provisions of this Agreement are declared to be severable.

B. Governing Law. This Agreement, and the rights and obligations of the parties, shall be construed and enforced in accordance with the laws of the State of California. Venue shall be in the Fresno County Superior Court or the appropriate federal district court.

C. Administrative Policies and Procedures. The CEO shall be subject to the various administrative policies and procedures applicable to employees of the Housing Authority. However, in the event any such policy and procedure is in conflict with the terms of this Agreement, then this Agreement shall apply.

D. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which shall constitute together one and the same instrument.

E. Entire Agreement. This Agreement contains the entire agreement and understanding between the parties. Any amendment, modifications or variations from the terms of this agreement shall be in writing and shall be effective only upon approval of such amendment, modification or variation by the Boards and the CEO.

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IN WITNESS WHEREOF, the parties hereto have duly approved and executed this Agreement on the day and year above written.

ON BEHALF OF THE CITY OF FRESNO HOUSING AUTHORITY

Signed by:

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Adrian Jones, Chair

ON BEHALF OF THE COUNTY OF FRESNO HOUSING AUTHORITY

DocuSigned by:

Cary Catalano

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Cary Catalano, Chair

I hereby accept this offer of employment and agree to comply with each and every condition thereof, and to perform faithfully all of the duties of employment of Executive Director/Chief Executive Officer of the Housing Authorities of the City and County of Fresno.

Signed by:

Tyrone Roderick Williams

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Tyrone Roderick Williams

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EXHIBIT “A”

CEO Position Description

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JOB DESCRIPTION

FRESNO VIBRANT COMMUNITIES QUALITY HOUSING HOUSING AUTHORITY ENGAGED RESIDENTS

Position Title:	Chief Executive Officer/Executive Director (CEO)		
Department:	Executive Office		
Reports To:	Boards of Commissioners		
FLSA Status:	Exempt	**Union:**	Not Represented
Creation Date:	01/01/2007	**Revision Date:**	04/27/2021

SUMMARY

Under the general direction of the Boards of Commissioners of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County (jointly referred to as "Fresno Housing" or "FH"), the Chief Executive Officer/Executive Director (CEO) has full executive responsibility and accountability for overall management of the organization, including strategic, financial, programmatic and operational leadership. The CEO is expected to serve as an advisor to the Boards of Commissioners on FH's vision, mission and strategic plan, which includes short- and long-range objectives relating to housing development, property and asset management, neighborhood revitalization, housing assistance programs, resident empowerment programs, Diversity, Equity and Inclusion efforts, and anti-poverty initiatives. The CEO is the organization's key spokesperson and advocate and will be responsible for fostering positive relationships among federal, state, and local governments and officials, private and non-profit agencies, FH residents, clients and vendors, and the community at large.

All activities must support the organization's strategic goals and objectives and produce results that accomplish the goals of the Executive department.

ESSENTIAL DUTIES AND RESPONSIBILITIES

The below statements are intended to describe the general nature and scope of work being performed by this position. This is not a complete listing of all responsibilities, duties and/or skills required. Other duties may be assigned.

Organizational Leadership

- Along with the Boards of Commissioners, the CEO establishes the Agency's vision, mission and annual goals and objectives; formulates and executes transformational strategies that continuously improves the organization; directs resources and implements measures to track the success against the stated vision, mission and goals; leads and facilitates cooperation and interdependence among departments to ensure that staff is cognizant of and connected to the organization's mission, vision and goals; ensures annual goals are achieved or exceeded and results are communicated to the Boards and other stakeholders.
- Leads all policy, administrative and management decisions concerning the daily operations of the organization; works closely with the Executive Leadership Team to oversee the programs and activities of all FH staff, including financial management, program management, real estate development, asset management and compliance functions; responsible for creating a financially sustainable organization that is compliant with all legal and procedural requirements; ensures that current housing programs are managed at the highest quality, meeting or exceeding the requirements of various stakeholders.
- Develops leaders and talent pipeline; supervises, monitors, coaches and evaluates all subordinate employees on a regular basis; ensures that staff understands and meets or exceeds various measures as expected; provides appropriate training resources for staff members to

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accomplish their objectives; empowers staff to effectively engage with internal and external customers.

- Directs the Agency's service delivery system; designs, implements and sustains exceptional programs that invest in residents/program participants through an array of educational, employment and wellness platforms; develops and expands affordable housing options for low-income residents throughout the city and county to serve organizational and community goals, in collaboration with residents, clients, community partners, local departments, state and federal agencies.
- Institutes and exemplifies the values and principles of the organization; acts as an authentic and accessible leader who exercises personal integrity, stewardship and ethical leadership; sets the tone at the top; demonstrates a commitment to Diversity, Equity and Inclusion; maintains a work environment that attracts, retains and motivates a diverse staff of high-performing individuals.

Board Governance and Support

- Maintains a committed, engaged, and community-based Board of Commissioners; ensures that commissioners have access to the education, resources and training necessary to fulfill their role as effective board members; encourages board members to engage and advocate for key organizational issues and related topics of interest at the regional, state and/or national-level.
- Acts as secretary of the meetings for the Agency; ensures compliance with all federal, state and local laws regarding public and non-profit board management and governance; ensures that all contracts and legal instruments are executed appropriately, as directed by resolution of the Board; completes all other duties as required by the office of Secretary-Treasurer.
- Maintains appropriate, regular and timely communication with the Boards and its Chairs; cultivates strong, productive working relationships with each Board member; provides the information, tools and resources to assist the Boards in their role of developing and adopting policy, setting short- and long-term strategic plans and goals, implementing new legislative requirements, and navigating complex housing and social issues.

Community Leadership, Outreach and Advocacy

- Provides public relations and conducts community relations activities to promote the Agency's mission and goals; ensures that the Agency maintains a positive reputation in the community and that the community is aware of Agency's services; responds accurately and promptly to media inquiries; maintains a positive relationship with the media.
- Ensures the mechanisms are in place to respect and respond to the needs of residents, neighbors and the larger Fresno community; exhibits flexibility in ability to respond to changing community needs.
- Collaborates with others to strengthen the organization's ability to address the needs and challenges of the Fresno community; serves on community boards and builds partnerships with community groups, service providers, and other public agencies; attends and participates in professional groups and meetings; stays abreast of new trends and innovations in the field of public housing, management, and public administration.
- Establishes and maintains cooperative working relationships with local government leadership, resident groups, the education and health sectors, and area non-profits that may be helpful in accomplishing the public mission of the Agency and addressing quality of life issues of residents/participants.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each competency satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or

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ability required. Reasonable accommodations may be made to enable individuals with disabilities to perform the job competencies.

Job Competencies

Knowledge of:

- Key policies, procedures, functions and staff in the organization;
- The challenges and needs of low-income populations and communities;
- Various housing programs, policies and guidelines, including Federal, state and local laws, codes and regulations;
- Real estate development and financing principals using private and public funding sources, tax credits, tax-exempt bonds, private placement financing and qualified small issues;
- Personnel management principles and techniques that promote diversity, equity and inclusion;
- Complex financial management principals and tools, including budgeting formation and control, financial forecasting, revenue generation methods and regulations concerning federal and state funding sources.

Ability to:

- Exercise initiative and sound judgment in analyzing situations, and to make decisions in a timely manner;
- Work effectively and provide leadership to agency staff and third-parties;
- Develop positive, cooperative and supportive relationships with other housing and related agencies at the federal, state and local levels, and unite diverse interests toward supporting affordable housing and related programs;
- Establish and maintain effective relationships with the Boards of Commissioners, government officials, employees, developers, landlords, media partners, Agency clients and the general public; and
- Communicate the Agency program goals and objectives to individuals, community groups, business, elected officials and governmental agencies.

Education and/or Experience

Bachelor's Degree in public administration, business administration, finance, urban studies, social science or related field is required. Master's Degree preferred. Ten years of work experience in the management of complex, large housing authority, non-profit or affordable housing provider is required, including seven years in an Executive Leadership role. An equivalent combination of education and experience may be considered.

Language Skills

Ability to analyze and interpret general business periodicals, professional journals, technical procedures, or governmental regulations. Ability to write reports, business correspondence, and procedure manuals. Ability to effectively present information and respond to questions from groups of managers, clients, customers, and the general public.

Reasoning Ability

Ability to solve practical problems and deal with a variety of concrete variables in situations where only limited standardization exists. Ability to interpret a variety of instructions furnished in written, oral, diagram, or schedule form.

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Computer Skills
To perform this job successfully, an individual should have strong computer skills (MS Word, MS Excel, social media, EMS and various other computer programs).

Certificates, Licenses, Registrations
Possession of a valid California driver's license and the ability to be insurable under the Agency's automobile insurance plan at the standard rate.

BEHAVIORAL COMPETENCIES
To perform the job successfully, an individual should demonstrate the following competencies:

Strategic Capability and Leadership: Provides mission, sets direction, and inspires others to deliver on the organizational mandate. Decisions are based on ethical and socially responsible principles. Demonstrates accountability by advocating for what is right even in the face of opposition. Motivates using effective and innovative approaches to communication.
Program and Project Management: Ability to plan, manage, and evaluate specific activities to deliver the desired outputs.
Performance Management and Talent Development: Directs the activities and development of team, while respecting their individuality and the benefit of diverse ideas and approaches.
Problem Solving and Analysis (Resource Allocation and Analysis): Ability to systematically identify, analyze, and resolve existing and anticipated problems to reach optimum solutions in a timely manner.
Job Knowledge: Exhibits requisite knowledge, skills, and abilities to perform the position effectively. Demonstrates knowledge of policies, procedures, goals, objectives, operational entities, requirements, and activities as they apply to the assigned organizational entity of the Authority; uses appropriate judgment & decision making in accordance with level of responsibility.
Client Services and Teamwork: Provides timely, courteous, and quality service to an individual whether internal or external by anticipating individual needs, following through on commitments, and ensuring that our clients have been heard. Actively and collaboratively participates, despite personal differences, towards a common goal. Employee is open to new ideas and/or approaches. Employee is aware of changes that impact internal and external customers and effectively communicates the impact when working as a team.
Initiative: Proactively seeks solutions to resolve unexpected challenges. Actively assists others without formal/informal direction. Possesses the capacity to learn and actively seeks developmental feedback. Applies feedback for continued growth by mastering concepts needed to perform work.
Communication: Employee is clear, concise, and organized in all facets of communication to fully transfer understanding. Actively listens and is aware of the audience to adapt message appropriately. Strives to communicate information with appropriate personnel in a timely manner. Exhibits positive, polite, courteous, honest, and conscientious behavior with all internal/external clients. Accepts responsibility for actions and adjusts behavior as appropriate.
Safety & Risk Awareness: Employee is cognizant of his/her environment and any safety hazards and/or risks. Follows all safety-related policies and procedures to ensure the safety of self, others and the Agency. Identifies, communicates, and assists in the correction of any safety or risk concerns where appropriate.
Reliability & Judgment: Employee demonstrates sound reasoning and critical thinking by making decisions in line with established Agency expectations. Performs work in a reliable manner that is both accurate and timely.

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PHYSICAL DEMANDS

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is constantly required to sit, walk, stand and use hands to finger, handle or feel. The employee must be able to accurately exchange information in person, in writing and via e-mail and telephone. The employee is occasionally required to reach with hands and arms, reach above shoulder, climb or balance, stoop, kneel, and crouch. The employee must be able to accurately exchange information in person, in writing and via e-mail and telephone. The employee must regularly lift, push, pull and/or move up to 10 pounds, frequently lift, push, pull and/or move up to 5 pounds, and occasionally lift, push pull and/or move more than 25 pounds. Specific vision abilities required by this job may include close vision, distance vision, color vision, peripheral vision, depth perception, and ability to adjust focus.

WORK ENVIRONMENT

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

Office environment: The noise level in the work environment is usually moderate. May be required to perform construction site visits, which may require the use of safety equipment.

Fresno Housing is committed to creating a diverse, equitable and inclusive work environment, and is proud to be an equal opportunity employer. At Fresno Housing, we have a clear vision to be an employer of choice in our community – a place of work that attracts a diverse mix of talented people to come, to stay and do their best work, make a difference and where our workforce represents the communities we serve. Fresno Housing recruits, employs, trains, compensates, and promotes without regard to race, color, religion, gender, gender identity or expression, sexual orientation, national origin, genetics, disability, age, or veteran status.

Read and Acknowledged:

Employee Signature: _____

Employee Name (Printed): _____

Date Signed: _____

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EXHIBIT "B"

SEVERANCE AGREEMENT

THIS SEVERANCE AGREEMENT AND RELEASE (the "Agreement") is entered into by and between TYRONE RODERICK WILLIAMS ("Employee") and HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO, a public body corporate and politic (the "Housing Authority"). Employee and Housing Authority are sometimes collectively referred to herein as the "Parties" and singularly by their individual names or as a "Party."

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Housing Authority and Employee hereby agree as follows:

1. **Termination.** The Parties agree to terminate their employment relationship effective _____ ___, 202__ ("Termination Date"). Employee acknowledges that he received all of his final wages, including accrued but unused Annual Leave, through the Effective Date of this Agreement. Employee further acknowledges that the Severance Payment in this Agreement constitutes additional consideration beyond which Employee is entitled to receive.

2. **Severance Payment(s).** As full and final settlement of any claims that Employee may have against Housing Authority and Housing Authority's officers, directors, employees, agents and representatives, Housing Authority will pay Employee severance pay equal to one (1) year's salary (the "Severance Payment"). The Severance Payment will be payable, in accordance with Housing Authority's usual payroll cycle, the first installment payment to be made the first payday after the Effective Date of this Agreement. Employee may elect installment payments and designate the number and date of installments by notifying Employee of his election for installment payments. The Severance Payment will be mailed to the last known address for Employee, which is set forth below, unless Employee informs Housing Authority of a different address for mailing purposes.

3. **Mutual Release**. The Parties release and discharge each other, their agents, employees, officers and board members of and from any claims, or causes of action of any nature and for all liabilities and obligations of every kind and character that either now has, or in the future may have, except claims concerning the knowing or voluntary nature of the Age Discrimination Employment Act waiver contained in Paragraph 4, which are related to Employee's employment or termination of employment with Housing Authority.

The Parties acknowledge that this release extends to all claims relating to their employment relationship and termination of employment; including, but not limited to, claims for breach of contract; intentional or negligent infliction of emotional distress; breach of an express or implied covenant of good faith and fair dealing; constructive discharge; unlawful discrimination or harassment; and claims arising under the Fair

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Employment and Housing Act, the Civil Rights Acts of 1866, 1871, 1964, and 1968, the Equal Pay Act, 42 U.S.C. 1982, the Age Discrimination in Employment Act; the Americans With Disabilities Act, the Family and Medical Leave Act, the California Family Rights Act, the Fair Labor Standards Act, and Chapter 1 of Part 1 of Division 2 of the California Labor Code.

4. **Waiver of Age Discrimination in Employment Act Claims**. The Parties intend that the Employee's release contained in this Agreement shall apply to all claims of any kind against Housing Authority by Employee. In order to comply with the Older Workers' Benefits Protection Act (29 U.S.C. § 626(f)) and effectuate the release of any potential claims under the federal Age Discrimination in Employment Act, Employee acknowledges and agrees as follows:

4.1 Employee has carefully read and fully understands all of the provisions of this Agreement;

4.2 By entering into this Agreement, Employee is releasing Housing Authority, and any of its agents, from any and all rights or claims that Employee may have against them, including but not limited to rights or claims that Employee may have under the Age Discrimination in Employment Act of 1967 (29 U.S.C. §§ 621 *et seq.*);

4.3 Employee is entering into this Agreement freely, knowingly, and voluntarily, and Employee intends to be legally bound by this Agreement;

4.4 Employee has had up to 21 days to consider whether to agree to the terms and conditions set forth in this Agreement (Employee acknowledges that if he signs this Agreement within the 21-day period, that he does so voluntarily and without any request, coercion, promises, or threat by Housing Authority);

4.5 Employee has been advised and hereby is advised in writing to consider the terms of this Agreement and consult with an attorney of his choice prior to signing the Agreement; and

4.6 For a seven (7) day period following his execution of this Agreement, Employee may revoke this Agreement by delivering a written revocation to the Chair of the Board of Directors of Housing Authority, and this Agreement shall not become effective or enforceable until the revocation period has expired.

4.7 Employee understands that rights or claims under the Age Discrimination in Employment Act of 1967 (29 U.S.C. §§ 621, *et seq.*) that may arise after the date this Agreement is executed are not waived.

5. **Waiver of Unknown Claims**. The Parties waive the provisions of Section 1542 of the California Civil Code, which reads as follows:

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A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

By entering into this Agreement, the Parties understand that each is waiving all claims, known or unknown, relating to the Employee's employment or termination of employment, or actions or omissions as a director or officer, with Housing Authority.

6. **No Inducement**. Employee warrants and represents that he has not relied on any inducements, promises, or representations made by any party or its representative, or any other person, except for those expressly set forth in this Agreement.

7. **Proprietary Information**. Employee agrees to promptly return all of Housing Authority's property, including, but not limited to financial data, books, diaries, calendars, budgets, or other records whether maintained in written documents or on computer discs; keys, credit cards, or other equipment or property of Housing Authority. Employee acknowledges he has had access to confidential and proprietary information including, but not limited to, financial data, customer lists and methods of operations, which are owned by Housing Authority and cannot be divulged or disseminated to third-parties, including competing businesses. Return of all such property of Housing Authority is a condition of receiving any Severance Payment specified for in this Agreement.

8. **Binding Effect**. This Agreement shall bind and inure to the benefit of all successors, assigns, and heirs of the Parties.

9. **Further Assurances**. The Parties further agree to execute such other instruments or documents or take such further action as the other may reasonably request to carry out the intent of this Agreement and any instruments to be delivered in connection herewith, and to assure to each the full benefit of this Agreement and such instruments.

10. **Entire Agreement**. This Agreement states the entire agreement between the Parties and supersedes any prior agreement, negotiation or understanding. Each Party acknowledges and agrees that neither the other Party, nor its agents, have made any promise, representation or warranty, express or implied, not set forth in this Agreement.

11. **Severability**. If any part of this Agreement is found to be invalid or unenforceable, that part shall be deemed surplusage and the remainder of this Agreement shall be enforced in accordance with its terms.

12. **Modification**. This Agreement may not be altered, amended or modified, except by a writing executed by duly authorized representatives of all Parties. Any modification to the terms of this Agreement, whether material or immaterial, will not restart the running of the 21-day consideration period specified in Paragraph 4.4.

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13. **Construction**. Should any paragraph, clause or provision of this Agreement be construed to be against public policy or determined by a court of competent jurisdiction to be void, invalid or unenforceable, such construction and decision shall affect only those paragraphs, clauses or provisions so construed or interpreted, and shall in no way affect the remaining paragraphs, clauses or provisions of this Agreement, which shall remain in force.

14. **Governing Law and Venue**. This Agreement and the rights and obligations of the Parties hereto shall be governed in all respects, including validity, interpretation and effect, by the laws of the State of California (without giving effect to its choice of law principles). All disputes arising out of this Agreement shall be subject to the exclusive jurisdiction and venue of the California state courts of Fresno County (or, in the case of exclusive federal jurisdiction, the United States District Court for the Eastern District of California (Fresno)) and both Parties consent to the personal and exclusive jurisdiction and venue of these courts.

15. **Counterparts**. This Agreement may be signed by the Parties in different counterparts and the signature pages combined to create a document binding on all Parties.

16. **Effective Date**. This Agreement will become effective after the expiration of the revocation period specified in Paragraph 4 above (that is eight (8) days after Employee signs and delivers a copy of this Agreement to Housing Authority).

"**Employee**"

TYRONE RODERICK WILLIAMS

Signature: _____

Date: _____

"**Housing Authority**"

ON BEHALF OF THE CITY OF FRESNO HOUSING AUTHORITY

_____
Chair

ON BEHALF OF THE COUNTY OF FRESNO HOUSING AUTHORITY

_____
Chair

BOARD MEMO

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Marc' Bady
FROM:	Tyrone Roderick Williams, CEO		
MEETING DATE:	08/25/26	**DEPARTMENT:**	Resident Empowerment
AGENDA ITEM:	9a	**MEMO DATE:**	08/11/26
SUBJECT:	Resident Empowerment Updates - 2027		

Executive Summary

The purpose of this memo is to inform the Boards of Commissioners that staff will be presenting information regarding the Resident Empowerment Department.

Recommendation

No action is necessary. This item is informational only.

Resident Empowerment 2027

Building a resident-led future

FRESNO HOUSING 85 YEARS

Building the next generation of Resident Empowerment

- Resident Empowerment has created valuable opportunities for thousands of residents. As our communities evolve, our approach must evolve as well.
- **Why change now?**
  - Creation of Resident Opportunities
  - Resident Needs
  - Participation
  - Operation and Organizational Sustainability

What is changing?

- **Regional leadership** provides consistent oversight across City and County portfolios.
- **Grant-funded coordinators** continue to support specialized programs until their grants conclude.
- Staff shift from direct program delivery to **strategy, coaching, partnerships, and performance management**.
- Resident Ambassadors expand engagement capacity and strengthen community leadership.

Today's Model	2027 Model
Site Staff	2 "regional" RE staff members
Program specific assignments	One city portfolio lead
Staff deliver most programs	One county portfolio lead
Multiple independent outreach efforts	Resident Ambassadors extend outreach
Heavy reliance on grant-funding staffing	Permanent regional oversight with time-limited grant support

Our Vision for 2027

Residents Leading Stronger Communities

- To create a Resident Empowerment program where residents are active leaders, trusted community ambassadors, and partners in building thriving neighborhoods.
- Shift from delivering programs for residents to creating programs with residents.
- Empower residents to become leaders within their own communities.
- Expand opportunities that develop leadership, workforce readiness, and civic engagement.
- Build stronger relationships between residents, staff, and community partners.
- Create consistent engagement across every Fresno Housing community.
- Foster a culture of belonging, ownership, and shared responsibility.
- Increase opportunities for residents to influence programs and services.
- Align Resident Empowerment with Fresno Housing's long-term strategic priorities.3. Design Principles

New opportunity for residents to lead

- Recruiting approximately 30 resident ambassadors
  - One resident per site
- Residents who have pride, love, and care for their communities.
- Residents in *good standing* with lease.
- One year term
- Flexible schedule for Resident needs
- Monthly paid stipend

Leadership

- Lead community initiatives
- Public Speaking
- Teamwork
- Leadership Development

Workforce

- Real-world experience
- Resume Development
- Career Readiness
- Professional References

Community

- Stronger neighborhood connections
- Greater trust
- Sense of belonging
- Voice in programming

Financial

- Monthly Ambassador stipend
- Pathway toward employment
- Leadership Recognition

"Residents become leaders—not simply participants."

Next steps: Hiring Expo

- A cornerstone of the 2027 Resident Empowerment model is investing directly in our residents by creating paid leadership opportunities that build workforce skills while strengthening our communities.
- October Hiring expo

Questions?
Comments?

BOARD MEMO

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Marc' Bady
FROM:	Tyrone Roderick Williams, CEO		Chief Impact Officer
MEETING DATE:	08/25/2026	**DEPARTMENT:**	Agency wide
AGENDA ITEM:	9b	**MEMO DATE:**	08/13/2026
SUBJECT:	Agency Plan Update		

Executive Summary

The purpose of this memo is to provide the Boards of Commissioners with an update to the Agency Plan since it's been posted for public comment. As reported to the Board previously, the Agency commenced the 45-day public comment period for the 2027 Agency Plan on July 27, 2026. The comment period will close on September 10, 2026. The Agency Plans are available on our website for review at http://fresnohousing.org/plans-policies.

Public comments are welcomed via mail, email, online and by phone. The direct email address, phone number, mailing and website addresses have been made available to all FH residents by email, public notice, and also available on our website.

Property Management Division (PMD) held the Low-Income Public Housing (LIPH) RAB meeting on August 05, 2026; 33 RAB members were in attendance.

The Housing Choice Voucher (HCV) Resident Advisory Board (RAB) meeting was held on August 6, 2026; 14 RAB members were in attendance.

The next RAB meetings will be held accordingly:

- Public Housing RAB meeting will be held September 2, 2026, at 5:30 p.m.
- HCV RAB meeting will be held on September 3, 2026, at 5:30 p.m.

All Public Housing meetings will be held using a hybrid method via Zoom, in-person and streamed from Fresno housing property locations.

All HCV meetings will be held in-person at Parc Grove Commons.

During this meeting, the RAB members received a thorough explanation of what each of the Plans entail, in addition to the Proposed Summary of Changes for the Administrative Plan and the Admissions and Continued Occupancy Policy (ACOP) as presented to the public and the Boards in July. During the meeting, the process and role of the RAB was discussed along with an opportunity to comment or question FH's Agency Plans that are on display for public comment. Members were advised of the timeline and process for submitting comments.

As mentioned above, the Agency has multiple methods to receive comments. Thus far all comments and questions have been received through our website and at the August 5th and 6th RAB meetings. The RAB meeting minutes are attached.

Staff re-directs residents to the appropriate department when matters unrelated to public comment arise.

Please follow this link to view the draft Plans: http://fresnohousing.org/plans-policies.

Attachment:

- Public Housing Program - Resident Advisory Board Meeting Minutes
- Housing Choice Voucher Program – Resident Advisory Board Meeting Minutes

Recommendation

Informational only. No action is necessary.

Fiscal Impact

No financial impact.

Resident Advisory Board (RAB) Meeting Minutes

Public Housing- Participant Meeting Minutes

Date: August 5, 2026

Time: Meeting commenced at approximately 5:44 PM

Location: 1260 Fulton Street, Second Floor, Mosaic Room

And Via Zoom at Cueva de Oso, Corazon del Valle, Rio Terraces, Granada Commons, Sequoia Courts and Fairview Heights Terrace

Staff Present

- Stephanie Moreira —Compliance Manager (presiding)
- Tracy Navarro — Assistant Director, Property Management
- Nicole Martinez — Compliance Analyst
- Elizabeth Lopez-Sierra- Property Specialist II, Host Fairview Heights Terrace
- David Price- Property Specialist II, Host Sequoia Courts
- Josefina Valenzuela- Property Specialist II, Host Rios Villas
- Bertha Valenzuela- Regional Manager, Host Corazon Del Valle
- Jennifer Rivas- Property Specialist II, Host Cueva De Oso
- Nora Barrera- Property Specialist II, Host Granada Commons

Interpreters

- Paola- Spanish
- Casey - Hmong

Welcome and Introductions

Fresno Housing staff welcomed participants and introduced staff in attendance, including representatives from Orchid Interpreting and Real Estate Development.

Staff explained that the purpose of the meeting was to provide residents with information regarding the Admissions and Continued Occupancy Policy and upcoming program and policy changes. Residents were encouraged to ask questions and provide feedback throughout the meeting.

Admissions and Occupancy Policy (ACOP)

1. Proposed Significant Changes:

   N/A

2. Proposed Changes Recommended by the staff of Fresno Housing:

a. Housing Authority Overview & Mission - Updated Fresno Housing's vision statement to align with our current strategic plan.

b. Absent Student- Added definition of absent student to this section.

c. Management Approval of Pet- Updated the pet approval requirements to clarify that residents must obtain written FH approval before bringing a pet onto the property. Simplified and reorganized the pet registration, annual renewal, and pet identification requirements for clarity and consistency.

d. Assistance Animals and Pet-Related charges and damages for all developments- Removed the pet deposit requirements and related procedures to comply with applicable California security deposit laws. Updated the policy to clarify that residents are responsible for the actual and reasonable costs of repairing assistance animals and pet-related damages in accordance with the lease, HUD requirements, and applicable law.

There were no public comments in person or via zoom

3. Required Changes:

a. Overview English Proficiency- Updated to reflect guidance issued by the Office of the Attorney General regarding the implementation of Executive Order 14224, which designates English as the official language of the United States and provides federal agencies with discretion regarding language assistance services.

b. Oral and Written Communication- Updated this section to clarify that FH's oral and written communications with families are generally conducted in English and to specify the language assistance options available to applicants and participants who need assistance.

c. Citizenship/Eligible Immigration Status-Clarified definitions of U.S Citizen and Nationals, Eligible Noncitizen and Ineligible Noncitizen.

d. Mixed Families- Clarified definition of Mixed family

e. Local Preferences [24 CFR 960.206]- Added the HCV Abatement-Affected Family Preference (2 points). This preference allows Housing Choice Voucher (HCV) families whose HAP contract is ending because the owner failed to make required repairs to receive preference on the Public Housing interest list.

f. Full application process- Updated interview procedures to clarify language requirements and available assistance options for applicants needing communication support.

g. Preference Denial- Clarified preference verification and the process when an applicant is not eligible for a selected preference.

h. Earned Income Disallowance-HOTMA Removed Earned Income Disallowance provisions due to HOTMA eliminating this requirement.

i. Periodic and Determinable Allowances Alimony and Child Support- HOTMA Clarified that only the

amount actually received is counted as income, not the amount the family may be entitled to receive, in accordance with Notice PIH 2023-27.

j. State Payments to Allow Individuals with Disabilities to Live at Home- Clarified that state Medicaid or other authorized state agency payments that help a family member with a disability live at home are not counted as income.

k. Civil Rights Settlements- Added a section to clarify that money received from a civil rights settlement or court judgment is not counted as annual income. However, if the family keeps the money as an asset (such as in a bank account), it may be counted as a family asset. Any interest or other income earned from the asset may be included in annual income, and if the family's assets exceed HUD's asset limit, an interim reexamination may be required.

l. Assets, Assets Disposed of for less than Fair Market Value- HOTMA -Clarified when an asset is considered to have been sold or transferred for less than its fair market value, consistent with Notice PIH 2023-27.

m. Types of Assets-HOTMA Clarified that interest or other actual income earned from checking and savings accounts must be counted as annual income, even when the account balance is excluded from net family assets under the HOTMA asset threshold rules.

n. Dependent Deduction-Updated dependent deduction from $480 to $500 adjusted annually by HUD

o. Elderly or Disabled Family Deduction-Updated elderly family or disabled family deduction from $525 to $550 adjusted annually by HUD.

p. Health and Medical Care Expense Deduction. -Updated to clarify disability verification requirements, including limits on requesting medical information and procedures for handling confidential disability-related documentation in accordance with Notice PIH 2010-26.

q. Verification of Income (Alimony or Child support payments)- Updated the verification requirements for alimony and child support income to clarify the acceptable forms of documentation and the order in which verification must be obtained.

r. Verification of Income (Student Financial Assistance) HOTMA- Updated student financial assistance requirements to reflect HOTMA changes, including verification of assistance sources, amounts, and applicable educational costs used to determine countable income.

s. Verification of Allowable Deductions from Income (Health and Medical Care Expense Deduction)- Updated disability verification requirements, including limits on requesting medical information and procedures for handling confidential disability-related documentation in accordance with Notice PIH 2010-26.

t. Verification of Allowable Deductions from Income (Auxiliary Apparatus) Updated auxiliary apparatus expense verification requirements to clarify acceptable documentation methods and required eligibility criteria. Clarified that FH must verify the expense is related to a family member with a disability, enables the family member(s) to work, and is not reimbursed from another source.

u. Reexaminations for families paying flat rents- Added entire section to provide overview, full reexamination of family income and composition, annual update, scheduling and conducting annual

updates.

v. Assistance Animals and Pets- Updated to add the term Assistance Animals throughout section.

w. Repayment Policy- Clarified repayment plan requirements, including the requirement to remain current on monthly rent and limiting repayment amounts to no more than 40% of monthly adjusted income outlined in PIH notice 2018-18.

There were no public comments in person or via zoom

Christina Stokes-Johnson, Director of Real Estate Development, discussed a significant amendment to the Authority's 2026 Annual Plan. The amendment would allow the Authority to utilize its available Faircloth authority to develop new affordable rental housing units through the U.S. Department of Housing and Urban Development (HUD) Restore-Rebuild Program, formerly known as Faircloth to RAD.

Under the proposed Mixed-Finance Development Plan (MFDP), the Authority intends to construct and/or rehabilitate affordable housing units at several locations. The initiative is intended to expand the availability of affordable rental housing while utilizing federal resources available to the Authority.

There were no public comments in person or via zoom

Stephanie Moreira, Fresno Housing compliance manager, offered ways to respond or offer comment, in addition to attending a public meeting.

The next and final Resident Advisory Board Meeting of 2026 is on September 2nd at 5:30 PM. The locations will be provided via email.

Meeting Conclusion: Staff thanked residents for attending and formally concluded the RAB meeting at approximately 7:09pm.

Resident Advisory Board (RAB) Meeting Minutes

Housing Choice Voucher Program — Participant Meeting Minutes

Date: August 6, 2026

Time: Meeting commenced at approximately 5:30 PM

Location: In person; Parc Grove Commons

Meeting Type: Housing Choice Voucher (HCV) Administrative Plan / Annual Update Briefing for Program Participants

Staff Present

- Yolanda Keiser — Program Manager, Compliance (presiding)
- Melissa — Senior Analyst
- Lesley — Family Self-Sufficiency (FSS) Coordinator
- Corey — Quality Assurance (QA) Coordinator
- Rafael — Compliance Team
- Florinda – Compliance Team

Attendees

Housing Choice Voucher program participants (attendance not separately recorded).

Welcome and Introductions

Fresno Housing staff welcomed participants and introduced staff in attendance, including representatives from Housing Choice Voucher compliance/quality assurance, Family Self-Sufficiency (FSS), and other HCV program areas.

Staff explained that the purpose of the meeting was to provide participants with information regarding the Housing Choice Voucher Administrative Plan, upcoming program and policy changes, and implementation of the Housing Opportunity Through Modernization Act (HOTMA). Participants were encouraged to ask questions and provide feedback throughout the meeting.

Housing Choice Voucher Administrative Plan

Staff provided an overview of the Administrative Plan and explained that it serves as the primary policy document governing administration of the Housing Choice Voucher program. The plan incorporates both HUD requirements and Fresno Housing's local discretionary policies and addresses participant, owner, and Fresno Housing responsibilities.

Participants were shown where the Administrative Plan is available online. Staff explained the distinction between Fresno Housing's agency-wide Annual Plan, the Admissions and Continued Occupancy Policy applicable to Public Housing, and the Administrative Plan applicable to Housing Choice Voucher participants.

Staff acknowledged that the Administrative Plan is lengthy and advised that improvements were being made to the online materials, including easier access to the table of contents. Participants were encouraged to become familiar with the applicable chapters and to use the plan as a resource when they have questions regarding program requirements or Fresno Housing policies.

Staff also explained that the Administrative Plan identifies both mandatory HUD requirements and areas in which Fresno Housing has discretion to establish local policy. Participants were encouraged to identify discretionary policies they would like Fresno Housing to discuss or reconsider and to submit questions in advance so staff can research available options before future meetings.

HOTMA Implementation

Staff provided background regarding the Housing Opportunity Through Modernization Act (HOTMA), explaining that implementation has been delayed several times and that the current final implementation deadline is January 1, 2027.

Staff explained that HOTMA substantially changes how income, assets, and subsidy are calculated and acknowledged that the rules are complex for both staff and participants. Fresno Housing has been preparing for implementation and training staff and will continue providing participant education regarding the changes.

The presentation focused on HOTMA provisions expected to have the greatest direct impact on participants.

Participant Reporting Requirements

Staff emphasized that the requirement to report household changes within **30 days** remains in effect.

Examples of reportable changes discussed included:

- Starting or ending employment;
- Receiving a raise or working additional hours;
- Losing employment or having work hours reduced;
- Beginning or ending Social Security or other benefits;
- Changes in pension, unemployment, or child support income; and
- Changes in household composition, including someone moving into or out of the assisted household.

Participants were repeatedly encouraged to report a change even when uncertain whether Fresno Housing will ultimately need to process it.

Staff explained that failure to timely report required information may result in a retroactive rent adjustment and repayment obligation. Participants were advised that maintaining documentation showing when a change was reported is important.

Rent Café and Communication with Fresno Housing

Staff strongly encouraged participants to use the Rent Café participant portal. The portal allows participants to review information regarding their household, inspections, tenant rent portion, and Housing Assistance Payments and provides a documented method for submitting changes.

Participants who have difficulty accessing or using the portal were encouraged to contact or visit Fresno Housing for assistance.

Staff also emphasized the importance of maintaining current telephone, email, and mailing information. Fresno Housing is increasingly using electronic communication because of reported problems with participants receiving mailed notices.

Participants were advised that submitting information through the portal or by email provides documentation showing when information was reported.

Processing Time for Reported Changes

A participant asked about the length of time required for staff to process reported changes.

Staff explained that Housing Specialists carry significant caseloads and that processing may generally take approximately 30–45 days depending on workload and circumstances. Participants were encouraged to follow up or contact the office if a significant amount of time has passed without a response.

HOTMA Interim Reexamination – 10% Threshold

Staff discussed one of the significant HOTMA changes affecting interim reexaminations.

Under the new rules, income changes generally must meet a **10% threshold** before an interim reexamination is processed. Staff explained that the threshold applies to both increases and decreases and may be cumulative when multiple changes occur during the year.

Staff also explained that earned-income increases are treated differently under HOTMA and generally will not result in an interim increase in rent solely because a household member begins earning more. An exception may apply when earned income was previously reduced through an interim reexamination and subsequently increases again before the next annual reexamination.

Participants were advised that the rules are considerably more complex than the current interim process and that Fresno Housing will continue providing education as implementation approaches.

Income of Minor Household Members

Participants asked how income earned by teenage household members is treated.

Staff explained that earned income of minor household members is not included in the family's annual income. Discussion also addressed the distinction between earned income and certain benefits received on behalf of a minor.

A participant asked when a household member is no longer considered a minor for these purposes. Staff discussed age 18 as the relevant transition point.

Continued Eligibility When Household Income Increases

A participant asked whether an existing voucher holder could become ineligible simply because household income increased beyond the income limit used for initial program admission.

Staff explained that the income limits applicable at initial eligibility are not an ongoing maximum-income ceiling for an assisted family. Instead, as household income increases, the family's rent contribution generally increases and Fresno Housing's subsidy decreases.

Staff explained that if the Housing Assistance Payment eventually reaches zero, separate rules govern how long the family may remain on the program before assistance terminates.

Meeting Notification and Accessibility of Materials

Participants raised questions about how notice of the meeting had been distributed and whether information regarding the meeting had been posted online.

Staff explained that the meeting was specifically intended for Housing Choice Voucher participants and agreed to review communication regarding meeting notices.

A participant also expressed concern about the difficulty of reviewing lengthy Administrative Plan materials electronically, particularly on a phone.

Annual Reexaminations

Staff confirmed that HOTMA does not eliminate the requirement for annual reexaminations.

Participants were advised that Fresno Housing generally sends an initial notice directing the family to complete the annual reexamination through Rent Café. Participants who cannot complete the process electronically may request a paper packet or obtain assistance from Fresno Housing.

Staff described the follow-up process when an annual reexamination is not completed, including reminders, noncompliance notices, and ultimately proposed termination if the participant continues to fail to provide the required information.

Staff emphasized that termination is a last resort and that participants should contact Fresno Housing if they are experiencing difficulty completing the annual process.

Timing of Annual Reexaminations

A participant expressed concern that the month in which their annual reexamination was initiated had moved progressively earlier over several years, making it difficult to anticipate when documents would be required.

Staff explained that some historical scheduling issues resulted from the significant backlog created during the COVID-19 period. Fresno Housing has since developed a more structured scheduling process.

Staff explained that annual reexamination activity is now tracked well in advance, generally beginning approximately **120 days before the effective date,** to provide sufficient time for participants to submit documents, staff to process the reexamination, and required rent-change notices to be issued.

Staff indicated that annual reexaminations should not continue shifting significantly from year to year under the current scheduling process.

Annual Reexamination Documentation

Staff reviewed examples of documentation generally required for annual reexaminations, including:

- Current consecutive pay stubs for employed household members;
- Verification of child support, when applicable;
- Bank statements, including all pages;
- Documentation needed to resolve discrepancies in Social Security or other income information; and
- Documentation associated with household composition changes.

Staff explained that Fresno Housing has access to certain federal income information and therefore may not require participants to provide documents that can already be independently verified unless there is a discrepancy.

Adding Household Members

Staff reminded participants that Fresno Housing approval is required before adding an adult household member to the assisted household.

Participants were advised that owner/management approval may also be required. Fresno Housing may request documentation showing that the owner has approved the additional household member.

Participants also discussed guest policies and how long an individual may remain in the assisted unit. Staff explained that lease provisions may vary by property and should be reviewed in conjunction with program requirements.

Participant Discussion Regarding Rent Increases

A participant raised concerns regarding owner-requested rent increases for Housing Choice Voucher participants and referenced Section 11.9 of Fresno Housing's Administrative Plan. The participant questioned whether tenants are required to agree to rent increases and expressed concern regarding the frequency and amount of increases experienced by voucher holders.

Staff explained that owner-requested rent increases are reviewed by Fresno Housing before approval and must comply with applicable requirements. Staff also explained that Fresno Housing evaluates the requested rent and applicable limitations before determining whether an increase can be approved.

Another participant shared an experience in which an owner requested a rent increase and Fresno Housing negotiated the requested amount.

The discussion included differing interpretations regarding the requirements applicable to rent increases. Staff encouraged participants to consult the Administrative Plan and obtain clarification from Fresno Housing regarding their individual circumstances.

HOTMA – Asset Changes

Staff continued the HOTMA presentation with a discussion of changes affecting family assets.

Staff explained that HOTMA establishes an asset limitation applicable to new program applicants. The discussion included examples of assets that may be considered, such as real property and certain forms of life insurance.

Staff distinguished the asset limitation applicable to new applicants from the rules applicable to current participants and explained that Fresno Housing had exercised available discretion regarding application of certain asset restrictions to existing participants.

Staff also discussed the new threshold under which participants may self-certify that their assets are below the applicable amount. Participants were advised that HUD requires periodic verification even when self-certification is permitted.

Staff explained that asset rules can be complex and encouraged participants to report assets or changes when uncertain so that Fresno Housing can determine whether and how the asset must be treated.

A participant asked about settlements or similar lump-sum payments. Staff explained that the treatment may depend on the type of settlement and advised participants to report the payment once received so Fresno Housing can determine whether it is countable.

NSPIRE Inspection Standards

Staff provided an update regarding implementation of the National Standards for the Physical Inspection of Real Estate (NSPIRE).

Participants were advised that NSPIRE places greater emphasis on **health and safety conditions** rather than primarily cosmetic conditions. The central consideration is whether the assisted unit provides a safe and habitable living environment.

Staff reiterated that routine inspections are now generally conducted biennially. However, participants remain responsible for tenant-caused damage, and additional inspections may occur when conditions warrant. More inspections may occur, if necessary.

Staff encouraged participants to maintain their units and promptly report health or safety concerns.

Moving With a Housing Choice Voucher

Staff explained that a Housing Choice Voucher may move with the participant, but participants must follow Fresno Housing's move process.

In most circumstances, participants are expected to complete their initial lease term. Exceptions may be considered depending on the circumstances, including situations involving mutual agreements.

Before moving, participants should contact Fresno Housing and complete the required move process. Participants generally must:

- Provide appropriate notice;
- Submit the notice to Fresno Housing;
- Receive a voucher and moving information;
- Locate an eligible new unit; and
- Allow Fresno Housing to complete required review and inspection before assistance begins at the new unit.

Participants generally receive **120 days to locate a new unit** after voucher issuance.

Staff cautioned participants against signing a new lease and moving into a unit before Fresno Housing has approved the move and unit. If a participant moves into a unit before the unit is approved for assistance, the participant may be responsible for the full contract rent until the Housing Assistance Payment contract can begin.

Portability

A participant asked whether a voucher could be used outside California.

Staff explained that portability allows eligible Housing Choice Voucher participants to move outside Fresno County and potentially outside California to another jurisdiction administering the Housing Choice Voucher program.

Participants considering portability were instructed to contact Fresno Housing before moving so staff can assist with the required transfer process.

Staff also emphasized that moving out of an assisted unit without notifying Fresno Housing may be considered a skip/noncompliance and could jeopardize assistance.

Move Briefings

Staff discussed an upcoming procedural change intended to make the move process more convenient.

Traditional in-person move briefings are being replaced with an online process. Participants will receive access to a briefing video and instructions and will confirm completion before proceeding with required move documentation.

Staff explained that the change is intended to reduce the need for participants to travel to the Fresno Housing office for routine move briefings.

Actions That Can Put Housing Assistance at Risk

Staff reviewed participant actions or circumstances that may jeopardize continued Housing Choice Voucher assistance, including:

- Serious or repeated lease violations;
- Nonpayment of the participant's required rent portion;
- Damage to the assisted unit;
- Failure to sign required consent, reexamination, or program forms;
- Failure to timely and accurately report required household or income information; and
- Fraud, bribery, or other criminal activity connected to a federal housing program.

Staff again emphasized that participants should report changes even when uncertain whether Fresno Housing will process the change.

Participants experiencing difficulty paying rent because of a change in income were encouraged to contact their Housing Specialist as early as possible rather than waiting until an eviction action occurs.

A participant asked whether Fresno Housing has funding available to pay past-due tenant rent. Staff advised that Fresno Housing did not currently have such rental-assistance funding available through the HCV program. Staff explained, however, that when a participant experiences a qualifying income decrease, Fresno Housing can process the appropriate change so that the participant's rent portion reflects current household income.

Retroactive Adjustments and HAP Processing

Participants asked about the timing of adjustments when processing delays occur.

Staff explained that when an adjustment should have been effective earlier but processing occurs later, the appropriate adjustment may be made retroactively. Staff also explained that Housing Assistance Payments are issued according to established payment cycles, so a retroactive owner payment may be included in a subsequent payment run.

Program Integrity and Accuracy

Staff discussed Fresno Housing's program-integrity responsibilities and explained that participant files and transactions are reviewed for accuracy.

Participants were reminded that unreported changes can result in overpaid housing assistance and repayment obligations. Intentional misrepresentation or fraud may result in termination of assistance in addition to repayment.

Staff distinguished intentional misconduct from an honest mistake. Participants who realize they failed to report something or provided incorrect information were encouraged to notify Fresno Housing promptly.

Staff emphasized that resolving an error voluntarily and promptly is generally easier than addressing the issue after Fresno Housing independently discovers it.

Owner Responsibilities

Staff reviewed several responsibilities of participating property owners.

Owners are responsible for:

- Screening prospective tenants for tenancy;
- Maintaining the assisted unit in accordance with program standards;
- Complying with the lease and Housing Assistance Payment contract;
- Notifying Fresno Housing of applicable eviction actions;
- Reporting changes in ownership; and
- Maintaining the unit and property in safe and habitable condition.

Staff clarified that Fresno Housing determines eligibility for the Housing Choice Voucher program but does not perform the owner's tenant screening function. Owners remain responsible for evaluating rental history and other tenancy-related criteria.

Participants were encouraged to provide Fresno Housing with copies of notices to vacate or other significant tenancy notices even when the owner is also responsible for providing notice.

Utilities, Yard Maintenance and Lease Responsibilities

Participants discussed differences between apartments, duplexes, single-family homes, and other housing types, particularly regarding responsibility for utilities, appliances, and yard maintenance.

Staff explained that many of these responsibilities depend on the terms of the lease. For example, a tenant may be responsible for certain utilities or yard maintenance when the lease assigns those responsibilities to the tenant.

Staff explained that tenant-paid utilities are considered through the applicable utility allowance when Fresno Housing calculates affordability and the participant's housing costs. Participants were also reminded that Fresno Housing's online affordability calculator includes applicable utility information for a prospective unit.

Participant Concern Regarding Owner Charges and Maintenance

A participant described concerns involving an owner who had increased rent and also experienced multiple maintenance issues at the unit, including problems involving appliances.

Staff advised participants to provide Fresno Housing with copies of rent-increase notices and other relevant owner communications. Participants were reminded to pay the tenant rent amount established by Fresno Housing unless and until they receive notice of an approved change.

Staff encouraged participants to retain documentation, including written notices, emails, text messages, and other communications, when disputes arise regarding what an owner has requested or represented.

Staff explained that Fresno Housing cannot control every action taken by a private owner but may be able to assist with program-related requirements and, in some situations, educate owners who are unfamiliar with HCV requirements.

Appliances

Participants asked about owner responsibility for providing and maintaining appliances.

Staff explained that responsibility may depend on the lease and applicable requirements. The discussion also referenced changes in California requirements regarding provision of certain appliances in rental units.

Participants were encouraged to contact Fresno Housing when there is uncertainty regarding whether an appliance or maintenance item is the responsibility of the owner or tenant.

Family Self-Sufficiency (FSS) Program

Staff provided an overview of the Family Self-Sufficiency (FSS) Program.

Participants were advised that FSS is a voluntary program designed to support employment, education, financial stability, and increased self-sufficiency. Participants work with a dedicated case manager and may build an escrow savings account as earned income increases.

Staff explained that FSS may also connect participants to job training, education, and other supportive services. There is no cost to participate, and participation in FSS does not place the family's Housing Choice Voucher assistance at risk.

A participant asked whether enrollment in FSS requires the family to leave the Housing Choice Voucher program after a set period. Staff clarified that the purpose of FSS is to help participants increase self-sufficiency and potentially become financially independent, but enrollment itself does not automatically terminate voucher assistance.

Staff advised that a future RAB meeting would include a more detailed FSS presentation.

Homeownership Program

A participant questioned the history and success of Fresno Housing's Housing Choice Voucher Homeownership Program and expressed concern that relatively few participants had purchased homes through the program.

Staff explained that Fresno Housing's current Homeownership Program was newly implemented and officially launched in **January 2024.**

Staff noted that Fresno Housing had not been operating the current HCV Homeownership Program for possibly decades referenced by the participant and explained that the agency had researched the federal requirements before developing the current program.

Staff reported that four participants had successfully moved into homeownership through the program since implementation.

Participants were advised that the program contains eligibility and program requirements and that additional education would be provided. Staff indicated that a future RAB meeting would include a more detailed Homeownership Program presentation.

Countywide Payment Standard Change

Staff announced a significant upcoming change to Fresno Housing's Housing Choice Voucher payment standards.

Effective **August 15, 2026,** Fresno Housing will move from ZIP-code-based payment standards to **one payment standard schedule for Fresno County.**

Staff explained that participants using Fresno Housing's online affordability calculator should use the updated countywide payment standard calculator for prospective units after implementation.

Participants may still move throughout Fresno County, but the same payment standard schedule will apply countywide rather than separate ZIP-code payment standards.

When the New Payment Standard Will Apply

Staff explained that the new payment standard may apply when:

- A participant moves to a new assisted unit;
- The family's voucher size changes;
- A new participant is admitted to the program; or
- A new HAP contract is executed after the effective date.

For current participants who remain in the same unit and have no change in voucher size, staff explained that the lower payment standard would not immediately replace the existing payment standard.

Staff advised that current participants affected by a reduction would generally retain the existing payment standard until the applicable later annual reexamination, described during the meeting as a **two-year transition period,** unless another event such as a move or voucher-size change causes the new payment standard to apply earlier.

Participant Concerns Regarding Higher-Cost Areas

Several participants expressed concern that eliminating the ZIP-code payment standards could make it more difficult for voucher holders to remain in or move to higher-cost areas, including Clovis.

One participant questioned how the new payment standards would interact with affordable housing being developed in higher-cost areas.

Another participant expressed concern that higher payment standards can also affect the rental market by encouraging owners to increase rents, while lower payment standards may restrict participant mobility.

Staff acknowledged that these concerns reflect different impacts of payment-standard policy and explained that Fresno Housing considered program-wide funding and the ability to serve additional families when determining the change.

Staff explained that payment standards are established within HUD-authorized ranges and are reviewed periodically based on applicable market and program information.

Payment Standard Is Not the Contract Rent

Staff emphasized that the payment standard is **not the same as the contract rent for a unit.**

The payment standard is used in calculating the amount of housing assistance Fresno Housing may pay on behalf of a family. The actual affordability of a particular unit depends on multiple factors, including household income, voucher size, contract rent, applicable utility allowance, and other factors used in the affordability calculation.

Staff encouraged participants to use Fresno Housing's online affordability calculator before committing to a prospective unit.

Participants were also advised that staff can review an individual family's circumstances and explain how the calculation applies to a particular unit.

Participant Concern Regarding Future Affordability

Participants expressed concern about what would happen if, after the transition period, the payment standard decreased while the rent for their current unit remained high.

Staff advised that participants who may be materially affected will receive advance notice so they can understand the potential impact and prepare.

During the discussion, staff indicated that participants affected by the future reduction would be notified well in advance, including discussion of approximately **12 months' advance notice** in applicable cases.

Staff also noted that payment standards are reviewed over time and may change again before the transition period ends.

Moving to a Larger or More Expensive Unit

A participant asked how Fresno Housing evaluates affordability when a family needs to move to a larger unit but household income has not increased.

Staff explained that affordability is determined individually based on the household's income, voucher size, requested contract rent, utilities, and other applicable factors.

Participants were encouraged to meet with staff when considering a move so Fresno Housing can explain the calculation for the specific household and unit.

A participant described wanting to move closer to family in Clovis but expressed concern about the higher cost of housing in that area. Staff reiterated that the payment standard establishes the maximum subsidy calculation and does not establish the rent an owner must charge.

Source-of-Income / Voucher Acceptance Discussion

Participants discussed circumstances in which property owners state that they do not accept Section 8 or Housing Choice Vouchers.

Staff explained that owners generally cannot simply refuse an otherwise qualified applicant solely because the applicant uses a Housing Choice Voucher, subject to applicable law and circumstances.

The discussion also distinguished between tenant-based Housing Choice Vouchers and properties that may already have other forms of housing subsidy, including project-based assistance.

Staff encouraged participants who believe an owner is improperly refusing voucher assistance to contact Fresno Housing for guidance.

Final Participant Reminders

Before concluding the meeting, staff reviewed several key participant responsibilities:

- Report required changes within 30 days;
- Respond to Fresno Housing letters and information requests by the stated deadline;
- Keep mailing address, telephone number, and email information current;
- Use Rent Café and other available electronic communication whenever possible;
- Contact the Housing Specialist or Fresno Housing office when uncertain about a program requirement; and
- Ask questions before taking an action that may affect eligibility or assistance.

Participants were encouraged to submit questions or suggested topics in advance of future RAB meetings so staff can research and address them.

Future Meetings

Staff advised that the date and time of the next RAB meeting would be distributed by email.

Future meeting topics discussed included more detailed information regarding:

- Family Self-Sufficiency;

- Housing Choice Voucher Homeownership;
- Administrative Plan discretionary policies; and
- Additional participant questions submitted in advance.

Meeting Conclusion. Staff thanked participants for attending and formally concluded the RAB meeting.

Minutes prepared from an automated transcription of the meeting recording and condensed for clarity; not a verbatim transcript.

2027 Agency Plan Update

August 25, 2026

Boards of Commissioners Meeting

FRESNO VIBRANT COMMUNITIES
QUALITY HOUSING HOUSING ENGAGED RESIDENTS

Presentation Overview

- Timeline
- Resident Advisory Board (RAB) & Public Comment Update
- Public Comment Period
- Questions

General Agency Plan Overv

- The Agency Plan informs HUD and the public of PHA policies, operations, funding, asset management, and program activities in place or planned for meeting local housing needs and goals.
- **PHA (Annual) Plan**: a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals.
    - *PHA Content: New Activities (Development); Progress report on Mission & Goals as described in the 5-Year Plan; Other Documentation and Certifications*
    - *PHA Steps: Obtaining resident and public involvement*
    - *Consistency with Consolidated Plan*
- **Administrative Plan** is specific to the regulatory and discretionary policies governing the administration of the HCV program.
- **Admissions & Continued Occupancy Policy (ACOP)** is specific to the regulatory and discretionary policies, governing the administration of the LIPH program.

Timeline

- Jun. 23, 2026 — Board Meeting - Provide Commissioners with Timeline
- Jul. 21, 2026 — Board Meeting - Provide Commissioners with 2027 Agency Plan Drafts
- Jul. 27, 2026 — Notify the Public of Public Hearing(s); Post 2027 Agency Plan Draft documents on website for public inspection
- Jul. 27, 2026 — Public Comment Period Opens
- Aug. 5, 2026 — Resident Advisory Board Meeting for Public Housing
- Aug. 6, 2026 — Resident Advisory Board Meeting for Housing Choice Voucher Program
- *Aug. 25, 2026* — *Public Hearing/Board Meeting - Update Commissioners on Public Comments*
- Sept. 2, 2026 — Resident Advisory Board Meeting for Public Housing
- Sept. 3, 2026 — Resident Advisory Board Meetings for Housing Choice Voucher Programs
- Sept. 10, 2026 — Public Comment Period Ends
- Sept. 22, 2026 — Public Hearing/Board Adoption
- Oct. 5, 2026 — Submit 2027 Agency Plan to HUD

Resident Advisory Board Meeting Updates

FRESNO HOUSING

Resident Advisory Board (R

Completed Resident Advisory Board (RAB) Meetings:

- August 5th Public Housing Meeting:
  - 33 residents were present
- August 6th Housing Choice Voucher Meeting:
  - 14 participants were present

Upcoming Resident Advisory Board (RAB) Meetings:

- September 2nd 2026 @ 5:30pm, 1260 Fulton Street (2nd Floor) Public Housing Meeting
- September 3rd 2026 @ 5:30pm, Park Grove Commons, Housing Choice Voucher Meeting:

All public housing meetings are held using a hybrid method via zoom, in-person and streamed from property locations. HCV meetings are held in person

Public Comment Informatio

In Person

Email

- agencyplans@fresnohousing.org

Phone

- 559-441-2369

Website

- http://Fresnohousing.org/plans-policies

Questions?

FRESNO HOUSING

BOARD MEMO

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Christina Stokes-Johnson
FROM:	Tyrone Roderick Williams, CEO		Director
MEETING DATE:	8/25/2026	**DEPARTMENT:**	Real Estate Development
AGENDA ITEM:	9c	**MEMO DATE:**	8/19/2026
SUBJECT:	Real Estate Development Update		

Executive Summary

Staff will provide an overview of real estate development activities.

Recommendation

None at this time.

Real Estate Development Update

August 25, 2026

FRESNO HOUSING 85 YEARS

Agenda:

- Restore-Rebuild Update
- Oak Park Senior Villas Apartments

Restore-Rebuild Update

- Staff submitted verification of LIHTC application for Victory Village and Mixed-Finance Development Proposals by the HUD deadline of August 13, 2026 for the following:
  - The Roos @ Fulton Forum
  - Fulton Forum Phases II, III & IV
  - Herndon/Hayes
  - Summer Hill Place
  - The Courtyards at Whitesbridge (Kerman)
- Significant Amendment to Agency Annual Plans presented for Board Approval

Oak Park Senior Villas Apartments

- Located at 2597 S. Richelle Ave., Fresno, CA 93725
- Currently owned and operated by OPS Villas, LP (Conway Acquisition Family II, LP SLP)
- 64 affordable units, plus 1 manager's unit
- HACF currently negotiating a Purchase and Sale Agreement
  - Price is assumption of existing debt of ~$7.6 million

Oak Park Senior Villas Aerial

FRESNO HOUSING

Oak Park Senior Villas

Oak Park Tentative Deal Points

- **Purchase Price:** $0 plus assumption of existing debt ($7.6M)
- **Property Value:** ~ $4,000,000
- **Ownership:** HACF/Silvercrest to form new Limited Partnership to buy the property
- **Existing Debt:** Payoff ~$1.35M debt, assume City loans of ~$6.2M
  - Bond debt has been redeemed, due in **full 9/1/2026**
- **Next Steps:**
  - Work with Owner to complete necessary underwriting and due diligence
  - Work with the City to restructure the debt
    - *Request to reduce outstanding debt to $2.6M, continue to be subordinate, residual receipts*
  - HRFC loan to payoff the bond by 9/1/2026; then work to refinance with bank
    - *Owner collateral to repay if FH doesn't purchase*
  - *Staff Recommends Entering Into PSA to Begin Due Diligence, HRFC interim loan to project*

Questions?

BOARD MEMO

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Christina Stokes-Johnson
FROM:	Tyrone Roderick Williams, CEO		Director
MEETING DATE:	08/25/2026	**DEPARTMENT:**	Real Estate Development
AGENDA ITEM:	10a	**MEMO DATE:**	08/18/2026
SUBJECT:	Consideration of Approval of Significant Amendments to the 2026 Agency Annual Plans and 2025-29 Five-Year Plans for CA006 and CA028		

Executive Summary

The purpose of this item is to request approval of Significant Amendments to the 2026 Agency Annual Plans and related amendments to the 2025-29 Five-Year Plans for the Housing Authority of the City of Fresno (CA006) and the Housing Authority of Fresno County (CA028).

Both CA006 and CA028 are designated High Performer PHAs for 2026 and therefore utilize HUD's streamlined High Performer Annual Plan format. The proposed 2026 Annual Plan Significant Amendments primarily update Section B.2 – New Activities to incorporate additional affordable housing development and redevelopment activities, including projects proposed under HUD's Restore-Rebuild Program (formerly Faircloth-to-RAD), as well as related Rental Assistance Demonstration (RAD), Project-Based Rental Assistance (PBRA), Project-Based Voucher (PBV), rehabilitation, acquisition, replacement housing, and new construction activities.

The proposed 2025-29 Five-Year Plan amendments establish the Agencies' definition of what constitutes a "substantial change" to the Agency Plan, as required by HUD.

Recommendation

It is recommended that the Boards of Commissioners:

1. Approve the proposed Significant Amendments to the 2026 Agency Annual Plans and related amendments to the 2025-29 Five-Year Plans for CA006 and CA028, after consideration of all comments received during the public participation process, including the public hearing conducted earlier in this meeting; and
2. Authorize the Chief Executive Officer, Tyrone Roderick Williams, Deputy Executive Director, Michael Duarte, and/or their designee to execute the required HUD certifications and submit the approved Annual Plan and Five-Year Plan amendments and supporting documentation to HUD through the Public Housing Portal.

Fiscal Impact

There is no direct fiscal impact associated with approval of these amendments. The amendments establish and update the Agencies' planning documents to support current and future affordable housing development and redevelopment activities and maintain consistency with HUD requirements.

Background Information

In April 2026, the Boards of Commissioners authorized staff to pursue applications under HUD's Restore-Rebuild Program utilizing the Agencies' available Faircloth authority. Staff subsequently prepared Significant Amendments to the 2026 Agency Annual Plans to incorporate the proposed Restore-Rebuild activities and related affordable housing development and redevelopment projects.

In July 2026, the Boards of Commissioners also approved submission of Mixed-Finance Development Proposals (MFDPs) for the proposed Restore-Rebuild developments, with the exception of Victory Village, for which an application had been submitted under the Low-Income Housing Tax Credit program to satisfy the applicable Restore-Rebuild requirements. The required MFDPs were submitted to HUD by the August 13, 2026 deadline.

During preparation of the Annual Plan amendments, staff also identified the need to amend the Agencies' Five-Year Plans to establish the required definition of what constitutes a "substantial change" to the Agency Plan. The proposed amendment identifies the types of changes that would require the Agency to conduct the applicable public participation process, including consultation with the Resident Advisory Board, public notification, and a public comment period. The amendment also provides an exception for changes adopted solely to reflect changes in HUD regulatory requirements.

Public Participation

The proposed amendments were made available for public review and comment for 45 days, from July 6, 2026, through August 20, 2026. The public notice identified the proposed changes to both the 2026 Annual Plans and the 2025-29 Five-Year Plans.

The Resident Advisory Board reviewed the proposed amendments at its August 5, 2026 meeting. No comments were received from the Resident Advisory Board.

One written public comment was received during the public comment period. The comment identified that Attachment 1D, which identifies the proposed Restore-Rebuild projects, had inadvertently been omitted from the City (CA006) Annual Plan amendment. Staff reviewed the comment, confirmed the omission, and added Attachment 1D to the City Annual Plan amendment prior to Board consideration. The proposed Restore-Rebuild projects were already identified elsewhere in the amendment; therefore, the correction did not alter the scope or substance of the proposed amendment.

A public hearing on the proposed amendments is being conducted as the first public item on the August 25, 2026 Board meeting agenda. Comments received during the public hearing will be entered into the public record and considered by the Boards prior to action on the proposed amendments later in the meeting.

HUD Submission

Following Board approval, staff will finalize the 2026 Annual Plan and 2025-29 Five-Year Plan amendments and submit the approved plans, Board resolutions, applicable HUD certifications, public participation documentation, and other required supporting materials through HUD's Public Housing Portal.

For High Performer PHAs, the Annual Plan is submitted using HUD-50075-HP. The Five-Year Plan is submitted using HUD-50075-5Y. The applicable compliance certification is HUD-50077-ST-HCV-HP,

along with other certifications and supporting documentation required by HUD. HUD's current 2026 Portal process provides for electronic submission of these materials and includes a separate Board Resolution module.

Attachments

1. CA006 – 2026 Annual Plan Significant Amendment
2. CA006 – 2025-29 Five-Year Plan Amendment
3. CA028 – 2026 Annual Plan Significant Amendment
4. CA028 – 2025-29 Five-Year Plan Amendment
5. Public Notice
6. Public Comment and Response Summary/Resident Advisory Board Documentation
7. Resolution – CA006
8. Resolution – CA028

RESOLUTION

FRESNO HOUSING 85 YEARS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

RESOLUTION APPROVING SIGNIFICANT AMENDMENTS TO THE 2026 AGENCY ANNUAL PLAN AND AMENDMENTS TO THE 2025-29 FIVE-YEAR PLAN FOR THE HOUSING AUTHORITY OF THE CITY OF FRESNO (CA006)

WHEREAS, the Housing Authority of the City of Fresno, California (“Authority” or “CA006”) is required by the U.S. Department of Housing and Urban Development (“HUD”) to maintain and periodically amend its Agency Annual Plan and Five-Year Plan in accordance with applicable federal requirements; and

WHEREAS, in April 2026, the Board of Commissioners authorized the Authority to pursue applications under HUD’s Restore-Rebuild Program (formerly Faircloth-to-RAD) utilizing available Faircloth authority; and

WHEREAS, the Authority has prepared a Significant Amendment to its 2026 Agency Annual Plan to update Section B.2 – New Activities and incorporate additional affordable housing development and redevelopment activities, including proposed Restore-Rebuild and related Rental Assistance Demonstration (RAD), Project-Based Rental Assistance (PBRA), Project-Based Voucher (PBV), rehabilitation, acquisition, replacement housing, and new construction activities; and

WHEREAS, the Authority has also prepared an amendment to its 2025-29 Five-Year Plan to establish the Agency's definition of a "substantial change" to the Agency Plan, including the types of changes that would require the Agency to undertake the applicable public participation process and an exception for changes adopted solely to reflect changes in HUD regulatory requirements; and

WHEREAS, the proposed amendments were made available for public review and comment for a period of 45 days, beginning July 6, 2026, and ending August 20, 2026; and

WHEREAS, the Authority’s Resident Advisory Board was provided an opportunity to review and comment on the proposed amendments at its August 5, 2026 meeting, and no comments were received; and

WHEREAS, one written public comment was received during the public comment period regarding the inadvertent omission of Attachment 1D from the CA006 Annual Plan amendment; and

WHEREAS, the Authority reviewed the comment and incorporated Attachment 1D into the proposed 2026 Annual Plan Significant Amendment prior to consideration by the Board, and the proposed Restore-Rebuild projects identified in Attachment 1D were already identified elsewhere in the amendment; and

RESOLUTION

WHEREAS, a public hearing on the proposed amendments was conducted by the Board of Commissioners on August 25, 2026, prior to consideration of this Resolution, and members of the public were provided an opportunity to comment; and

WHEREAS, the Board has considered the proposed amendments and all comments received during the public participation process, including comments received during the public hearing;

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

1. Approves the Significant Amendment to the Authority's 2026 Agency Annual Plan, including the revised Section B.2 – New Activities and related attachments;

2. Approves the amendment to the Authority's 2025-29 Five-Year Plan establishing the definition of what constitutes a "substantial change" to the Agency Plan, as presented to the Board;

3. Authorizes Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute and submit the applicable HUD certifications, including HUD-50077-ST-HCV-HP, and all other documents and supporting materials necessary to finalize and submit the approved Annual Plan Significant Amendment and Five-Year Plan amendment through HUD's Public Housing Portal; and

4. Authorizes Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to make non-substantive administrative corrections to the approved plans and supporting documents that may be required by HUD for acceptance of the submission, provided such corrections do not materially alter the amendments approved by the Board.

PASSED AND ADOPTED THIS _25TH_ DAY OF _AUGUST_, 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

FRESNO HOUSING 85 YEARS

RESOLUTION NO._____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

RESOLUTION APPROVING SIGNIFICANT AMENDMENTS TO THE 2026 AGENCY ANNUAL PLAN AND AMENDMENTS TO THE 2025-29 FIVE-YEAR PLAN FOR THE HOUSING AUTHORITY OF FRESNO COUNTY (CA028)

WHEREAS, the Housing Authority of Fresno County, California ("Authority" or "CA028") is required by the U.S. Department of Housing and Urban Development ("HUD") to maintain and periodically amend its Agency Annual Plan and Five-Year Plan in accordance with applicable federal requirements; and

WHEREAS, in April 2026, the Board of Commissioners authorized the Authority to pursue applications under HUD's Restore-Rebuild Program (formerly Faircloth-to-RAD) utilizing available Faircloth authority; and

WHEREAS, the Authority has prepared a Significant Amendment to its 2026 Agency Annual Plan to update Section B.2 – New Activities and incorporate additional affordable housing development and redevelopment activities, including proposed Restore-Rebuild and related Rental Assistance Demonstration (RAD), Project-Based Rental Assistance (PBRA), Project-Based Voucher (PBV), rehabilitation, acquisition, replacement housing, and new construction activities; and

WHEREAS, the Authority has also prepared an amendment to its 2025-29 Five-Year Plan to establish the Agency's definition of a "substantial change" to the Agency Plan, including the types of changes that would require the Agency to undertake the applicable public participation process and an exception for changes adopted solely to reflect changes in HUD regulatory requirements; and

WHEREAS, the proposed amendments were made available for public review and comment for a period of 45 days, beginning July 6, 2026, and ending August 20, 2026; and

WHEREAS, the Authority's Resident Advisory Board was provided an opportunity to review and comment on the proposed amendments at its August 5, 2026 meeting, and no comments were received; and

WHEREAS, no substantive public comments were received regarding the proposed amendments during the public comment period; and

WHEREAS, a public hearing on the proposed amendments was conducted by the Board of Commissioners on August 25, 2026, prior to consideration of this Resolution, and members of the public were provided an opportunity to comment; and

RESOLUTION

FRESNO HOUSING 85 YEARS

WHEREAS, the Board has considered the proposed amendments and all comments received during the public participation process, including comments received during the public hearing;

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

1. Approves the Significant Amendment to the Authority's 2026 Agency Annual Plan, including the revised Section B.2 – New Activities and related attachments;

2. Approves the amendment to the Authority's 2025-29 Five-Year Plan establishing the definition of what constitutes a "substantial change" to the Agency Plan, as presented to the Board;

3. Authorizes Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute and submit the applicable HUD certifications, including HUD-50077-ST-HCV-HP, and all other documents and supporting materials necessary to finalize and submit the approved Annual Plan Significant Amendment and Five-Year Plan amendment through HUD's Public Housing Portal; and

4. Authorizes Tyrone Roderick Williams, the Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to make non-substantive administrative corrections to the approved plans and supporting documents that may be required by HUD for acceptance of the submission, provided such corrections do not materially alter the amendments approved by the Board.

PASSED AND ADOPTED THIS _25TH_ DAY OF _AUGUST_, 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

Attachment 2 – New Activities

Hope VI or Choice Neighborhoods

West Fresno Planning

FH was awarded Choice Neighborhoods Planning Grant funds to support working with community partners to create a plan that may include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, and a potential home ownership component. The plan includes the replacement of the existing family housing owned and operated by the Fresno Housing Authority.

Schedule:
06/2019 Planning Activities Began
12/2020 Choice Neighborhoods Planning Awards
12/2022 Planning Activities Complete-Submitted planning outcome
08/2026 Implementation Application

Mixed Finance Modernization or Development

Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers, Project Based Rental Assistance Vouchers and other available public housing or HUD funds to accomplish these goals.

Renaissance at Parc Grove IV

The site is located in Central Fresno adjacent the Veterans Administration. The project consists of 39 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager's unit.

Schedule:
07/2026 Tax Credit Application
03/2027 Construction Start
05/2028 Construction Completion

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Transit Oriented Development Central Fresno

The proposed development is located in the City of Fresno along one of the proposed Bus Rapid Transit (BRT) corridors. FH's vision for the project consists of 40-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
03/2026 Tax Credit Application
12/2027 Construction Start
03/2028 Construction Completion

High Density Downtown Redevelopment Project

FH envisions a high-density downtown project located at the current FH Central Office site. The project could potentially be co-located with planned commercial construction or market rate housing.

Schedule:
03/2026 Tax Credit Application
12/2026 Construction Start
06/2028 Construction Completion

Downtown Redevelopment Project

FH envisions a downtown project located at the corner of Tuolumne and Fulton Street. The concept envisions 60-130 units of housing designated for families, and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing sites.

Schedule:
05/2025 – State Funding Application
02/2026- Tax Credit Application
12/2026- Construction Start
08/2028- Construction Completion

Garland Gardens

The Garland Gardens site consists of approximately 5.1 acres located at 3726 North Pleasant Avenue in Fresno, CA. The project proposes the substantial rehabilitation of 51 existing affordable housing units, consisting of 46 two-bedroom units and 5 three-bedroom units, along with the construction of a new community building. The rehabilitation will serve families and low-income households.

Schedule:
07/2025 Tax Credit Application
06/2026 Construction Start
01/2028 Construction Completion

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The Mosaic @ Broadway

The Mosaic @ Broadway site consists of approximately 0.32 acres located at 1840 Broadway Street in Fresno's Mural District. The project proposes the adaptive reuse of a vacant two-story motel into 25 affordable units, including studios, one-bedroom units, and a manager's unit, serving low-income and workforce residents.

Schedule:
04/2024 - City Funding Application
05/2025 - Construction Start
12/2025 - Construction Completion

Southeast Fresno Mixed-Use Development

FH is seeking to identify a location for a proposed mixed-use development. Several stakeholders, including the agency, envision a development which consists of community resources, commercial space and low-income housing units. The project concept envisions community resources serving the Hmong community, as well as a multi-purpose community space. We propose substantial rehabilitation and/or new construction of this site.

Schedule:
04/2026 – State Funding Application
03/2027 - Tax Credit Application
12/2027 - Construction Start
06/2029 - Construction Completion

Avalon Commons Phase II

The Avalon Commons Phase II site consists of approximately 2.39 acres of vacant land at the northwest corner of Chestnut and Alluvial Avenues in Fresno, CA. The concept envisions up to (45) units of housing designated for families, workforce, special needs and veteran residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties.

Schedule:
03/2025 Tax Credit Application
12/2025 Construction Start
06/2027 Construction Completion

Northeast Fresno Development

FH is searching for sites to develop multi-family low-income rental housing in Northeast Fresno. The concept includes 60 to 80 units of housing designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties.

Schedule:
07/2026 - Tax Credit Application
03/2027 - Construction Start
06/2028 - Construction Completion

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North Fresno Development

FH is searching for sites to develop multi-family low-income rental housing in North Fresno. The concept includes 40 to 60 units of housing

designed for families and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing properties. We propose substantial rehabilitation and/or new construction of this site.

Schedule:
07/2026 - Tax Credit Application
03/2027 - Construction Start
06/2028 - Construction Completion

West Fresno Development

FH's vision will include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, which may include the replacement of the existing family housing owned and operated by the Fresno Housing Authority. The project may include transfer of assistance from adjacent public housing units undergoing RAD conversion. The project may include a home ownership component. We propose substantial rehabilitation and/or new construction of this site.

Schedule:
03/2026 - Tax Credit Application
12/2025 - Construction Start
03/2028 - Construction Completion

Monte Vista Terrace

FH envisions the redevelopment of the existing low-income public housing site at North 1st Street & East Tyler Avenue. The redevelopment may include higher density housing with open space and a community building. The concept includes 40-60 units of housing designed for families.

Schedule:
03/2026 - Tax Credit Application
12/2027 - Construction Start
03/2029 - Construction Completion

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Demolition and/or Disposition

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the City of Fresno. An approved disposition would allow the subject properties to be disposed at Fair Market Value (FMV) and allow for substantial rehabilitation and /or new construction utilizing low-income tax credit funding. The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.

One or more of properties may also be submitted for the traditional Demo/Dispo program rather than through the Rental Assistance Demonstration program.

2026 Potential Applications:

City AMP 1 (158 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)
Sierra Plaza (70 Units)
Fairview Heights Terrace (64 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

Disposition activities under HUD's Section 18 program may include land which does not contain Low-Income Public Housing units or non-dwelling units and which could be utilized for the construction or preservation of another type of low-income housing or community facility. Disposition activity of land may include but is not limited to land in the following areas:

City AMP 1 (138 units)
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Sequoia Courts Terrace (78 Units)

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City AMP 2 (188 Units)
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Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

City AMP 5
Yosemite Village II

City AMP 7
Parc Grove Commons II

City AMP 8
Pacific Gardens

Homes under Homeownership Opportunities Program

There are currently 2 single-family homes under HOP, which have previously been approved for disposition under application DDA0001894. Please see the Homeownership Program referenced in Attachment 1 for more information.

Heritage Estates Single Family Home Development

This development envisions the construction of 33 single family homes, potentially from 3 to 4 bedrooms in size, in West Fresno. Homes would be sold to a mix of low-income individuals with mortgage assistance, and families at or above average median income without assistance.

Schedule:
09/2024 - Construction Start
12/2025 - Construction Completion

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

These conversions may include demolition, acquisition, rehabilitation, transfer of assistance, replacement housing, and/or new construction residential units ~~of the residential units~~ to preserve ~~their~~ or expand the long-term availability of affordable housing~~ility~~. Activities may be undertaken through the Rental Assistance Demonstration (RAD) program, including the Restore-Rebuild Program (formerly Faircloth to RAD), as applicable. One or more properties may be submitted under the traditional RAD program or Restore-Rebuild, depending upon project eligibility and HUD requirements. The number and location of public housing units anticipated for conversion in 2025-2026 are broken down as follows:

2026 Potential Funding Applications:

City AMP 1 (158 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)
Sierra Plaza (70 Units)
Fairview Heights Terrace (64 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

City AMP 5
Yosemite Village (69 Units)

City AMP 7
Parc Grove II (31 Units)

City AMP 8
Pacific Gardens (22 Units)

Southeast Fresno RAD excess transfer – up to 3 PBRAs

The Roos at Fulton Forum Phase I

FH envisions a downtown project located at the corner of Tuolumne and Fulton Street. The concept envisions 124 units of housing designated for families, and workforce residents. The development may include the transfer of rental assistance through the Rental Assistance Demonstration (RAD) program, including the Restore-Rebuild Program, as applicable.

Schedule:
05/2026 - State Funding Application
03/2027 - Tax Credit Application
12/2027 - Construction Start
06/2029 - Construction Completion

Fulton Forum Phase II

FH envisions a second phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The project may also include ground-floor commercial, retail, community-serving, or mixed-use space. The final unit mix, affordability levels, density, and development program will be determined through future planning and financing activities.

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Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Fulton Forum Phase III

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Fulton Forum Phase IV

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Herndon/Hayes Site

The Herndon-Hayes site consists of approximately 4.86 acres located at the intersection of West Herndon Avenue, North Hayes Avenue, and North Veterans Boulevard in Fresno, California. The project proposes the new construction of up to 96 affordable housing units across eight three-story residential buildings,

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along with a centrally located community building and resident-serving amenities. The development will consist of 24 one-bedroom units, 48 two-bedroom units, and 24 three-bedroom units designed to serve low-income families and large-family households. The project will also include a community building, landscaped open space, outdoor seating areas, children's play areas, bicycle parking, and other amenities intended to support resident services, community engagement, and quality of life. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

Schedule:
05/2026 - City Funding Application
04/2027 - Tax Credit Application
12/2027 - Construction Start
6/2029 - Construction Completion

Summer Hill

FH is evaluating the potential acquisition and preservation of an existing 50-unit affordable housing community located in Southwest Fresno. The project may include the acquisition of partnership interests, long-term affordability preservation, rehabilitation of existing residential units, and other property improvements. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final scope of rehabilitation, financing structure, and implementation schedule will be determined through due diligence, future planning efforts, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Victory Village (fka Parkway Inn)

Victory Village envisions a 42-unit special needs project. Located at 959 N. Parkway Drive, Fresno, CA, the site is an existing motel with 66 units. The site consists of two 2-story buildings and one 1-story building. The project involves conversion into a permanent supportive housing development and construction of a new community building. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

Schedule:
07/2026 - Tax Credit Application
04/2027 - Construction Start
09/2029 - Construction Completion

Policy changes for RAD converted projects related to waiting list, admission, and selection are as follows:

- Adopting a selection method by lottery for Project Based Rental Assistance

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Project-Based Vouchers

The FH may attach Project Based Vouchers (PBV) to projects in which the FH has ownership or controlling interest, without following a competitive process, when the FH engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the FH or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of $40,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the FH is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the FH.

Project Based Vouchers (PBV's) provided by the RAD Program are to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBV's proposed for 2025-2026 are broken down as follows:

City AMP 1 (158 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)

Sierra Plaza (70 Units)
Fairview Heights Terrace (64 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

City AMP 7
Parc Grove II (31 Units)

Schedule:
03/01/2026 & 07/01/2026 Tax Credit Applications
07/01/2026 & 10/01/2026 Tax Credit Award
12/01/2026 & 03/01/2026 Construction Starts
12/01/2027 & 03/01/2027 Construction Completions

<u>Southeast Fresno Senior/Family Development</u>

FH is looking at a potential partnership with an existing developer to construct up to 120 units of senior and affordable housing.

Schedule:
03/2026 - Tax Credit Application
12/2027 - Construction Start
06/2029 - Construction
Completion

Parkway Drive Motels

FH envisions the adaptive reuse of up to four (4) motels located off of Parkway Drive/Freeway 99 in Fresno, CA into permanent supportive housing units. The combined sites could utilize up to 323 project-based vouchers.

Schedule:

Parkside Inn:
07/2025 - Tax Credit Application
04/2026 - Construction Start
08/2027 - Construction
Completion

Welcome Inn:
03/2026 - Tax Credit Application
12/2027 - Construction Start
08/2028 - Construction
Completion

Site-based waiting lists will be established for each mixed finance development.

Statement of how project basing would be consistent with our PHA Plan:

As the Agency strives to provide housing opportunities for individuals and families in need throughout the City of Fresno, especially those who are most vulnerable, project-based vouchers (PBV's) are an essential resource. To date, two projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects were selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.

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Attachment 1D

The Housing Authority of the City of Fresno is amending its PHA Plan to incorporate its participation in the HUD Restore-Rebuild initiative (formerly Faircloth-to-RAD) pursuant to HUD Notice H-2019-09 / PIH-2019-23, REV-4. The Authority will utilize its unused Faircloth Authority to develop new affordable housing units under the Public Housing Mixed-Finance program (24 CFR Part 905, Subpart F) with pre-completion approval to convert those units to long-term Section 8 Project-Based Vouchers (PBVs) immediately upon completion. [1, 2, 3]

Because these are newly constructed/acquired units being added to the Authority's inventory, this initiative **will not reduce** the Capital Fund or Operating Fund budgets of the Authority's existing public housing portfolio. The Authority adopts the resident rights, participation, waiting list, and grievance procedures in Section 1.6 of HUD Notice H-2019-09 / PIH-2019-23, REV-4 for the future residents of this development.

Development Name	Project Pathway	HUD NARR Approval Date	Target Units	Conversion Platform	Anticipated Bedroom Mix	Transfer of Assistance
The Roos @ Fulton Forum	Restore-Rebuild	04/17/26	31	PBV	16 (0-Bd) 14 (1-Bd) 1 (2-Bd)	No-New Construction
Fulton Forum Phase II	Restore-Rebuild	04/30/26	64	PBV	16 (1-Bd) 32 (2-Bd) 16 (3-Bd)	No-New Construction
Fulton Forum Phase III	Restore-Rebuild	07/29/26	66	PBV	16 (1-Bd) 33 (2-Bd) 17 (3-Bd)	No-New Construction
Fulton Forum Phase IV	Restore-Rebuild	07/31/26	66	PBV	16 (1-Bd) 33 (2-Bd) 17 (3-Bd)	No-New Construction
Herndon/Hayes	Restore-Rebuild	04/27/26	95	PBV	24 (1-Bd) 48 (2-Bd) 23 (3-Bd)	No-New Construction
Summer Hill	Restore-Rebuild	04/17/26	13	PBV	7 (2-Bd) 6 (3-Bd)	No-Acquisition
Victory Village	Restore-Rebuild	07/06/26	42	PBV	25 (0-Bd) 16 (1-Bd)	No-Acquisition

Summary of Section 1.6 Resident Rights & Protections:

- **No Re-screening Upon Initial Admission:** Future residents admitted to these units under the Restore-Rebuild initiative will not be subject to standard Section 8 PBV re-screening criteria (such as credit checks or income-to-rent ratios) upon initial occupancy, provided they meet the initial eligibility requirements established under the RAD program. [1]

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- **Right to Return (If Applicable):** In the rare event that a household is temporarily placed or utilized during the construction/rehabilitation phase of the project site, those households maintain an absolute, legally protected right to return to a finished unit at the project site.
- **Renewed Lease Protections:** All future resident leases will automatically renew. Landlords/owners of the property are prohibited from non-renewing a resident's lease unless there is documented "good cause" (such as non-payment of rent or serious, repeated lease violations).
- **Grievance Procedures & Due Process:** Residents are entitled to formal grievance procedures and administrative hearings before any adverse action is taken against them, matching the robust due process protections historically found in public housing.
- **Resident Organization Funding:** The project owner must support and recognize a legitimate Resident Council if formed. The owner must provide $25 per occupied unit annually to fund resident participation and organizational activities.
- **Phase-in of Tenant Rent Increases:** If a future tenant's rent increases by more than the greater of 10% or $25 purely due to the structural conversion calculation of the RAD program, the rent increase must be phased in gradually over a 3- to 5-year period.

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Attachment 2 – New Activities

Hope VI or Choice Neighborhoods

West Fresno Planning

FH was awarded Choice Neighborhoods Planning Grant funds to support working with community partners to create a plan that may include new mixed-income residential development in a variety of communities in West Fresno, new community services, community-serving retail and commercial development, and a potential home ownership component. The plan includes the replacement of the existing family housing owned and operated by the Fresno Housing Authority.

Schedule:
06/2019 Planning Activities Began
12/2020 Choice Neighborhoods Planning Awards
12/2022 Planning Activities Complete-Submitted planning outcome
08/2026 Implementation Application

Mixed Finance Modernization or Development

Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers, Project Based Rental Assistance Vouchers and other available public housing or HUD funds to accomplish these goals.

Renaissance at Parc Grove IV

The site is located in Central Fresno adjacent the Veterans Administration. The project consists of 39 affordable, very-low to low-income housing apartment rentals for veterans, and 1 manager's unit.

Schedule:
07/2026 Tax Credit Application
03/2027 Construction Start
05/2028 Construction Completion

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Transit Oriented Development Central Fresno

The proposed development is located in the City of Fresno along one of the proposed Bus Rapid Transit (BRT) corridors. FH's vision for the project consists of 40-80 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
03/2026 Tax Credit Application
12/2027 Construction Start
03/2028 Construction Completion

High Density Downtown Redevelopment Project

FH envisions a high-density downtown project located at the current FH Central Office site. The project could potentially be co-located with planned commercial construction or market rate housing.

Schedule:
03/2026 Tax Credit Application
12/2026 Construction Start
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Downtown Redevelopment Project

FH envisions a downtown project located at the corner of Tuolumne and Fulton Street. The concept envisions 60-130 units of housing designated for families, and workforce residents. The development may include the transfer of RAD rental assistance from one or more existing low-income public housing sites.

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The Garland Gardens site consists of approximately 5.1 acres located at 3726 North Pleasant Avenue in Fresno, CA. The project proposes the substantial rehabilitation of 51 existing affordable housing units, consisting of 46 two-bedroom units and 5 three-bedroom units, along with the construction of a new community building. The rehabilitation will serve families and low-income households.

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The Mosaic @ Broadway

The Mosaic @ Broadway site consists of approximately 0.32 acres located at 1840 Broadway Street in Fresno's Mural District. The project proposes the adaptive reuse of a vacant two-story motel into 25 affordable units, including studios, one-bedroom units, and a manager's unit, serving low-income and workforce residents.

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Southeast Fresno Mixed-Use Development

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12/2025 Construction Start
06/2027 Construction Completion

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City AMP 5
Yosemite Village II

City AMP 7
Parc Grove Commons II

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Schedule:
09/2024 - Construction Start
12/2025 - Construction Completion

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06/2029 - Construction Completion

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FH envisions a second phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The project may also include ground-floor commercial, retail, community-serving, or mixed-use space. The final unit mix, affordability levels, density, and development program will be determined through future planning and financing activities.

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Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Fulton Forum Phase III

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Fulton Forum Phase IV

FH envisions a future phase of redevelopment within the Fulton Forum located in Downtown Fresno. The concept envisions up to 96 units of housing serving families, workforce households, students, special populations, and/or other community needs. The project may include affordable housing, workforce housing, market-rate housing, ground-floor commercial, retail, community-serving, office, and other mixed-use development opportunities. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final unit mix, affordability levels, density, and development program will be determined through future planning, market conditions, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Herndon/Hayes Site

The Herndon-Hayes site consists of approximately 4.86 acres located at the intersection of West Herndon Avenue, North Hayes Avenue, and North Veterans Boulevard in Fresno, California. The project proposes the new construction of up to 96 affordable housing units across eight three-story residential buildings,

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along with a centrally located community building and resident-serving amenities. The development will consist of 24 one-bedroom units, 48 two-bedroom units, and 24 three-bedroom units designed to serve low-income families and large-family households. The project will also include a community building, landscaped open space, outdoor seating areas, children's play areas, bicycle parking, and other amenities intended to support resident services, community engagement, and quality of life. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

Schedule:
05/2026 - City Funding Application
04/2027 - Tax Credit Application
12/2027 - Construction Start
6/2029 - Construction Completion

Summer Hill

FH is evaluating the potential acquisition and preservation of an existing 50-unit affordable housing community located in Southwest Fresno. The project may include the acquisition of partnership interests, long-term affordability preservation, rehabilitation of existing residential units, and other property improvements. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources. The final scope of rehabilitation, financing structure, and implementation schedule will be determined through due diligence, future planning efforts, and financing opportunities.

Schedule:
03/2028 - Tax Credit Application
12/2028 - Construction Start
06/2030 - Construction Completion

Victory Village (fka Parkway Inn)

Victory Village envisions a 42-unit special needs project. Located at 959 N. Parkway Drive, Fresno, CA, the site is an existing motel with 66 units. The site consists of two 2-story buildings and one 1-story building. The project involves conversion into a permanent supportive housing development and construction of a new community building. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

Schedule:
07/2026 - Tax Credit Application
04/2027 - Construction Start
09/2029 - Construction Completion

Policy changes for RAD converted projects related to waiting list, admission, and selection are as follows:

- Adopting a selection method by lottery for Project Based Rental Assistance

Project-Based Vouchers

The FH may attach Project Based Vouchers (PBV) to projects in which the FH has ownership or controlling interest, without following a competitive process, when the FH engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the FH or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of $40,000 per unit in hard costs. However, this minimum per unit cost would not be applicable in a situation where the FH is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the FH.

Project Based Vouchers (PBV's) provided by the RAD Program are to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBV's proposed for 2025-2026 are broken down as follows:

City AMP 1 (158 units)
Sequoia Courts (60 Units)
Sequoia Courts Terrace (78 Units)

City AMP 2 (188 Units)

Sierra Plaza (70 Units)
Fairview Heights Terrace (64 Units)
Sierra Terrace (26 Units)
Desoto Gardens (28 Units)

City AMP 7
Parc Grove II (31 Units)

Schedule:
03/01/2026 & 07/01/2026 Tax Credit Applications
07/01/2026 & 10/01/2026 Tax Credit Award
12/01/2026 & 03/01/2026 Construction Starts
12/01/2027 & 03/01/2027 Construction Completions

<u>Southeast Fresno Senior/Family Development</u>

FH is looking at a potential partnership with an existing developer to construct up to 120 units of senior and affordable housing.

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Schedule:
03/2026 - Tax Credit Application
12/2027 - Construction Start
06/2029 - Construction
Completion

Parkway Drive Motels

FH envisions the adaptive reuse of up to four (4) motels located off of Parkway Drive/Freeway 99 in Fresno, CA into permanent supportive housing units. The combined sites could utilize up to 323 project-based vouchers.

Schedule:

Parkside Inn:
07/2025 - Tax Credit Application
04/2026 - Construction Start
08/2027 - Construction
Completion

Welcome Inn:
03/2026 - Tax Credit Application
12/2027 - Construction Start
08/2028 - Construction
Completion

Site-based waiting lists will be established for each mixed finance development.

Statement of how project basing would be consistent with our PHA Plan:

As the Agency strives to provide housing opportunities for individuals and families in need throughout the City of Fresno, especially those who are most vulnerable, project-based vouchers (PBV's) are an essential resource. To date, two projects are under consideration targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects were selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.

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Attachment 1D

The Housing Authority of the City of Fresno is amending its PHA Plan to incorporate its participation in the HUD Restore-Rebuild initiative (formerly Faircloth-to-RAD) pursuant to HUD Notice H-2019-09 / PIH-2019-23, REV-4. The Authority will utilize its unused Faircloth Authority to develop new affordable housing units under the Public Housing Mixed-Finance program (24 CFR Part 905, Subpart F) with pre-completion approval to convert those units to long-term Section 8 Project-Based Vouchers (PBVs) immediately upon completion. [1, 2, 3]

Because these are newly constructed/acquired units being added to the Authority's inventory, this initiative **will not reduce** the Capital Fund or Operating Fund budgets of the Authority's existing public housing portfolio. The Authority adopts the resident rights, participation, waiting list, and grievance procedures in Section 1.6 of HUD Notice H-2019-09 / PIH-2019-23, REV-4 for the future residents of this development.

Development Name	Project Pathway	HUD NARR Approval Date	Target Units	Conversion Platform	Anticipated Bedroom Mix	Transfer of Assistance
The Roos @ Fulton Forum	Restore-Rebuild	04/17/26	31	PBV	16 (0-Bd) 14 (1-Bd) 1 (2-Bd)	No-New Construction
Fulton Forum Phase II	Restore-Rebuild	04/30/26	64	PBV	16 (1-Bd) 32 (2-Bd) 16 (3-Bd)	No-New Construction
Fulton Forum Phase III	Restore-Rebuild	07/29/26	66	PBV	16 (1-Bd) 33 (2-Bd) 17 (3-Bd)	No-New Construction
Fulton Forum Phase IV	Restore-Rebuild	07/31/26	66	PBV	16 (1-Bd) 33 (2-Bd) 17 (3-Bd)	No-New Construction
Herndon/Hayes	Restore-Rebuild	04/27/26	95	PBV	24 (1-Bd) 48 (2-Bd) 23 (3-Bd)	No-New Construction
Summer Hill	Restore-Rebuild	04/17/26	13	PBV	7 (2-Bd) 6 (3-Bd)	No-Acquisition
Victory Village	Restore-Rebuild	07/06/26	42	PBV	25 (0-Bd) 16 (1-Bd)	No-Acquisition

Summary of Section 1.6 Resident Rights & Protections:

- **No Re-screening Upon Initial Admission:** Future residents admitted to these units under the Restore-Rebuild initiative will not be subject to standard Section 8 PBV re-screening criteria (such as credit checks or income-to-rent ratios) upon initial occupancy, provided they meet the initial eligibility requirements established under the RAD program. [1]

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- **Right to Return (If Applicable):** In the rare event that a household is temporarily placed or utilized during the construction/rehabilitation phase of the project site, those households maintain an absolute, legally protected right to return to a finished unit at the project site.
- **Renewed Lease Protections:** All future resident leases will automatically renew. Landlords/owners of the property are prohibited from non-renewing a resident's lease unless there is documented "good cause" (such as non-payment of rent or serious, repeated lease violations).
- **Grievance Procedures & Due Process:** Residents are entitled to formal grievance procedures and administrative hearings before any adverse action is taken against them, matching the robust due process protections historically found in public housing.
- **Resident Organization Funding:** The project owner must support and recognize a legitimate Resident Council if formed. The owner must provide $25 per occupied unit annually to fund resident participation and organizational activities.
- **Phase-in of Tenant Rent Increases:** If a future tenant's rent increases by more than the greater of 10% or $25 purely due to the structural conversion calculation of the RAD program, the rent increase must be phased in gradually over a 3- to 5-year period.

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Status: Submitted

5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: Housing Authority City of Fresno **PHA Code: CA006**
PHA Plan for Fiscal Year Beginning: (MM/YYYY): **01/2025**
The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029
Plan Submission Type ☑ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan: Fresno Housing Website and Local PHA office.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements. Required for all PHAs completing this form.

B.1

Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

The mission of the Fresno Housing Authority is to create an sustain vibrant communities throughout Fresno County.

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.

To accomplish our mission, the Fresno Housing Authority will focus in four primary strategies: • Develop and maintain quality affordable housing for low0income residents throughout Fresno, • Design, implement, and sustain exceptional programs that invest in residents and program participants to become self-sufficient through an array of educational, economic and health related platforms, • Lean, encourage, and build partnerships with local, regional and national organizations to promote policies that build community; that increase and enhance affordable housing options and that provide programs that reflect and support the needs of housing participants, • Generate public will to address the housing needs of low-income households in Fresno by contributing to effective national and statewide advocacy efforts and by leading local and regional programs that education and encourage residents to have a voice in housing and civic issues.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

To move our vision forward over the past five years (2024-2029), Fresno Housing has focused on four broad strategic areas, which support the organization's mission: to create vibrant communities throughout Fresno County through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). Below is a summary of progress and accomplishments that Fresno Hosing has made over the past five years in relation to these goals. 1: PLACE Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assents and increasing housing opportunities for low incoming residents. Created a robust, balanced pipeline for development activities that appropriately responds to the needs of the low-income residents of Fresno County. When evaluating development opportunities, factor the following Board priorities: 2: PEOPLE Respect community needs and knowledge – by listening, learning, and researching – and respond to issues compassionately, intelligently, and intentionally – by developing exceptional programs based on shared experiences. 3: PUBLIC Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents. Create ongoing conversations with city

	officials to seek opportunities to support economic development and facilitate a better understanding of Housing Authority benefits, priorities and opportunities: 4: PARTNERSHIP Fresno communities Monitor and track community events to expand engagement opportunities for the Housing Authority through various avenues, including participation with event booths if appropriate.
B.4	**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. **Title VI of the Violence Against Women Act (VAWA) adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, stalking, and victims of sexual assault are granted protections, and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. FH adopted the VAWA policy in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA) to help ensure that all actual and potential beneficiaries of its housing programs are aware of their rights under VAWA. The purpose of this policy is to reduce domestic violence, dating violence, sexual assault, and stalking and to prevent homelessness by: protecting the safety of victims; creating long-term housing solutions for victims; building collaborations among victim service providers; and assisting the PHA to respond appropriately to the violence while maintaining a safe environment for the PHA, employees,tenants, applicants, Housing Choice Voucher participants, and others. GOALS AND OBJECTIVES Maintaining compliance with all applicable legal requirements imposed by VAWA Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault and stalking Creating and maintaining collaborative arrangements between FH, law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault and stalking affecting individuals assisted by FH programs. This policy is incorporated into FH's "Admission and Continuing Occupancy Policy", and "Housing Choice Voucher Program Administrative Plan and applies to all PHA housing programs.**
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be: • Significant changes to tenant/resident admissions policies; • Significant changes to the tenant/resident screening policy; • Significant changes to public housing rent policies; • Significant changes to the organization of the public housing or HCV waiting lists; • Significant Changes in the use of replacement reserve funds under the Capital Fund Grant; • Non de-minims changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments. Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items: • The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; • Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; • Changes to the construction and rehabilitation plan for each approved RAD conversion; and • Changes to the financing structure for each approved RAD conversion **Selection of Project-Based Vouchers In accordance with the requirements of 24 CFR 983.51(c), effective June 6, 2024, Fresno Housing (FH) is providing information that it does elect to award project-based vouchers (PBV) through a Non-Competitive selection and has added those provisions in its Administrative Plan, Chapter 22 as follows: "For selection of projects through Exceptions to Competitive Selection, FH must give prompt written notice of project selection to the owner following FH's Board's resolution approving the project-basing of assistance at the specific project. The written notice of project selection must require the owner of the project selected to provide a written response to FH accepting the terms and requirements stated in the notice. Regardless of the method of selection, if the project contains PHA-owned units that are not owned by a separate legal entity from the PHA, the PHA must provide the written notice of proposal or project selection to the responsible PHA official, and that official must certify in writing that the PHA accepts the terms and requirements stated in the notice."**
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☑ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ (b) If yes, include Challenged Elements.
D.	**Affirmatively Furthering Fair Housing (AFFH).**
D.1	**Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)** **Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.**

Fair Housing Goal: Our agency is committed to upholding civil rights and fair housing laws.

Describe fair housing strategies and actions to achieve the goal

To promote our lease-ups and vacancies, we utilize various media outlets to effectively reach underrepresented groups

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: CA006-Housing Authority City of Fresno form HUD-50075-5Y (Form ID - 1568) printed by Stephanie Moreira in HUD Secure Systems/Public Housing Portal at 06/12/2025 07:02PM EST

Attachment 2 – New Activities

Mixed Finance Modernization or Development

Several mixed finance developments are contemplated for development in partnership with the Housing Authority, and may use Public Housing Capital Funds, rental subsidy, RHF, Project Based Vouchers, Project Based Rental Assistance Vouchers and other available public housing or HUD funds to accomplish these goals.

Marcelli Terrace

The proposed conversion project is comprised of existing public housing located in the Highway City area in Fresno County. The proposed project may consist of a substantial rehabilitation of the 24 residential units, new construction, and/or transfer of assistance.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
02/2028- Construction Completion

Caruthers Commons
The proposed development is located in the town of Caruthers within the County of Fresno boundary. FH's vision for the project consists of new construction on vacant land. The site will be up to 60 units of affordable housing, along with community space.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
12/2027- Construction Completion

Firebaugh RAD
The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
02/2028- Construction Completion

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Del Rey Family Housing
The proposed development would consist of the new construction of up to 127 multifamily and 45 single family units on vacant land located on Jefferson Avenue in Del Rey, CA. The project may include a RAD transfer of assistance from existing public housing units in Del Rey.

Schedule:
03/2026 Tax Credit Application
12/2026 Construction Start
03/2028 Construction Completion

Pinedale RAD
The proposed development is located in Pinedale, CA within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 57 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:
03/2026 Tax Credit Application
12/2026 Construction Start
03/2028 Construction Completion

Kingsburg Development
The proposed development is located in Kingsburg, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Selma Development
The proposed development is located in Selma, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units, a community building and open green space. The project will be new construction on a vacant parcel of land

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

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DeSoto Gardens RAD
The HAFC envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Cordillera Commons Apartments Phase I
The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of approximately 50 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Firebaugh La Joya Commons Phase II
The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of up to 14 units and the new construction of up to 40 units of family housing. The project may utilize up to 39 project-based vouchers.

Schedule:
03/2026- Tax Credit Application
12/2026 -Construction Start
03/2028- Construction Completion

Orange Cove Senior Housing Development
The proposed development is in the City of Orange Cove . HAFC's vision for the project consists of new construction of up to 60 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

Schedule:
07/2026- Tax Credit Application

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06/2027 -Construction Start
09/2029- Construction Completion

Other RAD projects under consideration are as follows. These projects may include rehab, straight conversion, transfer of assistance, demo, and/or section 18 disposition.

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 5
Huron Apartments (20 Units)
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

Demolition and/or Disposition

The agency is considering the disposition and potential demolition of select low-income public housing properties throughout the County of Fresno. An approved disposition would allow the subject properties to be disposed at Fair Market Value (FMV) and allow for substantial rehabilitation and /or new construction utilizing low-income tax credit funding. The potential projects could consist of substantial rehabilitation or demolition and new construction of the residential units to preserve their long-term affordability, made possible by disposition from the public housing portfolio under HUD's Section 18 program.

One or more of properties may also be submitted for the traditional Demo/Dispo program rather than through the Rental Assistance Demonstration program.

<u>2025 Potential Applications:</u>

County AMP 1
Pinedale Apartments I & II (57 Units)

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Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (44 Units)
Mendoza Terrace II (29 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

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Homes under Homeownership Opportunities Program:

There are currently 5 single-family homes under HOP, which have previously been approved for disposition under applications DDA0001895 and DDA0001896. Please see the Homeownership Program referenced in Attachment 1 for more information.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

These conversions may include demolition, acquisition, rehabilitation, transfer of assistance, replacement housing, and/or new construction ~~of the~~ residential units to preserve ~~their~~ or expand the long-term availability of affordable~~ility~~ housing. Activities may be undertaken through the Rental Assistance Demonstration (RAD) program, including the Restore-Rebuild Program (formerly Faircloth to RAD), as applicable. One or more properties may be submitted under the traditional RAD program or Restore-

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Rebuild, depending upon project eligibility and HUD requirements. The number and location of public housing units anticipated for conversion in 2025-2026 are broken down as follows:

2025 Potential Funding Applications:

County AMP 1
Pinedale Apartments I & II (57 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (44 Units)
Mendoza Terrace II (29 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Cazares Terrace I (24 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)

County AMP 7
Granada Commons (16 Units)

The Courtyards at Whitesbridge
The proposed development is located in Kerman, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 76 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land. The development may utilize Low-Income Housing Tax Credits, Project-Based Vouchers, RAD resources, and other public and private financing sources.

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Schedule:
07/2027- Tax Credit Application

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05/2028- Construction Start
11/2029- Construction Completion

The Fresno Housing Authority will be converting to Project Based Rental Assistance and/or Project-Based Vouchers under the guidelines of PIH Notice 2012-32, REV-3 and any successor Notices.

Upon conversion to Project Based Rental Assistance or Project-Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.7 of PIH Notice 2012-32, REV-3 and Joint Housing PIH Notice H-2016-17/PIH-2016-17. Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

At RAD conversion, current households (including those temporarily relocated to facilitate construction or rehabilitation) will not be subject to rescreening, income eligibility, or income targeting provisions, but will be subject to any ongoing eligibility requirements for actions that occur after conversion.

- All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction.
- Tenant rent increases purely as a result of conversion and that exceed the greater of 10% or $25 greater will be phased in over a 3-year period, which may extend to 5 years in accordance with HUD requirements.
- Tenants who currently participate in the ROSS-SC and FSS programs may continue to participate.
- Any tenants who currently receive the earned income disregard (EID) will continue to be eligible for it until the earlier to occur of: the tenant receiving the EID exclusion undergoes a break in employment or ceases to use the EID exclusion, or the EID exclusion expires. No other tenants at the RAD site may receive the EID. Tenants whose EID ceases or expires after conversion shall not be subject to the rent-phase in; rather, the rent will automatically adjust to the appropriate rent level based upon tenant income at that time.
- The Housing Authority and Owner will continue to recognize and fund legitimate residents' organizations.
- Tenants will be afforded the procedural rights consistent with section 6 of the U.S. Housing Act of 1937, as amended, and as interpreted by HUD in the RAD Notice PIH-2012-32, REV-3, including termination notification and a grievance process. Those procedural rights will be incorporated into the House Rules for the RAD conversion sites.
- Tenants of RAD conversion sites may move with tenant-based rental assistance on or after the later to occur of: (a) 24 months from date of execution of the RAD HAP or (b) 24 months after the move-in date. Notwithstanding this choice-mobility right, the Housing Authority will not provide, in any year, more than one-third of its turnover vouchers to the residents of its RAD projects and no more than 15% of the households in a RAD project may move under the choice-mobility option in a given year.

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- Any residents in place at the time of conversion to PBRA, as well as newly admitted residents, the owner may not process a termination of assistance if the Total Tenant Payment (TTP) (i.e., 30% of adjusted gross income paid toward rents and utilities) exceeds the contract rent plus any utility allowance. Instead, the owner must charge a tenant rent that is the lesser of 30% of the household adjusted income, less the utility allowance in the contract with the tenant retaining all rights under the Model PBRA Lease.

Additionally, the Fresno Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements, that the RAD conversions described in this plan comply with applicable site selection and neighborhood review standards. The Housing Authority is not presently under any voluntary compliance agreements, orders, rulings, or similar decisions that would be negatively impacted by RAD conversion activities described herein.

The RAD conversion will comply with all applicable site selection and neighborhood reviews standards and Fresno Housing Authority has followed all appropriate procedures.

The Fresno Housing Authority will submit all required information and certifications necessary to submit a Significant Amendment to the PHA Plan, including Resident Advisory Board comments and responses, challenged elements, and all required certifications.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Fresno Housing Authority with access 'to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's annual Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, the annual estimate for which is included in the attachment. Please be aware that the Fresno Housing Authority may also borrow funds to address their capital needs.

Please find specific information related to the Public Housing Developments selected for RAD.

Policy changes for converted projects that will result in a transfer of assistance related to eligibility may include the following:

- HOME requirements limiting the housing to very low- income and low-income families;
- HOME requirements reasonably related to the applicants' ability to perform the obligations of the lease (i.e., to pay the rent, not to damage the housing; not to interfere with the rights and quiet enjoyment of other tenants);
- Low Income Housing Tax Credit (LIHTC) requirements based on maximum annual income at 60% of area median income and eligibility requirements of the LIHTC program

Policy changes for converted projects that will result in a transfer of assistance related to waiting list, admission, and selection may include the following:

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Establishment of a new site-based waiting list. Applicants on the current site-based wait-list will be notified of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on the project-specific waiting list for the projects that will have a transfer of assistance shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list.

- Adopting HOME preferences for a particular segment of the population if permitted in its written agreement with the participating jurisdiction (and only if the limitation or preference is described in the participating jurisdiction's consolidated plan)
- Adopting preferences for veterans for project based rental assistance units
- Adopting preferences for Residency for project based rental assistance units for Fresno County residents
- Adopting preferences for disability, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units
- Adopting preferences for specific groups of single persons who are elderly, as defined in the HUD 4350.3 Occupancy Handbook, for project based rental assistance units

All current households in good standing at RAD sites will, upon conversion, have a right to return after any temporary relocation necessary to facilitate rehabilitation or construction and will have priority for admission to the new site.

The Fresno Housing Authority will also be contributing Capital Funds in the amount of up to $1,893,340.

Non-Smoking Policy

- Update polices for mandatory changes per the final rule published in PIH Notice 2017-03, Enforcing Smoke-Free public housing per HUD's final rule to expand language on "prohibited tobacco product" definitions to include, items that involve the ignition and burning of tobacco leaves, such as: pipes and water pipes (also known as hookahs), electronic nicotine delivery (ENDS)

Project-Based Vouchers

The HAFC may attach Project Based Vouchers (PBV) to projects in which the HAFC has ownership or controlling interest, without following a competitive process, when the HAFC engages in an initiative(s) to improve, develop, convert under the HUD Rental Assistance Demonstration, preserve, and/or replace a public housing property(ies) or site(s). Ownership Interest means that the HAFC or its officers, employees, or agents are in an entity that holds any such direct or indirect interest in the building(s) and/or real property, including, but not limited to an interest as: titleholder; lessee; a stockholder; a member, or general or limited partner; or a member of a limited liability corporation or limited partnership. Projects selected with this exemption method will typically include planning rehabilitation or construction on the project with a minimum of $40,000 per unit in hard costs. However, this minimum per unit cost would not be

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applicable in a situation where the HAFC is replacing a public housing property(ies) or site(s) with existing housing owned or controlled by the HAFC.

Project Based Vouchers (PBV's) provided by the RAD Program are to be utilized at a number of developments either in traditional Low-Income Housing Tax Credit (LIHTC) developments or through the U.S Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program. The number and location of PBV's proposed for 2025-2026 are broken down as follows:

County AMP 1
Pinedale Apartments I & II (57 Units)
Desoto Gardens (40 Units)
Marcelli Terrace (24 Units)

County AMP 2
Del Rey Complex (30 Units)
Laton Apartments (20 Units)

County AMP 3
Sunset Terrace I (20 Units)

County AMP 4
Mendoza Terrace (44 Units)
Mendoza Terrace II (29 Units)
Firebaugh Elderly (30 Units)
Cardella Courts (32 Units)

County AMP 5
Helsem Terrace (40 Units)
Biola Apartments (12 Units)

County AMP 6
Taylor Terrace (27 Units)
San Joaquin Apartments (20 Units)
Cazares Terrace I (24 Units)

Schedule:
03/01/2025 & 07/01/2025 Tax Credit Applications
07/01/2025 & 10/01/2025 Tax Credit Award
12/01/2025 & 03/01/2026 Construction Starts
12/01/2026 & 07/01/2027 Construction Completions

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Marcelli Terrace
The proposed conversion project is comprised of existing public housing located in the Highway City area in Fresno County. The proposed project may consist of a substantial rehabilitation of the 24 residential units, new construction, and/or transfer of assistance.

Schedule:
03/2026 Tax Credit Application
12/2026 Construction Start
02/2028 Construction Completion

Firebaugh RAD
The Firebaugh RAD project is envisioned in multiple phases. The project may include up to 152 units of low-income housing with substantial rehabilitation, demolition and new construction, and/or transfer of assistance.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Del Rey Family Housing
The proposed development would consist of the new construction of up to 100 multifamily units on vacant land located on Jefferson Avenue in Del Rey, CA. The project may include a RAD transfer of assistance from existing public housing units in Del Rey.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Pinedale RAD
The proposed development is located in Pinedale, within the City of Fresno boundary. HAFC's vision for the project consists of substantial rehab of 57 scattered affordable, very-low to low-income housing apartment rentals or the new construction of units on a new parcel of land.

Schedule:

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03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

DeSoto Gardens RAD
The HAFC envisions the potential inclusion of the DeSoto Gardens property (40 units) in a larger redevelopment of adjacent sites (affordable housing owned by the Housing Authority of the City of Fresno), not excluding the possibility of a transfer of assistance or substantial rehabilitation. We propose substantial rehabilitation and/or new construction.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Cordillera Commons Apartments Phase I
The proposed development is located in the City of San Joaquin. HAFC's vision for the project consists of 51 affordable, very-low to low-income housing apartment rentals, and 1 manager's unit. We propose substantial rehabilitation and/or new construction. The project may include a RAD transfer of assistance from existing public housing in San Joaquin.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Firebaugh La Joya Commons Phase II
The proposed development is located in the City of Firebaugh. HAFC's vision for the project consists of the demolition of 14 units and the new construction of up to 40 units of family housing. The project may utilize up to 39 project-based vouchers.

Schedule:
07/2026- Tax Credit Application
05/2027- Construction Start
10/2029- Construction Completion

Orange Cove Senior Housing Development
The proposed development is in the City of Orange Cove. HAFC's vision for the project consists of new construction of up to 60 affordable, very-low to low-income senior housing apartments that would be located above a commercial ground floor space. The project would have 1 manager's unit. This project may utilize up to fifty (50) project-based voucher or a RAD transfer of assistance.

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Schedule:
07/2026- Tax Credit Application
06/2027 -Construction Start
09/2029- Construction Completion

Kingsburg Development
The proposed development is located in Kingsburg, within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units along with commercial and open green space. The project will be new construction on a vacant parcel of land.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Selma Development
The proposed development is located in Selma, CA within the County of Fresno boundary. HAFC's vision for the project consists of new construction of up to 80 affordable units, a community building and open green space. The project will be new construction on a vacant parcel of land.

Schedule:
03/2026- Tax Credit Application
12/2026- Construction Start
03/2028- Construction Completion

Site-based waiting lists will be established for each mixed finance development. Statement of how project basing would be consistent with our PHA Plan:

As the Agency strives to provide housing opportunities for individuals and families in need throughout Fresno County, especially those who are most vulnerable, project-based vouchers (PBV's) are an essential resource. To date, projects that are under consideration are targeting persons with very-low incomes, generally below 30-40% of the area median income. Projects are selected in accordance with HUD Title 24 Part 983.51 and HACCFs Administrative Plan. Selected projects will have demonstrated a need for rent subsidy in order to help offset basic operating costs and allow for the projects' financial feasibility.

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Attachment 1D

The Housing Authority of Fresno County is amending its PHA Plan to incorporate its participation in the HUD Restore-Rebuild initiative (formerly Faircloth-to-RAD) pursuant to HUD Notice H-2019-09 / PIH-2019-23, REV-4. The Authority will utilize its unused Faircloth Authority to develop new affordable housing units under the Public Housing Mixed-Finance program (24 CFR Part 905, Subpart F) with pre-completion approval to convert those units to long-term Section 8 Project-Based Vouchers (PBVs) immediately upon completion. [1, 2, 3]
Because these are newly constructed/acquired units being added to the Authority's inventory, this initiative **will not reduce** the Capital Fund or Operating Fund budgets of the Authority's existing public housing portfolio. The Authority adopts the resident rights, participation, waiting list, and grievance procedures in Section 1.6 of HUD Notice H-2019-09 / PIH-2019-23, REV-4 for the future residents of this development.

Development Name	Project Pathway	HUD NARR Approval Date	Target Units	Conversion Platform	Anticipated Bedroom Mix	Transfer of Assistance
The Courtyards at Whitesbridge	Restore-Rebuild	04/29/26	48	PBV	14 (1-Bd) 20 (2-Bd) 14 (3-Bd)	No-New Construction

Summary of Section 1.6 Resident Rights & Protections:

- **No Re-screening Upon Initial Admission:** Future residents admitted to these units under the Restore-Rebuild initiative will not be subject to standard Section 8 PBV re-screening criteria (such as credit checks or income-to-rent ratios) upon initial occupancy, provided they meet the initial eligibility requirements established under the RAD program. [1]
- **Right to Return (If Applicable):** In the rare event that a household is temporarily placed or utilized during the construction/rehabilitation phase of the project site, those households maintain an absolute, legally protected right to return to a finished unit at the project site.
- **Renewed Lease Protections:** All future resident leases will automatically renew. Landlords/owners of the property are prohibited from non-renewing a resident's lease unless there is documented "good cause" (such as non-payment of rent or serious, repeated lease violations).

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- **Grievance Procedures & Due Process:** Residents are entitled to formal grievance procedures and administrative hearings before any adverse action is taken against them, matching the robust due process protections historically found in public housing.
- **Resident Organization Funding:** The project owner must support and recognize a legitimate Resident Council if formed. The owner must provide $25 per occupied unit annually to fund resident participation and organizational activities.
- **Phase-in of Tenant Rent Increases:** If a future tenant's rent increases by more than the greater of 10% or $25 purely due to the structural conversion calculation of the RAD program, the rent increase must be phased in gradually over a 3- to 5-year period.

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Status: Submitted

5-Year PHA Plan *(for All PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1

PHA Name: Housing Authority of Fresno County **PHA Code: CA028**
PHA Plan for Fiscal Year Beginning: (MM/YYYY): **01/2025**
The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029
Plan Submission Type ☑ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

How the public can access this PHA Plan: Fresno Housing website and Local PHA office.

☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. Plan Elements. Required for all PHAs completing this form.

B.1

Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.

The mission of the Fresno Housing Authority is to create an sustain vibrant communities throughout Fresno County.

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.

To accomplish our mission, the Fresno Housing Authority will focus in four primary strategies: • Develop and maintain quality affordable housing for low0income residents throughout Fresno, • Design, implement, and sustain exceptional programs that invest in residents and program participants to become self-sufficient through an array of educational, economic and health related platforms, • Lean, encourage, and build partnerships with local, regional and national organizations to promote policies that build community; that increase and enhance affordable housing options and that provide programs that reflect and support the needs of housing participants, • Generate public will to address the housing needs of low-income households in Fresno by contributing to effective national and statewide advocacy efforts and by leading local and regional programs that education and encourage residents to have a voice in housing and civic issues.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

To move our vision forward over the past five years (2024-2029), Fresno Housing has focused on four broad strategic areas, which support the organization's mission: to create vibrant communities throughout Fresno County through quality housing (place), engaged residents (people), broad support (public), and effective collaboration (partnership). Below is a summary of progress and accomplishments that Fresno Hosing has made over the past five years in relation to these goals. 1: PLACE Develop and expand the availability of quality affordable housing options throughout the city and county of Fresno by growing and preserving appropriate residential assents and increasing housing opportunities for low incoming residents. Created a robust, balanced pipeline for development activities that appropriately responds to the needs of the low-income residents of Fresno County. When evaluating development opportunities, factor the following Board priorities: 2: PEOPLE Respect community needs and knowledge – by listening, learning, and researching – and respond to issues compassionately, intelligently, and intentionally – by developing exceptional programs based on shared experiences. 3: PUBLIC Build support for housing as a key component of vibrant, sustainable communities through public information, engagement, and advocacy that promotes affordable housing and supports the advancement of Fresno's low-income residents. Create ongoing conversations with city

	officials to seek opportunities to support economic development and facilitate a better understanding of Housing Authority benefits, priorities and opportunities: 4: PARTNERSHIP Fresno communities Monitor and track community events to expand engagement opportunities for the Housing Authority through various avenues, including participation with event booths if appropriate.
B.4	**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. **Title VI of the Violence Against Women Act (VAWA) adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, stalking, and victims of sexual assault are granted protections, and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. FH adopted the VAWA policy in accordance with the Violence Against Women Reauthorization Act of 2013 (VAWA) to help ensure that all actual and potential beneficiaries of its housing programs are aware of their rights under VAWA. The purpose of this policy is to reduce domestic violence, dating violence, sexual assault, and stalking and to prevent homelessness by: protecting the safety of victims; creating long-term housing solutions for victims; building collaborations among victim service providers; and assisting the PHA to respond appropriately to the violence while maintaining a safe environment for the PHA, employees, tenants, applicants, Housing Choice Voucher participants, and others. GOALS AND OBJECTIVES Maintaining compliance with all applicable legal requirements imposed by VAWA Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault and stalking Creating and maintaining collaborative arrangements between FH, law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence, sexual assault and stalking Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault and stalking affecting individuals assisted by FH programs. This policy is incorporated into FH's "Admission and Continuing Occupancy Policy", and "Housing Choice Voucher Program Administrative Plan and applies to all PHA housing programs.**
C.	**Other Document and/or Certification Requirements.**
C.1	**Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners. Therefore, the Housing Authority defines significant changes to the Agency Plan to be: • Significant changes to tenant/resident admissions policies; • Significant changes to the tenant/resident screening policy; • Significant changes to public housing rent policies; • Significant changes to the organization of the public housing or HCV waiting lists; • Significant Changes in the use of replacement reserve funds under the Capital Fund Grant; • Non de-minims changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments. Additionally, as part of the Rental Assistance Development (RAD), Housing Authority of the City of Fresno is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items: • The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; • Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; • Changes to the construction and rehabilitation plan for each approved RAD conversion; and • Changes to the financing structure for each approved RAD conversion **Selection of Project-Based Vouchers In accordance with the requirements of 24 CFR 983.51(c), effective June 6, 2024, Fresno Housing (FH) is providing information that it does elect to award project-based vouchers (PBV) through a Non-Competitive selection and has added those provisions in its Administrative Plan, Chapter 22 as follows: "For selection of projects through Exceptions to Competitive Selection, FH must give prompt written notice of project selection to the owner following FH's Board's resolution approving the project-basing of assistance at the specific project. The written notice of project selection must require the owner of the project selected to provide a written response to FH accepting the terms and requirements stated in the notice. Regardless of the method of selection, if the project contains PHA-owned units that are not owned by a separate legal entity from the PHA, the PHA must provide the written notice of proposal or project selection to the responsible PHA official, and that official must certify in writing that the PHA accepts the terms and requirements stated in the notice."**
C.2	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y ☐ N ☑ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	**Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	**Required Submission for HUD FO Review.** (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ (b) If yes, include Challenged Elements.
D.	**Affirmatively Furthering Fair Housing (AFFH).**
D.1	**Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)** **Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.**

Fair Housing Goal: Our agency is committed to upholding civil rights and fair housing laws.

Describe fair housing strategies and actions to achieve the goal

To promote our lease-ups and vacancies, we utilize various media outlets to effectively reach underrepresented groups

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: CA028-Housing Authority of Fresno County form HUD-50075-5Y (Form ID - 1569) printed by Stephanie Moreira in HUD Secure Systems/Public Housing Portal at 06/12/2025 07:04PM EST

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:	**IPL0355064**
External Order #:	**139516**
Order Status:	Submitted
Classification:	Legals & Public Notic...
Package:	FRS - Legal Ads
Site:	fresno
Final Cost:	$2,602.65
Referral Code:	**2026 Annual Plan A...**
Payment Type:	Account Billed
User ID:	IPL0025085

ACCOUNT INFORMATION

FRESNO HOUSING AUTHORITY IP
1331 FULTON MALL
FRESNO, CA 93721
559-457-4222
jalejandro@fresnohousing.org
FRESNO HOUSING AUTHORITY

TRANSACTION REPORT

Date	July 1, 2026 7:16:07 P...
Amount:	$2,602.65

SCHEDULE FOR AD

PREVIEW FOR AD NUMBER IPL03550640

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PUBLIC NOTICE

Public Notice

Notice is hereby given that the Housing Authority of the City of Fresno and the Housing Authority of Fresno County (the "Authority") is proposing a Significant Amendment to its Current PHA Annual and 5-Year Plan.
Purpose of the Amendment:

- The Authority intends to utilize its available Faircloth Authority to develop new affordable rental housing units under the U.S. Department of Housing and Urban Development (HUD) Restore-Rebuild program (formerly known as Faircloth-to-RAD). The Mixed-Finance Development Proposal (MFDP) will construct or rehabilitate affordable units at the following locations as noted in Section B.2. – New Activities:

- 31 affordable units at The Roos @ Fulton Forum, 1302 Fulton Street, Fresno, CA 93721
- 64 affordable units at Fulton Forum Phase II, 1302 Fulton Street, Fresno, CA 93721
- 66 affordable units at Fulton Forum Phase III, 1302 Fulton Street, Fresno, CA 93721
- 66 affordable units at Fulton Forum Phase IV, 1331 Fulton Street, Fresno, CA 93721
- 95 affordable units at Herndon/Hayes, Address TBD, Fresno, CA 93722
- 13 affordable units at Summer Hill, 2150 S. Elm Avenue, Fresno, CA 93706
- 42 affordable units at Victory Village, 959 N. Parkway Drive, Fresno, CA 93728
- 48 affordable units at The Courtyards at Whitesbridge, Address TBD, Kerman, CA 93630

Upon completion, these units will be permanently assisted under the HUD Rental Assistance Demonstration (RAD) program utilizing the Project-Based Voucher (PBV) platform. This conversion ensures long-term housing affordability and protects resident rights, including a strict right to return and a prohibition against re-screening.

- Revise the Agencies' Rental Assistance Demonstration (RAD) redevelopment activities to include the potential use of HUD's Restore-Rebuild Program (formerly Faircloth to RAD), where applicable.
- Update project descriptions to reflect the potential use of traditional RAD conversions, Restore-Rebuild, Project-Based Rental Assistance (PBRA), Project-Based Vouchers (PBV), transfer of assistance, replacement housing, rehabilitation, acquisition, demolition, and/or new construction, as permitted under HUD requirements.

The Housing Authority of the City of Fresno and the Housing Authority of Fresno County (Fresno Housing) also intends to modify its 2026 Annual Plan Significant Amendment statement (B.5 of the Five-Year Plans) as follows:

- As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners.
  - o Therefore, the Housing Authority defines significant changes to the Agency Plan to be:
  - o Significant changes to tenant/resident admissions policies;
  - o Significant changes to the tenant/resident screening policy;
  - o Significant changes to public housing rent policies;
  - o Significant changes to the organization of the public housing or HCV waiting lists;
  - o Significant Changes in the use of replacement reserve funds under the Capital Fund Grant;
  - o Non-de-minims changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities.
- An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments.

In accordance with the requirements of 24 CFR 983.51(c), effective June 6, 2024, Fresno Housing (FH) is providing information that it does elect to award project-based vouchers (PBV) through a Non-Competitive selection and has added those provisions in its Administrative Plan, Chapter 22 as follows:

- "For selection of projects through Exceptions to Competitive Selection, FH must give prompt written notice of project selection to the owner following FH's Board's resolution approving the project-basing of assistance at the specific project. The written notice of project selection must require the owner of the project selected to provide a written response to FH accepting the terms and requirements stated in the notice.
- Regardless of the method of selection, if the project contains PHA-owned units that are not owned by a separate legal entity from the PHA, the PHA must provide the written notice of proposal or project selection to the responsible PHA official, and that official must certify in writing that the PHA accepts the terms and requirements stated in the notice."

The proposed PHA Plans will be available for review and public comment for 45 days at www.fresnohousing.org/plans-policies beginning July 6, 2026, and ending August 20, 2026, at 11:59 PM. Comments are encouraged and may be submitted in writing to Fresno Housing.

– Attention Annual Plan Public Comment, 1331 Fulton Street, Fresno, CA 93721; by emailing agencyplans@fresnohousing.org; or by calling (559) 441-2369. Public comments can also be submitted on the website at **www.fresnohousing.org/plans-policies**.

Additionally, the Fresno Housing Boards of Commissioners will conduct a public hearing during the regularly scheduled meeting on August 25, 2026, beginning at 5:00 PM to receive public comments regarding the 2026 Annual Plans. Interested individuals may access and participate in the hybrid public hearing by following the Zoom link or joining by telephone as outlined via instructions and links provided on Fresno Housing's website at www.fresnohousing.org/boarddocuments or by attending in person at the following meeting location: 1260 Fulton Street (2nd Floor), Fresno, CA 93721.
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Terms and Conditions

Public Notice

Notice is hereby given that the Housing Authority of the City of Fresno and the Housing Authority of Fresno County (the "Authority") is proposing a Significant Amendment to its Current PHA Annual and 5-Year Plan.

Purpose of the Amendment:

- The Authority intends to utilize its available Faircloth Authority to develop new affordable rental housing units under the U.S. Department of Housing and Urban Development (HUD) Restore-Rebuild program (formerly known as Faircloth-to-RAD). The Mixed-Finance Development Proposal (MFDP) will construct or rehabilitate affordable units at the following locations as noted in Section B.2. – New Activities:

  - 31 affordable units at The Roos @ Fulton Forum, 1302 Fulton Street, Fresno, CA 93721
  - 64 affordable units at Fulton Forum Phase II, 1302 Fulton Street, Fresno, CA 93721
  - 66 affordable units at Fulton Forum Phase III, 1302 Fulton Street, Fresno, CA 93721
  - 66 affordable units at Fulton Forum Phase IV, 1331 Fulton Street, Fresno, CA 93721
  - 95 affordable units at Herndon/Hayes, Address TBD, Fresno, CA 93722
  - 13 affordable units at Summer Hill, 2150 S. Elm Avenue, Fresno, CA 93706
  - 42 affordable units at Victory Village, 959 N. Parkway Drive, Fresno, CA 93728
  - 48 affordable units at The Courtyards at Whitesbridge, Address TBD, Kerman, CA 93630

Upon completion, these units will be permanently assisted under the HUD Rental Assistance Demonstration (RAD) program utilizing the Project-Based Voucher (PBV) platform. This conversion ensures long-term housing affordability and protects resident rights, including a strict right to return and a prohibition against re-screening.

- Revise the Agencies' Rental Assistance Demonstration (RAD) redevelopment activities to include the potential use of HUD's Restore-Rebuild Program (formerly Faircloth to RAD), where applicable.
- Update project descriptions to reflect the potential use of traditional RAD conversions, Restore-Rebuild, Project-Based Rental Assistance (PBRA), Project-Based Vouchers (PBV), transfer of assistance, replacement housing, rehabilitation, acquisition, demolition, and/or new construction, as permitted under HUD requirements.

The Housing Authority of the City of Fresno and the Housing Authority of Fresno County (Fresno Housing) also intends to modify its 2026 Annual Plan Significant Amendment statement (B.5 of the Five-Year Plans) as follows:

- As mandated by the U.S. Department of Housing and Urban Development, the Housing Authority must define "What is a substantial change to the Agency Plan?" If a proposed change to the Agency Plan is considered a "substantial change," it must undergo a public process that includes: consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed and approved by the Housing Authority Boards of Commissioners.
    - Therefore, the Housing Authority defines significant changes to the Agency Plan to be:
    - Significant changes to tenant/resident admissions policies;
    - Significant changes to the tenant/resident screening policy;
    - Significant changes to public housing rent policies;
    - Significant changes to the organization of the public housing or HCV waiting lists;
    - Significant Changes in the use of replacement reserve funds under the Capital Fund Grant;
    - Non-de-minims changes to the identification of public housing units and/or property that will be subject to demolition, disposition, designation, or conversion activities.
- An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments.

In accordance with the requirements of 24 CFR 983.51(c), effective June 6, 2024, Fresno Housing (FH) is providing information that it does elect to award project-based vouchers (PBV) through a Non-Competitive selection and has added those provisions in its Administrative Plan, Chapter 22 as follows:

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- Regardless of the method of selection, if the project contains PHA-owned units that are not owned by a separate legal entity from the PHA, the PHA must provide the written notice of proposal or project selection to the responsible PHA official, and that official must certify in writing that the PHA accepts the terms and requirements stated in the notice."

The proposed PHA Plans will be available for review and public comment for 45 days at www.fresnohousing.org/plans-policies beginning July 6, 2026, and ending August 20, 2026, at 11:59 PM. Comments are encouraged and may be submitted in writing to Fresno Housing.

– Attention Annual Plan Public Comment, 1331 Fulton Street, Fresno, CA 93721; by emailing agencyplans@fresnohousing.org; or by calling (559) 441-2369. Public comments can also be submitted on the website at www.fresnohousing.org/plans-policies.

Additionally, the Fresno Housing Boards of Commissioners will conduct a public hearing during the regularly scheduled meeting on August 25, 2026, beginning at 5:00 PM to receive public comments regarding the 2026 Annual Plans. Interested individuals may access and participate in the hybrid public hearing by following the Zoom link or joining by telephone as outlined via instructions and links provided on Fresno Housing's website at www.fresnohousing.org/boarddocuments or by attending in person at the following meeting location: 1260 Fulton Street (2nd Floor), Fresno, CA 93721.

EXHIBIT A: PHA SIGNIFICANT AMENDMENT COMMENT TRACKING AND ANALYSIS MATRIX

PART I: RESIDENT ADVISORY BOARD (RAB) RECOMMENDATIONS & PHA ACTIONS

RAB Consultation Date: August 5, 2026

Item #	RAB Written Recommendation	Comment	PHA Decision	PHA Justification & Action Taken
	No comments			

PART II: GENERAL PUBLIC COMMENTS AND PUBLIC HEARING TESTIMONY

45-Day Public Notice Period: July 6, 2026 to August 20, 2026
Public Hearing Date: August 25, 2026 | Location: 1260 Fulton Street, Fresno, CA 93721

Item #	Date Received	Commentor	Method	Summary of Comment	Staff Response	Action Taken
PUB-01	7/22/2026	Written Public Comment	Web Link	Comment noted that Attachment 1D identifying the proposed Restore-Rebuild projects was inadvertently omitted from the City Annual Plan Significant Amendment and requested that the attachment be included for completeness and consistency with the County Annual Plan Significant Amendment.	Staff reviewed the comment and confirmed that Attachment 1D was inadvertently omitted from the City Annual Plan Significant Amendment. The proposed Restore-Rebuild projects were already identified elsewhere within the amendment; therefore, the omission did not change the proposed activities or scope of the Significant Amendment. Staff incorporated Attachment 1D into the amendment to provide a complete record for Board consideration and HUD submission.	Attachment 1D added to the City Annual Plan Significant Amendment prior to Board approval and HUD submission.

BOARD MEMO

FRESNO HOUSING 85 YEARS

TO:	Boards of Commissioners	**AUTHOR:**	Sevag Jierian
FROM:	Tyrone Roderick Williams, CEO		Senior Asset Manager
MEETING DATE:	08/25/2026	**DEPARTMENT:**	Real Estate Development
AGENDA ITEM:	10b	**MEMO DATE:**	08/19/2026
SUBJECT:	Oak Park Seniors – Authorization to Enter into Purchase and Sale Agreement, Form New Ownership Entity, Assume Existing Debt, and provide HRFC Financing		

Executive Summary

The purpose of this Board Memo is to request approval from the Board of Commissioners of the Fresno Housing Authority ("HACF") to pursue the acquisition of Oak Park Senior Villas, an existing 62-unit affordable housing development located at 2597 S. Richelle Avenue, Fresno, California (APN 481-390-43) (the "Project"). The proposed acquisition would preserve an existing affordable housing asset and expand HACF's ownership and investment in affordable housing within the City of Fresno.

Staff is negotiating a Purchase and Sale Agreement ("PSA") with the current owner, OPS Villas, L.P., for the acquisition of the Project. In connection with the proposed acquisition, staff is also working with the City of Fresno on an Assignment and Assumption Agreement for the existing City of Fresno HOME loans secured by the Project. The City Council is anticipated to consider the Assignment and Assumption Agreement on August 27, 2026. If HACF elects to proceed with the acquisition, the assignment and assumption of the City loans would be completed and recorded concurrently with the acquisition, subject to all required approvals and closing conditions.

The Project currently has approximately $7,597,421 in outstanding debt, consisting of a State-issued bond administered through the California Statewide Communities Development Authority with an outstanding principal balance of approximately $1,351,852, and two City of Fresno HOME loans with outstanding balances of approximately $5,545,569 and $700,000, respectively. As part of the proposed acquisition, staff is negotiating with the City of Fresno to restructure the two existing HOME loans.

The existing State-issued bond has been requested to be redeemed by September 1, 2026. To facilitate the proposed acquisition and eliminate the existing bond obligation, staff is requesting authorization for the Housing Relinquished Fund Corporation ("HRFC") to provide a loan of up to $1,351,852 to fund the outstanding bond principal.

Because the acquisition remains subject to completion of due diligence, negotiation of definitive transaction documents, City approval of the proposed loan restructuring and Assignment and Assumption Agreement, and satisfaction of applicable closing conditions, any HRFC funds advanced prior to completion of the acquisition would be subject to security and repayment protections acceptable to HACF and HRFC. Specifically, the existing ownership entity would be required to provide evidence of sufficient collateral and other security, in a form acceptable to HACF and HRFC, to ensure repayment of the HRFC loan if HACF elects not to proceed with the acquisition.

As part of the proposed transaction, staff recommends formation of a new limited partnership, Fresno Oak Park Seniors, L.P., which would serve as the ownership entity for the Project. The proposed ownership structure would provide for Silvercrest, Inc. to hold a 50% interest and HACF to hold the remaining 50% interest, subject to final organizational and partnership documents.

Recommendation

It is recommended that the Board of Commissioners of Fresno Housing adopt the attached resolution authorizing the following actions:

1. Authorize HACF to negotiate and enter into a Purchase and Sale Agreement with OPS Villas, L.P. for the acquisition of Oak Park Senior Villas, located at 2597 S. Richelle Avenue, Fresno, California;
2. Authorize the formation of Fresno Oak Park Seniors, L.P. as the proposed ownership entity for the Project, with Silvercrest, Inc. and HACF each holding a 50% interest, subject to final organizational and partnership documents;
3. Authorize HACF to enter into and execute an Assignment and Assumption Agreement and related documents necessary to assume the existing City of Fresno HOME loans associated with the Project, subject to approval by the City of Fresno and satisfaction of applicable closing conditions;
4. Authorize HRFC to provide a loan of up to $1,351,852 to fund the redemption of the outstanding principal balance of the Project's existing State-issued bond, subject to loan documents and security acceptable to HACF and HRFC;
5. Require, as a condition to any HRFC loan proceeds advanced prior to completion of the acquisition, evidence of collateral and other security acceptable to HACF and HRFC sufficient to repay the HRFC loan in full if HACF elects not to proceed with the acquisition; and
6. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate and execute the PSA, partnership and organizational documents, loan and financing documents, Assignment and Assumption Agreement, and all other agreements, certifications, instruments, and ancillary documents necessary or appropriate to implement the approved actions.

Fiscal Impact

The Project currently has approximately $7,597,421 in outstanding debt, consisting of:

- $1,351,852 outstanding principal balance on the existing State-issued bond;
- $5,545,569 outstanding balance on the first City of Fresno HOME loan; and
- $700,000 outstanding balance on the second City of Fresno HOME loan.

Staff is currently negotiating with the City of Fresno to restructure the City loans.

The HRFC loan would be repaid in accordance with the terms of the final loan documents. If the acquisition does not proceed after HRFC funds have been advanced, repayment would be secured by collateral and other security acceptable to HACF and HRFC.

Professional, legal, financial, environmental, physical needs assessment, and other consultant fees associated with due diligence and evaluation of the acquisition will be funded through the approved predevelopment budget, subject to available funds and applicable procurement requirements.

Background Information

Oak Park Senior Villas, currently owned by OPS Villas, L.P., consists of 62 existing affordable housing units located at 2597 S. Richelle Avenue, Fresno, California 93725. The Project consists of nine residential buildings and a community building and provides affordable housing for seniors in the City of Fresno.

The Project is located near neighborhood-serving retail and schools, including Aynesworth Elementary and Middle School and Sunnyside High School. Acquisition of the Project would allow HACF to preserve an existing affordable housing community while expanding the Agency's ownership portfolio and providing an opportunity to evaluate future capital improvements and long-term preservation strategies.

RESOLUTION

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF THE CITY OF FRESNO

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS, THE FORMATION OF FRESNO OAK PARK SENIOR, LP ("PARTNERSHIP"), AND THE EXECUTION OF SUCH DOCUMENTS TO IMPLEMENT PROJECT ACQUISITION AND ASSUMPTION OF DEBT BY THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CALIFORNIA ON ITS OWN BEHALF AND IN ITS CAPACITY AS THE GENERAL PARTNER OF THE PARTNERSHIP, IN CONNECTION WITH THE ACQUISITION, FINANCING, AND OPERATION OF THE OAK PARK SENIORS VILLAS PROJECT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the Housing Authority of the City of Fresno, California (the "Authority" or "HACF") seeks to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California; and

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

WHEREAS, the Authority has agreed to facilitate the acquisition and refinancing of the real property located at 2597 S. Richelle Ave, Fresno, City of Fresno, California, which site consists of a portion of the land with designated APN Number 481-390-43 (collectively, the "Property"), for the purposes of acquiring, owning and operating a sixty-five (65) unit low income multifamily residential project generally known as "Oak Park Senior Villas", including sixty-four (64) low-income housing tax credit units, one (1) manager's unit (collectively, the "Project"); and

WHEREAS, the Housing Relinquished Fund Corporation ("HRFC") desires to aide in the refinancing of certain existing debt of the Project by making a loan of up to approximately $1,351,852.00 to the Partnership (the "HRFC Loan") to finance the repayment of the outstanding California Statewide Communities Development Authority Multifamily Housing Revenue Bonds (Oak Park Senior Villas Apartments) 2007 Series Z (the "Bonds");

WHEREAS, the Authority, together with Silvercrest, Inc., is entering into an Agreement of Limited Partnership dated as of August 19, 2026, pursuant to which the Authority is the "Administrative GP" and Silvercrest, Inc. is the "Managing GP" (collectively the "General Partners"), and Silvercrest, Inc. is the "Limited Partner" of Fresno Oak Park Senior, LP, a California limited partnership (the "**Partnership**"), and also filed a Certificate of Limited Partnership with the California Secretary of State on August 19, 2026; and

WHEREAS, the Authority (together with Permitted Assigns thereunder, which includes the Partnership (the "Assignee"), is entering into a Real Estate Purchase and Sale Agreement with Escrow Instructions (the "PSA") with OPS Villas, L.P. (the "Seller") to evaluate the potential purchase of the Project; and

WHEREAS, if the Authority and/or Partnership makes the determination to purchase the Property and the Project in accordance with the terms of the PSA, the purchase price will equal the aggregate sum of the outstanding amounts of (a) the HRFC Loan, (b) that certain loan in the original principal amount of $4,185,000.00 together with accrued interest in the amount of $1,360,569.00 from the City of Fresno HOME Investment Partnerships Program to Seller (the "Primary HOME Loan") outstanding in the collective amount of $5,545,569.00, and (c) that certain loan in the original principal amount of $700,000.00 together with accrued interest in the amount of $0.00 from the City of Fresno HOME Investment Partnerships Program to Seller (the "Secondary HOME Loan" and collectively with the HRFC Loan and the Primary HOME Loan, the "Existing Project Loans") for a total of $7,597,421.00, which will be satisfied by the assumption of the Existing Project Loans by the Partnership; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

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

1. **Approval of Partnership Documents.** The Authority or the Authorized Officers have been presented with drafts of the documents listed in Exhibit A under the heading "Partnership Documents" (the "Partnership Documents") in connection with the Partnership and the Project, which documents are on file with the Authority's Secretary. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, the Partnership Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the Administrative General Partner any further changes to the draft Partnership Documents, including material changes, and such Authorized Officer's signature on the final Partnership Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner or as the Administrative General Partner of the Partnership to carry out the transactions contemplated by the Partnership Documents.

2. **General Partner Function.** The Chief Executive Officer, Tyrone Roderick Williams, the Deputy Executive Director, Michael Duarte, the Chief Impact and Initiatives Officer, Marc' Bady, the Chief of Housing Programs, Brandy Woodard, or their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized and directed to cause the Authority, in its capacity as the Administrative General Partner, to take all actions and execute all documents necessary for the Administrative General Partner to carry out its function as administrative general partner of the Partnership, including without limitation by execution of the Agreement of Limited Partnership of the Partnership and any amendment thereto in furtherance of the transactions described herein.

3. **Ratification of the Acquisition Documents.** The Authority or the Authorized Officers have been presented with the documents listed in Exhibit A under the heading "Acquisition Documents" (the "Acquisition Documents") in connection with the purchase of the Project, which documents are on file with the Authority's Secretary, and pursuant to which the Partnership will acquire the Project for a purchase price not to exceed $7,597,421.00, which will be satisfied by the assumption of the Existing Project Loans by the Partnership. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any amendments, restatements, or supplements to the Acquisition Documents as may be necessary or desirable in connection with the Partnership's acquisition of the Project, and to take such other actions as they deem necessary or desirable for the Partnership to acquire and operate the Project; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the Administrative General Partner any further changes to the Acquisition Documents, including material changes, and such Authorized Officer's signature on the final Acquisition Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Acquisition Documents.

4. **Concurrence for and Acknowledgement of HRFC Loan**. The Authority has been presented with and reviewed and considered the terms of the HRFC Loan and such other information as it as deemed necessary or appropriate in relation to the HRFC Loan, and consents to and supports the making of the HRFC Loan by HRFC. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute and deliver any documents reasonably required to be executed by the Authority in connection with its support of the HRFC Loan.

5. **Approval of Assignment and Assumption of Existing Project Loans.** The Authority or the Authorized Officers have been presented with drafts of the documents listed in Exhibit A under the heading "HOME Documents" (the "HOME Documents") and under the heading "HRFC Documents" (the "HRFC Documents") in connection with the Partnership and the Project, which documents are on file with the Authority's Secretary. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the Administrative General Partner of the Partnership to execute and deliver the assignment and assumption agreements related to such documents in the event the Authority and/or the Partnership determines to purchase the Project; *provided however*, any

Authorized Officer may approve on the Authority's behalf or as the Administrative General Partner any further changes to the draft assignment and assumption documents presented, including material changes, and such Authorized Officer's signature on the final HOME Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any other documents reasonably required to be executed by the Authority or the Partnership to carry out the transactions contemplated by the HOME Documents and the HRFC Documents.

6. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the Administrative General Partner, to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, financing, and leasing of the Project. Without limiting the scope of such authorization, such documents include declarations of restrictive covenants, regulatory agreements, various deeds, leases, notes, loan agreements, deeds of trust, guaranties and indemnities, interest rate cap agreements, and assignment and assumption agreements related to the Existing Project Loans. Such documents may also include, without limitation, lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

7. **Expenditures.** The Authority is authorized to expend such funds (and to cause the Partnership and the Administrative General Partner to expend such funds) as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

8. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board, Chief Executive Officer, Chief Impact and Initiatives Officer or Deputy Executive Director of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board, acting Chief Executive Officer, acting Chief Impact and Initiatives Officer or acting Deputy Executive Director of the Authority, respectively, or by such respective designee.

9. **Execution of Obligations.** The Board directs the Authority's Chief Executive Officer to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

10. **Ratification and Confirmation.** All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed, including, but not limited to, the formation of the Partnership, and the prior execution of any Project documents listed on Exhibit A or otherwise required herein.

Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED THIS _25th__ DAY OF __August_____, 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

EXHIBIT A
PROJECT DOCUMENTS

Partnership Documents

(a) Agreement of Limited Partnership of Fresno Oak Park Seniors, LP and all exhibits attached thereto

HOME Loan Documents

(a) City of Fresno Assignment and Assumption of HOME Investment Partnerships Loan Documents entered into by OPS Villas, LP and Fresno Oak Park Seniors, LP

(b) HOME Program Agreement dated April 3, 2007, and recorded on April 5, 2007, as instrument number 2007-0069127 in the official records of the Fresno County Recorder's Office

(c) Amendment No. 1 to HOME Agreement dated December 5, 2007, and recorded on December 26, 2007, as instrument number 2007-0226448 in the official records of the Fresno County

Recorder's Office

(d) Declaration of Restrictions dated April 3, 2007, and recorded on May 24, 2007, as instrument number 2007-0102411 in the official records of the Fresno County Recorder's Office

(e) Deed of Trust with Assignment of Rents dated April 3, 2007, and recorded on May 24, 2007, as instrument number 2007-0102413 in the official records of the Fresno County Recorder's Office

(f) Amended Declaration of Restrictions dated December 5, 2007, and recoded on January 15, 2008, as instrument number 2008-0005042 in the official records of the Fresno County Recorder's Office

(g) Promissory Note dated December 5, 2007, in the amount of $700,000

(h) Amended/Restated Promissory Note dated December 5, 2007, in the amount of $4,185,000

HRFC Loan Documents

(a) HRFC Loan Mortgage Note (Oak Park Villas) by the Partnership in favor of HRFC

(b) HRFC Loan Deed of Trust, Security Agreement and Financing Statement (Oak Park Villas - HRFC Loan) by the Partnership in favor of HRFC

(c) Oak Park Villas HRFC Loan-Assignment of Leases and Rents by the Partnership in favor of HRFC

(d) Oak Park Villas HRFC Loan Agreement between the Partnership and HRFC

(e) Subordination and Intercreditor Agreement (HRFC Loan, City HOME Loans) by and among HRFC, the City and the Partnership

Acquisition Documents

(a) a Real Estate Purchase and Sale Agreement with Escrow Instructions

(b) Grant Deed by the Authority in favor of Partnership

(c) Assignment and Assumption of Leases

(d) General Assignment and Bill of Sale

(e) Tenant Notice Letter

Miscellaneous Documents

(a) Such other documents as are reasonably necessary and appropriate to consummate the financing of the Project

RESOLUTION

RESOLUTION NO._____

BEFORE THE BOARDS OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS, THE FORMATION OF FRESNO OAK PARK SENIOR, LP ("PARTNERSHIP"), AND THE EXECUTION OF SUCH DOCUMENTS TO IMPLEMENT PROJECT ACQUISITION AND ASSUMPTION OF DEBT BY THE HOUSING AUTHORITY OF FRESNO COUNTY, CALIFORNIA ON ITS OWN BEHALF AND IN ITS CAPACITY AS THE GENERAL PARTNER OF THE PARTNERSHIP, IN CONNECTION WITH THE ACQUISITION, FINANCING, AND OPERATION OF THE OAK PARK SENIOR VILLAS PROJECT, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

WHEREAS, the Housing Authority of Fresno County, California (the "Authority" or "HAFC") seeks to expand the development and availability of long-term housing for low-income persons residing in the City of Fresno, California; and

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

WHEREAS, the Authority has agreed to facilitate the acquisition and refinancing of the real property located at 2597 S. Richelle Ave, Fresno, City of Fresno, California, which site consists of a portion of the land with designated APN Number 481-390-43 (collectively, the "Property"), for the purposes of acquiring, owning and operating a sixty-five (65) unit low income multifamily residential project generally known as "Oak Park Senior Villas", including sixty-four (64) low-income housing tax credit units, one (1) manager's unit (collectively, the "Project"); and

WHEREAS, the Housing Relinquished Fund Corporation ("HRFC") desires to aide in the refinancing of certain existing debt of the Project by making a loan of up to approximately $1,351,852.00 to the Partnership (the "HRFC Loan") to finance the repayment of the outstanding California Statewide Communities Development Authority Multifamily Housing Revenue Bonds (Oak Park Senior Villas Apartments) 2007 Series Z (the "Bonds");

WHEREAS, the Authority, together with Silvercrest, Inc., is entering into an Agreement of Limited Partnership dated as of August 19, 2026, pursuant to which the Authority is the "Administrative GP" and Silvercrest, Inc. is the "Managing GP" (collectively the "General Partners"), and Silvercrest, Inc. is the "Limited Partner" of Fresno Oak Park Senior, LP, a California limited partnership (the "**Partnership**"), and also filed a Certificate of Limited Partnership with the California Secretary of State on August 19, 2026; and

WHEREAS, the Authority (together with Permitted Assigns thereunder, which includes the Partnership (the "Assignee"), is entering into a Real Estate Purchase and Sale Agreement with Escrow Instructions (the "PSA") with OPS Villas, L.P. (the "Seller") to evaluate the potential purchase of the Project; and

WHEREAS, if the Authority and/or Partnership makes the determination to purchase the Property and the Project in accordance with the terms of the PSA, the purchase price will equal the aggregate sum of the outstanding amounts of (a) the HRFC Loan, (b) that certain loan in the original principal amount of $4,185,000.00 together with accrued interest in the amount of $1,360,569.00 from the City of Fresno HOME Investment Partnerships Program to Seller (the "Primary HOME Loan") outstanding in the collective amount of $5,545,569.00, and (c) that certain loan in the original principal amount of $700,000.00 together with accrued interest in the amount of $0.00 from the City of Fresno HOME Investment Partnerships Program to Seller (the "Secondary HOME Loan" and collectively with the HRFC Loan and the Primary HOME Loan, the "Existing Project Loans") for a total of $7,597,421.00, which will be satisfied by the assumption of the Existing Project Loans by the Partnership; and

WHEREAS, the Authority wishes to ratify and confirm all actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution and to authorize such actions subsequent to the date hereof; and

WHEREAS, the Authority is authorized to delegate to one or more of its agents and employees such powers as it deems proper;

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

1. **Approval of Partnership Documents.** The Authority or the Authorized Officers have been presented with drafts of the documents listed in Exhibit A under the heading "Partnership Documents" (the "Partnership Documents") in connection with the Partnership and the Project, which documents are on file with the Authority's Secretary. The Authorized Officers, and each of them acting alone, are authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, the Partnership Documents substantially in the form on file with the Authority; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the Administrative General Partner any further changes to the draft Partnership Documents, including material changes, and such Authorized Officer's signature on the final Partnership Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner or as the Administrative General Partner of the Partnership to carry out the transactions contemplated by the Partnership Documents.

2. **General Partner Function.** The Chief Executive Officer, Tyrone Roderick Williams, the Deputy Executive Director, Michael Duarte, the Chief Impact and Initiatives Officer, Marc' Bady, the Chief of Housing Programs, Brandy Woodard, or their respective designees (each, an "Authorized Officer" and, collectively, the "Authorized Officers"), and each of them acting alone, are authorized and directed to cause the Authority, in its capacity as the Administrative General Partner, to take all actions and execute all documents necessary for the Administrative General Partner to carry out its function as administrative general partner of the Partnership, including without limitation by execution of the Agreement of Limited Partnership of the Partnership and any amendment thereto in furtherance of the transactions described herein.

3. **Ratification of the Acquisition Documents.** The Authority or the Authorized Officers have been presented with the documents listed in Exhibit A under the heading "Acquisition Documents" (the "Acquisition Documents") in connection with the purchase of the Project, which documents are on file with the Authority's Secretary, and pursuant to which the Partnership will acquire the Project for a purchase price not to exceed $7,597,421.00, which will be satisfied by the assumption of the Existing Project Loans by the Partnership. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any amendments, restatements, or supplements to the Acquisition Documents as may be necessary or desirable in connection with the Partnership's acquisition of the Project, and to take such other actions as they deem necessary or desirable for the Partnership to acquire and operate the Project; *provided however*, any Authorized Officer may approve on the Authority's behalf or as the Administrative General Partner any further changes to the Acquisition Documents, including material changes, and such Authorized Officer's signature on the final Acquisition Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any other documents reasonably required to be executed by the Authority, the Administrative General Partner, or the Partnership to carry out the transactions contemplated by the Acquisition Documents.

4. **Concurrence for and Acknowledgement of HRFC Loan**. The Authority has been presented with and reviewed and considered the terms of the HRFC Loan and such other information as it as deemed necessary or appropriate in relation to the HRFC Loan, and consents to and supports the making of the HRFC Loan by HRFC. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority to execute and deliver any documents reasonably required to be executed by the Authority in connection with its support of the HRFC Loan.

5. **Approval of Assignment and Assumption of Existing Project Loans.** The Authority or the Authorized Officers have been presented with drafts of the documents listed in Exhibit A under the heading "HOME Documents" (the "HOME Documents") and under the heading "HRFC Documents" (the "HRFC Documents") in connection with the Partnership and the Project, which documents are on file with the Authority's Secretary. The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the Administrative General Partner of the Partnership to execute and deliver the assignment and assumption agreements related to such documents in the event the Authority and/or the Partnership determines to purchase the Project; *provided however*, any

Authorized Officer may approve on the Authority's behalf or as the Administrative General Partner any further changes to the draft assignment and assumption documents presented, including material changes, and such Authorized Officer's signature on the final HOME Documents shall be construed as the Authority's approval of such changes. The Authorized Officers, and each of them acting alone, are further authorized and directed to execute and deliver, on behalf of the Authority acting on its own behalf or as the Administrative General Partner, any other documents reasonably required to be executed by the Authority or the Partnership to carry out the transactions contemplated by the HOME Documents and the HRFC Documents.

6. **Execution of Documents.** The Authorized Officers, and each of them acting alone, are authorized on behalf of the Authority acting on its own behalf or as the Administrative General Partner, to execute, deliver and/or file (or cause to be delivered and/or filed) any affidavits, certificates, letters, government forms, documents, agreements and instruments that any such Authorized Officer determines to be necessary or desirable: (i) to give effect to this resolution; (ii) to consummate the transactions contemplated herein; and/or (iii) to further the acquisition, financing, and leasing of the Project. Without limiting the scope of such authorization, such documents include declarations of restrictive covenants, regulatory agreements, various deeds, leases, notes, loan agreements, deeds of trust, guaranties and indemnities, interest rate cap agreements, and assignment and assumption agreements related to the Existing Project Loans. Such documents may also include, without limitation, lease-up and marketing agreements, partnership management services agreements, development agreements, construction guaranty agreements, repayment guarantees, cash pledge agreements, environmental indemnity agreements, property management agreements, architect agreements, contractor agreements, housing assistance payment contracts, irrevocable consents, confessions of judgment and appointments of attorneys for service of process.

7. **Expenditures.** The Authority is authorized to expend such funds (and to cause the Partnership and the Administrative General Partner to expend such funds) as are necessary to pay for all filing fees, application fees, registration fees and other costs relating to the Project or actions authorized by this resolution.

8. **Acting Officers Authorized.** Any action required by this resolution to be taken by the Chair of the Board, Chief Executive Officer, Chief Impact and Initiatives Officer or Deputy Executive Director of the Authority may, in the absence of such person, be taken by the duly authorized acting Chair of the Board, acting Chief Executive Officer, acting Chief Impact and Initiatives Officer or acting Deputy Executive Director of the Authority, respectively, or by such respective designee.

9. **Execution of Obligations.** The Board directs the Authority's Chief Executive Officer to cause the Authority to fulfill the Authority's duties and obligations under the various agreements authorized.

10. **Ratification and Confirmation.** All actions of the Authority and its officers prior to the date hereof and consistent with the terms of this resolution are ratified and confirmed, including, but not limited to, the formation of the Partnership, and the prior execution of any Project documents listed on Exhibit A or otherwise required herein.

Effective Date. This resolution shall be in full force and effect from and after its adoption and approval.

PASSED AND ADOPTED THIS _25th__ DAY OF __August_____, 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

EXHIBIT A
PROJECT DOCUMENTS

Partnership Documents

(a) Agreement of Limited Partnership of Fresno Oak Park Seniors, LP and all exhibits attached thereto

HOME Loan Documents

(a) City of Fresno Assignment and Assumption of HOME Investment Partnerships Loan Documents entered into by OPS Villas, LP and Fresno Oak Park Seniors, LP

(b) HOME Program Agreement dated April 3, 2007, and recorded on April 5, 2007, as instrument number 2007-0069127 in the official records of the Fresno County Recorder's Office

(c) Amendment No. 1 to HOME Agreement dated December 5, 2007, and recorded on December 26, 2007, as instrument number 2007-0226448 in the official records of the Fresno County

Recorder's Office

(d) Declaration of Restrictions dated April 3, 2007, and recorded on May 24, 2007, as instrument number 2007-0102411 in the official records of the Fresno County Recorder's Office

(e) Deed of Trust with Assignment of Rents dated April 3, 2007, and recorded on May 24, 2007, as instrument number 2007-0102413 in the official records of the Fresno County Recorder's Office

(f) Amended Declaration of Restrictions dated December 5, 2007, and recoded on January 15, 2008, as instrument number 2008-0005042 in the official records of the Fresno County Recorder's Office

(g) Promissory Note dated December 5, 2007, in the amount of $700,000

(h) Amended/Restated Promissory Note dated December 5, 2007, in the amount of $4,185,000

HRFC Loan Documents

(a) HRFC Loan Mortgage Note (Oak Park Villas) by the Partnership in favor of HRFC

(b) HRFC Loan Deed of Trust, Security Agreement and Financing Statement (Oak Park Villas - HRFC Loan) by the Partnership in favor of HRFC

(c) Oak Park Villas HRFC Loan-Assignment of Leases and Rents by the Partnership in favor of HRFC

(d) Oak Park Villas HRFC Loan Agreement between the Partnership and HRFC

(e) Subordination and Intercreditor Agreement (HRFC Loan, City HOME Loans) by and among HRFC, the City and the Partnership

Acquisition Documents

(a) a Real Estate Purchase and Sale Agreement with Escrow Instructions

(b) Grant Deed by the Authority in favor of Partnership

(c) Assignment and Assumption of Leases

(d) General Assignment and Bill of Sale

(e) Tenant Notice Letter

Miscellaneous Documents

(a) Such other documents as are reasonably necessary and appropriate to consummate the financing of the Project