



Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

September 8, 2026

5:00 P. M.

1260 Fulton St (2nd Floor - Mosaic Room)

Fresno, CA., 93721

Meeting Book - Executive Committee

1. Call to Order

2. Approval of the Agenda

The Boards of Commissioners may add an item to this agenda if, upon a two-thirds vote, the Boards of Commissioners find that there is a need for immediate action on the matter and the need came to the attention of the Authority after the posting of this agenda.

3. Public Comment

This is an opportunity for the members of the public to address the Boards of Commissioners on any matter within the subject matter jurisdiction of the Boards of Commissioners that is not listed on the agenda. The public will have an opportunity to speak on each specific item of business. Comments must be delivered in person

or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your 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.

4. Potential Conflicts of Interest

Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter. (Gov. Code section 87105)

5. Action

Consideration of the Minutes of Previous Executive Committee
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6. Discussion Matters

- a. Governance
- b. Administrative Matters
- c. Executive Director Update
- d. Real Estate Development Update
- e. Review of the Draft Board Agenda

7. 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. Conference with Real Property Negotiators (Gov. Code § 54956.8)

Property: 2597 S. Richelle Avenue, Fresno, CA 93725 (APN: 481-390-43)

Agency Negotiators: Tyrone Roderick Williams; Michael Duarte
Negotiating Parties: Housing Authority of the City of Fresno; OPS Villas, L.P.

Under Negotiation: Price and Terms

c. Conference with Real Property Negotiators (Gov. Code § 54956.8)

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

Agency Negotiators: Tyrone Roderick Williams; Michael Duarte
Negotiating Parties: Housing Authority of the City of Fresno; AMCAL Summer Hill Fund, LP

Under Negotiation: Price and Terms

d. Conference with Real Property Negotiators (Gov. Code § 54956.8)

Property: Vacant Lots Near California Ave. between Kern St. & Waterman Ave., Fresno, CA (APNs: 467-245-07T; 467-245-08T; 467-246-01T; 467-262-03T)

Agency Negotiators: Tyrone Roderick Williams; Michael Duarte

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

Under Negotiation: Price and Terms

8. Adjournment

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

Tuesday, August 11, 2026

5:00 PM

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of Fresno County and Housing Authority of the City of Fresno (Collectively "Fresno Housing"), which met on August 11, 2026, at the Fresno Housing Mosaic Room 2nd, Floor located at 1260 Fulton Street, Fresno, CA. 93721.

1. CALL TO ORDER

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

PRESENT:

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

ABSENT: Cary Catalano, Chair

Also in Attendance: Craig Armstrong, General Counsel

2. APPROVAL OF THE AGENDA AS POSTED

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

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

MOTION PASSED: 6-0

3. PUBLIC COMMENT

There was no public comment

4. POTENTIAL CONFLICT OF INTEREST

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Action Minutes: 8.11.2026
Adopted:

There were no potential conflicts of interest.

5. ACTION ITEMS

a. Consideration of the Minutes of the Meeting for July 7, 2026

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

MOTION PASSED: 6-0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tyrone Roderick Williams, CEO provided the following updates:

- Mr. Williams reported that Commissioner Steven Lewis had taken his oath of office and would be seated at the upcoming Joint Board meeting as an official voting member of the City Board of Commissioners.
- There were no public comments.

b. Administrative Matters

Tyrone Roderick Williams, CEO provided the following update:

- Mr. Williams reported that Fresno Housing was currently compiling information in response to a SEIU request for information.

There were no public comments.

c. Executive Director Update

Tyrone Roderick Williams, CEO provided the following updates:

- Mr. Williams discussed a recent resident matter involving a possible eviction and reported that staff were working through the matter with the resident, reviewing the circumstances, and determining appropriate next steps. He emphasized the importance of maintaining compliance while approaching resident matters with compassion.
- Mr. Williams discussed concerns identified during a recent property visit, including maintenance, property management, operational, and resident-service needs. He reported that staff were coordinating across departments to address the concerns and establish appropriate follow-up and timelines.
- Mr. Williams, Committee members, and staff discussed challenges experienced by residents and the importance of connecting residents with appropriate services and resources.
- Mr. Williams provided an update regarding Fresno Housing's participation in National Night Out and acknowledged activities held throughout Fresno Housing properties.
- Mr. Williams reviewed upcoming Fresno Housing and community events, including the Beyond Housing Foundation scholarship event and the State of Affordable Housing event scheduled for Friday, September 18, 2026.

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Adopted:

There were no public comments.

d. Real Estate Development Update

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

- Mrs. Stokes-Johnson reported that 9% Low-Income Housing Tax Credit applications for Victory Village and 135 Osmun had been submitted in July 2026.
- Mrs. Stokes-Johnson shared that Victory Village appeared to be favorably positioned for an award and was preliminarily the highest-scoring application in the Central Region, pending receipt of the official point letter.
- Mrs. Stokes-Johnson reported that 135 Osmun was not currently positioned to receive an award unless higher-ranked applications were removed from consideration or otherwise did not proceed.

There were no public comments.

e. Review of the Draft Board Agenda

- Mr. Williams reviewed the proposed agenda for the upcoming Joint Board meeting.
- The Committee reviewed the proposed Consent Agenda, Information Items, and Action Items and discussed the placement and presentation of several matters.
- Mr. Williams and Committee members discussed the importance of providing sufficient background and context for significant resident, operational, and real estate matters before requesting Board action.

There were no public comments.

7. CLOSED SESSION

The Committee recessed into Closed Session pursuant to Government Code section 54957(b) to discuss the following matter:

Public Employee Performance Evaluation
Title: Chief Executive Officer

The Committee returned from Closed Session.

There was no reportable action.

8. ADJOURNMENT

There being no further business to come before the Executive Committee, the meeting adjourned at approximately 5:30PM.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners