

**AGENDA OF THE REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF
THE HOUSING AUTHORITY OF THE
COUNTY OF KERN, LOCATED AT: 601
24TH STREET, BAKERSFIELD,
CALIFORNIA, TO BE HELD ON
WEDNESDAY, JANUARY 14, 2026, AT: 2
P.M.**

- 1. CALL TO ORDER, ROLL CALL, AND INTRODUCTION OF GUESTS**
- 2. ADOPTION OF AGENDA**
- 3. PUBLIC COMMENTS** – The time allotted for Public Comments during the Regular Meeting shall be five (5) minutes for each person, with a maximum of fifteen (15) minutes in each subject area.
- 4. REPORTS FROM COMMISSIONERS AND/OR OFFICERS OF THE BOARD** – This portion of the Meeting is reserved for Commissioners and/or Officers of the Board to present to other Board members and to the public information, announcements, and items that have come to their attention. No formal action by the Board will be taken. A Board member may request that the Secretary of the Board calendar any items for consideration at a future meeting.
- 5. CONSENT AGENDA** – Information concerning the Consent Agenda has been forwarded to each Commissioner for study prior to this Meeting. Unless a Commissioner or citizen has a question concerning a particular item and asks that it be withdrawn from the Consent Agenda, the items are approved at one time by the Agency. If there is a Commissioner or citizen wishing to pull an item, please indicate at this time.
 - A.** Approval of the Minutes of the Regular Meeting of **December 10, 2025**, held at 2 p.m.
 - B.** Claims
 - C.** Personnel Transactions
 - D.** Housing & Opportunity Foundation of Kern **FY 2024-2025 Annual Report**
 - E.** Authorization to Approve Revisions to **Chapter Three** of the Administrative Plan to Update **Subsidy Standards Guidance & Definitions**
 - F.** Authorization to Approve revisions to Exhibits B and K of the Personnel Policy to create **Supportive Housing Manager I and Supportive Housing Manager II, including Option II for Live On-Site positions**

- G. **Resolution No. 2661** to Replace Marco Mora and Add Diana Elliott as Approved Signer on all Housing Authority Owned or Managed Bank Accounts

6. **PUBLIC HEARING – 2:00 p.m.**

- A. Public Hearing to Receive Comments Regarding the Proposed Revisions to the **2025/26 MTW Supplemental Plan, 2025/26 Annual Plan, and an Amendment to the 2025/29 Five-Year Plan** Presented by: Stephen Pelz P. 72
- B. **Resolution No. 2662** Adopting the Revisions to the Housing Authority's 2025/26 Annual Plan, Amendment to the 2025/29 Five-Year Plan, and Moving to Work Supplement for Fiscal Year Beginning July 1, 2025 and Approving Submission of the Plans to HUD as Required by the Quality Housing & Work Responsibility Act of 1998 Presented by: Stephen Pelz P. 73

7. **EXECUTIVE DIRECTOR**

- A. Quarterly Update on **Development Activity** Presented by: Stephen Pelz P. 125
- B. Authorization to Reschedule the November 11, 2026, Regular Meeting of the Board of Commissioners Due to a Federal Holiday Presented by: Stephen Pelz P. 130
- C. **Resolution No. 2663** of the Housing Authority of the County of Kern Approving the Formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the RAD Conversion and Rehabilitation for the **Baker Street Village** Development, Under the New Development Name of **Baker Street Village RAD** Presented by: Eric Colocho P. 131
- D. **Resolution No. 2664** of the Housing Authority of the County of Kern approving the formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the RAD Conversion and Rehabilitation for the **Terra Vista** Development, under the new development name of **Terra Vista RAD** Presented by: Jotveer Khangura P. 140
- E. Potential **Sale of Real Property**, APN# 189-220-49, at 8701 Sunset Blvd., Bakersfield, CA Relative to Price, Terms, & Other Conditions of the Sale, Pursuant to Government Code, Section 54956.8 Presented by: Stephen Pelz P. 149

8. CLOSED SESSION

- A. Conference with Real Property Negotiators, Stephen M. Pelz and Alan J. Peake Regarding the Potential Sale of Property Located near 8701 Sunset Blvd. Bakersfield, CA 93307 (APN #189-220-49) relative to price, terms & other conditions of sale, Pursuant to Government Code Section 54956.8
- B. Performance Evaluation: Executive Director, Pursuant to Government Code, Section 54957

9. NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on **Wednesday, February 11, 2026, at: 2 p.m.**, in the Housing Authority's Central Office Board Room, located at: 601 – 24th Street, Bakersfield, CA.

10. ADJOURNMENT

If you require **special assistance** to participate in this Meeting, please call: 661-631-8500, ext. 2002, to make reasonable arrangements to ensure accessibility to this Meeting. For the hearing impaired, requests can be made via the California Relay Service at the numbers below:

TTY: 1-800-735-2929
Spanish: 1-866-734-2766
Speech to Speech: 1-866-734-2305

Requests for assistance should be made at least two (2) days in advance whenever possible. This is to certify that this Agenda was posted at: the Housing Authority of the County on January 7, 2026. Board Agendas are also posted on the Housing Authority's website at: www.kernha.org, including any changes to the original posting(s), subject to the staff's ability to post documents prior to the Board Meeting. Documents submitted to a majority of the Agency Members fewer than 72 hours prior to a public meeting are available for public inspection at the public counter of the Housing Authority's Central Office Reception area, located at: 601 –24th Street, Bakersfield, CA 93301, as soon as they are distributed to Agency Members.

Joanna Maldonado

J. Maldonado

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF THE
COUNTY OF KERN, LOCATED AT: 601
24TH STREET, BAKERSFIELD,
CALIFORNIA, HELD ON WEDNESDAY,
DECEMBER 10, 2025, AT: 2:00 P.M.**

1. CALL TO ORDER, ROLL CALL, AND INTRODUCTION OF GUESTS

Chairman Jassar called to order the regular meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held in the Board Room of the Administration Building, located at: 601 24th Street, Bakersfield, California, **Wednesday, December 12, 2025, at 2 p.m.**

Commissioners: Raju Jassar, Carlos Baldovinos, Jerry Winkle, Jessica Janssen, Ingrid Lake
Absent: Maurice Preston, Carter Beardsley
Legal Counsel: Alan Peake
HA Staff: Stephen Pelz, Isabel Moreno, Mardi Sharples, Patty Fernandez
Guests: None

2. ADOPTION OF AGENDA

A motion was made to Approve the Agenda by Commissioner Baldovinos and seconded by Commissioner Winkle. It was carried by R. Jassar, I. Lake, and J. Janssen. Absent: M. Preston, C. Beardsley. There were no abstentions.

3. PUBLIC COMMENTS

There were no comments.

4. REPORTS FROM COMMISSIONERS AND/OR OFFICERS OF THE BOARD

There were no reports.

5. CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting of **November 12, 2025**, held at 2 p.m.
- B. Approval of the Minutes of the Special Meeting of **October 16, 2025**, held at 2 p.m.
- C. Claims
- D. Personnel Transactions
- E. Authorization to Approve the **Expenditure of up to \$5,000** for the Housing Authority's **2026 Max Bacerra Scholarship Awards Program**

- F. Authorization to Approve **Revisions to Exhibit B** of the **Personnel Policy** to remove administrative and supervisory positions that have remained vacant for an extended period and are no longer necessary for organizational operations
- G. **Resolution No. 2654**, Authorization to Approve the **Write-Off of Uncollectible Housing Assistance Payments and Utility Reimbursement Payments** for a Period from July 1, 2025, through December 31, 2025 in the Amount of \$4,346.00
- H. **Resolution No. 2655**, Authorization to Approve the **Write-Off of Uncollectible Tenant Accounts Receivable on Vacated Units** for a Period from January 1, 2025 through June 30, 2025 in the Amount of **\$17,780.02**
- I. Approval of the **Operating Budgets for Rio Vista RAD, Adelante Vista RAD, Maganda Park RAD, Milagro Del Valle RAD, Delano RAD, Niles RAD, Letzring RAD, and Arvin RAD** for the Year Beginning January 1, 2026 through December 31, 2026
- J. **Resolution No. 2656**, Authorization to Apply for **City of Bakersfield HOME Funding**, Fiscal Year 2026-27, for **Tenant-Based Rental Assistance**
- K. **Resolution No. 2657**, Authorization & Directing Submission of Construction Contract Award Documents for the **Roofing Replacement work at USDA Arvin (Sun Garden)** located at 701 Meyer Street, Arvin, CA; the Awarding of a Contract; & the Appointment of the Executive Director as Contract Officer
- L. Authorization to Approve revisions to **Chapter Fourteen of the Administrative Plan** to Reflect the **Family Unification Program (FUP) and Foster Youth to Independence (FY) Vouchers** updated acceptance of referral sources
- M. Authorization to Approve revisions to **Chapter Fourteen** and the **Glossary of the Administrative Plan** to Remove the term “Housing First”
- N. Authorization to Approve Revision to the **MTW Local Housing Development Loan Program Guidelines**
- O. **Resolution No 2658**, Authorizing the Formation of a Limited Partnership to Develop the Proposed **Bakersfield Senior Affordable Housing**, Acquisition of Property for the Development by the Partnership, Applications to Various Funding Sources, and the Execution of Various Related Documents
- P. **Resolution No 2659**, of the Housing Authority of the County of Kern Approving the Formation of an LP, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the RAD Conversion and Rehabilitation for the Little Village and Little Village Annex Developments, Under the New Development Name of **Little Village RAD**

Commissioner Ingrid Lake pulled Consent Agenda Items 5(L) and 5(M) for separate consideration.

A motion was made to Approve the Consent Agenda item 5(A) through 5(K) and 5(N) through 5(P) by Commissioner Winkle and seconded by Commissioner Janssen. It was carried by R. Jassar, I. Lake, and C. Baldovinos. Absent: M. Preston, C. Beardsley. There were no abstentions.

A motion was made to Approve the Consent Agenda item 5(L) to 5(M) by Commissioner Janssen and seconded by Commissioner Winkle. It was carried by R. Jassar, and C. Baldovinos. Absent: M. Preston, C. Beardsley. Abstention: I. Lake.

6. PUBLIC HEARING – 2:00 p.m.

A. Public Hearing to Receive Comments Regarding the Proposed **Safe Harbor Waiver to the Minimum Rent MTW Waiver**

S. Pelz presented a proposed amendment to the Housing Authority's Moving to Work (MTW) Plan to increase the minimum rent for the Public Housing and Housing Choice Voucher Programs. The item was presented for public comment only. S. Pelz reported that the public hearing was properly noticed, no public comments had been received, and the Resident Advisory Board provided positive and supportive feedback regarding the proposal.

S. Pelz explained that HUD requires a two-step process to implement this change: (1) a public hearing on the proposed MTW Safe Harbor waiver, and (2) a subsequent public hearing on the related amendments to the MTW Supplemental Plan and the Annual and Five-Year Plans, which will be brought back to the Board for consideration and approval prior to submission to HUD. The proposed waiver would allow the Housing Authority to increase the minimum rent from \$50, unchanged since 1996, to \$105 per month, reflecting an inflation-adjusted amount, with annual adjustments based on the Consumer Price Index. The increase would apply to all households except those participating in the Step Rent Demonstration Study, which are excluded due to HUD evaluation requirements.

S. Pelz further explained that households unable to pay the minimum rent may request a hardship waiver. Under the proposal, hardship waivers would require not only financial eligibility but also participation in supportive services or activities designed to assist households in obtaining income, including employment, training, or benefits such as SSI, consistent with the Authority's Building Hope program.

S. Pelz emphasized that the proposal is intended to incentivize participation in supportive services rather than generate significant revenue, and to promote long-term household stability and self-sufficiency. The proposed effective date is April 1, 2026.

No Board action was requested, as the item was presented solely for public comment.

2:04 p.m., Chairman Jassar opened the public hearing.

There were no comments.

2:12 p.m., Chairman Jassar closed the public hearing.

7. EXECUTIVE DIRECTOR

A. Presentation of **CLA Business Opportunity Assessment Report**

S. Pelz reported on the results of an operational review of the Accounting and Finance Department conducted by CLA Consultants, a nationally recognized accounting and consulting firm. The review evaluated the efficiency, effectiveness, structure, and processes of the department, including interviews with approximately 22 employees across accounting, administrative, and other functional areas. CLA found that staff are dedicated and performing well despite constraints, but identified opportunities for improvement, including an overreliance on manual and non-integrated processes such as standalone Excel spreadsheets, insufficiently documented standard operating procedures, underutilization of existing technology and system functionality including Yardi and other platforms, and a lack of clearly defined roles resulting from leadership turnover in recent years.

Key recommendations included restructuring staff into cross-functional teams, creating a systems administrator position to enhance system utilization and evaluate new technologies, adding a reporting manager position to oversee treasury and reporting functions, and expanding the use of automated tools and system modules to improve efficiency and reduce audit risk.

S. Pelz indicated that a phased implementation approach will be used, with an internal accounting workgroup established to begin reviewing and implementing recommendations over the next year. The proposed systems administrator position, to be considered under a subsequent agenda item, would support agency-wide technology improvements.

The item was presented for informational purposes, and no Board action was requested.

B. Authorization to Approve Revisions to Exhibit B and K of the Personnel Policy to Create a **Systems Administrator** Job Classification

S. Pelz requested Board authorization to approve revisions to Exhibits B and K of the Personnel Policy to establish a new classification for a Systems Administrator position. S. Pelz explained that the proposed classification is based on recommendations from the recent consultant review of the Finance and Accounting Department.

S. Pelz noted that the new position would be responsible for system implementation and functionality, including Yardi, automated reporting, and evaluation of new technologies. To partially offset the cost of the position, a previously filled accounting position would remain vacant.

A motion was made to Approve the Revision to Exhibit B and K of the Personnel Policy to Create a System Administrator Job Classification by Commissioner Janssen and seconded by Commissioner Lake. It was carried by R. Jassar, C. Baldovinos, and J. Winkle. Absent: M. Preston, C. Beardsley. There were no abstentions.

C. Presentation on **HUD Changes to the Continuum of Care Program** and the Impact on **Permanent Supportive Housing Tenants** and the Agency

S. Pelz provided an informational update regarding recent developments related to HUD's annual Notice of Funding Availability (NOFO) for Continuum of Care (CoC) homelessness funding. The NOFO, issued with a shortened timeline, proposed significant changes to funding guidelines, including a limitation that would have capped permanent supportive housing funding at 30% of total CoC funds. This change would have resulted in an estimated 70% reduction in funding for the Authority's Dulce Hogar permanent supportive housing program, which currently represents approximately 85% of the County's CoC grant and serves approximately 570 households. The current grant term expires May 31, raising concerns about potential displacement of households if funding were reduced.

S. Pelz reported that the Housing Authority and CoC partners are exploring alternative funding sources, including Housing Choice Vouchers, City of Bakersfield rental assistance, and County and State Homeless Housing, Assistance and Prevention (HHAP) funds, to mitigate potential impacts.

S. Pelz further informed the Board that HUD has since withdrawn the NOFO following legal challenges by multiple Continuums of Care nationwide and has indicated that a revised NOFO will be issued at a later date. While the timeline and final requirements remain uncertain, staff anticipate continued federal efforts to shift funding away from permanent supportive housing.

This item was presented as a heads-up to the Board and that updates will be provided as additional information becomes available. No Board action was requested.

D. **Resolution No 2660**, Authorization to Approve **Three Loans** Under the **Local Housing Development Program**

S. Pelz reported that the Local Housing Development Program approved by the Board in August as part of the Moving to Work (MTW) program, was recently approved by HUD. Following this approval, S. Pelz recommended authorization of three loans under the program.

The first loan would be issued to Village Park in an amount not to exceed \$631,000, for a term of up to 36 months, at 5% interest, interest-only. The loan would allow the partnership to retire an existing permanent loan with a balloon payment due January 1, 2026, and provide time for refinancing. The property has also received City funding for rehabilitation work.

The second loan would provide up to \$883,000 in zero-interest predevelopment financing for Newman Gardens, a project pursued by Wasco Affordable Housing and the Housing Authority of the County of Kern. The loan would have a term of up to 12 months and would be repaid from permanent financing sources. S. Pelz noted that if permanent financing is not secured within the initial term, the loan would either be repaid or brought back to the Board for a possible extension.

The third loan would provide up to \$962,000 in zero-interest predevelopment financing for Bakersfield Senior Affordable Housing, which has been awarded tax credit and bond financing and is scheduled to begin construction in June. The loan would have a term of up to seven months and would be repaid upon construction loan closing.

S. Pelz explained that the loans, totaling approximately \$2.4 million, would utilize excess Housing Choice Voucher reserves at risk of HUD recapture. Loan repayments, expected largely in calendar year 2026, would restore funds for future MTW-eligible uses, providing increased financial flexibility. All loans are secured by promissory notes, with the Village Park loan additionally secured by a deed of trust. S. Pelz recommended Board approval, noting that all proposed loans meet HUD requirements.

A motion was made to Approve Resolution No. 2660 by Commissioner Janssen and seconded by Commissioner Baldovinos. It was carried by R. Jassar, J. Winkle, and I, Lake. Absent: M. Preston, C. Beardsley. There were no abstentions.

A motion was made to go into closed session by Commissioner Winkle and seconded by Commissioner Janssen. It was carried by R. Jassar, I, Lake, and C. Baldovinos. Absent: M. Preston, C. Beardsley. There were no abstentions.

8. CLOSED SESSION

A. Conference with Legal Counsel Regarding Potential Threat of Litigation -1 Case Pursuant to Government Code Section 54956.9 (d)(2)

B. Performance Evaluation: Executive Director, Pursuant to Government Code, Section 54957

A motion was made to go into open session by Commissioner Janssen and seconded by Commissioner Baldovinos. It was carried by R. Jassar, I. Lake, and J. Winkle. Absent: M. Preston, C. Beardsley. There were no abstentions.

Upon returning to Open Session, Legal Counsel Peake reported under item 7(A) information was provided, and by unanimous consent direction was given.

Under item 7(B) information was provided and no action was taken.

9. NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on **Wednesday, January 14, 2026, at 2 p.m.**, in the Housing Authority's Central Office Board Room, located at: 601 – 24th Street, Bakersfield, Ca.

10. ADJOURNMENT

A motion was made to Adjourn the Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern, held on Wednesday, December 10, 2025, at 2:00 p.m., by Commissioner Winkle and seconded by Commissioner Lake. It was carried by R. Jassar, J. Janssen, J. Winkle, and C. Baldovinos. Absent: M. Preston, C. Beardsley. There were no abstentions.

ATTEST:

**Raju Jassar, Chairman of the Board
of Commissioners of the
Housing Authority of the County off Kern**

**Stephen M. Pelz, Secretary of
the Board of Commissioners
of the Housing Authority of the County of Kern**

HOUSING AUTHORITY OF THE COUNTY OF KERN

Summary of Claims Paid

For the Period December 1 to December 31, 2025

Vendor Accounts Payable (attached list)	Title V	Dec-25	2,004,384.90
	Title V	Dec-25 Electronic	1,613,172.00
Net Payroll 12/5/2025	PR25	Dec-25	329,543.27
Manual Checks	PR25	Dec-25	3,666.19
Net Payroll 12/19/2025	PR26	Dec-25	320,382.59
Manual Checks	PR26	Dec-25	6,735.19
Housing Assistance Payments (to landlords/escrows)		Dec-25	4,151,568.24
		TOTAL	8,429,452.38

Numerical Sequence of Checks Issued

Claims (45992)	Title V	5320-5760
	Title V	Electronic 5618-5880
Section 8 HAP Payments (45992)	Checks	12559-13192
	ACH#	20603-21578

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
t5-pwb - Title V Op/Revolving	5320	t0000820 - LYONS	12/2/2025	12-2025	74.00	
t5-pwb - Title V Op/Revolving	5321	t0001184 - SANCHEZ	12/2/2025	12-2025	7.00	
t5-pwb - Title V Op/Revolving	5322	t0001194 - BARTHELME	12/2/2025	12-2025	173.00	
t5-pwb - Title V Op/Revolving	5323	t0001354 - Benitez	12/2/2025	12-2025	59.00	
t5-pwb - Title V Op/Revolving	5324	t0001522 - AGUIRRE QUINONE	12/2/2025	12-2025	102.00	
t5-pwb - Title V Op/Revolving	5325	t0001710 - NIETO JR	12/2/2025	12-2025	136.00	
t5-pwb - Title V Op/Revolving	5326	t0006471 - Cortez	12/2/2025	12-2025	58.00	
t5-pwb - Title V Op/Revolving	5327	t0006674 - Lee	12/2/2025	12-2025	231.00	
t5-pwb - Title V Op/Revolving	5328	t0007082 - Rodriguez	12/2/2025	12-2025	244.00	
t5-pwb - Title V Op/Revolving	5329	t0007930 - Valencia	12/2/2025	12-2025	1.00	
t5-pwb - Title V Op/Revolving	5330	t0009188 - DANIELS	12/2/2025	12-2025	108.00	
t5-pwb - Title V Op/Revolving	5331	t0009229 - Ornelas	12/2/2025	12-2025	28.00	
t5-pwb - Title V Op/Revolving	5332	t0009262 - James	12/2/2025	12-2025	173.00	
t5-pwb - Title V Op/Revolving	5333	t0012150 - Patino	12/2/2025	12-2025	221.00	
t5-pwb - Title V Op/Revolving	5334	t0012176 - Saenz	12/2/2025	12-2025	53.00	
t5-pwb - Title V Op/Revolving	5335	t0012533 - VILLANUEVA	12/2/2025	12-2025	61.00	
t5-pwb - Title V Op/Revolving	5336	t0013696 - Pratt	12/2/2025	12-2025	111.00	
t5-pwb - Title V Op/Revolving	5337	t0013918 - Lopez	12/2/2025	12-2025	231.00	
t5-pwb - Title V Op/Revolving	5338	t0017500 - Moreno	12/2/2025	12-2025	147.00	
t5-pwb - Title V Op/Revolving	5339	t0018496 - Woolfolk	12/2/2025	12-2025	173.00	
t5-pwb - Title V Op/Revolving	5340	t0018935 - Renteria	12/2/2025	12-2025	34.00	
t5-pwb - Title V Op/Revolving	5341	t0019109 - Liggins	12/2/2025	12-2025	8.00	
t5-pwb - Title V Op/Revolving	5342	t0019357 - Morales	12/2/2025	12-2025	103.00	
t5-pwb - Title V Op/Revolving	5343	t0020200 - Langley	12/2/2025	12-2025	38.00	
t5-pwb - Title V Op/Revolving	5344	t0028665 - Beck	12/2/2025	12-2025	220.00	
t5-pwb - Title V Op/Revolving	5345	t0035542 - Rulbalcaba	12/2/2025	12-2025	53.00	
t5-pwb - Title V Op/Revolving	5346	t0036365 - Calderon	12/2/2025	12-2025	4.00	
t5-pwb - Title V Op/Revolving	5347	t0036552 - Martinez	12/2/2025	12-2025	24.00	
t5-pwb - Title V Op/Revolving	5348	t0037996 - Brown	12/2/2025	12-2025	284.00	
t5-pwb - Title V Op/Revolving	5349	t0038001 - Green-Jamison	12/2/2025	12-2025	157.00	
t5-pwb - Title V Op/Revolving	5350	t0038608 - DAVIDSON	12/2/2025	12-2025	231.00	
t5-pwb - Title V Op/Revolving	5351	t0039137 - Rodriguez	12/2/2025	12-2025	231.00	
t5-pwb - Title V Op/Revolving	5352	t0041757 - Rodriguez	12/2/2025	12-2025	113.00	
t5-pwb - Title V Op/Revolving	5353	t0050319 - France	12/2/2025	12-2025	115.00	
t5-pwb - Title V Op/Revolving	5354	t0052366 - Jefferson	12/2/2025	12-2025	52.00	
t5-pwb - Title V Op/Revolving	5355	t0053803 - MENDOZA	12/2/2025	12-2025	32.00	
t5-pwb - Title V Op/Revolving	5356	t0054774 - Jimenez	12/2/2025	12-2025	62.00	
t5-pwb - Title V Op/Revolving	5357	t0056016 - Fleming	12/2/2025	12-2025	38.00	
t5-pwb - Title V Op/Revolving	5358	t0057043 - Wallace	12/2/2025	12-2025	40.00	
t5-pwb - Title V Op/Revolving	5359	t0058102 - Barrows	12/2/2025	12-2025	231.00	
t5-pwb - Title V Op/Revolving	5360	t0058247 - Aguilar	12/2/2025	12-2025	15.00	
t5-pwb - Title V Op/Revolving	5361	t0071914 - Phillips III	12/2/2025	12-2025	79.00	
t5-pwb - Title V Op/Revolving	5362	t0100562 - Leonard	12/2/2025	12-2025	185.00	
t5-pwb - Title V Op/Revolving	5363	lopnor - Norma Irene Lopez	12/2/2025	12-2025	792.51	
t5-pwb - Title V Op/Revolving	5364	t0091140 - Penny	12/3/2025	12-2025	100.53	
t5-pwb - Title V Op/Revolving	5365	t0102074 - Plascencia	12/3/2025	12-2025	162.50	
t5-pwb - Title V Op/Revolving	5366	t0102180 - Zamora Zarate	12/3/2025	12-2025	150.00	

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5367	t0102189 - Gutierrez Flores	12/3/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5368	t0102229 - Monge	12/3/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5369	t0102309 - Valenzuela	12/3/2025	12-2025	342.00
t5-pwb - Title V Op/Revolving	5370	t0102361 - Delgado Hernandez	12/3/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5371	t0102366 - Lopez	12/3/2025	12-2025	100.00
t5-pwb - Title V Op/Revolving	5372	ascpmi - Ascend Property Management Inc	12/3/2025	12-2025	1,972.00
t5-pwb - Title V Op/Revolving	5373	citbak - City Of Bakersfield	12/3/2025	12-2025	46,719.27
t5-pwb - Title V Op/Revolving	5374	clisie - Clinica Sierra Vista	12/3/2025	12-2025	350.00
t5-pwb - Title V Op/Revolving	5375	comcle - Clemmer And Company Real Estate Services	12/3/2025	12-2025	1,048.00
t5-pwb - Title V Op/Revolving	5376	ewing - Ewing Irrigation Products Inc.	12/3/2025	12-2025	106.88
t5-pwb - Title V Op/Revolving	5377	flobak - Flood Bakersfield Ministries, Inc.	12/3/2025	12-2025	850.00
t5-pwb - Title V Op/Revolving	5378	hackhku - Housing Authority County of Kern - HKU	12/3/2025	12-2025	550.00
t5-pwb - Title V Op/Revolving	5379	indliv - Independent Living	12/3/2025	12-2025	250.00
t5-pwb - Title V Op/Revolving	5380	infgarser - Luis Armando Banuelos	12/3/2025	12-2025	1,650.00
t5-pwb - Title V Op/Revolving	5381	pge - Pacific Gas And Electric	12/3/2025	12-2025	8,744.19
t5-pwb - Title V Op/Revolving	5382	pge - Pacific Gas And Electric	12/3/2025	12-2025	4,111.61
t5-pwb - Title V Op/Revolving	5383	pge - Pacific Gas And Electric	12/3/2025	12-2025	21,418.59
t5-pwb - Title V Op/Revolving	5384	romsil - Silvia Roman	12/3/2025	12-2025	2,000.00
t5-pwb - Title V Op/Revolving	5385	aflac - AFLAC	12/3/2025	12-2025	352.33
t5-pwb - Title V Op/Revolving	5386	bancal - BANC OF CALIFORNIA	12/3/2025	12-2025	5,734.48
t5-pwb - Title V Op/Revolving	5387	bancal - BANC OF CALIFORNIA	12/3/2025	12-2025	6,823.05
t5-pwb - Title V Op/Revolving	5388	bancal - BANC OF CALIFORNIA	12/3/2025	12-2025	1,543.82
t5-pwb - Title V Op/Revolving	5389	bancal - BANC OF CALIFORNIA	12/3/2025	12-2025	1,261.99
t5-pwb - Title V Op/Revolving	5390	citbus3 - Citizens Business Bank	12/3/2025	12-2025	4,314.76
t5-pwb - Title V Op/Revolving	5391	citbus3 - Citizens Business Bank	12/3/2025	12-2025	8,012.94
t5-pwb - Title V Op/Revolving	5392	citsid - Tri Counties Bank	12/3/2025	12-2025	1,274.69
t5-pwb - Title V Op/Revolving	5393	empdev5 - Empl Devlpmnt Dept Attn:Wage Garnishment	12/3/2025	12-2025	142.20
t5-pwb - Title V Op/Revolving	5394	fratax7 - Franchise Tax Board	12/3/2025	12-2025	263.55
t5-pwb - Title V Op/Revolving	5395	monvil - Montecito Villa Townhomes	12/3/2025	12-2025	650.00
t5-pwb - Title V Op/Revolving	5396	oakprk - Oakridge Park Homeowners Assoc.	12/3/2025	12-2025	616.00
t5-pwb - Title V Op/Revolving	5397	oligar - Olive Gardens HOA	12/3/2025	12-2025	340.00
t5-pwb - Title V Op/Revolving	5398	stadisu - State Disbursement Unit	12/3/2025	12-2025	402.44
t5-pwb - Title V Op/Revolving	5399	stovil - Stockdale Village	12/3/2025	12-2025	275.00
t5-pwb - Title V Op/Revolving	5400	trasys - Transworld Systems Inc.	12/3/2025	12-2025	274.58
t5-pwb - Title V Op/Revolving	5401	tricou - Tri Counties Bank	12/3/2025	12-2025	3,061.04
t5-pwb - Title V Op/Revolving	5402	tynran - TYNER RANCH	12/3/2025	12-2025	95.00
t5-pwb - Title V Op/Revolving	5403	tynran2 - Tyner Ranch	12/3/2025	12-2025	95.00
t5-pwb - Title V Op/Revolving	5404	usban5 - U.S. Bank/Bank by Mail	12/3/2025	12-2025	5,150.00
t5-pwb - Title V Op/Revolving	5405	usban7 - US Bank	12/3/2025	12-2025	3,300.00
t5-pwb - Title V Op/Revolving	5406	usban7 - US Bank	12/3/2025	12-2025	8,000.00
t5-pwb - Title V Op/Revolving	5407	valvil - Valhalla Village Homeowner's Association	12/3/2025	12-2025	340.00
t5-pwb - Title V Op/Revolving	5408	weshom - Westwind Homeowners Association	12/3/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5409	bardes - Desirae M Barreraz	12/4/2025	12-2025	1,432.51
t5-pwb - Title V Op/Revolving	5410	citbus4 - Citizens Business Bank	12/4/2025	12-2025	45,000.00
t5-pwb - Title V Op/Revolving	5411	flojav - Javier Flores	12/4/2025	12-2025	1,779.94
t5-pwb - Title V Op/Revolving	5412	allmar - Marshelle Allen	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5413	araval - Valene Arambulo	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5414	brenek - Nekeia Breedlove	12/5/2025	12-2025	30.00
t5-pwb - Title V Op/Revolving	5415	chaden - Dennis Chaney	12/5/2025	12-2025	240.00

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5416	clamy - Mya Clark	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5417	crihal - Halwais Criddle	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5418	dabjam - Jamaal Dabbs	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5419	dardav - Davesha Darwin	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5420	doramb - Amber Dorman	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5421	greash - Ashley Greenfield	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5422	harfra - Frakenya Hardy	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5423	hentra - Tracie Henry	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5424	herdia - Diana Hernandez	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5425	hildan - Danielle Hill	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5426	hinkat - Katrina Hinz	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5427	howaly - Alyce Howell	12/5/2025	12-2025	600.00
t5-pwb - Title V Op/Revolving	5428	huymic - Micheal Huynh	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5429	jimver - Veronica Jimenez	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5430	jonang - Angel Jones	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5431	kelsha - Shanika Kelley	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5432	kirale - Aleithia Kirkland	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5433	leesha2 - Shaqualia Lee	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5434	loojoy - Joyce Loomis	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5435	mankyr - Kyra Manning	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5436	maramy - Amya Martinez	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5437	marhea2 - Heather Marr	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5438	marjaz - Jazzman Marshall	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5439	munana - Ana Munoz	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5440	norrton - Ronnisha Norris	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5441	ortdan - Danielle Ortiz	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5442	oshnic - Nicole Oshea	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5443	oxfbra - Brandon Oxford	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5444	peaale - Alexis Pearson	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5445	polnac - Nacoyia Polite	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5446	prelat - Latoya Prevo	12/5/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5447	prieli - Elizabeth Prieto	12/5/2025	12-2025	1,080.00
t5-pwb - Title V Op/Revolving	5448	ramrya - Ryan Ramirez	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5449	ranmar - Marlo Randall	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5450	razcla - Claudia Razo	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5451	robcer - Ceresa Robinson	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5452	rodabb - Abba Rodriguez	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5453	rodcam - Camellia Rodriguez	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5454	rubmar - Marina Rubalcado	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5455	rutama - Amanda Rutherford	12/5/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5456	sammon - Montquia Samuel	12/5/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5457	sanmar2 - Marion Sanders	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5458	scotam - Tamika Scott	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5459	stebri - Brittish Stewart	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5460	taylak - Lakiesha Taylor	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5461	thoden - Denise Thomas	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5462	torchr - Christina Torrez	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5463	torjes2 - Jessica Toro	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5464	valsil - Silvia Valenzuela	12/5/2025	12-2025	120.00

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t5-pwb - Title V Op/Revolving	5465	velcyn - Cynthia Velez	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5466	walaly - Alysha Walker	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5467	warclo - Cloresa Ward	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5468	westam - Tamia West	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5469	woodas - Dashania Wooten	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5470	wribri - Brittney Wright	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5471	marisa - Isamar Martinez	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5472	marlio - Lionel Marzett	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5473	mcgmel - Melody McGee	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5474	menmar6 - Maria Navarro Mendoza	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5475	palver - Veronica Palafox	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5476	porjas - Jasmin Porter	12/5/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5477	prelat2 - LaTanya Prevo	12/5/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5478	prodan - Dannielle Provencio	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5479	reeken - Kenneth Reed	12/5/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5480	reyade - Adelita Reyes	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5481	roblad - LaDonna Robertson	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5482	rosfav - Favian Rostro	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5483	safkas - Kastina Safir	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5484	saleri2 - Erika Salaberrios	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5485	salkay - Kayla Salas	12/5/2025	12-2025	390.00
t5-pwb - Title V Op/Revolving	5486	sanreg - Regina Sanders	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5487	soliss - Issac Solis	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5488	suaden - Denise Suarez	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5489	thomel - Melissa Thomas	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5490	vanmic - Michelle Vannorsdall	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5491	vigste - Stela Vigue	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5492	vilros2 - Roseline Villa	12/5/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5493	wesben - Bennisha West	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5494	wesshe - Shenise Weston	12/5/2025	12-2025	30.00
t5-pwb - Title V Op/Revolving	5495	whacyn - Cynthia Whaley	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5496	wilkia - Kiara Wilkinson	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5497	wilnaq - Naquila Williams	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5498	wilren - Renita Williams	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5499	wilsho - Shoronda Wilson	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5500	abeale - Alexis Abeytia	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5501	agumar2 - Martha Aguirre	12/5/2025	12-2025	30.00
t5-pwb - Title V Op/Revolving	5502	alechr - Christal Alexander	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5503	alvche - Chelsea Alvarado	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5504	andcha - Charlethia Anderson	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5505	arcdan - Danette Archuletta	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5506	ashsha - Shawn Ashton	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5507	avijam - Jamminique Avila	12/5/2025	12-2025	630.00
t5-pwb - Title V Op/Revolving	5508	bareli2 - Elizabeth Barron	12/5/2025	12-2025	30.00
t5-pwb - Title V Op/Revolving	5509	barroc - Rocio Barba	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5510	becsha - Shandrecka Beck	12/5/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5511	braing - Ingrid Bravo	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5512	brocha - Chasity Brooks	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5513	caleri - Erika Calderon	12/5/2025	12-2025	120.00

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Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5514	cardre - Dreem Carter	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5515	carebo - Ebony Noel Carter	12/5/2025	12-2025	720.00
t5-pwb - Title V Op/Revolving	5516	carpen - Penelopi Carter	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5517	carste - Stephany Carrillo	12/5/2025	12-2025	480.00
t5-pwb - Title V Op/Revolving	5518	colver - Veronika Collins	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5519	corlet2 - Leticia Cortes	12/5/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5520	corver2 - Veronica Coriell	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5521	crugua - Guadalupe Cruz-Morales	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5522	cypcha - Charlene Cyprian	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5523	davlak - Lakevia Davis	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5524	davvok - Vokki Davenport	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5525	delfra - Frank Delgadillo	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5526	delmar2 - Maria Guadalupe Delgado	12/5/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5527	dunlet - Letiece Dunn	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5528	edwkan - Kanice Edwards	12/5/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5529	engdes - Destiny Engleton	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5530	esclea - Leana Escobedo	12/5/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5531	t0104557 - Jones	12/8/2025	12-2025	326.84
t5-pwb - Title V Op/Revolving	5532	morchr2 - Christina V Morales	12/9/2025	12-2025	1,518.35
t5-pwb - Title V Op/Revolving	5533	sepmay - Mayra C Sepulveda	12/10/2025	12-2025	1,226.95
t5-pwb - Title V Op/Revolving	5534	b0097007 - Soto	12/10/2025	12-2025	53.00
t5-pwb - Title V Op/Revolving	5535	t0002100 - Ybarra	12/10/2025	12-2025	596.00
t5-pwb - Title V Op/Revolving	5536	t0008753 - VARGAS	12/10/2025	12-2025	334.00
t5-pwb - Title V Op/Revolving	5537	t0020322 - Espinoza	12/10/2025	12-2025	289.00
t5-pwb - Title V Op/Revolving	5538	t0021432 - Acosta	12/10/2025	12-2025	515.00
t5-pwb - Title V Op/Revolving	5539	t0043388 - Duncan	12/10/2025	12-2025	759.22
t5-pwb - Title V Op/Revolving	5540	t0043599 - Selsor Lumabao	12/10/2025	12-2025	202.63
t5-pwb - Title V Op/Revolving	5541	t0049026 - Vidal Perez	12/10/2025	12-2025	567.60
t5-pwb - Title V Op/Revolving	5542	t0060211 - Rouell	12/10/2025	12-2025	369.56
t5-pwb - Title V Op/Revolving	5543	t0062962 - Moreland	12/10/2025	12-2025	1,960.88
t5-pwb - Title V Op/Revolving	5544	t0069873 - Gonzales Elizondo	12/10/2025	12-2025	624.00
t5-pwb - Title V Op/Revolving	5545	t0081745 - Gonzalez	12/10/2025	12-2025	275.00
t5-pwb - Title V Op/Revolving	5546	t0084730 - Venegas Rios	12/10/2025	12-2025	888.00
t5-pwb - Title V Op/Revolving	5547	t0084753 - Davis	12/10/2025	12-2025	216.00
t5-pwb - Title V Op/Revolving	5548	t0084835 - Berrocales	12/10/2025	12-2025	180.00
t5-pwb - Title V Op/Revolving	5549	t0086167 - Ybarra	12/10/2025	12-2025	354.80
t5-pwb - Title V Op/Revolving	5550	t0091047 - Contreras	12/10/2025	12-2025	1,473.13
t5-pwb - Title V Op/Revolving	5551	t0091134 - Bojorquez	12/10/2025	12-2025	303.59
t5-pwb - Title V Op/Revolving	5552	t0091137 - Brown	12/10/2025	12-2025	348.00
t5-pwb - Title V Op/Revolving	5553	t0095436 - Pederson	12/10/2025	12-2025	797.00
t5-pwb - Title V Op/Revolving	5554	t0096995 - County of Kern	12/10/2025	12-2025	500.00
t5-pwb - Title V Op/Revolving	5555	t0101485 - GOMEZ	12/10/2025	12-2025	513.40
t5-pwb - Title V Op/Revolving	5556	t0101713 - AREVALO GARCIA	12/10/2025	12-2025	200.00
t5-pwb - Title V Op/Revolving	5557	t0101714 - GARCIA	12/10/2025	12-2025	77.50
t5-pwb - Title V Op/Revolving	5558	t0101737 - NEGRETE	12/10/2025	12-2025	210.00
t5-pwb - Title V Op/Revolving	5559	t0101752 - CELIO NEGRETE	12/10/2025	12-2025	175.00
t5-pwb - Title V Op/Revolving	5560	t0101757 - RODRIGUEZ FRANCO	12/10/2025	12-2025	162.00
t5-pwb - Title V Op/Revolving	5561	t0101759 - ZAVALA BARAJAS	12/10/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5562	t0101805 - RODRIGUEZ MORE	12/10/2025	12-2025	162.50

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5563	t0101811 - MENDOZA FLORES	12/10/2025	12-2025	51.00
t5-pwb - Title V Op/Revolving	5564	t0101814 - VALDEZ FELIX	12/10/2025	12-2025	184.50
t5-pwb - Title V Op/Revolving	5565	t0101815 - ATONDO GAMEZ	12/10/2025	12-2025	246.00
t5-pwb - Title V Op/Revolving	5566	t0101839 - BELLO FLORES	12/10/2025	12-2025	210.00
t5-pwb - Title V Op/Revolving	5567	t0102076 - Soto	12/10/2025	12-2025	186.00
t5-pwb - Title V Op/Revolving	5568	t0102089 - HERNANDEZ	12/10/2025	12-2025	221.00
t5-pwb - Title V Op/Revolving	5569	t0102096 - BOJORQUEZ	12/10/2025	12-2025	163.00
t5-pwb - Title V Op/Revolving	5570	t0102169 - Lozano	12/10/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5571	t0102177 - Zamora Rodriguez	12/10/2025	12-2025	118.50
t5-pwb - Title V Op/Revolving	5572	t0102185 - Hernandez Morales	12/10/2025	12-2025	204.00
t5-pwb - Title V Op/Revolving	5573	t0102221 - Aguilar Lopez	12/10/2025	12-2025	82.00
t5-pwb - Title V Op/Revolving	5574	t0102236 - Lopez Delgado	12/10/2025	12-2025	198.00
t5-pwb - Title V Op/Revolving	5575	t0102364 - Hernandez Gonzalez	12/10/2025	12-2025	222.00
t5-pwb - Title V Op/Revolving	5576	t0102539 - Lopez	12/10/2025	12-2025	60.00
t5-pwb - Title V Op/Revolving	5577	t0103240 - Becerra	12/10/2025	12-2025	28.50
t5-pwb - Title V Op/Revolving	5578	t0103700 - Zamora Rodriguez	12/10/2025	12-2025	126.00
t5-pwb - Title V Op/Revolving	5579	att2 - AT&T	12/10/2025	12-2025	96.30
t5-pwb - Title V Op/Revolving	5580	att8 - AT&T	12/10/2025	12-2025	2,721.14
t5-pwb - Title V Op/Revolving	5581	bacsc0 - BACSCO	12/10/2025	12-2025	165.92
t5-pwb - Title V Op/Revolving	5582	citmcf - City Of McFarland Water Dept.	12/10/2025	12-2025	484.06
t5-pwb - Title V Op/Revolving	5583	citsha - City Of Shafter	12/10/2025	12-2025	16,318.34
t5-pwb - Title V Op/Revolving	5584	ewing - Ewing Irrigation Products Inc.	12/10/2025	12-2025	29.72
t5-pwb - Title V Op/Revolving	5585	lampub - Lamont Public Utility Dist	12/10/2025	12-2025	17,702.40
t5-pwb - Title V Op/Revolving	5586	lamsan - Lamont Sanitation, Inc.	12/10/2025	12-2025	5,156.98
t5-pwb - Title V Op/Revolving	5587	lanlin - Language Link	12/10/2025	12-2025	4.96
t5-pwb - Title V Op/Revolving	5588	oilmut - Oildale Mutual Water Company	12/10/2025	12-2025	2,699.80
t5-pwb - Title V Op/Revolving	5589	varbro - Varner Bros. Inc.	12/10/2025	12-2025	2,843.93
t5-pwb - Title V Op/Revolving	5590	varson - BURRTEC-KERN LLC	12/10/2025	12-2025	1,451.76
t5-pwb - Title V Op/Revolving	5591	bakfarp - Bakersfield FARP	12/11/2025	12-2025	15.00
t5-pwb - Title V Op/Revolving	5592	citbak12 - City of Bakersfield	12/11/2025	12-2025	5,949.00
t5-pwb - Title V Op/Revolving	5593	clallp - CliftonLarsonAllen LLP	12/11/2025	12-2025	41,024.31
t5-pwb - Title V Op/Revolving	5594	dephou - Department of Housing & Community Devl	12/11/2025	12-2025	48,859.00
t5-pwb - Title V Op/Revolving	5595	depind - Department of Industrial Relations	12/11/2025	12-2025	1,600.00
t5-pwb - Title V Op/Revolving	5596	geahi - Golden Empire Affordable Housing, Inc	12/11/2025	12-2025	7,051.51
t5-pwb - Title V Op/Revolving	5597	hack - Housing Authority of the County of Kern	12/11/2025	12-2025	18,328.46
t5-pwb - Title V Op/Revolving	5598	kercof - Kern County Fire Department	12/11/2025	12-2025	435.00
t5-pwb - Title V Op/Revolving	5600	pactira - Pacific Tire	12/11/2025	12-2025	25.00
t5-pwb - Title V Op/Revolving	5601	pncban3 - PNC Bank National Association	12/11/2025	12-2025	15,965.49
t5-pwb - Title V Op/Revolving	5602	pncbank - PNC Bank National Association	12/11/2025	12-2025	2,175.00
t5-pwb - Title V Op/Revolving	5603	stawat - SWRCB	12/11/2025	12-2025	1,973.00
t5-pwb - Title V Op/Revolving	5604	traunir - TransUnion Risk and Alternative	12/11/2025	12-2025	500.00
t5-pwb - Title V Op/Revolving	5605	espnal - Nallely Espinoza Lara	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5606	fleand - Andrea Fletcher	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5607	garsan - Sandra Garcia	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5608	harart - Arthur Harris	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5609	harcas - Calla Harper	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5610	harmar - Marquita Hardge	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5611	haykay - Kaytricia Hayden	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5612	herros2 - Rosemarie Hernandez	12/11/2025	12-2025	150.00

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5613	hindom - Domonique Hines	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5614	humtyr - Tyra Humphrey	12/11/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5615	incbea - Beatriz Inclan	12/11/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5616	infada - Adalid Infante	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5617	johlan - Laneheya Johnson	12/11/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5618	arvmad - Arvind and Madhu Patel Family Trust	12/2/2025	12-2025	2,309.85
t5-pwb - Title V Op/Revolving	5618	kellat - Latrice Kelley	12/11/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5619	bonmul - Bonneville Multifamily	12/2/2025	12-2025	14,275.82
t5-pwb - Title V Op/Revolving	5619	lontar - Tarkwezu Longmire	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5620	calgar2 - California Gardens HOA	12/2/2025	12-2025	507.60
t5-pwb - Title V Op/Revolving	5620	lopsus - Susana Lopez	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5621	ccrc - CCRC	12/2/2025	12-2025	9,940.16
t5-pwb - Title V Op/Revolving	5621	lugmar - Maria Lugo	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5622	ccrc2 - CCRC	12/2/2025	12-2025	13,979.08
t5-pwb - Title V Op/Revolving	5622	machar - Harry MacDowall	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5623	ccrc3 - CCRC	12/2/2025	12-2025	10,727.03
t5-pwb - Title V Op/Revolving	5623	manana - Manzo	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5624	ccrc4 - CCRC	12/2/2025	12-2025	15,638.37
t5-pwb - Title V Op/Revolving	5624	manbre - Brenda Manzano	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5625	ccrc5 - CCRC	12/2/2025	12-2025	7,467.95
t5-pwb - Title V Op/Revolving	5625	marzul - Zulema Martinez	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5626	citbus - Citizen's Business Bank	12/2/2025	12-2025	3,483.82
t5-pwb - Title V Op/Revolving	5626	mcfas - Tashia McFadden	12/11/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5627	mcldam - Damien McLaurin	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5627	pncban - PNC Bank, N.A.	12/2/2025	12-2025	12,039.49
t5-pwb - Title V Op/Revolving	5628	advdat - Advanced Data Storage, Inc.	12/3/2025	12-2025	98.90
t5-pwb - Title V Op/Revolving	5628	meajoh - Johnnet Means	12/11/2025	12-2025	390.00
t5-pwb - Title V Op/Revolving	5629	afffur - Tom Gross	12/3/2025	12-2025	5,857.28
t5-pwb - Title V Op/Revolving	5629	mejruz - Mejia	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5630	airkin - Air King Heating & Cooling Inc.	12/3/2025	12-2025	9,210.00
t5-pwb - Title V Op/Revolving	5630	menara - Araceli Mendez	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5631	allaroplu - ALL AROUND PLUMBING	12/3/2025	12-2025	2,570.50
t5-pwb - Title V Op/Revolving	5631	milmeg - Megan Miller	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5632	ateam - Armando Samuel Sunshine Rodriguez	12/3/2025	12-2025	340.00
t5-pwb - Title V Op/Revolving	5632	morvel - Velinda Moreno	12/11/2025	12-2025	390.00
t5-pwb - Title V Op/Revolving	5633	brihou - Charter Communications	12/3/2025	12-2025	497.06
t5-pwb - Title V Op/Revolving	5633	motroz - Rozina Moten	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5634	brihou2 - CHARTER COMMUNICATIONS	12/3/2025	12-2025	423.99
t5-pwb - Title V Op/Revolving	5634	naskha - Khail Nash	12/11/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5635	canfin - Canon Financial Services, Inc.	12/3/2025	12-2025	3,675.85
t5-pwb - Title V Op/Revolving	5635	neutam - Tammy Neufeld	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5636	cencal4 - Cen-Cal Construction, Inc.	12/3/2025	12-2025	1,894.06
t5-pwb - Title V Op/Revolving	5636	orosan - Santiago Orozco	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5637	chahar - Champion Hardware, Inc.	12/3/2025	12-2025	428.64
t5-pwb - Title V Op/Revolving	5637	ortale - Alex Ortiz	12/11/2025	12-2025	330.00
t5-pwb - Title V Op/Revolving	5638	coaapp - Coast Appliance Parts Co	12/3/2025	12-2025	961.00
t5-pwb - Title V Op/Revolving	5638	oviant - Antoinette Ovideo	12/11/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5639	conele - Consolidated Electrical Distributors, In	12/3/2025	12-2025	1,471.61
t5-pwb - Title V Op/Revolving	5639	pagmys - Mysheka Page	12/11/2025	12-2025	150.00

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5640	dynair - Dynamic Air Solutions Inc	12/3/2025	12-2025	390.00
t5-pwb - Title V Op/Revolving	5640	pataur - Aurora Patino	12/11/2025	12-2025	180.00
t5-pwb - Title V Op/Revolving	5641	easnil - East Niles Community Services Dist.	12/3/2025	12-2025	501.67
t5-pwb - Title V Op/Revolving	5641	patnat - Natasha Patricio	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5642	golsta - Golden Star Pest Control	12/3/2025	12-2025	3,896.00
t5-pwb - Title V Op/Revolving	5642	perreb - Rebecca Perez	12/11/2025	12-2025	30.00
t5-pwb - Title V Op/Revolving	5643	grager - Grainger	12/3/2025	12-2025	122.30
t5-pwb - Title V Op/Revolving	5643	phimel - Melissa Phillips-Sanders	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5644	greeld - Grey Elder Company	12/3/2025	12-2025	2,250.00
t5-pwb - Title V Op/Revolving	5644	ponoli - Olivia Ponce	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5645	hdsup - HD Supply Facilities Maintenance	12/3/2025	12-2025	8,369.69
t5-pwb - Title V Op/Revolving	5645	promon - Moneesha Proctor	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5646	indfir - Independent Fire And Safety	12/3/2025	12-2025	1,330.31
t5-pwb - Title V Op/Revolving	5646	ramang2 - Angelina Ramos	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5647	kindoo - King Door Co.	12/3/2025	12-2025	280.97
t5-pwb - Title V Op/Revolving	5647	ramfra3 - Francisco Ramirez	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5648	lowes - LOWE'S COMPANIES, INC	12/3/2025	12-2025	2,699.64
t5-pwb - Title V Op/Revolving	5648	ramgeo - Georgina Ramirez	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5649	margar - Maranatha Gardening & Landscaping Inc.	12/3/2025	12-2025	9,845.00
t5-pwb - Title V Op/Revolving	5649	reehl - HL Reece	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5650	mdfloo - MD Flooring	12/3/2025	12-2025	1,376.00
t5-pwb - Title V Op/Revolving	5650	rodval - Valerie Rodriguez	12/11/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5651	moumec - Daniel Housh	12/3/2025	12-2025	7,277.00
t5-pwb - Title V Op/Revolving	5651	rosand - Andrea Rosales	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5652	opeshu - Open & Shut Enterprises	12/3/2025	12-2025	945.63
t5-pwb - Title V Op/Revolving	5652	roseri - Erica Rosales	12/11/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5653	pacsup - Pace Supply Corp.	12/3/2025	12-2025	2,374.63
t5-pwb - Title V Op/Revolving	5653	rulmar - Maria Rulbalcaba	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5654	rjdoor - R & J Doormaster Sales, Inc.	12/3/2025	12-2025	385.00
t5-pwb - Title V Op/Revolving	5654	salmon - Monica Salas	12/11/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5655	rlhfir - RLH Fire Protection	12/3/2025	12-2025	1,652.00
t5-pwb - Title V Op/Revolving	5655	sanade - Adela Sanchez	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5656	ronspe - Ron's Speedy Rooter &	12/3/2025	12-2025	4,825.99
t5-pwb - Title V Op/Revolving	5656	shelaq - Laquesha Sheppherd	12/11/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5657	sherod - Rodneisha Shepperd	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5657	supgla - Superior Glass Inc	12/3/2025	12-2025	5,000.00
t5-pwb - Title V Op/Revolving	5658	smilis - Lisa Smith	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5658	vorind - Vortex Industries, LLC	12/3/2025	12-2025	2,422.15
t5-pwb - Title V Op/Revolving	5659	solden - Dena Solis	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5659	wesext - Western Exterminator Company	12/3/2025	12-2025	16,417.00
t5-pwb - Title V Op/Revolving	5660	envins - Environmental Inspections & Construction Inc	12/3/2025	12-2025	12,823.40
t5-pwb - Title V Op/Revolving	5660	sorcla - Claudia Soriano	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5661	gollip - Goldfarb & Lipman LLP	12/3/2025	12-2025	712.50
t5-pwb - Title V Op/Revolving	5661	staral - Raleigh Stanley	12/11/2025	12-2025	90.00
t5-pwb - Title V Op/Revolving	5662	hpiarc - The Hill Partnership	12/3/2025	12-2025	129,670.80
t5-pwb - Title V Op/Revolving	5662	stipor - Porsha Stidom	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5663	kinval - Kinetic Valuation Group, Inc.	12/3/2025	12-2025	9,500.00
t5-pwb - Title V Op/Revolving	5663	turmay - May Turner	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5664	mutoma - Mutual of Omaha	12/3/2025	12-2025	9,496.71

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5664	valmar4 - Maria Valenzuela	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5665	perene - Peralta Energy LLC	12/3/2025	12-2025	1,800.00
t5-pwb - Title V Op/Revolving	5665	valrey - Reyna Valdez	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5666	prilif - Principal Life Insurance Company	12/3/2025	12-2025	8,040.03
t5-pwb - Title V Op/Revolving	5666	vauvic - Victoria Vaughn	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5667	soieng - Soils Engineering, Inc.	12/3/2025	12-2025	5,800.00
t5-pwb - Title V Op/Revolving	5667	velber2 - Bertha Velasco	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5668	danphi - Daniels, Phillips, Vaughan & Bock	12/4/2025	12-2025	31,000.00
t5-pwb - Title V Op/Revolving	5668	venmar - Marquise Venson Sr	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5669	kraass - Krazan & Associates, Inc.	12/4/2025	12-2025	2,600.00
t5-pwb - Title V Op/Revolving	5669	vilmar2 - Margarita Villanueva	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5670	parene - Partner Assessment Corporation	12/4/2025	12-2025	6,900.00
t5-pwb - Title V Op/Revolving	5670	viluni - Unique Villarreal	12/11/2025	12-2025	240.00
t5-pwb - Title V Op/Revolving	5671	acccon - Access Control Security, Inc.	12/10/2025	12-2025	31,464.00
t5-pwb - Title V Op/Revolving	5671	wadjan - Jannet Waddell	12/11/2025	12-2025	420.00
t5-pwb - Title V Op/Revolving	5672	alptec - Alpha Technologies & Alarm Systems, Inc.	12/10/2025	12-2025	1,035.00
t5-pwb - Title V Op/Revolving	5672	waljes - Jessica Walker	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5673	bigrcar - Big R's Carpet	12/10/2025	12-2025	1,828.88
t5-pwb - Title V Op/Revolving	5673	warson - Sonya Ware	12/11/2025	12-2025	360.00
t5-pwb - Title V Op/Revolving	5674	blakni - Black Knight Technologies	12/10/2025	12-2025	294.60
t5-pwb - Title V Op/Revolving	5674	wilday - Daynell Williams	12/11/2025	12-2025	480.00
t5-pwb - Title V Op/Revolving	5675	citbak11 - City of Bakersfield	12/10/2025	12-2025	1,370.00
t5-pwb - Title V Op/Revolving	5675	wilsha2 - Shameka Williams	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5676	danphi - Daniels, Phillips, Vaughan & Bock	12/10/2025	12-2025	88,275.00
t5-pwb - Title V Op/Revolving	5676	youang - Angela Young	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5677	exasta - Exact Staff, Inc.	12/10/2025	12-2025	13,633.56
t5-pwb - Title V Op/Revolving	5677	zamgua - Guadalupe Zamora	12/11/2025	12-2025	270.00
t5-pwb - Title V Op/Revolving	5678	ferent - Ferguson Enterprises, Inc. #1350	12/10/2025	12-2025	4,671.35
t5-pwb - Title V Op/Revolving	5678	zarmad - Madai Zarate	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5679	flobak - Flood Bakersfield Ministries, Inc.	12/10/2025	12-2025	779.13
t5-pwb - Title V Op/Revolving	5679	zunbla - Blanca Zuniga Llamas	12/11/2025	12-2025	120.00
t5-pwb - Title V Op/Revolving	5680	caltaxcr - California Tax Credit Allocation Committee	12/15/2025	12-2025	28,607.00
t5-pwb - Title V Op/Revolving	5680	funerg - Functional Ergonomics, Inc.	12/10/2025	12-2025	250.00
t5-pwb - Title V Op/Revolving	5681	caltaxcr - California Tax Credit Allocation Committee	12/15/2025	12-2025	9,730.00
t5-pwb - Title V Op/Revolving	5681	gcemb - Jose Rocha	12/10/2025	12-2025	119.00
t5-pwb - Title V Op/Revolving	5682	geahi - Golden Empire Affordable Housing, Inc	12/10/2025	12-2025	97,680.35
t5-pwb - Title V Op/Revolving	5682	hack - Housing Authority of the County of Kern	12/15/2025	12-2025	27,000.00
t5-pwb - Title V Op/Revolving	5683	harpro - Harbinger Production, Inc.	12/16/2025	12-2025	464,720.00
t5-pwb - Title V Op/Revolving	5683	harsof - Hart Software, Inc.	12/10/2025	12-2025	34.95
t5-pwb - Title V Op/Revolving	5684	aflac - AFLAC	12/17/2025	12-2025	352.33
t5-pwb - Title V Op/Revolving	5684	indliv - Independent Living	12/10/2025	12-2025	170.00
t5-pwb - Title V Op/Revolving	5685	att7 - AT&T Mobility	12/17/2025	12-2025	2,308.96
t5-pwb - Title V Op/Revolving	5685	inshap - In-Shape Solutions, LLC	12/10/2025	12-2025	140.00
t5-pwb - Title V Op/Revolving	5686	bakrub - Bakersfield Rubber Stamp	12/17/2025	12-2025	29.17
t5-pwb - Title V Op/Revolving	5686	jlrsr - JLR Services	12/10/2025	12-2025	238.00
t5-pwb - Title V Op/Revolving	5687	ccicen - CCI Central, Inc.	12/17/2025	12-2025	96.06
t5-pwb - Title V Op/Revolving	5687	johaxt - John Axts Auto Service	12/10/2025	12-2025	687.74
t5-pwb - Title V Op/Revolving	5688	couker5 - County of Kern Agriculture & Measurements	12/17/2025	12-2025	366.00
t5-pwb - Title V Op/Revolving	5688	johsup - Johnstone Supply Of Bksfld	12/10/2025	12-2025	1,355.52

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5689	empdev5 - Empl Devlpmnt Dept Attn:Wage Garnishment	12/17/2025	12-2025	142.20
t5-pwb - Title V Op/Revolving	5689	jordinc - Jordano's Inc.	12/10/2025	12-2025	7,921.01
t5-pwb - Title V Op/Revolving	5690	fedexp - Federal Express Corp.	12/17/2025	12-2025	73.71
t5-pwb - Title V Op/Revolving	5690	lamgen - Lamont General Store	12/10/2025	12-2025	367.74
t5-pwb - Title V Op/Revolving	5691	firnat - First National Bank	12/17/2025	12-2025	13,105.45
t5-pwb - Title V Op/Revolving	5691	legshi - Pre-Paid LegalServices, Inc. dba LegalShield	12/10/2025	12-2025	521.60
t5-pwb - Title V Op/Revolving	5692	fratax7 - Franchise Tax Board	12/17/2025	12-2025	200.00
t5-pwb - Title V Op/Revolving	5692	midval - Richard W. Jackson	12/10/2025	12-2025	30.00
t5-pwb - Title V Op/Revolving	5693	otis - Otis Elevator Company	12/10/2025	12-2025	1,363.00
t5-pwb - Title V Op/Revolving	5693	pactira - Pacific Tire	12/17/2025	12-2025	50.41
t5-pwb - Title V Op/Revolving	5694	secsys - Molly and Bruce Busacca, Inc.	12/10/2025	12-2025	1,950.00
t5-pwb - Title V Op/Revolving	5694	stadisu - State Disbursement Unit	12/17/2025	12-2025	421.82
t5-pwb - Title V Op/Revolving	5695	seqpai - Sequoia Paint	12/10/2025	12-2025	628.04
t5-pwb - Title V Op/Revolving	5695	tmob - T-Mobile	12/17/2025	12-2025	401.91
t5-pwb - Title V Op/Revolving	5696	shatru - Shafter True Value	12/10/2025	12-2025	366.69
t5-pwb - Title V Op/Revolving	5696	trasys - Transworld Systems Inc.	12/17/2025	12-2025	274.58
t5-pwb - Title V Op/Revolving	5697	shewil - Sherwin-Williams	12/10/2025	12-2025	560.26
t5-pwb - Title V Op/Revolving	5697	TraUni - Trans Union LLC	12/17/2025	12-2025	656.40
t5-pwb - Title V Op/Revolving	5698	staplu - Standard Plumbing Supply Company, Inc.	12/10/2025	12-2025	264.01
t5-pwb - Title V Op/Revolving	5698	verwir - Verizon Wireless	12/17/2025	12-2025	36.99
t5-pwb - Title V Op/Revolving	5699	sysco - Sysco USA I, Inc.	12/10/2025	12-2025	12,942.69
t5-pwb - Title V Op/Revolving	5699	walsmi - Wallace & Smith Contractors	12/17/2025	12-2025	3,649.26
t5-pwb - Title V Op/Revolving	5700	amerea - American Real Estate Property Management	12/17/2025	12-2025	1,671.00
t5-pwb - Title V Op/Revolving	5700	walwal - Wall Wall & Peake a Partnership	12/10/2025	12-2025	12,469.84
t5-pwb - Title V Op/Revolving	5701	amerea - American Real Estate Property Management	12/17/2025	12-2025	1,462.00
t5-pwb - Title V Op/Revolving	5701	washar - Wasco Hardware & AG LLC	12/10/2025	12-2025	163.75
t5-pwb - Title V Op/Revolving	5702	bacscsco - BACSCCO	12/17/2025	12-2025	600.39
t5-pwb - Title V Op/Revolving	5702	winsup - Winsupply of Bakersfield	12/10/2025	12-2025	1,937.60
t5-pwb - Title V Op/Revolving	5703	actrep - Active Electric & Home Improvements	12/10/2025	12-2025	350.00
t5-pwb - Title V Op/Revolving	5703	calwat - California Water Service Co.	12/17/2025	12-2025	67,198.76
t5-pwb - Title V Op/Revolving	5704	advdat - Advanced Data Storage, Inc.	12/10/2025	12-2025	98.90
t5-pwb - Title V Op/Revolving	5704	citbak - City Of Bakersfield	12/17/2025	12-2025	47,895.79
t5-pwb - Title V Op/Revolving	5705	afffur - Tom Gross	12/10/2025	12-2025	894.69
t5-pwb - Title V Op/Revolving	5705	comcle - Clemmer And Company Real Estate Services	12/17/2025	12-2025	875.00
t5-pwb - Title V Op/Revolving	5706	aircon - Air Control Services	12/10/2025	12-2025	1,842.00
t5-pwb - Title V Op/Revolving	5706	gabgra - Gabriel's Granite & Tile	12/17/2025	12-2025	3,900.00
t5-pwb - Title V Op/Revolving	5707	airkin - Air King Heating & Cooling Inc.	12/10/2025	12-2025	1,510.00
t5-pwb - Title V Op/Revolving	5707	gascom - So Cal Gas	12/17/2025	12-2025	4,879.62
t5-pwb - Title V Op/Revolving	5708	alajac - Alan Jacks Landscaping, Inc.	12/10/2025	12-2025	1,400.00
t5-pwb - Title V Op/Revolving	5708	kercouw - Public Works-County of Kern	12/17/2025	12-2025	997.95
t5-pwb - Title V Op/Revolving	5709	allaroplu - ALL AROUND PLUMBING	12/10/2025	12-2025	1,781.89
t5-pwb - Title V Op/Revolving	5709	moudis - Mountainside Disposal	12/17/2025	12-2025	5,500.21
t5-pwb - Title V Op/Revolving	5710	arvcom - Arvin Community Services District	12/10/2025	12-2025	7,770.48
t5-pwb - Title V Op/Revolving	5710	pge - Pacific Gas And Electric	12/17/2025	12-2025	31,423.64
t5-pwb - Title V Op/Revolving	5711	bakarc - Bakersfield ARC, Inc	12/10/2025	12-2025	728.50
t5-pwb - Title V Op/Revolving	5712	baklig - Bakersfield Lighting, Inc	12/10/2025	12-2025	510.39
t5-pwb - Title V Op/Revolving	5713	brihou - Charter Communications	12/10/2025	12-2025	331.43
t5-pwb - Title V Op/Revolving	5713	pge - Pacific Gas And Electric	12/17/2025	12-2025	7,182.32
t5-pwb - Title V Op/Revolving	5714	brihou1 - Charter Communications Holdings, LLC	12/10/2025	12-2025	421.23

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5714	pridis - Price Disposal Inc.	12/17/2025	12-2025	6,494.64
t5-pwb - Title V Op/Revolving	5715	brihou2 - CHARTER COMMUNICATIONS	12/10/2025	12-2025	7,350.00
t5-pwb - Title V Op/Revolving	5715	soucaled - Southern California Edison	12/17/2025	12-2025	4,016.36
t5-pwb - Title V Op/Revolving	5716	cencal4 - Cen-Cal Construction, Inc.	12/10/2025	12-2025	7,066.68
t5-pwb - Title V Op/Revolving	5717	chahar - Champion Hardware, Inc.	12/10/2025	12-2025	120.46
t5-pwb - Title V Op/Revolving	5717	pge - Pacific Gas And Electric	12/18/2025	12-2025	51,798.09
t5-pwb - Title V Op/Revolving	5718	chalan - Chavez Landscaping	12/10/2025	12-2025	18,320.00
t5-pwb - Title V Op/Revolving	5718	pge - Pacific Gas And Electric	12/18/2025	12-2025	3,276.98
t5-pwb - Title V Op/Revolving	5719	coaapp - Coast Appliance Parts Co	12/10/2025	12-2025	118.21
t5-pwb - Title V Op/Revolving	5719	pge - Pacific Gas And Electric	12/18/2025	12-2025	5,600.68
t5-pwb - Title V Op/Revolving	5720	conele - Consolidated Electrical Distributors, In	12/10/2025	12-2025	201.34
t5-pwb - Title V Op/Revolving	5720	pge - Pacific Gas And Electric	12/18/2025	12-2025	1,014.76
t5-pwb - Title V Op/Revolving	5721	easnil - East Niles Community Services Dist.	12/22/2025	12-2025	457,351.54
t5-pwb - Title V Op/Revolving	5721	empsup - Empire Supply Co., Inc.	12/10/2025	12-2025	375.98
t5-pwb - Title V Op/Revolving	5722	gabgar - Gabriel M. Aquino	12/10/2025	12-2025	700.00
t5-pwb - Title V Op/Revolving	5723	bisjea - Jeannie Bishop	12/22/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5723	geappl - GE Appliances	12/10/2025	12-2025	1,450.55
t5-pwb - Title V Op/Revolving	5724	cormar - Corpuz	12/22/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5724	golsta - Golden Star Pest Control	12/10/2025	12-2025	8,700.00
t5-pwb - Title V Op/Revolving	5725	figang - Figueroa	12/22/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5725	grager - Grainger	12/10/2025	12-2025	577.80
t5-pwb - Title V Op/Revolving	5726	cencalman - Central Cal Management, Inc.	12/22/2025	12-2025	1,895.00
t5-pwb - Title V Op/Revolving	5726	johgar - Johnnys Garden & Lawn	12/10/2025	12-2025	24,692.50
t5-pwb - Title V Op/Revolving	5727	jimjos2 - Jose Jimenez	12/22/2025	12-2025	1,475.00
t5-pwb - Title V Op/Revolving	5727	kindoo - King Door Co.	12/10/2025	12-2025	192.58
t5-pwb - Title V Op/Revolving	5728	mapcom - MAP Communications Inc.	12/10/2025	12-2025	2,074.64
t5-pwb - Title V Op/Revolving	5728	t0060569 - Vazquez Jimenez	12/30/2025	12-2025	609.16
t5-pwb - Title V Op/Revolving	5729	markerriv - Maranatha Kern River Power	12/10/2025	12-2025	389.70
t5-pwb - Title V Op/Revolving	5729	t0087409 - Herring	12/30/2025	12-2025	214.87
t5-pwb - Title V Op/Revolving	5730	moumec - Daniel Housh	12/10/2025	12-2025	130.00
t5-pwb - Title V Op/Revolving	5730	t0088227 - Jennings	12/30/2025	12-2025	375.06
t5-pwb - Title V Op/Revolving	5731	offdep2 - ODP Business Solutions LLC	12/10/2025	12-2025	2,713.60
t5-pwb - Title V Op/Revolving	5731	t0102171 - Cisneros-Morales	12/30/2025	12-2025	92.86
t5-pwb - Title V Op/Revolving	5732	opeshu - Open & Shut Enterprises	12/10/2025	12-2025	1,350.00
t5-pwb - Title V Op/Revolving	5732	t0102176 - Espinosa Chavez	12/30/2025	12-2025	70.00
t5-pwb - Title V Op/Revolving	5733	rlhfir - RLH Fire Protection	12/10/2025	12-2025	3,273.00
t5-pwb - Title V Op/Revolving	5733	t0102178 - Lugo	12/30/2025	12-2025	174.00
t5-pwb - Title V Op/Revolving	5734	soutul - South Tulare-Richgrove Refuse, Inc.	12/10/2025	12-2025	10,539.17
t5-pwb - Title V Op/Revolving	5734	t0102179 - Munoz	12/30/2025	12-2025	90.00
t5-pwb - Title V Op/Revolving	5735	supgla - Superior Glass Inc	12/10/2025	12-2025	700.00
t5-pwb - Title V Op/Revolving	5735	t0102232 - Vidal	12/30/2025	12-2025	50.00
t5-pwb - Title V Op/Revolving	5736	t0102362 - Hernandez Lopez	12/30/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5736	tecxpr - Tech Express	12/10/2025	12-2025	18,541.73
t5-pwb - Title V Op/Revolving	5737	t0102363 - Alcantar Renteria	12/30/2025	12-2025	130.93
t5-pwb - Title V Op/Revolving	5737	teltec - Tel Tec Incorporated	12/10/2025	12-2025	200.00
t5-pwb - Title V Op/Revolving	5738	t0102367 - Lopez Angulo	12/30/2025	12-2025	40.63
t5-pwb - Title V Op/Revolving	5738	terbed - Terry Bedford Concrete	12/10/2025	12-2025	9,600.00
t5-pwb - Title V Op/Revolving	5739	t0104297 - Terriquez	12/30/2025	12-2025	150.00
t5-pwb - Title V Op/Revolving	5739	vorind - Vortex Industries, LLC	12/10/2025	12-2025	1,477.17

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5740	domcam - Dominique Camou	12/30/2025	12-2025	2,550.00
t5-pwb - Title V Op/Revolving	5740	wesext - Western Exterminator Company	12/10/2025	12-2025	929.85
t5-pwb - Title V Op/Revolving	5741	gascom - So Cal Gas	12/30/2025	12-2025	1,692.42
t5-pwb - Title V Op/Revolving	5741	weswas - Westside Waste Management Co Inc	12/10/2025	12-2025	2,301.85
t5-pwb - Title V Op/Revolving	5742	baname - Bank of America	12/15/2025	12-2025	31,182.57
t5-pwb - Title V Op/Revolving	5742	int2010 - INTERSTATE 2010-1, LLC	12/30/2025	12-2025	1,664.00
t5-pwb - Title V Op/Revolving	5743	airkin - Air King Heating & Cooling Inc.	12/15/2025	12-2025	1,075.00
t5-pwb - Title V Op/Revolving	5743	javram - Javier Ramano	12/30/2025	12-2025	4,000.00
t5-pwb - Title V Op/Revolving	5744	allaroplu - ALL AROUND PLUMBING	12/15/2025	12-2025	580.96
t5-pwb - Title V Op/Revolving	5744	pacter - Pacific Terrace Apartments	12/30/2025	12-2025	1,218.00
t5-pwb - Title V Op/Revolving	5745	c2kern1 - C2 Kern LLC c/o Live Oak Bank	12/15/2025	12-2025	3,925.15
t5-pwb - Title V Op/Revolving	5745	pge - Pacific Gas And Electric	12/30/2025	12-2025	14,563.23
t5-pwb - Title V Op/Revolving	5746	c2kern2 - C2 KernII LLC c/o Live Oak Bank	12/15/2025	12-2025	6,620.02
t5-pwb - Title V Op/Revolving	5746	pge - Pacific Gas And Electric	12/30/2025	12-2025	23,556.00
t5-pwb - Title V Op/Revolving	5747	chahar - Champion Hardware, Inc.	12/15/2025	12-2025	1,030.38
t5-pwb - Title V Op/Revolving	5747	pge - Pacific Gas And Electric	12/30/2025	12-2025	9,625.06
t5-pwb - Title V Op/Revolving	5748	bisjea - Jeannie Bishop	12/30/2025	12-2025	11,438.90
t5-pwb - Title V Op/Revolving	5748	citdel - City Of Delano	12/15/2025	12-2025	10,785.25
t5-pwb - Title V Op/Revolving	5749	citwas - City of Wasco	12/15/2025	12-2025	26,186.05
t5-pwb - Title V Op/Revolving	5750	conele - Consolidated Electrical Distributors, In	12/15/2025	12-2025	2,866.89
t5-pwb - Title V Op/Revolving	5750	cormar - Corpuz	12/30/2025	12-2025	10,765.73
t5-pwb - Title V Op/Revolving	5751	dynair - Dynamic Air Solutions Inc	12/15/2025	12-2025	1,280.00
t5-pwb - Title V Op/Revolving	5751	figang - Figueroa	12/30/2025	12-2025	16,242.70
t5-pwb - Title V Op/Revolving	5752	easnil - East Niles Community Services Dist.	12/15/2025	12-2025	1,392.04
t5-pwb - Title V Op/Revolving	5752	perarm - Armando Perez-Arellano	12/30/2025	12-2025	2,377.27
t5-pwb - Title V Op/Revolving	5753	empsup - Empire Supply Co., Inc.	12/15/2025	12-2025	104.33
t5-pwb - Title V Op/Revolving	5753	saejen - Jeneva J Saenz	12/30/2025	12-2025	980.17
t5-pwb - Title V Op/Revolving	5754	geappl - GE Appliances	12/15/2025	12-2025	1,450.55
t5-pwb - Title V Op/Revolving	5754	hack - Housing Authority of the County of Kern	12/30/2025	12-2025	87,500.00
t5-pwb - Title V Op/Revolving	5755	cletir - Clerou Tire Company, Inc.	12/31/2025	12-2025	40.00
t5-pwb - Title V Op/Revolving	5755	greeld - Grey Elder Company	12/15/2025	12-2025	940.00
t5-pwb - Title V Op/Revolving	5756	conflo - Continental Flooring Company	12/31/2025	12-2025	105,200.00
t5-pwb - Title V Op/Revolving	5756	harplu - Harbor Plumbing Company	12/15/2025	12-2025	702.55
t5-pwb - Title V Op/Revolving	5757	depind - Department of Industrial Relations	12/31/2025	12-2025	225.00
t5-pwb - Title V Op/Revolving	5757	hdsup - HD Supply Facilities Maintenance	12/15/2025	12-2025	7,535.94
t5-pwb - Title V Op/Revolving	5758	kercouf - Kern County Fire Department	12/31/2025	12-2025	290.00
t5-pwb - Title V Op/Revolving	5758	loshil - Lost Hills Utility District	12/15/2025	12-2025	5,602.78
t5-pwb - Title V Op/Revolving	5759	mircar - Anacleto Mireles	12/15/2025	12-2025	300.00
t5-pwb - Title V Op/Revolving	5759	noruni - Ramiro Santivanan dba:Northern United Fence I	12/31/2025	12-2025	2,485.00
t5-pwb - Title V Op/Revolving	5760	moumec - Daniel Housh	12/15/2025	12-2025	7,407.00
t5-pwb - Title V Op/Revolving	5760	uniway - United Way Of Kern County	12/31/2025	12-2025	33.00
t5-pwb - Title V Op/Revolving	5761	newima - New Image Enterprises, Inc.	12/15/2025	12-2025	996.98
t5-pwb - Title V Op/Revolving	5762	opeshu - Open & Shut Enterprises	12/15/2025	12-2025	450.00
t5-pwb - Title V Op/Revolving	5763	pacsup - Pace Supply Corp.	12/15/2025	12-2025	2,319.80
t5-pwb - Title V Op/Revolving	5764	ronspe - Ron's Speedy Rooter &	12/15/2025	12-2025	534.00
t5-pwb - Title V Op/Revolving	5765	supgla - Superior Glass Inc	12/15/2025	12-2025	1,200.00
t5-pwb - Title V Op/Revolving	5766	trehom - Tres Hombres Fence Co.	12/15/2025	12-2025	225.00
t5-pwb - Title V Op/Revolving	5767	unwire - unWired Broadband, LLC	12/15/2025	12-2025	69.99
t5-pwb - Title V Op/Revolving	5768	wexban - Wex Bank/Chevron	12/15/2025	12-2025	8,278.63

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5769	abcooc - ABC Health Professionals, Inc.	12/17/2025	12-2025	180.00
t5-pwb - Title V Op/Revolving	5770	balcar - Carlos Baldovinos	12/17/2025	12-2025	50.84
t5-pwb - Title V Op/Revolving	5771	calhou - California Housing Worker's Authority	12/17/2025	12-2025	109,487.00
t5-pwb - Title V Op/Revolving	5772	citbak11 - City of Bakersfield	12/17/2025	12-2025	1,844.00
t5-pwb - Title V Op/Revolving	5773	citbus2 - Citizens Business Bank	12/17/2025	12-2025	5,396.76
t5-pwb - Title V Op/Revolving	5774	citser - CityServe Network	12/17/2025	12-2025	71,591.88
t5-pwb - Title V Op/Revolving	5775	comhar - Complete Hardware Store	12/17/2025	12-2025	535.20
t5-pwb - Title V Op/Revolving	5776	flobak - Flood Bakersfield Ministries, Inc.	12/17/2025	12-2025	29,947.28
t5-pwb - Title V Op/Revolving	5777	gollip - Goldfarb & Lipman LLP	12/17/2025	12-2025	22,481.50
t5-pwb - Title V Op/Revolving	5778	indliv - Independent Living	12/17/2025	12-2025	12,230.56
t5-pwb - Title V Op/Revolving	5779	janjes - Jessica Janssen	12/17/2025	12-2025	57.56
t5-pwb - Title V Op/Revolving	5780	jasraj - Jassar	12/17/2025	12-2025	62.11
t5-pwb - Title V Op/Revolving	5781	jlrsr - JLR Services	12/17/2025	12-2025	238.00
t5-pwb - Title V Op/Revolving	5782	laking - Ingrid Lake	12/17/2025	12-2025	56.16
t5-pwb - Title V Op/Revolving	5783	lamgen - Lamont General Store	12/17/2025	12-2025	124.92
t5-pwb - Title V Op/Revolving	5784	secsys - Molly and Bruce Busacca, Inc.	12/17/2025	12-2025	100.00
t5-pwb - Title V Op/Revolving	5785	uniurg - Universal Urgent Care & Occupational	12/17/2025	12-2025	56.00
t5-pwb - Title V Op/Revolving	5786	usban3 - U.S. Bank St. Paul	12/17/2025	12-2025	22,837.38
t5-pwb - Title V Op/Revolving	5787	usban4 - U.S. Bank	12/17/2025	12-2025	22,202.74
t5-pwb - Title V Op/Revolving	5788	vercon - Verizon Connect Fleet USA LLC	12/17/2025	12-2025	1,269.65
t5-pwb - Title V Op/Revolving	5789	winjer - Jerry Winkle	12/17/2025	12-2025	53.22
t5-pwb - Title V Op/Revolving	5790	winsup - Winsupply of Bakersfield	12/17/2025	12-2025	1,696.21
t5-pwb - Title V Op/Revolving	5791	actrep - Active Electric & Home Improvements	12/17/2025	12-2025	1,145.00
t5-pwb - Title V Op/Revolving	5792	airkin - Air King Heating & Cooling Inc.	12/17/2025	12-2025	10,130.00
t5-pwb - Title V Op/Revolving	5793	allaroplu - ALL AROUND PLUMBING	12/17/2025	12-2025	1,882.50
t5-pwb - Title V Op/Revolving	5794	alltecfi - All-Tech Fire & Security Inc.	12/17/2025	12-2025	411.87
t5-pwb - Title V Op/Revolving	5795	ameref - American Refuse Inc.	12/17/2025	12-2025	9,871.28
t5-pwb - Title V Op/Revolving	5796	brihou - Charter Communications	12/17/2025	12-2025	1,042.87
t5-pwb - Title V Op/Revolving	5797	brihou1 - Charter Communications Holdings, LLC	12/17/2025	12-2025	7,666.67
t5-pwb - Title V Op/Revolving	5798	brihou2 - CHARTER COMMUNICATIONS	12/17/2025	12-2025	8,072.66
t5-pwb - Title V Op/Revolving	5799	cencal4 - Cen-Cal Construction, Inc.	12/17/2025	12-2025	17,470.15
t5-pwb - Title V Op/Revolving	5800	chemfe - NCH Corporation dba:CHEMSEARCH FE	12/17/2025	12-2025	893.06
t5-pwb - Title V Op/Revolving	5801	coaapp - Coast Appliance Parts Co	12/17/2025	12-2025	761.10
t5-pwb - Title V Op/Revolving	5802	conele - Consolidated Electrical Distributors, In	12/17/2025	12-2025	463.72
t5-pwb - Title V Op/Revolving	5803	dynair - Dynamic Air Solutions Inc	12/17/2025	12-2025	710.00
t5-pwb - Title V Op/Revolving	5804	easnil - East Niles Community Services Dist.	12/17/2025	12-2025	483.51
t5-pwb - Title V Op/Revolving	5805	faucar - Faulconer's Carpet Care	12/17/2025	12-2025	535.00
t5-pwb - Title V Op/Revolving	5806	golsta - Golden Star Pest Control	12/17/2025	12-2025	7,746.00
t5-pwb - Title V Op/Revolving	5807	grager - Grainger	12/17/2025	12-2025	745.34
t5-pwb - Title V Op/Revolving	5808	greeld - Grey Elder Company	12/17/2025	12-2025	2,450.00
t5-pwb - Title V Op/Revolving	5809	harplu - Harbor Plumbing Company	12/17/2025	12-2025	550.00
t5-pwb - Title V Op/Revolving	5810	indfir - Independent Fire And Safety	12/17/2025	12-2025	2,746.25
t5-pwb - Title V Op/Revolving	5811	libplu - Alejandro Diaz & Justina Casteneda	12/17/2025	12-2025	500.00
t5-pwb - Title V Op/Revolving	5812	mdfloo - MD Flooring	12/17/2025	12-2025	135.00
t5-pwb - Title V Op/Revolving	5813	newima - New Image Enterprises, Inc.	12/17/2025	12-2025	648.04
t5-pwb - Title V Op/Revolving	5814	plcsys - PLC System Services	12/17/2025	12-2025	515.71
t5-pwb - Title V Op/Revolving	5815	rlhfir - RLH Fire Protection	12/17/2025	12-2025	250.00
t5-pwb - Title V Op/Revolving	5816	ronspe - Ron's Speedy Rooter &	12/17/2025	12-2025	1,782.77
t5-pwb - Title V Op/Revolving	5817	serplu - Serda's Plumbing	12/17/2025	12-2025	1,407.62

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5818	strmec - Strategic Mechanical Inc	12/17/2025	12-2025	737.00
t5-pwb - Title V Op/Revolving	5819	suncar2 - Chad Brooks Gallego Jr.	12/17/2025	12-2025	3,000.00
t5-pwb - Title V Op/Revolving	5820	tkele - TK ELEVATOR CORPORATION	12/17/2025	12-2025	7,538.65
t5-pwb - Title V Op/Revolving	5821	vorind - Vortex Industries, LLC	12/17/2025	12-2025	555.00
t5-pwb - Title V Op/Revolving	5822	wesext - Western Exterminator Company	12/17/2025	12-2025	220.00
t5-pwb - Title V Op/Revolving	5823	gollip - Goldfarb & Lipman LLP	12/22/2025	12-2025	63.00
t5-pwb - Title V Op/Revolving	5824	menmov - Mentors Moving & Storage	12/22/2025	12-2025	14,590.00
t5-pwb - Title V Op/Revolving	5825	advdat - Advanced Data Storage, Inc.	12/30/2025	12-2025	118.89
t5-pwb - Title V Op/Revolving	5826	airkin - Air King Heating & Cooling Inc.	12/30/2025	12-2025	130.00
t5-pwb - Title V Op/Revolving	5827	alajac - Alan Jacks Landscaping, Inc.	12/30/2025	12-2025	1,400.00
t5-pwb - Title V Op/Revolving	5828	allaroplu - ALL AROUND PLUMBING	12/30/2025	12-2025	1,386.50
t5-pwb - Title V Op/Revolving	5829	amebus - Jones Walbaum Corporation	12/30/2025	12-2025	3,985.79
t5-pwb - Title V Op/Revolving	5830	baklig - Bakersfield Lighting, Inc	12/30/2025	12-2025	371.92
t5-pwb - Title V Op/Revolving	5831	brihou - Charter Communications	12/30/2025	12-2025	1,058.69
t5-pwb - Title V Op/Revolving	5832	brihou2 - CHARTER COMMUNICATIONS	12/30/2025	12-2025	7,773.99
t5-pwb - Title V Op/Revolving	5833	canfin - Canon Financial Services, Inc.	12/30/2025	12-2025	3,669.93
t5-pwb - Title V Op/Revolving	5834	carout - Carpet Outlet Plus, Inc	12/30/2025	12-2025	24,788.68
t5-pwb - Title V Op/Revolving	5835	chahar - Champion Hardware, Inc.	12/30/2025	12-2025	69.82
t5-pwb - Title V Op/Revolving	5836	coaapp - Coast Appliance Parts Co	12/30/2025	12-2025	246.44
t5-pwb - Title V Op/Revolving	5837	conele - Consolidated Electrical Distributors, In	12/30/2025	12-2025	113.25
t5-pwb - Title V Op/Revolving	5838	dynair - Dynamic Air Solutions Inc	12/30/2025	12-2025	770.00
t5-pwb - Title V Op/Revolving	5839	gabgar - Gabriel M. Aquino	12/30/2025	12-2025	500.00
t5-pwb - Title V Op/Revolving	5840	geappl - GE Appliances	12/30/2025	12-2025	1,004.56
t5-pwb - Title V Op/Revolving	5841	golsta - Golden Star Pest Control	12/30/2025	12-2025	4,100.00
t5-pwb - Title V Op/Revolving	5842	grager - Grainger	12/30/2025	12-2025	334.73
t5-pwb - Title V Op/Revolving	5843	hdsup - HD Supply Facilities Maintenance	12/30/2025	12-2025	22,930.62
t5-pwb - Title V Op/Revolving	5844	indfir - Independent Fire And Safety	12/30/2025	12-2025	1,418.24
t5-pwb - Title V Op/Revolving	5845	johgar - Johnnys Garden & Lawn	12/30/2025	12-2025	65.00
t5-pwb - Title V Op/Revolving	5846	lowes - LOWE'S COMPANIES, INC	12/30/2025	12-2025	7,667.70
t5-pwb - Title V Op/Revolving	5847	margar - Maranatha Gardening & Landscaping Inc.	12/30/2025	12-2025	9,845.00
t5-pwb - Title V Op/Revolving	5848	mircar - Anacleto Mireles	12/30/2025	12-2025	300.00
t5-pwb - Title V Op/Revolving	5849	moumec - Daniel Housh	12/30/2025	12-2025	4,286.00
t5-pwb - Title V Op/Revolving	5850	pacsup - Pace Supply Corp.	12/30/2025	12-2025	2,623.11
t5-pwb - Title V Op/Revolving	5851	perloc - Christopher Scott Percival	12/30/2025	12-2025	186.96
t5-pwb - Title V Op/Revolving	5852	ronspe - Ron's Speedy Rooter &	12/30/2025	12-2025	6,162.66
t5-pwb - Title V Op/Revolving	5853	serplu - Serda's Plumbing	12/30/2025	12-2025	520.00
t5-pwb - Title V Op/Revolving	5854	supgla - Superior Glass Inc	12/30/2025	12-2025	1,675.00
t5-pwb - Title V Op/Revolving	5855	tkele - TK ELEVATOR CORPORATION	12/30/2025	12-2025	3,826.82
t5-pwb - Title V Op/Revolving	5856	wesext - Western Exterminator Company	12/30/2025	12-2025	16,592.00
t5-pwb - Title V Op/Revolving	5857	abccoc - ABC Health Professionals, Inc.	12/31/2025	12-2025	180.00
t5-pwb - Title V Op/Revolving	5858	acccon - Access Control Security, Inc.	12/31/2025	12-2025	15,456.00
t5-pwb - Title V Op/Revolving	5859	alptec - Alpha Technologies & Alarm Systems, Inc.	12/31/2025	12-2025	541.10
t5-pwb - Title V Op/Revolving	5860	aplamom - A Place For Mom, Inc.	12/31/2025	12-2025	1,159.02
t5-pwb - Title V Op/Revolving	5861	bigrcar - Big R's Carpet	12/31/2025	12-2025	20,509.01
t5-pwb - Title V Op/Revolving	5862	citbak11 - City of Bakersfield	12/31/2025	12-2025	2,102.00
t5-pwb - Title V Op/Revolving	5863	exasta - Exact Staff, Inc.	12/31/2025	12-2025	9,850.49
t5-pwb - Title V Op/Revolving	5864	hackem - Hack Employees Association	12/31/2025	12-2025	2,660.00
t5-pwb - Title V Op/Revolving	5865	indliv - Independent Living	12/31/2025	12-2025	9,171.65
t5-pwb - Title V Op/Revolving	5866	johaxt - John Axts Auto Service	12/31/2025	12-2025	988.08

Payment Summary

Bank=t5-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	5867	johsup - Johnstone Supply Of Bksfld	12/31/2025	12-2025	2,083.17
t5-pwb - Title V Op/Revolving	5868	jorinc - Jordano's Inc.	12/31/2025	12-2025	10,356.94
t5-pwb - Title V Op/Revolving	5869	jorkau - Jordan Kaufman- KCTTC	12/31/2025	12-2025	4,244.84
t5-pwb - Title V Op/Revolving	5870	lamgen - Lamont General Store	12/31/2025	12-2025	257.17
t5-pwb - Title V Op/Revolving	5871	midval - Richard W. Jackson	12/31/2025	12-2025	30.00
t5-pwb - Title V Op/Revolving	5872	otis - Otis Elevator Company	12/31/2025	12-2025	4,665.60
t5-pwb - Title V Op/Revolving	5873	secsys - Molly and Bruce Busacca, Inc.	12/31/2025	12-2025	350.00
t5-pwb - Title V Op/Revolving	5874	shatru - Shafter True Value	12/31/2025	12-2025	163.81
t5-pwb - Title V Op/Revolving	5875	shewil - Sherwin-Williams	12/31/2025	12-2025	75.68
t5-pwb - Title V Op/Revolving	5876	sysco - Sysco USA I, Inc.	12/31/2025	12-2025	10,446.17
t5-pwb - Title V Op/Revolving	5877	tectim - Tech-Time Communications	12/31/2025	12-2025	2,127.74
t5-pwb - Title V Op/Revolving	5878	vorind - Vortex Industries, LLC	12/31/2025	12-2025	1,387.00
t5-pwb - Title V Op/Revolving	5879	walwal - Wall Wall & Peake a Partnership	12/31/2025	12-2025	10,112.92
t5-pwb - Title V Op/Revolving	5880	winsup - Winsupply of Bakersfield	12/31/2025	12-2025	3,328.60

3,617,556.90

PR25-2025

COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY	
COMPANY CODE						
TWN	14,608.25 REG 63.75 O/T 1,348.93 HOURS 3 .00 HOURS 4	421,923.74 REG 50,015.20 EARNINGS 3 .00 EARNINGS 5	3,157.00 O/T .00 EARNINGS 4 475,095.94 GROSS	24,199.99 FIT 27,559.27 SS 6,562.04 MED 19.21 MEDST 9,110.94 STATE 5,472.09 SDI	398,506.21 TOTAL DEDUCTIONS	202 Pays <input type="checkbox"/> 3,666.19

HOURS ANALYSIS:	24.00	P PERS	498.75	S SICK	766.18	V VAC	60.00	EEN EXERN
EARNINGS ANALYSIS:	539.41	P PERS	13,859.65	S SICK	19,605.49	V VAC	275.00	SP SPAN
	1,626.58	EEN EXERN	7,508.16	HOU HOU	4,961.11	RET RETRO	1,639.80	VPO VPO
MEMO ANALYSIS:	1,350.00	EDN	2,064.83	ELI	54,881.40	EM1	43,905.40	EM2
	57,076.88	EM3	83,291.95	ERT	1,591.12	EVM ERPRV	17,073.22	FIE
	3,689.66	OFF	2,018.95	OUT	5,345.84	RTE		
STATUTORY DED. ANALYSIS:	9,110.94	25 CA						
	5,472.09	25 CA SDI						
VOLUNTARY DED. ANALYSIS:	1,134.11	P RETPRE	28,635.92	Q RTNPRE	402.44	CS CHILD	450.00	EA EMPASS
	301.74	LS LegShl	5.50	UW UNTWAY	121.56	ACD ACDIS	348.45	AN4 Medica
	403.32	BS1 BLUESD	228.84	BS5 BSTRIO	305.12	BS6 BSTRIO	129.58	CAN CANCER
	480.94	CI1 CriIII	298,461.22	CK1 DD	25,258.29	CK2 DD 2	2,000.00	CK3 DD 3
	12.28	DIS DIS(A)	684.35	DM1 DENT1	547.25	DM2 DENT2	350.40	DM3 DENT3
	863.00	DM4 DENT4	17.46	DS1 DENSEQ	18.36	DS2 DENSEQ	12.03	DS3 DENSEQ
	240.65	DV1 DENVAN	270.54	DV2 DENVAN	436.56	DV3 DENVAN	142.20	EDD EDD
	263.55	FTB FTB	1,051.16	HM1 SYMEE	955.40	HM2 SYM+1	1,117.89	HM3 SYMFAM
	34.29	HOS HOSP(A)	7,508.16	HOU HOSEXP	6.73	INT INT(A)	1,405.84	KA1 KAISER
	610.98	KA2 KAISER	2,912.36	KA3 KAISER	185.02	K32 K3 EE1	11.45	LFE LIFE(A)
	971.00	LOA	1,913.24	MLI	412.25	MLT	676.97	MST
	588.00	MVA MVA	27.90	PER PERSRC	1,378.08	PG1 PERGLD	1,378.08	PG2 PERGLD
	1,343.64	PG3 PERGLD	325.00	RTH ROTH	8.54	SIR A SICK	3,823.76	SV1 SAV 1
	274.58	TSI TSI	417.40	UC1 UHC1	667.84	UC2 UHC2	434.12	UC3 UHC3
	102.58	VP2 VSP2	71.36	VP3 VSP3	241.93	VP4 VSP4	5,125.00	457

NET PAYROLL:	3,666.19	CHECKS:	FLAGGED:	185	STARTING CHECK NUMBER:	
TOTAL DEPOSITS:	329,543.27	VOUCHERS:	202 NET CASH PAYS 1,000.00 OR MORE	194	ENDING CHECK NUMBER:	
NET VOIDS:	3,666.19	ADJUSTMENTS:	3		eVOUCHERS:	202
NET CASH:	329,543.27				PAPER VOUCHERS PRINTED:	0

REG

PR26-2025

COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY	
COMPANY CODE						
TWN	14,145.00 REG 58.75 O/T 1,531.72 HOURS 3 .00 HOURS 4	413,549.86 REG 52,212.51 EARNINGS 3 .00 EARNINGS 5	3,132.12 O/T .00 EARNINGS 4 468,894.49 GROSS	23,741.42 FIT 27,111.69 SS 6,457.37 MED 72.43 MEDST 8,925.08 STATE 5,385.55 SDI	390,465.76 TOTAL DEDUCTIONS	220 Pays <input type="checkbox"/> 6,735.19

HOURS ANALYSIS:	84.00	P PERS	888.54	S SICK	481.18	V VAC	78.00	EEN EXERN
EARNINGS ANALYSIS:	2,102.49	P PERS	21,971.94	S SICK	12,861.41	V VAC	275.00	SP SPAN
	618.00	CUS CAR US	2,077.39	EEN EXERN	7,508.16	HOU HOU	1,684.55	RET RETRO
	3,113.57	VPO VPO						
MEMO ANALYSIS:	2,163,583.79	A HLTHVL	82,046.48	ERT	23,879.15	FIE	5,232.66	OFF
	2,600.19	OUT	5,225.72	RTE				
STATUTORY DED. ANALYSIS:	8,925.08	25 CA						
	5,385.55	25 CA SDI						
VOLUNTARY DED. ANALYSIS:	1,138.15	P RETPRE	28,232.33	Q RTNPRE	421.82	CS CHILD	435.00	EA EMPASS
	178.98	LS LegShl	5.50	UW UNTWAY	121.56	ACD ACDIS	348.45	AN4 Medica
	464.60	AN5 Medica	403.32	BS1 BLUESD	228.84	BS5 BSTRIO	305.12	BS6 BSTRIO
	129.58	CAN CANCER	457.14	CI1 CriIll	289,588.95	CK1 DD	24,888.57	CK2 DD 2
	2,000.00	CK3 DD 3	618.00	CUS CAR US	12.28	DIS DIS(A)	632.11	DM1 DENT1
	547.25	DM2 DENT2	350.40	DM3 DENT3	863.00	DM4 DENT4	17.46	DS1 DENSEQ
	18.36	DS2 DENSEQ	12.03	DS3 DENSEQ	255.69	DV1 DENVAN	300.60	DV2 DENVAN
	436.56	DV3 DENVAN	142.20	EDD EDD	200.00	FTB FTB	1,146.72	HM1 SYMEE
	955.40	HM2 SYM+1	1,117.89	HM3 SYMFAM	34.29	HOS HOSP(A)	7,508.16	HOU HOSEXP
	6.73	INT INT(A)	1,833.12	KA1 KAISER	610.98	KA2 KAISER	2,912.36	KA3 KAISER
	185.02	K32 K3 EE1	11.45	LFE LIFE(A)	1,168.75	LOA	1,896.84	MLI
	412.25	MLT	637.98	MST	528.00	MVA MVA	27.90	PER PERSRC
	1,378.08	PG1 PERGLD	1,378.08	PG2 PERGLD	1,343.64	PG3 PERGLD	350.00	RTH ROTH
	8.54	SIR A SICK	3,905.07	SV1 SAV 1	274.58	TSI TSI	417.40	UC1 UHC1
	667.84	UC2 UHC2	434.12	UC3 UHC3	118.75	VP2 VSP2	76.00	VP3 VSP3
	255.97	VP4 VSP4	5,110.00	457				

NET PAYROLL:	6,735.19	CHECKS:	180	STARTING CHECK NUMBER:	
TOTAL DEPOSITS:	320,382.59	VOUCHERS:	188	ENDING CHECK NUMBER:	
NET VOIDS:	6,735.19	ADJUSTMENTS:	197	eVOUCHERS:	197
NET CASH:	320,382.59	FLAGGED:	29	PAPER VOUCHERS PRINTED:	0
		NET CASH PAYS 1,000.00 OR MORE			

Payment Summary

Bank=vou-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
vou-pwb - Voucher Operating	20603	80000001 - Bell	12/1/2025	12-2025	70.00	
vou-pwb - Voucher Operating	20604	80000003 - Mediano	12/1/2025	12-2025	1,243.00	
vou-pwb - Voucher Operating	20605	80000005 - Schestag	12/1/2025	12-2025	169.00	
vou-pwb - Voucher Operating	20606	80000017 - WMD Properties & Construction Inc	12/1/2025	12-2025	6,530.00	
vou-pwb - Voucher Operating	20607	80000020 - Williams and Associates Inc	12/1/2025	12-2025	1,272.00	
vou-pwb - Voucher Operating	20608	80000029 - Totton	12/1/2025	12-2025	1,626.00	
vou-pwb - Voucher Operating	20609	80000066 - Villa Hermosa Partners	12/1/2025	12-2025	530.00	
vou-pwb - Voucher Operating	20610	80000081 - Ventura Garden Homes LLC	12/1/2025	12-2025	1,524.00	
vou-pwb - Voucher Operating	20611	80000092 - Tropicana Village Apts	12/1/2025	12-2025	902.00	
vou-pwb - Voucher Operating	20612	80000101 - Avalos	12/1/2025	12-2025	765.00	
vou-pwb - Voucher Operating	20613	80000106 - Williams	12/1/2025	12-2025	1,456.00	
vou-pwb - Voucher Operating	20614	80000115 - Bell IV	12/1/2025	12-2025	755.00	
vou-pwb - Voucher Operating	20615	80000120 - Ny	12/1/2025	12-2025	454.00	
vou-pwb - Voucher Operating	20616	80000130 - Anderson	12/1/2025	12-2025	397.00	
vou-pwb - Voucher Operating	20617	80000137 - Nighbert	12/1/2025	12-2025	3,901.00	
vou-pwb - Voucher Operating	20618	80000139 - Taft Enterprises LP	12/1/2025	12-2025	2,621.00	
vou-pwb - Voucher Operating	20619	80000162 - Franklin	12/1/2025	12-2025	309.00	
vou-pwb - Voucher Operating	20620	80000163 - Stanton	12/1/2025	12-2025	2,140.00	
vou-pwb - Voucher Operating	20621	80000176 - Lee	12/1/2025	12-2025	1,346.00	
vou-pwb - Voucher Operating	20622	80000184 - Singh Transport LLC	12/1/2025	12-2025	7,391.00	
vou-pwb - Voucher Operating	20623	80000188 - Shiva Enterprises	12/1/2025	12-2025	17,195.00	
vou-pwb - Voucher Operating	20624	80000198 - Shafter Housing Development LP	12/1/2025	12-2025	487.00	
vou-pwb - Voucher Operating	20625	80000200 - Sewco Real Estate Holdings LLC	12/1/2025	12-2025	3,810.00	
vou-pwb - Voucher Operating	20626	80000203 - Banuelos	12/1/2025	12-2025	381.00	
vou-pwb - Voucher Operating	20627	80000211 - Ramirez	12/1/2025	12-2025	1,884.00	
vou-pwb - Voucher Operating	20628	80000212 - Gonzalez	12/1/2025	12-2025	1,127.00	
vou-pwb - Voucher Operating	20629	80000213 - Singh	12/1/2025	12-2025	2,560.00	
vou-pwb - Voucher Operating	20630	80000239 - Ramirez	12/1/2025	12-2025	612.00	
vou-pwb - Voucher Operating	20631	80000243 - Ross Properties	12/1/2025	12-2025	1,011.00	
vou-pwb - Voucher Operating	20632	80000245 - Kallenberger	12/1/2025	12-2025	387.00	
vou-pwb - Voucher Operating	20633	80000247 - Rosamond Hills Inc	12/1/2025	12-2025	1,889.00	
vou-pwb - Voucher Operating	20634	80000260 - Santiago	12/1/2025	12-2025	940.00	
vou-pwb - Voucher Operating	20635	80000266 - Esqueda-Martinez	12/1/2025	12-2025	369.00	
vou-pwb - Voucher Operating	20636	80000269 - Aguirre	12/1/2025	12-2025	681.00	
vou-pwb - Voucher Operating	20637	80000279 - Anderson	12/1/2025	12-2025	2,803.00	
vou-pwb - Voucher Operating	20638	80000288 - Yacoub	12/1/2025	12-2025	1,396.00	
vou-pwb - Voucher Operating	20639	80000303 - RN Investment and Community Services Inc	12/1/2025	12-2025	1,274.00	
vou-pwb - Voucher Operating	20640	80000310 - Parra	12/1/2025	12-2025	406.00	
vou-pwb - Voucher Operating	20641	80000315 - Boden	12/1/2025	12-2025	624.00	
vou-pwb - Voucher Operating	20642	80000316 - Maruyama	12/1/2025	12-2025	4,592.00	
vou-pwb - Voucher Operating	20643	80000341 - Ornelas Jr	12/1/2025	12-2025	3,595.00	
vou-pwb - Voucher Operating	20644	80000360 - Pioneer Associates	12/1/2025	12-2025	3,414.00	
vou-pwb - Voucher Operating	20645	80000392 - Brley Jr	12/1/2025	12-2025	386.00	
vou-pwb - Voucher Operating	20646	80000395 - Haushalter	12/1/2025	12-2025	1,307.00	
vou-pwb - Voucher Operating	20647	80000398 - Murphy	12/1/2025	12-2025	1,032.00	
vou-pwb - Voucher Operating	20648	80000400 - Mosley	12/1/2025	12-2025	377.00	
vou-pwb - Voucher Operating	20649	80000404 - Starling-Cox	12/1/2025	12-2025	609.00	

Payment Summary

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vou-pwb - Voucher Operating	20650	80000405 - Silva	12/1/2025	12-2025	665.00
vou-pwb - Voucher Operating	20651	80000420 - Orange Mesa LLC	12/1/2025	12-2025	2,513.00
vou-pwb - Voucher Operating	20652	80000427 - Oakwood Financial LLC	12/1/2025	12-2025	1,914.00
vou-pwb - Voucher Operating	20653	80000433 - Northwest Kern Investors	12/1/2025	12-2025	3,766.00
vou-pwb - Voucher Operating	20654	80000434 - North Park Apts HSG Corp	12/1/2025	12-2025	836.00
vou-pwb - Voucher Operating	20655	80000438 - Alexander	12/1/2025	12-2025	426.00
vou-pwb - Voucher Operating	20656	80000444 - Nighbert Group	12/1/2025	12-2025	876.00
vou-pwb - Voucher Operating	20657	80000449 - Galvan	12/1/2025	12-2025	1,399.00
vou-pwb - Voucher Operating	20658	80000486 - Griffith	12/1/2025	12-2025	339.00
vou-pwb - Voucher Operating	20659	80000487 - Garone	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	20660	80000498 - Daillak	12/1/2025	12-2025	7,026.00
vou-pwb - Voucher Operating	20661	80000519 - MB Free LLC	12/1/2025	12-2025	9,303.00
vou-pwb - Voucher Operating	20662	80000522 - Gonzalez	12/1/2025	12-2025	227.00
vou-pwb - Voucher Operating	20663	80000523 - Cole	12/1/2025	12-2025	819.00
vou-pwb - Voucher Operating	20664	80000527 - Fabbian	12/1/2025	12-2025	917.00
vou-pwb - Voucher Operating	20665	80000534 - Sawyer	12/1/2025	12-2025	829.00
vou-pwb - Voucher Operating	20666	80000540 - McConnell	12/1/2025	12-2025	900.00
vou-pwb - Voucher Operating	20667	80000548 - Robinson	12/1/2025	12-2025	2,221.00
vou-pwb - Voucher Operating	20668	80000581 - Mares	12/1/2025	12-2025	692.00
vou-pwb - Voucher Operating	20669	80000582 - Acuna	12/1/2025	12-2025	547.00
vou-pwb - Voucher Operating	20670	80000596 - Almaguer	12/1/2025	12-2025	920.00
vou-pwb - Voucher Operating	20671	80000610 - Fabbian	12/1/2025	12-2025	878.00
vou-pwb - Voucher Operating	20672	80000621 - MSPV Properties	12/1/2025	12-2025	6,458.00
vou-pwb - Voucher Operating	20673	80000623 - M and O Real Estate Holdings	12/1/2025	12-2025	1,726.00
vou-pwb - Voucher Operating	20674	80000635 - Rivera	12/1/2025	12-2025	2,471.00
vou-pwb - Voucher Operating	20675	80000645 - Duarte Sadjas Investments LLC	12/1/2025	12-2025	197.00
vou-pwb - Voucher Operating	20676	80000649 - Risse	12/1/2025	12-2025	1,213.00
vou-pwb - Voucher Operating	20677	80000650 - Venters	12/1/2025	12-2025	1,204.00
vou-pwb - Voucher Operating	20678	80000653 - Lopez Housing LLC	12/1/2025	12-2025	9,872.00
vou-pwb - Voucher Operating	20679	80000661 - Smith	12/1/2025	12-2025	411.00
vou-pwb - Voucher Operating	20680	80000692 - Flores Sr	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	20681	80000720 - Snelling	12/1/2025	12-2025	714.00
vou-pwb - Voucher Operating	20682	80000735 - Kal El Housing LLC	12/1/2025	12-2025	1,598.00
vou-pwb - Voucher Operating	20683	80000738 - Vazquez	12/1/2025	12-2025	1,651.00
vou-pwb - Voucher Operating	20684	80000765 - Sloan	12/1/2025	12-2025	719.00
vou-pwb - Voucher Operating	20685	80000767 - Moreno	12/1/2025	12-2025	1,242.00
vou-pwb - Voucher Operating	20686	80000829 - Greene	12/1/2025	12-2025	1,121.00
vou-pwb - Voucher Operating	20687	80000830 - Gilligan	12/1/2025	12-2025	954.00
vou-pwb - Voucher Operating	20688	80000839 - Fuentes	12/1/2025	12-2025	1,673.00
vou-pwb - Voucher Operating	20689	80000854 - Fuller	12/1/2025	12-2025	1,995.00
vou-pwb - Voucher Operating	20690	80000866 - Landeros	12/1/2025	12-2025	1,432.00
vou-pwb - Voucher Operating	20691	80000885 - Cheek	12/1/2025	12-2025	776.00
vou-pwb - Voucher Operating	20692	80000921 - Intercontinental Realty Inc	12/1/2025	12-2025	1,108.00
vou-pwb - Voucher Operating	20693	80000953 - Sidhu	12/1/2025	12-2025	2,315.00
vou-pwb - Voucher Operating	20694	80000978 - Gonzales & Company LLC	12/1/2025	12-2025	18,075.00
vou-pwb - Voucher Operating	20695	80001007 - Diaz	12/1/2025	12-2025	547.00
vou-pwb - Voucher Operating	20696	80001016 - Ethier	12/1/2025	12-2025	142.00
vou-pwb - Voucher Operating	20697	80001017 - Blackburn	12/1/2025	12-2025	965.00
vou-pwb - Voucher Operating	20698	80001032 - St Clair Property Management	12/1/2025	12-2025	18,706.00

Payment Summary

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vou-pwb - Voucher Operating	20699	80001033 - St Clair	12/1/2025	12-2025	1,708.00
vou-pwb - Voucher Operating	20700	80001062 - Kennedy	12/1/2025	12-2025	853.00
vou-pwb - Voucher Operating	20701	80001088 - Dave-Burnett	12/1/2025	12-2025	1,143.00
vou-pwb - Voucher Operating	20702	80001105 - Elnetta Johnson Survivors Trust	12/1/2025	12-2025	6,897.00
vou-pwb - Voucher Operating	20703	80001106 - Johnson	12/1/2025	12-2025	511.00
vou-pwb - Voucher Operating	20704	80001108 - Elmer F Karpe LLC	12/1/2025	12-2025	4,309.00
vou-pwb - Voucher Operating	20705	80001120 - Johnson	12/1/2025	12-2025	683.00
vou-pwb - Voucher Operating	20706	80001131 - Bermudez	12/1/2025	12-2025	539.00
vou-pwb - Voucher Operating	20707	80001140 - Prieto	12/1/2025	12-2025	750.00
vou-pwb - Voucher Operating	20708	80001150 - Meier	12/1/2025	12-2025	1,330.00
vou-pwb - Voucher Operating	20709	80001160 - Hall	12/1/2025	12-2025	950.00
vou-pwb - Voucher Operating	20710	80001161 - Stennett	12/1/2025	12-2025	845.00
vou-pwb - Voucher Operating	20711	80001165 - Dobbs Realty Group and Associates, Inc.	12/1/2025	12-2025	747.00
vou-pwb - Voucher Operating	20712	80001170 - Diego Montoya PTD LLC	12/1/2025	12-2025	3,366.00
vou-pwb - Voucher Operating	20713	80001186 - Delano Villas Santa Fe Apts LP	12/1/2025	12-2025	298.00
vou-pwb - Voucher Operating	20714	80001197 - Daybreak Apartments Housing Investors LP	12/1/2025	12-2025	273.00
vou-pwb - Voucher Operating	20715	80001201 - Trujillo	12/1/2025	12-2025	903.00
vou-pwb - Voucher Operating	20716	80001209 - Kenyon	12/1/2025	12-2025	585.00
vou-pwb - Voucher Operating	20717	80001211 - Bonner	12/1/2025	12-2025	1,547.00
vou-pwb - Voucher Operating	20718	80001250 - Comunidad Housing Development LP	12/1/2025	12-2025	3,574.00
vou-pwb - Voucher Operating	20719	80001275 - Chateau North Townhomes	12/1/2025	12-2025	914.00
vou-pwb - Voucher Operating	20720	80001282 - Unger	12/1/2025	12-2025	614.00
vou-pwb - Voucher Operating	20721	80001290 - Gaona	12/1/2025	12-2025	1,318.00
vou-pwb - Voucher Operating	20722	80001293 - Casitas 80 LP	12/1/2025	12-2025	2,365.00
vou-pwb - Voucher Operating	20723	80001296 - Skeren	12/1/2025	12-2025	1,229.00
vou-pwb - Voucher Operating	20724	80001319 - California Avenue Senior HSG LP	12/1/2025	12-2025	40,589.00
vou-pwb - Voucher Operating	20725	80001322 - BSLM LLC	12/1/2025	12-2025	19,335.00
vou-pwb - Voucher Operating	20726	80001326 - Brooks Brothers Enterprises	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	20727	80001330 - Lasater	12/1/2025	12-2025	750.00
vou-pwb - Voucher Operating	20728	80001331 - Smith	12/1/2025	12-2025	680.00
vou-pwb - Voucher Operating	20729	80001336 - Brandywine Apartments	12/1/2025	12-2025	2,784.00
vou-pwb - Voucher Operating	20730	80001338 - Hendrix	12/1/2025	12-2025	544.00
vou-pwb - Voucher Operating	20731	80001341 - Hernandez	12/1/2025	12-2025	1,308.00
vou-pwb - Voucher Operating	20732	80001370 - Belmont Meadows of Delano LP	12/1/2025	12-2025	2,054.00
vou-pwb - Voucher Operating	20733	80001386 - Bakersfield Affordable Hsg LP	12/1/2025	12-2025	638.00
vou-pwb - Voucher Operating	20734	80001388 - Kurian	12/1/2025	12-2025	1,933.00
vou-pwb - Voucher Operating	20735	80001396 - ATA Properties LLC	12/1/2025	12-2025	35,874.00
vou-pwb - Voucher Operating	20736	80001409 - Teliz	12/1/2025	12-2025	1,019.00
vou-pwb - Voucher Operating	20737	80001422 - Servin	12/1/2025	12-2025	910.00
vou-pwb - Voucher Operating	20738	80001428 - HACK - Transitional Hsg	12/1/2025	12-2025	9,099.00
vou-pwb - Voucher Operating	20739	80001458 - Davies	12/1/2025	12-2025	950.00
vou-pwb - Voucher Operating	20740	80001461 - Nobregas-Perez	12/1/2025	12-2025	697.00
vou-pwb - Voucher Operating	20741	80001468 - Rodriguez	12/1/2025	12-2025	500.00
vou-pwb - Voucher Operating	20742	80001477 - Onofre	12/1/2025	12-2025	507.00
vou-pwb - Voucher Operating	20743	80001510 - Sibecas	12/1/2025	12-2025	777.00
vou-pwb - Voucher Operating	20744	80001514 - 850 Descano Place LP	12/1/2025	12-2025	2,035.00
vou-pwb - Voucher Operating	20745	80001516 - 710 Brundage Lane LP	12/1/2025	12-2025	14,922.00
vou-pwb - Voucher Operating	20746	80001517 - 4 Season Realty	12/1/2025	12-2025	570.00
vou-pwb - Voucher Operating	20747	80001519 - 2901 Center Street LP	12/1/2025	12-2025	5,791.00

Payment Summary

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vou-pwb - Voucher Operating	20748	80001522 - 217 N Derby LP	12/1/2025	12-2025	356.00
vou-pwb - Voucher Operating	20749	80001523 - 1775 S. Poplar Ave LP (Poplar Village)	12/1/2025	12-2025	910.00
vou-pwb - Voucher Operating	20750	80001526 - 1264 W Rosamond Blvd LP	12/1/2025	12-2025	682.00
vou-pwb - Voucher Operating	20751	80001527 - 1140 Cottonwood Road LP	12/1/2025	12-2025	2,981.00
vou-pwb - Voucher Operating	20752	80001528 - 1130 Cottonwood Road LP	12/1/2025	12-2025	10,197.00
vou-pwb - Voucher Operating	20753	80001529 - 1110 Cottonwood Road LP	12/1/2025	12-2025	5,342.00
vou-pwb - Voucher Operating	20754	80001530 - 1100 Cottonwood Road LP	12/1/2025	12-2025	1,400.00
vou-pwb - Voucher Operating	20755	80001538 - Anderson	12/1/2025	12-2025	9,360.00
vou-pwb - Voucher Operating	20756	80001554 - Delgadillo	12/1/2025	12-2025	1,073.00
vou-pwb - Voucher Operating	20757	80001579 - JIT Equity LLC	12/1/2025	12-2025	5,357.00
vou-pwb - Voucher Operating	20758	80001584 - Kumar	12/1/2025	12-2025	1,693.00
vou-pwb - Voucher Operating	20759	80001586 - Locator Property Management	12/1/2025	12-2025	831.00
vou-pwb - Voucher Operating	20760	80001587 - Lopez	12/1/2025	12-2025	541.00
vou-pwb - Voucher Operating	20761	80001615 - Oubsuntia	12/1/2025	12-2025	697.00
vou-pwb - Voucher Operating	20762	80001616 - Paniagua	12/1/2025	12-2025	694.00
vou-pwb - Voucher Operating	20763	80001627 - Ridgcrest Housing Investors LP	12/1/2025	12-2025	5,419.00
vou-pwb - Voucher Operating	20764	80001628 - Ritchey	12/1/2025	12-2025	2,927.00
vou-pwb - Voucher Operating	20765	80001648 - Torres	12/1/2025	12-2025	863.00
vou-pwb - Voucher Operating	20766	80001701 - Palacio	12/1/2025	12-2025	1,329.00
vou-pwb - Voucher Operating	20767	80001739 - McCollough	12/1/2025	12-2025	235.00
vou-pwb - Voucher Operating	20768	80001741 - Nahavand LLC	12/1/2025	12-2025	797.00
vou-pwb - Voucher Operating	20769	80001755 - Housing Authority of the City of Dallas	12/1/2025	12-2025	3,171.14
vou-pwb - Voucher Operating	20770	80001762 - Orange County Housing Authority	12/1/2025	12-2025	25,777.40
vou-pwb - Voucher Operating	20771	80001772 - Camino Real LP	12/1/2025	12-2025	518.00
vou-pwb - Voucher Operating	20772	80001779 - Flores Wasco Realty	12/1/2025	12-2025	1,207.00
vou-pwb - Voucher Operating	20773	80001785 - Cuevas	12/1/2025	12-2025	1,083.00
vou-pwb - Voucher Operating	20774	80001808 - Zimmerman Real Estate Services Inc	12/1/2025	12-2025	16,421.00
vou-pwb - Voucher Operating	20775	80001839 - California Capital Equities LLC	12/1/2025	12-2025	5,231.00
vou-pwb - Voucher Operating	20776	80001845 - Mettler	12/1/2025	12-2025	531.00
vou-pwb - Voucher Operating	20777	80001851 - Forouzanfar	12/1/2025	12-2025	2,636.00
vou-pwb - Voucher Operating	20778	80001853 - Griffith	12/1/2025	12-2025	156.00
vou-pwb - Voucher Operating	20779	80001863 - Crawford	12/1/2025	12-2025	2,851.00
vou-pwb - Voucher Operating	20780	80001866 - Aires	12/1/2025	12-2025	492.00
vou-pwb - Voucher Operating	20781	80001921 - HACK Belle Terrace Foster Care Hsg	12/1/2025	12-2025	10,652.00
vou-pwb - Voucher Operating	20782	80001922 - HACK Village Park Senior Apts LP	12/1/2025	12-2025	33,687.00
vou-pwb - Voucher Operating	20783	80001923 - HACK Park Place	12/1/2025	12-2025	36,356.00
vou-pwb - Voucher Operating	20784	80001924 - GEAHI-Golden Empire Affordable Hsg	12/1/2025	12-2025	6,912.00
vou-pwb - Voucher Operating	20785	80001927 - San Luis Obispo Housing Authority	12/1/2025	12-2025	1,376.14
vou-pwb - Voucher Operating	20786	80001929 - MIDCAL LLC	12/1/2025	12-2025	554.00
vou-pwb - Voucher Operating	20787	80001937 - Bolillo Holdings LLC	12/1/2025	12-2025	713.00
vou-pwb - Voucher Operating	20788	80001947 - King County Housing Authority	12/1/2025	12-2025	1,918.14
vou-pwb - Voucher Operating	20789	80001969 - Expressions Inc	12/1/2025	12-2025	1,508.00
vou-pwb - Voucher Operating	20790	80001976 - Gimbarti	12/1/2025	12-2025	464.00
vou-pwb - Voucher Operating	20791	80002050 - Magic Property Management Inc	12/1/2025	12-2025	2,220.00
vou-pwb - Voucher Operating	20792	80002054 - Tran	12/1/2025	12-2025	1,649.00
vou-pwb - Voucher Operating	20793	80002080 - Deltoro	12/1/2025	12-2025	990.00
vou-pwb - Voucher Operating	20794	80002085 - Camellia PI LP	12/1/2025	12-2025	1,776.00
vou-pwb - Voucher Operating	20795	80002090 - Mayfair Investment And Realty LLC	12/1/2025	12-2025	1,669.00
vou-pwb - Voucher Operating	20796	80002103 - Phillips Investment Co	12/1/2025	12-2025	833.00

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vou-pwb - Voucher Operating	20797	80002104 - Bal Pal LLC	12/1/2025	12-2025	2,977.00
vou-pwb - Voucher Operating	20798	80002105 - Miller	12/1/2025	12-2025	1,309.00
vou-pwb - Voucher Operating	20799	80002114 - Hernandez	12/1/2025	12-2025	774.00
vou-pwb - Voucher Operating	20800	80002139 - G&H Rentals GP	12/1/2025	12-2025	4,478.00
vou-pwb - Voucher Operating	20801	80002144 - Dalton	12/1/2025	12-2025	1,590.00
vou-pwb - Voucher Operating	20802	80002162 - Williams	12/1/2025	12-2025	273.00
vou-pwb - Voucher Operating	20803	80002173 - Farr	12/1/2025	12-2025	587.00
vou-pwb - Voucher Operating	20804	80002176 - Granich	12/1/2025	12-2025	1,112.00
vou-pwb - Voucher Operating	20805	80002187 - Wati	12/1/2025	12-2025	1,309.00
vou-pwb - Voucher Operating	20806	80002190 - Kern Senior Housing LP	12/1/2025	12-2025	613.00
vou-pwb - Voucher Operating	20807	80002194 - Landon Zachary LLC	12/1/2025	12-2025	4,042.00
vou-pwb - Voucher Operating	20808	80002208 - Anderson	12/1/2025	12-2025	218.00
vou-pwb - Voucher Operating	20809	80002210 - Gomez	12/1/2025	12-2025	273.00
vou-pwb - Voucher Operating	20810	80002229 - Aguirre	12/1/2025	12-2025	1,598.00
vou-pwb - Voucher Operating	20811	80002244 - M Bros Properties LLC	12/1/2025	12-2025	1,119.00
vou-pwb - Voucher Operating	20812	80002250 - AMCAL Santa Fe Fund LP	12/1/2025	12-2025	7,725.00
vou-pwb - Voucher Operating	20813	80002256 - 20TH & 18TH Avenue Associates LP	12/1/2025	12-2025	1,158.00
vou-pwb - Voucher Operating	20814	80002267 - Ehrlich	12/1/2025	12-2025	1,971.00
vou-pwb - Voucher Operating	20815	80002272 - Homes R Us Realty Inc	12/1/2025	12-2025	27,182.00
vou-pwb - Voucher Operating	20816	80002288 - Headspeth	12/1/2025	12-2025	601.00
vou-pwb - Voucher Operating	20817	80002292 - HACK - NSPOP2	12/1/2025	12-2025	2,514.00
vou-pwb - Voucher Operating	20818	80002294 - Singh	12/1/2025	12-2025	1,251.00
vou-pwb - Voucher Operating	20819	80002300 - Hendrix	12/1/2025	12-2025	853.00
vou-pwb - Voucher Operating	20820	80002302 - Bases-Properties Company, LLC	12/1/2025	12-2025	1,329.00
vou-pwb - Voucher Operating	20821	80002307 - Ortiz	12/1/2025	12-2025	299.00
vou-pwb - Voucher Operating	20822	80002314 - Sanchez	12/1/2025	12-2025	346.00
vou-pwb - Voucher Operating	20823	80002329 - 1047 Rosamond Blvd. LP	12/1/2025	12-2025	1,985.00
vou-pwb - Voucher Operating	20824	80002347 - Jenkins	12/1/2025	12-2025	2,145.00
vou-pwb - Voucher Operating	20826	80002387 - SHALEEN	12/1/2025	12-2025	965.00
vou-pwb - Voucher Operating	20827	80002392 - PANAMA PARK TOWNHOMES LLC	12/1/2025	12-2025	13,665.00
vou-pwb - Voucher Operating	20828	80002394 - SNOW	12/1/2025	12-2025	1,590.00
vou-pwb - Voucher Operating	20829	80002404 - BHANGU	12/1/2025	12-2025	2,470.00
vou-pwb - Voucher Operating	20830	80002424 - STEWART	12/1/2025	12-2025	1,371.00
vou-pwb - Voucher Operating	20831	80002439 - Allred & Assoc Inc	12/1/2025	12-2025	720.00
vou-pwb - Voucher Operating	20832	80002453 - Cherry Mountain LP	12/1/2025	12-2025	1,005.00
vou-pwb - Voucher Operating	20833	80002459 - Edwards	12/1/2025	12-2025	617.00
vou-pwb - Voucher Operating	20834	80002462 - Equity Tr Co dba Sterling Tr Custodian	12/1/2025	12-2025	1,197.00
vou-pwb - Voucher Operating	20835	80002474 - CIC South Mill Creek, LP	12/1/2025	12-2025	10,255.00
vou-pwb - Voucher Operating	20836	80002508 - Interstate 2010-1 LLC	12/1/2025	12-2025	51,590.00
vou-pwb - Voucher Operating	20837	80002517 - Flanigan	12/1/2025	12-2025	650.00
vou-pwb - Voucher Operating	20838	80002519 - Pal-Bona Investments LLC	12/1/2025	12-2025	2,365.00
vou-pwb - Voucher Operating	20839	80002523 - 508 Dublin Manor Ct LP	12/1/2025	12-2025	3,415.00
vou-pwb - Voucher Operating	20840	80002528 - Anderson	12/1/2025	12-2025	763.00
vou-pwb - Voucher Operating	20841	80002566 - More Than One Dimension Inc	12/1/2025	12-2025	214.00
vou-pwb - Voucher Operating	20842	80002607 - Okekenta	12/1/2025	12-2025	1,396.00
vou-pwb - Voucher Operating	20843	80002612 - Behl	12/1/2025	12-2025	456.00
vou-pwb - Voucher Operating	20844	80002631 - Jassar	12/1/2025	12-2025	2,161.00
vou-pwb - Voucher Operating	20845	80002641 - Castillo Trust	12/1/2025	12-2025	3,218.00
vou-pwb - Voucher Operating	20846	80002644 - Hernandez	12/1/2025	12-2025	3,212.00

Payment Summary

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vou-pwb - Voucher Operating	20847	80002648 - Sigla Concepts Inc	12/1/2025	12-2025	689.00
vou-pwb - Voucher Operating	20848	80002653 - Nguyen	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	20849	80002663 - HACK Monterey	12/1/2025	12-2025	3,540.00
vou-pwb - Voucher Operating	20850	80002678 - 640 Meadows Street LP	12/1/2025	12-2025	5,833.00
vou-pwb - Voucher Operating	20851	80002679 - Skyline Equities LLC	12/1/2025	12-2025	3,117.00
vou-pwb - Voucher Operating	20852	80002683 - Clerico	12/1/2025	12-2025	3,337.00
vou-pwb - Voucher Operating	20853	80002699 - Zhang	12/1/2025	12-2025	1,296.00
vou-pwb - Voucher Operating	20854	80002704 - Michael McCracken	12/1/2025	12-2025	1,260.00
vou-pwb - Voucher Operating	20855	80002720 - Housing Authority of Dekalb County	12/1/2025	12-2025	3,510.28
vou-pwb - Voucher Operating	20856	80002725 - Perez	12/1/2025	12-2025	828.00
vou-pwb - Voucher Operating	20857	80002726 - Duong	12/1/2025	12-2025	2,905.00
vou-pwb - Voucher Operating	20858	80002734 - Rodriguez	12/1/2025	12-2025	361.00
vou-pwb - Voucher Operating	20859	80002744 - Jassar	12/1/2025	12-2025	347.00
vou-pwb - Voucher Operating	20860	80002745 - Lai	12/1/2025	12-2025	3,019.00
vou-pwb - Voucher Operating	20861	80002748 - TNT Western Homes Inc	12/1/2025	12-2025	1,171.00
vou-pwb - Voucher Operating	20862	80002759 - PAL-SHANT PROPERTY MANAGEMENT INC	12/1/2025	12-2025	646.00
vou-pwb - Voucher Operating	20863	80002766 - Ebeid	12/1/2025	12-2025	2,446.00
vou-pwb - Voucher Operating	20864	80002781 - Vaziri	12/1/2025	12-2025	2,162.00
vou-pwb - Voucher Operating	20865	80002788 - Clowers	12/1/2025	12-2025	951.00
vou-pwb - Voucher Operating	20866	80002797 - Tehachapi Housing Investors LP	12/1/2025	12-2025	2,390.00
vou-pwb - Voucher Operating	20867	80002807 - Huynh	12/1/2025	12-2025	185.00
vou-pwb - Voucher Operating	20868	80002832 - Ridgcrest Pacific Associates	12/1/2025	12-2025	691.00
vou-pwb - Voucher Operating	20869	80002835 - HACK - RWC	12/1/2025	12-2025	13,459.00
vou-pwb - Voucher Operating	20870	80002836 - HACK - RWCT	12/1/2025	12-2025	18,972.00
vou-pwb - Voucher Operating	20871	80002841 - Rojas	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	20872	80002845 - G I M O S A S	12/1/2025	12-2025	678.00
vou-pwb - Voucher Operating	20873	80002847 - Kimm	12/1/2025	12-2025	329.00
vou-pwb - Voucher Operating	20874	80002850 - Reed Jr.	12/1/2025	12-2025	695.00
vou-pwb - Voucher Operating	20875	80002854 - Gonsalves	12/1/2025	12-2025	4,191.00
vou-pwb - Voucher Operating	20876	80002876 - Rodriguez	12/1/2025	12-2025	1,315.00
vou-pwb - Voucher Operating	20877	80002912 - Mission Real Estate & Property Mgmt Inc	12/1/2025	12-2025	4,643.00
vou-pwb - Voucher Operating	20878	80002918 - Nichols	12/1/2025	12-2025	580.00
vou-pwb - Voucher Operating	20879	80002920 - Moss Team Corp	12/1/2025	12-2025	433.00
vou-pwb - Voucher Operating	20880	80002966 - Cope Property Management	12/1/2025	12-2025	694.00
vou-pwb - Voucher Operating	20881	80002981 - Hawkesworth Trust	12/1/2025	12-2025	637.00
vou-pwb - Voucher Operating	20882	80003002 - Brandysky	12/1/2025	12-2025	569.00
vou-pwb - Voucher Operating	20883	80003009 - Collins	12/1/2025	12-2025	630.00
vou-pwb - Voucher Operating	20884	80003033 - Concise Image Inc	12/1/2025	12-2025	164.00
vou-pwb - Voucher Operating	20885	80003051 - Interstate 2014 LLC	12/1/2025	12-2025	12,258.00
vou-pwb - Voucher Operating	20886	80003064 - Lin	12/1/2025	12-2025	1,028.00
vou-pwb - Voucher Operating	20887	80003075 - Pacific Integral Holdings Inc	12/1/2025	12-2025	341.00
vou-pwb - Voucher Operating	20888	80003086 - Haynes	12/1/2025	12-2025	1,147.00
vou-pwb - Voucher Operating	20889	80003091 - Santa Rosa Apartments LP	12/1/2025	12-2025	1,264.00
vou-pwb - Voucher Operating	20890	80003093 - HACK - Rancho Algodon LP	12/1/2025	12-2025	37,721.00
vou-pwb - Voucher Operating	20891	80003106 - KKB LLC	12/1/2025	12-2025	786.00
vou-pwb - Voucher Operating	20892	80003111 - Gomez	12/1/2025	12-2025	933.00
vou-pwb - Voucher Operating	20893	80003113 - GEAHI - Auburn Heights Apts LP	12/1/2025	12-2025	23,873.00
vou-pwb - Voucher Operating	20894	80003118 - HACK - Rio Vista RAD LP	12/1/2025	12-2025	44,997.00
vou-pwb - Voucher Operating	20895	80003126 - Arenas	12/1/2025	12-2025	1,224.00

Payment Summary

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vou-pwb - Voucher Operating	20896	80003129 - Tale Properties #7 Inc	12/1/2025	12-2025	1,287.00
vou-pwb - Voucher Operating	20897	80003136 - Woods	12/1/2025	12-2025	56.00
vou-pwb - Voucher Operating	20898	80003157 - Cohanim	12/1/2025	12-2025	571.00
vou-pwb - Voucher Operating	20899	80003159 - Daniels	12/1/2025	12-2025	1,689.00
vou-pwb - Voucher Operating	20900	80003189 - Watson Property Management	12/1/2025	12-2025	8,309.00
vou-pwb - Voucher Operating	20901	80003192 - Tesoro Del Sol II LLC	12/1/2025	12-2025	1,299.00
vou-pwb - Voucher Operating	20902	80003196 - HACK-ITF Old Town Kern LP	12/1/2025	12-2025	40,950.00
vou-pwb - Voucher Operating	20903	80003199 - Westside Shafter AR LP	12/1/2025	12-2025	836.00
vou-pwb - Voucher Operating	20904	80003205 - James	12/1/2025	12-2025	755.00
vou-pwb - Voucher Operating	20905	80003211 - Nielsen II	12/1/2025	12-2025	808.00
vou-pwb - Voucher Operating	20906	80003227 - Dole Properties LLC	12/1/2025	12-2025	953.00
vou-pwb - Voucher Operating	20907	80003237 - At Home Property Mgmt	12/1/2025	12-2025	3,828.00
vou-pwb - Voucher Operating	20908	80003247 - Santa Catalina Company LP	12/1/2025	12-2025	1,939.00
vou-pwb - Voucher Operating	20909	80003248 - Haven Cottages LLC	12/1/2025	12-2025	931.00
vou-pwb - Voucher Operating	20910	80003252 - Puhok Family Trust	12/1/2025	12-2025	1,038.00
vou-pwb - Voucher Operating	20911	80003254 - 4401 Belle Terrace Partners LLC	12/1/2025	12-2025	813.00
vou-pwb - Voucher Operating	20912	80003256 - Villa	12/1/2025	12-2025	890.00
vou-pwb - Voucher Operating	20913	80003267 - Powell	12/1/2025	12-2025	1,142.00
vou-pwb - Voucher Operating	20914	80003278 - Newton Lee LLC	12/1/2025	12-2025	9,489.00
vou-pwb - Voucher Operating	20915	80003280 - Piccolino	12/1/2025	12-2025	1,220.00
vou-pwb - Voucher Operating	20916	80003284 - O'Malley	12/1/2025	12-2025	1,088.00
vou-pwb - Voucher Operating	20917	80003311 - Dunn SEP IRA	12/1/2025	12-2025	2,500.00
vou-pwb - Voucher Operating	20918	80003322 - Plascencia	12/1/2025	12-2025	559.00
vou-pwb - Voucher Operating	20919	80003328 - Mares	12/1/2025	12-2025	569.00
vou-pwb - Voucher Operating	20920	80003332 - David	12/1/2025	12-2025	1,114.00
vou-pwb - Voucher Operating	20921	80003334 - Mill Creek Courtyard CIC LP	12/1/2025	12-2025	8,457.00
vou-pwb - Voucher Operating	20922	80003335 - Mendoza	12/1/2025	12-2025	849.00
vou-pwb - Voucher Operating	20923	80003342 - San Diego	12/1/2025	12-2025	1,407.00
vou-pwb - Voucher Operating	20924	80003345 - HACK - Park 20th LP	12/1/2025	12-2025	39,841.00
vou-pwb - Voucher Operating	20925	80003351 - Manara Inc	12/1/2025	12-2025	2,256.00
vou-pwb - Voucher Operating	20926	80003353 - Choyce	12/1/2025	12-2025	1,119.00
vou-pwb - Voucher Operating	20927	80003354 - JK Honeyman	12/1/2025	12-2025	723.00
vou-pwb - Voucher Operating	20928	80003356 - Ascend Property Management Inc	12/1/2025	12-2025	22,955.00
vou-pwb - Voucher Operating	20929	80003365 - Lisee	12/1/2025	12-2025	1,039.00
vou-pwb - Voucher Operating	20930	80003366 - Yang	12/1/2025	12-2025	1,109.00
vou-pwb - Voucher Operating	20931	80003380 - Larsen	12/1/2025	12-2025	234.00
vou-pwb - Voucher Operating	20932	80003381 - 625 Rembrandt St., L.P.	12/1/2025	12-2025	3,046.00
vou-pwb - Voucher Operating	20933	80003386 - Wu	12/1/2025	12-2025	639.00
vou-pwb - Voucher Operating	20934	80003390 - Garcia	12/1/2025	12-2025	542.00
vou-pwb - Voucher Operating	20935	80003396 - 650 Hail Ln LP	12/1/2025	12-2025	826.00
vou-pwb - Voucher Operating	20936	80003399 - Lapham	12/1/2025	12-2025	847.00
vou-pwb - Voucher Operating	20937	80003401 - Callahan	12/1/2025	12-2025	2,298.00
vou-pwb - Voucher Operating	20938	80003405 - Benford	12/1/2025	12-2025	1,311.00
vou-pwb - Voucher Operating	20939	80003413 - Alfieri	12/1/2025	12-2025	2,385.00
vou-pwb - Voucher Operating	20940	80003414 - Martinez-Tate	12/1/2025	12-2025	1,241.00
vou-pwb - Voucher Operating	20941	80003423 - Camou	12/1/2025	12-2025	1,098.00
vou-pwb - Voucher Operating	20942	80003426 - Hernandez	12/1/2025	12-2025	183.00
vou-pwb - Voucher Operating	20943	80003429 - Chakhnazarian	12/1/2025	12-2025	549.00
vou-pwb - Voucher Operating	20944	80003430 - RCCB Holdings LLC	12/1/2025	12-2025	800.00

Payment Summary

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vou-pwb - Voucher Operating	20945	80003433 - Musselman	12/1/2025	12-2025	2,981.00
vou-pwb - Voucher Operating	20946	80003437 - Dawson Sr	12/1/2025	12-2025	1,110.00
vou-pwb - Voucher Operating	20947	80003463 - Chestnut	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	20948	80003465 - Sycamore Bakersfield AR, LP	12/1/2025	12-2025	5,958.00
vou-pwb - Voucher Operating	20949	80003470 - Ochoa	12/1/2025	12-2025	5,317.00
vou-pwb - Voucher Operating	20950	80003477 - Molina	12/1/2025	12-2025	509.00
vou-pwb - Voucher Operating	20951	80003478 - Central Valley Holdings Corp.	12/1/2025	12-2025	819.00
vou-pwb - Voucher Operating	20952	80003488 - Dacar, LLC	12/1/2025	12-2025	4,214.00
vou-pwb - Voucher Operating	20953	80003489 - Bender	12/1/2025	12-2025	1,107.00
vou-pwb - Voucher Operating	20954	80003491 - Tong	12/1/2025	12-2025	688.00
vou-pwb - Voucher Operating	20955	80003492 - Burnett Properties LLC	12/1/2025	12-2025	1,117.00
vou-pwb - Voucher Operating	20956	80003497 - Vermeer & Goedhart Dairy	12/1/2025	12-2025	624.00
vou-pwb - Voucher Operating	20957	80003499 - Kelly	12/1/2025	12-2025	12,428.00
vou-pwb - Voucher Operating	20958	80003507 - La Mirage Condos LLC	12/1/2025	12-2025	3,133.00
vou-pwb - Voucher Operating	20959	80003512 - Kern 2008 Community Partners LP	12/1/2025	12-2025	648.00
vou-pwb - Voucher Operating	20960	80003518 - Jassar	12/1/2025	12-2025	925.00
vou-pwb - Voucher Operating	20961	80003526 - Solution West Management Inc	12/1/2025	12-2025	797.00
vou-pwb - Voucher Operating	20962	80003543 - West Valley Real Estate	12/1/2025	12-2025	1,206.00
vou-pwb - Voucher Operating	20963	80003553 - Vezina	12/1/2025	12-2025	1,375.00
vou-pwb - Voucher Operating	20964	80003558 - Ny	12/1/2025	12-2025	2,685.00
vou-pwb - Voucher Operating	20965	80003560 - Mendez	12/1/2025	12-2025	1,414.00
vou-pwb - Voucher Operating	20966	80003567 - Nonnette	12/1/2025	12-2025	1,100.00
vou-pwb - Voucher Operating	20967	80003569 - Group IX BP Properties LP	12/1/2025	12-2025	839.00
vou-pwb - Voucher Operating	20968	80003641 - Starlite Mgmt. - VIII LP	12/1/2025	12-2025	1,552.00
vou-pwb - Voucher Operating	20969	80003645 - Osborne	12/1/2025	12-2025	681.00
vou-pwb - Voucher Operating	20970	80003653 - Clemmer & Company Real Estate Services	12/1/2025	12-2025	215,054.00
vou-pwb - Voucher Operating	20971	80003664 - Zhou	12/1/2025	12-2025	886.00
vou-pwb - Voucher Operating	20972	80003701 - Fitzpatrick	12/1/2025	12-2025	1,512.00
vou-pwb - Voucher Operating	20973	80003707 - Scott	12/1/2025	12-2025	715.00
vou-pwb - Voucher Operating	20974	80003710 - Harmony Bakersfield AR, L P	12/1/2025	12-2025	10,231.00
vou-pwb - Voucher Operating	20975	80003711 - Summerhill Bakersfield AR, LP	12/1/2025	12-2025	11,273.00
vou-pwb - Voucher Operating	20976	80003727 - Mastrocinque	12/1/2025	12-2025	685.00
vou-pwb - Voucher Operating	20977	80003733 - ML Rental Properties Inc	12/1/2025	12-2025	831.00
vou-pwb - Voucher Operating	20978	80003734 - Raya	12/1/2025	12-2025	952.00
vou-pwb - Voucher Operating	20979	80003739 - Steverson	12/1/2025	12-2025	1,796.00
vou-pwb - Voucher Operating	20980	80003742 - Mill Creek Village CIC, LP	12/1/2025	12-2025	7,015.00
vou-pwb - Voucher Operating	20981	80003759 - Cobra 28 NO. 8, LP	12/1/2025	12-2025	8,348.00
vou-pwb - Voucher Operating	20982	80003763 - Midnight Spindrift LLC	12/1/2025	12-2025	9,766.00
vou-pwb - Voucher Operating	20983	80003769 - Baxter	12/1/2025	12-2025	4,280.00
vou-pwb - Voucher Operating	20984	80003770 - Pampas Del Cielo, LLC	12/1/2025	12-2025	576.00
vou-pwb - Voucher Operating	20985	80003782 - Bakersfield Assoc dba Bakersfield Family	12/1/2025	12-2025	437.00
vou-pwb - Voucher Operating	20986	80003790 - Starlite Mgmt-IX, LP	12/1/2025	12-2025	3,961.00
vou-pwb - Voucher Operating	20987	80003792 - Solinas / Almond, LP	12/1/2025	12-2025	1,606.00
vou-pwb - Voucher Operating	20988	80003795 - Serena Vista Apartments LLC	12/1/2025	12-2025	11,592.00
vou-pwb - Voucher Operating	20989	80003796 - Zhou	12/1/2025	12-2025	610.00
vou-pwb - Voucher Operating	20990	80003797 - Gipson	12/1/2025	12-2025	3,158.00
vou-pwb - Voucher Operating	20991	80003802 - Tull Family Trust	12/1/2025	12-2025	1,250.00
vou-pwb - Voucher Operating	20992	80003818 - San Joaquin Real Estate Investments Corp	12/1/2025	12-2025	538.00
vou-pwb - Voucher Operating	20993	80003819 - Ellis	12/1/2025	12-2025	486.00

Payment Summary

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vou-pwb - Voucher Operating	20994	80003837 - Olyaei	12/1/2025	12-2025	892.00
vou-pwb - Voucher Operating	20995	80003839 - Gudino	12/1/2025	12-2025	428.00
vou-pwb - Voucher Operating	20996	80003851 - Mendoza Diaz	12/1/2025	12-2025	545.00
vou-pwb - Voucher Operating	20997	80003854 - Korin 5 LLC	12/1/2025	12-2025	716.00
vou-pwb - Voucher Operating	20998	80003857 - Sokoloff	12/1/2025	12-2025	1,028.00
vou-pwb - Voucher Operating	20999	80003860 - IRC Group LLC	12/1/2025	12-2025	837.00
vou-pwb - Voucher Operating	21000	80003863 - Wikoff	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	21001	80003866 - Carabajal	12/1/2025	12-2025	2,806.00
vou-pwb - Voucher Operating	21002	80003868 - Alnajar	12/1/2025	12-2025	856.00
vou-pwb - Voucher Operating	21003	80003870 - Lugo	12/1/2025	12-2025	633.00
vou-pwb - Voucher Operating	21004	80003871 - Reyes	12/1/2025	12-2025	478.00
vou-pwb - Voucher Operating	21005	80003876 - Singh	12/1/2025	12-2025	1,752.00
vou-pwb - Voucher Operating	21006	80003887 - Menjivar	12/1/2025	12-2025	644.00
vou-pwb - Voucher Operating	21007	80003894 - Brannon	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	21008	80003900 - Melgoza-Herrera	12/1/2025	12-2025	465.00
vou-pwb - Voucher Operating	21009	80003902 - East Side Homes, LLC	12/1/2025	12-2025	1,101.00
vou-pwb - Voucher Operating	21010	80003904 - Davis	12/1/2025	12-2025	1,156.00
vou-pwb - Voucher Operating	21011	80003905 - Donate Investments, LLC	12/1/2025	12-2025	277.00
vou-pwb - Voucher Operating	21012	80003907 - Utley	12/1/2025	12-2025	637.00
vou-pwb - Voucher Operating	21013	80003908 - KAA Properties, LP	12/1/2025	12-2025	3,686.00
vou-pwb - Voucher Operating	21014	80003909 - E-Realty Corp.	12/1/2025	12-2025	1,440.00
vou-pwb - Voucher Operating	21015	80003919 - Halbrook	12/1/2025	12-2025	1,191.00
vou-pwb - Voucher Operating	21016	80003932 - DSI ENT dba CalWestern Property Managem	12/1/2025	12-2025	1,737.00
vou-pwb - Voucher Operating	21017	80003938 - Divmans, LLC	12/1/2025	12-2025	1,725.00
vou-pwb - Voucher Operating	21018	80003940 - Ray C.	12/1/2025	12-2025	951.00
vou-pwb - Voucher Operating	21020	80003952 - Pogosyan	12/1/2025	12-2025	730.00
vou-pwb - Voucher Operating	21021	80003953 - Alkobadi	12/1/2025	12-2025	1,350.00
vou-pwb - Voucher Operating	21022	80003956 - Nang	12/1/2025	12-2025	1,430.00
vou-pwb - Voucher Operating	21023	80003963 - Correa	12/1/2025	12-2025	1,700.00
vou-pwb - Voucher Operating	21024	80003966 - FS FORTIETH ST LP	12/1/2025	12-2025	9,062.00
vou-pwb - Voucher Operating	21025	80003969 - Moreno	12/1/2025	12-2025	522.00
vou-pwb - Voucher Operating	21026	80003977 - BK Rental Properties Inc	12/1/2025	12-2025	560.00
vou-pwb - Voucher Operating	21027	80003991 - Saiyed	12/1/2025	12-2025	503.00
vou-pwb - Voucher Operating	21028	80004000 - Garcia	12/1/2025	12-2025	651.00
vou-pwb - Voucher Operating	21029	80004001 - Delgado	12/1/2025	12-2025	8,712.00
vou-pwb - Voucher Operating	21030	80004003 - Sabrina Richardson	12/1/2025	12-2025	537.00
vou-pwb - Voucher Operating	21031	80004006 - 7250 DiGiorgio Rd LP	12/1/2025	12-2025	755.00
vou-pwb - Voucher Operating	21032	80004013 - Gutierrez	12/1/2025	12-2025	378.00
vou-pwb - Voucher Operating	21033	80004015 - HACK- Villa San Dimas	12/1/2025	12-2025	6,676.00
vou-pwb - Voucher Operating	21034	80004021 - Roldan	12/1/2025	12-2025	1,081.00
vou-pwb - Voucher Operating	21035	80004022 - Iaquone	12/1/2025	12-2025	743.00
vou-pwb - Voucher Operating	21036	80004023 - Chavez	12/1/2025	12-2025	610.00
vou-pwb - Voucher Operating	21037	80004027 - Orellana	12/1/2025	12-2025	524.00
vou-pwb - Voucher Operating	21038	80004030 - Olvera	12/1/2025	12-2025	568.00
vou-pwb - Voucher Operating	21039	80004031 - Mores	12/1/2025	12-2025	1,536.00
vou-pwb - Voucher Operating	21040	80004032 - Martinez	12/1/2025	12-2025	1,658.00
vou-pwb - Voucher Operating	21041	80004040 - MCL PROPERTIES LP	12/1/2025	12-2025	1,169.00
vou-pwb - Voucher Operating	21042	80004042 - Lam	12/1/2025	12-2025	707.00
vou-pwb - Voucher Operating	21043	80004044 - Ramstetter-Balluck	12/1/2025	12-2025	403.00

Payment Summary

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vou-pwb - Voucher Operating	21044	80004045 - Goyeneche	12/1/2025	12-2025	1,666.00
vou-pwb - Voucher Operating	21045	80004047 - Bartha	12/1/2025	12-2025	1,941.00
vou-pwb - Voucher Operating	21046	80004054 - REW Investment LLC	12/1/2025	12-2025	1,028.00
vou-pwb - Voucher Operating	21047	80004055 - Wells	12/1/2025	12-2025	1,212.00
vou-pwb - Voucher Operating	21048	80004057 - Oasis Village Multi Family LLC	12/1/2025	12-2025	950.00
vou-pwb - Voucher Operating	21049	80004066 - Wulff	12/1/2025	12-2025	749.00
vou-pwb - Voucher Operating	21050	80004074 - Ward	12/1/2025	12-2025	522.00
vou-pwb - Voucher Operating	21051	80004077 - Martinez	12/1/2025	12-2025	602.00
vou-pwb - Voucher Operating	21052	80004083 - RAMA3 LLC	12/1/2025	12-2025	2,953.00
vou-pwb - Voucher Operating	21053	80004092 - Galvez	12/1/2025	12-2025	2,397.00
vou-pwb - Voucher Operating	21054	80004103 - Sandoval	12/1/2025	12-2025	498.00
vou-pwb - Voucher Operating	21055	80004105 - Tegeler House Investments	12/1/2025	12-2025	619.00
vou-pwb - Voucher Operating	21056	80004111 - Boozer Family Limited Partneship	12/1/2025	12-2025	450.00
vou-pwb - Voucher Operating	21057	80004113 - GEAHI Jasmine Heights LTD	12/1/2025	12-2025	6,531.00
vou-pwb - Voucher Operating	21058	80004115 - Lucid Investment LLC	12/1/2025	12-2025	1,073.00
vou-pwb - Voucher Operating	21059	80004118 - Saeed	12/1/2025	12-2025	5,074.00
vou-pwb - Voucher Operating	21060	80004124 - Guerrero	12/1/2025	12-2025	864.00
vou-pwb - Voucher Operating	21061	80004127 - Acosta	12/1/2025	12-2025	686.00
vou-pwb - Voucher Operating	21062	80004138 - Yuan	12/1/2025	12-2025	995.00
vou-pwb - Voucher Operating	21063	80004142 - Bender III	12/1/2025	12-2025	315.00
vou-pwb - Voucher Operating	21064	80004146 - SVP7 LLC	12/1/2025	12-2025	2,458.00
vou-pwb - Voucher Operating	21065	80004152 - Virginia Ave. Affordable Housing	12/1/2025	12-2025	1,487.00
vou-pwb - Voucher Operating	21066	80004156 - Hund	12/1/2025	12-2025	959.00
vou-pwb - Voucher Operating	21067	80004158 - Lockhart Investments	12/1/2025	12-2025	25,280.00
vou-pwb - Voucher Operating	21068	80004163 - Saucedo	12/1/2025	12-2025	1,598.00
vou-pwb - Voucher Operating	21069	80004165 - Peraza	12/1/2025	12-2025	1,719.00
vou-pwb - Voucher Operating	21070	80004172 - Playa Azul Property Management	12/1/2025	12-2025	24,483.00
vou-pwb - Voucher Operating	21071	80004174 - Skiffer	12/1/2025	12-2025	998.00
vou-pwb - Voucher Operating	21072	80004176 - Herrera	12/1/2025	12-2025	665.00
vou-pwb - Voucher Operating	21073	80004178 - Welch	12/1/2025	12-2025	498.00
vou-pwb - Voucher Operating	21074	80004186 - Garcia	12/1/2025	12-2025	1,999.00
vou-pwb - Voucher Operating	21075	80004195 - Torres Martinez	12/1/2025	12-2025	993.00
vou-pwb - Voucher Operating	21076	80004197 - FLPLarcus LLC	12/1/2025	12-2025	1,322.00
vou-pwb - Voucher Operating	21077	80004201 - Chavez	12/1/2025	12-2025	736.00
vou-pwb - Voucher Operating	21078	80004204 - VB CDT Meadows LP	12/1/2025	12-2025	4,914.00
vou-pwb - Voucher Operating	21079	80004205 - VB CDT Pineview LP	12/1/2025	12-2025	4,073.00
vou-pwb - Voucher Operating	21080	80004209 - Bako Holdings LLC	12/1/2025	12-2025	4,468.00
vou-pwb - Voucher Operating	21081	80004213 - Sandifer	12/1/2025	12-2025	698.00
vou-pwb - Voucher Operating	21082	80004214 - Peterson	12/1/2025	12-2025	1,180.00
vou-pwb - Voucher Operating	21083	80004217 - HACK - RLV2	12/1/2025	12-2025	6,307.00
vou-pwb - Voucher Operating	21084	80004223 - Santiago	12/1/2025	12-2025	592.00
vou-pwb - Voucher Operating	21085	80004224 - Richard	12/1/2025	12-2025	1,484.00
vou-pwb - Voucher Operating	21086	80004236 - Ngo	12/1/2025	12-2025	1,047.00
vou-pwb - Voucher Operating	21087	80004241 - Alcala	12/1/2025	12-2025	209.00
vou-pwb - Voucher Operating	21088	80004242 - Golden Opportunity No. 28 LP	12/1/2025	12-2025	5,269.00
vou-pwb - Voucher Operating	21089	80004243 - Golden Opportunity No.14 LP	12/1/2025	12-2025	1,321.00
vou-pwb - Voucher Operating	21090	80004245 - Powell	12/1/2025	12-2025	1,355.00
vou-pwb - Voucher Operating	21091	80004251 - BBK & BZT LLC	12/1/2025	12-2025	1,226.00
vou-pwb - Voucher Operating	21092	80004256 - Banducci & Associates	12/1/2025	12-2025	9,242.00

Payment Summary

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vou-pwb - Voucher Operating	21093	80004258 - Village Lane LLC	12/1/2025	12-2025	11,121.00
vou-pwb - Voucher Operating	21094	80004267 - Zabat	12/1/2025	12-2025	442.00
vou-pwb - Voucher Operating	21095	80004268 - Dumse	12/1/2025	12-2025	1,755.00
vou-pwb - Voucher Operating	21096	80004269 - Central Cal Management Inc	12/1/2025	12-2025	22,407.00
vou-pwb - Voucher Operating	21097	80004276 - Liberty One Real Estate	12/1/2025	12-2025	732.00
vou-pwb - Voucher Operating	21098	80004285 - Lyons	12/1/2025	12-2025	1,333.00
vou-pwb - Voucher Operating	21099	80004287 - Kern Property Management	12/1/2025	12-2025	1,719.00
vou-pwb - Voucher Operating	21100	80004289 - Hancock Investment Group LLC	12/1/2025	12-2025	1,717.00
vou-pwb - Voucher Operating	21101	80004299 - Hoa T. Tran Ngo	12/1/2025	12-2025	410.00
vou-pwb - Voucher Operating	21102	80004300 - Golden Opportunity Investments	12/1/2025	12-2025	3,832.00
vou-pwb - Voucher Operating	21103	80004312 - Eccleston & Associates, Inc	12/1/2025	12-2025	515.00
vou-pwb - Voucher Operating	21104	80004317 - Mendoza	12/1/2025	12-2025	702.00
vou-pwb - Voucher Operating	21105	80004320 - McDonald Rev Liv Trust	12/1/2025	12-2025	5,124.00
vou-pwb - Voucher Operating	21106	80004343 - Willis	12/1/2025	12-2025	1,004.00
vou-pwb - Voucher Operating	21107	80004345 - 900 Baker St LLC	12/1/2025	12-2025	11,081.00
vou-pwb - Voucher Operating	21108	80004347 - Caba Investment, LLC	12/1/2025	12-2025	484.00
vou-pwb - Voucher Operating	21109	80004348 - Frontier Real Estate services, Inc.	12/1/2025	12-2025	2,137.00
vou-pwb - Voucher Operating	21110	80004349 - Paz	12/1/2025	12-2025	5,270.00
vou-pwb - Voucher Operating	21111	80004351 - The John E. And Margaret A. Boydston Irrev	12/1/2025	12-2025	1,626.00
vou-pwb - Voucher Operating	21112	80004365 - Morales	12/1/2025	12-2025	722.00
vou-pwb - Voucher Operating	21113	80004366 - Fry	12/1/2025	12-2025	644.00
vou-pwb - Voucher Operating	21114	80004369 - Donayre	12/1/2025	12-2025	1,585.00
vou-pwb - Voucher Operating	21115	80004387 - Lomeli	12/1/2025	12-2025	1,519.00
vou-pwb - Voucher Operating	21116	80004394 - Sanchez Family Business Corp	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	21117	80004406 - Park Villa Apartments LLC	12/1/2025	12-2025	1,911.00
vou-pwb - Voucher Operating	21118	80004407 - Martini Jr	12/1/2025	12-2025	801.00
vou-pwb - Voucher Operating	21119	80004408 - Galovan	12/1/2025	12-2025	1,805.00
vou-pwb - Voucher Operating	21120	80004409 - Jimenez	12/1/2025	12-2025	804.00
vou-pwb - Voucher Operating	21121	80004410 - Bergeron	12/1/2025	12-2025	964.00
vou-pwb - Voucher Operating	21122	80004412 - Taylor Manor LLC	12/1/2025	12-2025	290.00
vou-pwb - Voucher Operating	21123	80004413 - Flores	12/1/2025	12-2025	1,420.00
vou-pwb - Voucher Operating	21124	80004419 - Cal World Village Lakeside LP	12/1/2025	12-2025	18,821.00
vou-pwb - Voucher Operating	21125	80004431 - Ideal Property Holdings LLC	12/1/2025	12-2025	8,671.00
vou-pwb - Voucher Operating	21126	80004434 - HACK - HKC	12/1/2025	12-2025	30,674.00
vou-pwb - Voucher Operating	21127	80004438 - Lau	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	21128	80004439 - Gutierrez	12/1/2025	12-2025	894.00
vou-pwb - Voucher Operating	21129	80004441 - Boosalis	12/1/2025	12-2025	900.00
vou-pwb - Voucher Operating	21130	80004443 - DHA Opportunity 1 LLC	12/1/2025	12-2025	3,118.00
vou-pwb - Voucher Operating	21131	80004445 - Martinez	12/1/2025	12-2025	850.00
vou-pwb - Voucher Operating	21132	80004449 - Rest Easy Properties LLC	12/1/2025	12-2025	1,008.00
vou-pwb - Voucher Operating	21133	80004450 - Martinez	12/1/2025	12-2025	695.00
vou-pwb - Voucher Operating	21134	80004454 - Orozco	12/1/2025	12-2025	1,457.00
vou-pwb - Voucher Operating	21135	80004457 - Sanchez	12/1/2025	12-2025	3,414.00
vou-pwb - Voucher Operating	21136	80004458 - Flower Street LLC	12/1/2025	12-2025	626.00
vou-pwb - Voucher Operating	21137	80004464 - Catalan	12/1/2025	12-2025	1,090.00
vou-pwb - Voucher Operating	21138	80004465 - Ross Family Trust	12/1/2025	12-2025	450.00
vou-pwb - Voucher Operating	21139	80004469 - Arguello	12/1/2025	12-2025	696.00
vou-pwb - Voucher Operating	21140	80004471 - Stine Road Holdings LLC	12/1/2025	12-2025	2,073.00
vou-pwb - Voucher Operating	21141	80004472 - Campos	12/1/2025	12-2025	1,546.00

Payment Summary

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vou-pwb - Voucher Operating	21142	80004475 - Byrnes	12/1/2025	12-2025	736.00
vou-pwb - Voucher Operating	21143	80004480 - Lake LP	12/1/2025	12-2025	432.00
vou-pwb - Voucher Operating	21144	80004485 - DGH Country Club Villas LLC	12/1/2025	12-2025	1,790.00
vou-pwb - Voucher Operating	21145	80004487 - Cornell Homes LLC	12/1/2025	12-2025	5,770.00
vou-pwb - Voucher Operating	21146	80004489 - Serrano	12/1/2025	12-2025	696.00
vou-pwb - Voucher Operating	21147	80004490 - Nava	12/1/2025	12-2025	694.00
vou-pwb - Voucher Operating	21148	80004493 - HACK- HKU	12/1/2025	12-2025	45,421.00
vou-pwb - Voucher Operating	21149	80004507 - BPM Real Estate	12/1/2025	12-2025	2,162.00
vou-pwb - Voucher Operating	21150	80004519 - MHMH Investment Group LLC	12/1/2025	12-2025	2,694.00
vou-pwb - Voucher Operating	21151	80004520 - Huggins	12/1/2025	12-2025	407.00
vou-pwb - Voucher Operating	21152	80004521 - McKenna	12/1/2025	12-2025	540.00
vou-pwb - Voucher Operating	21153	80004524 - All Property Management & Sales	12/1/2025	12-2025	708.00
vou-pwb - Voucher Operating	21154	80004528 - American Real Estate & Property Management	12/1/2025	12-2025	556,410.00
vou-pwb - Voucher Operating	21155	80004530 - McGhee	12/1/2025	12-2025	577.00
vou-pwb - Voucher Operating	21156	80004537 - Naji - W/O 12/2023 Reso 2572 See Accounti	12/1/2025	12-2025	694.00
vou-pwb - Voucher Operating	21157	80004542 - Guillen	12/1/2025	12-2025	1,135.00
vou-pwb - Voucher Operating	21158	80004543 - GEAHI GG LP	12/1/2025	12-2025	58,719.00
vou-pwb - Voucher Operating	21159	80004548 - Tolkmitt Trust	12/1/2025	12-2025	825.00
vou-pwb - Voucher Operating	21160	80004549 - Kenneth Ricks Properties	12/1/2025	12-2025	814.00
vou-pwb - Voucher Operating	21161	80004550 - Boyd	12/1/2025	12-2025	737.00
vou-pwb - Voucher Operating	21162	80004553 - HACK - INFILL	12/1/2025	12-2025	9,107.00
vou-pwb - Voucher Operating	21163	80004566 - Vermeer & Goedhart Dairy LLC	12/1/2025	12-2025	967.00
vou-pwb - Voucher Operating	21164	80004574 - BTS Holding LLC	12/1/2025	12-2025	684.00
vou-pwb - Voucher Operating	21165	80004575 - Kulwant Kaur	12/1/2025	12-2025	578.00
vou-pwb - Voucher Operating	21166	80004576 - Wyatt	12/1/2025	12-2025	1,748.00
vou-pwb - Voucher Operating	21167	80004577 - The Thomas W. Morreale Trust	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	21168	80004579 - Mosleh	12/1/2025	12-2025	679.00
vou-pwb - Voucher Operating	21169	80004581 - Goedhart	12/1/2025	12-2025	580.00
vou-pwb - Voucher Operating	21170	80004583 - Wilson Family Trust of 1981	12/1/2025	12-2025	263.00
vou-pwb - Voucher Operating	21171	80004584 - Secured Marketing Concepts	12/1/2025	12-2025	470.00
vou-pwb - Voucher Operating	21172	80004585 - Munoz Rodriguez	12/1/2025	12-2025	1,065.00
vou-pwb - Voucher Operating	21173	80004590 - Espindola	12/1/2025	12-2025	729.00
vou-pwb - Voucher Operating	21174	80004594 - 706 East 21ST LLC	12/1/2025	12-2025	12,845.00
vou-pwb - Voucher Operating	21175	80004600 - Barrientos	12/1/2025	12-2025	1,062.00
vou-pwb - Voucher Operating	21176	80004602 - HACK - REH	12/1/2025	12-2025	22,815.00
vou-pwb - Voucher Operating	21177	80004603 - Barbara L. Demeter	12/1/2025	12-2025	1,048.00
vou-pwb - Voucher Operating	21178	80004604 - 2224 Casa Real Investments LP	12/1/2025	12-2025	2,602.00
vou-pwb - Voucher Operating	21179	80004608 - Miranda Andrade	12/1/2025	12-2025	1,200.00
vou-pwb - Voucher Operating	21180	80004610 - MPSN Holdings No. 1 LP	12/1/2025	12-2025	7,580.00
vou-pwb - Voucher Operating	21181	80004612 - KIMBERLY ALEXANDER	12/1/2025	12-2025	1,400.00
vou-pwb - Voucher Operating	21182	80004614 - Godinez Hernandez	12/1/2025	12-2025	641.00
vou-pwb - Voucher Operating	21183	80004618 - Golden Opportunity No 17 LP	12/1/2025	12-2025	1,654.00
vou-pwb - Voucher Operating	21184	80004619 - Coschigano	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	21185	80004621 - Lifetime Holdings LLC	12/1/2025	12-2025	1,715.00
vou-pwb - Voucher Operating	21186	80004623 - HD Properties & Management LLC	12/1/2025	12-2025	599.00
vou-pwb - Voucher Operating	21187	80004627 - Casa Linda -OKC Ltd Partnership	12/1/2025	12-2025	1,440.00
vou-pwb - Voucher Operating	21188	80004628 - HARO, SAUL	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	21189	80004634 - Carbany Baker LLC	12/1/2025	12-2025	801.00
vou-pwb - Voucher Operating	21190	80004639 - Stine Country Apartments LLC	12/1/2025	12-2025	296.00

Payment Summary

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vou-pwb - Voucher Operating	21191	80004640 - ACMB Properties LLC	12/1/2025	12-2025	1,010.00
vou-pwb - Voucher Operating	21192	80004647 - Morales	12/1/2025	12-2025	1,335.00
vou-pwb - Voucher Operating	21193	80004649 - Aman & Nav Property LLC	12/1/2025	12-2025	1,111.00
vou-pwb - Voucher Operating	21194	80004650 - Ramos Guerra	12/1/2025	12-2025	921.00
vou-pwb - Voucher Operating	21195	80004653 - Golden Opportunity III Holdings LP	12/1/2025	12-2025	970.00
vou-pwb - Voucher Operating	21196	80004662 - Chin	12/1/2025	12-2025	918.00
vou-pwb - Voucher Operating	21197	80004663 - Pacific Valley Properties Inc	12/1/2025	12-2025	2,078.00
vou-pwb - Voucher Operating	21198	80004664 - Magana	12/1/2025	12-2025	1,317.00
vou-pwb - Voucher Operating	21199	80004665 - KEG Holdings LLC	12/1/2025	12-2025	2,783.00
vou-pwb - Voucher Operating	21200	80004667 - NB Opportunity LP	12/1/2025	12-2025	456.00
vou-pwb - Voucher Operating	21201	80004671 - John Adams	12/1/2025	12-2025	803.00
vou-pwb - Voucher Operating	21202	80004672 - Freedom Realty & Property Management	12/1/2025	12-2025	1,702.00
vou-pwb - Voucher Operating	21203	80004676 - Desert Oasis Apts LLC	12/1/2025	12-2025	2,295.00
vou-pwb - Voucher Operating	21204	80004677 - GSF Brookside Investor LP	12/1/2025	12-2025	279.00
vou-pwb - Voucher Operating	21205	80004683 - Carl Hurley Sheppard Jr.	12/1/2025	12-2025	1,372.00
vou-pwb - Voucher Operating	21206	80004684 - HACK - WSV	12/1/2025	12-2025	549.00
vou-pwb - Voucher Operating	21207	80004687 - Brijan Properties LLC	12/1/2025	12-2025	2,776.00
vou-pwb - Voucher Operating	21208	80004688 - Lenin Sanchez	12/1/2025	12-2025	896.00
vou-pwb - Voucher Operating	21209	80004689 - Sheena Matthews	12/1/2025	12-2025	966.00
vou-pwb - Voucher Operating	21210	80004692 - Ricardo F. Cardona	12/1/2025	12-2025	482.00
vou-pwb - Voucher Operating	21211	80004693 - Carlos Sanchez	12/1/2025	12-2025	819.00
vou-pwb - Voucher Operating	21212	80004694 - Rodney Bohannon	12/1/2025	12-2025	880.00
vou-pwb - Voucher Operating	21213	80004695 - Bak Santa Clarita Apts LP	12/1/2025	12-2025	2,039.00
vou-pwb - Voucher Operating	21214	80004696 - Omid Daragahi	12/1/2025	12-2025	720.00
vou-pwb - Voucher Operating	21215	80004697 - Giganova LP	12/1/2025	12-2025	2,411.00
vou-pwb - Voucher Operating	21216	80004698 - Anthony Chau	12/1/2025	12-2025	1,391.00
vou-pwb - Voucher Operating	21217	80004699 - Jorge Ramirez	12/1/2025	12-2025	596.00
vou-pwb - Voucher Operating	21218	80004700 - LAR3 LLC	12/1/2025	12-2025	875.00
vou-pwb - Voucher Operating	21219	80004701 - Springwood Court Apts LLC	12/1/2025	12-2025	43,627.00
vou-pwb - Voucher Operating	21220	80004711 - Elizabeth Crandell	12/1/2025	12-2025	1,450.00
vou-pwb - Voucher Operating	21221	80004717 - S & H Real Estate - 1701 Owen St, LLC	12/1/2025	12-2025	1,043.00
vou-pwb - Voucher Operating	21222	80004719 - Martha Samora	12/1/2025	12-2025	498.00
vou-pwb - Voucher Operating	21223	80004720 - Euan Wade	12/1/2025	12-2025	1,954.00
vou-pwb - Voucher Operating	21224	80004723 - J Venus	12/1/2025	12-2025	664.00
vou-pwb - Voucher Operating	21225	80004725 - Leonard S Walker	12/1/2025	12-2025	517.00
vou-pwb - Voucher Operating	21226	80004727 - YPO MAN, LLC	12/1/2025	12-2025	2,282.00
vou-pwb - Voucher Operating	21227	80004728 - Martha Gonzalez	12/1/2025	12-2025	1,485.00
vou-pwb - Voucher Operating	21228	80004735 - Sam Yin	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	21229	80004737 - Adalberto Trejo Romero	12/1/2025	12-2025	804.00
vou-pwb - Voucher Operating	21230	80004739 - Duane T. Rogers, Jr.	12/1/2025	12-2025	388.00
vou-pwb - Voucher Operating	21231	80004743 - Skyline Construction Services Inc	12/1/2025	12-2025	504.00
vou-pwb - Voucher Operating	21232	80004748 - Ruben M Gomez	12/1/2025	12-2025	1,133.00
vou-pwb - Voucher Operating	21233	80004749 - Tizoc Cruz Gonzalez	12/1/2025	12-2025	202.00
vou-pwb - Voucher Operating	21234	80004754 - Liliana Moras	12/1/2025	12-2025	831.00
vou-pwb - Voucher Operating	21235	80004756 - GON08 Properties LLC	12/1/2025	12-2025	4,085.00
vou-pwb - Voucher Operating	21236	80004757 - Mitchel Vander Wal	12/1/2025	12-2025	714.00
vou-pwb - Voucher Operating	21237	80004758 - Amrico K Sandhu	12/1/2025	12-2025	710.00
vou-pwb - Voucher Operating	21238	80004759 - Juan Hernandez	12/1/2025	12-2025	952.00
vou-pwb - Voucher Operating	21239	80004761 - Adrian Diniz	12/1/2025	12-2025	1,375.00

Payment Summary

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vou-pwb - Voucher Operating	21240	80004762 - Curtis L Cooper & Carmen J Copper	12/1/2025	12-2025	694.00
vou-pwb - Voucher Operating	21241	80004765 - Juan E Fernandez	12/1/2025	12-2025	1,588.00
vou-pwb - Voucher Operating	21242	80004768 - Teresa D Cedeno Casillas	12/1/2025	12-2025	1,651.00
vou-pwb - Voucher Operating	21243	80004772 - GEAHI 22nd Street Lofts LP	12/1/2025	12-2025	13,274.00
vou-pwb - Voucher Operating	21244	80004773 - GEAHI Pioneer Cottages LP	12/1/2025	12-2025	20,928.00
vou-pwb - Voucher Operating	21245	80004778 - Anthony Shelly	12/1/2025	12-2025	1,335.00
vou-pwb - Voucher Operating	21246	80004786 - Marlene Luther	12/1/2025	12-2025	2,839.00
vou-pwb - Voucher Operating	21247	80004787 - Park Meadows, LP	12/1/2025	12-2025	3,997.00
vou-pwb - Voucher Operating	21248	80004791 - Shadow Ridge Apts LLC	12/1/2025	12-2025	2,068.00
vou-pwb - Voucher Operating	21249	80004792 - 3701 Jewett LLC	12/1/2025	12-2025	781.00
vou-pwb - Voucher Operating	21250	80004795 - Self Help Communities 1, LLC	12/1/2025	12-2025	1,847.00
vou-pwb - Voucher Operating	21251	80004797 - Arturo Saldana	12/1/2025	12-2025	1,482.00
vou-pwb - Voucher Operating	21252	80004804 - Samuel Andrews	12/1/2025	12-2025	776.00
vou-pwb - Voucher Operating	21253	80004807 - Blakely Investment Group, LLC	12/1/2025	12-2025	2,307.00
vou-pwb - Voucher Operating	21254	80004810 - Martha L Acosta	12/1/2025	12-2025	1,355.00
vou-pwb - Voucher Operating	21255	80004816 - Oswell Apartment Homes LLC	12/1/2025	12-2025	2,366.00
vou-pwb - Voucher Operating	21256	80004817 - Anita Reed	12/1/2025	12-2025	975.00
vou-pwb - Voucher Operating	21257	80004818 - Dexter Crowder	12/1/2025	12-2025	1,385.00
vou-pwb - Voucher Operating	21258	80004820 - Eduardo Hernandez-Farias	12/1/2025	12-2025	755.00
vou-pwb - Voucher Operating	21259	80004824 - Eric Van Den Denk	12/1/2025	12-2025	4,787.00
vou-pwb - Voucher Operating	21260	80004826 - Nelly Lai	12/1/2025	12-2025	988.00
vou-pwb - Voucher Operating	21261	80004827 - Francisco Saludado	12/1/2025	12-2025	1,595.00
vou-pwb - Voucher Operating	21262	80004830 - VIG Properties LLC	12/1/2025	12-2025	741.00
vou-pwb - Voucher Operating	21263	80004832 - Orlando Major	12/1/2025	12-2025	635.00
vou-pwb - Voucher Operating	21264	80004833 - Juan Lopez	12/1/2025	12-2025	767.00
vou-pwb - Voucher Operating	21265	80004834 - CL Investors LP	12/1/2025	12-2025	2,815.00
vou-pwb - Voucher Operating	21266	80004835 - Aaron Rodriguez	12/1/2025	12-2025	779.00
vou-pwb - Voucher Operating	21267	80004839 - Patti Bruni	12/1/2025	12-2025	811.00
vou-pwb - Voucher Operating	21268	80004844 - Rental Housing Investments LLC	12/1/2025	12-2025	1,606.00
vou-pwb - Voucher Operating	21269	80004845 - Raul Moreno	12/1/2025	12-2025	1,371.00
vou-pwb - Voucher Operating	21270	80004846 - GEAHI - Parkside Apartments Delano LP	12/1/2025	12-2025	18,180.00
vou-pwb - Voucher Operating	21271	80004850 - Sunset 24 Inc	12/1/2025	12-2025	1,044.00
vou-pwb - Voucher Operating	21272	80004853 - Cobra 28 No. 6, LP	12/1/2025	12-2025	1,974.00
vou-pwb - Voucher Operating	21273	80004855 - Norma Diaz, Trustee - Diaz Family Irrevocabl	12/1/2025	12-2025	448.00
vou-pwb - Voucher Operating	21274	80004856 - Folake Oduntan	12/1/2025	12-2025	831.00
vou-pwb - Voucher Operating	21275	80004857 - Jose Sandoval Gonzalez	12/1/2025	12-2025	1,100.00
vou-pwb - Voucher Operating	21276	80004858 - ARB Enterprises Inc	12/1/2025	12-2025	660.00
vou-pwb - Voucher Operating	21277	80004866 - Life is Love	12/1/2025	12-2025	1,397.00
vou-pwb - Voucher Operating	21278	80004869 - JDP 3408 Ashe Rd. LLC	12/1/2025	12-2025	910.00
vou-pwb - Voucher Operating	21279	80004875 - GEAHI - Benton Park Cottages LP	12/1/2025	12-2025	10,820.00
vou-pwb - Voucher Operating	21280	80004877 - Jasmine O. Gama	12/1/2025	12-2025	2,114.00
vou-pwb - Voucher Operating	21281	80004878 - Michael Trihey	12/1/2025	12-2025	953.00
vou-pwb - Voucher Operating	21282	80004882 - LRS Realty & Management, Inc	12/1/2025	12-2025	786.00
vou-pwb - Voucher Operating	21283	80004885 - 1813 Pleasant Valley LLC	12/1/2025	12-2025	840.00
vou-pwb - Voucher Operating	21284	80004891 - Ruben Heredia	12/1/2025	12-2025	1,269.00
vou-pwb - Voucher Operating	21285	80004897 - Sulaiman Abdulmalek	12/1/2025	12-2025	1,067.00
vou-pwb - Voucher Operating	21286	80004900 - NOR Valley LLC	12/1/2025	12-2025	9,079.00
vou-pwb - Voucher Operating	21287	80004901 - Mojave Valley LLC	12/1/2025	12-2025	7,742.00
vou-pwb - Voucher Operating	21288	80004902 - Arvin Valley LLC	12/1/2025	12-2025	10,345.00

Payment Summary

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vou-pwb - Voucher Operating	21289	80004904 - GEahi Glenwood Street Apartments	12/1/2025	12-2025	3,381.00
vou-pwb - Voucher Operating	21290	80004905 - MP Opportunity Partners I LP	12/1/2025	12-2025	585.00
vou-pwb - Voucher Operating	21291	80004910 - William Lamberton	12/1/2025	12-2025	692.00
vou-pwb - Voucher Operating	21292	80004912 - Horace Ng	12/1/2025	12-2025	1,310.00
vou-pwb - Voucher Operating	21293	80004913 - Jose Mendoza	12/1/2025	12-2025	662.00
vou-pwb - Voucher Operating	21294	80004914 - Christian Proctor	12/1/2025	12-2025	1,575.00
vou-pwb - Voucher Operating	21295	80004918 - May	12/1/2025	12-2025	606.00
vou-pwb - Voucher Operating	21296	80004919 - Abbas	12/1/2025	12-2025	1,462.00
vou-pwb - Voucher Operating	21297	80004922 - Bello Rosas	12/1/2025	12-2025	957.00
vou-pwb - Voucher Operating	21298	80004923 - Cenia Marin	12/1/2025	12-2025	1,568.00
vou-pwb - Voucher Operating	21299	80004926 - American Novelty LLC	12/1/2025	12-2025	581.00
vou-pwb - Voucher Operating	21300	80004927 - Martin Suarez	12/1/2025	12-2025	1,142.00
vou-pwb - Voucher Operating	21301	80004929 - Beyond Reach LLC	12/1/2025	12-2025	1,937.00
vou-pwb - Voucher Operating	21302	80004932 - Jerrilynn Shiver	12/1/2025	12-2025	691.00
vou-pwb - Voucher Operating	21303	80004941 - Summerset Estates LLC	12/1/2025	12-2025	1,595.00
vou-pwb - Voucher Operating	21304	80004943 - Summerview Estates LLC	12/1/2025	12-2025	180.00
vou-pwb - Voucher Operating	21305	80004945 - GEahi II - Stephens Drive Cottages	12/1/2025	12-2025	362.00
vou-pwb - Voucher Operating	21306	80004946 - Sarai Narinder	12/1/2025	12-2025	1,128.00
vou-pwb - Voucher Operating	21307	80004947 - Time Trial Investments	12/1/2025	12-2025	709.00
vou-pwb - Voucher Operating	21308	80004948 - Ricardo Mazariegos	12/1/2025	12-2025	990.00
vou-pwb - Voucher Operating	21309	80004950 - Chris Desborough	12/1/2025	12-2025	3,901.00
vou-pwb - Voucher Operating	21310	80004951 - Daniel Stith	12/1/2025	12-2025	594.00
vou-pwb - Voucher Operating	21311	80004956 - Jose Alberto Davila	12/1/2025	12-2025	1,050.00
vou-pwb - Voucher Operating	21312	80004960 - Gladys E. Hernandez	12/1/2025	12-2025	730.00
vou-pwb - Voucher Operating	21313	80004961 - Sixth and Union, LLC	12/1/2025	12-2025	444.00
vou-pwb - Voucher Operating	21314	80004963 - Luis Salinas	12/1/2025	12-2025	1,126.00
vou-pwb - Voucher Operating	21315	80004964 - Antonio A. Fernandez	12/1/2025	12-2025	527.00
vou-pwb - Voucher Operating	21316	80004965 - Cornell Mitchell	12/1/2025	12-2025	1,526.00
vou-pwb - Voucher Operating	21317	80004966 - Starlite MGMT-IV LP	12/1/2025	12-2025	1,037.00
vou-pwb - Voucher Operating	21318	80004967 - Mia Lankford	12/1/2025	12-2025	1,203.00
vou-pwb - Voucher Operating	21319	80004968 - Charles B. Garrison	12/1/2025	12-2025	780.00
vou-pwb - Voucher Operating	21320	80004970 - RZRG Partners, LLC	12/1/2025	12-2025	1,033.00
vou-pwb - Voucher Operating	21321	80004971 - Ann Arbor Four, LLC	12/1/2025	12-2025	521.00
vou-pwb - Voucher Operating	21322	80004972 - PBA Homes LLC	12/1/2025	12-2025	1,070.00
vou-pwb - Voucher Operating	21323	80004975 - Tamara Arthun	12/1/2025	12-2025	749.00
vou-pwb - Voucher Operating	21324	80004976 - Osaka Realty & Property Management LLC	12/1/2025	12-2025	1,070.00
vou-pwb - Voucher Operating	21325	80004978 - HACK - Delano RAD LP	12/1/2025	12-2025	80,638.00
vou-pwb - Voucher Operating	21326	80004979 - HACK - Adelante Vista RAD	12/1/2025	12-2025	120,186.00
vou-pwb - Voucher Operating	21327	80004982 - College Park Housing Authority	12/1/2025	12-2025	2,153.14
vou-pwb - Voucher Operating	21328	80004984 - Ayman Mohamed	12/1/2025	12-2025	1,226.00
vou-pwb - Voucher Operating	21329	80004987 - Jonathan J. Galindo	12/1/2025	12-2025	612.00
vou-pwb - Voucher Operating	21330	80004988 - Performance Property Advisors, Inc.	12/1/2025	12-2025	6,317.00
vou-pwb - Voucher Operating	21331	80004995 - 5809 Sunland Avenue LLC	12/1/2025	12-2025	1,780.00
vou-pwb - Voucher Operating	21332	80004998 - Marie R. Wiggins	12/1/2025	12-2025	679.00
vou-pwb - Voucher Operating	21333	80004999 - Jorge A. Rodriguez	12/1/2025	12-2025	1,536.00
vou-pwb - Voucher Operating	21334	80005007 - The Gibbons Family, LLC	12/1/2025	12-2025	414.00
vou-pwb - Voucher Operating	21335	80005009 - Ridge Apartments LP	12/1/2025	12-2025	2,028.00
vou-pwb - Voucher Operating	21336	80005012 - Covenant Community Services Inc	12/1/2025	12-2025	10,969.00
vou-pwb - Voucher Operating	21337	80005016 - Maria L. Martinez Mejia	12/1/2025	12-2025	920.00

Payment Summary

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vou-pwb - Voucher Operating	21338	80005017 - Debra A Pena	12/1/2025	12-2025	1,856.00
vou-pwb - Voucher Operating	21339	80005018 - Jose L Flores	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	21340	80005020 - Vahe Warkes Amirian	12/1/2025	12-2025	880.00
vou-pwb - Voucher Operating	21341	80005024 - Roberto Barajas	12/1/2025	12-2025	409.00
vou-pwb - Voucher Operating	21342	80005026 - Community Property & Investments Inc	12/1/2025	12-2025	2,646.00
vou-pwb - Voucher Operating	21343	80005028 - Coventry Estates LP	12/1/2025	12-2025	10,605.00
vou-pwb - Voucher Operating	21344	80005035 - Mohammad Zohaib Akmal	12/1/2025	12-2025	869.00
vou-pwb - Voucher Operating	21345	80005038 - Rudi Rudianto	12/1/2025	12-2025	2,670.00
vou-pwb - Voucher Operating	21346	80005039 - Kern Housing XIV-6th Street Apts.	12/1/2025	12-2025	22,521.00
vou-pwb - Voucher Operating	21347	80005042 - Carlos Martinez Barrera	12/1/2025	12-2025	646.00
vou-pwb - Voucher Operating	21348	80005043 - Esther N Nguessan	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	21349	80005046 - HACK - PARK REAL	12/1/2025	12-2025	11,460.00
vou-pwb - Voucher Operating	21350	80005049 - Soledad Benavides	12/1/2025	12-2025	1,443.00
vou-pwb - Voucher Operating	21351	80005052 - El Elefante LLC	12/1/2025	12-2025	3,097.00
vou-pwb - Voucher Operating	21352	80005053 - HACK - College Heights	12/1/2025	12-2025	22,006.00
vou-pwb - Voucher Operating	21353	80005054 - Tammy Brown	12/1/2025	12-2025	753.00
vou-pwb - Voucher Operating	21354	80005055 - Sneha Consulting LLC	12/1/2025	12-2025	1,376.00
vou-pwb - Voucher Operating	21355	80005056 - East Berbice LLC	12/1/2025	12-2025	755.00
vou-pwb - Voucher Operating	21356	80005057 - T&H Properties LLC	12/1/2025	12-2025	2,663.00
vou-pwb - Voucher Operating	21357	80005059 - Ridgecrest Family Associates	12/1/2025	12-2025	2,141.00
vou-pwb - Voucher Operating	21358	80005068 - James M Hart	12/1/2025	12-2025	1,104.00
vou-pwb - Voucher Operating	21359	80005069 - Weknochem LLC	12/1/2025	12-2025	877.00
vou-pwb - Voucher Operating	21360	80005074 - Merland LLC	12/1/2025	12-2025	999.00
vou-pwb - Voucher Operating	21361	80005079 - Rosa S Otob	12/1/2025	12-2025	1,262.00
vou-pwb - Voucher Operating	21362	80005081 - Daniel Aldama	12/1/2025	12-2025	1,127.00
vou-pwb - Voucher Operating	21363	80005084 - Mikiaiah D Brown	12/1/2025	12-2025	1,089.00
vou-pwb - Voucher Operating	21364	80005085 - Jeffrey M Vetter	12/1/2025	12-2025	1,768.00
vou-pwb - Voucher Operating	21365	80005086 - Alberto Hernandez	12/1/2025	12-2025	2,004.00
vou-pwb - Voucher Operating	21366	80005088 - Marisa A Cirrioncine	12/1/2025	12-2025	721.00
vou-pwb - Voucher Operating	21367	80005090 - Acosta Investment Group LLC	12/1/2025	12-2025	1,716.00
vou-pwb - Voucher Operating	21368	80005091 - OG LLC	12/1/2025	12-2025	688.00
vou-pwb - Voucher Operating	21369	80005093 - Infinite Bff-Properties LLC	12/1/2025	12-2025	1,042.00
vou-pwb - Voucher Operating	21370	80005094 - Jasmine Kurian	12/1/2025	12-2025	379.00
vou-pwb - Voucher Operating	21371	80005095 - Michael Shane Bumgarner	12/1/2025	12-2025	899.00
vou-pwb - Voucher Operating	21372	80005096 - Edgar Karavardanyan	12/1/2025	12-2025	685.00
vou-pwb - Voucher Operating	21373	80005097 - CRET OC INC	12/1/2025	12-2025	1,436.00
vou-pwb - Voucher Operating	21374	80005099 - Patricia M Farris	12/1/2025	12-2025	685.00
vou-pwb - Voucher Operating	21375	80005102 - Sharday Mercedes Winchester	12/1/2025	12-2025	1,580.00
vou-pwb - Voucher Operating	21376	80005105 - Adriana Aguirre	12/1/2025	12-2025	667.00
vou-pwb - Voucher Operating	21377	80005111 - Group XII Properties LP	12/1/2025	12-2025	685.00
vou-pwb - Voucher Operating	21378	80005112 - Sumner 17 LP	12/1/2025	12-2025	598.00
vou-pwb - Voucher Operating	21379	80005113 - Chester Apartment Homes LLC	12/1/2025	12-2025	1,116.00
vou-pwb - Voucher Operating	21380	80005114 - Charles F Graham	12/1/2025	12-2025	851.00
vou-pwb - Voucher Operating	21381	80005115 - Lily Liang-Fong	12/1/2025	12-2025	925.00
vou-pwb - Voucher Operating	21382	80005116 - Miles LLC	12/1/2025	12-2025	758.00
vou-pwb - Voucher Operating	21383	80005120 - The Carlene Watson Revocable Living Trust	12/1/2025	12-2025	401.00
vou-pwb - Voucher Operating	21384	80005121 - Delores Louise Kreutzer Living Trust	12/1/2025	12-2025	1,677.00
vou-pwb - Voucher Operating	21385	80005122 - Schalonda Bell Lowe	12/1/2025	12-2025	859.00
vou-pwb - Voucher Operating	21386	80005123 - Jearlene Walker	12/1/2025	12-2025	1,143.00

Payment Summary

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vou-pwb - Voucher Operating	21387	80005125 - Romanini Investments LLC	12/1/2025	12-2025	1,399.00
vou-pwb - Voucher Operating	21388	80005126 - Claudine Maryse Trabuc	12/1/2025	12-2025	1,366.00
vou-pwb - Voucher Operating	21389	80005132 - Raymond Espinoza	12/1/2025	12-2025	2,297.00
vou-pwb - Voucher Operating	21390	80005136 - Isela Cruz	12/1/2025	12-2025	839.00
vou-pwb - Voucher Operating	21391	80005139 - HACK - Oak St	12/1/2025	12-2025	4,834.00
vou-pwb - Voucher Operating	21392	80005141 - Bryan Eric-Anthony Rumbo	12/1/2025	12-2025	1,438.00
vou-pwb - Voucher Operating	21393	80005142 - Fatima Tominaga Khan	12/1/2025	12-2025	1,009.00
vou-pwb - Voucher Operating	21394	80005143 - ONC Investments LLC	12/1/2025	12-2025	729.00
vou-pwb - Voucher Operating	21395	80005145 - Craig R Miller	12/1/2025	12-2025	969.00
vou-pwb - Voucher Operating	21396	80005146 - Lucia Reed	12/1/2025	12-2025	692.00
vou-pwb - Voucher Operating	21397	80005148 - Presidential Real Estate Inc	12/1/2025	12-2025	1,428.00
vou-pwb - Voucher Operating	21398	80005149 - Elite Social Property Management Inc	12/1/2025	12-2025	5,434.00
vou-pwb - Voucher Operating	21399	80005155 - Olivia Abundis	12/1/2025	12-2025	1,637.00
vou-pwb - Voucher Operating	21400	80005160 - Vicente Reyna Hipolito	12/1/2025	12-2025	568.00
vou-pwb - Voucher Operating	21401	80005162 - Golden Bee Valley Inc	12/1/2025	12-2025	2,908.00
vou-pwb - Voucher Operating	21402	80005167 - Willie James Harris II	12/1/2025	12-2025	899.00
vou-pwb - Voucher Operating	21403	80005169 - Geraldine Schultz	12/1/2025	12-2025	1,746.00
vou-pwb - Voucher Operating	21404	80005170 - Johnny C Miller	12/1/2025	12-2025	448.00
vou-pwb - Voucher Operating	21405	80005173 - Myrna Lynn Woods	12/1/2025	12-2025	1,295.00
vou-pwb - Voucher Operating	21406	80005175 - Roberts Lane Apartments LLC	12/1/2025	12-2025	4,311.00
vou-pwb - Voucher Operating	21407	80005176 - Vincent Oragwam	12/1/2025	12-2025	629.00
vou-pwb - Voucher Operating	21408	80005180 - Darcy P Foster	12/1/2025	12-2025	510.00
vou-pwb - Voucher Operating	21409	80005182 - Moghul Properties LLC	12/1/2025	12-2025	696.00
vou-pwb - Voucher Operating	21410	80005183 - P And T Holdings LLC	12/1/2025	12-2025	1,495.00
vou-pwb - Voucher Operating	21411	80005187 - Richard G Pitman Jr RVOC TR	12/1/2025	12-2025	7,085.00
vou-pwb - Voucher Operating	21412	80005190 - Southern California Real Estate Mgmt, Inc	12/1/2025	12-2025	538.00
vou-pwb - Voucher Operating	21413	80005194 - Building Investments and Commercial Ent In	12/1/2025	12-2025	490.00
vou-pwb - Voucher Operating	21414	80005195 - Santiago Almaguer	12/1/2025	12-2025	847.00
vou-pwb - Voucher Operating	21415	80005196 - Dana Real Estate & Investments	12/1/2025	12-2025	820.00
vou-pwb - Voucher Operating	21416	80005197 - Karin E Munoz	12/1/2025	12-2025	866.00
vou-pwb - Voucher Operating	21417	80005200 - Javier Ramos Gonzalez	12/1/2025	12-2025	1,094.00
vou-pwb - Voucher Operating	21418	80005201 - 2601 Real Rd LP	12/1/2025	12-2025	3,855.00
vou-pwb - Voucher Operating	21419	80005202 - Maria Dolores Hernandez	12/1/2025	12-2025	677.00
vou-pwb - Voucher Operating	21420	80005204 - VRH-931Monterey-93305 LLC	12/1/2025	12-2025	1,240.00
vou-pwb - Voucher Operating	21421	80005206 - Rosalie G Jimenez	12/1/2025	12-2025	1,643.00
vou-pwb - Voucher Operating	21422	80005207 - Planet Boron LLC	12/1/2025	12-2025	970.00
vou-pwb - Voucher Operating	21423	80005212 - Zot Zot Capital LLC	12/1/2025	12-2025	4,313.00
vou-pwb - Voucher Operating	21424	80005213 - Nitin Khanna	12/1/2025	12-2025	1,727.00
vou-pwb - Voucher Operating	21425	80005216 - Aliahra Investments	12/1/2025	12-2025	1,161.00
vou-pwb - Voucher Operating	21426	80005217 - Robert De Los Santos	12/1/2025	12-2025	1,548.00
vou-pwb - Voucher Operating	21427	80005218 - Bellafonte Investment LLC	12/1/2025	12-2025	998.00
vou-pwb - Voucher Operating	21428	80005221 - Innovative Real Estate Investments LLC	12/1/2025	12-2025	1,325.00
vou-pwb - Voucher Operating	21429	80005222 - Kevin Norvel Jefferson	12/1/2025	12-2025	930.00
vou-pwb - Voucher Operating	21430	80005228 - SMIG Investments	12/1/2025	12-2025	526.00
vou-pwb - Voucher Operating	21431	80005230 - HACK - Renaissance At Baker LP	12/1/2025	12-2025	43,554.00
vou-pwb - Voucher Operating	21432	80005232 - Samuel Martinez Saucedo	12/1/2025	12-2025	1,875.00
vou-pwb - Voucher Operating	21433	80005234 - Varo-Real Investments Inc	12/1/2025	12-2025	1,281.00
vou-pwb - Voucher Operating	21434	80005237 - GEACHI - Oregon St	12/1/2025	12-2025	6,599.00
vou-pwb - Voucher Operating	21435	80005239 - Paula Marroquin	12/1/2025	12-2025	471.00

Payment Summary

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vou-pwb - Voucher Operating	21436	80005240 - Rockefeller Assests Inc	12/1/2025	12-2025	730.00
vou-pwb - Voucher Operating	21437	80005241 - Bumgarner 401K Plan	12/1/2025	12-2025	351.00
vou-pwb - Voucher Operating	21438	80005242 - Quiz Holdings LLC	12/1/2025	12-2025	759.00
vou-pwb - Voucher Operating	21439	80005245 - Valley Harmony Properties 3756 LLC	12/1/2025	12-2025	1,500.00
vou-pwb - Voucher Operating	21440	80005248 - Lucky Jade Capital LLC	12/1/2025	12-2025	656.00
vou-pwb - Voucher Operating	21441	80005249 - Olurotimi Gabriel Awoleke	12/1/2025	12-2025	750.00
vou-pwb - Voucher Operating	21442	80005251 - GEAHI - Arvin RAD LLC	12/1/2025	12-2025	74,939.00
vou-pwb - Voucher Operating	21443	80005252 - GEAHI - Niles LLC	12/1/2025	12-2025	36,048.00
vou-pwb - Voucher Operating	21444	80005253 - Edgar Benitez	12/1/2025	12-2025	765.00
vou-pwb - Voucher Operating	21445	80005255 - Janet McTeer	12/1/2025	12-2025	669.00
vou-pwb - Voucher Operating	21446	80005256 - Debra Caryl Smith	12/1/2025	12-2025	839.00
vou-pwb - Voucher Operating	21447	80005257 - David Eugene Powell	12/1/2025	12-2025	345.00
vou-pwb - Voucher Operating	21448	80005258 - Dinh T Nguyen	12/1/2025	12-2025	885.00
vou-pwb - Voucher Operating	21449	80005260 - MV & Associates	12/1/2025	12-2025	2,265.00
vou-pwb - Voucher Operating	21450	80005263 - Ana L Bulux Cua	12/1/2025	12-2025	748.00
vou-pwb - Voucher Operating	21451	80005264 - Marsha L Reagins	12/1/2025	12-2025	446.00
vou-pwb - Voucher Operating	21452	80005267 - 4808 Hahn Ave LLC	12/1/2025	12-2025	835.00
vou-pwb - Voucher Operating	21453	80005268 - Schulman Industries LLC	12/1/2025	12-2025	8,750.00
vou-pwb - Voucher Operating	21454	80005270 - Mary-Lou Flores	12/1/2025	12-2025	1,400.00
vou-pwb - Voucher Operating	21455	80005271 - Juana Maldonado Pineda	12/1/2025	12-2025	3,283.00
vou-pwb - Voucher Operating	21456	80005272 - Francisco Madriz-Ruelas	12/1/2025	12-2025	801.00
vou-pwb - Voucher Operating	21457	80005276 - Gerardo Padilla Villa	12/1/2025	12-2025	998.00
vou-pwb - Voucher Operating	21458	80005277 - Nina Place Apartments LP	12/1/2025	12-2025	691.00
vou-pwb - Voucher Operating	21459	80005278 - La Amistad Apartments LP	12/1/2025	12-2025	964.00
vou-pwb - Voucher Operating	21460	80005279 - Poso Place Senior Apartments LP	12/1/2025	12-2025	932.00
vou-pwb - Voucher Operating	21461	80005282 - Moiz Lakdawala	12/1/2025	12-2025	1,375.00
vou-pwb - Voucher Operating	21462	80005283 - Park Palace Two Apts LP	12/1/2025	12-2025	1,532.00
vou-pwb - Voucher Operating	21463	80005284 - Carla Angelica Sutton	12/1/2025	12-2025	283.00
vou-pwb - Voucher Operating	21464	80005285 - Park Palace One Apts LP	12/1/2025	12-2025	3,117.00
vou-pwb - Voucher Operating	21465	80005286 - J Michael Freeman	12/1/2025	12-2025	1,751.00
vou-pwb - Voucher Operating	21466	80005287 - FYI Group LLC	12/1/2025	12-2025	2,431.00
vou-pwb - Voucher Operating	21467	80005288 - Marta D Ruiz	12/1/2025	12-2025	1,073.00
vou-pwb - Voucher Operating	21468	80005292 - Juan Lopez	12/1/2025	12-2025	1,635.00
vou-pwb - Voucher Operating	21469	80005294 - Jess Salsman	12/1/2025	12-2025	3,566.00
vou-pwb - Voucher Operating	21470	80005295 - GSF Country Club Investors	12/1/2025	12-2025	692.00
vou-pwb - Voucher Operating	21471	80005297 - Patricia Moon	12/1/2025	12-2025	483.00
vou-pwb - Voucher Operating	21472	80005298 - Takeshi Ozaki	12/1/2025	12-2025	1,235.00
vou-pwb - Voucher Operating	21473	80005305 - Mary Morrow DBA RAMA3, LLC	12/1/2025	12-2025	1,028.00
vou-pwb - Voucher Operating	21474	80005307 - HACK - Milagro de Valle RAD	12/1/2025	12-2025	35,034.00
vou-pwb - Voucher Operating	21475	80005308 - HACK - Maganda Park RAD	12/1/2025	12-2025	24,459.00
vou-pwb - Voucher Operating	21476	80005309 - ITDRP LLC	12/1/2025	12-2025	1,664.00
vou-pwb - Voucher Operating	21477	80005312 - CVPA Management	12/1/2025	12-2025	10,589.00
vou-pwb - Voucher Operating	21478	80005313 - HACK - Douglas Place Apts	12/1/2025	12-2025	685.00
vou-pwb - Voucher Operating	21479	80005315 - Capex Property Management	12/1/2025	12-2025	5,752.00
vou-pwb - Voucher Operating	21480	80005317 - GEAHI - Letzring RAD LLC	12/1/2025	12-2025	111,254.00
vou-pwb - Voucher Operating	21481	80005318 - HACK - Elevate/CityServe	12/1/2025	12-2025	40,678.00
vou-pwb - Voucher Operating	21482	80005322 - Teal Townhomes LLC	12/1/2025	12-2025	2,915.00
vou-pwb - Voucher Operating	21483	80005323 - Sheila Sheree Loera	12/1/2025	12-2025	688.00
vou-pwb - Voucher Operating	21484	80005325 - Henrik Razmik Alaverdyan	12/1/2025	12-2025	3,645.00

Payment Summary

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vou-pwb - Voucher Operating	21485	80005330 - Deadra Marie Dellinger	12/1/2025	12-2025	1,075.00
vou-pwb - Voucher Operating	21486	80005337 - Almond C LLC	12/1/2025	12-2025	792.00
vou-pwb - Voucher Operating	21487	80005338 - MAQAM Properties	12/1/2025	12-2025	552.00
vou-pwb - Voucher Operating	21488	80005342 - VRH-729LST-93304 LLC	12/1/2025	12-2025	1,523.00
vou-pwb - Voucher Operating	21489	80005348 - Lockhart Investments dba RPM Bakersfield	12/1/2025	12-2025	11,724.00
vou-pwb - Voucher Operating	21490	80005349 - HD Investment 3 LLC	12/1/2025	12-2025	1,050.00
vou-pwb - Voucher Operating	21491	80005350 - Sherwood Avenue Family Apartments LP	12/1/2025	12-2025	2,117.00
vou-pwb - Voucher Operating	21492	80005353 - Country Club Vista Apartments LLC	12/1/2025	12-2025	1,192.00
vou-pwb - Voucher Operating	21493	80005356 - Erik D Lopez	12/1/2025	12-2025	935.00
vou-pwb - Voucher Operating	21494	80005358 - SNG Investments LLC	12/1/2025	12-2025	2,146.00
vou-pwb - Voucher Operating	21495	80005359 - Filemon Francisco Lopez Mateo	12/1/2025	12-2025	2,160.00
vou-pwb - Voucher Operating	21496	80005360 - Robert J Leone	12/1/2025	12-2025	509.00
vou-pwb - Voucher Operating	21497	80005361 - Antal Enterprises Inc	12/1/2025	12-2025	2,520.00
vou-pwb - Voucher Operating	21498	80005363 - Tyni Family Trust	12/1/2025	12-2025	958.00
vou-pwb - Voucher Operating	21499	80005367 - The Thomas & Patricia Keuhl Family Trust	12/1/2025	12-2025	900.00
vou-pwb - Voucher Operating	21500	80005369 - Renato Mendez	12/1/2025	12-2025	2,645.00
vou-pwb - Voucher Operating	21501	80005373 - SPSSM Investments - IV LP	12/1/2025	12-2025	510.00
vou-pwb - Voucher Operating	21502	80005392 - Fidel Cordero	12/1/2025	12-2025	628.00
vou-pwb - Voucher Operating	21503	80005398 - Elite Real Estate Group Inc	12/1/2025	12-2025	560.00
vou-pwb - Voucher Operating	21504	80005406 - Lorenzo Gama	12/1/2025	12-2025	5,708.00
vou-pwb - Voucher Operating	21505	80005409 - Gomez III Family Trust	12/1/2025	12-2025	998.00
vou-pwb - Voucher Operating	21506	80005134 - Vaughn Realty	12/1/2025	12-2025	3,777.00
vou-pwb - Voucher Operating	21507	80004242 - Golden Opportunity No. 28 LP	12/2/2025	12-2025	1,534.00
vou-pwb - Voucher Operating	21508	80005377 - Haley Housing LP	12/2/2025	12-2025	87,096.00
vou-pwb - Voucher Operating	21509	80005406 - Lorenzo Gama	12/2/2025	12-2025	7,168.00
vou-pwb - Voucher Operating	21510	80003866 - Carabajal	12/2/2025	12-2025	1,630.00
vou-pwb - Voucher Operating	21511	80005148 - Presidential Real Estate Inc	12/8/2025	12-2025	2,250.00
vou-pwb - Voucher Operating	21512	80005328 - Garcia Investment Properties LLC	12/9/2025	12-2025	2,288.00
vou-pwb - Voucher Operating	21513	80002383 - Realty Management Services	12/11/2025	12-2025	7,222.00
vou-pwb - Voucher Operating	21514	80000444 - Nighbert Group	12/15/2025	12-2025	220.00
vou-pwb - Voucher Operating	21515	80000519 - MB Free LLC	12/15/2025	12-2025	3,074.00
vou-pwb - Voucher Operating	21516	80000523 - Cole	12/15/2025	12-2025	1,532.00
vou-pwb - Voucher Operating	21517	80000650 - Venters	12/15/2025	12-2025	699.00
vou-pwb - Voucher Operating	21518	80000653 - Lopez Housing LLC	12/15/2025	12-2025	691.00
vou-pwb - Voucher Operating	21519	80001762 - Orange County Housing Authority	12/15/2025	12-2025	28.00
vou-pwb - Voucher Operating	21520	80001808 - Zimmerman Real Estate Services Inc	12/15/2025	12-2025	4,359.00
vou-pwb - Voucher Operating	21521	80001922 - HACK Village Park Senior Apts LP	12/15/2025	12-2025	381.00
vou-pwb - Voucher Operating	21522	80002085 - Camellia PI LP	12/15/2025	12-2025	2,320.00
vou-pwb - Voucher Operating	21523	80002139 - G&H Rentals GP	12/15/2025	12-2025	627.00
vou-pwb - Voucher Operating	21524	80002508 - Interstate 2010-1 LLC	12/15/2025	12-2025	1,700.00
vou-pwb - Voucher Operating	21525	80002836 - HACK - RWCT	12/15/2025	12-2025	14.00
vou-pwb - Voucher Operating	21526	80003356 - Ascend Property Management Inc	12/15/2025	12-2025	5,008.00
vou-pwb - Voucher Operating	21527	80003653 - Clemmer & Company Real Estate Services	12/15/2025	12-2025	23,883.00
vou-pwb - Voucher Operating	21528	80003763 - Midnight Spindrift LLC	12/15/2025	12-2025	30.00
vou-pwb - Voucher Operating	21529	80004242 - Golden Opportunity No. 28 LP	12/15/2025	12-2025	2,018.00
vou-pwb - Voucher Operating	21530	80004412 - Taylor Manor LLC	12/15/2025	12-2025	1,696.00
vou-pwb - Voucher Operating	21531	80004493 - HACK- HKU	12/15/2025	12-2025	2,628.00
vou-pwb - Voucher Operating	21532	80004528 - American Real Estate & Property Managemer	12/15/2025	12-2025	54.00
vou-pwb - Voucher Operating	21533	80004856 - Folake Oduntan	12/15/2025	12-2025	1,677.00

Payment Summary

Bank=vou-pwb AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=No Voids

vou-pwb - Voucher Operating	21534	80004900 - NOR Valley LLC	12/15/2025	12-2025	1,016.00
vou-pwb - Voucher Operating	21535	80004978 - HACK - Delano RAD LP	12/15/2025	12-2025	972.00
vou-pwb - Voucher Operating	21536	80004979 - HACK - Adelante Vista RAD	12/15/2025	12-2025	176.00
vou-pwb - Voucher Operating	21537	80004988 - Performance Property Advisors, Inc.	12/15/2025	12-2025	1,830.00
vou-pwb - Voucher Operating	21538	80005183 - P And T Holdings LLC	12/15/2025	12-2025	1,050.00
vou-pwb - Voucher Operating	21539	80005212 - Zot Zot Capital LLC	12/15/2025	12-2025	273.00
vou-pwb - Voucher Operating	21540	80005252 - GEAHI - Niles LLC	12/15/2025	12-2025	10,393.00
vou-pwb - Voucher Operating	21541	80005317 - GEAHI - Letzring RAD LLC	12/15/2025	12-2025	19,264.00
vou-pwb - Voucher Operating	21542	80005342 - VRH-729LST-93304 LLC	12/15/2025	12-2025	3,082.00
vou-pwb - Voucher Operating	21543	80005377 - Haley Housing LP	12/15/2025	12-2025	10,705.00
vou-pwb - Voucher Operating	21544	80005391 - BLT Apartments LLC	12/15/2025	12-2025	2,898.00
vou-pwb - Voucher Operating	21545	80005417 - Melvid Inc	12/15/2025	12-2025	1,414.00
vou-pwb - Voucher Operating	21546	80000518 - Clearview Real Estate	12/17/2025	12-2025	949.00
vou-pwb - Voucher Operating	21547	80002508 - Interstate 2010-1 LLC	12/17/2025	12-2025	1,711.00
vou-pwb - Voucher Operating	21548	80003653 - Clemmer & Company Real Estate Services	12/17/2025	12-2025	1,580.00
vou-pwb - Voucher Operating	21549	80003966 - FS FORTIETH ST LP	12/17/2025	12-2025	632.00
vou-pwb - Voucher Operating	21550	80004158 - Lockhart Investments	12/17/2025	12-2025	4,488.00
vou-pwb - Voucher Operating	21551	80004242 - Golden Opportunity No. 28 LP	12/17/2025	12-2025	1,390.00
vou-pwb - Voucher Operating	21552	80004457 - Sanchez	12/17/2025	12-2025	5,670.00
vou-pwb - Voucher Operating	21553	80004528 - American Real Estate & Property Management	12/17/2025	12-2025	1,042.00
vou-pwb - Voucher Operating	21554	80004671 - John Adams	12/17/2025	12-2025	803.00
vou-pwb - Voucher Operating	21555	80004875 - GEAHI - Benton Park Cottages LP	12/17/2025	12-2025	1,841.00
vou-pwb - Voucher Operating	21556	80005168 - Artisan Investment Holdings LLC	12/17/2025	12-2025	2,846.00
vou-pwb - Voucher Operating	21557	80005307 - HACK - Milagro de Valle RAD	12/17/2025	12-2025	13,896.00
vou-pwb - Voucher Operating	21558	80005383 - Johnny Lopez	12/17/2025	12-2025	949.00
vou-pwb - Voucher Operating	21559	80005426 - Estate of Tony Garcia	12/17/2025	12-2025	1,600.00
vou-pwb - Voucher Operating	21560	80000433 - Northwest Kern Investors	12/18/2025	12-2025	308.00
vou-pwb - Voucher Operating	21561	80001527 - 1140 Cottonwood Road LP	12/18/2025	12-2025	158.00
vou-pwb - Voucher Operating	21562	80003196 - HACK-ITF Old Town Kern LP	12/18/2025	12-2025	456.00
vou-pwb - Voucher Operating	21563	80003643 - Financial Fitness LLC	12/18/2025	12-2025	510.00
vou-pwb - Voucher Operating	21564	80003653 - Clemmer & Company Real Estate Services	12/18/2025	12-2025	4,621.00
vou-pwb - Voucher Operating	21565	80003908 - KAA Properties, LP	12/18/2025	12-2025	381.00
vou-pwb - Voucher Operating	21566	80004269 - Central Cal Management Inc	12/18/2025	12-2025	1,499.00
vou-pwb - Voucher Operating	21567	80004493 - HACK- HKU	12/18/2025	12-2025	378.00
vou-pwb - Voucher Operating	21568	80004528 - American Real Estate & Property Management	12/18/2025	12-2025	3,421.00
vou-pwb - Voucher Operating	21569	80004701 - Springwood Court Apts LLC	12/18/2025	12-2025	572.00
vou-pwb - Voucher Operating	21570	80004744 - Maya Property Management	12/18/2025	12-2025	229.00
vou-pwb - Voucher Operating	21571	80004882 - LRS Realty & Management, Inc	12/18/2025	12-2025	2,358.00
vou-pwb - Voucher Operating	21572	80004959 - Abed Baig Mirza	12/18/2025	12-2025	1,175.00
vou-pwb - Voucher Operating	21573	80005028 - Coventry Estates LP	12/18/2025	12-2025	918.00
vou-pwb - Voucher Operating	21574	80005307 - HACK - Milagro de Valle RAD	12/18/2025	12-2025	1,062.00
vou-pwb - Voucher Operating	21575	80005312 - CVPA Management	12/18/2025	12-2025	599.00
vou-pwb - Voucher Operating	21576	80005393 - A & M Perez LLC	12/18/2025	12-2025	1,899.00
vou-pwb - Voucher Operating	21577	80005403 - Christopher Chigozirim Akwaja	12/18/2025	12-2025	708.00
vou-pwb - Voucher Operating	21578	80005420 - M&M Real Estate Services Inc	12/18/2025	12-2025	256.00

4,151,568.24

Budget Comparison

Period = Jul 2025-Dec 2025

Book = Accrual ; Tree = ysi_bf

		YTD Actual	YTD Budget	Variance
3000-00-000	INCOME			
3100-00-000	TENANT INCOME			
3101-00-000	Rental Income			
3111-00-000	Tenant Rent	360,875.97	358,521.48	2,354.49
3112-01-000	Utility Reimb	-27,522.00	-30,014.04	2,492.04
3112-03-000	FSS Escrows (PH only)	4,250.28	0.00	4,250.28
3113-00-000	Less: Vacancies	0.00	-4,124.52	4,124.52
3114-00-000	Less: Concessions	-1,065.68	0.00	-1,065.68
3117-00-000	Less: Admin/Employee Unit	-472.80	0.00	-472.80
3119-00-000	Total Rental Income	336,065.77	324,382.92	11,682.85
3120-00-000	Other Tenant Income			
3120-02-000	Cleaning Fee	4,863.00	0.00	4,863.00
3120-03-000	Damages	21,572.71	0.00	21,572.71
3120-04-000	Late Charges	1,870.00	0.00	1,870.00
3120-09-000	Misc.Tenant Charges	1,408.37	0.00	1,408.37
3120-18-000	Recovery Past Tenants/WriteOffs (HA)	750.00	0.00	750.00
3129-00-000	Total Other Tenant Income	30,464.08	0.00	30,464.08
3199-00-000	NET TENANT INCOME	366,529.85	324,382.92	42,146.93
3401-00-000	HUD PHA Operating Grants/Subsidy	908,104.18	754,692.48	153,411.70
3999-00-000	TOTAL INCOME	1,274,634.03	1,079,075.40	195,558.63
4000-00-000	EXPENSES			
4100-00-000	ADMINISTRATIVE			
4100-99-000	Administrative Salaries			
4110-02-000	Admin Salaries Temp	2,387.06	5,550.00	3,162.94
4110-99-000	Total Administrative Salaries	2,387.06	5,550.00	3,162.94
4120-00-000	Compensated Absences	-3,904.99	499.98	4,404.97
4121-00-000	Management Fees	133,258.50	77,585.94	-55,672.56
4121-00-900	Management Fee (T/I REAC)	0.00	55,672.50	55,672.50
4122-00-000	Bookeeping Fees	10,125.00	10,125.00	0.00
4123-00-000	Asset Mgmt/Investor Fee	13,500.00	13,500.00	0.00
4130-00-000	Legal Expense	1,436.93	910.02	-526.91
4131-00-000	Total	154,415.44	158,293.44	3,878.00
4140-00-000	Staff Training	0.00	360.48	360.48
4140-00-001	Teambuilding Expenses	0.00	289.50	289.50
4150-00-000	Travel	0.00	3.54	3.54
4170-00-000	Audit Fees	21,000.01	12,658.50	-8,341.51
4180-00-000	Office Rent	2,275.50	2,730.48	454.98
4189-00-000	Total Other Admin Expenses	23,275.51	16,042.50	-7,233.01

		YTD Actual	YTD Budget	Variance
4190-01-000	Telephone	2,069.94	2,224.98	155.04
4190-02-000	Office Supplies	1,346.85	1,489.02	142.17
4190-04-000	Postage	749.95	1,098.54	348.59
4190-06-000	Dues/Fees	1,072.51	1,125.54	53.03
4190-07-000	Comp Software/Parts	7,012.81	1,284.48	-5,728.33
4190-08-000	Advertising	0.00	183.00	183.00
4190-09-000	Admin Sundry/Misc	131.60	3,142.02	3,010.42
4190-12-000	Public Relations	0.00	9.00	9.00
4190-13-000	Internet Service	1,725.30	2,242.92	517.62
4190-20-000	Bank Fees-Analysis	0.00	647.04	647.04
4190-40-000	Expenses - GEOGroupGrt	18.29	0.00	-18.29
4190-45-000	Water Hydrant Equip Fee	78.11	0.00	-78.11
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	194,283.37	193,332.48	-950.89
4210-00-000	Tenant Services Salaries	86,204.15	54,625.50	-31,578.65
4210-01-000	Tenant Svcs.	0.00	8,987.52	8,987.52
4210-02-000	RI Salaries	470.38	5,283.54	4,813.16
4210-18-000	In Kind Donations for Clients			
4220-08-000	RI Tenant Services	295.53	150.00	-145.53
4299-00-000	TOTAL TENANT SERVICES EXPENSES	295.53	150.00	-145.53
4300-00-000	UTILITIES			
4310-00-000	Water	80,566.02	70,961.52	-9,604.50
4320-00-000	Electricity	20,222.63	17,037.00	-3,185.63
4330-00-000	Gas	452.48	1,038.48	586.00
4390-00-000	Sewer	8,586.06	34,220.52	25,634.46
4399-00-000	TOTAL UTILITY EXPENSES	109,827.19	123,257.52	13,430.33
4410-00-000	Maintenance Salaries	119,746.24	78,967.98	-40,778.26
4410-01-000	Maintenance Labor	0.00	28,840.50	28,840.50
4410-03-000	Maintenance - Temporary Labor	0.00	3,000.00	3,000.00
4419-00-000	Total General Maint Expense	119,746.24	110,808.48	-8,937.76
4420-00-000	Materials			
4420-01-000	Supplies-Maintenance	38,527.16	67,169.52	28,642.36
4420-02-000	Supplies-Gas/Tires/AutoPts	2,419.76	6,862.98	4,443.22
4420-03-000	Supplies-Paint	1,303.98	3,908.52	2,604.54
4420-05-000	Supplies-Grounds	1,888.06	868.44	-1,019.62
4420-06-000	Supplies-Hskpg/Janitor/Clg	1,442.62	3,086.52	1,643.90
4420-07-000	Supplies-Small Tools	503.99	1,847.52	1,343.53
4420-10-000	Uniforms	0.00	341.52	341.52
4429-00-000	Total Materials	46,085.57	84,085.02	37,999.45
4430-00-000	Contract Costs			
4430-01-000	Contract-Garbage	46,648.82	47,857.98	1,209.16
4430-02-000	Contract-Elevator	1,555.96	3,205.02	1,649.06
4430-03-000	Contract-AutoMaint/Rpr	296.87	3,251.46	2,954.59
4430-04-000	Contract-PestControl	32,116.55	37,435.56	5,319.01
4430-05-000	Contract-Landscaping	20,656.56	10,667.46	-9,989.10
4430-06-000	Contract-CarpetClg	3,706.00	844.50	-2,861.50
4430-08-000	Landscaping Extra Chgs	0.00	3,596.52	3,596.52

		YTD Actual	YTD Budget	Variance
4430-09-000	Contract-EmpMileage	21.42	80.52	59.10
4430-10-000	Contract-OfficeEquipMaint	1,351.94	3,361.50	2,009.56
4430-11-000	Contract-Plumbing	21,897.52	11,448.54	-10,448.98
4430-12-000	Contract-MaintOther	9,740.93	8,901.96	-838.97
4430-13-000	Contract-HVAC	8,445.00	5,024.04	-3,420.96
4430-15-000	Contract-GateFees	11,611.70	10,018.02	-1,593.68
4430-17-000	Contract - FireSprinkler	1,709.00	0.00	-1,709.00
4430-21-000	Vehicle Maint Fees	489.64	64.50	-425.14
4430-22-000	Contract-IT Contracts	274.81	4,812.00	4,537.19
4439-00-000	Total Contract Costs	160,522.72	150,569.58	-9,953.14
4449-00-000	TOTAL MAINTENANCE EXPENSE	326,354.53	345,463.08	19,108.55
4450-00-000	PROTECTIVE SERVICES			
4460-00-000	Investigations Salaries	769.53	0.00	-769.53
4460-01-000	ProtSvcs	0.00	597.48	597.48
4470-02-000	Prot Svcs Supplies	0.00	697.98	697.98
4480-01-000	Alarm Contracts	54.42	607.44	553.02
4480-03-000	Alarm Charges	426.00	0.00	-426.00
4490-00-000	TOTAL PROTECTIVE SERVICES	1,249.95	1,902.90	652.95
4510-01-000	WorkersComp	17,963.18	12,009.00	-5,954.18
4510-02-000	E/O Insurance	7,248.74	22,633.00	15,384.26
4510-03-000	Auto Insurance	2,906.72	5,844.00	2,937.28
4510-06-000	Fire/Prop Insurance	84,638.52	93,488.00	8,849.48
4510-08-000	G/L Insurance	5,886.35	8,018.00	2,131.65
4510-11-000	Excess Liability Insurance	0.00	2,700.00	2,700.00
4510-13-000	Professionial Liability Ins-Investigations	196.13	147.48	-48.65
4510-99-000	TOTAL INSURANCE COSTS	118,839.64	144,839.48	25,999.84
4520-00-000	Pmts in Lieu of Taxes (LIPH)	22,623.86	4,021.50	-18,602.36
4540-01-000	Retirement	39,479.39	34,349.46	-5,129.93
4540-02-000	Medical	19,631.04	22,929.06	3,298.02
4540-03-000	FICA Expense	15,121.06	13,561.44	-1,559.62
4540-04-000	Dental	264.06	249.48	-14.58
4540-06-000	Vision	249.48	245.46	-4.02
4540-07-000	Life Insurance	423.32	114.48	-308.84
4540-09-000	Misc Benefits	114.72	1,294.50	1,179.78
4550-01-000	OPEB Liab Expense	0.00	3,009.00	3,009.00
4570-00-000	Bad Debt-Tenant Rents	43,413.57	17,800.02	-25,613.55
4599-00-000	TOTAL GENERAL EXPENSES	141,320.50	97,574.40	-43,746.10
4610-01-000	ExtraOrdin - Labor	27,325.77	0.00	-27,325.77
4610-03-000	ExtraOrdin Tree Trim/Removal	11,150.00	4,999.98	-6,150.02
4610-04-000	ExOrd Flooring Rep/Repl	18,597.20	16,716.00	-1,881.20
4610-06-000	ExtOrd Maint	42,049.23	13,999.98	-28,049.25
4610-07-000	ExOrd - Plumbing	950.00	0.00	-950.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	100,072.20	35,715.96	-64,356.24
4715-24-000	EHV Service Fee Expenses			
4716-00-000	BH Incentive Payments	21,030.00	0.00	-21,030.00
4718-00-000	FSS Escrow Payments	2,544.00	11,221.02	8,677.02

		YTD Actual	YTD Budget	Variance
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	23,574.00	11,221.02	-12,352.98
5000-00-000	NON-OPERATING ITEMS			
5210-00-000	Operating Transfers OUT	0.00	58,499.94	58,499.94
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	58,499.94	58,499.94
8000-00-000	TOTAL EXPENSES	1,102,491.44	1,080,853.34	-21,638.10
9000-00-000	NET INCOME	172,142.59	-1,777.94	-173,920.53



HOUSING AUTHORITY

OF THE COUNTY OF KERN

Creating brighter futures...one home, one family at a time

To: Stephen Pelz, Executive Director
From: Patty Fernandez, Personnel Director
Date: January 14, 2026
Re: Personnel Transactions

Recruitments

Accountant
Accounting Technician I
Housing Manager I
Housing Manager II
Housing Specialist I
Maintenance Technician I
Office Assistant III
Systems Administrator

New Hires

12/15/2025 – Brian Salcedo, Housing Manager II
12/15/2025 – Kahliyah Conerly, Site Assistant
12/15/2025 – Sandra Chiquito, Office Assistant I
12/22/2025 – Jessica Escalera, Office Assistant I
01/05/2026 – Diana Elliott, Finance Director
01/05/2026 – Angelica Nieto, Housing Manager I
01/05/2026 – Jasmin Cisneros, Housing Manager I
01/05/2026 – Sadie Hernandez, Office Assistant I
01/05/2026 – Cristobal Baeza, Office Assistant I

Re-Hire

01/12/2026- Bertha Perez, Housing Specialist I

Separating Employment

12/03/2025 – Irene Lopez, Housing Specialist I
12/04/2025 – Desirae Barreraz, Housing Manager I
12/09/2025 – Javier Flores, Maintenance Technician I
12/09/2025 – Christina Morales, Housing Manager I
12/09/2025 – Mayra Sepulveda, Office Assistant I
01/02/2026 – Armando Arrellano, Senior Accountant
01/02/2026 – Jeneva Saenz, Housing Manager I

Retired

12/26/2025 – Angel Figueroa, Housing Specialist II
12/30/2025 – Maria Corpuz, Housing Manager II
01/02/2026 – Jeannie Bishop, Accounting Technician II



On Leave

Robert Hurst

Yolanda Mireles

Rhonda Meza

Daniel Hardy

Felicia Lane

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Housing & Opportunity Foundation of Kern FY 2024/2025 Annual Report

Heather Kimmel, Assistant ED
SUBMITTED BY:

S. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: N/A

NARRATIVE:

The Housing and Opportunity Foundation of Kern (HOFK) has completed another successful year and maintained a stable financial position.

In summary:

Category	FY 2024	FY 2025
Cash	\$298,105	\$316,585
Investments	\$146,338	\$150,102
Accounts Receivable	\$1,066	\$2,229
In-Kind	\$148,479	\$179,778
Total Financial Assets	\$445,559	\$468,916

The goal is generally to maintain financial assets to meet five months of operating expenses (approximately \$109,000) to be held in reserves. Current financial assets available to meet general expenditures are \$289,138, which represents approximately thirteen months of operations. We will see this amount reduced this FY due to the community room rehab project currently underway.

The Foundation continued to grow services, activities, and community engagement during the last fiscal year. Some of the programs and services the Foundation was able to support included:

- College scholarships were presented to 25 recipients ranging from \$250 to \$2,000
- 104 families, vendors, and community members attended the annual Building Hope Conference where they learned about college access, credit building, and first-time homeownership.
- 1,817 families participated in financial literacy workshops to include Budgeting Classes, Credit Repair, First-Time Homebuyer, Resume Writing, and Interview Skill Building.
- Seniors received a total of 4,881 services such as social activities, food distribution, coffee socials, bingo, and art classes.
- 161 Children participated in youth programs including homework club, STEAM Competitions, Back-to-School Clothing and Backpack Drive.
- 15 Children received tablets to connect them to educational opportunities
- Jessica's Christmas helped with food and gifts to 250 families.

- Provided one Helping Hands grant to families preventing their utilities from being disconnected.
- Completed 6 community room rehab projects at various affordable housing developments managed by the Housing Authority.

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Authorization to Approve Revisions to Chapter Three of the Administrative Plan to Update Subsidy Standards Guidance & Definitions

Latrice Posey, Housing Administrator

SUBMITTED BY:

S. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Administrative Plan Chapter 3

NARRATIVE:

The revisions to the Subsidy Standards policy were necessary to ensure the agency's practices remain aligned with current federal requirements, reflect updated regulatory definitions, and provide clearer operational guidance for staff and program participants. Several key factors drove the need for updated verbiage.

The updated policy now:

- Distinguishes household members who may reside in the assisted unit, but are not part of the assisted family for subsidy determination.
- Ensures subsidy calculations, bedroom size determinations, and occupancy decisions are based on the correct regulatory definitions.
- Assigns the correct voucher bedroom size without overcrowding.

Below is a summary of the policies:

Recent regulatory guidance emphasizes the importance of accurately distinguishing between family composition and household membership for the purposes of determining subsidy size, eligibility, and occupancy standards. The previous policy language did not clearly differentiate these terms, which created potential inconsistencies in how staff applied the standards.

The Agency's subsidy standards and related definitions (e.g., family, foster child/foster adult) will align with updated 24 CFR 5.100, 5.403, and 5.603 definitions. HUD has required PHAs to implement certain HOTMA 102/104 provisions—including updated definitions and selected income exclusions.

Subsidy standards must be consistent with space requirements under HCV physical standards. At present, 24 CFR 982.401 references HUD's standards developed under 24 CFR 5.703; Agency will maintain alignment as HUD transitions voucher inspections to NSPIRE-V by the extended compliance deadline. We will also ensure subsidy standards support safe, habitable, and appropriately sized units.

We request approval to adopt these changes into the Administrative Plan as presented.

3A. SUBSIDY STANDARDS REQUIREMENTS

HACK establishes subsidy standards to determine the family unit size (voucher bedroom size) needed for families of varying sizes and compositions. These standards must provide for the smallest number of bedrooms needed to house a family without overcrowding, must be consistent with space requirements under HQS/NSPIRE inspection standards, and must be applied consistently to families of like size and composition.

Determining Family Unit Size (Voucher Bedroom Size)

HACK determines voucher bedroom size (family unit size) using the criteria below, consistent with HUD regulation.

- **Baseline Principle:** Standards must provide the smallest number of bedrooms needed to house the family without overcrowding and be consistent with inspection space requirements.
- **Counting Household Members:**
 - Every person in the assisted household is counted. A child temporarily away due to foster care placement is still considered a member for determining family unit size.
 - A pregnant woman with no other household members must be treated as a two-person family.
 - Any approved Live-in aide must be counted in determining family unit size.
- **Single-Person Households:** Unless a live-in aide is approved to reside with the family, the voucher size for a single-person household is or one-bedroom, as determined by HACK's standards.
- **Exceptions:** HACK may grant an exception to its established standards when justified by the age, sex, health, disability, relationship of family members, or other personal circumstances (including reasonable accommodations). For a single person who is not elderly/disabled or a remaining family member, the exception may not override the one-bedroom limitation above.

Baseline Voucher Bedroom Size Issuance Policy

This policy implements the requirements of 24 CFR 982.402, to provide the smallest number of bedrooms necessary without overcrowding and to apply standards consistently; it is not a HUD-prescribed table and may be adjusted by Board-approval, local conditions and unit availability.

HACK's baseline voucher bedroom size — applied consistently and subject to approved exceptions is:

Family Size	Voucher Bedroom Size (Family Unit Size)
1 – 2	1 BR
3 – 4	2 BR
5 – 6	3 BR
7 – 8	4 BR
9 – 10	5 BR

Selecting a Unit Larger or Smaller Than the Voucher Size

Families may lease units smaller or larger than the voucher bedroom size, subject to rent reasonableness and physical inspection standards. The payment standard used in the housing assistance payment (HAP) calculation is the lower of: (i) the payment standard for the family unit size on the voucher; or (ii) the payment standard for the actual dwelling unit size leased by the family.

- Monthly HAP Formula: The PHA pays the lower of (payment standard – total tenant payment) or (gross rent – total tenant payment).
- If HACK decreases the payment standard schedule during a family’s HAP term, HACK may choose not to reduce the payment standard used for that family as long as the family remains in the same unit; if HACK chooses to reduce, the initial reduction may not be applied earlier than two years following the effective date of the decrease and only after required notice.

Live-In Aides

A family that consists of one or more elderly, near-elderly, or disabled persons may request approval of a live-in aide to reside in the unit and provide necessary supportive services. HACK must approve a Live-in aide if needed as a reasonable accommodation.

- Screening / Disapproval: HACK may refuse or withdraw approval of a particular person as a live-in aide if the person commits fraud/bribery, drug-related or violent criminal activity, or owes rent/other amounts to HACK or another PHA in connection with Section 8 or public housing programs.
- Definition Alignment: “Live-in aide” and related family definitions shall conform to 24 CFR 5.403. A live-in aide may be a relative if all regulatory criteria are met; a live-in aide has no rights to the unit or voucher.
- Effect on Voucher Size: An approved Live-in aide is counted when determining family unit size under.

Special Situations

- Foster Care: A child temporarily placed in foster care remains a household member for voucher size determination.
- Pregnancy: A pregnant woman with no other persons is treated as a two-person family.
- Single Room Occupancy (SRO): HACK may assist single persons in SRO housing.

The payment standard is 75% of the zero-bedroom payment standard; the utility allowance is 75% of the zero-bedroom UA.

Requests to Add Household Members

Families must request HACK approval before adding any household member (including a live-in aide). HACK will determine eligibility and process changes according to HUD regulations, HACK policies, and reasonable accommodation requirements. For Live-in aides, HACK applies HUD regulations in 24 CFR 982.316 screening and approval standards.

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Authorization to Approve revisions to Exhibits B and K of the Personnel Policy to create **Supportive Housing Manager I and Supportive Housing Manager II, including Option II for Live On-Site positions**

Patty Fernandez, Personnel Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Job Description for Supportive Housing Manager I,
Supportive Housing Manager II and Classification Chart

NARRATIVE:

In alignment with our commitment to high-quality supportive housing services, we recognize the need to enhance the support and compensation of Housing Managers assigned to our Permanent Supportive Housing (PSH) Properties.

Our PSH sites serve residents with complex needs, including individuals exiting homelessness, persons with disabilities, and those requiring intensive case management and resident-centered supportive services. Housing Managers in these settings perform duties that extend beyond the scope of a traditional Housing Manager role.

The increased complexity and skill requirements at PSH properties and need to be competitive in recruiting have created a clear and ongoing need for a differentiated classification structure. Establishing new classifications will ensure these positions are properly defined, supported, and compensated in alignment with their responsibilities.

HOUSING AUTHORITY OF THE COUNTY OF KERN

Job Description

Job Title: Supportive Housing Manager I
Department: Housing Management
Reports To: Housing Coordinator
FLSA Status: Non-Exempt
Approved Date:

SUMMARY

The Supportive Housing Manager I is responsible for the operations of designated Permanent Supportive Housing (PSH) properties serving residents with more complex needs. This position ensures safe, stable, and well-managed housing environments through close coordination with onsite service providers, case managers, and behavioral-health partners. The Supportive Housing Manager I performs core property management functions while supporting residents' long-term housing stability through trauma-informed engagement, conflict resolution, and consistent adherence to program, regulatory, and funding requirements.

This is the entry-level classification in the Supportive Housing Manager series. Positions at this level handle moderately complex supportive-housing demands and work under general supervision while gaining experience in advanced PSH operations. It is distinguished from the Housing Manager classification series when 50% or more of the units assigned to the employee are PSH units.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Essential duties may include but are not limited to those specifically related to the following functional areas.

- Coordinate daily property operations, including leasing, post notices, unit turnovers, rent collection, and adherence to program requirements.
- Ensure compliance with HUD, Housing Authority policies, PSH program rules, and applicable regulatory and reporting standards.
- Performs annual and interim reexaminations of tenant eligibility with respect to income and family composition and calculates rents (including but not limited to interviewing residents, verifying income and assets and other "continued occupancy" eligibility factors, completing clerical work and records relative to rent, changes in family statistical data, etc.).
- Assist residents in understanding program requirements, lease obligations, and community living expectations.
- Respond to resident concerns, complaints, and conflicts using mediation and de-escalation skills.
- Coordinate regularly with onsite service providers, case managers, and supportive-housing partners to support resident stability.
- Conducts periodic inspections of development sites and of individual units, and may conduct housekeeping inspections of applicants' homes.
- Document incidents and follow-up actions accurately and promptly.
- Prepares required reports related to the operation of the housing development, including but not limited to Housing Authority, HCD, HUD, TCAC and/or other such required statistical reports.
- May organize, operate and attend community activities and resident meetings collaborating with residents and other social agencies to improve residents' quality of life.
- Performs other clerical tasks related to housing management not herein stated and relieves and/or assists other Housing Managers when required.

SUPERVISORY RESPONSIBILITIES

May supervise various clerical, trainee and/or maintenance positions at the site.

QUALIFICATIONS:

Knowledge of:

- Principles and practices of property management.
- Characteristics and needs of individuals experiencing homelessness, mental health conditions, substance-use disorders, or conditions requiring coordinated intervention.
- Conflict resolution, mediation, and trauma-informed engagement.
- Basic supportive-housing program requirements and applicable federal and state regulations.

- Excellent analytical, problem-solving, and communication skills.

Ability To:

- Build constructive, respectful relationships with residents, service providers, and community partners.
- Respond calmly and effectively to crises and challenging resident behaviors.
- Interpret and explain lease terms, program guidelines, and agency policies.
- Maintain clear, accurate records and documentation.
- Work independently while contributing to a coordinated services team.

EDUCATION and/or EXPERIENCE

High school diploma or general education degree (GED); Two (2) years of experience in property management, social services, homeless services, a related field, or any equivalent combination of training and experience that facilitates an understanding of property management and supportive Housing programs.

LANGUAGE SKILLS

Ability to read and understand written instructions, short correspondence and memos. Ability to prepare clear and concise written communications. Ability to effectively present information in one-on-one and in small group situations to residents and staff.

MATHEMATICAL SKILLS

Ability to perform basic mathematical operations including addition, subtraction, multiplication, and division using whole numbers, fractions, and decimals. Ability to calculate rates, ratios, and percentages accurately.

REASONING ABILITY

Demonstrated ability to apply strong practical reasoning and effectively follow instructions provided in written, verbal, or visual formats. Exercises sound judgment when responding to resident needs and addressing program challenges, while maintaining compliance with established policies, procedures, and supportive housing standards.

CERTIFICATES, LICENSES, REGISTRATIONS

Must possess a valid California Drivers' License and be insured by the Housing Authority's auto insurance carrier.

Possession of, or ability to obtain within one year from the date of appointment, Public Housing Manager (PHM) Certification, IRS Section 42 Tax Credit Certification, Homeless Management Information System (HMIS) and/or required training for the programs managed.

PHYSICAL DEMANDS

The physical demands described below represent the requirements needed to successfully perform the essential functions of this position. Reasonable accommodations may be provided to enable individuals with disabilities to perform these functions.

While performing the duties of this role, the employee frequently uses standard office equipment, including a computer keyboard, telephone, and calculator. Occasional movement within the office and throughout the housing development is required. The employee must occasionally lift and/or move items weighing up to 35 pounds. Vision requirements include the ability to read a computer screen and review written correspondence, reports, and other documents.

WORK ENVIRONMENT

The Supportive Housing Manager works in a residential housing environment serving individuals with complex needs. The work involves regular interaction with residents experiencing mental-health challenges, substance-use disorders, trauma histories, and periods of crisis or instability. The employee may encounter situations that require de-escalation, response to behavioral-health crises, welfare checks, emergency coordination, and other emotionally charged interactions. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is occasionally exposed to outside-weather conditions. The noise level in the work environment is usually moderate, though it may become elevated during crisis events, or high-traffic periods within the property.

HOUSING AUTHORITY OF THE COUNTY OF KERN

Job Description

Job Title: Supportive Housing Manager II
Department: Housing Management
Reports To: Housing Coordinator
FLSA Status: Non-Exempt
Approved Date:

SUMMARY

The Supportive Housing Manager II is responsible for the operations of designated Permanent Supportive Housing (PSH) properties serving residents with more complex needs. This position ensures safe, stable, and well-managed housing environments through close coordination with onsite service providers, case managers, and behavioral-health partners. The Supportive Housing Manager I performs core property management functions while supporting residents' long-term housing stability through trauma-informed engagement, conflict resolution, and consistent adherence to program, regulatory, and funding requirements.

The Supportive Housing Manager II exercises a higher degree of independence and judgment, provides guidance to Supportive Housing Manager I staff, leads collaborative case-conferencing efforts, and handles some of the most challenging resident stability concerns. Positions at this level handle more complex supportive-housing demands and work under minimal supervision. It is distinguished from the Housing Manager classification series when 50% or more of the units assigned to the employee are PSH units.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Essential duties may include but are not limited to those specifically related to the following functional areas.

- Coordinate daily property operations, including leasing, post notices, unit turnovers, rent collection, and adherence to program requirements.
- Ensure compliance with HUD, Housing Authority policies, PSH program rules, and applicable regulatory and reporting standards and take lead on corrective-action planning when compliance deficiencies are identified.
- Performs annual and interim reexaminations of tenant eligibility with respect to income and family composition and calculates rents (including but not limited to interviewing residents, verifying income and assets and other "continued occupancy" eligibility factors, completing clerical work and records relative to rent, changes in family statistical data, etc.).
- Assist residents in understanding program requirements, lease obligations, and community living expectations.
- Respond to resident concerns, complaints, and conflicts using mediation and de-escalation skills.
- Coordinate regularly with onsite service providers, case managers, and supportive-housing partners to support resident stability.
- Document incidents and follow-up actions accurately and promptly.
- Conducts periodic inspections of development sites and of individual units, and may conduct housekeeping inspections of applicants' homes.
- Prepares required reports related to the operation of the housing development, including but not limited to Housing Authority, HCD, HUD, TCAC and/or other such required statistical reports.
- Organize, operate and attend community activities and resident meetings collaborating with residents and other social agencies to improve residents' quality of life.
- Performs other clerical tasks related to housing management not herein stated and relieves and/or assists other Housing Managers when required.

SUPERVISORY RESPONSIBILITIES

May supervise various clerical, trainee and/or maintenance positions at the site.

QUALIFICATIONS:

Knowledge of:

- Advanced Principles and practices of property management.
- Characteristics and needs of individuals experiencing homelessness, mental health conditions, substance-use disorders, or conditions requiring coordinated intervention.
- Effective collaboration practices with service providers, clinical teams, and community-based organizations.
- Conflict resolution, mediation, and trauma-informed engagement.
- Basic supportive-housing program requirements and applicable federal and state regulations.
- Excellent analytical, problem-solving, and communication skills.

Ability To:

- Build constructive, respectful relationships with residents, service providers, and community partners.
- Exercise Advanced judgment in resolving complex resident issues and respond calmly and effectively to crisis and challenging resident behaviors.
- Interpret and explain lease terms, program guidelines, and agency policies.
- Maintain clear, accurate records and documentation.
- Work independently while contributing to a coordinated services team.

EDUCATION and/or EXPERIENCE

High school diploma or general education degree (GED); Two (2) years of experience in supportive housing property management. Experience providing lead direction, training, or oversight to staff is highly desirable.

LANGUAGE SKILLS

Ability to read and understand written instructions, short correspondence and memos. Ability to prepare clear and concise written communications. Ability to effectively present information in one-on-one and in small group situations to residents and staff.

MATHEMATICAL SKILLS

Ability to perform basic mathematical operations including addition, subtraction, multiplication, and division using whole numbers, fractions, and decimals. Ability to calculate rates, ratios, and percentages accurately.

REASONING ABILITY

Demonstrated ability to apply strong practical reasoning and effectively follow instructions provided in written, verbal, or visual formats. Exercises sound judgment when responding to resident needs and addressing program challenges, while maintaining compliance with established policies, procedures, and supportive housing standards.

CERTIFICATES, LICENSES, REGISTRATIONS

Must possess a valid California Drivers' License and be insured by the Housing Authority's auto insurance carrier.

Possession of, or ability to obtain within one year from the date of appointment, Public Housing Manager (PHM) Certification, IRS Section 42 Tax Credit Certification, Homeless Management Information System (HMIS) and/or required training for the programs managed.

PHYSICAL DEMANDS

The physical demands described below represent the requirements needed to successfully perform the essential functions of this position. Reasonable accommodations may be provided to enable individuals with disabilities to perform these functions.

While performing the duties of this role, the employee frequently uses standard office equipment, including a computer keyboard, telephone, and calculator. Occasional movement within the office and throughout the housing development is required. The employee must occasionally lift and/or move items weighing up to 35 pounds. Vision requirements include the ability to read a computer screen and review written correspondence, reports, and other documents.

WORK ENVIRONMENT

The Supportive Housing Manager II works in a residential housing environment serving individuals with complex needs. The work involves regular interaction with residents experiencing mental-health challenges, substance-use disorders, trauma histories, and periods of crisis or instability. The employee may encounter situations that require de-escalation, response to behavioral-health crises, welfare checks, emergency coordination, and other emotionally charged interactions. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is occasionally exposed to outside-weather conditions. The noise level in the work environment is usually moderate, though it may become elevated during crisis events, or high-traffic periods within the property.

**HOUSING AUTHORITY OF THE COUNTY OF KERN
FY 2026-2027 CLASSIFICATION CHART Effective:**

CLASSIFICATION TITLE	TIME BASE*	RANGE	Hourly Rate	Biweekly Salary	Approx Monthly Equiv.
ACCOUNTANT	H	64.7	31.5027 - 42.4891	2520.22 - 3399.13	5479 - 7390
ACCOUNTING CLERK	H	55.7	20.1096 - 27.1228	1608.77 - 2169.82	3497 - 4717
ACCOUNTING MANAGER	BW				
Option I		66.8	34.9812 - 47.1806	2798.50 - 3774.45	6084 - 8206
Option II		68.3	37.6986 - 50.8461	3015.89 - 4067.69	6557 - 8843
ACCOUNTING TECHNICIAN I	H	60.1	25.0443 - 33.7785	2003.54 - 2702.28	4356 - 5875
ACCOUNTING TECHNICIAN II	H	61.4	26.7220 - 36.0411	2137.76 - 2883.29	4647 - 6268
ADMINISTRATIVE COORDINATOR	H	63.4	29.5249 - 39.8216	2361.99 - 3185.73	5135 - 6926
ADMINISTRATIVE SECRETARY	H	60.9	26.0637 - 35.1534	2085.10 - 2812.27	4533 - 6114
ARCHITECT	BW	74.5	51.3592 - 69.2711	4108.74 - 5541.69	8932 - 12048
ASSISTANT EXECUTIVE DIRECTOR	BW	76.3	56.1838 - 75.7776	4494.70 - 6062.21	9776 - 13179
CHEF	H	60.6	25.6767 - 34.6314	2054.14 - 2770.51	4466 - 6023
COMPLIANCE SPECIALIST	H	62.0	27.5336 - 37.1359	2202.69 - 2970.87	4789 - 6459
COMPUTER SERVICES COORDINATOR	H	63.7	29.9700 - 40.4220	2397.60 - 3233.76	5212 - 7030
COMPUTER SERVICES TECHNICIAN	H	61.7	27.1247 - 36.5845	2169.98 - 2926.76	4718 - 6363
COOK	H	55.7	20.1096 - 27.1228	1608.77 - 2169.82	3497 - 4717
CUSTOMER SERVICE SPECIALIST	H	57.9	22.4417 - 30.2681	1795.34 - 2421.45	3903 - 5264
DRIVER	H	53.4	17.9301 - 24.1833	1434.41 - 1934.66	3118 - 4206
EXECUTIVE DIRECTOR per Contract	BW	82.0	74.6578 - 100.6944	5972.62 - 8055.55	11875 - 16009
FACILITIES AREA SUPERVISOR	H				
Option I		63.7	29.9700 - 40.4220	2397.60 - 3233.76	5212 - 7030
Option II		62.7	28.5118 - 38.4553	2280.94 - 3076.42	4959 - 6688
FACILITIES MANAGEMENT SPECIALIST	BW	66.8	34.9812 - 47.1806	2798.50 - 3774.45	6084 - 8206
FAMILY SELF SUFFICIENCY COORDINATOR	H	59.9	24.7957 - 33.4433	1983.66 - 2675.46	4312 - 5816
FARM LABOR CNTR. MANAGER (SEASONAL)	H	57.0	21.4566 - 28.9396	1716.53 - 2315.17	3732 - 5033
FINANCE DIRECTOR	BW				
Option I		72.9	47.4205 - 63.9581	3793.64 - 5116.65	8247 - 11124
Option II		74.5	51.3592 - 69.2711	4108.74 - 5541.69	8932 - 12048
FOOD SERVICE WORKER	H	53.4	17.9301 - 24.1833	1434.41 - 1934.66	3118 - 4206
GRANTS MANAGER	H	63.7	29.9700 - 40.4220	2397.60 - 3233.76	5212 - 7030
HOUSING ADMINISTRATOR	BW	66.8	34.9812 - 47.1806	2798.50 - 3774.45	6084 - 8206
HOUSING COORDINATOR	H	63.7	29.9700 - 40.4220	2397.60 - 3233.76	5212 - 7030
HOUSING MANAGER TRAINEE	H	54.5	18.9413 - 25.5470	1515.30 - 2043.76	3294 - 4443
HOUSING MANAGER I	H				
Option I		57.0	21.4566 - 28.9396	1716.53 - 2315.17	3732 - 5033
Option II - LIVE ON-SITE		55.5	19.9100 - 26.8535	1592.80 - 2148.28	3463 - 4670
HOUSING MANAGER II	H				
Option I		60.6	25.6767 - 34.6314	2054.14 - 2770.51	4466 - 6023
Option II - LIVE ON-SITE		59.3	24.0647 - 32.4571	1925.18 - 2596.57	4185 - 5645
HOUSING NAVIGATOR	H	59.9	24.7957 - 33.4433	1983.66 - 2675.46	4312 - 5816

HOUSING SPECIALIST I						
Option I	H	56.1	20.5147 - 27.6691	1641.18 - 2213.53	3567 - 4812	
Option II - LIVE ON-SITE	H	54.5	18.9413 - 25.5470	1515.30 - 2043.76	3294 - 4443	
HOUSING SPECIALIST II						
Option I	H	57.9	22.4417 - 30.2681	1795.34 - 2421.45	3903 - 5264	
Option II - LIVE ON-SITE	H	56.6	21.0327 - 28.3680	1682.62 - 2269.44	3658 - 4934	
INSPECTOR	H	59.6	24.4275 - 32.9464	1954.20 - 2635.71	4248 - 5730	
INVESTIGATIVE AIDE	H	56.1	20.5147 - 27.6691	1641.18 - 2213.53	3567 - 4812	
INVESTIGATOR	H	63.7	29.9700 - 40.4220	2397.60 - 3233.76	5212 - 7030	
LANDSCAPER	H	56.0	20.4127 - 27.5316	1633.02 - 2202.53	3550 - 4788	
LEAD SERVICE COORDINATOR	H	63.7	29.9700 - 40.4220	2397.60 - 3233.76	5212 - 7030	
LEAD HOUSING MANAGER						
Option I	H	61.4	26.7220 - 36.0411	2137.76 - 2883.29	4647 - 6268	
Option II - LIVE ON-SITE		60.2	25.1695 - 33.9473	2013.56 - 2715.78	4377 - 5904	
LEAD HOUSING SPECIALIST						
Option I	H	61.4	26.7220 - 36.0411	2137.76 - 2883.29	4647 - 6268	
Option II - LIVE ON-SITE		60.2	25.1695 - 33.9473	2013.56 - 2715.78	4377 - 5904	
LEAD INSPECTOR	H	63.7	29.9700 - 40.4220	2397.60 - 3233.76	5212 - 7030	
LEAD MAINTENANCE TECHNICIAN						
Option I	H	61.4	26.7220 - 36.0411	2137.76 - 2883.29	4647 - 6268	
Option II - LIVE ON-SITE		60.2	25.1695 - 33.9473	2013.56 - 2715.78	4377 - 5904	
MAINTENANCE TECHNICIAN TRAINEE	H	53.4	17.9301 - 24.1833	1434.41 - 1934.66	3118 - 4206	
MAINTENANCE TECHNICIAN I	H					
Option I		56.0	20.4127 - 27.5316	1633.02 - 2202.53	3550 - 4788	
Option II - LIVE ON-SITE		54.6	19.0360 - 25.6748	1522.88 - 2053.98	3311 - 4465	
MAINTENANCE TECHNICIAN II	H					
Option I		59.4	24.1850 - 32.6194	1934.80 - 2609.55	4206 - 5673	
Option II - LIVE ON-SITE		58.3	22.8938 - 30.8781	1831.50 - 2470.25	3982 - 5370	
OFFICE ASSISTANT I	H					
Option I		54.5	18.9413 - 25.5470	1515.30 - 2043.76	3294 - 4443	
Option II - LIVE ON-SITE		53.4	17.9301 - 24.1833	1434.41 - 1934.66	3118 - 4206	
OFFICE ASSISTANT II	H	55.7	20.1096 - 27.1228	1608.77 - 2169.82	3497 - 4717	
OFFICE ASSISTANT III	H	57.9	22.4417 - 30.2681	1795.34 - 2421.45	3903 - 5264	
OMS CAMP MANAGER	H	57.0	21.4566 - 28.9396	1716.53 - 2315.17	3732 - 5033	
OMS MAINTENANCE TECHNICIAN	H	54.8	19.2268 - 25.9321	1538.14 - 2074.57	3344 - 4510	
PERSONNEL DIRECTOR	BW	70.4	41.8612 - 56.4605	3348.90 - 4516.84	7281 - 9820	
PLANNING & DEVELOPMENT SPECIALIST	BW	68.7	38.4582 - 51.8708	3076.66 - 4149.66	6689 - 9021	
SENIOR ACCOUNTANT	H	66.6	34.6340 - 46.7124	2770.72 - 3736.99	6024 - 8124	
SENIOR GRANTS MANAGER		65.7	33.1137 - 44.6620	2649.10 - 3572.96	5759 - 7768	
SERVICE COORDINATOR I	H	57.2	21.6717 - 29.2296	1733.74 - 2338.37	3769 - 5084	
SERVICE COORDINATOR II	H	59.1	23.8258 - 32.1350	1906.06 - 2570.80	4144 - 5589	
SITE ASSISTANT	H	53.4	17.9301 - 24.1833	1434.41 - 1934.66	3118 - 4206	
SITE MONITOR	H	53.4	17.9301 - 24.1833	1434.41 - 1934.66	3118 - 4206	
SUPPORTIVE HOUSING MANAGER I						
Option I	H	58.8	23.4720 - 31.6578	1877.76 - 2532.62	4082 - 5506	
Option II- LIVE ON-SITE	H	57.6	22.1083 - 29.8125	1768.66 - 2385.00	3845 - 5186	
SUPPORTIVE HOUSING MANAGER II						
Option I	H	62.1	27.6713 - 37.3216	2213.70 - 2985.73	4813 - 6491	
Option II- LIVE ON-SITE	H	60.7	25.8051 - 34.8046	2064.41 - 2784.37	4488 - 6053	
TECHNOLOGY & INVEST. SERVICES DIR.	BW	67.4	36.0438 - 48.6139	2883.50 - 3889.11	6269 - 8455	
CUSTODIAL TECHNICIAN	H					
Option I		54.0	18.4747 - 24.9198	1477.98 - 1993.58	3213 - 4123	
Option II - LIVE ON-SITE		53.4	17.9301 - 24.1833	1434.41 - 1934.66	3118 - 4206	

*H=hourly BW=bi-weekly
Board Approved:

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: **Resolution No. 2661** to Replace Marco Mora and Add Diana Elliott as Approved Signer on all Housing Authority Owned or Managed Bank Accounts

Stephen M. Pelz, Executive Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Resolution No. 2661

NARRATIVE:

With the departure of Marco Mora, Finance Director, it is necessary to update all Housing Authority owned and managed bank accounts. Diana Elliott has been appointed the Finance Director. Staff recommends that the Board approve Resolution No. 2661, authorizing Diana Elliott, Finance Director, as authorized signer on all Housing Authority bank accounts.

**RESOLUTION NO. 2661 AUTHORIZATION
TO REPLACE MARCO MORA AND ADD
DIANA ELLIOTT AS APPROVED SIGNER
ON ALL HOUSING AUTHORITY OWNED
OR MANAGED BANK ACCOUNTS**

I Stephen Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, do hereby certify that the following Resolution, proposed by Commissioner _____, and seconded by Commissioner _____, as duly passed and adopted by said Board of Commissioners at an official Meeting thereof this 14 day of January 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

(SEAL)

Stephen M. Pelz, Secretary of the Board
of Commissioners of the Housing
Authority of the County of Kern

RESOLUTION NO. 2661

WHEREAS, the Housing Authority of the County of Kern (the "Authority") has bank accounts with a variety of financial institutions for the purpose of depositing, borrowing and disbursing funds; and

WHEREAS, Marco Mora was a signer on all Housing Authority bank accounts and needs to be replaced by Diana Elliott, Finance Director, effective January 14, 2026

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Kern (the "Board"), that Diana Elliott is authorized as a signer and Marco Mora is removed as a signer on all Housing Authority owned or managed bank accounts effective January 14, 2026.

FURTHER RESOLVED: That the Executive Director, Finance Director, or designee are authorized to act on behalf of the Authority to conduct banking transactions including but not limited to account opening.

FURTHER RESOLVED: That the Executive Director of the Authority, acting alone, on behalf of the Authority, shall be authorized and directed to execute and certify any other form of resolution or agreement required by any lender, investor, regulator or other third party, so long as the Executive Director and counsel to the Authority determine that the substance of such resolution does not materially conflict with the substance of this Resolution.

FURTHER RESOLVED: That to the extent that any actions authorized herein have already been performed, such actions are ratified and approved.

FURTHER RESOLVED: That this Resolution shall take immediate effect upon adoption.

AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Public Hearing to Receive Comments Regarding the Proposed Revisions to the **2025/26 MTW Supplemental Plan, 2025/26 Annual Plan, and an Amendment to the 2025/29 Five-Year Plan**

Joanna Maldonado, Administrative Coordinator
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: None

NARRATIVE:

A public hearing will be conducted at the Housing Authority of the County of Kern's Central Office to receive comments on the proposed revisions to the 2025/26 MTW Supplemental Plan, 2025/26 Annual Plan, and an Amendment to the 2025/29 Five-Year Plan

The Amended 2025/26 Annual Plan, 2025/29 Five-Year Plan, and MTW Supplemental Plan were made available for public review through posting on the Housing Authority's website at www.kernha.org.

AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Resolution No. 2662, Adopting the Revisions to the Housing Authority's 2025/26 Annual Plan, Amendment to the 2025/29 Five-Year Plan, and Moving to Work Supplement for Fiscal Year Beginning July 1, 2025 and Approving Submission of the Plans to HUD as Required by the Quality Housing & Work Responsibility Act of 1998

Joanna Maldonado, Administrative Coordinator
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Reso. 2662, Amended 2025/26 Annual Plan, 2025/29 Five-Year Plan, and Moving to Work Supplement for Fiscal Year Beginning July 1, 2025

NARRATIVE:

The Housing Authority held a public hearing in December 2025 to receive comments from the public regarding the proposed Safe Harbor Waiver to the Minimum Rent MTW Waiver. We are also holding a public hearing on January 14, 2026, to receive public comment on the related amendments to the 2025/26 Annual Plan, 2025/29 Five-Year Plan, and MTW Supplement for the Fiscal Year beginning July 1, 2025.

The amendments were made available to the public through a posting on our website, www.kernha.org. In addition, the amendments were reviewed with the Resident Advisory Board (RAB). The RAB met on November 20, 2025, and had one comment and one question regarding the waiver and MTW Supplement. No other public comments were received prior to this meeting.

The amendments to the 2025/26 Annual Plan, 2025/29 Five-Year Plan, and MTW Supplement for the Fiscal Year beginning July 1, 2025, reflect the Housing Authority's intention to make the following change:

Effective April 1, 2026, the Minimum Rent for all households, excluding households participating in the Stepped Rent Demonstration Study (until the study concludes), will increase from \$50 per month to \$105 per month. This increase is equivalent to the inflation adjusted Minimum Rent of \$50 first established in 1996. The minimum rent will be adjusted annually thereafter by the increase in CPI, rounded to the nearest whole dollar amount. Tenants/participants who are unable to pay the minimum rent can receive a temporary waiver of the minimum rent if they participate in designated services or activities.

We recommend Board approval of the attached Resolution No. 2662.

RESOLUTION NO. 2662, AMENDING THE HOUSING AUTHORITY OF THE COUNTY OF KERN'S 2025/26 ANNUAL PLAN, 2025/29 FIVE YEAR PLAN, & MOVING TO WORK SUPPLEMENT FOR FISCAL YEAR BEGINNING JULY 1, 2025 & APPROVING SUBMISSION OF THE PLANS TO HUD, AS REQUIRED BY THE QUALITY HOUSING & WORK RESPONSIBILITY ACT OF 1998

I, Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, do hereby certify that the following Resolution, proposed by Commissioner _____, and seconded by Commissioner _____, was duly passed and adopted by said Board of Commissioners at an official meeting thereof this 14th day of January 2026, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS: None

Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern

RESOLUTION NO. 2662

Amending the Housing Authority of the County of Kern's 2025/2026 Annual Plan and Moving to Work (MTW) Supplement and 2025/29 Five Year Plan

Acting on behalf of the Board of Commissioners of the Housing Authority of the County of Kern, a Public Housing Agency (PHA), as its Chairman, I approve the submission of the Amendment to Annual Plan & MTW Supplement to the Annual Plan for Fiscal Year beginning July 1, 2025, and Amendment to the 2025/29 Five Year Plan (collectively the "Amendments"), of which this document is part and make the following certifications and agreements with the U.S. Department of Housing & Urban Development (HUD) in connection with the submission of the Amendments and implementation thereof:

WHEREAS HUD approved PHA's participation in the Moving to Work Cohort#2: Rent Reform to study Stepped Rents on May 6, 2021; and

WHEREAS On June 9, 2021 the Board approved Resolution No. 2459 authorizing the execution of the MTW Amendment to the Annual Contributions Contract (MTW ACC Amendment); and

WHEREAS The PHA took actions in the implementation and transition to MTW program beginning July 1, 2022; and

WHEREAS, On March 12, 2025, the Board of Commissioners approved the 2025/26 Annual Plan and MTW Supplement and 2025/29 Five Year Plan for submittal to HUD; and

WHEREAS, On May 20, 2025, HUD approved the PHA's Annual Plan & MTW Supplement for FY 2025/26; and

WHEREAS, Attached to this resolution is the Amendment to the Annual Plan & Moving to Work Supplement for Fiscal year beginning July 1, 2025 and Amendment to the 2025/29 Five Year Plan; and

WHEREAS, The PHA established a Resident Advisory Board, the membership of which represents the residents assisted by the PHA and consulted with this Board on the Amendments and would have considered the recommendations of the Board (24 CFR 903.13), but no substantive recommendations were made; and

WHEREAS, The PHA made the Amendments and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held, and conducted a hearing to discuss the Plans and invited public comment; and

WHEREAS, All attachments and required supporting documents have been made available for public inspection and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA; and

WHEREAS, The amendments will help the PHA serve more households, establish a reasonable rent policy, reduce administrative costs, and comply with federal Executive Orders.

Housing Authority of the County of Kern

PHA Name

CA 008

PHA #

Amendments to the Annual Plan & MTW Supplement for Fiscal Year 2025/2026 and 2025/29 Five Year Plan

Raju Jassar, Chairman of the PHA Board of Commissioners

Date

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: <u>Housing Authority of the County of Kern</u> PHA Code: <u>CA008</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>545</u> Number of Housing Choice Vouchers (HCVs) <u>4,214</u> Total Combined <u>4,759</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> The Housing Authority of the County of Kern's PHA Plan/Elements/information are available for inspections at the following locations: <ul style="list-style-type: none"> • Central Office Reception- Housing Authority of the County of Kern, 601 24th Street, Bakersfield, CA 93301 • Housing Authority Website: https://kernha.org/policies-and-resources/ • 714 Smith St., Bakersfield, CA, Kern, CA 93307 • 701 Meyer St., Arvin, Kern, CA 93263 • 300 Terra Vista, Shafter, Kern, CA 93263 • 3015 Wilson Rd., Bakersfield, Kern, CA 93304 • 403 Boomerang Dr., Bakersfield, CA 93307 • 1015 Baker Street., Bakersfield, CA 93305 </p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

Statement of Housing Needs

As of January 21, 2025, there are 9,835 applicants on the Low-Income Public Housing (LIPH) waiting list as follows:

LIPH Break down:

- 1 bedroom- 6,853
- 2 bedroom- 1,821
- 3 bedroom- 1,057
- 4 bedroom- 104

As of January 21, 2025, there are **11,513 applicants** on the Section 8 waiting list.

(b) If the PHA answered yes for any element, describe the revisions for each element below:

Policies that Govern Eligibility, Selection, and Admissions:

- 3/13/2024- Revised Chapter 15 of the Housing Choice Voucher Administrative Plan regarding Project Based Vouchers
- 5/8/2024- Revised Chapter 2 and 4 of the Admissions and Continued Occupancy Policy (ACOP) to add Building Hope Services Requirements
- 7/10/2024- Revised Chapter 15 of the Administrative Plan related to listing of properties with Project Based Voucher Contracts
- 10/9/2024- Revised Chapter 9 of the Administrative Plan Related to Rent Reasonableness
- 10/9/2024- Revised Chapter 14 of the Administrative Plan to the HUD-VASH Operating requirements
- 11/13/2024-Revised Chapter 14 of the Administrative Plan to reflect the Mainstream Voucher updates

Rent Determination- Low Income Public Housing:

- 11/13/2024- Approved Updates to the Flat Rents for Low Income Public Housing Program for 2025

Significant Amendments/Modifications:

- 8/13/2025- The Authority approved revisions to the MTW Supplemental Plan, the 2025–26 Annual Plan, and the 2025–29 Five-Year Plan to implement an MTW Local Non-Traditional Housing Development Program and an MTW waiver of third-party rent reasonableness requirements for PBV units owned/managed by the Authority.
- 1/14/2026- The Authority is proposing to revise the MTW Supplemental Plan, the 2025-26 Annual Plan, and the 2025-2029 Five Year Plan to Implement a MTW Minimum Rent Waiver and Safe Harbor Waiver to Increase Minimum Rents to \$105 per month for all households, excluding households, participating in the Stepped Rent Demonstration Study. The Minimum rents will be adjusted annually based on the increase in the Consumer Price Index (CPI).

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

See attached Deconcentration Policy

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Demolition and/or Disposition:

As part of the RAD process, the Housing Authority will apply for demolition of disposition approval under section 18 of the 1937 Act. We expect to utilize a RAD/Section 18 blend on all of our Low Income Public Housing (LIPH) properties over the next two years as we seek to modernize all LIPH properties.

Conversion of Public Housing to Project Base Rental Assistance or Project-Based Vouchers under RAD:

Please refer to RAD Supplement Plan. We expect to convert all Public Housing units under RAD over the next two years.

Faircloth-to-RAD Conversion:

In order to maximize opportunities to provide for additional housing units in Kern County, over the next five years the Housing Authority of the County of Kern intends to exercise its full Faircloth Authority to develop, or acquire if applicable, up to the anticipated available 500 Faircloth units at various to-be-determined sites. The use of this Faircloth Authority may include receipt and use of Capital Fund or Operating Fund allocations for these units. As part of this effort, the Authority will apply provisions from HUD’s Faircloth-to-RAD program to convert these units to Section 8 vouchers following the processes available from HUD.

Units with Approved Vacancies for Modernization

With the upcoming modernization under RAD, we are holding units vacant for modernization at Monte Vista, Haciendas del Sol, Little Village, and Parkview. We expect to do this on future RAD phases, including Terra Vista, Baker Street Village, Greenfield, Plaza Towers, and Plaza Towers Annex.

Project Based Voucher:

The Housing Authority is considering allocating up to 100 Project Based Vouchers at the following locations:

- Bakersfield
- Delano
- McFarland
- Shafter
- Arvin
- Wasco

This is consistent with the Annual Plan and our goals to modernize all of our LIPH units, expand affordable housing resources, and increase permanent supportive housing for persons who are homeless.

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Progress on goals and Objective for 2020-2024</p> <table border="1" data-bbox="180 573 1442 1932"> <thead> <tr> <th data-bbox="180 573 862 615">Goal/Objective</th> <th data-bbox="862 573 1442 615">Progress</th> </tr> </thead> <tbody> <tr> <td data-bbox="180 615 862 1392"> <p>Modernize all Public Housing units through the Rental Assistance Demonstration Program</p> </td> <td data-bbox="862 615 1442 1392"> <p>HUD has approved the RAD conversion of all 865 LIPH units. The conversion will be completed in phases over a 5-year period.</p> <ul style="list-style-type: none"> • RAD Group I (Adelante Vista and Delano RAD) successfully closed construction financing and the RAD conversion. Construction ended in January 2025 (Delano RAD) and March 2025 (Adelante Vista) • RAD Group II (Maganda Park and Milagro Del Valle) successfully closed construction financing and RAD Conversion. 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	affordable housing units in Delano, CA., and Pioneer Cottages, 37 affordable housing units, in Bakersfield, CA., In 2023, completed construction of Benton Park Cottages, 25 affordable housing units in Bakersfield, CA, Glenwood Street Apartments, 5 units in Delano, CA, Stephens Drive Cottages (12 units in Bakersfield) with GEahi II, and 19 units in Bakersfield called Cornerstone Oildale. In 2024, completed construction of the 12-unit Douglas Street Apartments (with GEahi), 12 more units in Oildale, CA as the second phase of Cornerstone Oildale, 6 th Street Apartments, 40 housing units in Bakersfield, CA, College Heights Cottages, 28 affordable housing units, in East Bakersfield, CA, and 889 Oak Street rehabbed motel and created 40 affordable housing units. From January 2020 to December 2024, 612 housing units were developed. We have achieved 102% of the goal.
Increase the number of participants and residents hired by the Agency and/or its contractors/vendors by 25%.	From January 2020 to December 2024, there have been 47 residents/participants hired by the Agency and we continue to make progress.
Assist 150 households in obtaining homeownership.	From January 2020 to December 2024, 165 tenants obtained homeownership.
Achieve positive cash flow at all properties and increase Title V reserves to \$5,000,000.	From January 2020 to December 2024, 86% of the properties cash flowed and we met our reserve goal.
Provide outstanding customer service as measured by 85% satisfaction on customer surveys.	Cumulative progress was at 67.5% in customer service satisfaction.

New 5-year goals were established during the Annual Workshop on 10/23/2024.

New goals and Objective for 2025-2029:

- Reduce employee turnover by 10%
- Building Hope: Increase average participant income by 10% each year
- Provide Permanent Supportive Housing to at least 1,500 more persons experiencing homelessness by 2029
- Create 750 new affordable housing units.
- Hire 50 participants/residents by the Agency
- Assist 100 households in obtaining homeownership.
- Provide outstanding customer service as measured by 75% satisfaction on customer surveys.
- Achieve positive cash flow at all properties and increase local reserves to \$10,000,000.
- Explore alternative housing types
- Improve employee satisfaction as measured by annual employee survey

B.4. Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
See HUD Form 50075.2, approved by HUD on 05/17/2024

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

We have not yet received the fiscal year audit for the current period. As a result, there are no audit findings to report at this time. We will provide an update once the audit is complete and any findings, if applicable, are received.

There were two findings in the financial statement in 2023.

2023 Findings:

2023-001- Lack of Account Reconciliations and Material Prior Period Restatements- Significant Deficiency.

2023-002- AL Number on Title: CFDA 14.881-MTW Demonstration Program for Vouchers-Special Test -HQS Enforcement

Describe fair housing strategies and actions to achieve the goal

Please see attached

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Housing Authority of the County of Kern</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029 PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input checked="" type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Housing Authority of the County of Kern’s PHA Plan/Elements/information are available for inspections at the following locations:</p> <ul style="list-style-type: none"> • Central Office Reception- Housing Authority of the County of Kern, 601 24th Street, Bakersfield, CA 93301 • Housing Authority Website: https://kernha.org/policies-and-resources/ • 714 Smith St., Bakersfield, CA, Kern, CA 93307 • 701 Meyer St., Arvin, Kern, CA 93263 • 300 Terra Vista, Shafter, Kern, CA 93263 • 3015 Wilson Rd., Bakersfield, Kern, CA 93304 • 403 Boomerang Dr., Bakersfield, CA 93307 • 1015 Baker Street., Bakersfield, CA 93305 <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV																								
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																																

B.1

Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.

Our mission is to improve the quality of life for low-income residents of Kern County by providing safe, affordable housing and assisting residents towards self-sufficiency and homeownership.

Statement of Housing Needs

City of Bakersfield Housing Needs based on Consolidated Plan 2020-2025

- Of all low-income renter households, 23 percent are cost burdened and 26 percent are severely cost burdened.
- Of all low-income homeowner households, 17 percent are cost burdened and almost 11 percent are severely cost burdened.
- Overall, over 41 percent of all households have at least one housing problem.

The last Point in Time Count in January 2024 for Kern County identified 2,669 persons experiencing homelessness in Kern County.

Table 1 City of Bakersfield Housing Cost burden - >50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	4,020	1,605	540	6,165	865	785	815	2,465
Large Related	1,340	635	105	2,080	420	280	290	990
Elderly	830	525	240	1,595	615	595	250	1,460
Other	1,445	1,010	255	2,710	315	225	200	740
Total need by income	7,635	3,775	1,140	12,550	2,215	1,885	1,555	5,655

Table 2 City of Bakersfield Severe Housing Problems <30% AMI (Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than 1.5 persons per room, 4. Cost Burden over 50%)

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,955	5,150	0
White	1,954	1,914	0
Black / African American	920	685	0
Asian	169	155	0
American Indian, Alaska Native	120	34	0
Pacific Islander	45	10	0
Hispanic	3,645	2,325	0

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2011-2015 ACS 5-year estimates, there are a total of 8,879 people with a disability in Bakersfield with household income below the federal poverty level. A further 4,473 people with a disability were estimated to have household incomes up to 1.5 times the federal poverty level. This means that 13,352 residents with a disability, or about four percent of the City's population, earned \$17,655 or less in 2015. In the same year, that income would have qualified two-person households as extremely low-income, or 0 to 30 percent of AMI.

Based on the U.S. Center for Disease Control's 2010 National Intimate Partner and Sexual Violence Survey, in California 32.9 percent of women and 27.3 percent of men have been victimized by rape, physical violence, and/or stalking by an intimate partner. In Bakersfield, where the 2015 population of 363,612 is made up of 183,931 females and 179,681 males, these proportions equate to approximately 61,513 women and 49,053 men. More recent and localized data show there are nine incidences of sexual violence every day in Kern County, and felony cases involving bodily harm have doubled from 2010 to 2017. In 2018, Kern County law enforcement agencies recorded 10,159 calls for assistance relating to domestic violence. Research also indicates in 2017 there were 11.8 cases of child abuse for every 1,000 children and 497.3 violent crimes (which includes homicide, rape, robbery, and assault) for every 100,000 people.² Both of these rates are higher than California's as a whole. *Source -City of Bakersfield Consolidated Plan 2020-2025.

County of Kern Housing Needs based on the Amended Consolidated Plan 2020-2025:

There are 401,001 people residing in the Kern Plan Jurisdiction, comprising approximately 125,725 households. Of these 125,725 households, approximately 44.2 percent are at or below 80 percent of AMI and considered low-income per HUD regulations. According to the 2019–2023 ACS 5-Year Demographic and Housing Estimates, 59.1 percent of households in the entire County are owner occupied while 40.9 percent are renter-occupied.

Table 3 Kern County Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	75,103	23,463	21,626	1,185
White	48,969	12,366	10,206	696
Black / African American	1,421	769	1,041	65
Asian	935	317	239	4
American Indian, Alaska Native	627	148	328	55
Pacific Islander	100	35	24	0
Hispanic	21,786	9,312	9,379	349

Table 4 Kern County Severe Housing Problems <30% AMI (Lacks complete kitchen facilities, Lacks complete plumbing facilities, More than 1.5 persons per room, 4. Cost Burden over 50%)

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	13,891	2,035	1,135
White	6,185	1,184	681
Black / African American	812	15	50
Asian	108	0	4
American Indian, Alaska Native	95	15	55
Pacific Islander	4	0	0
Hispanic	6,509	782	329

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled individuals are often most in need of housing assistance. Approximately 25 percent of individuals in poverty are disabled in Kern County, compared to 18 percent of those that are above the poverty line, according to 2009–2013 ACS. Disabled individuals also make up roughly 75 percent of the population that is not in the labor force. The number of disabled individuals who do not work, and who live in poverty, makes evident the need for programs to provide training and resources that lead to employment. Such programs can aid individuals who have the ability to be a part of the workforce if properly trained, and provide general food, housing, and other support services for those with more severe disabilities who are unable to work.

Domestic violence victims are sometimes at risk of homelessness and in special need of housing assistance since victims may choose homelessness or precarious housing situations to avoid staying at risk of further abuse. According to information provided by the Alliance Against Family Violence and Sexual Assault (AAFVSA), there were 1,061 crisis hotline calls in fiscal year 2013–2014. In the same period, 521 clients received domestic violence services and 2,293 clients received domestic violence services. AAFVSA's shelter housed 165 clients. *Source – Kern County 2020-2025 Consolidated Plan

As of 01/21/2025, the Housing Authority of the County of Kern has 11,513 applicants on the Section 8 waiting list and 9,835 applicants on the Low-Income Public Housing (LIPH) waiting list as follows:

LIPH Break down:

1 bedroom- 6,853
2 bedroom- 1,821
3 bedroom- 1,057
4 bedroom- 104

Strategy for Addressing Housing Needs

The Housing Authority's primary strategy for addressing the housing needs of families in the jurisdiction and on the waiting list is to expand the supply of affordable housing in Kern County through new construction, acquisition and rehabilitation and the addition of rental assistance vouchers.

Key steps:

- Complete construction of Renaissance at Baker, 85 units for low-income households in Bakersfield.
- Complete construction of CityServe to serve 126 adults and youth who are homeless in Bakersfield.
- Complete construction of Oregon Street Apartments to serve 16 households in Bakersfield, CA
- Complete construction of Haley Housing, 40 units for households who are homeless in Bakersfield.
- Initiate construction of Letzring Gardens and Niles Street Apartments to provide 150 units for tenants currently residing at Plaza Towers & Annex and other low income households.
- Seek funding through competitive grants at the local, State, and federal level to create new housing opportunities.
- Continue to partner and expand coordination with organizations serving special needs populations, including the Open Door Network and Women's' Center High Desert serving victims of domestic violence, Independent Living Center of Kern County and Behavioral Health and Recovery Services, serving disabled individuals, and Aging & Adult Services, serving seniors.
- Expand programs to connect tenants and participants to employment opportunities.
- Create homeownership opportunities for tenants and participants.
- Test policies and initiatives under Moving to Work Stepped Rents to further self-sufficiency.

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Agency Goals 2025-2029

- Reduce employee turnover by 10%
- Building Hope: Increase average participant income by 10% each year
- Provide Permanent Supportive Housing to at least 1,500 more persons experiencing homelessness by 2029
- Create 750 new affordable housing units
- Hire 50 participants/residents by the Agency
- Assist 100 households in obtaining homeownership
- Provide outstanding customer service as measured by 75% satisfaction on customer surveys.
- Achieve positive cash flow at all properties and increase local reserves to \$10,000,000
- Explore alternative housing types
- Improve employee satisfaction as measured by annual employee survey

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The Housing Authority has made significant progress in meeting the goals established in the annual and five-year plan:

Goal/Objective	Progress
<p>Modernize all Public Housing units through the Rental Assistance Demonstration Program</p>	<p>HUD has approved the RAD conversion of all 865 LIPH units. The conversion will be completed in phases over a 5-year period.</p> <ul style="list-style-type: none"> • RAD Group I (Adelante Vista and Delano RAD) successfully closed construction financing and the RAD conversion. Construction ended in January 2025 (Delano RAD) and March 2025 (Adelante Vista) • RAD Group II (Maganda Park and Milagro Del Valle) successfully closed construction financing and RAD Conversion. Maganda completed construction in January 2025 with Milagro expected to end in May 2025. • RAD Group III (Plaza Towers/ Towers Annex, Niles & Letzring) is in the process of closing the construction financing, with construction expected to start in April and June 2025. • RAD Group IV (Haciendas Del Sol, Monte Vista, and Parkview) is in the process of closing the construction financing, with construction expected to start in June 2025. • RAD Group V (Little Village) Construction financing and RAD conversion are pending. • RAD Group VI (Baker Street Village, Terra Vista, and Greenfield) Construction financing and RAD conversion are pending. <p>To date, 73% of the units have been approved for conversion, 15% have completed modernization, and 21% of the properties are currently under rehabilitation.</p>
<p>Attain Moving to Work status and implement reforms to encourage self-sufficiency.</p>	<p>The Moving to Work (MTW) Application Cohort #2 Rent Reform was approved by HUD. The Building Hope pilot program launched in November, with full MTW implementation beginning on May 1, 2023.</p> <p>Currently, 444 participants are enrolled in Building Hope. This goal has been successfully achieved, and the program is now in ongoing implementation.</p>
<p>Provide Permanent Supportive Housing to at least 2,500 more persons experiencing homelessness and continue to offer Bridge Housing based on community needs.</p>	<p>From January 2020 to December 2024, a total of 1,654 homeless individuals have been housed, achieving 66% of the goal.</p>
<p>Create 600 new affordable housing units.</p>	<p>In 2020, completed construction of Mountain View Village, 40 affordable housing units in Lamont, CA, and the acquisition and rehabilitation of 149 units in Bakersfield. In 2021, completed construction of Residences at East Hills, 80 affordable housing units, and the Infill Affordable Housing Program– 28 affordable housing units in Bakersfield, CA. In 2022, in partnership with GEahi II, rehabbed motel and created 25 affordable housing units for seniors in downtown Bakersfield. Completed construction of 22nd Street Lofts, 20 affordable housing units for seniors in downtown Bakersfield, CA, Parkside Apartments, 40 affordable housing units in Delano, CA., and Pioneer Cottages, 37 affordable housing units, in Bakersfield, CA., In 2023, completed construction of Benton Park Cottages, 25 affordable housing units in Bakersfield, CA, Glenwood Street Apartments, 5 units in Delano, CA, Stephens Drive Cottages (12 units in Bakersfield) with GEahi II, and 19 units in Bakersfield called</p>

		Cornerstone Oildale. In 2024, completed construction of the 12-unit Douglas Street Apartments (with GEAHI), 12 more units in Oildale, CA as the second phase of Cornerstone Oildale, 6 th Street Apartments, 40 housing units in Bakersfield, CA, College Heights Cottages, 28 affordable housing units, in East Bakersfield, CA, and 889 Oak Street rehabbed motel and created 40 affordable housing units. From January 2020 to December 2024, 612 housing units were developed. We have achieved 102% of the goal.
	Increase the number of participants and residents hired by the Agency and/or its contractors/vendors by 25%.	From January 2020 to December 2024, there have been 47 residents/participants hired by the Agency and we continue to make progress.
	Assist 150 households in obtaining homeownership.	From January 2020 to December 2024, 165 tenants obtained homeownership.
	Achieve positive cash flow at all properties and increase Title V reserves to \$5,000,000.	From January 2020 to December 2024, 86% of the properties cash flowed and we met our reserve goal.
	Provide outstanding customer service as measured by 85% satisfaction on customer surveys.	Cumulative progress was at 67.5% in customer service satisfaction.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. See attached.	
C.	Other Document and/or Certification Requirements.	
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant Amendment Definition</p> <ul style="list-style-type: none"> • Proposed demolition • Disposition • Homeownership program • RAD conversion • Capital Fund Financing • Development proposal • Mixed Finance proposal • Addition of non-emergency work items not included in current Annual Statement of Five-year Action Plan <p>The following RAD-specific items are not considered a significant amendment:</p> <ul style="list-style-type: none"> • The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; • Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; • Changes to the construction and rehabilitation plan for each approved RAD conversion; and • Changes to the financing structure for each approved RAD conversion. <p>Significant Amendments/Modifications:</p> <ul style="list-style-type: none"> • 8/13/2025- The Authority approved revisions to the MTW Supplemental Plan, the 2025–26 Annual Plan, and the 2025–29 Five-Year Plan to implement an MTW Local Non-Traditional Housing Development Program and an MTW waiver of third-party rent reasonableness requirements for PBV units owned/managed by the Authority. • 1/14/2026- The Authority is proposing to revise the MTW Supplemental Plan, the 2025-26 Annual Plan, and the 2025-2029 Five Year Plan to Implement a MTW Minimum Rent Wavier and Safe Harbor Waiver to Increase Minimum Rents to \$105 per month for all households, excluding households, participating in the Stepped Rent Demonstration Study. The Minimum rents will be adjusted annually based on the increase in the Consumer Price Index (CPI). 	

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Form HUD- 5077-SL is being reviewed by State and Local Officials</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

PHA Name : Housing Authority of the County of Kern

PHA Code : CA008

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 7/1/2025

PHA Program Type: Combined

MTW Cohort Number: Stepped and Tiered Rent

MTW Supplement Submission Type: Amended Annual Submission

B. MTW Supplement Narrative.

The Housing Authority of the County of Kern's (Kern) overall vision for the Moving to Work Program (MTW) is to reduce cost and achieve greater cost effectiveness in federal expenditures, give incentives to families with children whose heads of household are either working, seeking work, or are participating in job training, educational or other programs that assist in obtaining employment and becoming economically self-sufficient, and to increase housing choices for low-income families. MTW will help Kern reduce costs related to the administration of the Housing Choice Vouchers (HCV) and Low- Income Public Housing (LIPH) programs through a simplified rent restructure and recertification process for the test group. This improved cost effectiveness will enable the agency to direct additional resources toward full utilization of available HCVs and help fund Housing Navigators and Service Coordinators focused on improving housing choice and participant self-sufficiency. Reduced administrative costs will also allow us to increase payment standards to make additional higher opportunity neighborhoods available to HCV participants and implement local non-traditional activity (Housing Development Program) to expand affordable housing resources. Finally, the stepped rent structure will incentivize tenants and participants (collectively, TP) to increase their income by removing a commonly-sighted deterrent—the idea that a 30% “tax” on earnings is being levied as household income increases.

C. The policies that the MTW agency is using or has used (currently implement, plan to implement in the submission year, plan to discontinue, previously discontinued).

1. Tenant Rent Policies	
a. Tiered Rent (PH)	Not Currently Implemented
b. Tiered Rent (HCV)	Not Currently Implemented
c. Stepped Rent (PH)	Currently Implementing
d. Stepped Rent (HCV)	Currently Implementing
e. Minimum Rent (PH)	Plan to Implement in the Submission Year
f. Minimum Rent (HCV)	Plan to Implement in the Submission Year
g. Total Tenant Payment as a Percentage of Gross Income (PH)	Not Currently Implemented
h. Total Tenant Payment as a Percentage of Gross Income (HCV)	Not Currently Implemented
i. Alternative Utility Allowance (PH)	Not Currently Implemented
j. Alternative Utility Allowance (HCV)	Not Currently Implemented
k. Fixed Rents (PH)	Not Currently Implemented
l. Fixed Subsidy (HCV)	Not Currently Implemented
m. Utility Reimbursements (PH)	Not Currently Implemented
n. Utility Reimbursements (HCV)	Not Currently Implemented
o. Initial Rent Burden (HCV)	Not Currently Implemented
p. Imputed Income (PH)	Not Currently Implemented
q. Imputed Income (HCV)	Not Currently Implemented
r. Elimination of Deduction(s) (PH)	Not Currently Implemented
s. Elimination of Deduction(s) (HCV)	Not Currently Implemented
t. Standard Deductions (PH)	Not Currently Implemented
u. Standard Deductions (HCV)	Not Currently Implemented
v. Alternative Income Inclusions/Exclusions (PH)	Currently Implementing
w. Alternative Income Inclusions/Exclusions (HCV)	Currently Implementing
2. Payment Standards and Rent Reasonableness	
a. Payment Standards- Small Area Fair Market Rents (HCV)	Not Currently Implemented
b. Payment Standards- Fair Market Rents (HCV)	Currently Implementing
c. Rent Reasonableness – Process (HCV)	Not Currently Implemented
d. Rent Reasonableness – Third-Party Requirement (HCV)	Plan to Implement in the Submission Year
3. Reexaminations	
a. Alternative Reexamination Schedule for Households (PH)	Currently Implementing
b. Alternative Reexamination Schedule for Households (HCV)	Currently Implementing
c. Self-Certification of Assets (PH)	Not Currently Implemented
d. Self-Certification of Assets (HCV)	Not Currently Implemented
4. Landlord Leasing Incentives	
a. Vacancy Loss (HCV-Tenant-based Assistance)	Not Currently Implemented
b. Damage Claims (HCV-Tenant-based Assistance)	Not Currently Implemented
c. Other Landlord Incentives (HCV- Tenant-based Assistance)	Not Currently Implemented
5. Housing Quality Standards (HQS)	
a. Pre-Qualifying Unit Inspections (HCV)	Currently Implementing
b. Reasonable Penalty Payments for Landlords (HCV)	Not Currently Implemented
c. Third-Party Requirement (HCV)	Currently Implementing
d. Alternative Inspection Schedule (HCV)	Not Currently Implemented
6. Short-Term Assistance	
a. Short-Term Assistance (PH)	Not Currently Implemented
b. Short-Term Assistance (HCV)	Not Currently Implemented
7. Term-Limited Assistance	
a. Term-Limited Assistance (PH)	Not Currently Implemented
b. Term-Limited Assistance (HCV)	Not Currently Implemented
8. Increase Elderly Age (PH & HCV)	

Increase Elderly Age (PH & HCV)	Not Currently Implemented
9. Project-Based Voucher Program Flexibilities	
a. Increase PBV Program Cap (HCV)	Currently Implementing
b. Increase PBV Project Cap (HCV)	Not Currently Implemented
c. Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)	Currently Implementing
d. Alternative PBV Selection Process (HCV)	Not Currently Implemented
e. Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)	Currently Implementing
f. Increase PBV HAP Contract Length (HCV)	Not Currently Implemented
g. Increase PBV Rent to Owner (HCV)	Not Currently Implemented
h. Limit Portability for PBV Units (HCV)	Currently Implementing
10. Family Self-Sufficiency Program with MTW Flexibility	
a.PH Waive Operating a Required FSS Program (PH)	Not Currently Implemented
a.HCV Waive Operating a Required FSS Program (HCV)	Not Currently Implemented
b.PH Alternative Structure for Establishing Program Coordinating Committee (PH)	Not Currently Implemented
b. HCV Alternative Structure for Establishing Program Coordinating Committee (HCV)	Not Currently Implemented
c.PH Alternative Family Selection Procedures (PH)	Not Currently Implemented
c.HCV Alternative Family Selection Procedures (HCV)	Not Currently Implemented
d.PH Modify or Eliminate the Contract of Participation (PH)	Not Currently Implemented
d.HCV Modify or Eliminate the Contract of Participation (HCV)	Not Currently Implemented
e.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
e.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
11. MTW Self-Sufficiency Program	
a.PH Alternative Family Selection Procedures (PH)	Currently Implementing
a.HCV Alternative Family Selection Procedures (HCV)	Currently Implementing
b.PH Policies for Addressing Increases in Family Income (PH)	Not Currently Implemented
b.HCV Policies for Addressing Increases in Family Income (HCV)	Not Currently Implemented
12. Work Requirement	
a. Work Requirement (PH)	Not Currently Implemented
b. Work Requirement (HCV)	Not Currently Implemented
13. Use of Public Housing as an Incentive for Economic Progress (PH)	
Use of Public Housing as an Incentive for Economic Progress (PH)	Not Currently Implemented
14. Moving on Policy	
a. Waive Initial HQS Inspection Requirement (HCV)	Currently Implementing
b.PH Allow Income Calculations from Partner Agencies (PH)	Not Currently Implemented
b.HCV Allow Income Calculations from Partner Agencies (HCV)	Not Currently Implemented
c.PH Aligning Tenant Rents and Utility Payments Between Partner Agencies (PH)	Not Currently Implemented
c.HCV Aligning Tenant Rents and Utility Payments Between Partner Agencies (HCV)	Not Currently Implemented
15. Acquisition without Prior HUD Approval (PH)	
Acquisition without Prior HUD Approval (PH)	Not Currently Implemented
16. Deconcentration of Poverty in Public Housing Policy (PH)	
Deconcentration of Poverty in Public Housing Policy (PH)	Not Currently Implemented
17. Local, Non-Traditional Activities	
a. Rental Subsidy Programs	Not Currently Implemented
b. Service Provision	Not Currently Implemented

C. MTW Activities Plan that Housing Authority of the County of Kern Plans to Implement in the Submission Year or Is Currently Implementing

1.c. - Stepped Rent (PH)
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>Kern seeks to implement alternative rent policy MTW Test Rent #2: Stepped Rent (SR). The rationale for why SR was chosen is that it closely aligned with Kern's vision and goals. Kern's vision for the MTW program is to streamline administration of the HCV and LIPH programs, incentivize residents/participants to increase their income, and discover new ways to help them secure housing in higher opportunity neighborhoods. The SR policy will streamline the programs by reducing income recertifications and simplifying rent calculation, incentivize participants and tenants to increase their income by decoupling rent from income increases, and make more financial and human resources available to help TPs find housing in higher opportunity areas through the use of Housing Navigators. Kern will make services and/or referrals to services to support preparing families for the termination of assistance, if applicable</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness; Self-sufficiency; Housing choice</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Decreased expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?</p> <p>New admissions and currently assisted households</p>
<p>Does the MTW activity apply to all family types or only to selected family types?</p> <p>The MTW activity applies only to selected family types</p>
<p>Please select the family types subject to this MTW activity.</p> <p>Non-elderly, non-disabled families</p>
<p>Does the MTW activity apply to all public housing developments?</p> <p>The MTW activity applies to all developments</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>During the last fiscal year, we completed our first annual step increases and began a full year of enrolling new households into the program. We enrolled 2 new families into the stepped rent program, and processed all step increases for existing families successfully.</p>
<p>Does this MTW activity require a hardship policy?</p> <p>Yes</p>

This document is attached.

Does the hardship policy apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)

1.d. - Stepped Rent (HCV)

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No

How many hardship requests have been received associated with this activity in the past year?

4.00

How many hardship requests were approved?

4

How many hardship requests were denied?

0

How many are pending?

0

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)

1.d. - Stepped Rent (HCV)

Describe how the stepped rent is structured, including the following: how each household's rent will be set in the first year; how frequently rents will change and by what amount; and how the stepped rent will end (i.e., what is the maximum rent).

The first rent amount under the SR calc for recerts is based on 12-mo retrospective adjusted income (RAI). Rent is set at 30% RAI. Then, rent steps up annually by 3% of FMR per unit size. For households eligible for child care and dependent deductions under Kern's current policies, those deductions will be used for the calc of the first rent amount. First rent amount under the SR policy for newly admitted households is based on current adjusted income (CAI). Rent is 30% of CAI. Then rent steps up annually by 3% of FMR per unit size. If an HCV households RAI results in zero HAP at the first recert following study enrollment, implement standard zero-HAP process, 6-mo zero-HAP grace period. However, if the zero-HAP rent, or a loss of income, causes a rent burden above 40% of CAI, the household could request a hardship. This would halt the HCV term process. If an HCV household's CAI is over 120% of AMI at subsequent triennial eligibility check(STEC), this designates the household as zero-HAP. The household would receive a 6-mo zero HAP grace period. At the end of that grace period, the household exits the voucher program. However, if the zero-HAP rent, or a loss of income, causes a rent burden above 40% of CAI, the household can request a hardship which would halt the HCV

termprocess. If a PH households income is over the limit the first recert following study enrollment or at a STEC, Kern's standard over-income procedures will be triggered. Kern will then measure income the following year. Over-income rent rules supersede the SR policy. In public housing, is when the households TTP reaches flat rent.

Please upload a document that presents the stepped rent schedule in the form of a table.

This document is attached.

If a household progresses all the way through the stepped rent schedule, what will their status be?

Other\Not Applicable. [If checked]: Please explain

1.d. - Stepped Rent (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Kern seeks to implement alternative rent policy MTW Test Rent #2: Stepped Rent (SR). The rationale for why SR was chosen is that it closely aligned with Kern's vision and goals. Kern's vision for the MTW program is to streamline administration of the HCV and LIPH programs, incentivize residents/participants to increase their income, and discover new ways to help them secure housing in higher opportunity neighborhoods. The SR policy will streamline the programs by reducing income recertifications and simplifying rent calculation, incentivize participants and tenants to increase their income by decoupling rent from income increases, and make more financial and human resources available to help TPs find housing in higher opportunity areas through the use of Housing Navigators. Kern will make services and/or referrals to services to support preparing families for the termination of assistance, if applicable.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.

Applies to all tenant based and PBV units

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

During the last fiscal year, we completed our first annual step increases and began a full year of enrolling new households into the program. We enrolled 48 new families into the stepped rent program, and processed all step increases for existing families successfully.

Does this MTW activity require a hardship policy?

Provided Already

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Provided Already

Describe how the stepped rent is structured, including the following: how each household's rent will be set in the first year; how frequently rents will change and by what amount; and how the stepped rent will end (i.e., what is the maximum rent).

Recertifying Households: The first rent amount under the SR calc for recerts is based on 12-mo retrospective adjusted income (RAI). Rent is set at 30% RAI. Then, rent steps up annually by 3% of FMR per unit size. For households eligible for child care and dependent deductions under Kern's current policies, those deductions will be used for the calc of the first rent amount. Retrospective period: The period ending 120 days prior to the recert effective date. Always begins on the first of the month, ends the last day of the mo. New Admissions: First rent amount under the SR policy for newly admitted households is based on current adjusted income (CAI). Rent is 30% of CAI. Then rent steps up annually by 3% of FMR per unit size. HCV Zero-HAP at first recert following study enrollment: If an HCV households RAI results in zero HAP at the first recert following study enrollment, implement standard zero-HAP process, 6-mo zero-HAP grace period. However, if the zero-HAP rent, or a loss of income, causes a rent burden above 40% of CAI, the household could request a hardship. This would halt the HCV term process. HCV Zero-HAP at subsequent triennial recerts: If an HCV households CAI is over 120% of AMI at subsequent triennial eligibility check (STEC), this designates the household as zero-HAP. The household would receive a 6-mo zero HAP grace period. At the end of that grace period, the household exits the voucher program. However, if the zero-HAP rent, or a loss of income, causes a rent burden above 40% of CAI, the household can request a hardship which would halt the HCV term process. Public Housing (PH) over-income rule: If a PH households income is over the limit the first recert following study enrollment or at a STEC, Kern's standard over-income procedures will be triggered. Kern will then measure income the following year. Over-income rent rules supersede the SR policy. The last rent step: In public housing, is when the households TTP reaches flat rent.

Please upload a document that presents the stepped rent schedule in the form of a table.

This document is attached.

If a household progresses all the way through the stepped rent schedule, what will their status be?

Other\Not Applicable. [If checked]: Please explain

1.e. - Minimum Rent (PH)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Effective April 1, 2026, the Minimum Rent for all households, excluding households participating in the Stepped Rent Demonstration Study (until the study concludes), will increase from \$50 per month to \$105 per month. This increase is equivalent to the inflation adjusted Minimum Rent of \$50 first established in 1996. The minimum rent will be adjusted annually thereafter by the increase in CPI, rounded to the nearest whole dollar amount. Tenants/participants who are unable to pay the minimum rent can receive a temporary waiver of the minimum rent if they participate in designated services or activities.

The goal of this activity is to free up additional funds to serve more households and incentivize households with little or no income to participate in services that will help them increase their income.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue; Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Other – another specifically defined target population or populations.

If Other Selected in Previous Question: Please describe this target population in the text box.

Target population is all households excluding households participating in the stepped rent demonstration study.

Does the MTW activity apply to all public housing developments?

The MTW activity applies to all developments

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This activity has not yet been implemented.

Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)

1.f. - Minimum Rent (HCV)

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No
How many hardship requests have been received associated with this activity in the past year? No hardship were requested in the most recent fiscal year.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? Yes
What is the status of the Safe Harbor Waiver request? The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).
Does the MTW activity require an impact analysis? Yes This document is attached.
Does the impact analysis apply to more than this MTW activity? Yes
Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.) 1.f. - Minimum Rent (HCV)
How much is the minimum rent or minimum Total Tenant Payment (TTP)? \$105.00

1.f. - Minimum Rent (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative Effective April 1, 2026, the Minimum Rent for all households, excluding households participating in the Stepped Rent Demonstration Study (until the study concludes), will increase from \$50 per month to \$105 per month. This increase is equivalent to the inflation adjusted Minimum Rent of \$50 first established in 1996. The minimum rent will be adjusted annually thereafter by the increase in CPI, rounded to the nearest whole dollar amount. Tenants/participants who are unable to pay the minimum rent can receive a temporary waiver of the minimum rent if they participate in designated services or activities. The goals of this activity are to free up funds to serve additional households and incentivize households with little or no income to participate in services to help them increase their income.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness; Self-sufficiency
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today. Increased revenue; Increased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households? The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Other – another specifically defined target population or populations.

If Other Selected in Previous Question: Please describe this target population in the text box.

All households excluding households participating in the Stepped Rent Demonstration Study.

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.

All tenant based units and properties

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Not implemented yet.

Does this MTW activity require a hardship policy?

Provided Already

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

Yes

What is the status of the Safe Harbor Waiver request?

The waiver request is being submitted for review with this submission of the MTW Supplement (see Section D).

Does the MTW activity require an impact analysis?

Provided Already

How much is the minimum rent or minimum Total Tenant Payment (TTP)?

\$105.00

1.v. - Alternative Income Inclusions/Exclusions (PH)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The MTW activity for 1.v. is to increase the minimum "cash value" of a households asset or assets to be factored into their income calculation at \$5,000 and increase that to \$25,000 for all Public Housing residents. The goal for this MTW activity is to streamline program administration and reduce administrative burdens to benefit both the tenant and the agency. This activity ties directly to the MTW goal of increasing the cost effectiveness of operation.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

During the last fiscal year HUD implemented sections of HOTMA that increased the asset threshold to \$50,000. We adopted this section of HOTMA and will be moving forward with the new asset threshold making this activity obsolete.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

What inclusions or exclusions will be eliminated, modified, or added?

None

1.w. - Alternative Income Inclusions/Exclusions (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The MTW activity for 1.w. is to increase the minimum "cash value" of a households asset or assets to be factored into their income calculation at \$5,000 and increase that to \$25,000 for all HCV participants. The goal for this MTW activity is to streamline program administration and reduce administrative burdens to benefit both the tenant and the agency. This activity ties directly to the MTW goal of increasing the cost effectiveness of operations.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

During the last fiscal year HUD implemented sections of HOTMA that increased the asset threshold to \$50,000. We adopted this section of HOTMA and will be moving forward with the new asset threshold making this activity obsolete.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

What inclusions or exclusions will be eliminated, modified, or added?

None

2.b. - Payment Standards- Fair Market Rents (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to increase Fair Market Rents (FMR) for the (HCV) program to 120% of FMR. This activity may impact cost effectiveness by reducing the staff time committed to helping participants find new units and granting extensions for vouchers nearing expiration. This activity may impact self-sufficiency by making new housing choices available to households in areas where more amenities are available than where the household currently resides. If those resources are availed, increased self-sufficiency may result. This activity will directly impact housing choice by making more units available to voucher holders.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

During the last fiscal year our housing authority's HCV program experienced a shortfall in funding restricting our ability to increase payment standards with the changing FMR's. We will re-evaluate our ability to increase payment standards and exercise this flexibility again when we are out of shortfall status.

Does this MTW activity require a hardship policy?

No

No document is attached.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

No

No document is attached.

Please explain the payment standards by FMR:

0 bedroom payment standards (PS) are set at 98% of FMR

o 1 bedroom PS are set at 98% of FMR

o 2 bedroom PS are set at 91% of FMR

o 3 bedroom PS are set at 92% of FMR

o 4 bedroom PS are set at 92% of FMR

o 5 bedroom PS are set at 92% of FMR

2.d. - Rent Reasonableness – Third-Party Requirement (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

The Authority intends to implement a MTW waiver of the requirement of a third party to perform rent reasonableness determinations on Project-Based voucher units that it owns, manages, and/or controls. The Authority will be authorized to perform rent reasonableness determinations on units it owns, manages, or controls, subject to the following requirements:

- o The Authority shall establish and make available a quality assurance method to ensure impartiality.
- o The Authority shall make available the method used to determine that rents charged by owners to voucher participants are reasonable when compared to similar unassisted units in the market area.
- o At HUD's request, the Authority must obtain the services of a third-party entity to determine rent reasonableness for Authority owned units.

This activity will reduce the administrative cost of the rent reasonableness process for Agency owned/managed properties.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This activity is new and has not been implemented yet.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Please explain or upload a description of the quality assurance method.

All rent reasonableness determinations are reviewed by a supervisor or administrator to ensure the proper procedure was followed in determining the rent.

No document is attached.

Please explain or upload a description of the rent reasonableness determination method.

In making a rent reasonableness determination, the Agency will input the unit data into an automated system. Agency will compare the rent for the unit to the rent of comparable units in the same or comparable neighborhoods, considering the location, quality, size, unit type, number of bedrooms, age, amenities, housing services, maintenance and owner provided utilities of the unit and the comparable units. Agency will maintain current rent comparable information on rental units in the jurisdiction. Information will be maintained in compliance with the Records Retention Policy. Rent comparable of similar/like units will consist of the following: • Comparison of three (3) units within a 5-mile radius, • within the same zip code as the subject unit (supervisor approval will be require to increase the radius if there are not enough comparable units, which may include an adjacent zip code). The methodology used assigns a Value of the Unit Location (VUL), which provides for a much more accurate location comparison. To determine rent reasonableness VUL: 1. Assigns neighborhood (location) value rating (above average neighborhood, average neighborhood, and below average neighborhood) to target property by considering a one- to three-block area immediately surrounding the target property 2. Assigns a value rating to the eight remaining HUD required characteristics (building type, quality, age, unit size, amenities, housing services, maintenance, and utilities provided by owner) 3. Combines all value ratings for a total property value rating 4. Identifies the closest comparable properties with the same or closest total value rating as the target property (these comps may or may

not be in the same immediate geographical area).

No document is attached.

3.a. - Alternative Reexamination Schedule for Households (PH)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Kern has implemented an Alternative Reexamination Schedule for Households (PH & HCV) ("ARS") whereby reexaminations will occur at least every three years. The rationale for why ARS was chosen is that it is an integral component of the stepped-rent activity. Kern's vision for the MTW program is to streamline administration of the LIPH and HCV programs, incentivize residents/participants to increase their income, and discover new ways to help them secure housing in higher opportunity neighborhoods. The ARS policy is an integral part of streamlining processes by minimizing the number of recertification examinations. This activity will not only free up human resources to assist residents/participants in other self-sufficiency activities but also reduce the amount of time households spend planning for, and attending, recertification examinations.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

Does the MTW activity apply to all public housing developments?

The MTW activity applies to all developments

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Staff experienced the first stepped rent increase during this fiscal year, which reduced the number of recertifications due. This allowed staff the time to build on their understanding of the new MTW flexibilities and enhance their training on the program. We will not conduct full re-examinations for the first stepped rent households until May of 2025.

Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload hardship policy once when said policy applies to multiple MTW activities.)

3.b. - Alternative Reexamination Schedule for Households (HCV)

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No

How many hardship requests have been received associated with this activity in the past year?

No hardship were requested in the most recent fiscal year.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

This Safe Harbor simply allows households the ability to apply for a hardship waiver instead of an Interim. This allows households to benefit from the hardship policy which aligns with stepped rent and the triennial review.

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

Yes

Please list all of the applicable MTW activities. (Only upload impact analysis once when said impact analysis applies to multiple MTW activities.)

3.b. - Alternative Reexamination Schedule for Households (HCV)

What is the recertification schedule?

Once every three years

How many interim recertifications per year may a household request?

0

Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.

There is no set limit, however participants in the Stepped Rent program would request a hardship for potential loss of income which impacts their ability to pay their TTP. If a family has changes in their circumstance not related to income, we would complete an interim certification to update the family's situation. If the changes are related to income, we would provide a hardship request form.

3.b. - Alternative Reexamination Schedule for Households (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

Kern has implemented an Alternative Reexamination Schedule for Households (PH & HCV) ("ARS") whereby reexaminations will occur at least every three years. The rationale for why ARS was chosen is that it is an integral component of the stepped-rent activity. Kern's vision for the MTW program is to streamline administration of the LIPH and HCV programs, incentivize residents/participants to increase their income, and discover new ways to help them secure housing in higher opportunity neighborhoods. The ARS policy is an integral part of streamlining processes by minimizing the number of recertification examinations. This activity will not only free up human resources to assist residents/participants in other self-sufficiency activities but also reduce the amount of time households spend planning for, and attending, recertification examinations.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers

Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.

All tenant and PBV units in the targeted family type

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Staff experienced the first stepped rent increase during this fiscal year, which reduced the number of recertifications due. This allowed staff the time to build on their understanding of the new MTW flexibilities and enhance their training on the program. We will not conduct full re-examinations for the first stepped rent households until May of 2025.

Does this MTW activity require a hardship policy?

Provided Already

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

Yes

What is the status of the Safe Harbor Waiver request?

The waiver was previously approved.

Please describe the extent to which the Safe Harbor Waiver is supporting the MTW agency's goal in implementing this MTW activity.

It allows the tenants and participants to utilize a hardship waiver.

Does the MTW activity require an impact analysis?

Provided Already

What is the recertification schedule?

Once every three years

How many interim recertifications per year may a household request?

2 or more

Please describe briefly how the MTW agency plans to address changes in family/household circumstances under the alternative reexamination schedule.

There is no set limit, however participants in the Stepped Rent program would request a hardship for potential loss of income which impacts their ability to pay their TTP. If a family has changes in their circumstance not related to income, we would complete an interim certification to update the family's situation. If the changes are related to income, we would provide a hardship request form.

5.a. - Pre-Qualifying Unit Inspections (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to pre-qualify HCV units for their HQS inspections. Kern's goal for this request is to increase cost effectiveness by expediting the lease-up process. Increases in efficiency result in cost effectiveness, freeing up staff time to so that there are additional resources available to focus on cost effectiveness measures, self-sufficiency efforts, and increasing household's housing choices. This inspection will be valid for 90 days maximum. TPs will be able to request an interim inspection. HQS inspection standards will not be altered as found at 24 C.F.R. 982.401

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Pre-qualifying units for a longer time frame has allowed landlords to reduce the leasing time when trying to enter into a HAP contract. They market a pre-inspected unit to voucher holders searching for units and enter into contract with the Housing Authority at an accelerated rate.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

How long is the pre-inspection valid for?

The pre-inspection is valid for 90 days.

5.c. - Third-Party Requirement (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to perform HQS inspections on PBV units that it owns, manages, and/or controls. Kern's goal for this request is to increase cost effectiveness by expediting the lease-up process. Increases in efficiency result in cost effectiveness, freeing up staff time to so that there are additional resources available to focus on cost effectiveness measures, self-sufficiency efforts, and increasing household's housing choices. Kern will establish and make available a quality assurance method to ensure an objective analysis. TPs will be able to request an interim inspection. HQS inspection standards will not be altered as found at 24 C.F.R. 982.401. At the Department of Housing and Urban Development's request, Kern will obtain the services of a third-party entity to determine if PHA-owned units pass HQS.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This waiver allowed us to end our contract with an independent entity that conducted HQS inspections on PBV units owned, managed, or controlled by the Housing Authority. We have folded these inspections into our regular HQS teams schedule resulting in a cost savings to the agency.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Please explain or upload the description of the quality assurance method:

Following will explain the quality assurance method

Kern will utilize the form HUD-52580 "Inspection Checklist" to ensure the quality of the HQS inspections.

No document is attached.

9.a. - Increase PBV Program Cap (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to increase the number of authorized units that it project-bases. Kern's goal for this request is to increase cost effectiveness by freeing up new units that can be accessed by voucher holders. This will help keep vacancies low and development cash-flow optimal. This activity will also help with our goal of increasing housing choices because there are so many households looking for available units on which they can use their vouchers, the fewer the household are searching the higher the chance they will be able to find a suitable unit. Kern will authorize project-basing more than 50% of the lower of either the total authorized units or annual budget authority.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue; Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies to all family types

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to all properties with project-based vouchers

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

During the last fiscal year our agency experienced a shortfall in funding in the HCV program limiting our ability to commit PBV's to new projects. We anticipate using the flexibility in this activity when the shortfall ends and we are able to begin making commitments again.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

What percentage of total authorized HCV units will be authorized for project-basing?

50.00%

9.c. - Elimination of PBV Selection Process for PHA-owned Projects Without Improvement, Development, or Replacement (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to eliminate the selection process in the award of PBVs to properties owned by Kern that are not public housing without engaging in an initiative to improve, develop, or preplace a public housing property or site, though site selection requirements will be met for this activity. Kern's goal for this request is to increase cost effectiveness by eliminating this process. Increases in efficiency result in cost effectiveness, freeing up staff time to so that there are additional resources available to focus on cost effectiveness measures, self-sufficiency efforts, and increasing household's housing choices. With this waiver, a subsidy layering review will be conducted and HQS inspections will be performed by an independent entity according to 24 C.F.R. 983.59(b) or 24 C.F.R. 983.103(f). Also with this waiver, Kern is subject to Notice PIH 2013-27 where applicable, or successor and the property must be owned by a single-asset entity of the agency, per Notice PIH 2017-21.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

Kern will leverage this waiver as new developments are initiated.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

9.e. - Alternative PBV Unit Types (Shared Housing and Manufactured Housing) (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to attach and pay PBV assistance for shared housing units and/or manufactured housing. Kern's goal for this request is to increase cost effectiveness by freeing up new units that can be accessed by voucher holders. This will help voucher holders to more readily find available units, reducing staff time devoted to attempting to find new, viable units. Of course, more households who are able to find homes, results in more households take one major step toward self-sufficiency. This activity also clearly and directly increases housing choices for voucher holders by opening up housing options. PBV units must comply with HQS and must comply with deconcentration and desegregation requirements under 24 C.F.R. part 903. Also, a subsidy layering review will be conducted and shared housing units will not be owner occupied. This coming year Kern anticipates assisting 25 shared housing units and 25 manufactured housing units in the Fiscal Year.

Which of the MTW statutory objectives does this MTW activity serve?

Cost effectiveness; Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased revenue

<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies to all assisted households</p>
<p>Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.</p> <p>During the last fiscal year our agency experienced a shortfall in finding in the HCV program preventing us from issuing new vouchers. This impacted our ability to explore PBV contracts on shared housing models or manufactured housing. We anticipate using this flexibility when the shortfall ends.</p>
<p>Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?</p> <p>No</p>
<p>How many shared housing units does the MTW agency anticipate assisting in the Fiscal Year?</p> <p>0</p>
<p>How many shared housing units did the MTW agency assist in the most recently completed PHA Fiscal Year?</p> <p>0</p>
<p>How many manufactured housing units does the MTW agency anticipate assisting in the Fiscal Year?</p> <p>0</p>
<p>How many manufactured housing units did the MTW agency assist in the most recently completed PHA Fiscal Year?</p> <p>0</p>

<p>9.h. - Limit Portability for PBV Units (HCV)</p>
<p>Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative</p> <p>This wavier will allow Kern to extend the requirement to provide a tenant-based voucher, when requested by a PBV household, from 12 to 24 months. Kern's goal for this request is to increase cost effectiveness by reducing the staff time committed to these requests by extending the wait time. The extended wait time may result in some participants not wanting to move at all. Therefore, this activity may also limit the amount of staff time devoted to these requests. As part of the process of self-sufficiency for many households is stability; of home, relationship, amenities, etc., we believe this activity may also help increase household self-sufficiency. Kern has, and will utilize, our clear and uniform policy that addresses how move requests are received and how they are approved/denied for PBV households. Participants will still retain the ability to request a tenant-based voucher for reasonable accommodation according to existing rules.</p>
<p>Which of the MTW statutory objectives does this MTW activity serve?</p> <p>Cost effectiveness</p>
<p>What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.</p> <p>Decreased expenditures</p>
<p>Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?</p> <p>The MTW activity applies only to a subset or subsets of assisted households</p>
<p>Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new</p>

admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies to all family types

Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?

The MTW activity applies to all properties with project-based vouchers

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

The waiver has been initiated, resulting in cost savings with reduced transfers.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

11.a.PH - Alternative Family Selection Procedures (PH)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to establish a new, alternative to the current Family Self-Sufficiency Program (FSS). The goal of the MTW self-sufficiency program (Program) is to assist TPs in improving their quality of life by increasing their level of self-sufficiency. Though there will be new costs that accompany the establishment and operation of the Program, Kern anticipates that this activity will contribute to greater cost effectiveness in the long-run by focusing financial resources on the area that has the greatest hope for life-long return on investment which is in the lives of the TPs. The Program is specifically focused on self-sufficiency so all related efforts aim to meet that goal. Finally, Kern expects that as households become more self-sufficient, more housing choices will become available. Kern will ensure that this program does not have a disparate impact on protected classes and will be operated in a manner that is consistent with the requirements of nondiscrimination and equal opportunity authorities, including but not limited to section 504 of the Rehabilitation Act. More specifically, under no circumstances will participants of this programs be required to participate in Self-Sufficiency Programs that are targeted to persons with disabilities in general, or persons with any specific disability. In addition, admission to any of the programs or priority for supportive services developed under this section will not be conditioned on a diagnosis or specific disability of a member of an applicant or participant household. Kern will also not require participation for the elderly. It is mandatory that one person in each eligible household participate in this program. Participation will be defined uniquely between the TP and Kern staff focusing on opportunities for self-sufficiency. There is no work requirement in the program and work is not required to remain in good standing in the program. Kern will not make program participation mandatory for individuals that do not meet the definition of an eligible household at section 23(n)(3) of the U.S. Housing Act of 1937 (1937 Act) and those exempted from the Community Service Requirement under section 12(c)(2)(A), (B), (D) and (E) of the 1937 Act. If Kern terminates the housing subsidy or tenancy of a household for alleged violation of this program, the household will be entitled to a hearing under the agency's Grievance Procedure (24 C.F.R. part 966, subpart B) or the HCV informal hearing process (24 C.F.R. part 982.555). Kern will not use income increases during participation in the program to change a household's eligibility status for purposes of participation in the program or for the receipt public housing or HCV assistance. Household members will be allowed to participate regardless of their increase in earnings.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families

Does the MTW activity apply to all public housing developments?

The MTW activity applies to all developments

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

We currently have 444 participants enrolled in our Building Hope program, which includes a mix from both the Public Housing program and the HCV program. As of the end of the Fiscal Year 77% of participants had met their quarterly goals and earned their financial incentive. Only 1% of the participants were terminated from their housing program for non-participation, which demonstrates successful engagement in the program.

Does this MTW activity require a hardship policy?

Yes

This document is attached.

Does the hardship policy apply to more than this MTW activity?

No

Has the MTW agency modified the hardship policy since the last submission of the MTW Supplement?

No

How many hardship requests have been received associated with this activity in the past year?

No hardship were requested in the most recent fiscal year.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Does the MTW activity require an impact analysis?

Yes

This document is attached.

Does the impact analysis apply to more than this MTW activity?

No

Will the MTW agency's MTW Self-Sufficiency policy make the program mandatory for anyone?

Yes

Please describe the population group for whom participation in the MTW Self-Sufficiency program is mandatory.

Non-elderly, non-disabled households

11.a.HCV - Alternative Family Selection Procedures (HCV)

Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative

This waiver will allow Kern to establish a new, alternative to the current Family Self-Sufficiency Program (FSS) and Building Hope. The goal of the MTW self-sufficiency program (Program) is to assist TPs in improving their quality of life by increasing their level of self-sufficiency. Though there will be new costs that accompany the establishment and operation of the Program, Kern anticipates that this activity will contribute to greater cost effectiveness in the long-run by focusing financial resources on the area that has the greatest hope for life-long return on investment which is in the lives of the TPs. The Program is specifically focused on self-sufficiency so all related efforts aim to meet that goal. Finally, Kern expects that as households become more self-sufficient, more housing choices will become available. Kern will ensure that this program does not have a disparate impact on protected classes and will be operated in a manner that is consistent with the requirements of nondiscrimination and equal opportunity authorities, including but not limited to section 504 of the Rehabilitation Act. More specifically, under no circumstances will participants of this programs be required to participate in Self-Sufficiency Programs that are targeted to persons with disabilities in general, or persons with any specific disability. In addition, admission to any of the programs or priority for supportive services developed under this section will not be conditioned on a diagnosis or specific disability of a member of an applicant or participant household. Kern will also not require participation for the elderly. It is mandatory that one person in each eligible household participate in this program. Participation will be defined uniquely between the TP and Kern staff focusing on opportunities for self-sufficiency. There is no work requirement in the program and work is not required to remain in good standing in the program. Kern will not make program participation mandatory for individuals that do not meet the definition of an eligible household at section 23(n)(3) of the U.S. Housing Act of 1937 1937 Act) and those exempted from the Community Service Requirement under section 12(c)(2)(A), (B), (D) and (E) of the 1937 Act. If Kern terminates the housing subsidy or tenancy of a household for alleged violation of this program, the household will be entitled to a hearing under the agency's Grievance Procedure (24 C.F.R. part 966, subpart B) or the HCV informal hearing process (24 C.F.R. part 982.555). Kern will not use income increases during participation in the program to change a household's eligibility status for purposes of participation in the program or for the receipt public housing or HCV assistance. Household members will be allowed to participate regardless of their increase in earnings.

Which of the MTW statutory objectives does this MTW activity serve?

Self-sufficiency; Housing choice

What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies only to a subset or subsets of assisted households

Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?

New admissions and currently assisted households

Does the MTW activity apply to all family types or only to selected family types?

The MTW activity applies only to selected family types

Please select the family types subject to this MTW activity.

Non-elderly, non-disabled families
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers? The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity. All tenant based and PBV units with target households
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation. We currently have 444 participants enrolled in our Building Hope program, which includes a mix from both the Public Housing program and the HCV program. As of the end of the Fiscal Year 77% of participants had met their quarterly goals and earned their financial incentive. Only 1% of the participants were terminated from their housing program for non-participation, which demonstrates successful engagement in the program.
Does this MTW activity require a hardship policy? Provided Already
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described? No
Does the MTW activity require an impact analysis? Provided Already
Will the MTW agency's MTW Self-Sufficiency policy make the program mandatory for anyone? Yes
Please describe the population group for whom participation in the MTW Self-Sufficiency program is mandatory. Non-elderly, non-disabled households

14.a. - Waive Initial HQS Inspection Requirement (HCV)
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative This wavier will allow Kern to accept the most recent HQS inspection in place of an initial HQS inspection for Moving On participants who will be leasing the same unit. Kern's goal for this activity is to increase cost effectiveness by eliminating an unnecessary step in this process. Increases in efficiency result in cost effectiveness, freeing up staff time to so that there are additional resources available to focus on cost effectiveness measures, self-sufficiency efforts, and increasing household's housing choices. This activity will also aid Moving On households that are making a clear step toward self-sufficiency. Kern will determine Initial income eligibility in accordance with 24 C.F.R. 5.609 of the 1937 Act and TPs will be allowed to request an interim HQS inspection. Any income calculations that Kern accepts from partner agencies will have been calculated within the past year and screenings for lifetime sex offender status and convictions of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing will continue.
Which of the MTW statutory objectives does this MTW activity serve? Cost effectiveness
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Decreased expenditures
Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?
The MTW activity applies only to a subset or subsets of assisted households
Does the MTW activity apply only to new admissions, only to currently assisted households, or to both new admissions and currently assisted households?
New admissions (i.e., applicants) only
Does the MTW activity apply to all family types or only to selected family types?
The MTW activity applies to all family types
Does the MTW activity apply to all HCV tenant-based units and properties with project-based vouchers?
The MTW activity applies to specific tenant-based units and/or properties with project-based vouchers
Please describe which tenant-based units and/or properties with project-based vouchers participate in the MTW activity.
All tenant-based units and/or properties with project-based vouchers that require an HQS inspection.
Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.
During the last fiscal year our HCV program experienced a shortfall of funding preventing us from issuing any vouchers under our moving on preference. We anticipate this waiver to reduce the administrative burden of re-inspecting a unit when a participant transitions to a new voucher in the same unit.
Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?
No

17.c. - Housing Development Programs
Describe the MTW activity, the MTW agency's goal(s) for the MTW activity, and, if applicable, how the MTW activity contributes to a larger initiative
The Authority intends to implement a Local Non-Traditional activity under Moving to Work (MTW). Specifically, we intend to create a Housing Development Program that will provide predevelopment, construction, and/or permanent financing for acquiring, renovating, or building affordable housing developments that include project-based vouchers and/or low income housing tax credits. MTW funds will be utilized, and the following safe harbor requirements will be adhered to: <ul style="list-style-type: none"> o The Authority must not spend more than 10% of its HAP budget on local, non-traditional activities. o Families receiving housing or services through local, non-traditional activities must meet the HUD definition of low-income. o The Authority is subject to Notice PIH 2011-45 or any successor notice and/or guidance. o Authority must comply with Section 30 of the 1937 Housing Act. o Any MTW Funding awarded to a third-party provider must be competitively bid. This activity will allow us to serve more households and increase housing choice
Which of the MTW statutory objectives does this MTW activity serve?
Housing choice
What are the cost implications of this MTW activity? Pick the best description of the cost implications based on what you know today.

Increased expenditures

Does the MTW activity under this waiver apply to all assisted households or only to a subset or subsets of assisted households?

The MTW activity applies to all assisted households

Based on the Fiscal Year goals listed in the activity's previous Fiscal Year's narrative, provide a description about what has been accomplished or changed during the implementation.

This program has not started yet.

Does the MTW agency need a Safe Harbor Waiver to implement this MTW activity as described?

No

Table 17.c.1 - Housing Development Programs that the MTW Agency plans to commit Funds to in Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
Bakersfield Senior Affordable Housing	New Construction	Predevelopment financing for tax credit partnership	35.00	36.00	11.00	7.00	17.00	0.00
Newman Gardens	New Construction	Predevelopment financing for tax credit partnership	50.00	49.00	10.00	25.00	15.00	0.00
Little Village RAD	Acquisition & rehabilitation	Predevelopment financing for RAD tax credit partnership	153.00	154.00	82.00	24.00	47.00	0.00
Village Park Apartments	Acquisition	Interim gap financing for tax credit partnership	59.00	60.00	17.00	36.00	6.00	0.00

Housing Development Programs that the MTW Agency plans to spend funds on in the Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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Table 17.c.2 - Housing Development Programs that the MTW Agency committed funds to in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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Housing Development Programs that the MTW Agency spent funds on in prior Fiscal Year

Name of Development and Address	MTW Role: Acquisition, Rehabilitation, New Construction?	Type of MTW Agency Financing: Gap Financing, Tax Credit Partnership, Other	Number of Affordable Units	Total Number of Units	Number of Units by Affordability - 80% of AMI	Number of Units by Affordability - 50% of AMI	Number of Units by Affordability - 30% of AMI	Number of Units by Affordability - Other
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D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>Yes, the Safe Harbor Waiver request(s) for 1e, 1f, 3a, 3b is(are) attached.</p>

E.	Agency-Specific Waiver(s).
E.1	<p>Agency-Specific Waiver(s) for HUD Approval:</p> <p>The MTW demonstration program is intended to foster innovation and HUD encourages MTW agencies, in consultation with their residents and stakeholders, to be creative in their approach to solving affordable housing issues facing their local communities. For this reason, flexibilities beyond those provided for in Appendix I may be needed. Agency-Specific Waivers may be requested if an MTW agency wishes to implement additional activities, or waive a statutory and/or regulatory requirement not included in Appendix I.</p> <p>In order to pursue an Agency-Specific Waiver, an MTW agency must include an Agency-Specific Waiver request, an impact analysis, and a hardship policy (as applicable), and respond to all of the mandatory core questions as applicable.</p> <p>For each Agency-Specific Waiver(s) request, please upload supporting documentation, that includes: a) a full description of the activity, including what the agency is proposing to waive (i.e., statute, regulation, and/or Operations Notice), b) how the initiative achieves one or more of the 3 MTW statutory objectives, c) a description of which population groups and household types that will be impacted by this activity, d) any cost implications associated with the activity, e) an implementation timeline for the initiative, f) an impact analysis, g) a description of the hardship policy for the initiative, and h) a copy of all comments received at the public hearing along with the MTW agency's description of how the comments were considered, as a required attachment to the MTW Supplement.</p> <p>Will the MTW agency submit a request for approval of an Agency-Specific Waiver this year?</p> <p>No</p>

E.2	<p>Agency-Specific Waiver(s) for which HUD Approval has been Received:</p> <p>Does the MTW agency have any approved Agency-Specific Waivers? No</p>
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F.	Public Housing Operating Subsidy Grant Reporting.
F.1	Total Public Housing Operating subsidy amount authorized, disbursed by 9/30, remaining, and deadline for disbursement, by Federal Fiscal Year for each year the PHA is designated an MTW agency.

Federal Fiscal Year (FFY)	Total Operating Subsidy Authorized Amount	How Much PHA Disbursed by the 9/30 Reporting Period	Remaining Not Yet Disbursed	Deadline
2021	\$4,018,936	\$4,018,936	\$0	2026-12-31
2022	\$4,177,013	\$4,177,013	\$0	2027-12-31
2023	\$4,311,935	\$4,311,935	\$0	2028-12-31
2024	\$3,689,649	\$3,689,649	\$0	2029-12-31

G.	MTW Statutory Requirements.	
G.1	75% Very Low Income – Local, Non-Traditional. HUD will verify compliance with the statutory requirement that at least 75% of the households assisted by the MTW agency are very low-income for MTW public housing units and MTW HCVs through HUD systems. The MTW PHA must provide data for the actual families housed upon admission during the PHA's most recently completed Fiscal Year for its Local, Non-Traditional program households.	
	Income Level	Number of Local, Non-Traditional Households Admitted in the Fiscal Year*
	80%-50% Area Median Income	
	49%-30% Area Median Income	
	Below 30% Area Median Income	
	Total Local, Non-Traditional Households	0

*Local, non-traditional income data must be provided in the MTW Supplement form until such time that it can be submitted in IMS-PIC or other HUD system.

G.2	Establishing Reasonable Rent Policy.
Has the MTW agency established a rent reform policy to encourage employment and self-sufficiency? Yes	

G.3	Substantially the Same (STS) – Local, Non-Traditional.
The total number of unit months that families were housed in a local, non-traditional rental subsidy for the prior full calendar year.	0 # of unit months
The total number of unit months that families were housed in a local, non-traditional housing development program for the prior full calendar year.	0 # of unit months

Number of units developed under the local, non-traditional housing development activity that were available for occupancy during the prior full calendar year:

PROPERTY NAME/ ADDRESS	0/1 BR	2 BR	3 BR	4 BR	5 BR	6+ BR	TOTAL UNITS	POPULATION TYPE*	if 'Population Type' is Other	# of Section 504 Accessible (Mobility)**	# of Section 504 Accessible (Hearing/ Vision)	Was this Property Made Available for Initial Occupancy during the Prior Full Calendar Year?	What was the Total Amount of MTW Funds Invested into the Property?
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G.4	Comparable Mix (by Family Size) – Local, Non-Traditional.
To demonstrate compliance with the statutory requirement to continue serving a 'comparable mix' of families by family size to that which would have been served without MTW, the MTW agency will provide the number of families occupying local, non-traditional units by household size for the most recently completed Fiscal Year in the provided table.	

Family Size:	Occupied Number of Local, Non-Traditional units by Household Size
1 Person	
2 Person	
3 Person	
4 Person	
5 Person	
6+ Person	
Totals	0

H.	Public Comment
	Attached you will find a copy of all of the comments received and a description of how the agency analyzed the comments, as well as any decisions made based on those comments.
	Please see attached for an additional public hearing held for Agency-Specific Waiver(s) and/or Safe Harbor Waiver(s)

I.	Evaluations.
	No known evaluations.

AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Quarterly Update on Development Activity

Tony Miranda, Planning & Dev Specialist

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Included

NARRATIVE:

Below is a summary of the status of the Housing Authority of the County of Kern's, and affiliated non-profit's, properties under development and its development pipeline.

Adelante Vista RAD (142 homes – Bakersfield)

Adelante Vista RAD is the first of the 15 LIPH RAD conversions. Rehabilitation work is done, all residents are back in their homes, and the permanent loan conversion has been completed.

Delano RAD (Homer Harrison and Valle Vista totaling 112 homes – Delano)

Delano RAD comprises the second and third RAD conversion which includes Homer Harrison and Valle Vista. Rehabilitation work is done, all residents are back in their homes, and the permanent loan conversion has been completed.

Maganda Park RAD (20 homes – Delano)

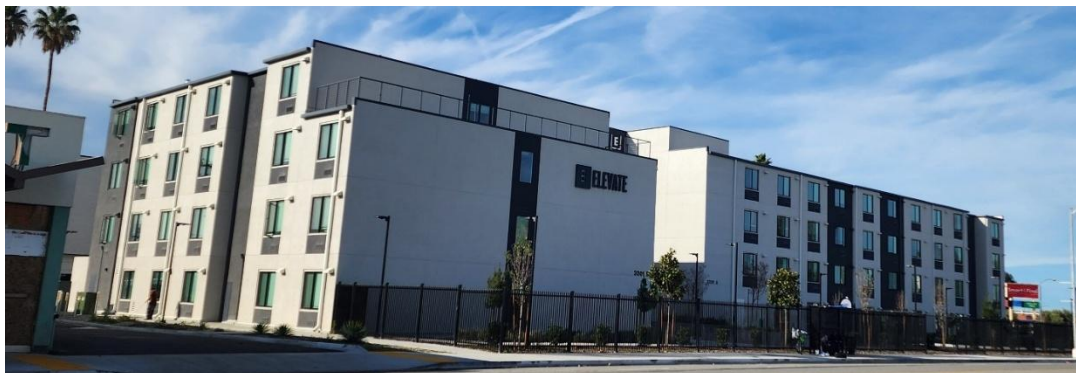
Maganda Park is the fourth RAD conversion. Rehabilitation work is done, all residents are back in their homes, and the permanent loan conversion is expected to be completed on 1/9/26.

Milagro del Valle RAD (46 homes – McFarland)

Milagro del Valle is the fifth RAD conversion. Rehabilitation work is done, all residents are back in their homes, and the permanent loan conversion is expected to be completed this month.

CityServe (126 homes – Bakersfield)

Construction has been completed, all homes have been leased, and only a few final finance-related closing items remain before the development phase is complete.



Renaissance at Baker (85 homes – Bakersfield)

Construction has been completed, all homes have been leased, and conversion to the permanent loan is scheduled for mid-January 2026.



Oregon Street Apartments (GEAHI) (16 homes – Bakersfield)

Construction has been completed at Oregon Street Apartments and all homes are occupied. The conversion to the permanent loan conversion has taken place.

Haley Housing (40 homes – Bakersfield)

Haley Housing was developed by the Authority and Akido Labs, with extensive services provided onsite by Chapparral Medical Group. Construction has been completed and all homes are occupied.



800 S. Baker (GEAHI) (8 homes – Bakersfield)

The development at 800 S. Baker Street was completed in November. This eight-home development offers affordable housing to tenants whose income ranges from 50% to 120% of the Area Median Income. All the homes are leased up.



4th Street Senior Apartments (GEAHI II) (16 homes – Bakersfield)

Construction of 16 new homes on 4th Street commenced in September 2024. These homes will be offered to eligible senior households. All construction work is to be completed by the middle of January, and all homes are to be leased up by early February.



1209 M Street (GEAHI) (4 homes – Bakersfield)

This in-fill development will bring four newly constructed 1-bedroom multifamily homes to serve smaller households in Bakersfield. Construction and lease-up are scheduled to be completed in February.



Arvin RAD (114 homes – Arvin)

Arvin RAD, the sixth, seventh and eighth RAD conversions, consists of the Monte Vista, Parkview, and Haciendas del Sol Public Housing developments. Two current residential homes will be converted into two employee/manager homes. One non-residential building will be converted into an office, community room, and maintenance area. Tax credits and tax-exempt bond financing have been awarded, the lender and investor have been selected, and rehabilitation is well under way and scheduled to be completed in March 2027.

Letzring Gardens (RAD) (150 homes – Bakersfield)

Letzring Gardens, a new construction development, will be located at 4215 Letzring Lane near H Street and White Lane. Letzring Gardens will help replace Plaza Towers (PT) and Plaza Towers Annex (PTA). This represents the ninth RAD conversion. Construction is underway and completion is scheduled for October of this year.

Niles Street Apartments RAD (51 homes – Bakersfield)

Niles Street (Niles) is a new construction development that will provide fifty (50) affordable housing rental homes to persons, initially, who are currently living at PT and PTA, but will also fill a vital long-term need for this type of housing in the Bakersfield area. The homes will all contain one-bedroom and there will be one three-bedroom “live-in” home for on-site management. Construction is underway and completion is scheduled for October of this year. Niles represents the tenth RAD conversion.

Pioneer Drive Apartments (85 homes – Bakersfield)

Pioneer Drive Apartments, in east Bakersfield, is a new construction project consisting of a combination of 84 1- and 2-bedroom homes and a 3-bedroom manager’s home. Forty-one of the homes will be reserved for homeless tenants under the No Place Like Home (NPLH) program with services by Kern BHRS with the remainder set aside for tenants who are homeless with services by CAPK. Construction has started and is expected to be completed in October 2026.

Village at East Hills (GEAHI II) (37 homes – Bakersfield)

Located on the parcel just east of REH, Village at East Hills will consist of 37 single-family homes to be sold to households at 80% and 120% AMI and below. All homes have 3 bedrooms/2.5 bathrooms and have a two-car garage. This development will be built in phases. Construction has started and the first eleven homes are scheduled to be completed by Summer 2026.

North Village (GEAHI) (15-homes – Bakersfield/Oildale)

Located on 801/805 N. Chester Ave and 1066/108 Decatur Street, North Village is a new construction multifamily development that aims to serve those experiencing homelessness. North Village will feature all one-bedroom rental homes and will be fully equipped with refrigerator, stove, dishwasher, and microwave. All homes will have washer/dryer hookups. Funding is in place and demo has begun. North Village is scheduled to be completed in early 2027.

Bakersfield Senior Center Affordable Housing and Facility (BSC - 36 homes – Bakersfield)

Next door to 4th Street Senior Apartments, BSC will be a new construction, mixed-use development that will consist of affordable housing rental homes for seniors and a senior center. The Bakersfield Senior Center and the Authority are working together to replace the existing aging facility located at 530 4th Street with a new 4-story facility that will feature a senior center on the first and second floors and 36 residential homes on the 3rd and 4th floors. The HA has secured City of Bakersfield Affordable Housing Trust Funds, REAP 2.0, Transformative Climate Communities funding, and 4% tax credits with a bond allocation. A lender and investor have been selected, and construction is scheduled to begin in June.

Little Village RAD (154 homes – Bakersfield)

Little Village and Little Village Annex, the two developments that make up Little Village RAD, are the eleventh and twelfth LIPH developments going through the RAD conversion process. This 154-home development has been awarded tax credits and a bond allocation. The lender and investor have been selected. Rehabilitation is scheduled to begin in July of this year.

Newman Gardens (51 homes – Wasco)

Newman Gardens is being developed in partnership with Wasco Affordable Housing, Inc. There will be 50 homes available to low-income seniors at 60% AMI and below and 1 manager’s home. An application for 4% tax credits and a bond allocation will be submitted in February.

Baker Street Village RAD (35 homes – Bakersfield)

Baker Street Village (BSV), the thirteenth RAD conversion, is an existing 37-home multifamily development. The HA will be submitting a 4% tax credit and bond allocation application in February. If awarded, rehabilitation will begin by the end of the year.

Terra Vista RAD (37 homes – Shafter)

Terra Vista (TV), the fourteenth RAD conversion, is an existing 35-unit multifamily development in Shafter. Like BSV, the HA will be submitting a 4% tax credit and bond allocation application in February. If awarded, construction will begin by the end of the year.

Almond Village II (48 homes – Bakersfield)

Located immediately to the north of the Authority's Almond Village development in Lost Hills, this proposed development would utilize a previously undeveloped vacant section of land, to create 28-multifamily homes, Community Building, and Recreational Area. The current efforts include receiving approval from all vested Almond Village parties, ensuring Lost Hills is able to provide water/sewer and solidifying TWC level of involvement. The current proposed funding sources include 9% tax credits, County HOME funds, and a bank loan. The 9% Tax Credit application is scheduled to be submitted in April.

Village Park Senior Apartments (GEAHI) (60 homes – Bakersfield)

Village Park Senior Apartments is an existing 60-home affordable housing community serving seniors in the heart of downtown Bakersfield. Originally placed in service in 2009, the property provides 59 affordable homes across two stories and needs rehabilitation. With existing City affordability covenants nearing expiration, the proposed rehabilitation will preserve long-term affordability and extend the useful life of the property. City of Bakersfield funding has been secured, and tax credits and a bond allocation will be applied for in February.

City of Bakersfield NSP

In 2009, the Authority acquired 16 properties located in the City of Bakersfield using Neighborhood Stabilization Program (NSP) funds. The original plan was to provide affordable rental or for-sale housing to low-income households thereby stabilizing neighborhoods impacted by the housing crisis. The rental approach was taken. Since then, these homes have been managed and maintained as long-term rental properties. However, the affordability restrictions placed on these homes have expired. In response, the Authority developed a plan to transition these properties into owner-occupied housing. To date, ten families have expressed interest, and one household is actively moving forward in the purchase process.

AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Authorization to Reschedule the November 11, 2026, Regular Meeting of the Board of Commissioners Due to a Federal Holiday

Joanna Maldonado, Administrative Coordinator
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: None

NARRATIVE:

The regularly scheduled November Board of Commissioners meeting is currently set for Wednesday, November 11, 2026, which coincides with Veterans Day, a federal holiday.

This item is being presented to allow the Board to formally discuss and take possible action to select an alternate meeting date for the November 2026 Board meeting in compliance with the Brown Act.

AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: **Resolution No. 2663** of the Housing Authority of the County of Kern Approving the Formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the RAD Conversion and Rehabilitation for the **Baker Street Village** Development, Under the New Development Name of **Baker Street Village RAD**

Eric Colocho, Administrative Coordinator

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Resolution No. 2663

NARRATIVE:

In September of 2025, the Housing Authority (“Authority”) initiated the process of converting the existing Low-Income Public Housing (“LIPH”) developments named Baker Street Village under the United States Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration program (“RAD”).

RAD allows public housing agencies to preserve existing LIPH support by converting it to Section 8 rental assistance contracts. This conversion enables the Authority to leverage financial resources to stabilize and renovate these older properties, thereby better accommodating the needs of our residents. Once the RAD conversion is complete, the modernization process of Baker Street Village RAD will commence.

The attached resolution authorizes the formation of a limited liability company (the “LLC”), with the Authority as the sole member and manager, which will serve as the administrative general partner. Additionally, this resolution authorizes the Authority to establish a limited partnership (“Partnership”) that will own the development. To advance the funding activities necessary for the modernization of Baker Street Village RAD, the resolution also authorizes activities related to financing, syndication, and execution of contracts on behalf of the Partnership. The Authority will also serve as the guarantor for the development.

As with previous RAD conversions, the property will be sold to the Partnership through the acquisition process, with Golden Empire Affordable Housing, Inc. acting as the managing general partner. The Authority will provide a seller carryback note to the partnership for the value of the properties. Throughout the acquisition, rehabilitation, and development process, the Authority expects to earn developer fees and benefit from cash flow generated by the properties through payments on the residual receipts loans.

The total cost of the rehabilitation of the property is anticipated to be \$17,602,671.

The projected permanent financing sources currently include:

- Federal Tax Credit Equity: \$5,820,809
- Housing Authority Loan (Seller Carryback Loan): \$8,410,000
- GP Capital Contribution: \$100
- Tax-Exempt Permanent Bank Loan: \$3,200,000
- Deferred Developer Fee: \$171,762

RESOLUTION NO. 2663 OF THE HOUSING AUTHORITY OF THE COUNTY OF KERN APPROVING THE FORMATION OF A LIMITED PARTNERSHIP, ACQUISITION, FINANCING, SYNDICATION, GUARANTOR, AND CONTRACTING ACTIVITY FOR THE RAD CONVERSION AND REHABILITATION FOR THE BAKER STREET VILLAGE DEVELOPMENT, UNDER THE NEW DEVELOPMENT NAME OF BAKER STREET VILLAGE RAD

I, Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, certify that the following Resolution, proposed by **[Commissioner Name]**, and seconded by **[Commissioner Name]**, was duly passed and adopted by the Board of Commissioners at an official Meeting of the Board of Commissioners on this 14th day of January 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern.

RESOLUTION NO. 2663

WHEREAS, the Housing Authority of the County of Kern ("Authority") is a duly formed housing authority of the State of California, and is vested with the responsibilities set forth in Division 24, Part 2, Article 4 (Sections 34310-34334) of the California Health and Safety Code, which include providing low-and-moderate income housing within its jurisdiction, and is governed by the Board;

WHEREAS, the Authority is a government agency formed to assist in providing affordable housing;

WHEREAS, the Authority has the authority to provide such housing within the jurisdiction of the City of Bakersfield ("City"), pursuant to a cooperative agreement between the County and the Authority;

WHEREAS, The United States Department of Housing and Urban Development

("HUD") has established the Rental Assistance Demonstration program ("RAD") for the purposes of preserving affordable housing by providing a way to stabilize, repair or replace properties.

WHEREAS, Under the First Component of RAD, projects funded under the public housing program can convert their assistance to long-term, project-based Section 8 rental assistance contracts.

WHEREAS, the Authority is the current owner of the existing development, Baker Street Village, located in Bakersfield, California ("Property"). The Authority desires to convey the Property to a to-be-formed limited partnership ("Partnership") for the purpose of rehabilitating and operating the Property, now called Baker Street Village RAD ("Project"). The Property will include 36 low-income homes and one manager's home;

WHEREAS, the Authority desires to form the Partnership to own the development;

WHEREAS, the Authority desires to form a limited liability company in which the Authority is the sole member and manager (the "Authority LLC");

WHEREAS, it is anticipated that the Authority LLC will enter the Partnership as the administrative general partner;

WHEREAS, Golden Empire Affordable Housing, Inc. ("GEAHI"), or a limited liability company of which GEAHI is the sole member and manager (the "GEAHI LLC"), will act as managing general partner and as Initial limited partner in the Partnership that will acquire the Property and construct, own and operate the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to secure predevelopment, construction, and permanent financing for the Project, with a combination of funding sources of approximately Seventeen Million, Six Hundred Two Thousand, Six Hundred and Seventy-One Dollars (\$17,602,671);

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership for the Authority to enter into a Purchase and Sale Agreement with the Partnership to sell the Property to the Partnership for Eight Million, Four Hundred and Ten Thousand Dollars (\$8,410,000), an amount equal to the appraised value of the Property ("Purchase Price");

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into any and all documents, including but not limited to, a purchase and sale agreement, assignment agreements, a Preliminary Change of Ownership Report and any other documents necessary to convey the Properties from the Authority to the Partnership for the development of the Project ("Acquisition Documents")

WHEREAS, the Authority supports the applications by the Authority and the Partnership for various additional funding sources, including but not limited to, an

application to obtain an allocation of low income housing tax credits ("Tax Credits") from the California Tax Credit Allocation Committee ("TCAC"), an application to obtain an allocation of tax exempt bond financing ("Bond Allocation") from the California Debt Limit Allocation Committee ("CDLAC"), a construction loan from a bank (the "Bank Construction Loan"), a loan from the Authority (the "Seller Carryback Loan") for the purchase of the Property, and a bank permanent loan ("Bank Perm Loan");

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into agreements with third parties to provide certain other services required in connection with the Project, including but not limited to: (a) a Legal Services Agreement with Goldfarb & Lipman, LLP, (b) a Property Management Agreement with the Authority, (c) an Architect Contract, and (d) a Construction Contract;

WHEREAS, the Authority deems it to be in the best interests of the Authority to assign to the Partnership, upon its formation, agreements entered into by the Authority related directly or indirectly with the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority and the Partnership for the Partnership to accept assignment of agreements entered into by the Authority related directly or indirectly with the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority and the Authority LLC to execute any and all documents necessary to syndicate the Limited Partner interests in the Partnership and admit an Investor Limited Partner to the Partnership;

WHEREAS, the Authority deems it in the best interest of the Authority provide a loan to the Partnership equal to the appraised value of the Property in the approximate amount of Eight Million, Four Hundred and Ten Thousand Dollars (\$8,410,000), (the "Seller Carryback Loan") for the purchase of the Property, and the Partnership shall borrow the Seller Carryback Loan, and the Authority and the Partnership shall enter into all documents necessary to consummate the Seller Carryback Loan, including, but not limited to, a promissory note, deed of trust, loan agreement, regulatory agreements, and form resolutions (the "Seller Carryback Loan Documents");

WHEREAS, the Partnership intends to secure Tax Credits, including Federal and Solar tax credits in an approximate amount of Six Million Dollars (\$6,000,000);

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into any and all documents necessary to consummate the Tax Credits;

WHEREAS, the Partnership intends to secure the Bond Allocation in an amount not to exceed Five Million Five Hundred Thousand Dollars (\$5,500,000) in tax exempt bonds;

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into any and all documents necessary to consummate the Bond Allocation;

WHEREAS, the Partnership intends to secure the Bank Construction Loan in an amount not to exceed Seven Million Five Hundred Thousand Dollars (\$7,500,000) to assist in the construction of the Project;

WHEREAS, the Authority desires to authorize the Partnership to secure such Bank Construction Loan, and to execute any and all documents necessary to consummate the Bank Construction Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, financing statements, guarantees, escrow instructions, and other types of agreements or documents necessary to consummate the Bank Construction Loan;

WHEREAS, the Partnership intends to secure a Bank Perm Loan from a bank in an amount of approximately Three Million Two Hundred Thousand Dollars (\$3,200,000); and

WHEREAS, the Authority desires to authorize the Partnership to secure such Bank Perm Loan, and to execute any and all documents necessary to consummate the Bank Perm Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, financing statements, guarantees, escrow instructions, and other types of agreements or documents necessary to consummate the Bank Perm Loan.

NOW, THEREFORE, BE IT RESOLVED: That the Authority approves the formation of the Partnership.

FURTHER RESOLVED: That the Authority approves the formation of the Authority LLC.

FURTHER RESOLVED: That the Authority authorizes the Authority LLC to enter the Partnership as the administrative general partner.

FURTHER RESOLVED: That Stephen M. Pelz, Executive Director, (the "Executive Director") acting alone, shall be authorized and directed to execute any and all documents necessary to form the Authority LLC and the Partnership, including, but not limited to, Articles of Organization, an Operating Agreement, a Certificate of Limited Partnership and an Agreement of Limited Partnership, and any other documents related to the formation of the Authority LLC and the Partnership (collectively, the "Formation Documents").

FURTHER RESOLVED: That the Authority shall convey the Property to the Partnership, and the Partnership shall acquire the Property from the Authority and the Partnership and the Authority shall enter into the Acquisition Documents.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to

execute any and all documents necessary to consummate the acquisition of the Property by the Authority and the sale of the Property to the Partnership, including, but not limited to, an option agreement, a purchase and sale agreement, escrow instructions, a grant deed, a preliminary change of ownership report form, transfer tax affidavit, and any other documents related to the acquisition of the Property by the Partnership, the Acquisition Documents.

FURTHER RESOLVED: That the Authority approves the applications for the various funding sources for the Project, including but not limited to, a TCAC application for Tax Credits, a CDLAC application for Bond Allocation. an application for the Bank Construction Loan and an application for the Bank Perm Loan.

FURTHER RESOLVED: That the Authority, acting as developer, shall enter into a Legal Services Agreement with Goldfarb & Lipman LLP, a Property Management Agreement with the Housing Authority of the County of Kern, an Architect Agreement, a Construction Contract Agreement and any other services agreements required for the development and construction of the Project (collectively, the "Project Third Party Contracts").

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority and the Authority LLC shall be authorized and directed to execute any and all documents necessary to syndicate the Limited Partner interests in the Partnership and admit an Investor Limited Partner to the Partnership (the "Syndication Documents").

FURTHER RESOLVED: That the Authority shall act as a guarantor for the Partnership and the Project and enter into the Guaranteed Obligations.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Tax Credits for the Project (the "Tax Credit Documents").

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority and the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to secure the Bond Allocation (the "Bond Allocation Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the Bank Construction Loan for the purpose of providing construction financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Bank Construction Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Bank Construction Loan (collectively, the "Bank Construction Loan Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the Bank Perm Loan for the purpose of providing permanent financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Bank Perm Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Bank Perm Loan (collectively, the "Bank Perm Loan Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the Seller Carryback Loan for the purpose of providing financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Seller Carryback Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Seller Carryback Loan (collectively, the "Seller Carryback Loan Documents").

FURTHER RESOLVED: That the Authority shall be authorized to assign, and the Partnership shall be authorized to accept, any and all agreements, contracts, loans, notes, and all other documents, rights and obligations to the Partnership in order to consummate the transactions contemplated by this Resolution.

FURTHER RESOLVED: That the Partnership and the Authority shall enter into the Property Management Documents.

FURTHER RESOLVED: That the Partnership and the Authority shall enter into the Developer Documents.

FURTHER RESOLVED: That the Executive Director, with the advice and assistance of legal counsel, hereby is authorized, empowered and directed, acting alone on behalf of the Authority as itself, on behalf of the Authority as the sole member of the LLC, and on behalf of the Authority as the sole member of the LLC in its capacity as the administrative general partner of the Partnership, to (i) execute any and all necessary documents listed in and/or contemplated by this resolution, and (ii) take any and all other actions contemplated by this resolution.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all necessary documents, agreements, and certificates, including, but not limited to, the Formation Documents, the Acquisition Documents, the Project Third Party Contracts, the Syndication Documents, the Tax Credit Documents, the Bond Allocation Documents, the Bank Construction Loan Documents, the Bank Perm Loan Documents, the Seller Carryback and Authority Loan documents, and to do all such

acts and things that may be necessary to form the Authority LLC and the Partnership, consummate the acquisition of the Property by the Authority and the sale of the Property to the Partnership, consummate the development of the Project, consummate the Tax Credits, the Bond Allocation, the Bank Construction Loan, the Bank Perm Loan, the Seller Carryback Loan, the Authority Loan, syndicate the limited partner interests in the Partnership, and admit an Investor Limited Partner to the Partnership, and to do all other activities contemplated by this Resolution.

FURTHER RESOLVED: That the Executive Director, acting alone on behalf of the Authority acting as itself, on behalf of the Authority as the sole member of the LLC, and on behalf of the Authority as the sole member of the LLC in its capacity as the administrative general partner of the Partnership, shall be authorized to execute and certify any other form of resolution required by any lender, investor, regulator or other third party involved in the transaction, so long as the Executive Director and counsel to the Authority determine that the substance of such resolution does not materially conflict with the substance of this resolution.

RESOLVED FURTHER: That to the extent that any actions authorized in this Resolution have already been performed, such actions are ratified and approved.

AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: **Resolution No. 2664** of the Housing Authority of the County of Kern approving the formation of a Limited Partnership, Acquisition, Financing, Syndication, Guarantor and Contracting Activity for the RAD Conversion and Rehabilitation for the **Terra Vista** Development, under the new development name of **Terra Vista RAD**

Jotveer Khangura, Administrative Coordinator
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Resolution No. 2664

NARRATIVE:

In September 2025, the Housing Authority (“Authority”) initiated the process of converting the existing 35-unit Low-Income Public Housing (“LIPH”) development named Terra Vista (located in Shafter) under the United States Department of Housing and Urban Development (“HUD”) Rental Assistance Demonstration program (“RAD”).

RAD allows public housing agencies to preserve existing LIPH support by converting it to Section 8 rental assistance contracts. This conversion enables the Authority to leverage financial resources to stabilize and renovate these older properties, thereby better accommodating the needs of our residents. Once the RAD conversion is complete, the modernization process of Terra Vista RAD will commence.

The attached resolution authorizes the formation of a limited liability company (the “LLC”), with the Authority as the sole member and manager, which will serve as the administrative general partner. Additionally, this resolution authorizes the Authority to establish a limited partnership (“Partnership”) that will own the development. To advance the funding activities necessary for the modernization of Terra Vista RAD, the resolution also authorizes activities related to financing, syndication, and execution of contracts on behalf of the Partnership. The Authority will also serve as the guarantor for the development and will provide a \$750,000 loan using either Public Housing operating funds or Capital funds.

As with previous RAD conversions, the property will be sold to the Partnership through the acquisition process, with Golden Empire Affordable Housing, Inc. acting as the managing general partner. The Authority will provide a seller carryback note to the partnership for the value of the properties. Throughout the acquisition, rehabilitation, and development process, the Authority expects to earn developer fees and benefit from cash flow generated by the properties through payments on the residual receipts loans.

The total cost of the refinancing and rehabilitation of the property is anticipated to be \$13,396,545.

The projected permanent financing sources currently include:

- Federal Tax Credit Equity: \$4,415,880
- Housing Authority Loan (Seller Carryback Loan): \$4,640,000
- Housing Authority RAD Loan: \$750,000
- GP Capital Contribution: \$100
- Tax-Exempt Permanent Bank Loan: \$3,000,000
- Deferred Developer Fee: \$590,565

RESOLUTION NO. 2664 OF THE HOUSING AUTHORITY OF THE COUNTY OF KERN APPROVING THE FORMATION OF A LIMITED PARTNERSHIP, ACQUISITION, FINANCING, SYNDICATION, GUARANTOR, AND CONTRACTING ACTIVITY FOR THE RAD CONVERSION AND REHABILITATION FOR THE TERRA VISTA DEVELOPMENT, UNDER THE NEW DEVELOPMENT NAME OF TERRA VISTA RAD

I, Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern, certify that the following Resolution, proposed by **[Commissioner Name]**, and seconded by **[Commissioner Name]**, was duly passed and adopted by the Board of Commissioners at an official Meeting of the Board of Commissioners on this 14th day of January 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

Stephen M. Pelz, Secretary of the Board of Commissioners of the Housing Authority of the County of Kern.

RESOLUTION NO. 2664

WHEREAS, the Housing Authority of the County of Kern ("Authority") is a duly formed housing authority of the State of California, and is vested with the responsibilities set forth in Division 24, Part 2, Article 4 (Sections 34310-34334) of the California Health and Safety Code, which include providing low-and-moderate income housing within its jurisdiction, and is governed by the Board;

WHEREAS, the Authority is a government agency formed to assist in providing affordable housing;

WHEREAS, the Authority has the authority to provide such housing within the jurisdiction of the City of Shafter (the "City"), pursuant to a cooperative agreement between the City and the Authority;

WHEREAS, The United States Federal Housing and Urban Development ("HUD") has established the Rental Assistance Demonstration ("RAD") program for the

purposes of preserving affordable housing by providing a way to stabilize, repair or replace properties.

WHEREAS, Under the First Component of RAD, projects funded under the public housing program can convert their assistance to long-term, project-based Section 8 rental assistance contracts.

WHEREAS, the Authority is the current owner of the existing development, Terra Vista, located in Shafter, California ("Property"). The Authority desires to convey the Property to a to-be-formed limited partnership ("Partnership") for the purpose of rehabilitating and operating the Property, now called Terra Vista RAD ("Project"). The Property will include 34 low-income homes and one manager's home;

WHEREAS, the Authority desires to form the Partnership to own the development;

WHEREAS, the Authority desires to form a limited liability company in which the Authority is the sole member and manager (the "Authority LLC");

WHEREAS, it is anticipated that the Authority LLC will enter the Partnership as the administrative general partner;

WHEREAS, Golden Empire Affordable Housing, Inc. ("GEAHI"), or a limited liability company of which GEAHI is the sole member and manager (the "GEAHI LLC"), will act as managing general partner and as Initial limited partner in the Partnership that will acquire the Property and construct, own and operate the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to secure predevelopment, construction, and permanent financing for the Project, with a combination of funding sources of approximately Thirteen Million, Three Hundred Ninety-Six Thousand, Five Hundred and Forty-Five Dollars (\$13,396,545);

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership for the Authority to enter into a Purchase and Sale Agreement with the Partnership to sell the Property to the Partnership for Four Million, Six Hundred and Forty Thousand Dollars (\$4,640,000), an amount equal to the appraised value of the Property (the "Purchase Price");

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into any and all documents, including but not limited to, a purchase and sale agreement, assignment agreements, a Preliminary Change of Ownership Report (PCOR), and any other documents necessary to convey the Properties from the Authority to the Partnership for the development of the Project ("Acquisition Documents")

WHEREAS, the Authority supports the applications by the Authority and the Partnership for various additional funding sources, including but not limited to, an application to obtain an allocation of low income housing tax credits ("Tax Credits")

from the California Tax Credit Allocation Committee ("TCAC"), an application to obtain an allocation of tax exempt bond financing ("Bond Allocation") from the California Debt Limit Allocation Committee ("CDLAC"), a construction loan from a bank (the "Bank Construction Loan"), a loan from the Authority (the "Seller Carryback Loan") for the purchase of the Property, an additional loan from the Authority (the "HA Reserve Loan"), and a bank permanent loan ("Bank Perm Loan");

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into agreements with third parties to provide certain other services required in connection with the Project, including but not limited to: (a) a Legal Services Agreement with Goldfarb & Lipman, LLP, (b) a Property Management Agreement with the Authority, (c) an Architect Contract, and (d) a Construction Contract;

WHEREAS, the Authority deems it to be in the best interests of the Authority to assign to the Partnership, upon its formation, agreements entered into by the Authority related directly or indirectly with the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority and the Partnership for the Partnership to accept assignment of agreements entered into by the Authority related directly or indirectly with the Project;

WHEREAS, the Authority deems it to be in the best interests of the Authority and the Authority LLC to execute any and all documents necessary to syndicate the Limited Partner interests in the Partnership and admit an Investor Limited Partner to the Partnership;

WHEREAS, the Authority deems it in the best interest of the Authority provide a loan to the Partnership equal to the appraised value of the Property in the approximate amount of Four Million, Six Hundred and Forty Thousand Dollars (\$4,640,000), (the "Seller Carryback Loan") for the purchase of the Property, and the Partnership shall borrow the Seller Carryback Loan, and the Authority and the Partnership shall enter into all documents necessary to consummate the Seller Carryback Loan, including, but not limited to, a promissory note, deed of trust, loan agreement, regulatory agreements, and form resolutions (the "Seller Carryback Loan Documents");

WHEREAS, the Partnership intends to secure Tax Credits, including Federal and Solar tax credits in an approximate amount of Four Million, Five Hundred Thousand Dollars (\$4,500,000);

WHEREAS, the Authority deems it to be in the best interests of the Authority, the Authority LLC and the Partnership to enter into any and all documents necessary to consummate the Tax Credits;

WHEREAS, the Partnership intends to secure the Bond Allocation in an amount not to exceed Four Million Dollars (\$4,000,000) in tax exempt bonds;

WHEREAS, the Authority deems it to be in the best interests of the Authority, the

Authority LLC and the Partnership to enter into any and all documents necessary to consummate the Bond Allocation;

WHEREAS, the Partnership intends to secure the Bank Construction Loan in an amount not to exceed Six Million Six Hundred Thousand Dollars (\$6,600,000) to assist in the construction of the Project;

WHEREAS, the Authority desires to authorize the Partnership to secure such Bank Construction Loan, and to execute any and all documents necessary to consummate the Bank Construction Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, financing statements, guarantees, escrow instructions, and other types of agreements or documents necessary to consummate the Bank Construction Loan;

WHEREAS, the Partnership intends to secure a Bank Perm Loan from a bank in an amount of approximately Three Million Thousand Dollars (\$3,000,000); and

WHEREAS, the Authority desires to authorize the Partnership to secure such Bank Perm Loan, and to execute any and all documents necessary to consummate the Bank Perm Loan, including, but not limited to, a loan agreement, a promissory note, a deed of trust, financing statements, guarantees, escrow instructions, and other types of agreements or documents necessary to consummate the Bank Perm Loan.

WHEREAS, the Authority deems it in the best interest of the Authority provide a loan to the Partnership, an HA Reserve Loan, in the approximate amount of Seven Hundred Fifty Thousand Dollars (\$750,000) and the Partnership shall borrow the HA Reserve Loan, and the Authority and the Partnership shall enter into all documents necessary to consummate the HA Reserve Loan, including, but not limited to, a promissory note, deed of trust, loan agreement, regulatory agreements, and form resolutions (the "HA Reserve Loan Documents").

NOW, THEREFORE, BE IT RESOLVED: That the Authority approves the formation of the Partnership.

FURTHER RESOLVED: That the Authority approves the formation of the Authority LLC.

FURTHER RESOLVED: That the Authority authorizes the Authority LLC to enter the Partnership as the administrative general partner.

FURTHER RESOLVED: That Stephen M. Pelz, Executive Director, (the "Executive Director") acting alone, shall be authorized and directed to execute any and all documents necessary to form the Authority LLC and the Partnership, including, but not limited to, Articles of Organization, an Operating Agreement, a Certificate of Limited Partnership and an Agreement of Limited Partnership, and any other documents related to the formation of the Authority LLC and the Partnership (collectively, the "Formation Documents").

FURTHER RESOLVED: That the Authority shall convey the Property to the Partnership, and the Partnership shall acquire the Property from the Authority and the Partnership and the Authority shall enter into the Acquisition Documents.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the acquisition of the Property by the Authority and the sale of the Property to the Partnership, including, but not limited to, an option agreement, a purchase and sale agreement, escrow instructions, a grant deed, a preliminary change of ownership report form, transfer tax affidavit, and any other documents related to the acquisition of the Property by the Partnership, the Acquisition Documents.

FURTHER RESOLVED: That the Authority approves the applications for the various funding sources for the Project, including but not limited to, a TCAC application for Tax Credits, a CDLAC application for Bond Allocation. an application for the Bank Construction Loan and an application for the Bank Perm Loan.

FURTHER RESOLVED: That the Authority, acting as developer, shall enter into a Legal Services Agreement with Goldfarb & Lipman LLP, a Property Management Agreement with the Housing Authority of the County of Kern, an Architect Agreement, a Construction Contract Agreement and any other services agreements required for the development and construction of the Project (collectively, the "Project Third Party Contracts").

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority and the Authority LLC shall be authorized and directed to execute any and all documents necessary to syndicate the Limited Partner interests in the Partnership and admit an Investor Limited Partner to the Partnership (the "Syndication Documents").

FURTHER RESOLVED: That the Authority shall act as a guarantor for the Partnership and the Project and enter into the Guaranteed Obligations.

FURTHER RESOLVED: That the Authority shall incur predevelopment costs and is authorized to advance up to \$500,000 in Title V and Public Housing funds for predevelopment costs to be reimbursed at construction loan closing.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Tax Credits for the Project (the "Tax Credit Documents").

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority and the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to secure the Bond Allocation (the "Bond Allocation Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow

the Bank Construction Loan for the purpose of providing construction financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Bank Construction Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Bank Construction Loan (collectively, the "Bank Construction Loan Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the Bank Perm Loan for the purpose of providing permanent financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Bank Perm Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Bank Perm Loan (collectively, the "Bank Perm Loan Documents").

FURTHER RESOLVED: That the Authority authorizes the Partnership to borrow the Seller Carryback Loan for the purpose of providing financing for the Project.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the Seller Carryback Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the Seller Carryback Loan (collectively, the "Seller Carryback Loan Documents").

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all documents necessary to consummate the HA Reserve Loan, including, but not limited to, loan agreements, promissory notes, deeds of trust, financing statements, guarantees, escrow instructions and any and all other documents related to the HA Reserve Loan Documents (collectively, the "HA Reserve Loan Documents").

FURTHER RESOLVED: That the Authority shall be authorized to assign, and the Partnership shall be authorized to accept, any and all agreements, contracts, loans, notes, and all other documents, rights and obligations to the Partnership in order to consummate the transactions contemplated by this Resolution.

FURTHER RESOLVED: That the Partnership and the Authority shall enter into the Property Management Documents.

FURTHER RESOLVED: That the Partnership and the Authority shall enter into the Developer Documents.

FURTHER RESOLVED: That the Executive Director, with the advice and assistance of legal counsel, hereby is authorized, empowered and directed, acting alone on behalf of the Authority as itself, on behalf of the Authority as the sole member of the LLC, and on behalf of the Authority as the sole member of the LLC in its capacity as the administrative general partner of the Partnership, to (i) execute any and all necessary documents listed in and/or contemplated by this resolution, and (ii) take any and all other actions contemplated by this resolution.

FURTHER RESOLVED: That the Executive Director, acting alone, on behalf of the Authority, the Authority LLC and the Partnership shall be authorized and directed to execute any and all necessary documents, agreements, and certificates, including, but not limited to, the Formation Documents, the Acquisition Documents, the Project Third Party Contracts, the Syndication Documents, the Tax Credit Documents, the Bond Allocation Documents, the Bank Construction Loan Documents, the Bank Perm Loan Documents, the Seller Carryback and HA Reserve Loan documents, and to do all such acts and things that may be necessary to form the Authority LLC and the Partnership, consummate the acquisition of the Property by the Authority and the sale of the Property to the Partnership, consummate the development of the Project, consummate the Tax Credits, the Bond Allocation, the Bank Construction Loan, the Bank Perm Loan, the Seller Carryback Loan, the HA Reserve Loan Documents, syndicate the limited partner interests in the Partnership, and admit an Investor Limited Partner to the Partnership, and to do all other activities contemplated by this Resolution.

FURTHER RESOLVED: That the Executive Director, acting alone on behalf of the Authority acting as itself, on behalf of the Authority as the sole member of the LLC, and on behalf of the Authority as the sole member of the LLC in its capacity as the administrative general partner of the Partnership, shall be authorized to execute and certify any other form of resolution required by any lender, investor, regulator or other third party involved in the transaction, so long as the Executive Director and counsel to the Authority determine that the substance of such resolution does not materially conflict with the substance of this resolution.

RESOLVED FURTHER: That to the extent that any actions authorized in this Resolution have already been performed, such actions are ratified and approved.

AGENDA ITEM SUBMISSION SHEET

Date: January 14, 2026

TITLE: Potential **Sale of Real Property**, APN# 189-220-49, at 8701 Sunset Blvd., Bakersfield, CA Relative to Price, Terms, & Other Conditions of the Sale, Pursuant to Government Code, Section 54956.8

Stephen M. Pelz, Executive Director

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: None

NARRATIVE:

Open for public comment. This item will be discussed during Closed Session.

NEXT MEETING

The next Regular Meeting of the Board of Commissioners of the Housing Authority of the County of Kern will be held on Wednesday, **February 11, 2026**, at 2:00 p.m. at the Housing Authority's Central Office Board Room, located at 601 24th Street, Bakersfield, California.