



Joint Meeting of the Boards of Commissioners of Fresno Housing

September 22, 2026

5:00 PM

1260 Fulton Street, 2nd Floor

Fresno, CA 93721

Mosaic Conference Room

Meeting Book - September 22, 2026 - Joint Board Meetings of the Commissioners

1. Call to Order

2. Approval of the Agenda as Posted

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. 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

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 up to three (3) minutes per speaker.

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7. Governance Matters	
a. CEO Report - Presented by Tyrone Roderick Williams	
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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 may be removed from the Consent Agenda and considered following approval of the Consent Agenda.	
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11. Adjournment	



2027 Agency Plans Public Hearing

September 22, 2026



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



Overview

- Timeline
- Public Hearing
- Plan Adoption



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



What is before the Board Today?

- Public Hearing
 - Today the board is receiving public comment on:
 - *All draft Agency Plans, Annual Plans, ACOP and attachments includes and detailed in **Memorandum 9C** of current joint board packet.*
 - *Additionally, draft documents are located for the public here:*
<https://fresnohousing.org/about-us/plans-policies/>
- Following the public hearing, the Board will consider the proposed resolutions later in today's agenda.



PHA Plan Adoption

- 2027 PHA Annual Plan City and County
- 2027 Admissions & Continued Occupancy Policy
- 2027 Housing Choice Voucher Administrative Plan

Final Submission to HUD:

- October 3rd is internal FH date to submit.

Recommendation:

- We are asking the board to approve the 2027 Agency Plan.



“

Questions or Feedback?

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CEO REPORT

TO:	Boards of Commissioners Fresno Housing Authority	DATE: September 17, 2026
FROM:	Tyrone Roderick Williams Chief Executive Officer	BOARD MEETING: September 22, 2026
		AGENDA ITEM: 7a
		AUTHOR: Tyrone Roderick Williams

SUBJECT: CEO Report

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

Thank you to our sponsors, investors, speakers and panelists, elected officials, City and County Boards of Commissioners, Staff, Community Members, and volunteers for participating in the **State of Affordable Housing** event we hosted on Friday, September 18th, 2026.

With this event, Fresno Housing successfully convened state and local leaders, housing professionals, financial partners, developers, and community stakeholders for the 2026 State of Affordable Housing. The event provided an important forum for discussion of housing policy, financing, development, and the economic and community impacts of affordable housing.

Real Estate Department - Development Projects Overview

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 (<i>fka Chestnut/Alluvial</i>)	Under Construction	7521 N. Chestnut Ave. Fresno, CA	45	33.39%
Garland Gardens	Under Construction	3726 N. Pleasant Fresno, CA	51	35%
Davu Village/Parkside Inn/Golden State Triage	Under Construction	1415 W. Olive Avenue, Fresno	63	20.19%
La Joya Commons Phase II (<i>fka Firebaugh Family</i>)	Pre-Development HCD SuperNOFA Awarded CTCAC Awarded	1501 Clyde Fannon Road Firebaugh, CA	28	N/A
Cordillera Commons Phase I (<i>fka San Joaquin Commons</i>)	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 City of Fresno HOME/PLHA 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 City of Fresno HOME/PLHA Pending	Herndon/Hayes Fresno, CA	96	N/A
Kerman Parcels	Pre-Development Entitlements Approved Pending CC&R Amendment	Vineland/Whitesbridge Kerman, CA	76	N/A
California Avenue Neighborhood	Pre-Development Planning CNI Planning Awarded	Southwest Fresno - TBD	TBD	N/A

Property Management

FRESNO HOUSING PORTFOLIO - MANAGED ASSETS, 08/01/2026-08/31/2026			
	Total No. of Units	Total Vacant	Current Occupancy
CITY OF FRESNO			
City of Fresno	889	29	96.73%
COUNTY OF FRESNO			
County of Fresno	1069	31	97%
SPECIAL PROJECTS - SEASONAL - RRH - REFERRALS			
Seasonal Properties	131	12	90.83%
Hold/In Construction	53	4	92.45%
Rapid Rehousing Program	89	9	88.76%
Referral Base Projects	611	17	95.90%

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, August 25, 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, August 25, 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 Catalano. Roll call was taken and the Commissioners were present and absent as follows:

COUNTY PRESENT:

Cary Catalano, Chair
Sophia Ramos, Vice Chair – via Zoom under “Just Cause” provisions of the Brown Act
Valori Gallaher, Commissioner
John Valdez, Commissioner
Yvonne Dickson, Commissioner
Jacklyn Heinrich, Commissioner

COUNTY ABSENT: None

CITY PRESENT:

Sharon Williams, Chair
Emogene Walker, Vice Chair
Ruby Yanez, Commissioner
Paul Idsvoog, Commissioner
Richard Burrell, Commissioner
Michelle Vang, Commissioner
Steven Lewis, Commissioner

CITY ABSENT: None

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

Joint Board Meeting
Action Minutes: 8.25.2026
Minutes Adopted:

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 (BY ROLL CALL VOTE): 7-0

COUNTY MOTION (BY ROLL CALL VOTE): 6-0 Commissioner Gallaher moved, seconded by Commissioner Valdez to approve the agenda as posted.

MOTION PASSED: 6-0

There were no public comments.

3. POTENTIAL CONFLICTS 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 LABOR NEGOTIATORS

Pursuant to Government Code Section 54957.6

Agency Negotiators: Tyrone Roderick Williams, Jeff Cardell and Michael Duarte

b. PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957 (b)

Title: Chief Executive Officer

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:

Joint Board Meeting
Action Minutes: 8.25.2026
Minutes Adopted:

- A speaker addressed the Boards regarding conditions at Yosemite Village, including concerns regarding residents experiencing mental health challenges, the need for supportive services, property conditions and inspections, pest-control issues, and the availability of activities and resources for children and teenagers. The speaker also expressed concern regarding residents' comfort in reporting issues to on-site management.
- A second speaker also addressed conditions at Yosemite Village, expressing concerns regarding an elderly neighbor experiencing mental health challenges, sanitation and pest-control issues, and the impact of those conditions on neighboring units. The speaker requested additional assistance and supportive resources for vulnerable residents.
- A speaker participating via Zoom addressed the Boards regarding conditions at Del Soto Gardens, including maintenance concerns, pest issues, responsiveness to resident complaints, and the need for additional activities and recreational opportunities for children. The speaker also requested information regarding planned improvements to the property.

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

There were no additional public comments.

6. PUBLIC HEARING ON 2026 AGENCY ANNUAL PLAN AND 2025-29 FIVE-YEAR PLAN AMENDMENTS

Christina Stokes-Johnson, Director of Real Estate Development, presented the proposed amendments to the 2026 Agency Annual Plan and 2025–29 Five-Year Plan, including projects proposed under HUD's Restore Rebuild program and updates defining substantial changes to the Agency Plan.

Mrs. Stokes-Johnson reported that the amendments were available for public comment from July 6 through August 20, 2026, during the 45-day public comment period, and were presented to the Resident Advisory Board on August 5, 2026.

Mrs. Stokes-Johnson reported that a written comment identified a missing Attachment 1D project chart from the City's significant amendment, which was subsequently added. Staff also addressed a unit-count discrepancy for City AMP 1, clarifying that the correct number is 138 units. The corrections would be reflected in the documents submitted to HUD.

General Counsel Craig Armstrong officially opened the public hearing at 6:06 PM.

Public Comment: A member of the public commented on the proposed definition of substantial changes and expressed concern regarding whether the definition could result in less public involvement. The speaker also clarified that the comments did not relate to the 2027 Agency Annual Plan.

There being no additional public comments, General Counsel Craig Armstrong officially closed the public hearing at 6:08 PM.

Joint Board Meeting
Action Minutes: 8.25.2026
Minutes Adopted:

7. GOVERNANCE MATTERS

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

- Mr. Williams reported on National Night Out activities at nine locations, with additional October events planned.
- Mr. Williams provided updates on resident concerns, including eviction assistance and coordination with Behavioral Health at Renaissance at Alta Monte.
- Mr. Williams announced that Beyond Housing would award more than 60 college and trade school scholarships.
- Mr. Williams highlighted upcoming community events, including the State of Affordable Housing and local foundation and youth events.
- Mr. Williams recognized an outgoing staff member from IT for his service to Fresno Housing.

Commissioners discussed property conditions and inspections following the CEO's update. Staff reported that efforts were underway to address identified concerns and improve consistency across the Agency's property portfolio.

There were no public comments.

b. COMMISSIONERS REPORT

- Vice Chair Ramos expressed appreciation to staff for the August 8, 2026 Board Retreat and thanked the Information Technology team for facilitating her remote participation in the meeting.
- Commissioners reported on National Night Out activities at Fresno Housing properties, including Cueva de Oso in Selma and Fairview, highlighting resident participation, support from local public safety agencies, staff and volunteers, and activities provided for children and families.
- Commissioners also reported on resident digital literacy classes, which provided computer instruction and opportunities for participating residents to receive laptops upon completion of the program.
- Commissioners shared additional resident engagement activities occurring at their respective properties.
- Chair Williams welcomed Commissioner Steven Lewis to his first official Board meeting. Commissioner Lewis introduced himself and expressed his appreciation for the opportunity to serve on the Fresno Housing Board.

There were no public comments.

Joint Board Meeting
Action Minutes: 8.25.2026
Minutes Adopted:

8. CONSENT AGENDA

Chair Catalano called for consideration of the Consent Agenda and noted that Item 8(f), Consideration of First Amendment to Agreement for Employment of Chief Executive Officer, would be pulled from the Consent Agenda and considered separately.

The Boards considered Consent Agenda Items 8(a) through 8(e).

CITY MOTION: Commissioner Idsvoog moved, seconded by Vice Chair Walker to approve the Consent Agenda 8(a) through 8(e)

MOTION PASSED (BY ROLL CALL VOTE): 7-0

COUNTY MOTION (BY ROLL CALL VOTE): Commissioner Gallaher moved, seconded by Vice Chair Ramos to approve the Consent Agenda 8(a) through 8(e)

MOTION PASSED (BY ROLL CALL VOTE): 6-0

Public comment: A member of the public participating via Zoom thanked Agency administration for its response to concerns raised at the previous Board meeting, welcomed Commissioner Steven Lewis, and commented on Fresno Housing's work in the community.

8(f). Consideration of First Amendment to Agreement for Employment of Chief Executive Officer

Item 8(f) was considered separately.

A member of the public inquired whether the amendment included an increase in compensation. Staff clarified that the amendment extended the term of the employment agreement and did not include a compensation adjustment.

CITY MOTION: Vice Chair Walker moved, seconded by Commissioner Yanez to approve the First Amendment to Agreement for Employment of Chief Executive Officer.

MOTION PASSED (BY ROLL CALL VOTE): 6-0-1

ABSTAIN: Commissioner Burrell

COUNTY MOTION: Vice Chair Ramos moved, seconded by Commissioner Heinrich to approve the First Amendment to Agreement for Employment of Chief Executive Officer.

MOTION PASSED (BY ROLL CALL VOTE): 6-0

There were no additional public comments.

9. INFORMATION ITEMS

- a. **Resident Empowerment Update** - Dr. Bady provided a Resident Empowerment update and recognized an FSS graduate who achieved homeownership with \$58,000 in down payment assistance.
- Staff presented the 2027 Resident Ambassador Program, creating 30 stipend-supported positions to strengthen resident engagement and provide leadership, workforce, and financial literacy opportunities.

Commissioners discussed the selection process, potential impacts of stipends on housing subsidies, senior resident participation, and possible support from the Beyond Housing Foundation.

Public Comment: A resident asked whether the Resident Ambassador positions would be connected to a Resident Advisory Board or resident council. Staff clarified that the Ambassador positions are separate from the Resident Advisory Board and discussed the Agency's Community Champion meetings as another avenue for resident participation.

- b. **2027 Agency Annual Plan Update** – Presented by Yolanda Kaiser, Housing Choice Voucher Program Manager.
- Staff provided an update on the 2027 Agency Annual Plan process, including the Annual Plan, Administrative Plan, and Admissions and Continued Occupancy Policy (ACOP). Staff reported that Resident Advisory Board meetings were held on August 5 and 6, with additional meetings scheduled for September 2 and 3, 2026, and that a summary of resident feedback would be presented to the Boards in September.
- Staff also reported that updates had been made to the Administrative Plan based on additional regulatory guidance and staff review, including expanded and clarified Violence Against Women Act (VAWA) provisions related to emergency transfers.

Public Comment: Public member raised a concern regarding the accessibility and organization of the posted plan documents and the VAWA provisions. Commissioners and staff discussed providing both redlined and clean versions of documents to make proposed changes easier for the public to review.

- c. **Real Estate Update** – Presented by Christina Stokes-Johnson, Director of Real Estate Development:
- Staff reported the Restore Rebuild Program met its August deadline, with Victory Village and seven additional developments submitted for funding.
- Staff provided an update on the potential acquisition of the 65-unit Oak Park Senior Villas, including assumption of \$7.6 million in existing debt.
- Staff discussed a proposed \$1.35 million HRFC loan and negotiations to reduce approximately \$6.2 million in City debt to \$2.6 million.

Joint Board Meeting
Action Minutes: 8.25.2026
Minutes Adopted:

Commissioners discussed protections for the Agency if the acquisition does not proceed. Staff explained that repayment of the HRFC funds would be secured through cash held in escrow or an irrevocable letter of credit.

The proposed Oak Park Senior Villas acquisition and related actions were presented later in the meeting for Board consideration.

There were no public comments.

10. ACTION ITEMS

a. Approval of 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments

Chair Williams called for consideration of the 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments.

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Vang to approve the 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments.

MOTION PASSED (BY ROLL CALL VOTE): 7-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Heinrich to approve the 2026 Agency Annual Plan and 2025-29 Five-Year Plan Amendments.

MOTION PASSED: 6-0

There were no public comments.

b. Oak Park Senior Villas Purchase & Sale Agreement and Related Actions

CITY MOTION: Commissioner Idsvoog moved, seconded by Commissioner Yanez to approve the Oak Park Senior Villas Purchase & Sale Agreement and related actions.

MOTION PASSED: 7-0

COUNTY MOTION: Commissioner Gallaher moved, seconded by Commissioner Dickson to approve the Oak Park Senior Villas Purchase & Sale Agreement and related actions.

MOTION PASSED: 6-0

Joint Board Meeting
Action Minutes: 8.25.2026
Minutes Adopted:

There were no public comments.

11. 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.

Tyrone Roderick Williams, Secretary to the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Deni Dukic
FROM:	Tyrone Roderick Williams, CEO		Project Manager
MEETING DATE:	09/22/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	8b	MEMO DATE:	09/16/2026
SUBJECT:	Approval of Architectural Services Contract for Cordillera Commons (APNs: 033-210-02S, 033-210-03S, 033-210-04S, 033-210-05S)		

Executive Summary

The purpose of this Board memo is to request approval of the architectural services contract with Mogavero Architects, Inc., for the Cordillera Commons Phase I development (the "Project"). The Project, located at the corner of W. Colorado Avenue and 5th Street in San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, 033-210-05S), is new construction of 51 units, including one manager's unit, serving households with incomes ranging from 30% to 60% of Area Median Income (AMI).

At the July 2026 Board of Commissioners meeting, the Board accepted the CTCAC 9% Tax Credit Award, with a financial closing date and construction start estimated to occur on or before December 31, 2026. Fresno Housing previously engaged Mogavero Architects, Inc., to provide architectural and design services for the Project, in several phases of both financing and overall design. The architectural services agreement has been agreed upon, and the architectural team is currently advancing the Project through final stages of design, including iterations of plan check(s) with local authority, construction documents and coordination with the Project's engineering and design consultants in preparation for building permit submittal and construction.

The purpose of this memo is to request the Boards' consideration and approval of the architectural services contract with Mogavero Architects, Inc., for Cordillera Commons Phase I and to authorize the appropriate Fresno Housing representatives to take any additional actions necessary in connection with the agreement and the continued design and development of the Project.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution approving the architectural services contract not to exceed \$1,124,779 with Mogavero Architects, Inc., to perform full scope of architectural services and construction management for the Cordillera Commons Phase I development and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate, execute, and take such additional actions and execute such documents as may be necessary in connection with the approved actions.

FRESNO HOUSING

Fiscal Impact

The architectural services agreement will ultimately be paid through the Project's development budget upon construction finance closing. Until construction financing is closed, architectural and design services will be funded through the approved predevelopment budget for the Project.

Background Information

The Cordillera Commons site (APNs: 033-210-01S, 033-210-02S, 033-210-03S, 033-210-04S, 033-210-05S 04-071-5S) is 6.68 acres of vacant land located in the City of San Joaquin and the Authority is developing Phase I on a 3.5-acre portion of total land. The site has been in possession of the Housing Authority of Fresno County since 1995. The project will serve families with household sizes between one and four bedrooms with affordability levels between 30%-60% AMI

First phase consists of 51 units, including one manager's unit, and all community facilities. It includes a transfer of rental assistance from the nearby Low-Income Public Housing properties, San Joaquin Apartments, which was approved utilizing the Department of Housing and Urban Development (HUD)'s Rental Assistance Demonstration (RAD) program, including a Section 18 disposition under a RAD/Section 18 Blend – currently in final administrative stages.

San Joaquin Cordillera is being developed as part of Fresno Housing's continued efforts to preserve and expand affordable housing opportunities in the City of Firebaugh. The Project is advancing through design, financing, and regulatory approvals in preparation for construction.

Past Board Actions

- November 2022 – Resolution authorizing the submission of a funding application for HCD's Permanent Local Housing Allocation (PLHA) Program for Phase I (APNs: 033-210-01-S, 02S, 03S, 04S, 05S) and related matters.
- June 2023 – Resolution authorizing the submission of a funding application for HCD's Super NOFA Program.
- June 2023 – Authorization to transfer Project-Based Vouchers under HUD's Rental Assistance Demonstration (RAD) program.
- June 2023 – Formation of San Joaquin Cordillera, LP, a single-purpose limited partnership, with Silvercrest, Inc. as General Partner and San Joaquin Cordillera Commons AGP, LLC as co-General Partner.
- March 2024 – Resolution authorizing the submission of a funding application for HCD's 2022-2023 HOME Program and approval of Fresno Housing Capital Funds.
- February 2025 – Authorization for: Submission of a funding application for a Federal Home Loan Bank of San Francisco (FHL Bank) Affordable Housing Program Loan.
- February 2026 - Authorization for: Submission of a funding application for a Federal Home Loan Bank of San Francisco (FHL Bank) Affordable Housing Program Loan.
- March 2026 – Authorization for submission of a 9% CTCAC Application, execution of a Purchase and Sale Agreement, Approval of Seller financing in the amount of \$458,000, and a Commitment of \$450,000 in HRFC funds
- May 2026 – Authorization for submission of a California Department of Housing and Community Development (HCD) Multifamily Housing Program (MHP) Gap Funding Application

FRESNO HOUSING

- July 2026 - Authorization to Accept CTCAC 9% Low-Income Housing Tax Credit Award, Increase Predevelopment Funding and Submit a RAD/Section 18 Blend Application

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION TO APPROVE AN ARCHITECTURAL SERVICES CONTRACT WITH MOGAVERO
ARCHITECTS, INC., FOR THE CORDILLERA COMMONS DEVELOPMENT**

WHEREAS, the Housing Authority of Fresno County, California (HAFC) seeks to expand the availability of affordable rental housing and homeownership opportunities to low-income and moderate-income households in Fresno County; and

WHEREAS the Authority desires to facilitate the development of a portion of total property located at the corner of Colorado Avenue and 5th Street in San Joaquin, California (APNs: 033-210-02S, 033-210-03S, 033-210-04S, and 033-210-05S) for the proposed Cordillera Commons Phase I development (the "Project"), consisting of a fifty-one (51) unit new construction affordable housing community to be situated on an approximately 3.5-acre portion of the subject property; and

WHEREAS, HAFC acts as the Administrative General Partner of San Joaquin Cordillera, LP in connection with the development of the Project;

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

WHEREAS, at the July 2026 Board of Commissioners meeting, the Board accepted the California Tax Credit Allocation Committee (CTCAC) 9% Low-Income Housing Tax Credit Award for the Project, with a financial close and construction start date to occur on or before December 18, 2026; and,

WHEREAS, HAFC engaged Mogavero Architects, Inc., to provide architectural and design services for the Cordillera Commons development; and,

WHEREAS, HAFC has agreed upon an architectural services contract with Mogavero Architects, Inc., for architectural and design services associated with the development of Cordillera Commons; and,

RESOLUTION



WHEREAS, the architectural services include the preparation and coordination of design development drawings, construction documents, permitting documents, and construction administration services necessary to advance the Project through construction; and,

WHEREAS, the architectural services contract is not to exceed \$1,124,779 for architectural services necessary to advance the Project through design, construction documents, permitting, and construction; and,

WHEREAS, the architectural services contract will ultimately be paid through the Project's development budget upon construction finance closing, with costs incurred prior to closing funded through the approved predevelopment budget for the Project;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby approves the architectural services contract totaling \$1,124,779 with Mogavero Architects, Inc., for the Cordillera Commons development and authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute all related documents and take such actions as may be necessary in connection with the approved actions.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Eriny Xiong
FROM:	Tyrone Roderick Williams, CEO		Assistant Project Manager
MEETING DATE:	09/22/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	7c	MEMO DATE:	09/16/2026
SUBJECT:	Consideration of Architectural Services Contract for La Joya Commons II (APN: 007-140-20ST)		

Executive Summary

The purpose of this Board memo is to request approval of the architectural services contract with Paul Halajian Architects, Inc., for the La Joya Commons II development (the "Project"). La Joya Commons II is the second phase of the La Joya Commons redevelopment located at 1501 Clyde Fannon Drive in Firebaugh, California. The Project consists of the new construction of 28 multifamily residential units, including 27 affordable units and one manager's unit, serving households with incomes ranging from 30% to 60% of Area Median Income (AMI).

The Project will include a mix of one-, two-, three-, and four-bedroom units within four two-story residential buildings. Residents will also have access to the existing community building developed as part of La Joya Commons Phase I through a shared use agreement. Additional Project improvements will include on-site parking, landscaping, pedestrian improvements, and other site amenities.

At the June 2026 Board of Commissioners meeting, the Board accepted the CTCAC 9% Tax Credit Award, with a construction closing date of December 18, 2026. Fresno Housing previously engaged Paul Halajian Architects, Inc., to provide architectural and design services for the Project. The architectural services agreement has been agreed upon, and the design team is currently advancing the Project through construction documents and coordination with the Project's engineering and design consultants in preparation for building permit submittal and construction.

The purpose of this memo is to request the Boards' consideration and approval of the architectural services contract with Paul Halajian Architects, Inc., for La Joya Commons II and to authorize the appropriate Fresno Housing representatives to take any additional actions necessary in connection with the agreement and the continued design and development of the Project.

Recommendation

It is recommended that the Boards of Commissioners of Fresno Housing adopt the attached resolution approving the architectural services contract totaling \$495,375 with Paul Halajian Architects, Inc., to perform architectural services for the La Joya Commons II development and authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee, to negotiate, execute, and take such additional actions and execute such documents as may be necessary in connection with the approved actions.

Fiscal Impact

FRESNO HOUSING

The architectural services agreement will ultimately be paid through the Project's development budget upon construction finance closing. Until construction financing is closed, architectural and design services will be funded through the approved predevelopment budget for the Project.

Background Information

La Joya Commons II is the second phase of the La Joya Commons redevelopment in Firebaugh, California. The Project is located at 1501 Clyde Fannon Drive on APN 007-140-20ST and will involve demolition of the existing improvements on the approximately 1.62-acre site and construction of 28 new multifamily residential units.

The Project will consist of 27 affordable units and one manager's unit, with a mix of six one-bedroom units, eight two-bedroom units, eight three-bedroom units, and six four-bedroom units. The affordable units will serve households with incomes ranging from 30% to 60% of AMI.

The development will consist of four two-story residential buildings and will include on-site parking, landscaping, pedestrian improvements, and other site improvements. The Project will also utilize the existing La Joya Commons Phase I community building through a shared use agreement, allowing residents of both phases access to community amenities and services.

La Joya Commons II is being developed as part of Fresno Housing's continued efforts to preserve and expand affordable housing opportunities in the City of Firebaugh. The Project is advancing through design, financing, and regulatory approvals in preparation for construction.

Past Board Actions

- July 2026 – Board approval to submit a section 18 disposition application under a RAD/Section 18 Blend
- June 2026 – Board approval to accept the CTCAC 9% Tax Credit Award, authorize an increase in HRFC predevelopment funding to an amount up to \$2,000,000, and approve corrected HCD resolutions.
- February 2026 – Board approval of the AHP Application and CTCAC 9% Tax Credit Application for La Joya Commons II, including authorization of a land contribution at its appraised value.
- October 2025 – Board approval of Joe Serna, Jr. Farmworker Housing Grant (FWHG).
- May 2025 – Board approval of HCD's HOME Funding Application and execution of all necessary resolutions and related documents to the project's development.
- April 2025 – Board approval of HCD's Multifamily Finance Super NOFA Application for La Joya Commons II; Approval of the use of HRFC funds in the amount of \$1,500,000.
- March 2024 – Board approval of HCD's HOME funding Application for La Joya Commons II, formation of a Limited Partnership, execution of necessary resolutions related to project development.

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF THE

HOUSING AUTHORITY OF FRESNO COUNTY

**RESOLUTION TO APPROVE AN ARCHITECTURAL SERVICES CONTRACT WITH PAUL HALAJIAN
ARCHITECTS, INC., FOR THE LA JOYA COMMONS II DEVELOPMENT**

WHEREAS, the Housing Authority of Fresno County (HAFC), California seeks to expand the availability of affordable rental housing opportunities to low-income persons within Fresno County; and,

WHEREAS, HAFC intends to develop La Joya Commons II, the second phase of the La Joya Commons redevelopment, consisting of 28 multifamily housing units, including 27 affordable units and one manager's unit, on approximately 1.62 acres of land located at 1501 Clyde Fannon Drive in Firebaugh, California (APN 007-140-20ST) (hereafter "Property"); and,

WHEREAS, the La Joya Commons II development will provide a mix of one-, two-, three-, and four-bedroom units serving households with incomes ranging from 30% to 60% of Area Median Income; and,

WHEREAS, at the June 2026 Board of Commissioners meeting, the Board accepted the California Tax Credit Allocation Committee (CTCAC) 9% Low-Income Housing Tax Credit Award for the Project, with a construction closing date of December 18, 2026; and,

WHEREAS, HAFC engaged Paul Halajian Architects, Inc., to provide architectural and design services for the La Joya Commons II development; and,

WHEREAS, HAFC has agreed upon an architectural services proposal with Paul Halajian Architects, Inc., for architectural and design services associated with the development of La Joya Commons II; and,

WHEREAS, the architectural services include the preparation and coordination of design development drawings, construction documents, permitting documents, and construction administration services necessary to advance the Project through construction; and,

WHEREAS, the architectural services contract totals \$495,375 for architectural services necessary to advance the Project through design, construction documents, permitting, and construction; and,

RESOLUTION



WHEREAS, the architectural services contract will ultimately be paid through the Project's development budget upon construction finance closing, with costs incurred prior to closing funded through the approved predevelopment budget for the Project;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, California, hereby approves the architectural services contract totaling \$495,375 with Paul Halajian Architects, Inc., for the La Joya Commons II development and authorizes Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute all related documents and take such actions as may be necessary in connection with the approved actions.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Jeff Cardell
FROM:	Tyrone Roderick Williams, CEO		Director of Human Resources
MEETING DATE:	09/22/2026	DEPARTMENT:	Human Resources
AGENDA ITEM:	8d	MEMO DATE:	09/16/2026
SUBJECT:	Consideration of Side Letter Agreements with SEIU Amending the Memorandum of Understanding.		

Executive Summary

The purpose of this memo is to ask the Boards of Commissioners to consider and approve amendment of the Memorandum of Understanding (MOU) between Service Employees International Union (SEIU) and the Agency through Side Letter Agreements regarding Health Insurance premium cost sharing for 2027 and in response to the Notice of Layoff of represented positions.

Recommendation

It is recommended that the Boards of Commissioners approve the attached resolutions and three Side Letter Agreements to the MOU with SEIU.

Fiscal Impact

It is estimated that the Agency contribution towards health insurance will increase by approximately \$140,000 in 2027, dependent upon any enrollment changes. The total cost of the severance agreements that will be paid in the 2026 budget is \$63,582.73.

Background Information

Authorized representatives for the Agency and SEIU have met and conferred regarding health insurance benefits for the 2027 plan year. The Agency and the Union have reached agreement on a side letter regarding health insurance premium cost sharing. The agreement states that sixty percent of the difference in cost between the 2027 and 2026 employee premium for Employee Plus One and Employee Plus Two or More levels of coverage will be paid by the Agency and forty percent by the employee after the monthly premiums have been calculated as follows:

Employee Only	90% Employer, 10% Employee,
Employee Plus One Dependent	80% Employer, 20% Employee and
Employee Plus Two or More Dependents	70% Employer, 30% Employee.

Agency staff met also met with SEIU representatives regarding the impact of layoff and proposed alternatives in response to the Notice of Layoff of represented positions. The Agency and the

FRESNO HOUSING

Union have reached agreement on two additional side letters. One side letter is specifically for Housing Quality Inspectors that are laid off. It provides a lump sum severance of three months' salary following separation of employment. The second side letter is specifically for Maintenance Technicians who voluntarily resign as an alternative to involuntary layoffs. It also provides a lump sum severance of three months of base pay, following separation of employment, for the first three Maintenance Technicians who voluntarily elect to resign.

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION TO APPROVE SIDE LETTER AGREEMENTS BETWEEN FRESNO HOUSING AND THE SERVICE
EMPLOYEES' INTERNATIONAL UNION LOCAL 521**

WHEREAS, the Board of Commissioners approved the Memorandum of Understanding (MOU) between Fresno Housing and Service Employees International Union (SEIU) Local 521 in January 2026;

WHEREAS, authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached a tentative agreement on the terms of a Side Letter regarding health insurance premium cost sharing for the 2027 plan year;

WHEREAS, authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached a tentative agreement on the terms of a Side Letter regarding a severance package for Housing Quality Inspectors that are laid off; and

WHEREAS, authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached a tentative agreement on the terms of a Side Letter regarding a severance package for up to three Maintenance Technicians who voluntarily resign;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby approve the Side Letter Agreements amending the MOU.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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 TO APPROVE SIDE LETTER AGREEMENTS BETWEEN FRESNO HOUSING AND THE SERVICE
EMPLOYEES' INTERNATIONAL UNION LOCAL 521**

WHEREAS, the Board of Commissioners approved the Memorandum of Understanding (MOU) between Fresno Housing and Service Employees International Union (SEIU) Local 521 in January 2026;

WHEREAS, authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached a tentative agreement on the terms of a Side Letter regarding health insurance premium cost sharing for the 2027 plan year;

WHEREAS, authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached a tentative agreement on the terms of a Side Letter regarding a severance package for Housing Quality Inspectors that are laid off: and

WHEREAS, authorized representatives for Fresno Housing and SEIU have met and conferred in good faith and reached a tentative agreement on the terms of a Side Letter regarding a severance package for up to three Maintenance Technicians who voluntarily resign;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of Fresno County, hereby approve the Side Letter Agreements amending the MOU.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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

Side Letter Agreement between Fresno Housing and Service Employees
International Union (SEIU Local 521)

The Memorandum of Understanding states that Fresno Housing always retains the Authority to make all layoff decisions. In response to the June 1, 2026 Notice of Layoff, the Union (SEIU Local 521) requested to meet and confer on the impact of the layoff and proposed alternatives.

Authorized representatives of Fresno Housing and SEIU Local 521, identified below, have met and conferred regarding the impact of the layoff on HQS Inspectors and proposed alternatives reaching the following agreements.

1. HQS Inspectors represented by SEIU who are laid off will be provided with a letter of recommendation that verifies their dates of employment and job title. Additionally, it will expressly state the reason their employment ended with Fresno Housing was through no fault of their own.
2. HQS Inspectors by SEIU who are laid off will be provided with notice, via personal email, of all Fresno Housing employment opportunities as long they remain on a reemployment list.
3. HQS Inspectors represented by SEIU who are laid off will be provided with a lump sum severance of three months' salary in their position following their separation of employment. This is in addition to the cash out of any accrued vacation and comp time at the time of separation.
4. This side letter agreement is in effect through December 31, 2026.

Fresno Housing



Jeff Cardell, Director of Human Resources

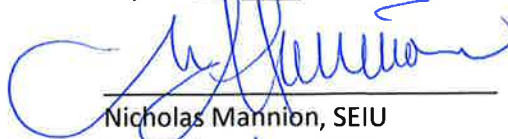
September 1, 2026

SEIU Local 521



Anthony Esparza, Chapter President

September 1, 2026



Nicholas Mannion, SEIU

September 1, 2026



Richard Streets, SEIU

September 1, 2026

Side Letter Agreement between Service Employees and Fresno Housing Authority
International Union (SEIU Local 521)

The Memorandum of Understanding states that Fresno Housing always retains the Authority to make all layoff decisions. In response to the June 1, 2026, Notice of Layoff, the Union (SEIU Local 521) requested to meet and confer on the impact of the layoff and proposed alternatives.

Authorized representatives of Fresno Housing and SEIU Local 521, identified below, have met and conferred in good faith regarding the impact of the layoff and proposed alternatives reaching the following agreements.

As an alternative to involuntary layoffs, the first three Maintenance Technicians represented by SEIU Local 521 who voluntarily elect to resign their position pursuant to this agreement shall receive a lump-sum severance payment equal to three (3) months of their base salary. This non-precedent setting severance payment shall be provided following separation from employment and shall be in addition to the payout of any accrued vacation, compensatory time, and other earned benefits payable under Fresno Housing policy and applicable law.

- A. Maintenance Technicians electing this option shall submit a written notice of voluntary resignation, including a release of all claims, to Fresno Housing within ten (10) Fresno Housing business days following execution of this Side Letter Agreement. This shall be known as the election period. Fresno Housing should review and approve eligible requests within five (5) business days following the close of the election period.
- B. Approved voluntary resignations shall become effective no later than two (2) weeks following approval by Fresno Housing, unless a different date is mutually agreed upon by the employee and Fresno Housing for operational continuity purposes.
- C. The three (3) month severance payment shall be issued within fourteen (14) calendar days of the employee's separation date. Payment of accrued vacation, compensatory time, and other earned benefits shall be made in accordance with Fresno Housing policy and applicable law.
- D. In consideration of three (3) Maintenance Technicians voluntarily resigning positions and accepting the three (3) month severance package, Fresno Housing agrees to withdraw the revised Notice of Layoff to the Maintenance Employees.
- E. If less than three Maintenance Technicians are approved for voluntary resignation as identified herein, the parties will continue to meet and confer in good faith in an attempt to prevent any layoff.

9/1/26

F. This side letter shall remain in effect through March 31, 2027 unless it otherwise becomes obsolete.

Fresno Housing

Jeff Cardell

Jeff Cardell, Director of Human Resources

September ¹⁴____, 2026

SEIU Local 521

anthony Esparza

Anthony Esparza, Chapter President

September ¹⁷____, 2026

Nick Mannion

Nicholas Mannion, SEIU

September ¹⁴____, 2026

Richard Streets

Richard Streets, SEIU

September ¹⁶____, 2026

September 3, 2026

Side Letter Agreement
Between
Service Employees International Union (SEIU) and Fresno Housing

Fresno Housing and SEIU representatives have met and conferred in good faith and have agreed, to the following regarding health insurance premium cost sharing for the 2027 plan year.

Effective, January 1, 2027 and throughout the Health Insurance Plan Year, the Agency will pay 90% of employee only medical insurance premium, 80% of the employee plus one medical insurance premium and 70% of the employee plus two or more medical insurance premium for each of the CalPERS Health Plans available. Employees will pay the remaining 10% of the employee only medical insurance premium, 20% of the employee plus one premium and 30% of the employee plus two or more medical insurance premium through payroll deduction.

Supplemental Health Benefits Contribution

After the 2027 monthly premiums for Agency and the Employee have been calculated, as defined above, the Agency and Employee monthly premium cost for Employee Plus One and Employee Plus Two or More coverage will be modified as described below.

Sixty (60) percent of the difference in cost between the 2027 and 2026 Employee premium for the Employee Plus One and Employee Plus Two or More coverage for each plan available through CalPERS will be paid by the Agency and forty (40) percent by the employee.

Fresno Housing

Jeff Cardell

Jeff Cardell, Director of Human Resources

September¹⁴, 2026

SEIU Local 521

anthony Esparza

Anthony Esparza, Chapter President

September¹⁷, 2026

CHRISTINA GONZALEZ

Christina Gonzalez, Housing Specialist

September¹⁵, 2026

Sang Sou

Sang Sou, Housing Quality Inspector

September¹⁴, 2026

September 3, 2026

Jennifer Vanderdussen

Jennifer VanderDussen, Housing Specialist
September¹⁴____, 2026

Nick Mannion

Nicholas Mannion, SEIU
September¹⁴____, 2026

Richard Streets

Richard Streets, SEIU
September¹⁶____, 2026

BOARD MEMO

TO:	Boards of Commissioners	AUTHOR:	Eduardo Rodriguez
FROM:	Tyrone Roderick Williams, CEO		Senior Project Manager
MEETING DATE:	09/22/2026	DEPARTMENT:	Real Estate Development
AGENDA ITEM:	8e	MEMO DATE:	09/16/2026
SUBJECT:	Authorization to Accept CTCAC 9% Low-Income Housing Tax Credit Award, Approval of HRFC Predevelopment Loan and Approval of Architectural Services Contract		

Executive Summary

The purpose of this Board memo is to request approval from the Board of Commissioners for actions related to the development of the affordable housing Project known as the Victory Village (fka Parkway Inn, APN: 449-324-11T) (the "Project"), located at 959 N Parkway Drive in Fresno, California. The requested actions include approval to accept a 9% Low-Income Housing Tax Credits (LIHTC) award from the California Tax Credit Allocation Committee (CTCAC), authorization of \$1,500,000 in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC), and approval of an architectural services contract with R.L. Davidson, Inc. in an amount not to exceed \$540,000. The architectural services and HRFC predevelopment funding will support the continued planning, feasibility, and other predevelopment activities necessary to advance the Project towards financial closing and construction.

If successfully awarded, the CTCAC funding would allow to the project to continue advancing towards an anticipated April 2027 financial closing and construction launch as an adaptive reuse and new construction project converting and existing motel to permanent affordable housing for a special needs population.

At the June 2026 Board meeting, the Board authorized the submission of an application to the competitive 9% CTCAC program for up to \$20,364,930 in tax credit equity to support development activities. If awarded 9% CTCAC Tax Credits, staff is requesting authorization to accept the award. The project is anticipating a financial closing and construction start on or around April 4, 2027.

The Project is further supported by a commitment approved by the Fresno County Board of Supervisors utilizing Fresno County Department of Behavioral Health (the "County") services. The County will be responsible for coordinating mental health services for DBH-referred tenants residing in the forty-one (41) DBH-referred units at the Project. In addition, the County is proposing to provide up to \$6.3 million in Behavioral Health Services Act (BHSA) funding toward construction costs and up to \$287,000 per year in operational subsidy.

In partnership with the City of Fresno, the Project secured a Homekey loan commitment in the amount of \$9,900,000 from the California Department of Housing and Community Development (HCD) as of May 2, 2023, further supporting the Project's financing. Upon acquisition of the property, HACF will assume the Homekey restrictions and enter into the applicable HCD Standard Agreement. The Board

FRESNO HOUSING

previously authorized HACF to enter into a Purchase and Sale Agreement (“PSA”) with the City of Fresno for acquisition of the Project.

The existing property is a motel consisting of sixty-six (66) units located in two (2) two-story buildings and one (1) one-story building. The proposed Victory Village Project will consist of forty-two (42) dwelling units, including forty-one (41) supportive housing units and one (1) manager’s unit. The supportive housing units will range from studios to one-bedroom units.

Fiscal Impact

Approval of the Housing Relinquished Fund Corporation (HRFC) predevelopment loan will provide up to \$1,500,000 in financing for Victory Village predevelopment activities. The loan is anticipated to be repaid to HRFC at the Project’s financial closing from Project financing proceeds, including LIHTC equity.

In addition, approval of the architectural services contract with R.L. Davidson, Inc. will authorize expenditures of up to \$540,000 for architectural and related design services.

Recommendation

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

1. Accept the 9% Low-Income Housing Tax Credit (LIHTC) award upon receipt from the California Tax Credit Allocation Committee (CTCAC) for the Victory Village project, if awarded; and
2. Approval of up to \$1,500,000 million in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC) to support planning, feasibility, and other predevelopment activities necessary to advance the Project toward financial closing and construction; And
3. Approval of an architectural services contract with R.L. Davidson, Inc. in an amount not to exceed \$540,000 for architectural and related design services for the Victory Village project; and
4. Authorize Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designees to negotiate, execute, and deliver all documents necessary or appropriate to accept the CTCAC award, approval of an architectural services contract with R.L. Davidson, Inc. and implement the HRFC predevelopment loan financing; and
5. Authorize staff to undertake all related actions and address other matters necessary to implement the development in accordance with CTCAC and other applicable regulatory requirements; and
6. Provide for other matters related thereto.

Background Information

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

The proposed Victory Village Project will consist of forty-two (42) dwelling units, including forty-one (41) supportive housing units and one (1) manager’s unit. The supportive housing units will range from studios to one-bedroom units.

FRESNO HOUSING

Previous Actions

- October 5, 2023 - Entered into an Option to Purchase with the City of Fresno for the property located at 959 N. Parkway Drive, Fresno, California (APN 449-324-11T).
- June 23, 2026 - Authorized HACF to exercise its option to purchase the Property and authorized execution of a Purchase and Sale Agreement with the City of Fresno.
- June 23, 2026 - Authorized submission of a 9% Low-Income Housing Tax Credit (LIHTC) application to the California Tax Credit Allocation Committee (CTCAC) for the Victory Village adaptive reuse and new construction project.
- June 23, 2026 - Authorized formation of Fresno Victory Village, L.P. and authorized HACF to serve as the sole member and manager of the to-be-formed Fresno Victory Village AGP, LLC, the Administrative General Partner.
- June 23, 2026 - Authorized HACF to enter into a Memorandum of Understanding with Silvercrest, Inc. for participation in the acquisition, development, and ownership of Victory Village.
- June 23, 2026 - Accepted funding commitments from the Fresno County Department of Behavioral Health for capital funding, operating subsidy, and supportive services for formerly homeless and special needs populations residing at Victory Village.
- June 23, 2026 - Authorized acceptance of the HCD Homekey restrictions and entry into the HCD Standard Agreement upon acquisition of the Property.
- June 23, 2026 - Authorized a loan from HACF to Fresno Victory Village, L.P. to recapitalize the \$9.9 million in HCD Homekey funding.

RESOLUTION

**RESOLUTION NO. _____
BEFORE THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE CITY OF FRESNO, CA**

**AUTHORIZING THE ACCEPTANCE OF A 2026 9% CALIFORNIA TAX CREDIT ALLOCATION
COMMITTEE (CTCAC) LOW-INCOME HOUSING TAX CREDIT (LIHTC) AWARD AND APPROVING UP TO
\$1.5 MILLION IN PREDEVELOPMENT LOAN FINANCING FROM THE HOUSING RELINQUISHED FUND
CORPORATION (HRFC) FOR VICTORY VILLAGE (APN: 449-324-11T) AND OTHER MATTERS RELATED
THERETO**

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

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

WHEREAS, the Authority submitted an application to the California Tax Credit Allocation Committee (“CTCAC”) for a competitive 9% Low-Income Housing Tax Credit (“LIHTC”) award to support the adaptive reuse and new construction of Victory Village; and,

WHEREAS, upon receipt of a Tax Credit Allocation, the Board will provide approval to accept the CTCAC award to support the financial closing with a construction start estimated to occur on or around April 4, 2027; and,

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

WHEREAS, the Project is further supported by commitments from the Fresno County Department of Behavioral Health for capital funding, operating subsidy, and supportive services for formerly homeless and special needs populations residing at Victory Village; and,

WHEREAS, the Authority desires to provide up to \$1,500,000 in predevelopment loan financing through the Housing Relinquished Fund Corporation (“HRFC”) to support planning, feasibility, design, and other predevelopment activities necessary to advance the Project toward financial closing and construction; and,

RESOLUTION

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF FRESNO, HEREBY:

1. Accept the 2026 9% Low-Income Housing Tax Credit (LIHTC) award from the California Tax Credit Allocation Committee (CTCAC) in connection with the Victory Village adaptive reuse and new construction project; and
2. Approve up to \$1,500,000 in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC) to support planning, feasibility, design, and other predevelopment activities necessary to advance the Victory Village project toward financial closing and construction; and
3. Authorize Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Director; and/or their designees to negotiate, execute, and deliver all documents necessary to accept the CTCAC LIHTC award and implement the HRFC predevelopment funding approved herein; and
4. The Board further authorizes staff to take any and all other actions necessary or appropriate to implement the development and financing of the Victory Village project in accordance with applicable laws, funding regulations, and program requirements.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION TO APPROVE AN ARCHITECTURAL SERVICES CONTRACT WITH R.L. DAVIDSON, INC.,
FOR THE VICTORY VILLAGE DEVELOPMENT**

WHEREAS, the Housing Authority of the City of Fresno (HACF), California seeks to expand the availability of affordable rental housing opportunities to low-income persons within Fresno County; and,

WHEREAS, HACF intends to develop Victory Village, consisting of 42 multifamily housing units, including 41 affordable units and one manager's unit, on approximately 1.5 acres of land located at 959 N. Parkway in Fresno, California (APN 449-34-11) (hereafter "Property"); and,

WHEREAS, the Victory Village development will provide a mix of studios and one-bedroom units serving households with incomes ranging from 30% to 60% of Area Median Income; and,

WHEREAS, HACF engaged R.L. Davidson, Inc., to provide architectural and design services for the Victory Village development; and,

WHEREAS, HACF has agreed upon an architectural services proposal with R.L. Davidson, Inc., for architectural and design services associated with the development of Victory Village; and,

WHEREAS, the architectural services include the preparation and coordination of design development drawings, construction documents, permitting documents, and construction administration services necessary to advance the Project through construction; and,

WHEREAS, the architectural services contract totals an amount not to exceed \$540,000 for architectural services necessary to advance the Project through design, construction documents, permitting, and construction; and,

WHEREAS, the architectural services contract will ultimately be paid through the Project's development budget upon construction finance closing, with costs incurred prior to closing funded through the approved predevelopment budget for the Project;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, California, hereby approves the architectural services contract totaling an amount not to exceed \$540,000 with R.L. Davidson, Inc., for the Victory Village development and authorizes

RESOLUTION



Tyrone Roderick Williams, Chief Executive Officer, Michael Duarte, Deputy Executive Director, and/or their designee to execute all related documents and take such actions as may be necessary in connection with the approved actions.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

RESOLUTION



RESOLUTION NO. _____

BEFORE THE BOARD OF COMMISSIONERS OF

THE HOUSING AUTHORITY OF FRESNO COUNTY, CA

**AUTHORIZING UP TO \$1.5 MILLION IN PREDEVELOPMENT LOAN FINANCING FROM THE
HOUSING RELINQUISHED FUND CORPORATION (HRFC) FOR VICTORY VILLAGE (APN: 449-324-11T)
AND OTHER MATTERS RELATED THERETO**

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

WHEREAS, Victory Village, located at 959 N Parkway Drive in Fresno, California (APN 449-324-11T), is an existing motel with sixty-six (66) units; and,

WHEREAS, the HACF submitted an application to the California Tax Credit Allocation Committee ("CTCAC") for a competitive 9% Low-Income Housing Tax Credit ("LIHTC") award to support the adaptive reuse and new construction of Victory Village; and,

WHEREAS, upon receipt of a Tax Credit Allocation, the Board will provide approval to ratify the acceptance of the CTCAC award to support the financial closing with a construction start estimated to occur on or around April 4, 2027; and,

WHEREAS, the Housing Authority of Fresno County, CA ("HACF") is authorized, among other things, to enter into partnership agreements and to make loans to partnerships to finance, plan, undertake, construct acquire and operate housing projects; and

WHEREAS, the Project is further supported by commitments from the Fresno County Department of Behavioral Health for capital funding, operating subsidy, and supportive services for formerly homeless and special needs populations residing at Victory Village; and,

WHEREAS, the Authority desires to provide up to \$1,500,000 in predevelopment loan financing through the Housing Relinquished Fund Corporation ("HRFC") to support planning, feasibility, design, and other predevelopment activities necessary to advance the Project toward financial closing and construction; and,

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY FRESNO COUNTY, HEREBY:

RESOLUTION

1. Approve up to \$1,500,000 in predevelopment loan financing from the Housing Relinquished Fund Corporation (HRFC) to support planning, feasibility, design, and other predevelopment activities necessary to advance the Victory Village project toward financial closing and construction; and
2. Authorize Tyrone Roderick Williams, Chief Executive Officer; Michael Duarte, Deputy Executive Director; and/or their designees to negotiate, execute, and deliver all documents necessary to implement the HRFC predevelopment funding approved herein; and
3. The Board further authorizes staff to take any and all other actions necessary or appropriate to implement the development and financing of the Victory Village project in accordance with applicable laws, funding regulations, and program requirements.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO: Boards of Commissioners
FROM: Tyrone Roderick Williams, CEO
MEETING DATE: 09/22/2026
AGENDA ITEM: 9a
SUBJECT: Real Estate Development Update

AUTHOR: Christina Stokes-Johnson
Director
DEPARTMENT: Real Estate Development
MEMO DATE: 09/16/2026

Executive Summary

Staff will provide an overview of Real Estate Development activities.

Recommendation

None at this time.



Real Estate Development Update

September 22, 2026



FRESNO
HOUSING

85 YEARS



Agenda:

- CTCAC 9% Application Update
- Home Sales Update

CTCAC 9% Application Update

- Victory Village – Received point letter with amended tiebreaker of 85.087% on 8/31/26
 - Submitted appeal on 9/4/26 to restore tiebreaker to 95.901%, as of 9/16/26 pending response. CTCAC committee meeting to be held on 10/6/26
 - *Staff requesting approval to execute preliminary reservation should appeal be granted*
- 135 Osmun – Placed 4th in region, not in funding range

Home Sales Update

- 923 Holt Avenue, Sanger
 - Sale Scheduled for 9/18/26; \$350,000
- Final Sanger home at 84 Redwood entered into Purchase and Sale Agreement

Questions?



BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Nicole Diaz
FROM:	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
MEETING DATE:	9/22/2026	DEPARTMENT:	Finance & Accounting
AGENDA ITEM:	10a	MEMO DATE:	9/16/2026
SUBJECT:	Consideration to Receive and File the 2025 Comprehensive Annual Financial Reports for the Housing Authority of the City of Fresno		

Executive Summary

The purpose of this memo is to present the Comprehensive Annual Financial Reports of the Housing Authority of the City of Fresno for the year ending December 31, 2025, and ask the Boards of Commissioners to receive and file the audit results.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and internal controls. During the course of the audit, CohnReznick identified no material weaknesses and no significant deficiencies over financial reporting and compliance.

Noteworthy changes from 2024 to 2025 can be found in Management’s Discussion and Analysis (MD&A) of the attached audit report. Ahamadou Bocar, Jacky Tang and Rani Pooja, with CohnReznick, will also be in attendance at the September Board meeting to present a summary of the audit and answer any questions the Board of Commissioners may have.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of the City of Fresno receive and file the Comprehensive Annual Financial Reports for the year ending December 31, 2025.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by CohnReznick in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF THE CITY OF FRESNO TO RECEIVE AND FILE
THE AUDITED FINANCIAL STATEMENTS FOR YEAR ENDED DECEMBER 31, 2025**

WHEREAS, the Housing Authority of the City of Fresno retained CohnReznick to conduct the annual audit of the financial statements for the period ending December 31, 2025 and

WHEREAS, CohnReznick has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2025.

PASSED AND ADOPTED THIS 22nd day of SEPTEMBER 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



2025 Audit Results

September 22, 2026



FRESNO **85** YEARS
HOUSING



Overview

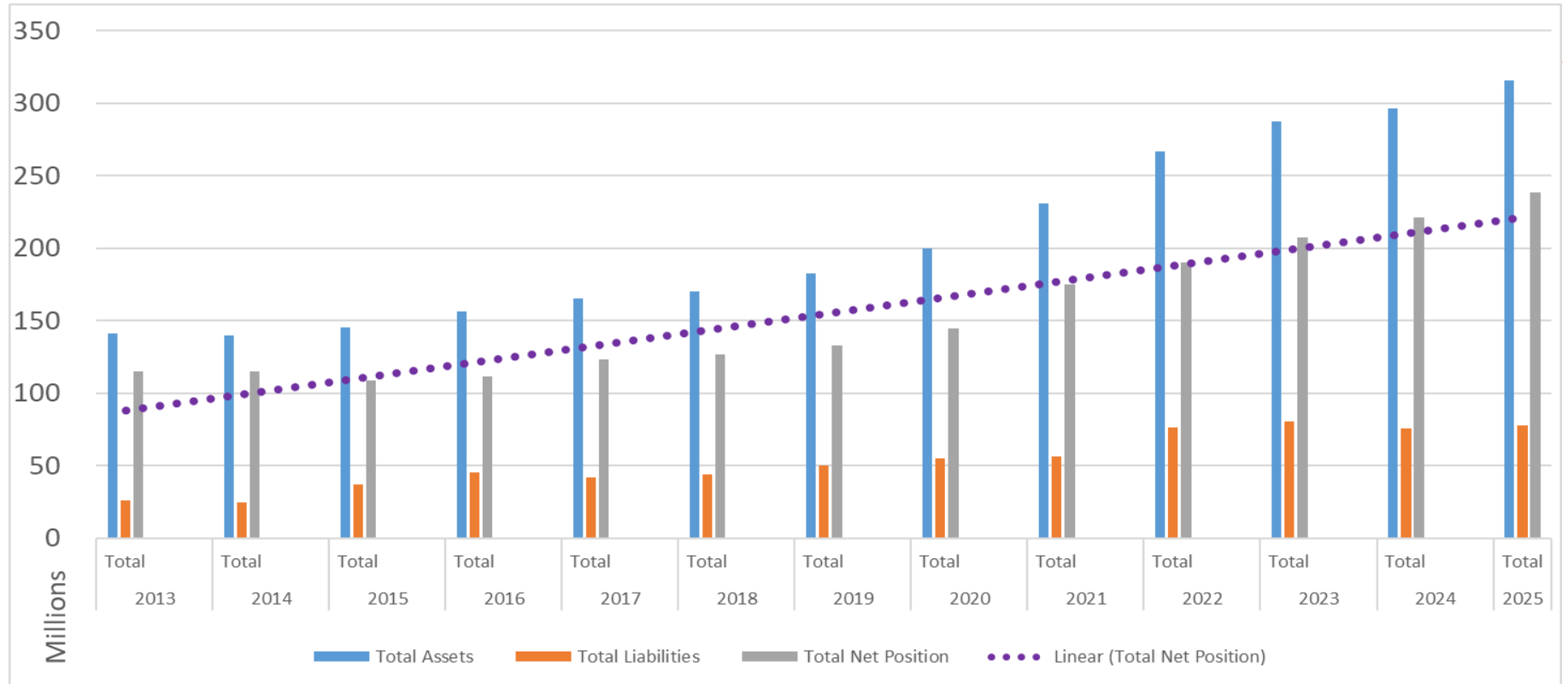
- Audit Process
- Financial Trend
- Auditor Presentation
- Findings and Recommendations Summary
 - *Agency Audits (FH-City and FH-County)*
 - *Mixed Finance Properties (Limited Partnerships)*

Audit Process

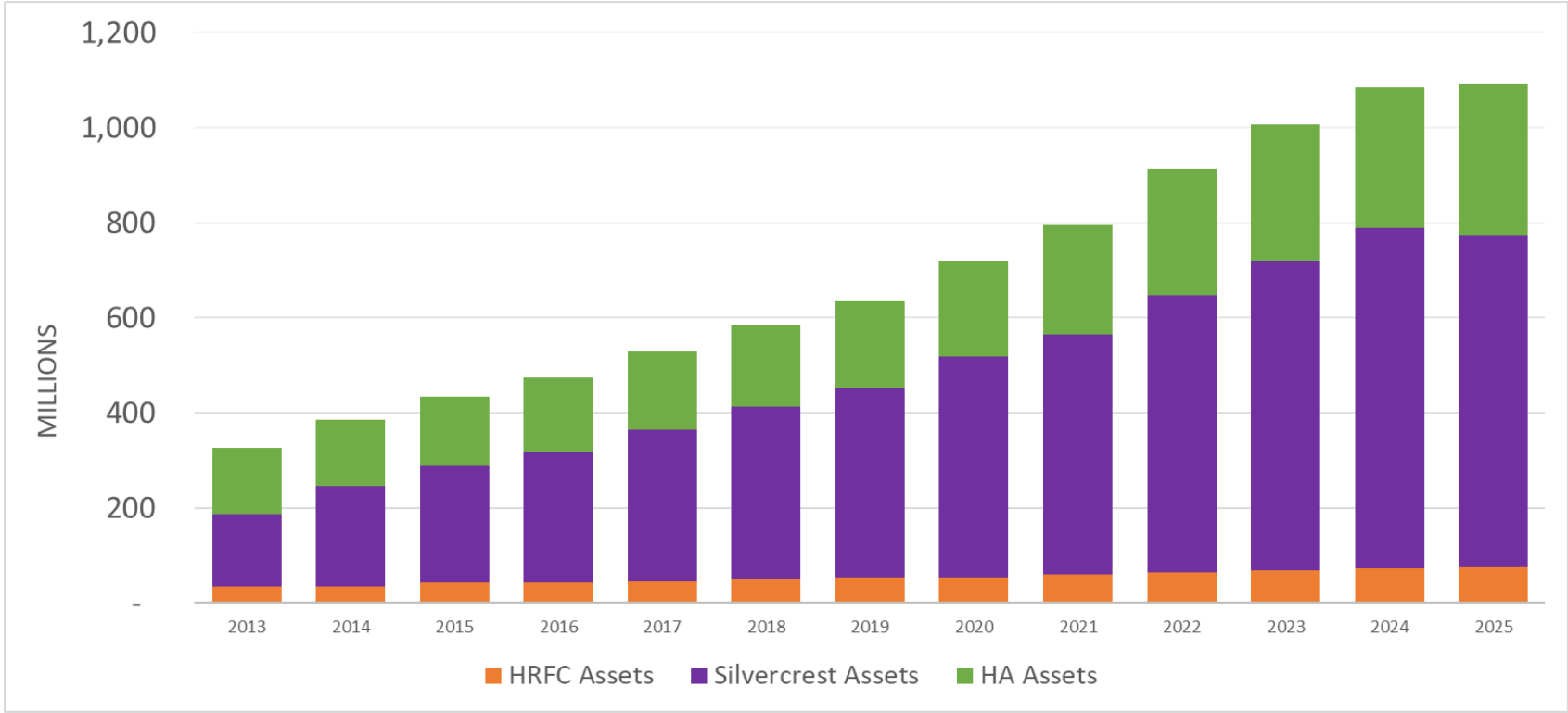
- December 2, 2025
 - Entrance Interview with Audit Committee
- December 2025 through August 2026
 - Auditors perform internal control testing, Compliance and Financial Testing
- September 8, 2026
 - Exit Interview with Audit Committee
- September 22, 2026
 - Auditors report results to the Board and management



Financial Trend (FH-City and FH-County)



Asset Trend (FH, Silvercrest and HRFC Combined)



Fresno Housing Authority

Board Presentation

"CohnReznick" is the brand name under which CohnReznick LLP and CohnReznick Advisory LLC and their respective subsidiaries provide professional services. CohnReznick LLP and CohnReznick Advisory LLC (and their respective subsidiaries) practice in an alternative practice structure in accordance with the AICPA Code of Professional Conduct and applicable law, regulations and professional standards. CohnReznick LLP is a licensed CPA firm that provides attest services to its clients. CohnReznick Advisory LLC provides tax and business consulting services to its clients. CohnReznick Advisory LLC and its subsidiaries are not licensed CPA firms.

Audit Results

- **Unmodified opinion – clean opinion**

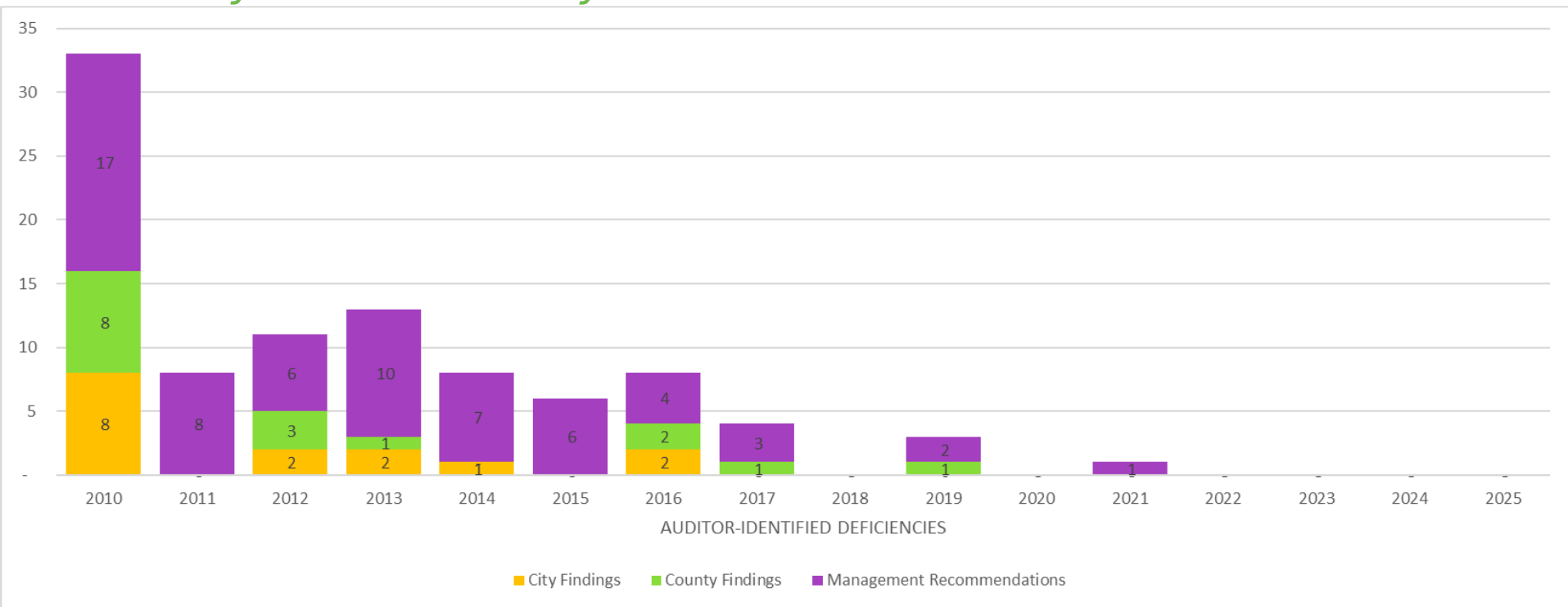
- Communication with those charges with governance

- » No material weakness or significant deficiency
- » Adoption of GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other than Pensions" and Statement No. 102, "Certain Risk Disclosure"
- » No auditor adjustments



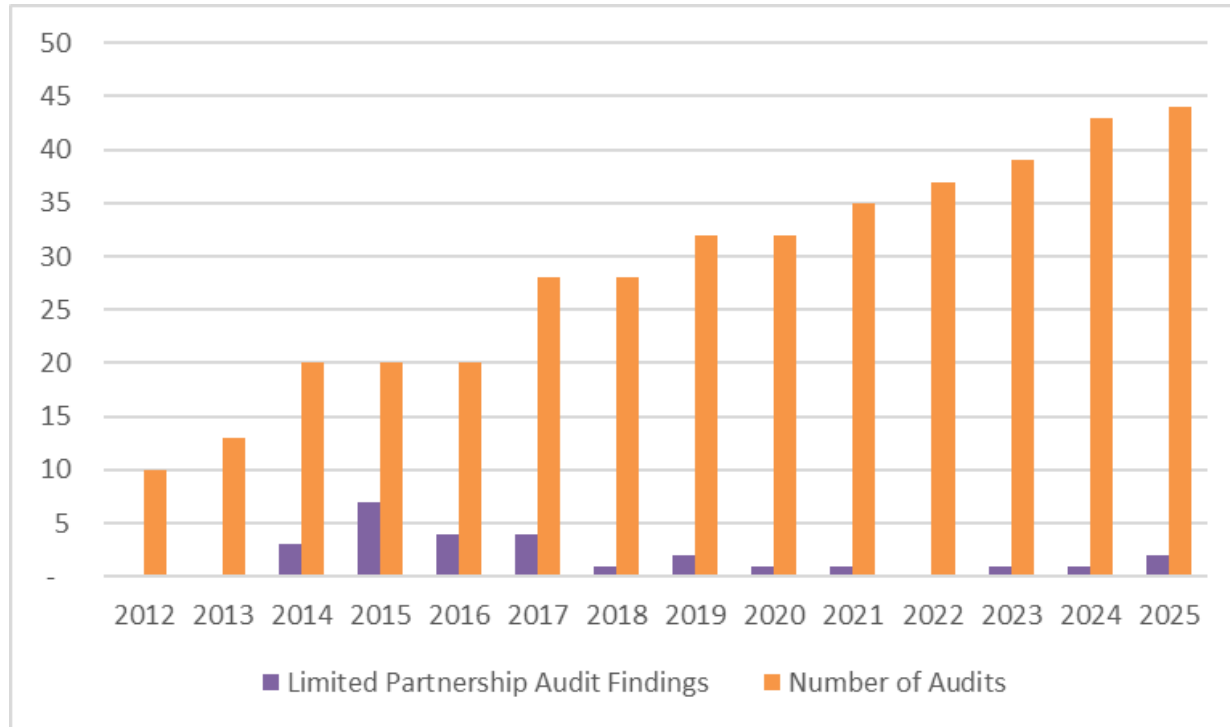
Findings and Recommendations Summary

FH-City and FH- County



Findings and Recommendations Summary

Mixed Finance Properties (Limited Partnerships)



Comments or Questions?

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Nicole Diaz
FROM:	Tyrone Roderick Williams, CEO		Director of Finance & Accounting
MEETING DATE:	9/22/2026	DEPARTMENT:	Finance & Accounting
AGENDA ITEM:	10b	MEMO DATE:	9/16/2025
SUBJECT:	Consideration to Receive and File the 2025 Comprehensive Annual Financial Reports for the Housing Authority of Fresno County		

Executive Summary

The purpose of this memo is to present the Comprehensive Annual Financial Reports of the Housing Authority of Fresno County for the year ending December 31, 2025, and ask the Boards of Commissioners to receive and file the audit results.

The auditors have issued an “unmodified opinion” that the financial statements are fairly presented in conformity with U.S. Generally Accepted Accounting Principles (GAAP). An “unmodified opinion” is issued when the auditor does not have reservations as to the fairness of the presentation of the financial statements in conformity with GAAP. As required for a Single Audit engagement, the financial statements also include the auditor’s reports on the Schedule of Expenditures of Federal Awards, the Agency’s compliance with relevant laws and regulations, and internal controls. During the course of the audit, CohnReznick identified no material weaknesses and no significant deficiencies over financial reporting and compliance.

Noteworthy changes from 2024 to 2025 can be found in Management’s Discussion and Analysis (MD&A) of the attached audit report. Ahamadou Bocar, Jacky Tang and Rani Pooja, with CohnReznick, will also be in attendance at the September Board meeting to present a summary of the audit and answer any questions the Board of Commissioners may have.

Recommendation

It is recommended that the Board of Commissioners of the Housing Authority of Fresno County receive and file the Comprehensive Annual Financial Reports for the year ending December 31, 2025.

Fiscal Impact

There is no fiscal impact.

Background Information

The audit was conducted by CohnReznick in accordance with generally accepted auditing standards; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act of 1984; and the provisions of the Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards*, and included tests of the accounting records of the Fresno Housing Authority and other procedures the firm considered necessary.

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING THE HOUSING AUTHORITY OF FRESNO COUNTY TO RECEIVE AND FILE THE
AUDITED FINANCIAL STATEMENTS FOR YEAR ENDED DECEMBER 31, 2025**

WHEREAS, the Housing Authority of Fresno County retained CohnReznick to conduct the annual audit of the financial statements for the period ending December 31, 2025 and

WHEREAS, CohnReznick has completed the audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States,

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners does hereby receive and file the audited financial statements for the year ended December 31, 2025.

PASSED AND ADOPTED THIS 22nd day of SEPTEMBER 2026. I, the undersigned, hereby certify that the foregoing Resolution was duly adopted by the governing body with the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Tyrone Roderick Williams
Secretary of the Boards of Commissioners

BOARD MEMO



TO:	Boards of Commissioners	AUTHOR:	Marc' Bady
FROM:	Tyrone Roderick Williams, CEO		Chief Impact Officer
MEETING DATE:	09/22/2026	DEPARTMENT:	All Agency
AGENDA ITEM:	10c	MEMO DATE:	09/14/2026
SUBJECT:	Consideration to Approve the Submission of the 2027 Agency Plans		

Executive Summary

The purpose of this memo is to request the Boards of Commissioners' approval to submit the 2026 Agency Plans which include the Annual Plan, Administrative Plan, and the Admissions & Continued Occupancy Plan (ACOP) for the Housing Authority of the City of Fresno and the Housing Authority of Fresno County to the U.S. Department of Housing and Urban Development (HUD). These documents must be approved by the Boards of Commissioners and submitted to HUD at least 75 days before the end of the Agency's fiscal year, which is no later than October 17, 2026. Public comments were welcomed via mail, email, online, in person and by phone. The direct email address and phone number was made available to all FH residents by public notice, and also available on our website.

As reported to the Boards of Commissioners in July and August, staff has been working internally along with the Resident Advisory Board (RAB) to incorporate feedback into the 2027 Agency Plans.

45-Day Comment Period

The 45-day public comment period began on July 27th, 2026 and ended on September 10, 2026. The public comment period was announced via the Fresno Bee, the FH website and on FH social media platforms. The notice instructed the public on how to access, review, and comment on the proposed changes to the Plans. Comments were accepted 24 hours, 7 days a week via the dedicated email account, voicemail and on our website. Comments could also be submitted by phone or by mail during FH business hours. During the public comment period the three (3) draft versions of the Plans were made available electronically via the Fresno Housing (FH) website for review. Draft versions of the Administrative Plans and ACOPs were also available in print at the Central Office.

Staff from the Housing Choice Department (HCV) and Property Management Division (PMD) held Resident Advisory Board (RAB) meetings with the respective program participants during the Agency Plan public comment period. The RAB members were reminded of the meetings via mail, email and by phone. Minutes from the August 5th and 6th meetings were shared during the August Board meeting. The RAB meeting minutes from September 2nd and 3rd for both HCV and Property Management are attached to this memo.

FH staff also opened the Public Hearing to comments from the general public. The Public Hearing was held during the regularly scheduled August 26, 2025, Boards of Commissioners Meeting. Notice of the Public Hearing was provided to the general public through the FH website.

FRESNO HOUSING

The following documents will be submitted to HUD for review:

Documents:

Please follow the link to view attachments as the following are **not** included in the board packet:

<http://fresnohousing.org/agencyplans>

- 2027 Annual Plan (City)
- 2027 Annual Plan (County)
- Summary of 2027 Proposed Changes HCV Admin Plan (Excel Version)
- Summary of 2027 Proposed Changes HCV Admin Plan (PDF Version)
- Summary of Changes 2027 Admissions and Continued Occupancy Policy (ACOP) City and County (Excel version)
- Summary of Changes 2027 Admissions and Continued Occupancy Policy (ACOP) City and County (PDF version)
- 2027 Admissions and Continued Occupancy Policy (ACOP)-CA006 (draft)
- 2027 Admissions and Continued Occupancy Policy (ACOP)-CA028 (draft)
- 2027 Administrative Plan – City (draft)
- 2027 Administrative Plan - County (draft)

Included in board packet:

- (6) Board Resolutions regarding the Agency Plan
- Public Comments
- (2) September RAB Board meeting minutes
- Board Memo regarding the Agency Plan
- Board Presentation regarding the Agency Plan and adoption

Recommendation

It is recommended that the Boards of Commissioners approve the attached resolutions and authorize the CEO/Executive Director, Tyrone Roderick Williams, and/or his designee, to submit the 2027 Agency Plans: Annual Plan, Administrative Plan, and Admissions & Continued Occupancy Policy on behalf of the Housing Authority of the City of Fresno and the Housing Authority of Fresno County by the deadline of October 18, 2026.

RESOLUTION



RESOLUTION NO. _____

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

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2027 ADMISSION AND CONTINUED
OCCUPANCY POLICY (ACOP) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HUD)**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the ACOP informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for determining eligibility for admission and continued occupancy in public and affordable housing programs; and

WHEREAS, HUD requires each PHA to submit an ACOP for all low-income public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2027 Admission and Continued Occupancy Policy and authorize the CEO/Executive Director, and/or designee, to submit the ACOP to HUD by the deadline of October 3, 2026.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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 SUBMISSION OF THE 2027 ADMISSION AND CONTINUED
OCCUPANCY POLICY (ACOP) TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
(HUD)**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the ACOP informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for determining eligibility for admission and continued occupancy in public and affordable housing programs; and

WHEREAS, HUD requires each PHA to submit an ACOP for all low-income public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the 2027 Admission and Continued Occupancy Policy and authorize the CEO/Executive Director, and/or designee, to submit the ACOP to HUD by the deadline of October 3, 2026.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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 THE CITY OF FRESNO**

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2027 ADMINISTRATIVE PLAN TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the Administrative Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for the administration of the Housing Choice Voucher program (HCV); and

WHEREAS, HUD requires each PHA to submit an Administrative Plan that clearly outlines the policies that govern the PHA's administration of rental assistance programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2027 Administrative Plan and authorize the CEO/Executive Director, and/or designee, to submit the Administrative Plan to HUD by the deadline of October 03, 2026.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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 SUBMISSION OF THE 2027 ADMINISTRATIVE PLAN TO THE U.S.
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the PHA must establish policies and procedures to both clarify federal requirements and to ensure consistency in program operations; and,

WHEREAS, the Administrative Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for the administration of the Housing Choice Voucher program (HCV); and

WHEREAS, HUD requires each PHA to submit an Administrative Plan that clearly outlines the policies that govern the PHA's administration of rental assistance programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the 2027 Administrative Plan and authorize the CEO/Executive Director, and/or designee, to submit the Administrative Plan to HUD by the deadline of October 03, 2026.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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 THE CITY OF FRESNO**

**RESOLUTION AUTHORIZING SUBMISSION OF THE 2027 PUBLIC HOUSING AGENCY (PHA)
ANNUAL PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of the City of Fresno (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving the Public Housing Agency (PHA) Annual Plan; and,

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and

WHEREAS, HUD requires each PHA to submit an Annual Plan for tenant-based assistance and public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Fresno, hereby adopt the 2027 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 03, 2026.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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 SUBMISSION OF THE 2027 PUBLIC HOUSING AGENCY (PHA)
ANNUAL PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)**

WHEREAS, the Housing Authority of Fresno County (PHA) is mandated to comply with federal laws, regulations, and notices; and,

WHEREAS, the Quality Housing and Work Responsibility Act of 1998, established the U.S. Department of Housing and Urban Development's (HUD) responsibility for reviewing and approving or disapproving the Public Housing Agency (PHA) Annual Plan; and,

WHEREAS, the PHA Annual Plan informs HUD, residents and the public of the PHA's mission for serving the needs of low-income and very low-income families and the strategies for addressing those needs; and

WHEREAS, HUD requires each PHA to submit an Annual Plan for tenant-based assistance and public housing programs;

NOW THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Fresno, hereby adopt the 2027 Public Housing Agency Annual Plan and authorize the CEO/Executive Director, and/or designee, to submit the Plans to HUD by the deadline of October 03, 2026.

PASSED AND ADOPTED THIS 22nd DAY OF SEPTEMBER, 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



2027 Agency Plans Request for Approval

September 22, 2026



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



Overview

- Timeline
- Plan Adoption



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



PHA Plan Adoption

- 2027 PHA Annual Plan City and County
- 2027 Admissions & Continued Occupancy Policy
- 2027 Housing Choice Voucher Administrative Plan

Final Submission to HUD:

- October 3rd is internal FH date to submit.

Recommendation:

- We are asking the board to approve the 2027 Agency Plan.



“

Questions or Feedback?

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Comments received July 27, 2026 through September 10, 2026

Date of Comment	Method of Contact	Program Plan	Comment	Response	
9/10/2026	Survey Monkey	HCV	What specific procedure, timeline, responsible department, documentation standard, and escalation process does Fresno Housing use when an HCV participant requests an emergency transfer because of domestic violence, dating violence, sexual assault, or stalking? As of today, the 'plan' uses generic language. Is merely a copy & paste of years old model. Please make sure this comment is submitted in its full form.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
9/11/2026	Survey Monkey	HCV	To Whom It May Concern, I am writing again because I am very worried about losing my home. I have read about the proposed changes, and I am scared that these changes could force me to leave the home I have grown to love and finally feel safe in. At my previous apartment, I had transient individuals living underneath me and next door to me. I was often afraid to come home because I never knew when they would be there. The police were called numerous times to address the situation, but unfortunately, the individuals would always return. It was a very stressful and uncomfortable environment. When I was finally able to move, I found a home where I feel safe, comfortable, and at peace. I truly love where I live, and I am grateful to finally have a place that feels like home. I keep my home clean and have always made sure to pay my rent on time. I am not only speaking for myself. I believe these changes could cause a great deal of stress, worry, for many families who may be forced to move from homes where they finally feel safe and settled. Please consider the impact these changes could have on families like mine. I am asking you to please help me and other families keep our homes and maintain the stability we have worked so hard to achieve. I truly love my home and do not want to lose it. Please consider our voices and the importance of allowing families to remain in safe, stable homes they are proud to call home. Thank you for taking the time to hear my concerns.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
9/8/2026	Survey Monkey	HMD	I suggest a change to the 2027 Housing Authority of the City of Fresno Agency Annual Plan to add 3129 E. Townsend Ave., Fresno, CA 93702 to be sold to a qualified buyer under the Section 32 Homeownership Program.		
9/4/2026	Survey Monkey	HCV	I believe Section 8 should be viewed as a stepping stone toward stability and self-sufficiency—not a lifetime entitlement when someone has the ability to work and become financially independent. Priority should be given to those who genuinely have limited options—disabled individuals, veterans, seniors, and people living on fixed incomes such as Social Security retirement or disability benefits. For able-bodied adults who are young and capable of working, there should be stronger expectations and opportunities to pursue employment, increase their income, and eventually transition off assistance. I also don't believe housing assistance should be treated as something people can simply expect to receive indefinitely while making no effort to improve their circumstances. That includes households that continue having additional children while remaining dependent on welfare and housing assistance. Having children is a personal responsibility, and people should consider their ability to financially support the family they choose to have rather than assuming taxpayers and limited public resources will continually cover the costs. This isn't about judging people who genuinely need temporary assistance or families going through a difficult period. It's about accountability, personal responsibility, and making sure assistance is available for those who truly cannot support themselves. I also believe housing assistance should have clear rules regarding household members and succession. A voucher should not automatically become a permanent benefit for other family members simply because the original household member passes away or leaves the program. The program should be based on current eligibility and need—not treated as an inheritable housing benefit. There has to be a balance between compassion and accountability. Affordable housing resources are limited, and they should prioritize the elderly, disabled, veterans, and others who genuinely have limited ability to earn a living—while encouraging those who are capable of working to take responsibility for building a better future for themselves and their families.		
8/31/2026	Survey Monkey	HCV	Hi my name is when will the voucher online application will be available		
8/26/2026	Survey Monkey	HCV	If a person that moves in a 3 bedroom house and she has 3 or 4 kids and then they all grow up and move out does the mother get to stay in that house? Sometimes that be happening.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/12/2026	Survey Monkey	HCV/HMD	I have a lot of questions		
8/12/2026	Survey Monkey	HMD	Wishing there was more 2 bedroom available for low income people		
8/7/2026	Survey Monkey	HCV	I would just like to say being my first meeting I attended. The meeting was very informative and useful. The staff in charge of this meeting are very knowledgeable and helpful . I was impressed with this meeting and will be a regular follower . So much information to absorb and remember. You guys make it easy to understand, and no questions are dumb questions. I will say this I left the meeting with a better understanding of my voucher and the changes that will take place. Thank you . I'll see you guys at the next meeting . One more thing Florinda thank you for helping me update my information. Gracias	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/6/2026	Survey Monkey	HCV/HMD	Hope it stays open	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/6/2026	Survey Monkey	HCV	When rent goes above somebody's voucher is it possible to adjust that voucher to help the people out or do they have to pay the excess amount of rent why can't the voucher be adjusted	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/5/2026	Survey Monkey	HCV/HMD	Hello, thank you for allowing this public platform available to us The People. Well, it's been over 6 years I've been on lottery waiting lists. I haven't gotten a feed back. I just would like to change the old way, The lottery method system, I'm asking for a better way more effective faster way for us the people that's in a need for services. Maybe go by the last name alphabet order. It's a suggestion. Thank you so much.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/5/2026	Survey Monkey	HCV	Please it'd be nice if communication with housing and the property owners were more open with eachother. Create ways for properties to better report lease violations to housing. Be able work more closely one on one with cases that are in jeopardy of being abatement and those that really need it because the apartments don't want to remove them but housing just needs to be on the ball a little more ahead.. like ahead pre inspection for inspections so there are no surprises with property management. On the portal have more sight into programs and all the things they can volunteer for posted at properties and how management and property owners can help create an environment easy to navigate for all parties to be able have communication.	No contact information to respond	
8/5/2026	Survey Monkey	HCV	I feel like after being on Section 8 for over 3+ plus years there should be a program where we can use our vouchers to purchase an house that it can help with down payments and closing cost. And it shouldn't base of our credit bc that goes up and down. They say it's programs out here that helps low income families but you got to jump through a thousands steps to get to it. It be discouraging once you can't get that help. It's really hard out here and just because we get government assistance or have section 8 don't mean we want to stay in run down areas. I feel like the houses that's getting build we should be able to get. And also using the zip codes is nice when you can. The 93720,93730 so on areas have where it will cover you voucher size but 93705, 93722, so on don't it's low.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	

Date of Comment	Method of Contact	Program Plan	Comment	Response	
8/5/2026	Survey Monkey	HCV	Dear Fresno Housing, I am writing as a Housing Choice Voucher (Section 8) participant and the parent of three children. I respectfully ask Fresno Housing to reconsider how SSI income is treated when calculating rent or to adopt any policies allowed under federal law that would reduce the rent burden on families whose only income is SSI. My family's only source of income is Supplemental Security Income (SSI). Because we receive SSI, we do not receive CalFresh (Food Stamps). This makes our financial situation even more difficult because we must use our limited SSI benefits to pay for everything our family needs. Every month, we struggle to balance paying rent, utilities, gas, food, and other basic expenses. After paying these necessities, there is very little money left. We often have to make painful choices about what we can afford. We cannot buy enough healthy food for our family. We buy only the most basic necessities and often have to go without many items that other families take for granted. We cannot afford to buy our children the clothes they need as they grow. It is also difficult to purchase school supplies, shoes, and other essential items for their education and daily lives. SSI is intended to help families with disabilities meet their basic needs. It is not extra income. Every dollar is already committed to essential living expenses. When SSI is counted to calculate our rent, it leaves our family with even less money to provide for our children. I respectfully ask Fresno Housing to use every option available under federal law to reduce the rent burden for families whose only income is SSI. If current federal rules do not allow this change, I ask Fresno Housing to advocate to HUD and Congress for policies that better protect SSI recipients and their families. Families like mine are not asking for luxury. We are asking for the ability to provide enough food for our children, buy them clothes when they outgrow them, purchase school supplies, and live with dignity without constantly worrying about whether we can pay for our most basic needs. Thank you for taking the time to consider my comments. I hope you will keep families like mine in mind when finalizing the 2027 Public Housing Agency Plan. Respectfully, [REDACTED]	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
9/26/2026	Survey Monkey		How do apply for valley inn motel ?		
8/5/2026	Email	HCV	I am writing as a Housing Choice Voucher (Section 8) participant and the parent of three children. I respectfully ask Fresno Housing to reconsider how SSI income is treated when calculating rent or to adopt any policies allowed under federal law that would reduce the rent burden on families whose only income is SSI. My family's only source of income is Supplemental Security Income (SSI). Because we receive SSI, we do not receive CalFresh (Food Stamps). This makes our financial situation even more difficult because we must use our limited SSI benefits to pay for everything our family needs. Every month, we struggle to balance paying rent, utilities, gas, food, and other basic expenses. After paying these necessities, there is very little money left. We often have to make painful choices about what we can afford. We cannot buy enough healthy food for our family. We buy only the most basic necessities and often have to go without many items that other families take for granted. We cannot afford to buy our children the clothes they need as they grow. It is also difficult to purchase school supplies, shoes, and other essential items for their education and daily lives. SSI is intended to help families with disabilities meet their basic needs. It is not extra income. Every dollar is already committed to essential living expenses. When SSI is counted to calculate our rent, it leaves our family with even less money to provide for our children. I respectfully ask Fresno Housing to use every option available under federal law to reduce the rent burden for families whose only income is SSI. If current federal rules do not allow this change, I ask Fresno Housing to advocate to HUD and Congress for policies that better protect SSI recipients and their families. Families like mine are not asking for luxury. We are asking for the ability to provide enough food for our children, buy them clothes when they outgrow them, purchase school supplies, and live with dignity without constantly worrying about whether we can pay for our most basic needs. Thank you for taking the time to consider my comments. I hope you will keep families like mine in mind when finalizing the 2027 Public Housing Agency Plan. Respectfully,	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/6/2026	Email	HCV/HMD	It would be nice to see a plan that is senior citizen friendly, as when renewing contracts, many seniors are not computer literate. It would be helpful for a plan to be in place that can be navigated without one being computer literate.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/6/2026	Email	HCV	Hey, I'm reaching out because I have some questions about my Section 8 housing and how it works with me continuing my education. I really want to make sure I'm doing everything right and also keep moving towards being more independent. As someone who benefits from the program, I'm super focused on using education to build a really stable and independent future for myself. I'll be finishing up my degree, and then my plan is to go straight into a master's program afterward. It's a pretty big commitment, taking several years, but I see it as a huge step forward for me personally and professionally. So, the main reason I'm writing is to figure out exactly how a long-term plan like this fits with the Section 8? As a single parent of 4 I really have thought about this situation.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/6/2026	Email	HCV	I have been reviewing the new changes after attending the RAB meeting to learn more about the new policies, and honestly, some of these changes have been very concerning to me. I noticed that there will no longer be ZIP code options for families who want to move to other areas. I have been living in my new ZIP code for the past two years, and this has been one of the best moves I have ever made. The opportunity to move allowed me to live somewhere that I probably would not have otherwise been able to afford or have access to. I now have a place that I truly consider home. I have a one-bedroom voucher, but I was able to find a two-bedroom home where I currently live. I love my home and my community, and with these new policies taking effect, I am scared that I may lose the home I have worked hard to make a home. I am hoping that we can come together and fight to keep these options available. The ZIP code choices gave me a sense of equality and allowed me the opportunity to choose where I wanted to live, just like anyone else. Without those options, I feel that families like mine will be limited in where we can live and the opportunities available to us. What can we do to advocate for these changes to be reconsidered and bring back the ZIP code options? I believe our voices matter, and I hope we can work together to make sure families continue to have choices and opportunities.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/7/2026	Email	HCV	With the new payment standards, I feel that many people will not only have a difficult time finding a home in the area of their choice, but the new payment standards will tremendously limit the choices available to them. I am also concerned about those who may be required to move after their new annual review is completed. The previous plan gave families more options and opportunities to find homes in areas where they may have never had the chance to live before. It allowed families to find communities where they felt safe, comfortable, and able to thrive. Please consider bringing that plan back. For those of us who are already living in these other areas, please find a way for us to remain in our homes. Families with children have had the opportunity to see their children grow, thrive, and become comfortable in their surroundings. Moving them could be very difficult and disruptive to their lives. These homes have become more than just a place to live they have become our homes and our communities. Please consider the impact these changes will have on families and find a way to give current residents the opportunity to stay where they are. Please listen to the families who will be affected and help us find a solution that allows us to remain in the homes and communities where we have built our lives. Please help us. Ever since I read the agency plans, all I can think about is the possibility of losing my home. I love where I live, and it honestly scares me to think that I may have to move. Mentally, this has been weighing heavily on me because I finally feel like I have a home. It may be small to others, but to me, it is so much more than just a place to live. It is my home, and I am grateful to have a place where I feel comfortable and settled. Please consider how these changes will affect the families and individuals who are already living in their homes and have built a life there. Please don't take our homes away from us. We deserve the opportunity to remain in the homes we have worked hard to make our own. I sincerely hope you will consider the impact these changes will have on us and our families.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	

Date of Comment	Method of Contact	Program Plan	Comment	Response	
8/7/2026	Email	HCV/HMD	To Fresno Housing, I am submitting this comment on the proposed revisions to the 2027 Admissions and Continued Occupancy Policy (ACOP). While I recognize Fresno Housing’s obligation to align with HUD regulations, I am deeply concerned that several of these changes risk undermining housing stability, fairness, and accessibility for families who depend on these programs. 1. Absence & Student Rules. Reducing the definition of “temporarily absent” household members from 180 days to 60 days is overly restrictive. Families face medical treatment, caregiving, and educational obligations that often extend beyond two months. Penalizing households by removing members after 60 days could unfairly reduce voucher sizes and destabilize families. The student rule must also ensure that young people pursuing education away from home are not stripped of their family status. 2. Income & Asset Restrictions (HOTMA Implementation). The introduction of net asset limits and property ownership restrictions, while federally mandated, must be applied with fairness. Families with modest property interests or fluctuating income should not be excluded from assistance. HUD guidance under 24 CFR § 5.618 requires PHAs to enforce asset limits, but Fresno Housing must adopt clear exceptions to prevent unjust denials. Eliminating the Earned Income Disallowance discourages work and self-sufficiency, contrary to HUD’s stated mission. 3. Language Access & LEP Policy. The revisions following Executive Order 14224, which declared English the official language, risk excluding residents with limited English proficiency. Title VI of the Civil Rights Act prohibits national origin discrimination, and Fresno Housing must continue to provide meaningful access. Encouraging families to “bring an advocate” is not a substitute for institutional responsibility. Written translation services should not be removed; they are vital for ensuring equal access. 4. Immigration Declarations & Mixed Families. The expanded requirements for citizenship and immigration declarations must be implemented with sensitivity. Mixed families should not be stigmatized or burdened with excessive documentation. HUD regulations (24 CFR § 5.508) require declarations, but Fresno Housing should avoid practices that intimidate or discourage eligible families from applying. 5. Foster Children & Adults. Clarifying that foster children and adults are household members but not family members is consistent with HUD rules. However, Fresno Housing must ensure these individuals are not marginalized in practice. Their presence should not trigger overcrowding denials without reasonable accommodation. 6. Domestic Violence Protections (VAWA). I commend Fresno Housing for affirming protections under the Violence Against Women Act. These safeguards must remain robust and enforceable, ensuring survivors are never denied admission or assistance. Conclusion. Housing stability is a cornerstone of community well-being. Policies that restrict absences, impose rigid asset limits, reduce language access, or burden families with excessive declarations risk harming the very residents Fresno Housing is charged to serve. I urge the Board of Commissioners to reconsider these proposals, adopt exceptions where permitted, and align all changes with HUD’s fair housing obligations under Title VI and the Fair Housing Act. Thank you for your attention to these concerns. Sincerely,	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/17/2026	Email	HCV	I would like it discussed whether an apartment complex can raise the rent from \$975 to \$1500. Being on Section 8 we can’t afford a \$525 increase on a 1 bedroom apartment. I live in Coventry Cove apartments in Clovis and this raise takes effect November 2026. They raised the rent 2 times in 6 months several years ago so most people on Section 8 had to move out. A few months later they had to lower it back down most of the way. Can’t count on that happening again. Is this their way of forcing people to move since they don’t have grounds to legally evict us? I spoke to my worker and she said don’t pay until receive letter from them but apartment will give eviction notice if not paid. It’s not low income housing if those on low income can’t afford it. Please help. They also raised Section 42 this time. Thank you,	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
8/27/2026	Email	HCV	To Fresno Housing and the Board of Commissioners, I am a current Housing Choice Voucher participant with a 3-bedroom voucher, and my family currently resides in ZIP code 93619 in Clovis. Our current rent is \$2,410 per month. I am submitting this public comment because I am deeply concerned about the practical impact of the payment standard changes effective August 15, 2026, and whether the new standards are accomplishing the goals Fresno Housing itself has established for the Housing Choice Voucher program. Prior to this change, the 3-bedroom payment standard I was working with for ZIP code 93619 was \$3,192. Under the new standards, the payment standard shown for my household is \$2,260. After the applicable utility allowance and affordability calculation are applied through Fresno Housing’s calculator, my maximum affordable proposed rent is approximately \$2,060. My family currently pays \$2,410 to live in 93619. This means that if I were required to move and locate another comparable rental today, the amount Fresno Housing’s calculator considers affordable for my family is approximately \$350 less than the rent I currently pay to live in this same ZIP code. This concerns me not only personally, but also because it appears inconsistent with the stated purpose of Fresno Housing’s own Housing Choice Voucher and Small Area Fair Market Rent policies. Fresno Housing describes the Housing Choice Voucher program as providing rental assistance that enables families to secure “affordable, quality housing in diverse neighborhoods throughout Fresno County.” Fresno Housing has also explained in its Payment Standards for Rental Assistance materials that Small Area Fair Market Rents are based on specific ZIP codes and are intended to help ensure that rental assistance better matches actual rental costs in different neighborhoods. Those same materials state that payment standards are designed to allow families access to modest, decent, safe and sanitary housing options across various neighborhoods within the City and County of Fresno. I support those goals. However, I respectfully ask Fresno Housing to compare those stated objectives with what is actually occurring under the August 15 payment standards. As of August 27, 2026, current rental inventory in ZIP code 93619 shows numerous 3-bedroom homes advertised above the approximately \$2,060 amount that Fresno Housing’s calculator determines my household can afford. Current examples include 3-bedroom homes advertised at approximately \$2,350, \$2,500, \$2,550, \$2,599 and \$2,950 per month. Many other current listings in this ZIP code are similarly above my calculated affordability amount. This is important because my concern is not simply that I personally would like a higher payment standard. My concern is whether a payment standard can truly provide meaningful housing choice when the amount a voucher family can actually qualify for is substantially below much of the rental inventory available in that ZIP code. If Small Area Fair Market Rents are intended to better match assistance with actual rental costs in different neighborhoods, I respectfully ask: How does reducing the payment standard to a level that leaves a voucher family unable to compete for much of the available rental inventory in a higher-cost ZIP code accomplish that objective? A voucher family may technically be permitted to search throughout Fresno County, but geographic choice is not meaningful if the assistance available does not realistically allow that family to access the rental market in many of those communities. I am a stay-at-home mother of three children. Two of my children have disabilities and require around-the-clock care and supervision. For my family, housing is not simply about finding any available unit. Stability, safety, adequate space and maintaining an appropriate environment for my children’s needs are extremely important. Voucher holders already face challenges finding property owners and management companies willing to work with the Housing Choice Voucher program. During my own housing search earlier this month, I experienced firsthand how difficult it can be to obtain equal consideration	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	
9/2/2026	Email	HCV	To Whom It May Concern, I recently reviewed the proposed changes online, and I am very concerned about how these changes may affect my family and our home. I have been living in my current ZIP code area for three years, and moving here has been one of the best decisions I have made for my family. My children are doing exceptionally well, feel comfortable in our neighborhood, and have built a sense of stability here. My daughter, in particular, has been doing very well in school. With the proposed changes to the payment standards and new standard brackets, I am worried that I may no longer be able to afford to remain in our home. The possibility of having to move is extremely stressful because it could mean taking my children out of their school and forcing them to start over in a new neighborhood and school. Our home has provided my family with stability, safety, and a place where my children are thriving. I am asking that you please consider families like mine who have already established stable lives within our communities. Please do not force us out of our home. I want to remain here and continue raising my children in the community we have come to know and love. I sincerely hope you will consider the impact these changes may have on families who are already successfully established in our homes and communities. Thank you for taking the time to listen to my concerns and for considering the well-being and stability of my family and families like mine. Have a blessed day!	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	

Date of Comment	Method of Contact	Program Plan	Comment	Response	
9/10/2026	Email	HCV/HMD	Please identify each substantive recommendation made by the Resident Advisory Board regarding the 2027 Agency Plans, state whether Fresno Housing accepted, rejected, or modified each recommendation, and provide the agency's reason for any rejection. Please submit my comment in it's full form.	Thank you for contacting Fresno Housing. We sincerely value your feedback and appreciate your time and participation in the 2027 Agency Plan process. Please note that inquiries unrelated to the 2027 Agency Plans will be respectfully forwarded to the appropriate department for further assistance. Thank you for your engagement, and we look forward to your continued participation.	

HCV Resident Advisory Board (RAB) Meeting Minutes

Date: September 3, 2026

Start Time: Approx. 5:30pm

End Time: Approx. 6:50

Attendance

- Fresno Housing staff present: Yolanda Keiser, Lesley Verret, Melissa Ortiz, Aurora Ibarra
- 10 Advisory Board members

1. Call to Order and Welcome

Yolanda opened the meeting and welcomed attendees, introducing Fresno Housing staff present. She noted that tonight's meeting would focus on two topics of high interest identified by residents: the Family Self-Sufficiency (FSS) Program and the Homeownership Program. She thanked members for their feedback at the prior meeting and offered to revisit any topics or questions from that session after the presentations.

2. Family Self-Sufficiency (FSS) Program — Presented by Lesley, Program Analyst

Lesley, Program Analyst for the Family Self-Sufficiency program, presented an overview of the program, its goals, eligibility, and financial mechanics.

Program overview

- FSS is a voluntary, five-year program open to any household currently receiving assistance from Fresno Housing (including HCV participants).
- Participants work one-on-one with Lesley as their case manager to set goals such as career advancement, education, or credit/debt improvement.
- Two main incentives: (1) a growing escrow savings account, and (2) dedicated case management/coaching that connects participants with supportive services.

How the escrow account works

- At enrollment, the household's rent portion is recorded as a "baseline." As the household's earned income rises and their share of rent increases above that baseline, the increase is deposited into an interest-bearing FSS escrow account rather than being collected as additional rent.
- Example given: a household enrolls with \$1,200/month earned income and a \$300 tenant rent portion. Income later rises to \$1,600/month and the rent portion rises to \$360; the \$60/month increase is deposited into escrow every month going forward, and the tenant's rent responsibility does not increase beyond what it would have been without FSS.
- Escrow funds come from HUD housing assistance payment (HAP) funding — not from the participant's own pocket — and do not count against the household's voucher.
- Households at or above 80% of area median income do not generate escrow.

- If a participant's income later decreases, previously accrued escrow is retained (it continues accruing interest) but no further escrow deposits occur until income rises again above the prior high point.
- Escrow funds are unrestricted and tax-free once disbursed at graduation; participants most commonly use them toward a down payment on a home, though funds may be used for any purpose (debt payoff, education, a vehicle, etc.).

Program terms and requirements

- Standard contract term is five years, with an optional two-year extension (total up to seven years) — for example, if a participant is working toward mortgage pre-approval and needs more time.
- There is no penalty for graduating early once all contract goals are met.
- To fully graduate and receive escrow funds, the household must find suitable full-time employment (minimum one household member) and come off cash aid/welfare assistance, in addition to completing individually agreed-upon goals.
- Participants may request an interim disbursement of up to 30% of their accrued escrow balance mid-contract for a documented, goal-related need (e.g., vehicle repair/purchase for transportation to work, school tuition, job-training costs), subject to review and supervisor approval.
- Goals can be adjusted during the contract term but not within the final 12 months before the scheduled graduation date.

Loss of escrow / non-compliance

- Escrow is forfeited if the household does not complete the contract within the 5– 7 year term or does not achieve suitable employment / come off cash assistance.
- Missed appointments or failure to provide required documents on time (non-compliance) can also result in removal from the program and loss of accrued escrow.
- If the head of household enrolled in FSS passes away and no remaining household member chooses to continue in FSS, the accrued escrow funds are forfeited.

Program capacity and interest

- Lesley current caseload is approximately 109 participants; she has had roughly 3 participants graduate in the past year and a half, with about 3 more expected to graduate within the next 60 days.
- The FSS interest/wait list is approximately 100 households. Staff noted that caseload capacity is tied to available escrow and staffing/administrative-fee funding, which is shared with funds used to pay landlords under the voucher program (see budget discussion in Section 4).
- Lesley will also become each enrolled participant's ongoing HCV eligibility worker, handling their FSS coaching and their annual HCV recertifications together.

How to enroll

- Interested residents can sign up via a QR code (SurveyMonkey interest form) or take Lesley business card. Staff will follow up to schedule either an individual or group orientation, at which

an assessment packet is completed and reviewed, followed by a one-on-one meeting to set goals and sign the 5-year contract and Individual Service Plan (ISP).

A resident asked whether it's better to enroll in FSS before starting the Homeownership program. Lesley recommended enrolling in FSS first when possible, since FSS provides one-on-one coaching and guidance (including a list of familiar lenders) that the Homeownership program alone does not provide.

3. Homeownership Program — Presented by Yolanda, HCV Program

Yolanda presented Fresno Housing's Homeownership Voucher Program, which allows eligible HCV households to apply their voucher subsidy toward a mortgage payment instead of rent.

Program overview

- Under the homeownership option, instead of Fresno Housing paying its portion of rent to a landlord, that subsidy is calculated and paid toward the household's monthly mortgage payment; the household continues to pay the difference, similar to how rent is split today.
- The household becomes the homeowner and takes on the responsibilities of ownership (maintenance, repairs, property taxes/insurance as applicable) in place of a landlord.

Eligibility requirements

- Must be a first-time homebuyer — defined as not having owned a home, alone or with a co-signer/co-owner, in the last three years.
- Must meet income/employment requirements: employed full-time for a minimum of one year OR be an elderly or disabled household, which is exempt from the employment requirement but must meet a Social Security/SSI income threshold.
- Exception: households who have been in their unit fewer than 12 months (e.g., new voucher holders) may still qualify with mutual agreement from Fresno Housing and their current landlord.
- Must be in good standing on the HCV program: current on rent, no serious HQS/inspection violations, no outstanding debt to Fresno Housing.
- Must complete a HUD-certified homeownership counseling course (approximately 8 hours); available in person or online through various providers – lenders can typically direct participants to a class.

Process and timeline

- Yolanda recommended residents first speak with a mortgage lender to determine readiness, since Fresno Housing does not assist with financing, loan pre-approval, the program's role is limited to determining program eligibility and program requirements moving forward.
- Frequently used lenders mentioned by residents/staff include Guild Mortgage and Tri-Counties Bank, though participants may use any lender or realtor of their choice.
- Once a household has a lender pre-approval letter, Fresno Housing performs a quick eligibility check (confirms good standing, no violations, no debt owed) and issues an authorization letter confirming the household may search for a home.

- Participants receive an initial home-search window of 120 days, plus an additional ~120 days to close escrow once a home is found under contract, for a total program timeline of up to 365 days from authorization to closing. Fresno Housing indicated willingness to work with participants on extensions if a purchase is close to completing.
- Participants should also be mindful of the shelf life of their loan pre-approval and required homebuyer certificate, which can expire depending on the issuer.

Inspections and down payment

- The home must pass an independent, buyer-paid home inspection; Fresno Housing separately performs a baseline health-and-safety inspection similar to its standard rental unit inspections, but this does not substitute for the buyer's own independent inspection. Yolanda strongly encouraged obtaining multiple independent inspections.
- Participants are responsible for their own down payment. Down payment assistance programs mentioned as currently available (participants should confirm current eligibility/availability, as these change and some are lottery-based):
 - Beyond Housing (www.beyondhousing.org) – open to the general public, not limited to Fresno Housing participants.
 - Tri-Counties Bank down payment assistance and a related program referred to as “WISH,” both of which the FSS/Homeownership team can help connect participants to.

Continuing assistance and financial protections

- Most mortgages run 20+ years; homeownership assistance under the voucher is generally available for up to 15 years. There is no time limit for households that qualify as elderly or disabled.
- If a household's income later increases enough that they would no longer qualify for ongoing rental assistance, any funds already paid toward the mortgage under the program are not clawed back; the tenant portion simply adjusts (rises) the same way it would under the standard voucher program, and stops when the calculated subsidy reaches zero.
- If a participant's income later drops, assistance can resume/increase again the same way it would under a standard voucher.
- A resident asked what happens to the home and the ongoing assistance if the homeowner passes away. Yolanda did not have a confirmed answer during the meeting and committed to researching HUD guidance on succession of interest and providing a follow-up answer (see Action Items).

Program capacity

- The Homeownership program restarted in early 2024 after a hiatus; approximately six purchases have closed since then. Interest is increasing, particularly due to available down payment assistance programs. Program capacity is limited because homeownership subsidies are funded from the same overall HAP budget used to pay landlords, so the number of new homeownership purchases processed per year is intentionally limited.

4. Open Discussion — Resident Concerns and Agency Response

Neighborhood conditions and code enforcement

Several RAB members raised concerns about conditions in some HCV-assisted neighborhoods and complexes, including stray animals, trash/dumping, and drug activity, and the effect these conditions have on children and quality of life. Members noted that many affected properties are owned by out-of-town or corporate/absentee owners represented by property management companies, who members felt were less responsive to conditions on the ground.

- Staff explained that Fresno Housing's inspection authority is limited to the specific assisted unit (and immediate exterior) under HUD's National Standards for the Physical Inspection of Real Estate; the agency does not have authority over general neighborhood conditions, which fall under City of Fresno code enforcement and police.
- Staff noted Fresno Housing does hold landlords accountable within its own program: a failed inspection triggers a required-repair period (about 30 days); landlords who do not make repairs can be moved into abatement and ultimately have their Housing Assistance Payments suspended/cancelled.
- Staff described a previous, successful partnership with the City (including a dedicated task force and regular standing meetings with a former city administration) to target problem areas with coordinated inspections, landlord education, and town halls. That partnership lapsed with a change in city leadership and priorities.
- A member noted the City of Fresno's code enforcement reporting app (referenced in discussion simply as “the app”) is responsive when used, but many residents and landlords are unaware it exists. The group discussed ways to raise awareness — e.g., an e-mail/flyer campaign, or attaching information about the app to Fresno Housing inspection letters — so residents know how and where to report issues such as stray animals, illegal dumping, and drug activity in real time.
- Members also suggested the City needs stronger tools to hold absentee/corporate owners and unlicensed property managers accountable (e.g., licensing requirements for property managers, mandatory rental unit registration, and stiffer penalties), noting this is ultimately a city and state policy/legislative issue rather than something Fresno Housing can address directly. One member noted the City is reportedly increasing enforcement activity against repeat-violation owners (warnings escalating to fines).

Agency budget constraints

In response to questions about why the agency doesn't take on a larger role in neighborhood-level cleanup or landlord accountability, staff explained current budget constraints:

- Fresno Housing's administrative fee proration from HUD currently funds operations (salaries, facilities, and systems) at approximately 80 cents on the dollar of the full authorized amount; this rate has been as low as 69 cents on the dollar in the past. Vacant positions are evaluated carefully before backfilling due to this funding constraint.
- Escrow funds (FSS) and any landlord incentive funds are drawn from the same overall HAP funding pool used to pay landlords each month — the agency does not receive a separate bucket of money for these purposes from HUD.

- The agency previously used one-time American Rescue Plan Act (ARPA) funds received from the City to provide security deposit assistance and one-time incentive bonuses for landlords who had not previously participated in the voucher program. Those one-time ARPA funds have since been fully utilized.
- Staff noted residents/members can also contact HUD directly (including HUD's Office of the Secretary) with recommendations or concerns about program administration, since local agencies operate under HUD mandates set by Congress.

5. Action Items

Action Item	Owner	Notes / Status
Research HUD guidance on what happens to homeownership program assistance if a participant homeowner passes away, and report back to the RAB.	Yolanda / HCV Program	Open
E-mail a copy of the FSS and Homeownership presentation slides to any RAB member who requests them.	Yolanda	Open - on request
Explore ways to increase resident/landlord awareness of the City of Fresno's code enforcement reporting app (e.g., including information in inspection letters or an e-mail/flyer notice).	Fresno Housing staff / leadership	Open
Bring RAB feedback on neighborhood conditions and the need for expanded landlord accountability back to Fresno Housing leadership for consideration.	Yolanda / Fresno Housing leadership	Open
Follow up with residents on the FSS interest list (~100 households) as caseload capacity opens (approximately 3 additional graduations expected within 60 days).	Lesley	Ongoing

6. Adjournment

Having addressed the FSS Program, the Homeownership Program, and open resident questions, the meeting concluded.

Resident Advisory Board (RAB) Meeting Minutes

Public Housing - Participant Meeting Minutes

Date: September 2, 2026

Time: Meeting commenced at approximately 5:30 PM

Location: 1260 Fulton Street, Second Floor, Mosaic Room

And Via Zoom at Del Rey – Boys and Girls Club, Corazon del Valle, Rio Terraces, Granada Commons, Sequoia Courts and Fairview Heights Terrace

Staff Present

- Stephanie Moreira – Compliance Manager (presiding)
- 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
- Jennifer Rivas – Property Specialist II, Host Del Rey – Boys and Girls Club
- Derek McAlister – Property Specialist II, 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.

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.* Hardship Exemption Media and Health Care expenses: FH considers the change from the old 3% income threshold to the new 10% threshold to be a hardship. Beginning with your first annual or interim reexamination on or after January 1, 2027, you may ask FH for a hardship exemption if the new 10% threshold causes you financial hardship.
- r.* 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.
- s.* 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.

- t. 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.
- u. 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.
- v. 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.
- w. Interim Increases- FH will process an interim reexamination for an increase in unearned income only when the increase results in a 10 percent or greater increase in the family's annual adjusted income.
- x. Interim Increases- FH will not perform an interim reexamination when a family reports an increase in income (whether earned or unearned income) within three months of their annual reexamination effective date.
- y. Reporting changes in family composition- An interim reexamination is processed to add or remove the new member regardless of whether the change results in a decrease, increase, or no change in the family's annual adjusted income. Unless the change is reported prior to the 3 months of their annual recertification effective date.
- z. Assistance Animals and Pets- Updated to add the term Assistance Animals throughout section.
- aa. 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

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

Meeting Conclusion: Staff thanked residents for attending and formally concluded the RAB meeting at approximately **6:44PM**.