

**BOARD SPOTLIGHT****Welcome to the Board Nichole & Wendy!****Board of Director: Nichole Payton**

Director of Residential Property Management, Arcadia Management Services Co.

With more than a decade of leadership experience in multifamily and affordable housing, **Nichole Payton** serves as Director of Residential Property Management for [Arcadia Management Services Co.](#), overseeing operational strategy, team development, and portfolio performance across diverse communities. Over nearly ten years with MG Properties, Nichole advanced from Assistant Manager to Regional Manager, leading large-scale portfolios and driving measurable improvements in occupancy, financial performance, and resident satisfaction.

Nichole is passionate about housing stability and strengthening the connection between property operations and community-based support services. Service on the Housing Industry Foundation Board would bring practical operational expertise, frontline experience, and a strong commitment to expanding access to stable housing across the Bay Area.

Board of Advisor: Wendy Miller

Vice President, TARC Construction, Inc.

Wendy (Benner) Miller has built a career serving boards, property owners, and tenants within the occupied building industry. Raised in both the banking and community management sectors, Wendy began working in a family management company as a teenager while also holding roles at Wells Fargo during college.

After earning a B.S. in Managerial Economics from UC Davis, Wendy developed a three-decade career in construction defect and general construction, serving in senior management, national industry representation, law firm consulting, and executive leadership roles.

Wendy currently serves as Vice President at [TARC Construction Inc.](#), overseeing a broad range of operational and strategic initiatives. Active in multiple industry trade organizations, Wendy brings deep industry expertise and a strong commitment to volunteer service.



EHF IMPACT

Stability When It Was Needed Most

Thanks to your generosity, one family was able to stay stable during an incredibly difficult season.

After adopting her young granddaughter and raising her for the past five years, this caregiver has faced mounting financial and personal challenges. With a recent rent increase, reduced work hours in the household, vehicle registration costs, and multiple PG&E shut-off notices, the pressure was overwhelming. On top of that, a government shutdown meant there was no additional assistance available at a critical time. That's when an [Emergency Housing Fund \(EHF\)](#) grant stepped in.

The grant was used to cover rent, securing the family's housing at a critical time. By easing their largest expense, it created breathing room to address other urgent needs—like utilities and daily essentials—bringing much-needed stability and relief.

Beyond the financial relief, the grant provided something just as meaningful: hope.

After experiencing years of hardship—including job loss due to health challenges, long delays in accessing disability support, and the emotional weight of raising a young child through difficult family circumstances—this caregiver shared how much it meant to feel seen and supported.

Despite living with Bipolar Disorder and PTSD, and navigating the lasting impacts of trauma, she continues to show up every day for her granddaughter, who she calls “my light.” Through therapy, resilience, and unwavering love, she is building a path forward for both of them.



This grant didn't just help financially. It gave us the feeling that people care. That there is still good in the world. It brought a sense of relief and hope when we needed it most.”

Because of you, this family was able to take a few critical steps forward instead of falling further behind. And for them, that made all the difference.

EHF Program Info



RENOVATION IMPACT

Exciting things are happening in the Renovation Program!

We're happy to share that new flooring has been completed at the [Bill Wilson Center](#). Thank you to [ProFloors](#) for their generous donation of labor and materials. A longtime supporter of HIF, ProFloors has been contributing to our projects since 2014.

In addition to the new flooring, the site is undergoing several major upgrades, including new kitchen cabinets, a full bathroom remodel, and a roof replacement. We are grateful to our Corporate Champion, [Equity Residential](#), along with [VCS Construction](#), [BKB](#), and [Urban Renovation and Construction West Inc.](#) for making this work possible.

Before renovations began, the site faced several challenges, including limited kitchen prep space, damaged and separated flooring, a water-damaged bathroom, and a roof in urgent need of replacement.

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The Bill Wilson Center's Transitional Housing Program serves youth ages 18–24 experiencing homelessness, including young parents and their children. Participants live in shared, supervised housing throughout the county while receiving counseling, independent living skills training, parenting classes, and employment support. This 12–18 month program is designed to help young people build self-sufficiency and strong connections to their community, with an emphasis on self-direction and self-determination.

Renovation Program Info



HIF EVENTS

BBQ & Brews is on fire!

The countdown is ON for BBQ & Brews 🍺

Join us **May 30** for a full day of live music, incredible craft beer, and next-level BBQ — all in one place.

Live Music Lineup:

Headlining the night — **Finish Ticket**

Plus performance by **New Diplomat**

Keeping the energy high — **DJ Du**

Special Feature: **Mariachi Cristalino** by **Pine Cone Lumber**

Featuring a curated lineup of standout breweries from across the Bay Area, pouring everything from crisp lagers to bold IPAs and unique small-batch releases. Whether you're coming for the music, the brews, or the BBQ — this is the event everyone will be talking about.



**Tickets are going fast — lock yours in now.
Let's kick off summer the right way.**

[Get Tickets](#)



HIF EVENTS

Home Runs for Housing is coming to you on May 1, 2026!

Step up to the plate 

Home Runs for Housing is coming to Fremont Sports Complex on **May 1** — and we're down to our final 3 team spots.

This is your chance to rally your crew, hit the field, and compete for a great cause. Expect a high-energy day filled with friendly competition, big swings, and even bigger impact.

Whether you're in it to win it or just out for a fun team day, this is one you don't want to miss.

Only 3 team slots remain — once they're gone, they're gone.

 Please reach out to events@hifinfo.org to secure your team now.

Let's play ball 

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