



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

June 11, 2024

5:00 P.M.

Fresno Housing

1331 Fulton Street

FRESNO, CA, 93721



## 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)
3. Public Comment and Presentations
4. Potential Conflicts of Interest
5. Action
  - a. Consideration of the Minutes of the Meeting for May 14, 2024  
Executive Committee Meeting Minutes-May 14, 2024
6. Discussion Matters
  - a. Governance
  - b. Administrative Matters  
Board Workshop Planned for June Board Meeting at 4pm
  - 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, May 14, 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 May 14, 2024, at the Fresno Housing Board Room located at 1331 Fulton Street Fresno, CA 93721.

1. The meeting was called to order by Chair Catalano at approximately 5:05 p.m., and members present and absent were as follows:

PRESENT: Cary Catalano  
Sharon Williams  
Valori Gallaher  
Kyle Chaney

Also in attendance: Ken Price, General Counsel.

2. APPROVAL OF AGENDA AS POSTED (OR AMENDED)

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

***MOTION PASSED:** 4 – 0*

There were no public comments.

3. PUBLIC COMMENT

Tiffany Mangum shared that on May 22, 2024, there will be a community meeting for Heritage Estates at Legacy Commons. Flyers for this event are available.

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 April 9, 2024.

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

***MOTION PASSED:*** 4 – 0

There were no public comments.

6. DISCUSSION MATTERS

a. Governance Matters

Marc' Bady, Chief Inclusion & Empowerment Officer, presented on this item.

- Marc' Bady advised the Ethic Training Certificates will be given to the Commissioners at the Joint Board Meeting scheduled for 05/28/2024.
- There are 4 commissioners yet to complete the AB 1825 Sexual Harassment Training.

There were no public comments.

b. Administrative Matters

Marc' Bady, Chief Inclusion & Empowerment Officer, presented on this item.

- Marc' Bady announced three upcoming events the Board Retreat, State of Affordable Housing, and NAHRO National Conference, Kristine Morgan distributed flyers to the meeting attendees for each event with the event details.

c. Executive Director Update

Marc' Bady, Chief Inclusion & Empowerment Officer, presented on this item.

- The Ribbon Cutting Ceremony in Huron was a success and a great celebration.
- Mr. Williams and Mike Duarte are in Sacramento participating in Lobby Day discussing different policies and legislative opportunities.
- Fresno Housing hosted the San Joaquin Valley Housing Council Conference at Park Grove on May 8, 2024. Some of the bills that are expected to be on the ballot this year were shared as well as advocacy and awareness to help with voting preparation.
- The CLPHA, Housing Is Conference was attended by several Fresno Housing staff and Commissioner Ramos attended as well. The Strategic Plan Gallery Walk was presented in a session and Doreen Eley was on a panel during one of the sessions.

There were no public comments.

d. HCV Status and Events

Brandy Woodard, presented on this item.

- Consultant, Mr. David Vargas, visited the Fresno Housing Agency for two weeks to assist with different workflow processes, efficiencies, and areas of improvement.
- Housing Choice will be submitting an application for additional vouchers and funding opportunities.
- SEMAP Scores are expected soon. Fresno Housing was ranked as a high performer.

There were no public comments.

e. Real Estate Development Update

Christina Stokes-Johnson, Director of Real Estate Development, presented on this item.

- The SOMAH Program that installs solar on our multi-family properties is underway and installed in several of the tax credit properties. Four of them have received permission to operate and SunRun will handle all maintenance for 20 years
- The Closed Session item is set to discuss the property purchase in Orange Cove. This property will be Senior Housing near their downtown area.
- Strategic Planning sessions will be scheduled soon with different community members to discuss the CVS site and lot.
- Second round tax credit applications are due July 2<sup>nd</sup>.
- We have all final construction bids for Heritage Estates, Real Estate will present the final financing plan at the May joint board meeting.

There were no public comments.

f. Review of the Draft Board Agenda

Marc' Bady, presented on this item.

There were no public comments.

7. ADJOURNMENT

There being no further business to be considered by the Executive Committee, the meeting was adjourned at approximately 6:20 p.m.

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Tyrone Roderick Williams, Secretary



# Joint Meeting of the Boards of Commissioners Of Fresno Housing

June 25, 2024

5:00 P.M.

Fresno Housing

1260 Fulton St.

2nd Floor (Mosaic Conference Room)

Fresno, CA, 93721



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

### 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. 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. 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 of May 28, 2024

Approval of the minutes of the Board Meeting

Joint Board Minutes-May 28, 2024

b. CTCAC Application for Submittal for Parkside Inn I

c. CTCAC Application for Submittal for Avalon Commons

d. Consideration of Attendance and Tardiness Policy

e. Consideration of Medical Leave and Disability Insurance Policy

### 7. Information Item

a. Review and Feedback on Key Elements of the Draft Strategic Plan

b. Update on Agency Receipt of the Ross Grant

c. Update on Annual Plan/ACOP Timeline

d. Mixed Finance and Waterfall Update

### 8. Action

a. Consideration of Project Based Voucher Issuance



b. Consideration of an Agreement with Keenan and Associates  
for Benefit Services

9. Closed Session

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 1749 "L" Street, Fresno CA 93721, APN: 466-132-01

Agency Negotiator: Tyrone Roderick Williams

Negotiating Parties: Fresno Housing & Joe B. Anaya, Maribel Vera-  
Anaya

Under Negotiation: Price and Terms of Payment

10. Adjournment

DRAFT



# Strategic Plan; Vision, Mission, and Beyond

## *Fresno Housing*



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



# Vision

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## Current

- Fresno – an engaged county, where all residents have access to quality housing that contributes to vibrant communities, and where all residents are empowered to achieve their educational and economic goals.

## Proposed

- thriving, inclusive communities where every individual has access to affordable, safe, and sustainable housing, fostering a foundation for personal growth, health, and communal well-being.

# Mission

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## Current

- Create and sustain affordable housing and vibrant communities throughout Fresno County.

## Proposed

- Based on feedback there is a desire to keep the current mission but add one sentence to create a more “housing-focused” mission...

# Values – *proposed based on feedback*

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## **People-centered**

Fresno Housing is committed to prioritize the voices of our residents, seeking their input on housing needs and preferences, as we work to create housing options and services that are responsive to these needs. We also value our staff and community partners, recognizing that their dedication and expertise are essential to fulfilling our mission.

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## **Integrity**

Fresno Housing strives to uphold the highest ethical standards in all interactions and operations. Integrity within our organization means conducting our operations with honesty, transparency, and fairness. This includes being open about our processes, treating all residents and partners with respect, and making decisions that are in the best interest of our community.

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## **Affordability and Accessibility**

Fresno Housing is dedicated to making housing accessible and affordable for everyone, especially those in vulnerable groups. We will work to expand our housing inventory and ensure that inclusivity is at the core of our policies and practices.

# Values – *proposed based on feedback*

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## **Equity and Inclusion**

Fresno Housing will stand for equity and inclusion, striving to eliminate barriers to housing through policies and programs that recognize and address the diverse needs of Fresno County. We will work to ensure all people have the opportunity to live in dignity, regardless of resources, background or circumstance.

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## **Engaged Communities**

Fresno Housing will foster strong, authentic connections within our community by empowering residents, supporting neighborhood networks, and fostering relationships with other organizations that increase resident access to resources.

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## **Accountability**

Fresno Housing is committed to being accountable for providing affordable housing options that enhance the well-being of individuals and families in Fresno County. In partnership with the families we serve, the Agency will be good partners and contributors to healthy and safe communities.

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## **Sustainability**

Fresno Housing will seek the long term health and stability of each neighborhood served. We will lead by example to improve the health and well being of our community and planet by making environmentally responsible decisions that reduce our carbon footprint, integrate green space, and promote clean energy. We will work to ensure sufficient resources to sustain the Agency and individual communities for future generations.

# Strategic Driver #1:

## Target and Invest in Neighborhoods

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- Within the next decade, Fresno Housing will invest in and support neighborhoods across Fresno County. We will be the leading catalyst in creating vibrant, diverse, and inclusive communities. Our ambitious and sustainable projects will not only provide a mix of housing options, but also stimulate economic growth, enhance community engagement, and improve the quality of life for all residents. We will focus not only on areas of traditional disinvestment, but also seek new housing in high opportunity communities. Fresno Housing will design projects that are responsive to the needs and desires of the communities we serve. Possible areas of focus include:
  - San Joaquin
  - Firebaugh
  - Clovis
  - Orange Cove
  - Southwest Fresno (Further develop objectives outlined by the CAN initiative)
  - Downtown Fresno (CVS /Fulton Street)
  - Northwest Fresno
  - Parkway Drive Fresno

## Strategic Driver #2: Mitigate Housing Insecurity

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- Fresno Housing will work to increase community education and inform policies with the goal of mitigating housing insecurity and ensuring families have access to affordable, safe, and quality housing. We will provide tenant education, and advocate for housing policies that further increase the supply of and access to housing. Additionally, Fresno Housing will increase the availability of affordable housing units, bring innovation to the Housing Choice Voucher program, and empower motivated and qualified residents with the knowledge to transition from renters to homeowners. We will create more housing opportunities for vulnerable groups such as the elderly, parents of minor children, foster youth, those experiencing homelessness, and the farm worker community.



## Strategic Driver #3: Housing Choice Voucher Innovation

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- Fresno Housing will foster innovation in the largest affordable housing program by expanding the number of families served through the Housing Choice Voucher program, enhancing the resident service experience, and transforming the perception of this program's vital role within our community. We will enhance operations by improving education about the program, streamlining processes, enhancing communication, forging partnerships with other community organizations, and broadening support for landlords and tenants through initiatives like the Voucher Incentive Program.

# Strategic Driver #4:

## Leverage Partnerships and Funding to Support Resident Goals

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- Our visionary goal for residents is to foster a thriving, empowered community through community based organizations, strategic partnerships and innovative programs. We seek to enhance our residents' quality of life by supporting education and workforce aspirations, inspiring youth through interactive learning, community engagement, and bolstering the goals of heads of household. We will expand the services of our Resident Empowerment Team, leveraging the fundraising efforts of our Beyond Housing Foundation and exploring grant opportunities such as the Resident Opportunity and Self-Sufficiency (ROSS) grant from the Department of Housing and Urban Development (HUD). Through these initiatives, the Agency will create a supportive environment that encourages and nurtures the dreams of residents.

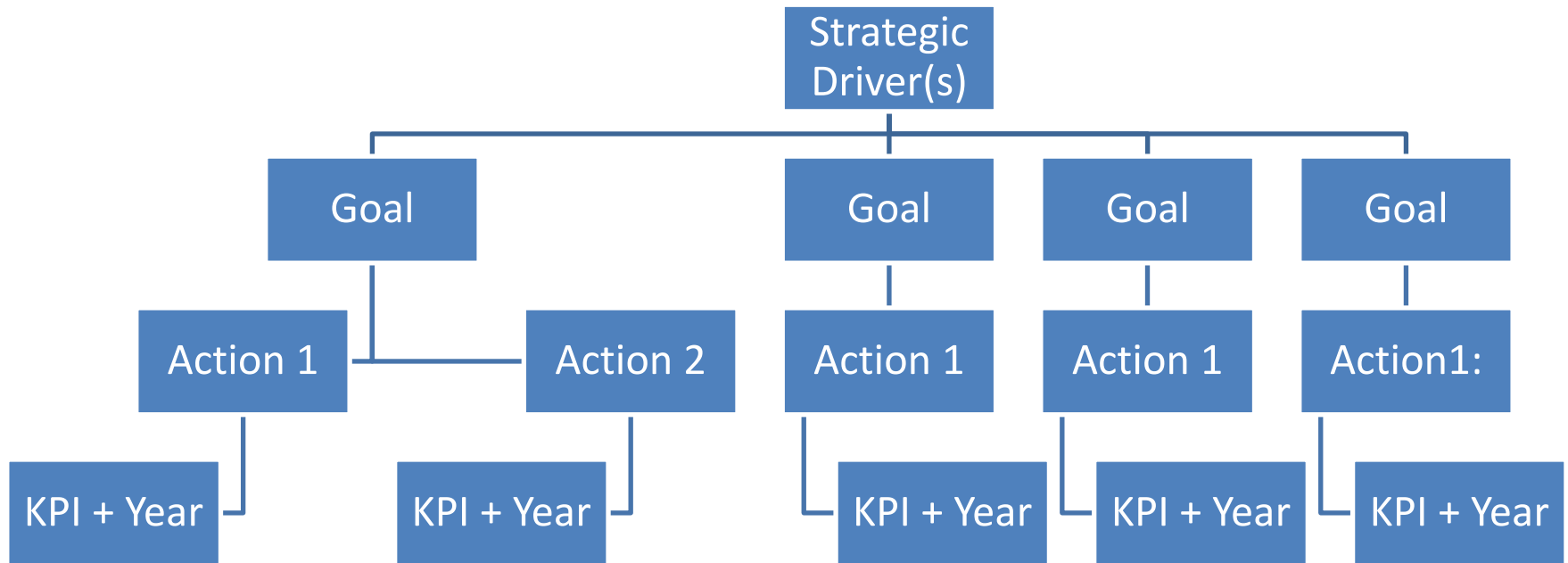
## Strategic Driver #5: Continually Improve Workplace Culture

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- Fresno Housing is committed to continuously improving our culture. The Agency, and our Boards, will exhibit mutual trust and accountability in a caring and supportive environment. We are dedicated to upholding our core values and maintaining honest and ethical business practices in everything we do. Fresno Housing will continually foster a culture of learning for personal and professional growth. We seek to solicit and include diverse perspectives. The Agency encourages and recognizes innovation and creativity. Our leaders lead with empathy, integrity, and fairness, creating a sense of teamwork, pride, and belonging. We respect differences and are committed to promoting equal access and opportunities for all.

# Next Steps: *Fluid Goals, Actions and KPI's to support progress on the Strategic Drivers*

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Questions?

**FRESNO HOUSING**