



# Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

March 26, 2024

5:00 P.M.

Fresno Housing

1331 Fulton Street (3rd Floor – Caucus Room)

FRESNO, CA, 93721-1630



## Meeting Book - Executive Committee Meeting of the Boards of Commissioners of Fresno Housing

### 1. Call to Order and Roll Call

### 2. Approval of agenda as posted (or amended)

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

### 3. Public Comment and Presentations

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

or via teleconference when prompted by the chair and must pertain to the specific item of business being heard by the Boards. At the start of your presentation, please state your name and the topic you wish to speak on that is not on the agenda. Presentations are limited to a total of three (3) minutes per speaker.

### 4. Potential Conflicts of Interest

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

### 5. Action

#### a. Consideration of the Minutes of the Meeting for February 13, 2024

February 13, 2024 Executive Committee Meeting Minutes

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### 6. Discussion Matters

#### a. Governance

#### b. Administrative Matters

#### c. Executive Director Update

#### d. HCV Status and Events

#### e. Real Estate Development Update

#### f. Review of the Draft Board Agenda

### 7. Adjournment

**Minutes of the Meeting  
Of the Fresno Housing Authority**

**EXECUTIVE COMMITTEE**

**Tuesday, February 13, 2024**

**5:00 PM**

There was a duly noticed meeting of the Executive Committee of the Boards of Commissioners of the Housing Authority of the City and County of Fresno which met on February 13, 2024, at Fresno Housing Board Room located at 1331 Fulton Street Fresno, CA 93721.

1. The meeting was called to order by Chair Catalano at approximately 5:08 p.m., and members present and absent were as follows:

PRESENT: Cary Catalano  
Adrian Jones  
Sharon Williams  
Valori Gallaher  
Emogene Nelson

ABSENT: Kyle Chaney

Also in attendance: Tyrone Roderick Williams, CEO; Tammy Townsend, Deputy Executive Director; and Ken Price, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

***MOTION:** Commissioner Jones moved, seconded by Commissioner Williams to approve the agenda as posted.*

***MOTION PASSED:** 5 – 0*

There were no public comments.

3. PUBLIC COMMENT

There were no public comments.

4. POTENTIAL CONFLICTS OF INTEREST

No action was taken on this item.

5. ACTION ITEMS

**Action Item:** Consideration of the Minutes of the Meeting for January 9, 2024.

**MOTION:** *Commissioner Gallaher moved, seconded by Commissioner Williams to approve the Minutes.*

**MOTION PASSED:** 5 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Tyrone Roderick Williams, CEO, presented on this item.

- Nothing to report.

Chair Catalano, stated that we will be receiving an application from a branch manager in Firebaugh for the vacant County seat. Ken will receive her resume first for review for potential conflict and if it looks good the application will be submitted. Brian Pacheco is aware of the potential candidate.

Chair Jones, stated that Commissioner Emogene Nelson will be joining the Executive Committee Board.

There were no public comments.

b. Administrative Matters

Tyrone Roderick Williams, CEO, presented on this item.

- Nothing to report.

c. Executive Director Update

Tyrone Roderick Williams, CEO, presented on this item.

- We have been looking at ways to improve operations and what that looks like across the agency. Mr. Williams wanted to acknowledge those who are part of the groundwork, looking at staffing, reorganization, budgeting, technology

department, networks, tools, and how we protect our data. Across the agency, departments are being reviewed in all aspects of our operations. We will continue the discussion around our strategic plan. We are committed to an ongoing process of improvement.

- Beyond Housing is a game changer for us as an Agency. Beyond Housing is a 501c3 Foundation that went dormant for a while and has now been resurrected. The goal of the foundation is to raise money to support programs for our residents around academic and workforce development. Mr. Williams is the Chairman of the Beyond Housing Board. Tiffany Mangum is the Director of the Beyond Housing Foundation.
- The final Gallery Walk is scheduled for February 16, 2024. This is a public event, however the target audience for this walk is the Fresno Housing Partners.

Chair Catalano, had a question on the Beyond Housing Board structure and wanted to suggest adding a commissioner to their board. Ken Price responded and advised based on the Brown Act. Ken Price also advised that Fresno Housing cannot appoint a commissioner to the Beyond Housing Board.

Chair Catalano also mentioned once the Strategic Plan rolls out and is approved it is important that the CEO, Tyrone Roderick Williams Executive Director's report, in print, reflect those strategies.

There were no public comments.

d. HCV Status and Events

Brandy Woodard, presented on this item.

- There will be an update on the Project Based Vouchers and VIP at the upcoming Joint Board meeting scheduled for February 27, 2024.
- There have been 206 vouchers awarded currently.

There were no public comments.

e. Real Estate Development Update

Michael Duarte, Chief Real Estate Officer, presented on this item.

- Tax credit application submitted 02/13/2024.

- Real Estate will pursue local dollars as well as State resources that will put us in a position for 2025 for the tax credit as a last funding source.
- We have a couple of applications planned. The draft Joint Board Agenda does not reflect this, but on the final agenda, we will have, under consent a request for the Approval to Apply for the Federal Home Loan which is about \$10,000.

There were no public comments.

f. Review of the Draft Board Agenda

Chair Catalano, Board Chair, presented on this item.

There were no public comments.

7. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
(Gov. Code section 54956.9(d)(2).) Number of Matters: 1

The Boards of Commissioners entered closed session at 6:10 p.m.

The Boards of Commissioners returned from closed session at 6:40 p.m. and resumed for adjournment.

No report from closed session

8. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 6:40 p.m.

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Tyrone Roderick Williams, Secretary



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

### 1. Call to Order

### 2. Approval of the Agenda as Posted

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### 5. Governance Matters

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

b. Commissioner's Report

### 6. Consent Agenda

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

a. Governance: Consideration of the Minutes for February 27, 2024 Joint Board Meeting

Approval of the minutes of the Board Meeting

Minutes

b. Approval of HCD Home Funding Application for La Joya Commons Phase II, Formation of an LP

c. Approval of HCD Home Funding Application for Cordillera Commons, Formation of an LP

d. Consideration to Approve an Update to the Hours of Work Policy

e. Consideration to Approve an Update to the Anti-fraud and Ethics Policy

### 7. Information Item

a. Branding/Logo and Name of the Beyond Housing Foundation

b. Development Update

c. HCV Update

### 8. Action

. a. Approval of 2023 Agency Operating Budget Results

. b. Approval of Update on HRFC Reserves

. c. Approval of Administrative Agreement Between Fresno  
Housing and Beyond Housing Foundation

. 9. Adjournment