

**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, APRIL 8, 2026, AT: 2 P.M.**

- 1. CALL TO ORDER, ROLL CALL, AND INTRODUCTION OF GUESTS**
- 2. ADOPTION OF AGENDA**
- 3. RECOGNITION**
 - A. Recognition Honoring Aaron Carmona, Johnny Dixon, Jezreel Marquez, Nathan Johnston, and Eduardo Gomez for helping with the flood at Plaza Towers**
- 4. 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.
- 5. 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.
- 6. 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 Unless a Commissioner or citizen has a question concerning a particular item and asks that it be withdrawn from the Consent Agenda, the items are approved at one time by the Agency.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 **March 11, 2026**, held at 2 p.m.**
 - B. Claims**
 - C. Personnel Transactions**
 - D. Authorization to Approve Revisions to Chapter Five (5) of the Admissions and Continued Occupancy Policy to Update Minimum Rent**

- E. Authorization to Approve **Revisions to Chapter (9) Nine** of the Administrative Plan to Update **Minimum Rent**
 - F. Authorization to Approve the Reclassification of Eric Colocho to Grants Manager
- 7. PUBLIC HEARING – 2:00 p.m.**
- A. Public Hearing to Receive Comments Regarding the Housing Authority’s **Annual Plan to HUD for FY 2026/2027 With RAD Supplement, MTW Supplement to the Annual Plan for FY 2026/2027 and the Capital Fund Program 5-Year Action Plan for FY 2026/2030** Presented by:
Stephen Pelz
P. 55
- 8. Resolution No. 2670** Adopting the Housing Authority of the County of Kern’s **Annual Plan and Moving to Work Supplement for Fiscal Year Beginning July 1, 2026**, and Approving Submission of the Plans to HUD as Required by the Quality Housing & Work Responsibility Act of 1998 Presented by:
Stephen Pelz
P. 55
- 9. Resolution No. 2671** Approving the Housing Authority of the County of Kern’s **Capital Fund Program 5-Year Action Plan for FY 2026/2030 and Annual Plan** Presented by:
Stephen Pelz
P. 105
- 10. FINANCE**
- A. **Resolution No. 2672** Approving the Low-Income Public Housing Budgets for Fiscal Year **July 1, 2026, to June 30, 2027** Presented by:
Diana Elliott
P. 119
 - B. Approval of the **Operating Budgets for Operating Programs** (excluding the LIPH program) for Fiscal Year **July 1, 2026, to June 30, 2027** Presented by:
Diana Elliott
P. 203
- 11. EXECUTIVE DIRECTOR**
- A. Authorization to Approve Agreement with **Cal Valley Security** for **Security Guard Services** at Designated Sites Managed by the Housing Authority Presented by:
Stephen Pelz
P. 209
 - B. Authorization to Approve Agreement with **San Joaquin Valley Community Shared Mobility Inc, ("MIOCAR")** for **Car Share Services** Presented by:
Stephen Pelz
P. 213

12. 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, May 13, 2026, at: 2 p.m.**, in the Housing Authority’s Central Office Board Room, located at: 601 – 24th Street, Bakersfield, CA.

13. 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: 1-800-855-7100

Voice: 1-800-855-7100

Spanish: 1-800-855-7200

Speech to Speech: 1-800-854-7784

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 April 1, 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,
MARCH 11, 2026, 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, March 11, 2026, at 2 p.m.**

Commissioners: Raju Jassar, Carlos Baldovinos, Jessica Janssen, Jerry Winkle, Maurice Preston
Absent: Ingrid Lake, Carter Beardsley
Legal Counsel: Alan Peake
HA Staff: Stephen Pelz, Heather Kimmel, Marissa Ramirez, Mardi Sharples, Patty Fernandez, Diana Elliott, Isabel Moreno, Sandy Nuno-Villegas, Cristobal Baeza
Guests: Tiffany James, (Shannon Webster joined via zoom)

2. ADOPTION OF AGENDA

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

3. RECOGNITION

A. Honoring Tiffany James for graduating early from the Family Self-Sufficiency Program

S. Pelz introduced Marissa Rodriguez, Service Coordinator, who proceeded to honor and introduce Tiffany James.

Marissa Rodriguez, Service Coordinator, recognized Tiffany James for her early graduation from the Family Self-Sufficiency Program. Tiffany enrolled on February 1, 2022, while unemployed and attending school, and secured part-time employment within two months, transitioning to full-time work by July 2022. Throughout the program, she remained focused on achieving her goals, including stable employment, completing her master's degree, and improving her financial literacy and credit. Tiffany actively participated in workshops, including the Building Hope conference, homeownership, and credit education sessions. She successfully fulfilled all program requirements and accumulated \$31,309.57 in escrow savings. Tiffany is graduating early as she pursues a full-time opportunity in another county. Her accomplishments were recognized as a strong example of determination and success.

Tiffany James expressed her appreciation to the Board and staff, with special recognition to Marissa Ramirez for her support throughout the program. She shared that this was not her first experience with the Housing Authority, as she previously received a Section 8 scholarship while pursuing her master's degree and has since advanced to a doctoral program. Tiffany noted that the program has been instrumental in her progress. She also shared that she is currently working with a realtor and improving her credit with the goal of purchasing a home in the near future. Tiffany thanked everyone for their continued support and dedication.

[Tiffany James was presented with her escrow check and a certificate of recognition. Photos were taken to commemorate the occasion.]

4. PUBLIC COMMENTS

There were no public comments.

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

There were no reports.

6. CONSENT AGENDA

- A. Approval of the Minutes of the Regular Meeting of **February 11, 2026**, held at 2 p.m.
- B. Approval of the Minutes of the Special Meeting of **February 11, 2026**, held at 2:15 p.m.
- C. Claims
- D. Personnel Transactions
- E. Report on **Senate Bill 707 Brown Act**
- F. Authorization to reclassify qualifying Housing Manager I & II employees managing Permanent Supportive Housing sites to the new **Supportive Housing Manager I & II classifications**
- G. Report on Alternative Housing Types- 2025-2029 Goals: **Mass Timber Construction/CLT**
- H. Authorization to Approve **Public Housing Repositioning Plan**
- I. Authorization for Approval of **Landscape Maintenance Service Agreement** with **Johnny's Garden & Lawn Service** at multiple properties throughout Kern County, CA; the Awarding of a Contract; & the Appointment of the Executive Director as Contract Officer

A motion was made to Approve the Consent Agenda item 6(A) to 6(I) by Commissioner Baldovinos and seconded by Commissioner Janssen. It was carried by R. Jassar, M. Preston, and J. Winkle. Absent: I. Lake, and C. Beardsley. There were no abstentions.

7. FINANCE

A. Presentation of the **Draft Agency Audit Report** for Fiscal Year Ending June 30, 2025

Diana Elliott, Finance Director, acknowledged the efforts of Finance staff and auditors in preparing the draft FYE 2025 financial statements amid transitions in both external auditors and internal staff, noting the upcoming March 31 deadline. She reported that the Housing Authority remains in a strong financial position, with a total net position of approximately \$132.0 million as of June 30, 2025, an increase of \$14.5 million from the prior year. The Authority reported \$81.7 million in total revenue and \$67.39 million in total expenses. While operating revenue decreased by approximately \$11.5 million due to the absence of one-time state grants, expenses also decreased by approximately \$7.81 million, primarily related to reduced HAP payments due to federal funding shortfalls. The Authority's primary funding source continues to be HUD operating grants totaling \$64.7 million, followed by \$8.3 million in tenant rental income. Two audit findings were identified, and management has initiated corrective actions to strengthen procedures and ensure compliance. Overall, the audit reflects continued financial stability and effective management of resources. She also noted that representatives from the auditing firm, Daniells Phillips Vaughan & Bock, were present via zoom to provide additional details.

Shannon Webster, CPA, Partner with Daniells Phillips Vaughan & Bock, presented the audit remotely and provided an overview of the June 30, 2025, financial statements. She explained that the audit is an independent examination conducted in accordance with Generally Accepted Accounting Principles and Government Auditing Standards to ensure the financial statements are free from material misstatement. The audit process included testing internal controls, verifying financial data through sampling methods, and confirming balances with third parties. Ms. Webster noted that the audit is conducted on a test basis, with a focus on higher-risk areas. She concluded that the audit provides reasonable assurance regarding the accuracy and completeness of the Authority's financial statements.

8. EXECUTIVE DIRECTOR

A. **Resolution No 2668** Authorization to Approve the Allocation of 8 Project-Based Vouchers for the Pistachio Village Development

S. Pelz reported that a revised submission sheet and resolution were presented following the issuance of a Request for Proposals (RFP) for project-based vouchers. One proposal was received and submitted by the Housing Authority for the proposed Pistachio Village development, a potential second phase of the Almond Village project in Lost Hills.

He explained that additional subsidies are necessary to support rent revenue and secure financing. S. Pelz requested Board approval of a resolution authorizing eight project-based vouchers, subject to final approval and TCAC subsidy review.

A motion was made to Approve Resolution No. 2668 by Commissioner Janssen and seconded by Commissioner Winkle. It was carried by R. Jassar, C. Baldovinos, and M. Preston. Absent: I Lake and C. Beardsley. There were no abstentions.

B. **Resolution No 2669** 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 Proposed **Pistachio Village Development**

S. Pelz requested Board approval to move forward with the proposed Pistachio Village development, a 28-unit affordable housing project in Lost Hills and a potential second phase of the Almond Village development. He noted that affordable housing developments are structured through limited partnerships with complex financing arrangements, often executed outside of the Housing Authority. The project would be developed on an unused parcel from the existing Almond Village site, now buildable following the closure of a nearby airport. The development team plans to apply for 9% Low-Income Housing Tax Credits in April and has received a tentative commitment of \$3.6 million in HOME funding from Kern County. The financing structure also includes a developer loan of approximately \$1 million and a permanent bank loan.

The Housing Authority will partner with Wasco Affordable Housing (WAHI) under a joint development agreement, sharing responsibilities and developer fees equally. Staff is also working to obtain required consents from existing lenders and investors related to the sale of the unused parcel. Mr. Pelz emphasized the competitive nature of tax credit funding but stated staff believes the project is viable and necessary to help meet the continued demand for affordable housing in Lost Hills.

A motion was made to Approve Resolution No. 2669 by Commissioner Winkle and seconded by Commissioner Janssen. It was carried by R. Jassar, C. Baldovinos, and M. Preston. Absent: I. Lake and C. Beardsley. There were no abstentions.

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, April 8, 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, March 11, 2026, at 2:00 p.m., by Commissioner Baldovinos and seconded by Commissioner Janssen. It was carried by R. Jassar, J. Winkle, and M. Preston. Absent: I. Lake, and 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 March 1 to March 31, 2026

Vendor Accounts Payable (attached list)	Title V	Mar-26	1,180,377.35
	Title V	Mar-26 Electronic	1,734,719.46
Net Payroll 3/13/2026	PR06	Mar-26	334,791.21
Manual Checks	PR06	Mar-26	2,483.64
Net Payroll 3/27/2026	PR07	Mar-26	327,249.47
Manual Checks	PR07	Mar-26	4,132.56
Housing Assistance Payments (to landlords/escrows)		Mar-26	4,188,138.38
		TOTAL	7,771,892.07

Numerical Sequence of Checks Issued

Claims (46082)	Title V		6117-6533
	Title V	Electronic	6308-6523
Section 8 HAP Payments (46082)	Checks		14430-15049
	ACH#		23538-24519

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 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	6117	t0058247 - Aguilar	3/2/2026	03-2026	15.00	
t5-pwb - Title V Op/Revolving	6118	cueine - Inelva Cuevas de Miranda	3/2/2026	03-2026	1,229.66	
t5-pwb - Title V Op/Revolving	6119	citsid - Tri Counties Bank	3/2/2026	03-2026	1,274.69	
t5-pwb - Title V Op/Revolving	6120	depind - Department of Industrial Relations	3/2/2026	03-2026	1,800.00	
t5-pwb - Title V Op/Revolving	6121	monvil - Montecito Villa Townhomes	3/2/2026	03-2026	985.00	
t5-pwb - Title V Op/Revolving	6122	oakprk - Oakridge Park Homeowners Assoc.	3/2/2026	03-2026	616.00	
t5-pwb - Title V Op/Revolving	6123	oligar - Olive Gardens HOA	3/2/2026	03-2026	355.00	
t5-pwb - Title V Op/Revolving	6124	stovil - Stockdale Village	3/2/2026	03-2026	275.00	
t5-pwb - Title V Op/Revolving	6125	tricou - Tri Counties Bank	3/2/2026	03-2026	3,061.04	
t5-pwb - Title V Op/Revolving	6126	tynran - TYNER RANCH	3/2/2026	03-2026	95.00	
t5-pwb - Title V Op/Revolving	6127	tynran2 - Tyner Ranch	3/2/2026	03-2026	95.00	
t5-pwb - Title V Op/Revolving	6128	usban5 - U.S. Bank/Bank by Mail	3/2/2026	03-2026	5,150.00	
t5-pwb - Title V Op/Revolving	6129	usban7 - US Bank	3/2/2026	03-2026	3,300.00	
t5-pwb - Title V Op/Revolving	6130	usban7 - US Bank	3/2/2026	03-2026	8,000.00	
t5-pwb - Title V Op/Revolving	6131	valvil - Valhalla Village Homeowner's Association	3/2/2026	03-2026	340.00	
t5-pwb - Title V Op/Revolving	6132	weshom - Westwind Homeowners Association	3/2/2026	03-2026	360.00	
t5-pwb - Title V Op/Revolving	6133	t0000820 - LYONS	3/2/2026	03-2026	74.00	
t5-pwb - Title V Op/Revolving	6134	t0001184 - SANCHEZ	3/2/2026	03-2026	7.00	
t5-pwb - Title V Op/Revolving	6135	t0001194 - BARTHELME	3/2/2026	03-2026	173.00	
t5-pwb - Title V Op/Revolving	6136	t0001354 - Benitez	3/2/2026	03-2026	59.00	
t5-pwb - Title V Op/Revolving	6137	t0001522 - AGUIRRE QUINONE	3/2/2026	03-2026	102.00	
t5-pwb - Title V Op/Revolving	6138	t0001710 - NIETO JR	3/2/2026	03-2026	136.00	
t5-pwb - Title V Op/Revolving	6139	t0006471 - Cortez	3/2/2026	03-2026	58.00	
t5-pwb - Title V Op/Revolving	6140	t0006674 - Lee	3/2/2026	03-2026	231.00	
t5-pwb - Title V Op/Revolving	6141	t0007082 - Rodriguez	3/2/2026	03-2026	111.00	
t5-pwb - Title V Op/Revolving	6142	t0009188 - DANIELS	3/2/2026	03-2026	108.00	
t5-pwb - Title V Op/Revolving	6143	t0009229 - Ornelas	3/2/2026	03-2026	28.00	
t5-pwb - Title V Op/Revolving	6144	t0009262 - James	3/2/2026	03-2026	173.00	
t5-pwb - Title V Op/Revolving	6145	t0011789 - Jackson	3/2/2026	03-2026	172.00	
t5-pwb - Title V Op/Revolving	6146	t0012176 - Saenz	3/2/2026	03-2026	53.00	
t5-pwb - Title V Op/Revolving	6147	t0012533 - VILLANUEVA	3/2/2026	03-2026	61.00	
t5-pwb - Title V Op/Revolving	6148	t0013696 - Pratt	3/2/2026	03-2026	111.00	
t5-pwb - Title V Op/Revolving	6149	t0013918 - Lopez	3/2/2026	03-2026	231.00	
t5-pwb - Title V Op/Revolving	6150	t0017500 - Moreno	3/2/2026	03-2026	147.00	
t5-pwb - Title V Op/Revolving	6151	t0018496 - Woolfolk	3/2/2026	03-2026	173.00	
t5-pwb - Title V Op/Revolving	6152	t0018935 - Renteria	3/2/2026	03-2026	34.00	
t5-pwb - Title V Op/Revolving	6153	t0019109 - Liggins	3/2/2026	03-2026	8.00	
t5-pwb - Title V Op/Revolving	6154	t0028665 - Beck	3/2/2026	03-2026	110.00	
t5-pwb - Title V Op/Revolving	6155	t0036365 - Calderon	3/2/2026	03-2026	4.00	
t5-pwb - Title V Op/Revolving	6156	t0036552 - Martinez	3/2/2026	03-2026	41.00	
t5-pwb - Title V Op/Revolving	6157	t0038001 - Green-Jamison	3/2/2026	03-2026	113.00	
t5-pwb - Title V Op/Revolving	6158	t0038608 - DAVIDSON	3/2/2026	03-2026	231.00	
t5-pwb - Title V Op/Revolving	6159	t0039137 - Rodriguez	3/2/2026	03-2026	231.00	
t5-pwb - Title V Op/Revolving	6160	t0041757 - Rodriguez	3/2/2026	03-2026	113.00	
t5-pwb - Title V Op/Revolving	6161	t0044754 - Estrada	3/2/2026	03-2026	103.00	
t5-pwb - Title V Op/Revolving	6162	t0045333 - Almazan	3/2/2026	03-2026	103.00	

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6163	t0045345 - Ruiz	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6164	t0045487 - Fuentes	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6165	t0045602 - Velasquez	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6166	t0046628 - Solorio	3/2/2026	03-2026	57.00
t5-pwb - Title V Op/Revolving	6167	t0050319 - France	3/2/2026	03-2026	27.00
t5-pwb - Title V Op/Revolving	6168	t0053803 - MENDOZA	3/2/2026	03-2026	19.00
t5-pwb - Title V Op/Revolving	6169	t0054774 - Jimenez	3/2/2026	03-2026	62.00
t5-pwb - Title V Op/Revolving	6170	t0055056 - Hernandez	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6171	t0055372 - Solorio	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6172	t0056016 - Fleming	3/2/2026	03-2026	38.00
t5-pwb - Title V Op/Revolving	6173	t0057043 - Wallace	3/2/2026	03-2026	40.00
t5-pwb - Title V Op/Revolving	6174	t0058247 - Aguilar	3/2/2026	03-2026	15.00
t5-pwb - Title V Op/Revolving	6175	t0071914 - Phillips III	3/2/2026	03-2026	36.00
t5-pwb - Title V Op/Revolving	6176	t0082879 - Mondragon	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6177	t0087381 - Negrete	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6178	t0100319 - Villasana	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6179	t0100562 - Leonard	3/2/2026	03-2026	185.00
t5-pwb - Title V Op/Revolving	6180	t0103676 - Gomez	3/2/2026	03-2026	103.00
t5-pwb - Title V Op/Revolving	6181	t0104218 - Chavez	3/2/2026	03-2026	57.00
t5-pwb - Title V Op/Revolving	6182	citbus3 - Citizens Business Bank	3/4/2026	03-2026	4,314.76
t5-pwb - Title V Op/Revolving	6183	citbus3 - Citizens Business Bank	3/4/2026	03-2026	4,006.47
t5-pwb - Title V Op/Revolving	6184	mcdcon - JL McDaniels Companies Inc.	3/4/2026	03-2026	124,615.30
t5-pwb - Title V Op/Revolving	6185	omeins - Omega Insurance Services	3/4/2026	03-2026	4,536.52
t5-pwb - Title V Op/Revolving	6186	bansie - Bank of the Sierra	3/5/2026	03-2026	3,287.15
t5-pwb - Title V Op/Revolving	6187	holkat - Katrina Mae Hollins	3/5/2026	03-2026	1,571.53
t5-pwb - Title V Op/Revolving	6188	garfra2 - Francisco Javier Garcia Martinez	3/5/2026	03-2026	129.00
t5-pwb - Title V Op/Revolving	6189	lanfel - Felicia Lane	3/5/2026	03-2026	129.00
t5-pwb - Title V Op/Revolving	6190	ramjor - Jorge Ramos	3/5/2026	03-2026	184.00
t5-pwb - Title V Op/Revolving	6191	t0012034 - Banducci	3/5/2026	03-2026	476.00
t5-pwb - Title V Op/Revolving	6192	t0042963 - Gray	3/5/2026	03-2026	506.14
t5-pwb - Title V Op/Revolving	6193	t0050621 - Alonso	3/5/2026	03-2026	390.00
t5-pwb - Title V Op/Revolving	6194	t0053627 - MUNOZ	3/5/2026	03-2026	399.58
t5-pwb - Title V Op/Revolving	6195	t0059289 - Craddock	3/5/2026	03-2026	297.25
t5-pwb - Title V Op/Revolving	6196	t0060137 - Osler	3/5/2026	03-2026	759.18
t5-pwb - Title V Op/Revolving	6197	t0084697 - Edwards	3/5/2026	03-2026	316.00
t5-pwb - Title V Op/Revolving	6198	t0087446 - Brown	3/5/2026	03-2026	998.73
t5-pwb - Title V Op/Revolving	6199	t0102573 - Giles	3/5/2026	03-2026	943.96
t5-pwb - Title V Op/Revolving	6200	att2 - AT&T	3/5/2026	03-2026	96.30
t5-pwb - Title V Op/Revolving	6201	calwat - California Water Service Co.	3/5/2026	03-2026	23,040.20
t5-pwb - Title V Op/Revolving	6202	ewing - Ewing Irrigation Products Inc.	3/5/2026	03-2026	176.38
t5-pwb - Title V Op/Revolving	6203	gascom - So Cal Gas	3/5/2026	03-2026	431.49
t5-pwb - Title V Op/Revolving	6204	gascom - So Cal Gas	3/5/2026	03-2026	3,497.42
t5-pwb - Title V Op/Revolving	6205	lampub - Lamont Public Utility Dist	3/5/2026	03-2026	15,995.40
t5-pwb - Title V Op/Revolving	6206	oilmut - Oildale Mutual Water Company	3/5/2026	03-2026	1,865.80
t5-pwb - Title V Op/Revolving	6208	soucaled - Southern California Edison	3/5/2026	03-2026	577.93
t5-pwb - Title V Op/Revolving	6209	hack - Housing Authority of the County of Kern	3/9/2026	03-2026	7,887.51
t5-pwb - Title V Op/Revolving	6210	fratax5 - Franchise Tax Board	3/9/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6211	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6212	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6213	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6214	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6215	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6216	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6217	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6218	fratax5 - Franchise Tax Board	3/10/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6219	monlil - Lillian S Montoya	3/10/2026	03-2026	485.91
t5-pwb - Title V Op/Revolving	6220	hack - Housing Authority of the County of Kern	3/10/2026	03-2026	377,437.00
t5-pwb - Title V Op/Revolving	6221	valadr - Adrian G Valdez	3/12/2026	03-2026	2,557.61
t5-pwb - Title V Op/Revolving	6222	aflac - AFLAC	3/12/2026	03-2026	352.33
t5-pwb - Title V Op/Revolving	6224	dephou2 - Dept Of Housing & Community Dev	3/12/2026	03-2026	21,593.17
t5-pwb - Title V Op/Revolving	6225	empdev5 - Empl Devlpmt Dept Attn:Wage Garnishment	3/12/2026	03-2026	142.20
t5-pwb - Title V Op/Revolving	6226	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6227	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6228	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6229	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6230	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6231	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6232	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6233	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6234	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6235	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6236	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6237	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6238	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6239	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6240	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6241	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6242	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6243	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6244	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6245	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6246	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6247	fratax5 - Franchise Tax Board	3/12/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6248	fratax7 - Franchise Tax Board	3/12/2026	03-2026	200.00
t5-pwb - Title V Op/Revolving	6249	stadisu - State Disbursement Unit	3/12/2026	03-2026	884.28
t5-pwb - Title V Op/Revolving	6250	trasys - Transworld Systems Inc.	3/12/2026	03-2026	274.58
t5-pwb - Title V Op/Revolving	6251	dephou2 - Dept Of Housing & Community Dev	3/12/2026	03-2026	1,549.58
t5-pwb - Title V Op/Revolving	6252	dephou2 - Dept Of Housing & Community Dev	3/12/2026	03-2026	1,400.00
t5-pwb - Title V Op/Revolving	6253	1100cot - 1100 Cottonwood Road LP	3/12/2026	03-2026	794.00
t5-pwb - Title V Op/Revolving	6254	amerea - American Real Estate Property Management	3/12/2026	03-2026	1,905.00
t5-pwb - Title V Op/Revolving	6255	amerea - American Real Estate Property Management	3/12/2026	03-2026	1,067.00
t5-pwb - Title V Op/Revolving	6256	att8 - AT&T	3/12/2026	03-2026	2,575.10
t5-pwb - Title V Op/Revolving	6257	bacsc0 - BACSCO	3/12/2026	03-2026	758.16
t5-pwb - Title V Op/Revolving	6258	bakdis - Baker Distributing Company	3/12/2026	03-2026	10,541.31
t5-pwb - Title V Op/Revolving	6259	betmar - Betty Marcos	3/12/2026	03-2026	1,665.00
t5-pwb - Title V Op/Revolving	6260	citbak - City Of Bakersfield	3/12/2026	03-2026	47,567.72

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6261	citmcf - City Of McFarland Water Dept.	3/12/2026	03-2026	228.91
t5-pwb - Title V Op/Revolving	6262	ewing - Ewing Irrigation Products Inc.	3/12/2026	03-2026	1,686.24
t5-pwb - Title V Op/Revolving	6264	harcre - Harvest Creek, LLC	3/12/2026	03-2026	1,150.00
t5-pwb - Title V Op/Revolving	6265	kercouw - Public Works-County of Kern	3/12/2026	03-2026	1,488.79
t5-pwb - Title V Op/Revolving	6266	lakmoi - Moiz Lakdawala	3/12/2026	03-2026	1,310.00
t5-pwb - Title V Op/Revolving	6267	lamsan - Lamont Sanitation, Inc.	3/12/2026	03-2026	5,156.98
t5-pwb - Title V Op/Revolving	6268	moudis - Mountainside Disposal	3/12/2026	03-2026	5,500.21
t5-pwb - Title V Op/Revolving	6269	perpro - Performance Property Management Inc	3/12/2026	03-2026	1,300.00
t5-pwb - Title V Op/Revolving	6270	pge - Pacific Gas And Electric	3/12/2026	03-2026	9,461.32
t5-pwb - Title V Op/Revolving	6271	pge - Pacific Gas And Electric	3/12/2026	03-2026	21,321.05
t5-pwb - Title V Op/Revolving	6272	pridis - Price Disposal Inc.	3/12/2026	03-2026	6,078.03
t5-pwb - Title V Op/Revolving	6273	varbro - Varner Bros. Inc.	3/12/2026	03-2026	2,826.62
t5-pwb - Title V Op/Revolving	6274	varson - BURRTEC-KERN LLC	3/12/2026	03-2026	1,190.56
t5-pwb - Title V Op/Revolving	6275	t0081745 - Gonzalez	3/12/2026	03-2026	275.00
t5-pwb - Title V Op/Revolving	6276	t0082844 - ESPINOZA	3/12/2026	03-2026	118.00
t5-pwb - Title V Op/Revolving	6277	t0084746 - Gonzalez	3/12/2026	03-2026	432.00
t5-pwb - Title V Op/Revolving	6278	t0087430 - Alhachami	3/12/2026	03-2026	45.00
t5-pwb - Title V Op/Revolving	6279	t0087684 - Denweed	3/12/2026	03-2026	99.04
t5-pwb - Title V Op/Revolving	6280	t0100584 - Colby	3/12/2026	03-2026	405.00
t5-pwb - Title V Op/Revolving	6281	t0101494 - County Of Kern	3/12/2026	03-2026	453.00
t5-pwb - Title V Op/Revolving	6282	t0103815 - Genardini	3/12/2026	03-2026	797.34
t5-pwb - Title V Op/Revolving	6283	fluand - Andre Fluellen	3/17/2026	03-2026	3,100.00
t5-pwb - Title V Op/Revolving	6284	pge - Pacific Gas And Electric	3/17/2026	03-2026	4,315.06
t5-pwb - Title V Op/Revolving	6285	bacsco - BACSCO	3/18/2026	03-2026	5.00
t5-pwb - Title V Op/Revolving	6286	calwat - California Water Service Co.	3/18/2026	03-2026	42,112.59
t5-pwb - Title V Op/Revolving	6287	citsha - City Of Shafter	3/18/2026	03-2026	15,922.74
t5-pwb - Title V Op/Revolving	6288	flobak - Flood Bakersfield Ministries, Inc.	3/18/2026	03-2026	2,800.00
t5-pwb - Title V Op/Revolving	6289	gascom - So Cal Gas	3/18/2026	03-2026	1,607.03
t5-pwb - Title V Op/Revolving	6290	kercouw - Public Works-County of Kern	3/18/2026	03-2026	954.35
t5-pwb - Title V Op/Revolving	6291	pge - Pacific Gas And Electric	3/18/2026	03-2026	17,108.24
t5-pwb - Title V Op/Revolving	6292	pge - Pacific Gas And Electric	3/18/2026	03-2026	19,282.75
t5-pwb - Title V Op/Revolving	6293	pospla2 - Poso Place Senior Apartments, LP	3/18/2026	03-2026	600.00
t5-pwb - Title V Op/Revolving	6294	quicom - Quinn Company	3/18/2026	03-2026	1,194.14
t5-pwb - Title V Op/Revolving	6295	t0034327 - Brown	3/18/2026	03-2026	195.00
t5-pwb - Title V Op/Revolving	6296	t0100220 - McCarlin	3/18/2026	03-2026	256.00
t5-pwb - Title V Op/Revolving	6297	sanpau - Paula Sanchez	3/19/2026	03-2026	1,089.04
t5-pwb - Title V Op/Revolving	6298	alearr - Arriel Alexander	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6299	arclil - Liliana Arce	3/24/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6300	bagbri - Brieyonna Bagsby	3/24/2026	03-2026	600.00
t5-pwb - Title V Op/Revolving	6301	broden - Denise Brown	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6302	bulsan - Sandra Bulnes	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6303	corkes - Keshawna Corothers	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6304	corlak - Lakeisha Corothers	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6305	degdyn - Dynestidy DeGraffenreid	3/24/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6306	dicbel - Belinda Dickey	3/24/2026	03-2026	720.00
t5-pwb - Title V Op/Revolving	6307	evabon - Bonnie Evans	3/24/2026	03-2026	720.00
t5-pwb - Title V Op/Revolving	6308	albro - A.L. Brown & Associates	3/3/2026	03-2026	6,250.00
t5-pwb - Title V Op/Revolving	6308	ferste - Stevie Ferguson	3/24/2026	03-2026	240.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6309	arvmad - Arvind and Madhu Patel Family Trust	3/3/2026	03-2026	2,309.85
t5-pwb - Title V Op/Revolving	6309	floang - Angela Flores	3/24/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6310	bonmul - Bonneville Multifamily	3/3/2026	03-2026	14,544.40
t5-pwb - Title V Op/Revolving	6310	gomlup - Lupe Gomez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6311	calgar2 - California Gardens HOA	3/3/2026	03-2026	507.60
t5-pwb - Title V Op/Revolving	6311	goning - Inger Goncalves	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6312	ccrc - CCRC	3/3/2026	03-2026	9,940.16
t5-pwb - Title V Op/Revolving	6312	gracha - Chareen Grant	3/24/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6313	ccrc2 - CCRC	3/3/2026	03-2026	13,979.08
t5-pwb - Title V Op/Revolving	6313	moraar - Aaron Moreno	3/24/2026	03-2026	600.00
t5-pwb - Title V Op/Revolving	6314	ccrc3 - CCRC	3/3/2026	03-2026	10,727.03
t5-pwb - Title V Op/Revolving	6314	ochsop - Sophia Ochoa	3/24/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6315	ccrc4 - CCRC	3/3/2026	03-2026	15,638.37
t5-pwb - Title V Op/Revolving	6315	onsamb - Amber Onsurez	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6316	ccrc5 - CCRC	3/3/2026	03-2026	7,467.95
t5-pwb - Title V Op/Revolving	6316	reyang - Angelina Reyes	3/24/2026	03-2026	270.00
t5-pwb - Title V Op/Revolving	6317	citbus - Citizen's Business Bank	3/3/2026	03-2026	3,483.82
t5-pwb - Title V Op/Revolving	6317	rodmar3 - Maria Rodriguez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6318	saljam2 - Jamilah Salahud	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6319	acccon - Access Control Security, Inc.	3/4/2026	03-2026	16,008.00
t5-pwb - Title V Op/Revolving	6319	simtam - Tameka Simmons	3/24/2026	03-2026	720.00
t5-pwb - Title V Op/Revolving	6320	gollip - Goldfarb & Lipman LLP	3/4/2026	03-2026	2,925.00
t5-pwb - Title V Op/Revolving	6320	smiedl - Edlisha Smith	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6321	jlrser - JLR Services	3/4/2026	03-2026	280.00
t5-pwb - Title V Op/Revolving	6321	torana - Anabel Torres	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6322	gorinc - Jordano's Inc.	3/4/2026	03-2026	6,399.57
t5-pwb - Title V Op/Revolving	6322	warsak - Sakua Ware	3/24/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6323	abrmyk - Mykela Abron	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6323	perdes - Perspective Design Architects, Inc.	3/4/2026	03-2026	412,407.85
t5-pwb - Title V Op/Revolving	6324	adkdar - Dartanyan Adkins	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6324	sonitrol - Kimberlite Corporation	3/4/2026	03-2026	1,041.00
t5-pwb - Title V Op/Revolving	6325	armcha - Charles Armstrong	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6325	sysco - Sysco USA I, Inc.	3/4/2026	03-2026	9,698.81
t5-pwb - Title V Op/Revolving	6326	bureug - Eugene Burton Jr	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6326	theopen - The Open Door Network, dba:Alliance	3/4/2026	03-2026	148,135.00
t5-pwb - Title V Op/Revolving	6327	actrep - Active Electric & Home Improvements	3/5/2026	03-2026	1,575.00
t5-pwb - Title V Op/Revolving	6327	burlak - Lakeisha Burnett	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6328	advdat - Advanced Data Storage, Inc.	3/5/2026	03-2026	98.90
t5-pwb - Title V Op/Revolving	6328	cancri - Cristina Cantu	3/24/2026	03-2026	600.00
t5-pwb - Title V Op/Revolving	6329	airkin - Air King Heating & Cooling Inc.	3/5/2026	03-2026	2,245.00
t5-pwb - Title V Op/Revolving	6329	casmon - Monique Casas	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6330	alajac - Alan Jacks Landscaping, Inc.	3/5/2026	03-2026	1,400.00
t5-pwb - Title V Op/Revolving	6330	cerser - Serena Cerda	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6331	allaroplu - ALL AROUND PLUMBING	3/5/2026	03-2026	784.00
t5-pwb - Title V Op/Revolving	6331	darjan - Janaya Darwin	3/24/2026	03-2026	270.00
t5-pwb - Title V Op/Revolving	6332	arvcom - Arvin Community Services District	3/5/2026	03-2026	6,807.12
t5-pwb - Title V Op/Revolving	6332	davkel - Kelbe Davis	3/24/2026	03-2026	270.00
t5-pwb - Title V Op/Revolving	6333	ateam - Armando Samuel Sunshine Rodriguez	3/5/2026	03-2026	3,679.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6333	delels - Elsa DeLaCruz	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6334	brihou1 - Charter Communications Holdings, LLC	3/5/2026	03-2026	419.67
t5-pwb - Title V Op/Revolving	6334	elilin - Linda Elizalde	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6335	brihou2 - CHARTER COMMUNICATIONS	3/5/2026	03-2026	7,350.00
t5-pwb - Title V Op/Revolving	6335	ellcap - Capricia Ellis	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6336	carout - Carpet Outlet Plus, Inc	3/5/2026	03-2026	1,040.39
t5-pwb - Title V Op/Revolving	6336	envvir - Virginia Enriquez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6337	chahar - Champion Hardware, Inc.	3/5/2026	03-2026	75.98
t5-pwb - Title V Op/Revolving	6337	ferjua - Juan Fernandez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6338	chalan - Chavez Landscaping	3/5/2026	03-2026	18,350.00
t5-pwb - Title V Op/Revolving	6338	galjoh - John Galvan	3/24/2026	03-2026	960.00
t5-pwb - Title V Op/Revolving	6339	citdel - City Of Delano	3/5/2026	03-2026	10,003.74
t5-pwb - Title V Op/Revolving	6339	garcri - Cristobal Garcia	3/24/2026	03-2026	180.00
t5-pwb - Title V Op/Revolving	6340	coaapp - Coast Appliance Parts Co	3/5/2026	03-2026	595.26
t5-pwb - Title V Op/Revolving	6340	gomant - Anthony Gomez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6341	dynair - Dynamic Air Solutions Inc	3/5/2026	03-2026	705.00
t5-pwb - Title V Op/Revolving	6341	gonros2 - Rosa Gonzalez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6342	gabgar - Gabriel M. Aquino	3/5/2026	03-2026	500.00
t5-pwb - Title V Op/Revolving	6342	goodan - Danielle Goodin	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6343	greeld - Grey Elder Company	3/5/2026	03-2026	1,375.00
t5-pwb - Title V Op/Revolving	6343	hararr - Arressia Harris	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6344	harkra - Krasha Harling	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6344	hdsup - HD Supply Facilities Maintenance	3/5/2026	03-2026	6,778.61
t5-pwb - Title V Op/Revolving	6345	harsha - Shavon Harris	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6345	hpsmec2 - HPS Mechanical, Inc.	3/5/2026	03-2026	3,938.00
t5-pwb - Title V Op/Revolving	6346	hesdes - Desianae Hester	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6346	indfir - Independent Fire And Safety	3/5/2026	03-2026	594.00
t5-pwb - Title V Op/Revolving	6347	hodbre - Breanna Hodges	3/24/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6347	johgar - Johnnys Garden & Lawn	3/5/2026	03-2026	2,280.00
t5-pwb - Title V Op/Revolving	6348	jaclat - Latay'zha Jackson	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6348	libplu - Alejandro Diaz & Justina Casteneda	3/5/2026	03-2026	1,900.00
t5-pwb - Title V Op/Revolving	6349	joncar - Carrietta Jones	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6349	offdep2 - ODP Business Solutions LLC	3/5/2026	03-2026	3,242.59
t5-pwb - Title V Op/Revolving	6350	leesha3 - Sha Von Lee	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6350	opeshu - Open & Shut Enterprises	3/5/2026	03-2026	1,160.00
t5-pwb - Title V Op/Revolving	6351	losnat - Natalie Lostaunau	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6351	pacsup - Pace Supply Corp.	3/5/2026	03-2026	839.87
t5-pwb - Title V Op/Revolving	6352	lowvic - Victoria Love	3/24/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6352	pdq - PDQ SUPPLY, INC.	3/5/2026	03-2026	519.92
t5-pwb - Title V Op/Revolving	6353	marisa - Isamar Martinez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6353	rjdoor - R & J Doormaster Sales, Inc.	3/5/2026	03-2026	1,450.00
t5-pwb - Title V Op/Revolving	6354	markay - Kayla Denee Martinez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6354	ronspe - Ron's Speedy Rooter &	3/5/2026	03-2026	2,504.33
t5-pwb - Title V Op/Revolving	6355	mcmgel - Melody McGee	3/24/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6355	supgla - Superior Glass Inc	3/5/2026	03-2026	275.00
t5-pwb - Title V Op/Revolving	6356	motles - Leslie Moten	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6356	teltec - Tel Tec Incorporated	3/5/2026	03-2026	800.00
t5-pwb - Title V Op/Revolving	6357	palver - Veronica Palafox	3/24/2026	03-2026	120.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6357	tkele - TK ELEVATOR CORPORATION	3/5/2026	03-2026	1,312.00
t5-pwb - Title V Op/Revolving	6358	prelat2 - LaTanya Prevo	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6358	unwire - unWired Broadband, LLC	3/5/2026	03-2026	75.99
t5-pwb - Title V Op/Revolving	6359	redken - Kenneth Reed	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6359	walwal - Wall Wall & Peake a Partnership	3/5/2026	03-2026	12,544.18
t5-pwb - Title V Op/Revolving	6360	roblad - LaDonna Robertson	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6360	weswas - Westside Waste Management Co Inc	3/5/2026	03-2026	2,301.85
t5-pwb - Title V Op/Revolving	6361	aircon - Air Control Services	3/11/2026	03-2026	2,330.53
t5-pwb - Title V Op/Revolving	6361	rosfav - Favian Rostro	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6362	amebus - Jones Walbaum Corporation	3/11/2026	03-2026	3,979.70
t5-pwb - Title V Op/Revolving	6362	safkas - Kastina Safir	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6363	ameref - American Refuse Inc.	3/11/2026	03-2026	11,795.11
t5-pwb - Title V Op/Revolving	6363	saleri2 - Erika Salaberrios	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6364	bakcal - The Bakersfield Californian	3/11/2026	03-2026	331.34
t5-pwb - Title V Op/Revolving	6364	salkay - Kayla Salas	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6365	baklig - Bakersfield Lighting, Inc	3/11/2026	03-2026	1,085.08
t5-pwb - Title V Op/Revolving	6365	sanreg - Regina Sanders	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6366	brihou - Charter Communications	3/11/2026	03-2026	999.04
t5-pwb - Title V Op/Revolving	6366	suaden - Denise Suarez	3/24/2026	03-2026	90.00
t5-pwb - Title V Op/Revolving	6367	brihou1 - Charter Communications Holdings, LLC	3/11/2026	03-2026	7,942.84
t5-pwb - Title V Op/Revolving	6367	tarmar2 - Marina Tarango	3/24/2026	03-2026	660.00
t5-pwb - Title V Op/Revolving	6368	brihou2 - CHARTER COMMUNICATIONS	3/11/2026	03-2026	7,369.02
t5-pwb - Title V Op/Revolving	6368	totpea - Pearlie Tottress	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6369	c2kern1 - C2 Kern LLC c/o Live Oak Bank	3/11/2026	03-2026	5,622.63
t5-pwb - Title V Op/Revolving	6369	vanmic - Michelle Vannorsdall	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6370	c2kern2 - C2 KernII LLC c/o Live Oak Bank	3/11/2026	03-2026	8,873.96
t5-pwb - Title V Op/Revolving	6370	vigste - Stela Vigue	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6371	citwas - City of Wasco	3/11/2026	03-2026	26,345.55
t5-pwb - Title V Op/Revolving	6371	vilmic - Michael Villaseñor	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6372	coaapp - Coast Appliance Parts Co	3/11/2026	03-2026	847.49
t5-pwb - Title V Op/Revolving	6372	wesben - Bennisha West	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6373	conele - Consolidated Electrical Distributors, In	3/11/2026	03-2026	95.96
t5-pwb - Title V Op/Revolving	6373	wesshe - Shenise Weston	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6374	grager - Grainger	3/11/2026	03-2026	844.23
t5-pwb - Title V Op/Revolving	6374	wilnaq - Naquila Williams	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6375	higtid - Jesus Manuel Sanchez	3/11/2026	03-2026	1,500.00
t5-pwb - Title V Op/Revolving	6375	wilsho - Shoronda Wilson	3/24/2026	03-2026	600.00
t5-pwb - Title V Op/Revolving	6376	alvcor - Corina Alvarez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6376	indfir - Independent Fire And Safety	3/11/2026	03-2026	5,078.86
t5-pwb - Title V Op/Revolving	6377	alvmon - Monique Alva	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6377	johgar - Johnnys Garden & Lawn	3/11/2026	03-2026	25,167.50
t5-pwb - Title V Op/Revolving	6378	baihel - Helen Bailey	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6378	kindoo - King Door Co.	3/11/2026	03-2026	205.00
t5-pwb - Title V Op/Revolving	6379	banste - Stephanie Banks	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6379	loshil - Lost Hills Utility District	3/11/2026	03-2026	4,593.73
t5-pwb - Title V Op/Revolving	6380	barbar - Barbi Barboza	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6380	lowes - LOWE'S COMPANIES, INC	3/11/2026	03-2026	8,425.73
t5-pwb - Title V Op/Revolving	6381	bowavi - Avis Bowdry	3/24/2026	03-2026	120.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6381	mapcom - MAP Communications Inc.	3/11/2026	03-2026	1,763.27
t5-pwb - Title V Op/Revolving	6382	brolis - Lisa Brown	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6382	mdfloo - MD Flooring	3/11/2026	03-2026	1,992.27
t5-pwb - Title V Op/Revolving	6383	carchr2 - Christy Carrigan	3/24/2026	03-2026	270.00
t5-pwb - Title V Op/Revolving	6383	njmec - MJ Mechanical Enterprise, Inc.	3/11/2026	03-2026	915.00
t5-pwb - Title V Op/Revolving	6384	cocchi - Christine Coca	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6384	newima - New Image Enterprises, Inc.	3/11/2026	03-2026	1,003.16
t5-pwb - Title V Op/Revolving	6385	crubri - Brianne Cruse	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6385	nolim - No Limit Landscape Inc.	3/11/2026	03-2026	29,800.00
t5-pwb - Title V Op/Revolving	6386	dilkob - Kobe Dill	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6386	opeshu - Open & Shut Enterprises	3/11/2026	03-2026	170.00
t5-pwb - Title V Op/Revolving	6387	dixbra - Brandy Dixon	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6387	pacsup - Pace Supply Corp.	3/11/2026	03-2026	2,513.80
t5-pwb - Title V Op/Revolving	6388	doramb - Amber Dorman	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6388	plcsys - PLC System Services	3/11/2026	03-2026	270.00
t5-pwb - Title V Op/Revolving	6389	foxfra - Francien Fox	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6389	ronspe - Ron's Speedy Rooter &	3/11/2026	03-2026	5,942.35
t5-pwb - Title V Op/Revolving	6390	greash - Ashley Greenfield	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6390	soutul - South Tulare-Richgrove Refuse, Inc.	3/11/2026	03-2026	11,036.15
t5-pwb - Title V Op/Revolving	6391	hamcha - Charlotte Hamilton	3/24/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6391	strmec - Strategic Mechanical Inc	3/11/2026	03-2026	2,844.05
t5-pwb - Title V Op/Revolving	6392	hankri - Kristina Hanson	3/24/2026	03-2026	600.00
t5-pwb - Title V Op/Revolving	6392	sunca2 - Chad Brooks Gallego Jr.	3/11/2026	03-2026	450.00
t5-pwb - Title V Op/Revolving	6393	hercla - Claudia Hernandez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6393	supgla - Superior Glass Inc	3/11/2026	03-2026	2,735.00
t5-pwb - Title V Op/Revolving	6394	holder - Derrica Holt	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6394	tkele - TK ELEVATOR CORPORATION	3/11/2026	03-2026	789.89
t5-pwb - Title V Op/Revolving	6395	howaly - Alyce Howell	3/24/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6395	wesext - Western Exterminator Company	3/11/2026	03-2026	15,782.00
t5-pwb - Title V Op/Revolving	6396	ahrp - Affordable Housing Risk Pool	3/12/2026	03-2026	1,159.00
t5-pwb - Title V Op/Revolving	6396	hueale - Aleyda Huerta	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6397	balcar - Carlos Baldovinos	3/12/2026	03-2026	50.84
t5-pwb - Title V Op/Revolving	6397	jonbri - Brittney Jones	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6398	citbus2 - Citizens Business Bank	3/12/2026	03-2026	5,396.76
t5-pwb - Title V Op/Revolving	6398	kirale - Aleithia Kirkland	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6399	gollip - Goldfarb & Lipman LLP	3/12/2026	03-2026	1,243.00
t5-pwb - Title V Op/Revolving	6399	maramy - Amya Martinez	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6400	harrp - Housing Authorities Risk Retention Pool	3/12/2026	03-2026	7,792.00
t5-pwb - Title V Op/Revolving	6400	marcat - Catherine Martinez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6401	janjes - Jessica Janssen	3/12/2026	03-2026	57.56
t5-pwb - Title V Op/Revolving	6401	mincar - Carrie Minor	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6402	jasraj - Jassar	3/12/2026	03-2026	62.11
t5-pwb - Title V Op/Revolving	6402	monchr - Christine Montez	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6403	kinval - Kinetic Valuation Group, Inc.	3/12/2026	03-2026	3,500.00
t5-pwb - Title V Op/Revolving	6403	munana - Ana Munoz	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6404	menmov - Mentors Moving & Storage	3/12/2026	03-2026	15,140.00
t5-pwb - Title V Op/Revolving	6404	owetea - Teasia Owens	3/24/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6405	patash - Ashlee Patton	3/24/2026	03-2026	120.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6405	premau - Maurice Preston	3/12/2026	03-2026	54.41
t5-pwb - Title V Op/Revolving	6406	peaale - Alexis Pearson	3/24/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6406	winjer - Jerry Winkle	3/12/2026	03-2026	53.22
t5-pwb - Title V Op/Revolving	6407	abawee - Abate A Weed	3/17/2026	03-2026	337.68
t5-pwb - Title V Op/Revolving	6407	pendom - Domingo Pena Jr.	3/24/2026	03-2026	600.00
t5-pwb - Title V Op/Revolving	6408	affur - Tom Gross	3/17/2026	03-2026	300.46
t5-pwb - Title V Op/Revolving	6408	alvjer - Jeremy Alvarez	3/25/2026	03-2026	100.00
t5-pwb - Title V Op/Revolving	6409	allaroplu - ALL AROUND PLUMBING	3/17/2026	03-2026	2,939.00
t5-pwb - Title V Op/Revolving	6409	att7 - AT&T Mobility	3/25/2026	03-2026	2,327.04
t5-pwb - Title V Op/Revolving	6410	amefir - American Fire Safety, Inc.	3/17/2026	03-2026	271.03
t5-pwb - Title V Op/Revolving	6410	couker7 - County of Kern Planning & Community Devl	3/25/2026	03-2026	122,344.00
t5-pwb - Title V Op/Revolving	6411	ameref - American Refuse Inc.	3/17/2026	03-2026	105.00
t5-pwb - Title V Op/Revolving	6411	fedexp - Federal Express Corp.	3/25/2026	03-2026	285.95
t5-pwb - Title V Op/Revolving	6412	bakplu - Bakersfield Plumbing Co, Inc.	3/17/2026	03-2026	298.00
t5-pwb - Title V Op/Revolving	6412	firnat - First National Bank	3/25/2026	03-2026	13,105.45
t5-pwb - Title V Op/Revolving	6413	brihou - Charter Communications	3/17/2026	03-2026	996.62
t5-pwb - Title V Op/Revolving	6413	insins - INSURICA Insurance Services LLC	3/25/2026	03-2026	9,994.04
t5-pwb - Title V Op/Revolving	6414	brihou2 - CHARTER COMMUNICATIONS	3/17/2026	03-2026	753.75
t5-pwb - Title V Op/Revolving	6414	novcom - Novogradac & Company, LLP	3/25/2026	03-2026	3,750.00
t5-pwb - Title V Op/Revolving	6415	canfin - Canon Financial Services, Inc.	3/17/2026	03-2026	761.61
t5-pwb - Title V Op/Revolving	6415	ordmelarc - Ordiz-Melby, Inc., An Architectural Corporat	3/25/2026	03-2026	10,411.50
t5-pwb - Title V Op/Revolving	6416	chahar - Champion Hardware, Inc.	3/17/2026	03-2026	240.96
t5-pwb - Title V Op/Revolving	6416	tmob - T-Mobile	3/25/2026	03-2026	401.80
t5-pwb - Title V Op/Revolving	6417	chemfe - NCH Corporation dba:CHEMSEARCH FE	3/17/2026	03-2026	893.06
t5-pwb - Title V Op/Revolving	6417	TraUni - Trans Union LLC	3/25/2026	03-2026	1,317.82
t5-pwb - Title V Op/Revolving	6418	coaapp - Coast Appliance Parts Co	3/17/2026	03-2026	245.70
t5-pwb - Title V Op/Revolving	6418	traunir - TransUnion Risk and Alternative	3/25/2026	03-2026	506.00
t5-pwb - Title V Op/Revolving	6419	conele - Consolidated Electrical Distributors, In	3/17/2026	03-2026	86.60
t5-pwb - Title V Op/Revolving	6419	unistabu - U.S. Postal Service	3/25/2026	03-2026	370.00
t5-pwb - Title V Op/Revolving	6420	easnil - East Niles Community Services Dist.	3/17/2026	03-2026	1,944.94
t5-pwb - Title V Op/Revolving	6420	verwir - Verizon Wireless	3/25/2026	03-2026	28.07
t5-pwb - Title V Op/Revolving	6421	empdev5 - Empl Devlpmt Dept Attn:Wage Garnishment	3/26/2026	03-2026	67.20
t5-pwb - Title V Op/Revolving	6421	faucar - Faulconer's Carpet Care	3/17/2026	03-2026	300.00
t5-pwb - Title V Op/Revolving	6422	fratax7 - Franchise Tax Board	3/26/2026	03-2026	200.00
t5-pwb - Title V Op/Revolving	6422	geappl - GE Appliances	3/17/2026	03-2026	502.28
t5-pwb - Title V Op/Revolving	6423	golsta - Golden Star Pest Control	3/17/2026	03-2026	8,046.00
t5-pwb - Title V Op/Revolving	6423	stadisu - State Disbursement Unit	3/26/2026	03-2026	884.28
t5-pwb - Title V Op/Revolving	6424	hdsup - HD Supply Facilities Maintenance	3/17/2026	03-2026	11,000.16
t5-pwb - Title V Op/Revolving	6424	trasys - Transworld Systems Inc.	3/26/2026	03-2026	274.58
t5-pwb - Title V Op/Revolving	6425	bacsco - BACSCO	3/26/2026	03-2026	414.14
t5-pwb - Title V Op/Revolving	6425	johgar - Johnnys Garden & Lawn	3/17/2026	03-2026	2,690.00
t5-pwb - Title V Op/Revolving	6426	ewing - Ewing Irrigation Products Inc.	3/26/2026	03-2026	586.14
t5-pwb - Title V Op/Revolving	6426	libplu - Alejandro Diaz & Justina Casteneda	3/17/2026	03-2026	20,900.00
t5-pwb - Title V Op/Revolving	6427	flobak - Flood Bakersfield Ministries, Inc.	3/26/2026	03-2026	850.00
t5-pwb - Title V Op/Revolving	6427	lowes - LOWE'S COMPANIES, INC	3/17/2026	03-2026	2,375.20
t5-pwb - Title V Op/Revolving	6428	moumec - Daniel Housh	3/17/2026	03-2026	5,721.00
t5-pwb - Title V Op/Revolving	6428	pge - Pacific Gas And Electric	3/26/2026	03-2026	11,390.58
t5-pwb - Title V Op/Revolving	6429	opeshu - Open & Shut Enterprises	3/17/2026	03-2026	340.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6429	pge - Pacific Gas And Electric	3/26/2026	03-2026	3,983.24
t5-pwb - Title V Op/Revolving	6430	pge - Pacific Gas And Electric	3/26/2026	03-2026	32,071.81
t5-pwb - Title V Op/Revolving	6430	rcjcon - R.C.J. Construction Services Inc.	3/17/2026	03-2026	8,450.00
t5-pwb - Title V Op/Revolving	6431	pge - Pacific Gas And Electric	3/26/2026	03-2026	1,121.85
t5-pwb - Title V Op/Revolving	6431	rlhfir - RLH Fire Protection	3/17/2026	03-2026	3,861.00
t5-pwb - Title V Op/Revolving	6432	pge - Pacific Gas And Electric	3/26/2026	03-2026	2,519.58
t5-pwb - Title V Op/Revolving	6432	ronspe - Ron's Speedy Rooter &	3/17/2026	03-2026	798.69
t5-pwb - Title V Op/Revolving	6433	pge - Pacific Gas And Electric	3/26/2026	03-2026	3,712.66
t5-pwb - Title V Op/Revolving	6433	strmec - Strategic Mechanical Inc	3/17/2026	03-2026	1,474.00
t5-pwb - Title V Op/Revolving	6434	soucaled - Southern California Edison	3/26/2026	03-2026	3,122.33
t5-pwb - Title V Op/Revolving	6434	supgla - Superior Glass Inc	3/17/2026	03-2026	300.00
t5-pwb - Title V Op/Revolving	6435	t0087403 - Young	3/26/2026	03-2026	309.50
t5-pwb - Title V Op/Revolving	6435	tecxpr - Tech Express	3/17/2026	03-2026	924.90
t5-pwb - Title V Op/Revolving	6436	t0090026 - Rosas	3/26/2026	03-2026	1,190.00
t5-pwb - Title V Op/Revolving	6436	trehom - Tres Hombres Fence Co.	3/17/2026	03-2026	3,021.50
t5-pwb - Title V Op/Revolving	6437	t0095983 - Ruiz	3/26/2026	03-2026	380.00
t5-pwb - Title V Op/Revolving	6437	wesext - Western Exterminator Company	3/17/2026	03-2026	520.00
t5-pwb - Title V Op/Revolving	6438	caltaxcr - California Tax Credit Allocation Committee	3/30/2026	03-2026	1,500.00
t5-pwb - Title V Op/Revolving	6438	wexban - Wex Bank/Chevron	3/17/2026	03-2026	7,737.19
t5-pwb - Title V Op/Revolving	6439	abcocc - ABC Health Professionals, Inc.	3/18/2026	03-2026	540.00
t5-pwb - Title V Op/Revolving	6439	allsum - Allen Summer	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6440	acccon - Access Control Security, Inc.	3/18/2026	03-2026	16,772.00
t5-pwb - Title V Op/Revolving	6440	brover - Vernee Brothers	3/31/2026	03-2026	60.00
t5-pwb - Title V Op/Revolving	6441	alptec - Alpha Technologies & Alarm Systems, Inc.	3/18/2026	03-2026	5,948.00
t5-pwb - Title V Op/Revolving	6441	casadr - Adriana Casillas	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6442	bigrcar - Big R's Carpet	3/18/2026	03-2026	14,801.53
t5-pwb - Title V Op/Revolving	6442	chrazi - Christopher Aziza	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6443	calhou - California Housing Worker's Authority	3/18/2026	03-2026	109,487.00
t5-pwb - Title V Op/Revolving	6443	foant - Anthony Fiorentino	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6444	citbak11 - City of Bakersfield	3/18/2026	03-2026	8,228.00
t5-pwb - Title V Op/Revolving	6444	garzen - Zenia Garza	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6445	comhar - Complete Hardware Store	3/18/2026	03-2026	800.50
t5-pwb - Title V Op/Revolving	6445	herara - Araceli Herrera	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6446	danphi - Daniels, Phillips, Vaughan & Bock	3/18/2026	03-2026	181,050.00
t5-pwb - Title V Op/Revolving	6446	hersin - Sindy Hernandez	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6447	exasta - Exact Staff, Inc.	3/18/2026	03-2026	26,683.81
t5-pwb - Title V Op/Revolving	6447	keicoq - CoQuice Keith	3/31/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6448	ferent - Ferguson Enterprises, Inc. #1350	3/18/2026	03-2026	4,146.52
t5-pwb - Title V Op/Revolving	6448	kilpat - Patricia Killian	3/31/2026	03-2026	420.00
t5-pwb - Title V Op/Revolving	6449	funerg - Functional Ergonomics, Inc.	3/18/2026	03-2026	875.00
t5-pwb - Title V Op/Revolving	6449	minpai - Paislee Minyard	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6450	gcemb - Jose Canales Rocha	3/18/2026	03-2026	112.00
t5-pwb - Title V Op/Revolving	6450	pathel - Helen Patricio	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6451	gollip - Goldfarb & Lipman LLP	3/18/2026	03-2026	16,318.00
t5-pwb - Title V Op/Revolving	6451	porjas - Jasmin Porter	3/31/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6452	harsof - Hart Software, Inc.	3/18/2026	03-2026	39.95
t5-pwb - Title V Op/Revolving	6452	prodan - Dannielle Provencio	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6453	inshap - In-Shape Solutions, LLC	3/18/2026	03-2026	170.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6453	reyade - Adelita Reyes	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6454	jlrsr - JLR Services	3/18/2026	03-2026	220.00
t5-pwb - Title V Op/Revolving	6454	riowhi - Whitney Rios	3/31/2026	03-2026	210.00
t5-pwb - Title V Op/Revolving	6455	johaxt - John Axts Auto Service	3/18/2026	03-2026	1,697.29
t5-pwb - Title V Op/Revolving	6455	solisa - Isaac Solis	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6456	johsup - Johnstone Supply Of Bksfld	3/18/2026	03-2026	4,710.31
t5-pwb - Title V Op/Revolving	6456	vanvic - Victoria VanBuskirk	3/31/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6457	kinval - Kinetic Valuation Group, Inc.	3/18/2026	03-2026	3,500.00
t5-pwb - Title V Op/Revolving	6457	wilren - Renita Williams	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6458	kraass - Krazan & Associates, Inc.	3/18/2026	03-2026	11,500.00
t5-pwb - Title V Op/Revolving	6458	wooang - Angela Woods	3/31/2026	03-2026	1,230.00
t5-pwb - Title V Op/Revolving	6459	casbre - Brendan Castillo	3/31/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6459	lamgen - Lamont General Store	3/18/2026	03-2026	554.53
t5-pwb - Title V Op/Revolving	6460	emmais - Aisha Emmert	3/31/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6460	midval - Richard W. Jackson	3/18/2026	03-2026	770.00
t5-pwb - Title V Op/Revolving	6461	foxjos - Joseph Fox	3/31/2026	03-2026	960.00
t5-pwb - Title V Op/Revolving	6461	otis - Otis Elevator Company	3/18/2026	03-2026	8,013.75
t5-pwb - Title V Op/Revolving	6462	gommel - Melissa Gomez	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6462	pavele - Pavletich Electric & Communications	3/18/2026	03-2026	605.00
t5-pwb - Title V Op/Revolving	6463	gutmir - Miranda Gutierrez	3/31/2026	03-2026	420.00
t5-pwb - Title V Op/Revolving	6463	perdes - Perspective Design Architects, Inc.	3/18/2026	03-2026	6,530.00
t5-pwb - Title V Op/Revolving	6464	hamamb - Amber Hamilton	3/31/2026	03-2026	420.00
t5-pwb - Title V Op/Revolving	6464	precom - Preferred Compliance Solutions LLC	3/18/2026	03-2026	1,175.00
t5-pwb - Title V Op/Revolving	6465	heraly - Alyssa Hernandez	3/31/2026	03-2026	720.00
t5-pwb - Title V Op/Revolving	6465	sanjoat - Rivera Enterprises Inc.	3/18/2026	03-2026	622.94
t5-pwb - Title V Op/Revolving	6466	khaaam - Aaminah Khalid	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6466	secsys - Molly and Bruce Busacca, Inc.	3/18/2026	03-2026	575.00
t5-pwb - Title V Op/Revolving	6467	milali - Alisha Miller	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6467	seqpai - Sequoia Paint	3/18/2026	03-2026	1,457.53
t5-pwb - Title V Op/Revolving	6468	porken - Kenyatta Porter	3/31/2026	03-2026	180.00
t5-pwb - Title V Op/Revolving	6468	shatru - Shafter True Value	3/18/2026	03-2026	211.67
t5-pwb - Title V Op/Revolving	6469	razcla - Claudia Razo	3/31/2026	03-2026	210.00
t5-pwb - Title V Op/Revolving	6469	shewil - Sherwin-Williams	3/18/2026	03-2026	890.91
t5-pwb - Title V Op/Revolving	6470	robarl - Arlene Robinson	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6470	sonitrol - Kimberlite Corporation	3/18/2026	03-2026	158.00
t5-pwb - Title V Op/Revolving	6471	robcer - Ceresa Robinson	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6471	staplu - Standard Plumbing Supply Company, Inc.	3/18/2026	03-2026	289.98
t5-pwb - Title V Op/Revolving	6472	roblyn - Lynette Roberson	3/31/2026	03-2026	900.00
t5-pwb - Title V Op/Revolving	6472	trimed - Trilogy Medwaste West, LLC	3/18/2026	03-2026	45.25
t5-pwb - Title V Op/Revolving	6473	rodabb - Abba Rodriguez	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6473	uniurg - Universal Urgent Care & Occupational	3/18/2026	03-2026	140.00
t5-pwb - Title V Op/Revolving	6474	rodadr2 - Adriana Rodriguez	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6474	vorind - Vortex Industries, LLC	3/18/2026	03-2026	971.00
t5-pwb - Title V Op/Revolving	6475	rodcam - Camellia Rodriguez	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6475	washar - Wasco Hardware & AG LLC	3/18/2026	03-2026	391.17
t5-pwb - Title V Op/Revolving	6476	rowald - Aldennisha Rowel	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6476	winsup - Winsupply of Bakersfield	3/18/2026	03-2026	2,734.37
t5-pwb - Title V Op/Revolving	6477	3dcons - 3D Construction And Landscaping	3/25/2026	03-2026	950.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6477	baname - Bank of America	3/23/2026	03-2026	39,262.18
t5-pwb - Title V Op/Revolving	6477	rufchr - Christine Ruffus	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6478	actgla - Action Glass, Inc.	3/25/2026	03-2026	814.50
t5-pwb - Title V Op/Revolving	6478	rutama - Amanda Rutherford	3/31/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6479	actrep - Active Electric & Home Improvements	3/25/2026	03-2026	350.00
t5-pwb - Title V Op/Revolving	6479	stebri - Brittish Stewart	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6480	advdat - Advanced Data Storage, Inc.	3/25/2026	03-2026	118.89
t5-pwb - Title V Op/Revolving	6480	thojun - Junique Thompson	3/31/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6481	airkin - Air King Heating & Cooling Inc.	3/25/2026	03-2026	5,600.00
t5-pwb - Title V Op/Revolving	6481	turala - Alarryria Turner	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6482	allaroplu - ALL AROUND PLUMBING	3/25/2026	03-2026	167.50
t5-pwb - Title V Op/Revolving	6482	valant - Antonio Valenzuela	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6483	amebus - Jones Walbaum Corporation	3/25/2026	03-2026	15.00
t5-pwb - Title V Op/Revolving	6483	velcyn - Cynthia Velez	3/31/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6484	arvcom - Arvin Community Services District	3/25/2026	03-2026	204.58
t5-pwb - Title V Op/Revolving	6484	walaly - Alysha Walker	3/31/2026	03-2026	480.00
t5-pwb - Title V Op/Revolving	6485	bakplu - Bakersfield Plumbing Co, Inc.	3/25/2026	03-2026	223.50
t5-pwb - Title V Op/Revolving	6485	waldan - Danielle Walker	3/31/2026	03-2026	420.00
t5-pwb - Title V Op/Revolving	6486	brihou - Charter Communications	3/25/2026	03-2026	440.41
t5-pwb - Title V Op/Revolving	6486	warclo - Cloresa Ward	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6487	brihou2 - CHARTER COMMUNICATIONS	3/25/2026	03-2026	423.99
t5-pwb - Title V Op/Revolving	6487	watcou - Courtney Watson	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6488	canfin - Canon Financial Services, Inc.	3/25/2026	03-2026	56.48
t5-pwb - Title V Op/Revolving	6488	wessap - Saprina West	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6489	carout - Carpet Outlet Plus, Inc	3/25/2026	03-2026	1,316.65
t5-pwb - Title V Op/Revolving	6489	wilcam - Camellia Wilson	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6490	cencal4 - Cen-Cal Construction, Inc.	3/25/2026	03-2026	34,275.44
t5-pwb - Title V Op/Revolving	6490	wilsta - Stanella Williams	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6491	chahar - Champion Hardware, Inc.	3/25/2026	03-2026	32.48
t5-pwb - Title V Op/Revolving	6491	winash - Ashli Winters	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6492	coaapp - Coast Appliance Parts Co	3/25/2026	03-2026	909.37
t5-pwb - Title V Op/Revolving	6492	wribri - Brittney Wright	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6493	conele - Consolidated Electrical Distributors, In	3/25/2026	03-2026	1,416.60
t5-pwb - Title V Op/Revolving	6493	wricra - Craignlisha Wright	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6494	diait - DiamondIT	3/25/2026	03-2026	6,830.95
t5-pwb - Title V Op/Revolving	6494	zimbri - Brittney Zimmerman	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6495	abrtri - Trinidad Abraham	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6495	dynair - Dynamic Air Solutions Inc	3/25/2026	03-2026	375.00
t5-pwb - Title V Op/Revolving	6496	alabia - Bianca Alaniz	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6496	golsta - Golden Star Pest Control	3/25/2026	03-2026	5,600.00
t5-pwb - Title V Op/Revolving	6497	alocas - Cassandra Alonso	3/31/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6497	grager - Grainger	3/25/2026	03-2026	291.66
t5-pwb - Title V Op/Revolving	6498	amacor - Corina Amaya	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6498	greeld - Grey Elder Company	3/25/2026	03-2026	4,915.00
t5-pwb - Title V Op/Revolving	6499	amejas - Jasmine Amey	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6499	hdsup - HD Supply Facilities Maintenance	3/25/2026	03-2026	9,237.38
t5-pwb - Title V Op/Revolving	6500	arrnao - Naomi Gomez Arreguin	3/31/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6500	hpsmec2 - HPS Mechanical, Inc.	3/25/2026	03-2026	596.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6501	bagrac - Rachel Bagoood	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6501	johgar - Johnnys Garden & Lawn	3/25/2026	03-2026	3,720.00
t5-pwb - Title V Op/Revolving	6502	banoli - Olive Banner	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6502	kindoo - King Door Co.	3/25/2026	03-2026	735.36
t5-pwb - Title V Op/Revolving	6503	barali - Alicia Barrera	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6503	lanwar - Landscape Warehouse III, Inc.	3/25/2026	03-2026	151.99
t5-pwb - Title V Op/Revolving	6504	barcas - Cassey Barajas	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6504	libplu - Alejandro Diaz & Justina Casteneda	3/25/2026	03-2026	13,200.00
t5-pwb - Title V Op/Revolving	6505	bardam - Damaris Barahona	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6505	lowes - LOWE'S COMPANIES, INC	3/25/2026	03-2026	8,016.72
t5-pwb - Title V Op/Revolving	6506	bonant - Anthony Bonner Jr.	3/31/2026	03-2026	360.00
t5-pwb - Title V Op/Revolving	6506	margar - Maranatha Gardening & Landscaping Inc.	3/25/2026	03-2026	8,245.00
t5-pwb - Title V Op/Revolving	6507	brocar2 - Caroline Brown	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6507	markit - PORFIRIO MARTINEZ	3/25/2026	03-2026	37.88
t5-pwb - Title V Op/Revolving	6508	brolyn - Lynda Brooks	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6508	mdfloo - MD Flooring	3/25/2026	03-2026	2,945.00
t5-pwb - Title V Op/Revolving	6509	bromer - Mercedes Brown	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6509	moumec - Daniel Housh	3/25/2026	03-2026	9,114.00
t5-pwb - Title V Op/Revolving	6510	burjos - Joshua Burns	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6510	newima - New Image Enterprises, Inc.	3/25/2026	03-2026	1,772.89
t5-pwb - Title V Op/Revolving	6511	chaele - Eleanor Chavez	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6511	nolim - No Limit Landscape Inc.	3/25/2026	03-2026	1,700.00
t5-pwb - Title V Op/Revolving	6512	chatif - Tiffani Chavez	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6512	opeshu - Open & Shut Enterprises	3/25/2026	03-2026	2,690.49
t5-pwb - Title V Op/Revolving	6513	chedei - Deisha Cheadle	3/31/2026	03-2026	660.00
t5-pwb - Title V Op/Revolving	6513	pacsup - Pace Supply Corp.	3/25/2026	03-2026	503.77
t5-pwb - Title V Op/Revolving	6514	chreri - Eric Christian	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6514	pavele - Pavletich Electric & Communications	3/25/2026	03-2026	277.00
t5-pwb - Title V Op/Revolving	6515	cismic - Michael Cisneros	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6515	rlhfir - RLH Fire Protection	3/25/2026	03-2026	1,220.00
t5-pwb - Title V Op/Revolving	6516	coasad - Sade Coats	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6516	ronspe - Ron's Speedy Rooter &	3/25/2026	03-2026	1,552.24
t5-pwb - Title V Op/Revolving	6517	diajes2 - Jessica Diaz	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6517	serplu - Serda's Plumbing	3/25/2026	03-2026	520.00
t5-pwb - Title V Op/Revolving	6518	dixali - Alisha Dixon	3/31/2026	03-2026	180.00
t5-pwb - Title V Op/Revolving	6518	strmec - Strategic Mechanical Inc	3/25/2026	03-2026	805.00
t5-pwb - Title V Op/Revolving	6519	dotthe - Theresa Dotson	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6519	supgla - Superior Glass Inc	3/25/2026	03-2026	750.00
t5-pwb - Title V Op/Revolving	6520	duemar - Maritza Duenas	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6520	tectim - Tech-Time Communications	3/25/2026	03-2026	2,950.08
t5-pwb - Title V Op/Revolving	6521	exajea - Jeanna Exalus	3/31/2026	03-2026	240.00
t5-pwb - Title V Op/Revolving	6521	trehom - Tres Hombres Fence Co.	3/25/2026	03-2026	2,270.00
t5-pwb - Title V Op/Revolving	6522	foxshe - Sheonna Fox	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6522	walwal - Wall Wall & Peake a Partnership	3/25/2026	03-2026	16,705.11
t5-pwb - Title V Op/Revolving	6523	fralau - Laura Franco	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6523	wesext - Western Exterminator Company	3/25/2026	03-2026	328.00
t5-pwb - Title V Op/Revolving	6524	galsab - Saba Gallardo	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6525	garros3 - Rosa Garcia	3/31/2026	03-2026	120.00

Payment Summary

Bank=t5-pwb AND mm/yy=03/2026-03/2026 AND Check Date=03/01/2026-03/31/2026 AND All Checks=Yes AND Include Voids=No Voids

t5-pwb - Title V Op/Revolving	6526	gartru - Truty Garza	3/31/2026	03-2026	150.00
t5-pwb - Title V Op/Revolving	6527	gayang - Angela Gayler	3/31/2026	03-2026	30.00
t5-pwb - Title V Op/Revolving	6528	gonjac - Jacob Gonzales	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6529	graroz - Rozalynn Grandson	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6530	gutdes - Desiree Gutierrez	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6531	guzmar3 - Marina Guzman	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6532	vegvic - Victoria Chavarria Vega	3/31/2026	03-2026	120.00
t5-pwb - Title V Op/Revolving	6533	espjon - Jonah Kenneth Jose Espinoza	3/31/2026	03-2026	710.42

2,915,096.81

PR06-2026

COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY	
COMPANY CODE						
TWN	14,462.12 REG 70.50 O/T 1,649.84 HOURS 3 .00 HOURS 4	420,479.68 REG 58,289.37 EARNINGS 3 .00 EARNINGS 5	3,444.48 O/T .00 EARNINGS 4 482,213.53 GROSS	22,737.60 FIT 28,403.41 SS 6,642.70 MED 8,709.68 STATE 6,005.87 SDI	407,230.63 TOTAL DEDUCTIONS	207 Pays <input type="checkbox"/> 2,483.64

HOURS ANALYSIS:	122.00	P PERS	1,039.94	S SICK	449.90	V VAC	38.00	EEN EXERN
EARNINGS ANALYSIS:	2,912.19	P PERS	29,064.57	S SICK	12,382.36	V VAC	275.00	SP SPAN
	949.08	EEN EXERN	7,925.28	HOU HOU	4,240.12	RET RETRO	540.77	VPO VPO
MEMO ANALYSIS:	1,148.15	\$R FDQOT	1,380.00	EDN	2,170.33	ELI	56,449.44	EM1
	48,609.55	EM2	55,038.42	EM3	84,833.80	ERT	1,667.57	EVM ERPRV
	16,857.85	FIE	3,778.95	OFF	2,056.87	OUT	4,871.38	RTE
STATUTORY DED. ANALYSIS:	8,709.68	25 CA						
	6,005.87	25 CA SDI						
VOLUNTARY DED. ANALYSIS:	1,138.15	P RETPRE	29,885.15	Q RTNPRE	884.28	CS CHILD	450.00	EA EMPASS
	265.33	LS LegShl	4.50	UW UNTWAY	121.56	ACD ACDIS	535.57	AN4 Medica
	232.30	AN5 Medica	403.32	BS1 BLUESD	305.12	BS5 BSTRIO	305.12	BS6 BSTRIO
	129.58	CAN CANCER	628.66	CI1 CriIll	304,783.97	CK1 DD	25,926.24	CK2 DD 2
	2,000.00	CK3 DD 3	12.28	DIS DIS(A)	732.25	DM1 DENT1	597.00	DM2 DENT2
	408.80	DM3 DENT3	763.50	DM4 DENT4	17.46	DS1 DENSEQ	18.36	DS2 DENSEQ
	12.03	DS3 DENSEQ	270.73	DV1 DENVAN	300.60	DV2 DENVAN	410.88	DV3 DENVAN
	142.20	EDD EDD	200.00	FTB FTB	1,051.16	HM1 SYMEE	859.86	HM2 SYM+1
	1,117.89	HM3 SYMFAM	34.29	HOS HOSP(A)	7,925.28	HOU HOSEXP	6.73	INT INT(A)
	1,934.96	KA1 KAISER	1,018.30	KA2 KAISER	3,187.30	KA3 KAISER	185.02	K32 K3 EE1
	11.45	LFE LIFE(A)	1,234.94	LOA	2,310.00-	MIS MISC	1,903.28	MLI
	501.23	MLT	799.20	MST	541.00	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	2,081.00	SV1 SAV 1	274.58	TSI TSI	333.92	UC1 UHC1
	667.84	UC2 UHC2	95.00-	UC3 UHC3	114.00	VP2 VSP2	99.75	VP3 VSP3
	246.47	VP4 VSP4	7,135.00	457				

NET PAYROLL:	2,483.64	CHECKS:	FLAGGED:	184	STARTING CHECK NUMBER:	
TOTAL DEPOSITS:	334,791.21	VOUCHERS:	207 NET CASH PAYS 1,000.00 OR MORE	195	ENDING CHECK NUMBER:	
NET VOIDS:	2,483.64	ADJUSTMENTS:	3		eVOUCHERS:	207
NET CASH:	334,791.21				PAPER VOUCHERS PRINTED:	0

PR07-2026

COMPANY TOTAL	HOURS	EARNINGS	STATUTORY DEDUCTIONS	VOLUNTARY DEDUCTIONS	NET PAY	
COMPANY CODE						
TWN	14,747.78 REG 15.00 O/T 1,317.46 HOURS 3 .00 HOURS 4	430,416.69 REG 46,024.32 EARNINGS 3 .00 EARNINGS 5	739.26 O/T .00 EARNINGS 4 477,180.27 GROSS	22,344.74 FIT 28,076.29 SS 6,566.33 MED 8,407.37 STATE 5,934.67 SDI	401,718.31 TOTAL DEDUCTIONS	205 Pays <input type="checkbox"/> 4,132.56

HOURS ANALYSIS: 76.00 P PERS 737.83 S SICK 485.63 V VAC 18.00 EEN EXERN

EARNINGS ANALYSIS: 1,552.38 P PERS 20,496.39 S SICK 12,589.50 V VAC 275.00 SP SPAN
537.99 EEN EXERN 7,716.72 HOU HOU 310.35 RET RETRO 2,545.99 VPO VPO

MEMO ANALYSIS: 246.42 \$R FDQOT 84,204.46 ERT 16,978.19 FIE 3,665.92 OFF
2,043.09 OUT 4,871.38 RTE

STATUTORY DED. ANALYSIS: 8,407.37 25 CA
5,934.67 25 CA SDI

VOLUNTARY DED. ANALYSIS:

1,153.21 P RETPRE	29,567.63 Q RTNPRE	884.28 CS CHILD	435.00 EA EMPASS
265.33 LS LegShl	4.50 UW UNTWAY	121.56 ACD ACDIS	535.57 AN4 Medica
232.30 AN5 Medica	403.32 BS1 BLUESD	305.12 BS5 BSTRIO	305.12 BS6 BSTRIO
129.58 CAN CANCER	628.66 CI1 CriIII	296,459.32 CK1 DD	26,709.15 CK2 DD 2
2,000.00 CK3 DD 3	12.28 DIS DIS(A)	732.25 DM1 DENT1	597.00 DM2 DENT2
408.80 DM3 DENT3	776.70 DM4 DENT4	17.46 DS1 DENSEQ	6.12 DS2 DENSEQ
12.03 DS3 DENSEQ	270.72 DV1 DENVAN	300.60 DV2 DENVAN	410.88 DV3 DENVAN
67.20 EDD EDD	200.00 FTB FTB	1,051.16 HM1 SYMEE	668.78 HM2 SYM+1
1,117.89 HM3 SYMFAM	34.29 HOS HOSP(A)	7,716.72 HOU HOSEXP	6.73 INT INT(A)
2,138.64 KA1 KAISER	1,018.30 KA2 KAISER	3,309.50 KA3 KAISER	185.02 K32 K3 EE1
11.45 LFE LIFE(A)	1,234.94 LOA	368.48- MIS MISC	1,934.48 MLI
501.23 MLT	808.58 MST	541.00 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	2,081.00 SV1 SAV 1	274.58 TSI TSI	333.92 UC1 UHC1
667.84 UC2 UHC2	217.06 UC3 UHC3	114.00 VP2 VSP2	90.25 VP3 VSP3
256.50 VP4 VSP4	7,335.00 457		

NET PAYROLL: 4,132.56 CHECKS: FLAGGED: 183 STARTING CHECK NUMBER:
TOTAL DEPOSITS: 327,249.47 VOUCHERS: 205 NET CASH PAYS 1,000.00 OR MORE 194 ENDING CHECK NUMBER:
NET VOIDS: 4,132.56 ADJUSTMENTS: 3 eVOUCHERS: 205
NET CASH: 327,249.47 PAPER VOUCHERS PRINTED: 0

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

Bank	Check#	Vendor	Check	Post	Total	Date
			Date	Month	Amount	Reconciled
vou-pwb - Voucher Operating	516	80000830 - Gilligan	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	517	80001587 - Lopez	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	518	80003212 - Gaona	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	519	80003295 - Blake	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	520	80003399 - Lapham	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	521	80003851 - Mendoza Diaz	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	522	80003953 - Alkobadi	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	523	80004055 - Wells	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	524	80004140 - Humfeld	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	525	80004243 - Golden Opportunity No.14 LP	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	526	80004330 - Lapuz	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	527	80004347 - Caba Investment, LLC	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	528	80004559 - Garibyan	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	529	80004906 - Alex Hernandez	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	530	80005042 - Carlos Martinez Barrera	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	531	80005112 - Sumner 17 LP	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	532	80005196 - Dana Real Estate & Investments	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	533	80005206 - Rosalie G Jimenez	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	534	80005359 - Filemon Francisco Lopez Mateo	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	536	80003337 - Kohanim	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	537	80004427 - Lin	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	538	80004278 - Garza	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	539	80004427 - Lin	3/2/2026	03-2026	0.00	
vou-pwb - Voucher Operating	540	80000006 - Peregrina	3/9/2026	03-2026	0.00	
vou-pwb - Voucher Operating	545	80001946 - Hawthorne City Housing Authority	3/16/2026	03-2026	0.00	
vou-pwb - Voucher Operating	546	80003196 - HACK-ITF Old Town Kern LP	3/16/2026	03-2026	0.00	
vou-pwb - Voucher Operating	547	80003499 - Kelly	3/16/2026	03-2026	0.00	
vou-pwb - Voucher Operating	548	80004543 - GEahi GG LP	3/16/2026	03-2026	0.00	
vou-pwb - Voucher Operating	549	80004773 - GEahi Pioneer Cottages LP	3/16/2026	03-2026	0.00	
vou-pwb - Voucher Operating	550	80004824 - Eric Van Denk	3/16/2026	03-2026	0.00	
vou-pwb - Voucher Operating	23538	80001088 - Dave-Burnett	3/2/2026	03-2026	1,143.00	
vou-pwb - Voucher Operating	23539	80000001 - Bell	3/2/2026	03-2026	70.00	
vou-pwb - Voucher Operating	23540	80000003 - Mediano	3/2/2026	03-2026	1,243.00	
vou-pwb - Voucher Operating	23541	80000017 - WMD Properties & Construction Inc	3/2/2026	03-2026	4,778.00	
vou-pwb - Voucher Operating	23542	80000020 - Williams and Associates Inc	3/2/2026	03-2026	791.00	
vou-pwb - Voucher Operating	23543	80000029 - Totton	3/2/2026	03-2026	1,626.00	
vou-pwb - Voucher Operating	23544	80000032 - Carroll	3/2/2026	03-2026	1,262.00	
vou-pwb - Voucher Operating	23545	80000066 - Villa Hermosa Partners	3/2/2026	03-2026	530.00	
vou-pwb - Voucher Operating	23546	80000081 - Ventura Garden Homes LLC	3/2/2026	03-2026	1,524.00	
vou-pwb - Voucher Operating	23547	80000092 - Tropicana Village Apts	3/2/2026	03-2026	1,534.00	
vou-pwb - Voucher Operating	23548	80000101 - Avalos	3/2/2026	03-2026	765.00	
vou-pwb - Voucher Operating	23549	80000106 - Williams	3/2/2026	03-2026	1,290.00	
vou-pwb - Voucher Operating	23550	80000115 - Bell IV	3/2/2026	03-2026	755.00	
vou-pwb - Voucher Operating	23551	80000120 - Ny	3/2/2026	03-2026	502.00	
vou-pwb - Voucher Operating	23552	80000130 - Anderson	3/2/2026	03-2026	397.00	
vou-pwb - Voucher Operating	23553	80000137 - Nighbert	3/2/2026	03-2026	3,924.00	

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23554	80000139 - Taft Enterprises LP	3/2/2026	03-2026	1,190.00
vou-pwb - Voucher Operating	23555	80000162 - Franklin	3/2/2026	03-2026	309.00
vou-pwb - Voucher Operating	23556	80000163 - Stanton	3/2/2026	03-2026	1,352.00
vou-pwb - Voucher Operating	23557	80000176 - Lee	3/2/2026	03-2026	1,346.00
vou-pwb - Voucher Operating	23558	80000184 - Singh Transport LLC	3/2/2026	03-2026	8,253.00
vou-pwb - Voucher Operating	23559	80000188 - Shiva Enterprises	3/2/2026	03-2026	17,324.00
vou-pwb - Voucher Operating	23560	80000198 - Shafter Housing Development LP	3/2/2026	03-2026	539.00
vou-pwb - Voucher Operating	23561	80000200 - Sewco Real Estate Holdings LLC	3/2/2026	03-2026	3,810.00
vou-pwb - Voucher Operating	23562	80000203 - Banuelos	3/2/2026	03-2026	378.00
vou-pwb - Voucher Operating	23563	80000211 - Ramirez	3/2/2026	03-2026	1,884.00
vou-pwb - Voucher Operating	23564	80000212 - Gonzalez	3/2/2026	03-2026	1,127.00
vou-pwb - Voucher Operating	23565	80000213 - Singh	3/2/2026	03-2026	2,942.00
vou-pwb - Voucher Operating	23566	80000239 - Ramirez	3/2/2026	03-2026	612.00
vou-pwb - Voucher Operating	23567	80000243 - Ross Properties	3/2/2026	03-2026	1,011.00
vou-pwb - Voucher Operating	23568	80000245 - Kallenberger	3/2/2026	03-2026	387.00
vou-pwb - Voucher Operating	23569	80000247 - Rosamond Hills Inc	3/2/2026	03-2026	1,791.00
vou-pwb - Voucher Operating	23570	80000266 - Esqueda-Martinez	3/2/2026	03-2026	369.00
vou-pwb - Voucher Operating	23571	80000269 - Aguirre	3/2/2026	03-2026	681.00
vou-pwb - Voucher Operating	23572	80000279 - Anderson	3/2/2026	03-2026	2,803.00
vou-pwb - Voucher Operating	23573	80000288 - Yacoub	3/2/2026	03-2026	1,529.00
vou-pwb - Voucher Operating	23574	80000303 - RN Investment and Community Services Inc	3/2/2026	03-2026	1,274.00
vou-pwb - Voucher Operating	23575	80000310 - Parra	3/2/2026	03-2026	406.00
vou-pwb - Voucher Operating	23576	80000315 - Boden	3/2/2026	03-2026	624.00
vou-pwb - Voucher Operating	23577	80000316 - Maruyama	3/2/2026	03-2026	4,748.00
vou-pwb - Voucher Operating	23578	80000341 - Ornelas Jr	3/2/2026	03-2026	4,196.00
vou-pwb - Voucher Operating	23579	80000360 - Pioneer Associates	3/2/2026	03-2026	3,411.00
vou-pwb - Voucher Operating	23580	80000392 - Brley Jr	3/2/2026	03-2026	395.00
vou-pwb - Voucher Operating	23581	80000395 - Haushalter	3/2/2026	03-2026	1,307.00
vou-pwb - Voucher Operating	23582	80000398 - Murphy	3/2/2026	03-2026	1,016.00
vou-pwb - Voucher Operating	23583	80000400 - Mosley	3/2/2026	03-2026	377.00
vou-pwb - Voucher Operating	23584	80000404 - Starling-Cox	3/2/2026	03-2026	609.00
vou-pwb - Voucher Operating	23585	80000405 - Silva	3/2/2026	03-2026	665.00
vou-pwb - Voucher Operating	23586	80000420 - Orange Mesa LLC	3/2/2026	03-2026	2,513.00
vou-pwb - Voucher Operating	23587	80000427 - Oakwood Financial LLC	3/2/2026	03-2026	1,914.00
vou-pwb - Voucher Operating	23588	80000433 - Northwest Kern Investors	3/2/2026	03-2026	4,755.00
vou-pwb - Voucher Operating	23589	80000434 - North Park Apts HSG Corp	3/2/2026	03-2026	780.00
vou-pwb - Voucher Operating	23590	80000438 - Alexander	3/2/2026	03-2026	426.00
vou-pwb - Voucher Operating	23591	80000444 - Nighbert Group	3/2/2026	03-2026	931.00
vou-pwb - Voucher Operating	23592	80000449 - Galvan	3/2/2026	03-2026	1,399.00
vou-pwb - Voucher Operating	23593	80000486 - Griffith	3/2/2026	03-2026	339.00
vou-pwb - Voucher Operating	23594	80000487 - Garone	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	23595	80000498 - Daillak	3/2/2026	03-2026	7,089.00
vou-pwb - Voucher Operating	23596	80000518 - Clearview Real Estate	3/2/2026	03-2026	1,017.00
vou-pwb - Voucher Operating	23597	80000519 - MB Free LLC	3/2/2026	03-2026	13,637.00
vou-pwb - Voucher Operating	23598	80000522 - Gonzalez	3/2/2026	03-2026	227.00
vou-pwb - Voucher Operating	23599	80000523 - Cole	3/2/2026	03-2026	1,585.00
vou-pwb - Voucher Operating	23600	80000527 - Fabbian	3/2/2026	03-2026	792.00
vou-pwb - Voucher Operating	23601	80000534 - Sawyer	3/2/2026	03-2026	1,024.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23602	80000540 - McConnell	3/2/2026	03-2026	1,329.00
vou-pwb - Voucher Operating	23603	80000548 - Robinson	3/2/2026	03-2026	2,221.00
vou-pwb - Voucher Operating	23604	80000581 - Mares	3/2/2026	03-2026	751.00
vou-pwb - Voucher Operating	23605	80000582 - Acuna	3/2/2026	03-2026	499.00
vou-pwb - Voucher Operating	23606	80000596 - Almaguer	3/2/2026	03-2026	920.00
vou-pwb - Voucher Operating	23607	80000610 - Fabbian	3/2/2026	03-2026	878.00
vou-pwb - Voucher Operating	23608	80000621 - MSPV Properties	3/2/2026	03-2026	6,481.00
vou-pwb - Voucher Operating	23609	80000623 - M and O Real Estate Holdings	3/2/2026	03-2026	2,027.00
vou-pwb - Voucher Operating	23610	80000635 - Rivera	3/2/2026	03-2026	2,471.00
vou-pwb - Voucher Operating	23611	80000645 - Duarte Sadjas Investments LLC	3/2/2026	03-2026	197.00
vou-pwb - Voucher Operating	23612	80000649 - Risse	3/2/2026	03-2026	836.00
vou-pwb - Voucher Operating	23613	80000650 - Venters	3/2/2026	03-2026	767.00
vou-pwb - Voucher Operating	23614	80000653 - Lopez Housing LLC	3/2/2026	03-2026	11,047.00
vou-pwb - Voucher Operating	23615	80000661 - Smith	3/2/2026	03-2026	449.00
vou-pwb - Voucher Operating	23616	80000692 - Flores Sr	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	23617	80000720 - Snelling	3/2/2026	03-2026	724.00
vou-pwb - Voucher Operating	23618	80000735 - Kal El Housing LLC	3/2/2026	03-2026	1,598.00
vou-pwb - Voucher Operating	23619	80000738 - Vazquez	3/2/2026	03-2026	1,643.00
vou-pwb - Voucher Operating	23620	80000765 - Sloan	3/2/2026	03-2026	719.00
vou-pwb - Voucher Operating	23621	80000767 - Moreno	3/2/2026	03-2026	1,242.00
vou-pwb - Voucher Operating	23622	80000839 - Fuentes	3/2/2026	03-2026	2,015.00
vou-pwb - Voucher Operating	23623	80000854 - Fuller	3/2/2026	03-2026	1,987.00
vou-pwb - Voucher Operating	23624	80000866 - Landeros	3/2/2026	03-2026	1,548.00
vou-pwb - Voucher Operating	23625	80000885 - Cheek	3/2/2026	03-2026	776.00
vou-pwb - Voucher Operating	23626	80000921 - Intercontinental Realty Inc	3/2/2026	03-2026	1,789.00
vou-pwb - Voucher Operating	23627	80000953 - Sidhu	3/2/2026	03-2026	2,315.00
vou-pwb - Voucher Operating	23628	80000978 - Gonzales & Company LLC	3/2/2026	03-2026	18,546.00
vou-pwb - Voucher Operating	23629	80001007 - Diaz	3/2/2026	03-2026	1,075.00
vou-pwb - Voucher Operating	23630	80001016 - Ethier	3/2/2026	03-2026	5.00
vou-pwb - Voucher Operating	23631	80001017 - Blackburn	3/2/2026	03-2026	965.00
vou-pwb - Voucher Operating	23632	80001032 - St Clair Property Management	3/2/2026	03-2026	18,524.00
vou-pwb - Voucher Operating	23633	80001033 - St Clair	3/2/2026	03-2026	1,708.00
vou-pwb - Voucher Operating	23634	80001105 - Elnetta Johnson Survivors Trust	3/2/2026	03-2026	7,176.00
vou-pwb - Voucher Operating	23635	80001106 - Johnson	3/2/2026	03-2026	511.00
vou-pwb - Voucher Operating	23636	80001108 - Elmer F Karpe LLC	3/2/2026	03-2026	5,014.00
vou-pwb - Voucher Operating	23637	80001120 - Johnson	3/2/2026	03-2026	870.00
vou-pwb - Voucher Operating	23638	80001131 - Bermudez	3/2/2026	03-2026	585.00
vou-pwb - Voucher Operating	23639	80001150 - Meier	3/2/2026	03-2026	1,625.00
vou-pwb - Voucher Operating	23640	80001160 - Hall	3/2/2026	03-2026	950.00
vou-pwb - Voucher Operating	23641	80001161 - Stennett	3/2/2026	03-2026	860.00
vou-pwb - Voucher Operating	23642	80001165 - Dobbs Realty Group and Associates, Inc.	3/2/2026	03-2026	1,747.00
vou-pwb - Voucher Operating	23643	80001170 - Diego Montoya PTD LLC	3/2/2026	03-2026	3,295.00
vou-pwb - Voucher Operating	23644	80001186 - Delano Villas Santa Fe Apts LP	3/2/2026	03-2026	298.00
vou-pwb - Voucher Operating	23645	80001197 - Daybreak Apartments Housing Investors LP	3/2/2026	03-2026	481.00
vou-pwb - Voucher Operating	23646	80001201 - Trujillo	3/2/2026	03-2026	903.00
vou-pwb - Voucher Operating	23647	80001209 - Kenyon	3/2/2026	03-2026	767.00
vou-pwb - Voucher Operating	23648	80001211 - Bonner	3/2/2026	03-2026	747.00
vou-pwb - Voucher Operating	23649	80001250 - Comunidad Housing Development LP	3/2/2026	03-2026	3,574.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23650	80001275 - Chateau North Townhomes	3/2/2026	03-2026	914.00
vou-pwb - Voucher Operating	23651	80001282 - Unger	3/2/2026	03-2026	816.00
vou-pwb - Voucher Operating	23652	80001290 - Gaona	3/2/2026	03-2026	3,466.00
vou-pwb - Voucher Operating	23653	80001293 - Casitas 80 LP	3/2/2026	03-2026	2,550.00
vou-pwb - Voucher Operating	23654	80001296 - Skeren	3/2/2026	03-2026	1,375.00
vou-pwb - Voucher Operating	23655	80001319 - California Avenue Senior HSG LP	3/2/2026	03-2026	38,016.00
vou-pwb - Voucher Operating	23656	80001322 - BSLM LLC	3/2/2026	03-2026	20,807.00
vou-pwb - Voucher Operating	23657	80001326 - Brooks Brothers Enterprises	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	23658	80001330 - Lasater	3/2/2026	03-2026	750.00
vou-pwb - Voucher Operating	23659	80001331 - Smith	3/2/2026	03-2026	680.00
vou-pwb - Voucher Operating	23660	80001336 - Brandywine Apartments	3/2/2026	03-2026	3,131.00
vou-pwb - Voucher Operating	23661	80001338 - Hendrix	3/2/2026	03-2026	544.00
vou-pwb - Voucher Operating	23662	80001341 - Hernandez	3/2/2026	03-2026	1,308.00
vou-pwb - Voucher Operating	23663	80001356 - Sepulveda	3/2/2026	03-2026	1,201.00
vou-pwb - Voucher Operating	23664	80001370 - Belmont Meadows of Delano LP	3/2/2026	03-2026	2,054.00
vou-pwb - Voucher Operating	23665	80001386 - Bakersfield Affordable Hsg LP	3/2/2026	03-2026	638.00
vou-pwb - Voucher Operating	23666	80001388 - Kurian	3/2/2026	03-2026	892.00
vou-pwb - Voucher Operating	23667	80001396 - ATA Properties LLC	3/2/2026	03-2026	38,913.00
vou-pwb - Voucher Operating	23668	80001409 - Teliz	3/2/2026	03-2026	1,091.00
vou-pwb - Voucher Operating	23669	80001422 - Servin	3/2/2026	03-2026	910.00
vou-pwb - Voucher Operating	23670	80001428 - HACK - Transitional Hsg	3/2/2026	03-2026	9,079.00
vou-pwb - Voucher Operating	23671	80001458 - Davies	3/2/2026	03-2026	950.00
vou-pwb - Voucher Operating	23672	80001461 - Nobregas-Perez	3/2/2026	03-2026	697.00
vou-pwb - Voucher Operating	23673	80001468 - Rodriguez	3/2/2026	03-2026	500.00
vou-pwb - Voucher Operating	23674	80001477 - Onofre	3/2/2026	03-2026	507.00
vou-pwb - Voucher Operating	23675	80001514 - 850 Descano Place LP	3/2/2026	03-2026	1,973.00
vou-pwb - Voucher Operating	23676	80001516 - 710 Brundage Lane LP	3/2/2026	03-2026	16,718.00
vou-pwb - Voucher Operating	23677	80001517 - 4 Season Realty	3/2/2026	03-2026	570.00
vou-pwb - Voucher Operating	23678	80001519 - 2901 Center Street LP	3/2/2026	03-2026	5,005.00
vou-pwb - Voucher Operating	23679	80001522 - 217 N Derby LP	3/2/2026	03-2026	356.00
vou-pwb - Voucher Operating	23680	80001523 - 1775 S. Poplar Ave LP (Poplar Village)	3/2/2026	03-2026	910.00
vou-pwb - Voucher Operating	23681	80001526 - 1264 W Rosamond Blvd LP	3/2/2026	03-2026	682.00
vou-pwb - Voucher Operating	23682	80001527 - 1140 Cottonwood Road LP	3/2/2026	03-2026	4,026.00
vou-pwb - Voucher Operating	23683	80001528 - 1130 Cottonwood Road LP	3/2/2026	03-2026	12,532.00
vou-pwb - Voucher Operating	23684	80001529 - 1110 Cottonwood Road LP	3/2/2026	03-2026	7,530.00
vou-pwb - Voucher Operating	23685	80001530 - 1100 Cottonwood Road LP	3/2/2026	03-2026	1,397.00
vou-pwb - Voucher Operating	23686	80001538 - Anderson	3/2/2026	03-2026	10,116.00
vou-pwb - Voucher Operating	23687	80001554 - Delgadillo	3/2/2026	03-2026	1,073.00
vou-pwb - Voucher Operating	23688	80001579 - JIT Equity LLC	3/2/2026	03-2026	4,711.00
vou-pwb - Voucher Operating	23689	80001584 - Kumar	3/2/2026	03-2026	1,693.00
vou-pwb - Voucher Operating	23690	80001586 - Locator Property Management	3/2/2026	03-2026	1,482.00
vou-pwb - Voucher Operating	23691	80001615 - Oubsuntia	3/2/2026	03-2026	792.00
vou-pwb - Voucher Operating	23692	80001616 - Paniagua	3/2/2026	03-2026	694.00
vou-pwb - Voucher Operating	23693	80001627 - Ridgecrest Housing Investors LP	3/2/2026	03-2026	4,387.00
vou-pwb - Voucher Operating	23694	80001628 - Ritchey	3/2/2026	03-2026	3,027.00
vou-pwb - Voucher Operating	23695	80001648 - Torres	3/2/2026	03-2026	863.00
vou-pwb - Voucher Operating	23696	80001701 - Palacio	3/2/2026	03-2026	1,329.00
vou-pwb - Voucher Operating	23697	80001739 - McCollough	3/2/2026	03-2026	498.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23698	80001741 - Nahavand LLC	3/2/2026	03-2026	797.00
vou-pwb - Voucher Operating	23699	80001755 - Housing Authority of the City of Dallas	3/2/2026	03-2026	3,171.14
vou-pwb - Voucher Operating	23700	80001762 - Orange County Housing Authority	3/2/2026	03-2026	25,152.40
vou-pwb - Voucher Operating	23701	80001779 - Flores Wasco Realty	3/2/2026	03-2026	1,207.00
vou-pwb - Voucher Operating	23702	80001785 - Cuevas	3/2/2026	03-2026	1,106.00
vou-pwb - Voucher Operating	23703	80001798 - Luis Miguel Perez Gonzalez	3/2/2026	03-2026	1,620.00
vou-pwb - Voucher Operating	23704	80001808 - Zimmerman Real Estate Services Inc	3/2/2026	03-2026	21,387.00
vou-pwb - Voucher Operating	23705	80001839 - California Capital Equities LLC	3/2/2026	03-2026	4,442.00
vou-pwb - Voucher Operating	23706	80001845 - Mettler	3/2/2026	03-2026	762.00
vou-pwb - Voucher Operating	23707	80001851 - Forouzanfar	3/2/2026	03-2026	2,636.00
vou-pwb - Voucher Operating	23708	80001853 - Griffith	3/2/2026	03-2026	313.00
vou-pwb - Voucher Operating	23709	80001863 - Crawford	3/2/2026	03-2026	2,851.00
vou-pwb - Voucher Operating	23710	80001866 - Aaires	3/2/2026	03-2026	492.00
vou-pwb - Voucher Operating	23711	80001921 - HACK Belle Terrace Foster Care Hsg	3/2/2026	03-2026	11,185.00
vou-pwb - Voucher Operating	23712	80001922 - HACK Village Park Senior Apts LP	3/2/2026	03-2026	31,597.00
vou-pwb - Voucher Operating	23713	80001923 - HACK Park Place	3/2/2026	03-2026	34,450.00
vou-pwb - Voucher Operating	23714	80001924 - GEAHI-Golden Empire Affordable Hsg	3/2/2026	03-2026	6,986.00
vou-pwb - Voucher Operating	23715	80001927 - San Luis Obispo Housing Authority	3/2/2026	03-2026	1,376.14
vou-pwb - Voucher Operating	23716	80001929 - MIDCAL LLC	3/2/2026	03-2026	554.00
vou-pwb - Voucher Operating	23717	80001937 - Bolillo Holdings LLC	3/2/2026	03-2026	713.00
vou-pwb - Voucher Operating	23718	80001947 - King County Housing Authority	3/2/2026	03-2026	1,480.14
vou-pwb - Voucher Operating	23719	80001969 - Expressions Inc	3/2/2026	03-2026	1,508.00
vou-pwb - Voucher Operating	23720	80001976 - Gimbarti	3/2/2026	03-2026	464.00
vou-pwb - Voucher Operating	23721	80001993 - Abdalla	3/2/2026	03-2026	2,918.00
vou-pwb - Voucher Operating	23722	80002050 - Magic Property Management Inc	3/2/2026	03-2026	1,959.00
vou-pwb - Voucher Operating	23723	80002054 - Tran	3/2/2026	03-2026	1,649.00
vou-pwb - Voucher Operating	23724	80002080 - Deltoro	3/2/2026	03-2026	990.00
vou-pwb - Voucher Operating	23725	80002085 - Camellia PI LP	3/2/2026	03-2026	2,306.00
vou-pwb - Voucher Operating	23726	80002090 - Mayfair Investment And Realty LLC	3/2/2026	03-2026	678.00
vou-pwb - Voucher Operating	23727	80002103 - Phillips Investment Co	3/2/2026	03-2026	833.00
vou-pwb - Voucher Operating	23728	80002104 - Bal Pal LLC	3/2/2026	03-2026	3,017.00
vou-pwb - Voucher Operating	23729	80002105 - Miller	3/2/2026	03-2026	1,419.00
vou-pwb - Voucher Operating	23730	80002114 - Hernandez	3/2/2026	03-2026	774.00
vou-pwb - Voucher Operating	23731	80002139 - G&H Rentals GP	3/2/2026	03-2026	5,729.00
vou-pwb - Voucher Operating	23732	80002144 - Dalton	3/2/2026	03-2026	1,581.00
vou-pwb - Voucher Operating	23733	80002162 - Williams	3/2/2026	03-2026	273.00
vou-pwb - Voucher Operating	23734	80002173 - Farr	3/2/2026	03-2026	587.00
vou-pwb - Voucher Operating	23735	80002176 - Granich	3/2/2026	03-2026	1,112.00
vou-pwb - Voucher Operating	23736	80002187 - Wati	3/2/2026	03-2026	566.00
vou-pwb - Voucher Operating	23737	80002190 - Kern Senior Housing LP	3/2/2026	03-2026	613.00
vou-pwb - Voucher Operating	23738	80002194 - Landon Zachary LLC	3/2/2026	03-2026	4,136.00
vou-pwb - Voucher Operating	23739	80002208 - Anderson	3/2/2026	03-2026	218.00
vou-pwb - Voucher Operating	23740	80002229 - Aguirre	3/2/2026	03-2026	1,598.00
vou-pwb - Voucher Operating	23741	80002244 - M Bros Properties LLC	3/2/2026	03-2026	1,119.00
vou-pwb - Voucher Operating	23742	80002250 - AMCAL Santa Fe Fund LP	3/2/2026	03-2026	6,546.00
vou-pwb - Voucher Operating	23743	80002256 - 20TH & 18TH Avenue Associates LP	3/2/2026	03-2026	1,158.00
vou-pwb - Voucher Operating	23744	80002267 - Ehrlich	3/2/2026	03-2026	1,971.00
vou-pwb - Voucher Operating	23745	80002272 - Homes R Us Realty Inc	3/2/2026	03-2026	30,015.00

Payment Summary

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vou-pwb - Voucher Operating	23746	80002288 - Headspeth	3/2/2026	03-2026	601.00
vou-pwb - Voucher Operating	23747	80002292 - HACK - NSPOP2	3/2/2026	03-2026	3,116.00
vou-pwb - Voucher Operating	23748	80002294 - Singh	3/2/2026	03-2026	1,007.00
vou-pwb - Voucher Operating	23749	80002300 - Hendrix	3/2/2026	03-2026	823.00
vou-pwb - Voucher Operating	23750	80002302 - Bases-Properties Company, LLC	3/2/2026	03-2026	1,329.00
vou-pwb - Voucher Operating	23751	80002307 - Ortiz	3/2/2026	03-2026	299.00
vou-pwb - Voucher Operating	23752	80002314 - Sanchez	3/2/2026	03-2026	346.00
vou-pwb - Voucher Operating	23753	80002329 - 1047 Rosamond Blvd. LP	3/2/2026	03-2026	949.00
vou-pwb - Voucher Operating	23754	80002347 - Jenkins	3/2/2026	03-2026	2,145.00
vou-pwb - Voucher Operating	23755	80002383 - Realty Management Services	3/2/2026	03-2026	6,660.00
vou-pwb - Voucher Operating	23756	80002387 - SHALEEN	3/2/2026	03-2026	965.00
vou-pwb - Voucher Operating	23757	80002392 - PANAMA PARK TOWNHOMES LLC	3/2/2026	03-2026	14,366.00
vou-pwb - Voucher Operating	23758	80002394 - SNOW	3/2/2026	03-2026	1,781.00
vou-pwb - Voucher Operating	23759	80002404 - BHANGU	3/2/2026	03-2026	3,660.00
vou-pwb - Voucher Operating	23760	80002424 - STEWART	3/2/2026	03-2026	1,371.00
vou-pwb - Voucher Operating	23761	80002439 - Allred & Assoc Inc	3/2/2026	03-2026	720.00
vou-pwb - Voucher Operating	23762	80002453 - Cherry Mountain LP	3/2/2026	03-2026	1,005.00
vou-pwb - Voucher Operating	23763	80002459 - Edwards	3/2/2026	03-2026	548.00
vou-pwb - Voucher Operating	23764	80002462 - Equity Tr Co dba Sterling Tr Custodian	3/2/2026	03-2026	1,618.00
vou-pwb - Voucher Operating	23765	80002474 - CIC South Mill Creek, LP	3/2/2026	03-2026	9,066.00
vou-pwb - Voucher Operating	23766	80002508 - Interstate 2010-1 LLC	3/2/2026	03-2026	57,623.00
vou-pwb - Voucher Operating	23767	80002517 - Flanigan	3/2/2026	03-2026	650.00
vou-pwb - Voucher Operating	23768	80002519 - Pal-Bona Investments LLC	3/2/2026	03-2026	2,365.00
vou-pwb - Voucher Operating	23769	80002523 - 508 Dublin Manor Ct LP	3/2/2026	03-2026	5,177.00
vou-pwb - Voucher Operating	23770	80002528 - Anderson	3/2/2026	03-2026	829.00
vou-pwb - Voucher Operating	23771	80002566 - More Than One Dimension Inc	3/2/2026	03-2026	214.00
vou-pwb - Voucher Operating	23772	80002593 - Kern Tenant Screenings.com	3/2/2026	03-2026	2,770.00
vou-pwb - Voucher Operating	23773	80002607 - Okekenta	3/2/2026	03-2026	1,396.00
vou-pwb - Voucher Operating	23774	80002612 - Behl	3/2/2026	03-2026	456.00
vou-pwb - Voucher Operating	23775	80002631 - Jassar	3/2/2026	03-2026	1,295.00
vou-pwb - Voucher Operating	23776	80002641 - Castillo Trust	3/2/2026	03-2026	2,152.00
vou-pwb - Voucher Operating	23777	80002644 - Hernandez	3/2/2026	03-2026	3,898.00
vou-pwb - Voucher Operating	23778	80002648 - Sigla Concepts Inc	3/2/2026	03-2026	689.00
vou-pwb - Voucher Operating	23779	80002653 - Nguyen	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	23780	80002663 - HACK Monterey	3/2/2026	03-2026	3,600.00
vou-pwb - Voucher Operating	23781	80002678 - 640 Meadows Street LP	3/2/2026	03-2026	6,857.00
vou-pwb - Voucher Operating	23782	80002679 - Skyline Equities LLC	3/2/2026	03-2026	2,125.00
vou-pwb - Voucher Operating	23783	80002683 - Clerico	3/2/2026	03-2026	2,933.00
vou-pwb - Voucher Operating	23784	80002704 - Michael McCracken	3/2/2026	03-2026	1,260.00
vou-pwb - Voucher Operating	23785	80002720 - Housing Authority of Dekalb County	3/2/2026	03-2026	3,510.28
vou-pwb - Voucher Operating	23786	80002725 - Perez	3/2/2026	03-2026	1,145.00
vou-pwb - Voucher Operating	23787	80002726 - Duong	3/2/2026	03-2026	3,305.00
vou-pwb - Voucher Operating	23788	80002734 - Rodriguez	3/2/2026	03-2026	361.00
vou-pwb - Voucher Operating	23789	80002744 - Jassar	3/2/2026	03-2026	347.00
vou-pwb - Voucher Operating	23790	80002745 - Lai	3/2/2026	03-2026	3,019.00
vou-pwb - Voucher Operating	23791	80002748 - TNT Western Homes Inc	3/2/2026	03-2026	2,059.00
vou-pwb - Voucher Operating	23792	80002759 - PAL-SHANT PROPERTY MANAGEMENT INC	3/2/2026	03-2026	646.00
vou-pwb - Voucher Operating	23793	80002766 - Ebeid	3/2/2026	03-2026	2,567.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23794	80002781 - Vaziri	3/2/2026	03-2026	2,321.00
vou-pwb - Voucher Operating	23795	80002788 - Clowers	3/2/2026	03-2026	2,925.00
vou-pwb - Voucher Operating	23796	80002797 - Tehachapi Housing Investors LP	3/2/2026	03-2026	3,034.00
vou-pwb - Voucher Operating	23797	80002807 - Huynh	3/2/2026	03-2026	279.00
vou-pwb - Voucher Operating	23798	80002835 - HACK - RWC	3/2/2026	03-2026	14,570.00
vou-pwb - Voucher Operating	23799	80002836 - HACK - RWCT	3/2/2026	03-2026	19,078.00
vou-pwb - Voucher Operating	23800	80002845 - G I M O S A S	3/2/2026	03-2026	755.00
vou-pwb - Voucher Operating	23801	80002847 - Kimm	3/2/2026	03-2026	329.00
vou-pwb - Voucher Operating	23802	80002850 - Reed Jr.	3/2/2026	03-2026	695.00
vou-pwb - Voucher Operating	23803	80002854 - Gonsalves	3/2/2026	03-2026	4,191.00
vou-pwb - Voucher Operating	23804	80002876 - Rodriguez	3/2/2026	03-2026	1,486.00
vou-pwb - Voucher Operating	23805	80002912 - Mission Real Estate & Property Mgmt Inc	3/2/2026	03-2026	3,572.00
vou-pwb - Voucher Operating	23806	80002918 - Nichols	3/2/2026	03-2026	580.00
vou-pwb - Voucher Operating	23807	80002920 - Moss Team Corp	3/2/2026	03-2026	433.00
vou-pwb - Voucher Operating	23808	80002952 - Ray	3/2/2026	03-2026	525.00
vou-pwb - Voucher Operating	23809	80002966 - Cope Property Management	3/2/2026	03-2026	737.00
vou-pwb - Voucher Operating	23810	80003002 - Brandysky	3/2/2026	03-2026	742.00
vou-pwb - Voucher Operating	23811	80003009 - Collins	3/2/2026	03-2026	630.00
vou-pwb - Voucher Operating	23812	80003033 - Concise Image Inc	3/2/2026	03-2026	352.00
vou-pwb - Voucher Operating	23813	80003051 - Interstate 2014 LLC	3/2/2026	03-2026	13,793.00
vou-pwb - Voucher Operating	23814	80003064 - Lin	3/2/2026	03-2026	1,028.00
vou-pwb - Voucher Operating	23815	80003075 - Pacific Integral Holdings Inc	3/2/2026	03-2026	341.00
vou-pwb - Voucher Operating	23816	80003086 - Haynes	3/2/2026	03-2026	1,752.00
vou-pwb - Voucher Operating	23817	80003091 - Santa Rosa Apartments LP	3/2/2026	03-2026	1,264.00
vou-pwb - Voucher Operating	23818	80003093 - HACK - Rancho Algodon LP	3/2/2026	03-2026	39,024.00
vou-pwb - Voucher Operating	23819	80003106 - KKB LLC	3/2/2026	03-2026	786.00
vou-pwb - Voucher Operating	23820	80003111 - Gomez	3/2/2026	03-2026	933.00
vou-pwb - Voucher Operating	23821	80003113 - GEAHI - Auburn Heights Apts LP	3/2/2026	03-2026	25,646.00
vou-pwb - Voucher Operating	23822	80003118 - HACK - Rio Vista RAD LP	3/2/2026	03-2026	45,431.00
vou-pwb - Voucher Operating	23823	80003126 - Arenas	3/2/2026	03-2026	1,224.00
vou-pwb - Voucher Operating	23824	80003129 - Tale Properties #7 Inc	3/2/2026	03-2026	1,273.00
vou-pwb - Voucher Operating	23825	80003136 - Woods	3/2/2026	03-2026	56.00
vou-pwb - Voucher Operating	23826	80003147 - Amparo Gonzalez	3/2/2026	03-2026	1,479.00
vou-pwb - Voucher Operating	23827	80003157 - Cohaniam	3/2/2026	03-2026	571.00
vou-pwb - Voucher Operating	23828	80003159 - Daniels	3/2/2026	03-2026	1,686.00
vou-pwb - Voucher Operating	23829	80003189 - Watson Property Management	3/2/2026	03-2026	8,372.00
vou-pwb - Voucher Operating	23830	80003192 - Tesoro Del Sol II LLC	3/2/2026	03-2026	2,026.00
vou-pwb - Voucher Operating	23831	80003196 - HACK-ITF Old Town Kern LP	3/2/2026	03-2026	37,158.00
vou-pwb - Voucher Operating	23832	80003199 - Westside Shafter AR LP	3/2/2026	03-2026	836.00
vou-pwb - Voucher Operating	23833	80003205 - James	3/2/2026	03-2026	818.00
vou-pwb - Voucher Operating	23834	80003211 - Nielsen II	3/2/2026	03-2026	808.00
vou-pwb - Voucher Operating	23835	80003227 - Dole Properties LLC	3/2/2026	03-2026	953.00
vou-pwb - Voucher Operating	23836	80003237 - At Home Property Mgmt	3/2/2026	03-2026	4,052.00
vou-pwb - Voucher Operating	23837	80003247 - Santa Catalina Company LP	3/2/2026	03-2026	1,939.00
vou-pwb - Voucher Operating	23838	80003248 - Haven Cottages LLC	3/2/2026	03-2026	931.00
vou-pwb - Voucher Operating	23839	80003252 - Puhek Family Trust	3/2/2026	03-2026	79.00
vou-pwb - Voucher Operating	23840	80003254 - 4401 Belle Terrace Partners LLC	3/2/2026	03-2026	1,233.00
vou-pwb - Voucher Operating	23841	80003256 - Villa	3/2/2026	03-2026	890.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23842	80003267 - Powell	3/2/2026	03-2026	1,142.00
vou-pwb - Voucher Operating	23843	80003278 - Newton Lee LLC	3/2/2026	03-2026	11,924.00
vou-pwb - Voucher Operating	23844	80003284 - O'Malley	3/2/2026	03-2026	1,088.00
vou-pwb - Voucher Operating	23845	80003311 - Dunn SEP IRA	3/2/2026	03-2026	2,610.00
vou-pwb - Voucher Operating	23846	80003322 - Plascencia	3/2/2026	03-2026	559.00
vou-pwb - Voucher Operating	23847	80003328 - Mares	3/2/2026	03-2026	569.00
vou-pwb - Voucher Operating	23848	80003332 - David	3/2/2026	03-2026	1,114.00
vou-pwb - Voucher Operating	23849	80003334 - Mill Creek Courtyard CIC LP	3/2/2026	03-2026	10,331.00
vou-pwb - Voucher Operating	23850	80003335 - Mendoza	3/2/2026	03-2026	849.00
vou-pwb - Voucher Operating	23851	80003342 - San Diego	3/2/2026	03-2026	1,407.00
vou-pwb - Voucher Operating	23852	80003345 - HACK - Park 20th LP	3/2/2026	03-2026	41,244.00
vou-pwb - Voucher Operating	23853	80003347 - Rentsource Corporation	3/2/2026	03-2026	1,196.00
vou-pwb - Voucher Operating	23854	80003351 - Manara Inc	3/2/2026	03-2026	2,358.00
vou-pwb - Voucher Operating	23855	80003353 - Choyce	3/2/2026	03-2026	1,119.00
vou-pwb - Voucher Operating	23856	80003354 - JK Honeyman	3/2/2026	03-2026	723.00
vou-pwb - Voucher Operating	23857	80003356 - Ascend Property Management Inc	3/2/2026	03-2026	37,728.00
vou-pwb - Voucher Operating	23858	80003365 - Lisec	3/2/2026	03-2026	1,039.00
vou-pwb - Voucher Operating	23859	80003366 - Yang	3/2/2026	03-2026	1,109.00
vou-pwb - Voucher Operating	23860	80003380 - Larsen	3/2/2026	03-2026	234.00
vou-pwb - Voucher Operating	23861	80003381 - 625 Rembrandt St., L.P.	3/2/2026	03-2026	3,046.00
vou-pwb - Voucher Operating	23862	80003386 - Wu	3/2/2026	03-2026	639.00
vou-pwb - Voucher Operating	23863	80003390 - Garcia	3/2/2026	03-2026	542.00
vou-pwb - Voucher Operating	23864	80003396 - 650 Hail Ln LP	3/2/2026	03-2026	826.00
vou-pwb - Voucher Operating	23865	80003401 - Callahan	3/2/2026	03-2026	2,298.00
vou-pwb - Voucher Operating	23866	80003405 - Benford	3/2/2026	03-2026	1,300.00
vou-pwb - Voucher Operating	23867	80003413 - Alfieri	3/2/2026	03-2026	2,385.00
vou-pwb - Voucher Operating	23868	80003414 - Martinez-Tate	3/2/2026	03-2026	1,179.00
vou-pwb - Voucher Operating	23869	80003423 - Camou	3/2/2026	03-2026	1,091.00
vou-pwb - Voucher Operating	23870	80003426 - Hernandez	3/2/2026	03-2026	183.00
vou-pwb - Voucher Operating	23871	80003429 - Chakhnazarian	3/2/2026	03-2026	549.00
vou-pwb - Voucher Operating	23872	80003430 - RCCB Holdings LLC	3/2/2026	03-2026	800.00
vou-pwb - Voucher Operating	23873	80003433 - Musselman	3/2/2026	03-2026	3,262.00
vou-pwb - Voucher Operating	23874	80003437 - Dawson Sr	3/2/2026	03-2026	1,110.00
vou-pwb - Voucher Operating	23875	80003465 - Sycamore Bakersfield AR, LP	3/2/2026	03-2026	9,105.00
vou-pwb - Voucher Operating	23876	80003470 - Ochoa	3/2/2026	03-2026	5,292.00
vou-pwb - Voucher Operating	23877	80003477 - Molina	3/2/2026	03-2026	499.00
vou-pwb - Voucher Operating	23878	80003478 - Central Valley Holdings Corp.	3/2/2026	03-2026	819.00
vou-pwb - Voucher Operating	23879	80003488 - Dacar, LLC	3/2/2026	03-2026	3,591.00
vou-pwb - Voucher Operating	23880	80003489 - Bender	3/2/2026	03-2026	712.00
vou-pwb - Voucher Operating	23881	80003491 - Tong	3/2/2026	03-2026	758.00
vou-pwb - Voucher Operating	23882	80003492 - Burnett Properties LLC	3/2/2026	03-2026	1,117.00
vou-pwb - Voucher Operating	23883	80003497 - Vermeer & Goedhart Dairy	3/2/2026	03-2026	624.00
vou-pwb - Voucher Operating	23884	80003499 - Kelly	3/2/2026	03-2026	13,731.00
vou-pwb - Voucher Operating	23885	80003507 - La Mirage Condos LLC	3/2/2026	03-2026	3,133.00
vou-pwb - Voucher Operating	23886	80003512 - Kern 2008 Community Partners LP	3/2/2026	03-2026	648.00
vou-pwb - Voucher Operating	23887	80003518 - Jassar	3/2/2026	03-2026	925.00
vou-pwb - Voucher Operating	23888	80003526 - Solution West Management Inc	3/2/2026	03-2026	797.00
vou-pwb - Voucher Operating	23889	80003543 - West Valley Real Estate	3/2/2026	03-2026	1,206.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23890	80003553 - Vezina	3/2/2026	03-2026	1,375.00
vou-pwb - Voucher Operating	23891	80003558 - Ny	3/2/2026	03-2026	4,884.00
vou-pwb - Voucher Operating	23892	80003560 - Mendez	3/2/2026	03-2026	1,414.00
vou-pwb - Voucher Operating	23893	80003567 - Nonnette	3/2/2026	03-2026	1,100.00
vou-pwb - Voucher Operating	23894	80003569 - Group IX BP Properties LP	3/2/2026	03-2026	839.00
vou-pwb - Voucher Operating	23895	80003643 - Financial Fitness LLC	3/2/2026	03-2026	657.00
vou-pwb - Voucher Operating	23896	80003645 - Osborne	3/2/2026	03-2026	703.00
vou-pwb - Voucher Operating	23897	80003653 - Clemmer & Company Real Estate Services	3/2/2026	03-2026	123,695.00
vou-pwb - Voucher Operating	23898	80003701 - Fitzpatrick	3/2/2026	03-2026	1,195.00
vou-pwb - Voucher Operating	23899	80003707 - Scott	3/2/2026	03-2026	715.00
vou-pwb - Voucher Operating	23900	80003710 - Harmony Bakersfield AR, L P	3/2/2026	03-2026	16,132.00
vou-pwb - Voucher Operating	23901	80003711 - Summerhill Bakersfield AR, LP	3/2/2026	03-2026	10,189.00
vou-pwb - Voucher Operating	23902	80003727 - Mastrocinque	3/2/2026	03-2026	685.00
vou-pwb - Voucher Operating	23903	80003731 - SPSSM Investments - IX, LP	3/2/2026	03-2026	2,124.00
vou-pwb - Voucher Operating	23904	80003733 - ML Rental Properties Inc	3/2/2026	03-2026	831.00
vou-pwb - Voucher Operating	23905	80003734 - Raya	3/2/2026	03-2026	806.00
vou-pwb - Voucher Operating	23906	80003739 - Steverson	3/2/2026	03-2026	1,796.00
vou-pwb - Voucher Operating	23907	80003742 - Mill Creek Village CIC, LP	3/2/2026	03-2026	7,143.00
vou-pwb - Voucher Operating	23908	80003759 - Cobra 28 NO. 8, LP	3/2/2026	03-2026	8,444.00
vou-pwb - Voucher Operating	23909	80003763 - Midnight Spindrift LLC	3/2/2026	03-2026	9,507.00
vou-pwb - Voucher Operating	23910	80003769 - Baxter	3/2/2026	03-2026	4,280.00
vou-pwb - Voucher Operating	23911	80003770 - Pampas Del Cielo, LLC	3/2/2026	03-2026	1,471.00
vou-pwb - Voucher Operating	23912	80003782 - Bakersfield Assoc dba Bakersfield Family	3/2/2026	03-2026	433.00
vou-pwb - Voucher Operating	23913	80003790 - Starlite Mgmt-IX, LP	3/2/2026	03-2026	2,969.00
vou-pwb - Voucher Operating	23914	80003792 - Solinas / Almond, LP	3/2/2026	03-2026	1,603.00
vou-pwb - Voucher Operating	23915	80003795 - Serena Vista Apartments LLC	3/2/2026	03-2026	12,061.00
vou-pwb - Voucher Operating	23916	80003796 - Zhou	3/2/2026	03-2026	610.00
vou-pwb - Voucher Operating	23917	80003797 - Gipson	3/2/2026	03-2026	3,074.00
vou-pwb - Voucher Operating	23918	80003802 - Tull Family Trust	3/2/2026	03-2026	1,250.00
vou-pwb - Voucher Operating	23919	80003818 - San Joaquin Real Estate Investments Corp	3/2/2026	03-2026	528.00
vou-pwb - Voucher Operating	23920	80003819 - Ellis	3/2/2026	03-2026	486.00
vou-pwb - Voucher Operating	23921	80003837 - Olyaei	3/2/2026	03-2026	892.00
vou-pwb - Voucher Operating	23922	80003839 - Gudino	3/2/2026	03-2026	422.00
vou-pwb - Voucher Operating	23923	80003854 - Korin 5 LLC	3/2/2026	03-2026	716.00
vou-pwb - Voucher Operating	23924	80003857 - Sokoloff	3/2/2026	03-2026	1,028.00
vou-pwb - Voucher Operating	23925	80003860 - IRC Group LLC	3/2/2026	03-2026	861.00
vou-pwb - Voucher Operating	23926	80003863 - Wikoff	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	23927	80003866 - Carabajal	3/2/2026	03-2026	3,028.00
vou-pwb - Voucher Operating	23928	80003868 - Alnajjar	3/2/2026	03-2026	856.00
vou-pwb - Voucher Operating	23929	80003870 - Lugo	3/2/2026	03-2026	633.00
vou-pwb - Voucher Operating	23930	80003871 - Reyes	3/2/2026	03-2026	478.00
vou-pwb - Voucher Operating	23931	80003876 - Singh	3/2/2026	03-2026	1,752.00
vou-pwb - Voucher Operating	23932	80003887 - Menjivar	3/2/2026	03-2026	644.00
vou-pwb - Voucher Operating	23933	80003894 - Brannon	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	23934	80003900 - Melgoza-Herrera	3/2/2026	03-2026	462.00
vou-pwb - Voucher Operating	23935	80003902 - East Side Homes, LLC	3/2/2026	03-2026	1,101.00
vou-pwb - Voucher Operating	23936	80003905 - Donate Investments, LLC	3/2/2026	03-2026	277.00
vou-pwb - Voucher Operating	23937	80003907 - Utley	3/2/2026	03-2026	637.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23938	80003908 - KAA Properties, LP	3/2/2026	03-2026	3,924.00
vou-pwb - Voucher Operating	23939	80003909 - E-Realty Corp.	3/2/2026	03-2026	1,440.00
vou-pwb - Voucher Operating	23940	80003919 - Halbrook	3/2/2026	03-2026	1,283.00
vou-pwb - Voucher Operating	23941	80003932 - DSI ENT dba CalWestern Property Manager	3/2/2026	03-2026	1,737.00
vou-pwb - Voucher Operating	23942	80003938 - Divmans, LLC	3/2/2026	03-2026	1,795.00
vou-pwb - Voucher Operating	23943	80003940 - Ray C.	3/2/2026	03-2026	1,052.00
vou-pwb - Voucher Operating	23944	80003949 - TruStar Properties	3/2/2026	03-2026	19,707.00
vou-pwb - Voucher Operating	23945	80003952 - Pogosyan	3/2/2026	03-2026	730.00
vou-pwb - Voucher Operating	23946	80003955 - White	3/2/2026	03-2026	589.00
vou-pwb - Voucher Operating	23947	80003956 - Nang	3/2/2026	03-2026	2,134.00
vou-pwb - Voucher Operating	23948	80003963 - Correa	3/2/2026	03-2026	1,700.00
vou-pwb - Voucher Operating	23949	80003966 - FS FORTIETH ST LP	3/2/2026	03-2026	18,828.00
vou-pwb - Voucher Operating	23950	80003969 - Moreno	3/2/2026	03-2026	575.00
vou-pwb - Voucher Operating	23951	80003977 - BK Rental Properties Inc	3/2/2026	03-2026	564.00
vou-pwb - Voucher Operating	23952	80004000 - Garcia	3/2/2026	03-2026	707.00
vou-pwb - Voucher Operating	23953	80004001 - Delgado	3/2/2026	03-2026	7,724.00
vou-pwb - Voucher Operating	23954	80004003 - Sabrina Richardson	3/2/2026	03-2026	517.00
vou-pwb - Voucher Operating	23955	80004006 - 7250 DiGiorgio Rd LP	3/2/2026	03-2026	774.00
vou-pwb - Voucher Operating	23956	80004013 - Gutierrez	3/2/2026	03-2026	378.00
vou-pwb - Voucher Operating	23957	80004015 - HACK- Villa San Dimas	3/2/2026	03-2026	7,771.00
vou-pwb - Voucher Operating	23958	80004021 - Roldan	3/2/2026	03-2026	1,081.00
vou-pwb - Voucher Operating	23959	80004022 - Iaquone	3/2/2026	03-2026	743.00
vou-pwb - Voucher Operating	23960	80004023 - Chavez	3/2/2026	03-2026	610.00
vou-pwb - Voucher Operating	23961	80004027 - Orellana	3/2/2026	03-2026	524.00
vou-pwb - Voucher Operating	23962	80004030 - Olvera	3/2/2026	03-2026	568.00
vou-pwb - Voucher Operating	23963	80004031 - Mores	3/2/2026	03-2026	1,644.00
vou-pwb - Voucher Operating	23964	80004032 - Martinez	3/2/2026	03-2026	1,434.00
vou-pwb - Voucher Operating	23965	80004034 - Smith	3/2/2026	03-2026	698.00
vou-pwb - Voucher Operating	23966	80004040 - MCL PROPERTIES LP	3/2/2026	03-2026	1,169.00
vou-pwb - Voucher Operating	23967	80004042 - Lam	3/2/2026	03-2026	707.00
vou-pwb - Voucher Operating	23968	80004044 - Ramstetter-Balluck	3/2/2026	03-2026	403.00
vou-pwb - Voucher Operating	23969	80004045 - Goyeneche	3/2/2026	03-2026	656.00
vou-pwb - Voucher Operating	23970	80004047 - Bartha	3/2/2026	03-2026	1,941.00
vou-pwb - Voucher Operating	23971	80004054 - REW Investment LLC	3/2/2026	03-2026	1,028.00
vou-pwb - Voucher Operating	23972	80004057 - Oasis Village Multi Family LLC	3/2/2026	03-2026	950.00
vou-pwb - Voucher Operating	23973	80004066 - Wulff	3/2/2026	03-2026	749.00
vou-pwb - Voucher Operating	23974	80004074 - Ward	3/2/2026	03-2026	522.00
vou-pwb - Voucher Operating	23975	80004077 - Martinez	3/2/2026	03-2026	602.00
vou-pwb - Voucher Operating	23976	80004083 - RAMA3 LLC	3/2/2026	03-2026	2,953.00
vou-pwb - Voucher Operating	23977	80004092 - Galvez	3/2/2026	03-2026	1,101.00
vou-pwb - Voucher Operating	23978	80004103 - Sandoval	3/2/2026	03-2026	498.00
vou-pwb - Voucher Operating	23979	80004105 - Tegeler House Investments	3/2/2026	03-2026	112.00
vou-pwb - Voucher Operating	23980	80004111 - Boozer Family Limited Partnership	3/2/2026	03-2026	450.00
vou-pwb - Voucher Operating	23981	80004113 - GEAHJ Jasmine Heights LTD	3/2/2026	03-2026	6,353.00
vou-pwb - Voucher Operating	23982	80004115 - Lucid Investment LLC	3/2/2026	03-2026	1,089.00
vou-pwb - Voucher Operating	23983	80004118 - Saeed	3/2/2026	03-2026	3,934.00
vou-pwb - Voucher Operating	23984	80004124 - Guerrero	3/2/2026	03-2026	864.00
vou-pwb - Voucher Operating	23985	80004125 - Alexander	3/2/2026	03-2026	913.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	23986	80004127 - Acosta	3/2/2026	03-2026	686.00
vou-pwb - Voucher Operating	23987	80004138 - Yuan	3/2/2026	03-2026	995.00
vou-pwb - Voucher Operating	23988	80004142 - Bender III	3/2/2026	03-2026	315.00
vou-pwb - Voucher Operating	23989	80004146 - SVP7 LLC	3/2/2026	03-2026	3,994.00
vou-pwb - Voucher Operating	23990	80004152 - Virginia Ave. Affordable Housing	3/2/2026	03-2026	1,487.00
vou-pwb - Voucher Operating	23991	80004156 - Hund	3/2/2026	03-2026	959.00
vou-pwb - Voucher Operating	23992	80004158 - Lockhart Investments	3/2/2026	03-2026	29,322.00
vou-pwb - Voucher Operating	23993	80004163 - Saucedo	3/2/2026	03-2026	1,598.00
vou-pwb - Voucher Operating	23994	80004165 - Peraza	3/2/2026	03-2026	1,620.00
vou-pwb - Voucher Operating	23995	80004172 - Playa Azul Property Management	3/2/2026	03-2026	2,400.00
vou-pwb - Voucher Operating	23996	80004174 - Skiffer	3/2/2026	03-2026	1,099.00
vou-pwb - Voucher Operating	23997	80004176 - Herrera	3/2/2026	03-2026	729.00
vou-pwb - Voucher Operating	23998	80004178 - Welch	3/2/2026	03-2026	498.00
vou-pwb - Voucher Operating	23999	80004186 - Garcia	3/2/2026	03-2026	2,068.00
vou-pwb - Voucher Operating	24000	80004195 - Torres Martinez	3/2/2026	03-2026	899.00
vou-pwb - Voucher Operating	24001	80004197 - FLPLarcus LLC	3/2/2026	03-2026	1,371.00
vou-pwb - Voucher Operating	24002	80004201 - Chavez	3/2/2026	03-2026	736.00
vou-pwb - Voucher Operating	24003	80004204 - VB CDT Meadows LP	3/2/2026	03-2026	6,339.00
vou-pwb - Voucher Operating	24004	80004205 - VB CDT Pineview LP	3/2/2026	03-2026	3,706.00
vou-pwb - Voucher Operating	24005	80004209 - Bako Holdings LLC	3/2/2026	03-2026	4,605.00
vou-pwb - Voucher Operating	24006	80004213 - Sandifer	3/2/2026	03-2026	698.00
vou-pwb - Voucher Operating	24007	80004214 - Peterson	3/2/2026	03-2026	1,180.00
vou-pwb - Voucher Operating	24008	80004217 - HACK - RLV2	3/2/2026	03-2026	6,626.00
vou-pwb - Voucher Operating	24009	80004223 - Santiago	3/2/2026	03-2026	592.00
vou-pwb - Voucher Operating	24010	80004224 - Richard	3/2/2026	03-2026	1,484.00
vou-pwb - Voucher Operating	24011	80004236 - Ngo	3/2/2026	03-2026	1,558.00
vou-pwb - Voucher Operating	24012	80004242 - Golden Opportunity No. 28 LP	3/2/2026	03-2026	6,957.00
vou-pwb - Voucher Operating	24013	80004245 - Powell	3/2/2026	03-2026	1,355.00
vou-pwb - Voucher Operating	24014	80004251 - BBK & BZT LLC	3/2/2026	03-2026	1,015.00
vou-pwb - Voucher Operating	24015	80004256 - Banducci & Associates	3/2/2026	03-2026	9,949.00
vou-pwb - Voucher Operating	24016	80004258 - Village Lane LLC	3/2/2026	03-2026	10,881.00
vou-pwb - Voucher Operating	24017	80004267 - Zabat	3/2/2026	03-2026	434.00
vou-pwb - Voucher Operating	24018	80004268 - Dumse	3/2/2026	03-2026	1,701.00
vou-pwb - Voucher Operating	24019	80004269 - Central Cal Management Inc	3/2/2026	03-2026	20,518.00
vou-pwb - Voucher Operating	24020	80004276 - Liberty One Real Estate	3/2/2026	03-2026	732.00
vou-pwb - Voucher Operating	24021	80004285 - Lyons	3/2/2026	03-2026	1,333.00
vou-pwb - Voucher Operating	24022	80004287 - Kern Property Management	3/2/2026	03-2026	1,719.00
vou-pwb - Voucher Operating	24023	80004289 - Hancock Investment Group LLC	3/2/2026	03-2026	1,717.00
vou-pwb - Voucher Operating	24024	80004299 - Hoa T. Tran Ngo	3/2/2026	03-2026	410.00
vou-pwb - Voucher Operating	24025	80004300 - Golden Opportunity Investments	3/2/2026	03-2026	3,855.00
vou-pwb - Voucher Operating	24026	80004305 - HACK- CitySide Operating	3/2/2026	03-2026	1,842.00
vou-pwb - Voucher Operating	24027	80004312 - Eccleston & Associates, Inc	3/2/2026	03-2026	515.00
vou-pwb - Voucher Operating	24028	80004317 - Mendoza	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	24029	80004320 - McDonald Rev Liv Trust	3/2/2026	03-2026	4,150.00
vou-pwb - Voucher Operating	24030	80004343 - Willis	3/2/2026	03-2026	1,139.00
vou-pwb - Voucher Operating	24031	80004345 - 900 Baker St LLC	3/2/2026	03-2026	11,292.00
vou-pwb - Voucher Operating	24032	80004348 - Frontier Real Estate services, Inc.	3/2/2026	03-2026	2,154.00
vou-pwb - Voucher Operating	24033	80004349 - Paz	3/2/2026	03-2026	5,376.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	24034	80004351 - The John E. And Margaret A. Boydston Irrev	3/2/2026	03-2026	589.00
vou-pwb - Voucher Operating	24035	80004365 - Morales	3/2/2026	03-2026	722.00
vou-pwb - Voucher Operating	24036	80004366 - Fry	3/2/2026	03-2026	644.00
vou-pwb - Voucher Operating	24037	80004369 - Donayre	3/2/2026	03-2026	1,585.00
vou-pwb - Voucher Operating	24038	80004387 - Lomeli	3/2/2026	03-2026	1,519.00
vou-pwb - Voucher Operating	24039	80004394 - Sanchez Family Business Corp	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24040	80004407 - Martini Jr	3/2/2026	03-2026	794.00
vou-pwb - Voucher Operating	24041	80004408 - Galovan	3/2/2026	03-2026	1,805.00
vou-pwb - Voucher Operating	24042	80004409 - Jimenez	3/2/2026	03-2026	804.00
vou-pwb - Voucher Operating	24043	80004410 - Bergeron	3/2/2026	03-2026	964.00
vou-pwb - Voucher Operating	24044	80004412 - Taylor Manor LLC	3/2/2026	03-2026	1,986.00
vou-pwb - Voucher Operating	24045	80004413 - Flores	3/2/2026	03-2026	1,420.00
vou-pwb - Voucher Operating	24046	80004419 - Cal World Village Lakeside LP	3/2/2026	03-2026	18,707.00
vou-pwb - Voucher Operating	24047	80004431 - Ideal Property Holdings LLC	3/2/2026	03-2026	8,832.00
vou-pwb - Voucher Operating	24048	80004434 - HACK - HKC	3/2/2026	03-2026	28,536.00
vou-pwb - Voucher Operating	24049	80004438 - Lau	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	24050	80004439 - Gutierrez	3/2/2026	03-2026	865.00
vou-pwb - Voucher Operating	24051	80004441 - Boosalis	3/2/2026	03-2026	900.00
vou-pwb - Voucher Operating	24052	80004443 - DHA Opportunity 1 LLC	3/2/2026	03-2026	3,980.00
vou-pwb - Voucher Operating	24053	80004445 - Martinez	3/2/2026	03-2026	850.00
vou-pwb - Voucher Operating	24054	80004449 - Rest Easy Properties LLC	3/2/2026	03-2026	1,008.00
vou-pwb - Voucher Operating	24055	80004450 - Martinez	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24056	80004454 - Orozco	3/2/2026	03-2026	1,457.00
vou-pwb - Voucher Operating	24057	80004457 - Sanchez	3/2/2026	03-2026	3,820.00
vou-pwb - Voucher Operating	24058	80004458 - Flower Street LLC	3/2/2026	03-2026	695.00
vou-pwb - Voucher Operating	24059	80004464 - Catalan	3/2/2026	03-2026	1,090.00
vou-pwb - Voucher Operating	24060	80004465 - Ross Family Trust	3/2/2026	03-2026	450.00
vou-pwb - Voucher Operating	24061	80004469 - Arguello	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24062	80004472 - Campos	3/2/2026	03-2026	1,546.00
vou-pwb - Voucher Operating	24063	80004475 - Byrnes	3/2/2026	03-2026	736.00
vou-pwb - Voucher Operating	24064	80004480 - Lake LP	3/2/2026	03-2026	545.00
vou-pwb - Voucher Operating	24065	80004485 - DGH Country Club Villas LLC	3/2/2026	03-2026	2,666.00
vou-pwb - Voucher Operating	24066	80004487 - Cornell Homes LLC	3/2/2026	03-2026	4,370.00
vou-pwb - Voucher Operating	24067	80004489 - Serrano	3/2/2026	03-2026	734.00
vou-pwb - Voucher Operating	24068	80004490 - Nava	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24069	80004493 - HACK- HKU	3/2/2026	03-2026	42,998.00
vou-pwb - Voucher Operating	24070	80004507 - BPM Real Estate	3/2/2026	03-2026	1,397.00
vou-pwb - Voucher Operating	24071	80004519 - MHMH Investment Group LLC	3/2/2026	03-2026	2,758.00
vou-pwb - Voucher Operating	24072	80004520 - Huggins	3/2/2026	03-2026	429.00
vou-pwb - Voucher Operating	24073	80004521 - McKenna	3/2/2026	03-2026	570.00
vou-pwb - Voucher Operating	24074	80004524 - All Property Management & Sales	3/2/2026	03-2026	4,161.00
vou-pwb - Voucher Operating	24075	80004528 - American Real Estate & Property Manageme	3/2/2026	03-2026	563,567.00
vou-pwb - Voucher Operating	24076	80004530 - McGhee	3/2/2026	03-2026	577.00
vou-pwb - Voucher Operating	24077	80004533 - Castro	3/2/2026	03-2026	740.00
vou-pwb - Voucher Operating	24078	80004537 - Naji - W/O 12/2023 Reso 2572 See Account	3/2/2026	03-2026	694.00
vou-pwb - Voucher Operating	24079	80004542 - Guillen	3/2/2026	03-2026	1,135.00
vou-pwb - Voucher Operating	24080	80004543 - GEAHI GG LP	3/2/2026	03-2026	56,553.00
vou-pwb - Voucher Operating	24081	80004548 - Tolkmitt Trust	3/2/2026	03-2026	825.00

Payment Summary

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vou-pwb - Voucher Operating	24082	80004549 - Kenneth Ricks Properties	3/2/2026	03-2026	814.00
vou-pwb - Voucher Operating	24083	80004550 - Boyd	3/2/2026	03-2026	737.00
vou-pwb - Voucher Operating	24084	80004553 - HACK - INFILL	3/2/2026	03-2026	9,899.00
vou-pwb - Voucher Operating	24085	80004566 - Vermeer & Goedhart Dairy LLC	3/2/2026	03-2026	967.00
vou-pwb - Voucher Operating	24086	80004574 - BTS Holding LLC	3/2/2026	03-2026	684.00
vou-pwb - Voucher Operating	24087	80004575 - Kulwant Kaur	3/2/2026	03-2026	578.00
vou-pwb - Voucher Operating	24088	80004576 - Wyatt	3/2/2026	03-2026	1,993.00
vou-pwb - Voucher Operating	24089	80004577 - The Thomas W. Morreale Trust	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24090	80004579 - Mosleh	3/2/2026	03-2026	671.00
vou-pwb - Voucher Operating	24091	80004581 - Goedhart	3/2/2026	03-2026	945.00
vou-pwb - Voucher Operating	24092	80004583 - Wilson Family Trust of 1981	3/2/2026	03-2026	1,003.00
vou-pwb - Voucher Operating	24093	80004584 - Secured Marketing Concepts	3/2/2026	03-2026	470.00
vou-pwb - Voucher Operating	24094	80004585 - Munoz Rodriguez	3/2/2026	03-2026	1,065.00
vou-pwb - Voucher Operating	24095	80004590 - Espindola	3/2/2026	03-2026	776.00
vou-pwb - Voucher Operating	24096	80004594 - 706 East 21ST LLC	3/2/2026	03-2026	12,063.00
vou-pwb - Voucher Operating	24097	80004600 - Barrientos	3/2/2026	03-2026	1,062.00
vou-pwb - Voucher Operating	24098	80004602 - HACK - REH	3/2/2026	03-2026	20,619.00
vou-pwb - Voucher Operating	24099	80004603 - Barbara L. Demeter	3/2/2026	03-2026	1,048.00
vou-pwb - Voucher Operating	24100	80004604 - 2224 Casa Real Investments LP	3/2/2026	03-2026	3,187.00
vou-pwb - Voucher Operating	24101	80004608 - Miranda Andrade	3/2/2026	03-2026	1,200.00
vou-pwb - Voucher Operating	24102	80004610 - MPSN Holdings No. 1 LP	3/2/2026	03-2026	7,646.00
vou-pwb - Voucher Operating	24103	80004612 - KIMBERLY ALEXANDER	3/2/2026	03-2026	1,400.00
vou-pwb - Voucher Operating	24104	80004614 - Godinez Hernandez	3/2/2026	03-2026	641.00
vou-pwb - Voucher Operating	24105	80004618 - Golden Opportunity No 17 LP	3/2/2026	03-2026	1,654.00
vou-pwb - Voucher Operating	24106	80004619 - Coschigano	3/2/2026	03-2026	1,071.00
vou-pwb - Voucher Operating	24107	80004621 - Lifetime Holdings LLC	3/2/2026	03-2026	1,715.00
vou-pwb - Voucher Operating	24108	80004623 - HD Properties & Management LLC	3/2/2026	03-2026	676.00
vou-pwb - Voucher Operating	24109	80004625 - Cervantes	3/2/2026	03-2026	543.00
vou-pwb - Voucher Operating	24110	80004628 - HARO, SAUL	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	24111	80004634 - Carbany Baker LLC	3/2/2026	03-2026	739.00
vou-pwb - Voucher Operating	24112	80004639 - Stine Country Apartments LLC	3/2/2026	03-2026	109.00
vou-pwb - Voucher Operating	24113	80004640 - ACMB Properties LLC	3/2/2026	03-2026	1,123.00
vou-pwb - Voucher Operating	24114	80004647 - Morales	3/2/2026	03-2026	1,335.00
vou-pwb - Voucher Operating	24115	80004650 - Ramos Guerra	3/2/2026	03-2026	476.00
vou-pwb - Voucher Operating	24116	80004653 - Golden Opportunity III Holdings LP	3/2/2026	03-2026	1,124.00
vou-pwb - Voucher Operating	24117	80004662 - Chin	3/2/2026	03-2026	963.00
vou-pwb - Voucher Operating	24118	80004663 - Pacific Valley Properties Inc	3/2/2026	03-2026	2,122.00
vou-pwb - Voucher Operating	24119	80004664 - Magana	3/2/2026	03-2026	1,317.00
vou-pwb - Voucher Operating	24120	80004665 - KEG Holdings LLC	3/2/2026	03-2026	1,645.00
vou-pwb - Voucher Operating	24121	80004667 - NB Opportunity LP	3/2/2026	03-2026	456.00
vou-pwb - Voucher Operating	24122	80004671 - John Adams	3/2/2026	03-2026	803.00
vou-pwb - Voucher Operating	24123	80004672 - Freedom Realty & Property Management	3/2/2026	03-2026	1,773.00
vou-pwb - Voucher Operating	24124	80004676 - Desert Oasis Apts LLC	3/2/2026	03-2026	2,366.00
vou-pwb - Voucher Operating	24125	80004682 - SMCRSL LLC	3/2/2026	03-2026	2,325.00
vou-pwb - Voucher Operating	24126	80004683 - Carl Hurley Sheppard Jr.	3/2/2026	03-2026	611.00
vou-pwb - Voucher Operating	24127	80004684 - HACK - WSV	3/2/2026	03-2026	549.00
vou-pwb - Voucher Operating	24128	80004687 - Brijan Properties LLC	3/2/2026	03-2026	2,725.00
vou-pwb - Voucher Operating	24129	80004688 - Lenin Sanchez	3/2/2026	03-2026	1,083.00

Payment Summary

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vou-pwb - Voucher Operating	24130	80004689 - Sheena Matthews	3/2/2026	03-2026	966.00
vou-pwb - Voucher Operating	24131	80004692 - Ricardo F. Cardona	3/2/2026	03-2026	454.00
vou-pwb - Voucher Operating	24132	80004693 - Carlos Sanchez	3/2/2026	03-2026	819.00
vou-pwb - Voucher Operating	24133	80004694 - Rodney Bohannon	3/2/2026	03-2026	880.00
vou-pwb - Voucher Operating	24134	80004695 - Bak Santa Clarita Apts LP	3/2/2026	03-2026	2,039.00
vou-pwb - Voucher Operating	24135	80004696 - Omid Daragahi	3/2/2026	03-2026	712.00
vou-pwb - Voucher Operating	24136	80004697 - Giganova LP	3/2/2026	03-2026	2,392.00
vou-pwb - Voucher Operating	24137	80004698 - Anthony Chau	3/2/2026	03-2026	1,565.00
vou-pwb - Voucher Operating	24138	80004699 - Jorge Ramirez	3/2/2026	03-2026	596.00
vou-pwb - Voucher Operating	24139	80004700 - LAR3 LLC	3/2/2026	03-2026	875.00
vou-pwb - Voucher Operating	24140	80004701 - Springwood Court Apts LLC	3/2/2026	03-2026	51,441.00
vou-pwb - Voucher Operating	24141	80004711 - Elizabeth Crandell	3/2/2026	03-2026	2,209.00
vou-pwb - Voucher Operating	24142	80004717 - S & H Real Estate - 1701 Owen St, LLC	3/2/2026	03-2026	1,043.00
vou-pwb - Voucher Operating	24143	80004719 - Martha Samora	3/2/2026	03-2026	498.00
vou-pwb - Voucher Operating	24144	80004720 - Euan Wade	3/2/2026	03-2026	1,954.00
vou-pwb - Voucher Operating	24145	80004723 - J Venus	3/2/2026	03-2026	664.00
vou-pwb - Voucher Operating	24146	80004725 - Leonard S Walker	3/2/2026	03-2026	517.00
vou-pwb - Voucher Operating	24147	80004727 - YPO MAN, LLC	3/2/2026	03-2026	2,282.00
vou-pwb - Voucher Operating	24148	80004728 - Martha Gonzalez	3/2/2026	03-2026	1,622.00
vou-pwb - Voucher Operating	24149	80004735 - Sam Yin	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	24150	80004737 - Adalberto Trejo Romero	3/2/2026	03-2026	596.00
vou-pwb - Voucher Operating	24151	80004739 - Duane T. Rogers, Jr.	3/2/2026	03-2026	410.00
vou-pwb - Voucher Operating	24152	80004743 - Skyline Construction Services Inc	3/2/2026	03-2026	669.00
vou-pwb - Voucher Operating	24153	80004744 - Maya Property Management	3/2/2026	03-2026	1,529.00
vou-pwb - Voucher Operating	24154	80004748 - Ruben M Gomez	3/2/2026	03-2026	1,133.00
vou-pwb - Voucher Operating	24155	80004749 - Tizoc Cruz Gonzalez	3/2/2026	03-2026	202.00
vou-pwb - Voucher Operating	24156	80004754 - Liliana Moras	3/2/2026	03-2026	831.00
vou-pwb - Voucher Operating	24157	80004756 - GON08 Properties LLC	3/2/2026	03-2026	2,928.00
vou-pwb - Voucher Operating	24158	80004757 - Mitchel Vander Wal	3/2/2026	03-2026	714.00
vou-pwb - Voucher Operating	24159	80004758 - Amrico K Sandhu	3/2/2026	03-2026	926.00
vou-pwb - Voucher Operating	24160	80004759 - Juan Hernandez	3/2/2026	03-2026	952.00
vou-pwb - Voucher Operating	24161	80004761 - Adrian Diniz	3/2/2026	03-2026	1,476.00
vou-pwb - Voucher Operating	24162	80004762 - Curtis L Cooper & Carmen J Copper	3/2/2026	03-2026	768.00
vou-pwb - Voucher Operating	24163	80004765 - Juan E Fernandez	3/2/2026	03-2026	1,588.00
vou-pwb - Voucher Operating	24164	80004768 - Teresa D Cedenno Casillas	3/2/2026	03-2026	1,651.00
vou-pwb - Voucher Operating	24165	80004771 - HABASH Family Trust	3/2/2026	03-2026	1,179.00
vou-pwb - Voucher Operating	24166	80004772 - GEahi 22nd Street Lofts LP	3/2/2026	03-2026	13,265.00
vou-pwb - Voucher Operating	24167	80004773 - GEahi Pioneer Cottages LP	3/2/2026	03-2026	19,723.00
vou-pwb - Voucher Operating	24168	80004778 - Anthony Shelly	3/2/2026	03-2026	1,335.00
vou-pwb - Voucher Operating	24169	80004786 - Marlene Luther	3/2/2026	03-2026	2,839.00
vou-pwb - Voucher Operating	24170	80004787 - Park Meadows, LP	3/2/2026	03-2026	3,997.00
vou-pwb - Voucher Operating	24171	80004791 - Shadow Ridge Apts LLC	3/2/2026	03-2026	1,385.00
vou-pwb - Voucher Operating	24172	80004792 - 3701 Jewett LLC	3/2/2026	03-2026	1,015.00
vou-pwb - Voucher Operating	24173	80004795 - Self Help Communities 1, LLC	3/2/2026	03-2026	3,520.00
vou-pwb - Voucher Operating	24174	80004797 - Arturo Saldana	3/2/2026	03-2026	1,482.00
vou-pwb - Voucher Operating	24175	80004804 - Samuel Andrews	3/2/2026	03-2026	776.00
vou-pwb - Voucher Operating	24176	80004807 - Blakely Investment Group, LLC	3/2/2026	03-2026	2,307.00
vou-pwb - Voucher Operating	24177	80004810 - Martha L Acosta	3/2/2026	03-2026	1,355.00

Payment Summary

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vou-pwb - Voucher Operating	24178	80004816 - Oswell Apartment Homes LLC	3/2/2026	03-2026	2,366.00
vou-pwb - Voucher Operating	24179	80004817 - Anita Reed	3/2/2026	03-2026	975.00
vou-pwb - Voucher Operating	24180	80004818 - Dexter Crowder	3/2/2026	03-2026	1,385.00
vou-pwb - Voucher Operating	24181	80004820 - Eduardo Hernandez-Farias	3/2/2026	03-2026	755.00
vou-pwb - Voucher Operating	24182	80004824 - Eric Van Denk	3/2/2026	03-2026	5,010.00
vou-pwb - Voucher Operating	24183	80004826 - Nelly Lai	3/2/2026	03-2026	988.00
vou-pwb - Voucher Operating	24184	80004827 - Francisco Saludado	3/2/2026	03-2026	1,696.00
vou-pwb - Voucher Operating	24185	80004830 - VIG Properties LLC	3/2/2026	03-2026	741.00
vou-pwb - Voucher Operating	24186	80004832 - Orlando Major	3/2/2026	03-2026	635.00
vou-pwb - Voucher Operating	24187	80004834 - CL Investors LP	3/2/2026	03-2026	2,813.00
vou-pwb - Voucher Operating	24188	80004835 - Aaron Rodriguez	3/2/2026	03-2026	779.00
vou-pwb - Voucher Operating	24189	80004839 - Patti Bruni	3/2/2026	03-2026	834.00
vou-pwb - Voucher Operating	24190	80004844 - Rental Housing Investments LLC	3/2/2026	03-2026	1,676.00
vou-pwb - Voucher Operating	24191	80004845 - Raul Moreno	3/2/2026	03-2026	1,371.00
vou-pwb - Voucher Operating	24192	80004846 - GEahi - Parkside Apartments Delano LP	3/2/2026	03-2026	16,952.00
vou-pwb - Voucher Operating	24193	80004850 - Sunset 24 Inc	3/2/2026	03-2026	1,044.00
vou-pwb - Voucher Operating	24194	80004853 - Cobra 28 No. 6, LP	3/2/2026	03-2026	2,046.00
vou-pwb - Voucher Operating	24195	80004855 - Norma Diaz, Trustee - Diaz Family Irrevocat	3/2/2026	03-2026	501.00
vou-pwb - Voucher Operating	24196	80004856 - Folake Oduntan	3/2/2026	03-2026	1,607.00
vou-pwb - Voucher Operating	24197	80004857 - Jose Sandoval Gonzalez	3/2/2026	03-2026	1,100.00
vou-pwb - Voucher Operating	24198	80004858 - ARB Enterprises Inc	3/2/2026	03-2026	1,584.00
vou-pwb - Voucher Operating	24199	80004866 - Life is Love	3/2/2026	03-2026	1,359.00
vou-pwb - Voucher Operating	24200	80004869 - JDP 3408 Ashe Rd. LLC	3/2/2026	03-2026	1,105.00
vou-pwb - Voucher Operating	24201	80004875 - GEahi - Benton Park Cottages LP	3/2/2026	03-2026	11,157.00
vou-pwb - Voucher Operating	24202	80004877 - Jasmine O. Gama	3/2/2026	03-2026	2,186.00
vou-pwb - Voucher Operating	24203	80004878 - Michael Trihey	3/2/2026	03-2026	1,097.00
vou-pwb - Voucher Operating	24204	80004882 - LRS Realty & Management, Inc	3/2/2026	03-2026	813.00
vou-pwb - Voucher Operating	24205	80004885 - 1813 Pleasant Valley LLC	3/2/2026	03-2026	840.00
vou-pwb - Voucher Operating	24206	80004891 - Ruben Heredia	3/2/2026	03-2026	993.00
vou-pwb - Voucher Operating	24207	80004897 - Sulaiman Abdulmalek	3/2/2026	03-2026	1,067.00
vou-pwb - Voucher Operating	24208	80004900 - NOR Valley LLC	3/2/2026	03-2026	11,460.00
vou-pwb - Voucher Operating	24209	80004901 - Mojave Valley LLC	3/2/2026	03-2026	7,837.00
vou-pwb - Voucher Operating	24210	80004902 - Arvin Valley LLC	3/2/2026	03-2026	10,776.00
vou-pwb - Voucher Operating	24211	80004904 - GEahi Glenwood Street Apartments	3/2/2026	03-2026	4,410.00
vou-pwb - Voucher Operating	24212	80004905 - MP Opportunity Partners I LP	3/2/2026	03-2026	585.00
vou-pwb - Voucher Operating	24213	80004910 - William Lamberton	3/2/2026	03-2026	692.00
vou-pwb - Voucher Operating	24214	80004912 - Horace Ng	3/2/2026	03-2026	1,310.00
vou-pwb - Voucher Operating	24215	80004913 - Jose Mendoza	3/2/2026	03-2026	662.00
vou-pwb - Voucher Operating	24216	80004914 - Christian Proctor	3/2/2026	03-2026	1,575.00
vou-pwb - Voucher Operating	24217	80004918 - May	3/2/2026	03-2026	746.00
vou-pwb - Voucher Operating	24218	80004919 - Abbas	3/2/2026	03-2026	1,844.00
vou-pwb - Voucher Operating	24219	80004922 - Bello Rosas	3/2/2026	03-2026	957.00
vou-pwb - Voucher Operating	24220	80004923 - Cenía Marin	3/2/2026	03-2026	1,568.00
vou-pwb - Voucher Operating	24221	80004926 - American Novelty LLC	3/2/2026	03-2026	725.00
vou-pwb - Voucher Operating	24222	80004927 - Martin Suarez	3/2/2026	03-2026	1,142.00
vou-pwb - Voucher Operating	24223	80004929 - Beyond Reach LLC	3/2/2026	03-2026	1,937.00
vou-pwb - Voucher Operating	24224	80004932 - Jerrilynn Shiver	3/2/2026	03-2026	691.00
vou-pwb - Voucher Operating	24225	80004940 - Jean Erassarret	3/2/2026	03-2026	902.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	24226	80004941 - Summerset Estates LLC	3/2/2026	03-2026	4,423.00
vou-pwb - Voucher Operating	24227	80004943 - Summerview Estates LLC	3/2/2026	03-2026	208.00
vou-pwb - Voucher Operating	24228	80004945 - GEABI II - Stephens Drive Cottages	3/2/2026	03-2026	4,539.00
vou-pwb - Voucher Operating	24229	80004946 - Sarai Narinder	3/2/2026	03-2026	1,051.00
vou-pwb - Voucher Operating	24230	80004947 - Time Trial Investments	3/2/2026	03-2026	709.00
vou-pwb - Voucher Operating	24231	80004948 - Ricardo Mazariegos	3/2/2026	03-2026	990.00
vou-pwb - Voucher Operating	24232	80004956 - Jose Alberto Davila	3/2/2026	03-2026	1,050.00
vou-pwb - Voucher Operating	24233	80004959 - Abed Baig Mirza	3/2/2026	03-2026	1,259.00
vou-pwb - Voucher Operating	24234	80004960 - Gladys E. Hernandez	3/2/2026	03-2026	730.00
vou-pwb - Voucher Operating	24235	80004961 - Sixth and Union, LLC	3/2/2026	03-2026	444.00
vou-pwb - Voucher Operating	24236	80004963 - Luis Salinas	3/2/2026	03-2026	1,126.00
vou-pwb - Voucher Operating	24237	80004964 - Antonio A. Fernandez	3/2/2026	03-2026	527.00
vou-pwb - Voucher Operating	24238	80004965 - Cornell Mitchell	3/2/2026	03-2026	1,526.00
vou-pwb - Voucher Operating	24239	80004966 - Starlite MGMT-IV LP	3/2/2026	03-2026	1,037.00
vou-pwb - Voucher Operating	24240	80004967 - Mia Lankford	3/2/2026	03-2026	1,203.00
vou-pwb - Voucher Operating	24241	80004968 - Charles B. Garrison	3/2/2026	03-2026	780.00
vou-pwb - Voucher Operating	24242	80004970 - RZRG Partners, LLC	3/2/2026	03-2026	1,033.00
vou-pwb - Voucher Operating	24243	80004971 - Ann Arbor Four, LLC	3/2/2026	03-2026	521.00
vou-pwb - Voucher Operating	24244	80004972 - PBA Homes LLC	3/2/2026	03-2026	133.00
vou-pwb - Voucher Operating	24245	80004975 - Tamara Arthun	3/2/2026	03-2026	749.00
vou-pwb - Voucher Operating	24246	80004976 - Osaka Realty & Property Management LLC	3/2/2026	03-2026	1,070.00
vou-pwb - Voucher Operating	24247	80004978 - HACK - Delano RAD LP	3/2/2026	03-2026	79,855.00
vou-pwb - Voucher Operating	24248	80004979 - HACK - Adelante Vista RAD	3/2/2026	03-2026	132,695.00
vou-pwb - Voucher Operating	24249	80004982 - College Park Housing Authority	3/2/2026	03-2026	2,153.14
vou-pwb - Voucher Operating	24250	80004984 - Ayman Mohamed	3/2/2026	03-2026	1,226.00
vou-pwb - Voucher Operating	24251	80004987 - Jonathan J. Galindo	3/2/2026	03-2026	612.00
vou-pwb - Voucher Operating	24252	80004988 - Performance Property Advisors, Inc.	3/2/2026	03-2026	9,109.00
vou-pwb - Voucher Operating	24253	80004995 - 5809 Sunland Avenue LLC	3/2/2026	03-2026	1,780.00
vou-pwb - Voucher Operating	24254	80004998 - Marie R. Wiggins	3/2/2026	03-2026	679.00
vou-pwb - Voucher Operating	24255	80004999 - Jorge A. Rodriguez	3/2/2026	03-2026	1,536.00
vou-pwb - Voucher Operating	24256	80005007 - The Gibbons Family, LLC	3/2/2026	03-2026	517.00
vou-pwb - Voucher Operating	24257	80005009 - Ridge Apartments LP	3/2/2026	03-2026	2,028.00
vou-pwb - Voucher Operating	24258	80005012 - Covenant Community Services Inc	3/2/2026	03-2026	10,897.00
vou-pwb - Voucher Operating	24259	80005016 - Maria L. Martinez Mejia	3/2/2026	03-2026	920.00
vou-pwb - Voucher Operating	24260	80005017 - Debra A Pena	3/2/2026	03-2026	1,856.00
vou-pwb - Voucher Operating	24261	80005018 - Jose L Flores	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24262	80005020 - Vahe Warkes Amirian	3/2/2026	03-2026	880.00
vou-pwb - Voucher Operating	24263	80005024 - Roberto Barajas	3/2/2026	03-2026	409.00
vou-pwb - Voucher Operating	24264	80005026 - Community Property & Investments Inc	3/2/2026	03-2026	4,790.00
vou-pwb - Voucher Operating	24265	80005028 - Coventry Estates LP	3/2/2026	03-2026	11,421.00
vou-pwb - Voucher Operating	24266	80005035 - Mohammad Zohaib Akmal	3/2/2026	03-2026	869.00
vou-pwb - Voucher Operating	24267	80005038 - Rudi Rudianto	3/2/2026	03-2026	1,122.00
vou-pwb - Voucher Operating	24268	80005039 - Kern Housing XIV-6th Street Apts.	3/2/2026	03-2026	19,087.00
vou-pwb - Voucher Operating	24269	80005041 - Maria Julia Sepulveda	3/2/2026	03-2026	96.00
vou-pwb - Voucher Operating	24270	80005043 - Esther N Nguessan	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24271	80005046 - HACK - PARK REAL	3/2/2026	03-2026	12,506.00
vou-pwb - Voucher Operating	24272	80005049 - Soledad Benavides	3/2/2026	03-2026	1,537.00
vou-pwb - Voucher Operating	24273	80005052 - El Elefante LLC	3/2/2026	03-2026	3,385.00

Payment Summary

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vou-pwb - Voucher Operating	24274	80005053 - HACK - College Heights	3/2/2026	03-2026	19,960.00
vou-pwb - Voucher Operating	24275	80005054 - Tammy Brown	3/2/2026	03-2026	753.00
vou-pwb - Voucher Operating	24276	80005056 - East Berbice LLC	3/2/2026	03-2026	755.00
vou-pwb - Voucher Operating	24277	80005057 - T&H Properties LLC	3/2/2026	03-2026	2,663.00
vou-pwb - Voucher Operating	24278	80005059 - Ridgecrest Family Associates	3/2/2026	03-2026	2,331.00
vou-pwb - Voucher Operating	24279	80005068 - James M Hart	3/2/2026	03-2026	1,731.00
vou-pwb - Voucher Operating	24280	80005069 - Weknockem LLC	3/2/2026	03-2026	931.00
vou-pwb - Voucher Operating	24281	80005074 - Merland LLC	3/2/2026	03-2026	999.00
vou-pwb - Voucher Operating	24282	80005079 - Rosa S Otob	3/2/2026	03-2026	1,262.00
vou-pwb - Voucher Operating	24283	80005081 - Daniel Aldama	3/2/2026	03-2026	1,127.00
vou-pwb - Voucher Operating	24284	80005084 - Mikaiiah D Brown	3/2/2026	03-2026	1,089.00
vou-pwb - Voucher Operating	24285	80005085 - Jeffrey M Vetter	3/2/2026	03-2026	1,768.00
vou-pwb - Voucher Operating	24286	80005086 - Alberto Hernandez	3/2/2026	03-2026	3,825.00
vou-pwb - Voucher Operating	24287	80005088 - Marisa A Cirrincione	3/2/2026	03-2026	721.00
vou-pwb - Voucher Operating	24288	80005090 - Acosta Investment Group LLC	3/2/2026	03-2026	1,716.00
vou-pwb - Voucher Operating	24289	80005091 - OG LLC	3/2/2026	03-2026	680.00
vou-pwb - Voucher Operating	24290	80005093 - Infinite Bff-Properties LLC	3/2/2026	03-2026	793.00
vou-pwb - Voucher Operating	24291	80005095 - Michael Shane Bumgarner	3/2/2026	03-2026	899.00
vou-pwb - Voucher Operating	24292	80005096 - Edgar Karavardanyan	3/2/2026	03-2026	685.00
vou-pwb - Voucher Operating	24293	80005099 - Patricia M Farris	3/2/2026	03-2026	685.00
vou-pwb - Voucher Operating	24294	80005102 - Sharday Mercedes Winchester	3/2/2026	03-2026	1,580.00
vou-pwb - Voucher Operating	24295	80005105 - Adriana Aguirre	3/2/2026	03-2026	8,928.00
vou-pwb - Voucher Operating	24296	80005111 - Group XII Properties LP	3/2/2026	03-2026	685.00
vou-pwb - Voucher Operating	24297	80005113 - Chester Apartment Homes LLC	3/2/2026	03-2026	1,302.00
vou-pwb - Voucher Operating	24298	80005114 - Charles F Graham	3/2/2026	03-2026	851.00
vou-pwb - Voucher Operating	24299	80005115 - Lily Liang-Fong	3/2/2026	03-2026	11.00
vou-pwb - Voucher Operating	24300	80005116 - Miles LLC	3/2/2026	03-2026	758.00
vou-pwb - Voucher Operating	24301	80005119 - Quentin G Schulman	3/2/2026	03-2026	942.00
vou-pwb - Voucher Operating	24302	80005120 - The Carlene Watson Revocable Living Trust	3/2/2026	03-2026	401.00
vou-pwb - Voucher Operating	24303	80005121 - Delores Louise Kreutzer Living Trust	3/2/2026	03-2026	1,686.00
vou-pwb - Voucher Operating	24304	80005122 - Schalonda Bell Lowe	3/2/2026	03-2026	859.00
vou-pwb - Voucher Operating	24305	80005123 - Jearlene Walker	3/2/2026	03-2026	1,143.00
vou-pwb - Voucher Operating	24306	80005125 - Romanini Investments LLC	3/2/2026	03-2026	1,903.00
vou-pwb - Voucher Operating	24307	80005126 - Claudine Maryse Trabuc	3/2/2026	03-2026	1,551.00
vou-pwb - Voucher Operating	24308	80005132 - Raymond Espinoza	3/2/2026	03-2026	2,297.00
vou-pwb - Voucher Operating	24309	80005134 - Vaughn Realty	3/2/2026	03-2026	1,259.00
vou-pwb - Voucher Operating	24310	80005136 - Isela Cruz	3/2/2026	03-2026	839.00
vou-pwb - Voucher Operating	24311	80005139 - HACK - Oak St	3/2/2026	03-2026	2,985.00
vou-pwb - Voucher Operating	24312	80005141 - Bryan Eric-Anthony Rumbo	3/2/2026	03-2026	1,438.00
vou-pwb - Voucher Operating	24313	80005142 - Fatima Tominaga Khan	3/2/2026	03-2026	1,009.00
vou-pwb - Voucher Operating	24314	80005143 - ONC Investments LLC	3/2/2026	03-2026	729.00
vou-pwb - Voucher Operating	24315	80005145 - Craig R Miller	3/2/2026	03-2026	969.00
vou-pwb - Voucher Operating	24316	80005146 - Lucia Reed	3/2/2026	03-2026	759.00
vou-pwb - Voucher Operating	24317	80005148 - Presidential Real Estate Inc	3/2/2026	03-2026	2,316.00
vou-pwb - Voucher Operating	24318	80005149 - Elite Social Property Management Inc	3/2/2026	03-2026	4,621.00
vou-pwb - Voucher Operating	24319	80005155 - Olivia Abundis	3/2/2026	03-2026	1,637.00
vou-pwb - Voucher Operating	24320	80005160 - Vicente Reyna Hipolito	3/2/2026	03-2026	568.00
vou-pwb - Voucher Operating	24321	80005168 - Artisan Investment Holdings LLC	3/2/2026	03-2026	1,467.00

Payment Summary

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vou-pwb - Voucher Operating	24322	80005170 - Johnny C Miller	3/2/2026	03-2026	667.00
vou-pwb - Voucher Operating	24323	80005173 - Myrna Lynn Woods	3/2/2026	03-2026	1,295.00
vou-pwb - Voucher Operating	24324	80005175 - Roberts Lane Apartments LLC	3/2/2026	03-2026	4,437.00
vou-pwb - Voucher Operating	24325	80005176 - Vincent Oragwam	3/2/2026	03-2026	629.00
vou-pwb - Voucher Operating	24326	80005183 - P And T Holdings LLC	3/2/2026	03-2026	1,495.00
vou-pwb - Voucher Operating	24327	80005187 - Richard G Pitman Jr RVOC TR	3/2/2026	03-2026	3,436.00
vou-pwb - Voucher Operating	24328	80005190 - Southern California Real Estate Mgmt, Inc	3/2/2026	03-2026	1,196.00
vou-pwb - Voucher Operating	24329	80005194 - Building Investments and Commercial Ent Ir	3/2/2026	03-2026	490.00
vou-pwb - Voucher Operating	24330	80005195 - Santiago Almaguer	3/2/2026	03-2026	813.00
vou-pwb - Voucher Operating	24331	80005197 - Karin E Munoz	3/2/2026	03-2026	866.00
vou-pwb - Voucher Operating	24332	80005201 - 2601 Real Rd LP	3/2/2026	03-2026	1,947.00
vou-pwb - Voucher Operating	24333	80005202 - Maria Dolores Hernandez	3/2/2026	03-2026	620.00
vou-pwb - Voucher Operating	24334	80005204 - VRH-931Monterey-93305 LLC	3/2/2026	03-2026	1,240.00
vou-pwb - Voucher Operating	24335	80005207 - Planet Boron LLC	3/2/2026	03-2026	970.00
vou-pwb - Voucher Operating	24336	80005212 - Zot Zot Capital LLC	3/2/2026	03-2026	5,044.00
vou-pwb - Voucher Operating	24337	80005213 - Nitin Khanna	3/2/2026	03-2026	1,727.00
vou-pwb - Voucher Operating	24338	80005216 - Aliahra Investments	3/2/2026	03-2026	1,161.00
vou-pwb - Voucher Operating	24339	80005217 - Robert De Los Santos	3/2/2026	03-2026	1,200.00
vou-pwb - Voucher Operating	24340	80005218 - Bellafonte Investment LLC	3/2/2026	03-2026	439.00
vou-pwb - Voucher Operating	24341	80005221 - Innovative Real Estate Investments LLC	3/2/2026	03-2026	1,554.00
vou-pwb - Voucher Operating	24342	80005222 - Kevin Norvel Jefferson	3/2/2026	03-2026	930.00
vou-pwb - Voucher Operating	24343	80005225 - Gregory Evans GSTT Nonexempt Share Trus	3/2/2026	03-2026	789.00
vou-pwb - Voucher Operating	24344	80005228 - SMIG Investments	3/2/2026	03-2026	893.00
vou-pwb - Voucher Operating	24345	80005230 - HACK - Renaissance At Baker LP	3/2/2026	03-2026	46,880.00
vou-pwb - Voucher Operating	24346	80005232 - Samuel Martinez Saucedo	3/2/2026	03-2026	1,627.00
vou-pwb - Voucher Operating	24347	80005234 - Varo-Real Investments Inc	3/2/2026	03-2026	1,281.00
vou-pwb - Voucher Operating	24348	80005237 - GEAHI - Oregon St	3/2/2026	03-2026	6,599.00
vou-pwb - Voucher Operating	24349	80005239 - Paula Marroquin	3/2/2026	03-2026	471.00
vou-pwb - Voucher Operating	24350	80005240 - Rockefeller Assests Inc	3/2/2026	03-2026	730.00
vou-pwb - Voucher Operating	24351	80005241 - Bumgarner 401K Plan	3/2/2026	03-2026	351.00
vou-pwb - Voucher Operating	24352	80005245 - Valley Harmony Properties 3756 LLC	3/2/2026	03-2026	1,500.00
vou-pwb - Voucher Operating	24353	80005248 - Lucky Jade Capital LLC	3/2/2026	03-2026	873.00
vou-pwb - Voucher Operating	24354	80005249 - Olurotimi Gabriel Awoleke	3/2/2026	03-2026	885.00
vou-pwb - Voucher Operating	24355	80005251 - GEAHI - Arvin RAD LLC	3/2/2026	03-2026	72,489.00
vou-pwb - Voucher Operating	24356	80005252 - GEAHI - Niles LLC	3/2/2026	03-2026	26,985.00
vou-pwb - Voucher Operating	24357	80005253 - Edgar Benitez	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	24358	80005255 - Janet McTeer	3/2/2026	03-2026	669.00
vou-pwb - Voucher Operating	24359	80005256 - Debra Caryl Smith	3/2/2026	03-2026	839.00
vou-pwb - Voucher Operating	24360	80005257 - David Eugene Powell	3/2/2026	03-2026	345.00
vou-pwb - Voucher Operating	24361	80005258 - Dinh T Nguyen	3/2/2026	03-2026	1,868.00
vou-pwb - Voucher Operating	24362	80005260 - MV & Associates	3/2/2026	03-2026	2,597.00
vou-pwb - Voucher Operating	24363	80005264 - Marsha L Reagins	3/2/2026	03-2026	446.00
vou-pwb - Voucher Operating	24364	80005267 - 4808 Hahn Ave LLC	3/2/2026	03-2026	835.00
vou-pwb - Voucher Operating	24365	80005268 - Schulman Industries LLC	3/2/2026	03-2026	7,709.00
vou-pwb - Voucher Operating	24366	80005270 - Mary-Lou Flores	3/2/2026	03-2026	1,400.00
vou-pwb - Voucher Operating	24367	80005271 - Juana Maldonado Pineda	3/2/2026	03-2026	2,703.00
vou-pwb - Voucher Operating	24368	80005272 - Francisco Madriz-Ruelas	3/2/2026	03-2026	818.00
vou-pwb - Voucher Operating	24369	80005276 - Gerardo Padilla Villa	3/2/2026	03-2026	1,023.00

Payment Summary

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vou-pwb - Voucher Operating	24370	80005277 - Nina Place Apartments LP	3/2/2026	03-2026	691.00
vou-pwb - Voucher Operating	24371	80005278 - La Amistad Apartments LP	3/2/2026	03-2026	401.00
vou-pwb - Voucher Operating	24372	80005279 - Poso Place Senior Apartments LP	3/2/2026	03-2026	932.00
vou-pwb - Voucher Operating	24373	80005282 - Moiz Lakdawala	3/2/2026	03-2026	1,375.00
vou-pwb - Voucher Operating	24374	80005286 - J Michael Freeman	3/2/2026	03-2026	1,751.00
vou-pwb - Voucher Operating	24375	80005287 - FYI Group LLC	3/2/2026	03-2026	2,504.00
vou-pwb - Voucher Operating	24376	80005288 - Marta D Ruiz	3/2/2026	03-2026	1,200.00
vou-pwb - Voucher Operating	24377	80005292 - Juan Lopez	3/2/2026	03-2026	1,635.00
vou-pwb - Voucher Operating	24378	80005294 - Jess Salsman	3/2/2026	03-2026	1,599.00
vou-pwb - Voucher Operating	24379	80005295 - GSF Country Club Investors	3/2/2026	03-2026	692.00
vou-pwb - Voucher Operating	24380	80005297 - Patricia Moon	3/2/2026	03-2026	468.00
vou-pwb - Voucher Operating	24381	80005298 - Takeshi Ozaki	3/2/2026	03-2026	1,235.00
vou-pwb - Voucher Operating	24382	80005302 - Luis Carlos Rojas Cano	3/2/2026	03-2026	1,050.00
vou-pwb - Voucher Operating	24383	80005307 - HACK - Milagro de Valle RAD	3/2/2026	03-2026	35,612.00
vou-pwb - Voucher Operating	24384	80005308 - HACK - Maganda Park RAD	3/2/2026	03-2026	26,350.00
vou-pwb - Voucher Operating	24385	80005309 - ITDRP LLC	3/2/2026	03-2026	4,025.00
vou-pwb - Voucher Operating	24386	80005312 - CVPA Management	3/2/2026	03-2026	11,853.00
vou-pwb - Voucher Operating	24387	80005313 - HACK - Douglas Place Apts	3/2/2026	03-2026	685.00
vou-pwb - Voucher Operating	24388	80005315 - Capex Property Management	3/2/2026	03-2026	2,338.00
vou-pwb - Voucher Operating	24389	80005317 - GEAHI - Letzring RAD LLC	3/2/2026	03-2026	111,624.00
vou-pwb - Voucher Operating	24390	80005318 - HACK - Elevate/CityServe	3/2/2026	03-2026	39,868.00
vou-pwb - Voucher Operating	24391	80005322 - Teal Townhomes LLC	3/2/2026	03-2026	2,608.00
vou-pwb - Voucher Operating	24392	80005323 - Sheila Sheree Loera	3/2/2026	03-2026	688.00
vou-pwb - Voucher Operating	24393	80005325 - Henrik Razmik Alaverdyan	3/2/2026	03-2026	3,645.00
vou-pwb - Voucher Operating	24394	80005326 - Ingrid Guadalupe Oliva	3/2/2026	03-2026	930.00
vou-pwb - Voucher Operating	24395	80005328 - Garcia Investment Properties LLC	3/2/2026	03-2026	770.00
vou-pwb - Voucher Operating	24396	80005330 - Deadra Marie Dellinger	3/2/2026	03-2026	1,075.00
vou-pwb - Voucher Operating	24397	80005337 - Almond C LLC	3/2/2026	03-2026	792.00
vou-pwb - Voucher Operating	24398	80005338 - MAQAM Properties	3/2/2026	03-2026	552.00
vou-pwb - Voucher Operating	24399	80005342 - VRH-729LST-93304 LLC	3/2/2026	03-2026	4,243.00
vou-pwb - Voucher Operating	24400	80005345 - Alejandro Mora	3/2/2026	03-2026	885.00
vou-pwb - Voucher Operating	24401	80005348 - Lockhart Investments dba RPM Bakersfield	3/2/2026	03-2026	9,298.00
vou-pwb - Voucher Operating	24402	80005350 - Sherwood Avenue Family Apartments LP	3/2/2026	03-2026	934.00
vou-pwb - Voucher Operating	24403	80005352 - Bedrock Property Management & Realty	3/2/2026	03-2026	678.00
vou-pwb - Voucher Operating	24404	80005353 - Country Club Vista Apartments LLC	3/2/2026	03-2026	2,533.00
vou-pwb - Voucher Operating	24405	80005356 - Erik D Lopez	3/2/2026	03-2026	935.00
vou-pwb - Voucher Operating	24406	80005358 - SNG Investments LLC	3/2/2026	03-2026	894.00
vou-pwb - Voucher Operating	24407	80005360 - Robert J Leone	3/2/2026	03-2026	509.00
vou-pwb - Voucher Operating	24408	80005361 - Antal Enterprises Inc	3/2/2026	03-2026	1,200.00
vou-pwb - Voucher Operating	24409	80005367 - The Thomas & Patricia Keuhl Family Trust	3/2/2026	03-2026	900.00
vou-pwb - Voucher Operating	24410	80005368 - Kathleen Sue Rossitto	3/2/2026	03-2026	136.00
vou-pwb - Voucher Operating	24411	80005369 - Renato Mendez	3/2/2026	03-2026	1,688.00
vou-pwb - Voucher Operating	24412	80005371 - Dosen Real Estate Inc	3/2/2026	03-2026	596.00
vou-pwb - Voucher Operating	24413	80005373 - SPSSM Investments - IV LP	3/2/2026	03-2026	510.00
vou-pwb - Voucher Operating	24414	80005376 - Leopoldo A Ordaz	3/2/2026	03-2026	1,167.00
vou-pwb - Voucher Operating	24415	80005377 - Haley Housing LP	3/2/2026	03-2026	31,622.00
vou-pwb - Voucher Operating	24416	80005378 - GEAHI - 800 S Baker St	3/2/2026	03-2026	899.00
vou-pwb - Voucher Operating	24417	80005379 - Ruben Cabrera	3/2/2026	03-2026	1,409.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	24418	80005382 - Jerome Ransom	3/2/2026	03-2026	758.00
vou-pwb - Voucher Operating	24419	80005383 - Johnny Lopez	3/2/2026	03-2026	949.00
vou-pwb - Voucher Operating	24420	80005385 - Raymundo Juan Leal Jr	3/2/2026	03-2026	791.00
vou-pwb - Voucher Operating	24421	80005388 - R & G Property Investments Inc	3/2/2026	03-2026	1,099.00
vou-pwb - Voucher Operating	24422	80005391 - BLT Apartments LLC	3/2/2026	03-2026	1,774.00
vou-pwb - Voucher Operating	24423	80005392 - Fidel Cordero	3/2/2026	03-2026	628.00
vou-pwb - Voucher Operating	24424	80005393 - A & M Perez LLC	3/2/2026	03-2026	1,980.00
vou-pwb - Voucher Operating	24425	80005394 - Corina M Ramirez	3/2/2026	03-2026	1,492.00
vou-pwb - Voucher Operating	24426	80005398 - Elite Real Estate Group Inc	3/2/2026	03-2026	622.00
vou-pwb - Voucher Operating	24427	80005403 - Christopher Chigozirim Akwaja	3/2/2026	03-2026	607.00
vou-pwb - Voucher Operating	24428	80005406 - Lorenzo Gama	3/2/2026	03-2026	6,364.00
vou-pwb - Voucher Operating	24429	80005408 - Joseph Daniel Winston	3/2/2026	03-2026	599.00
vou-pwb - Voucher Operating	24430	80005409 - Gomez III Family Trust	3/2/2026	03-2026	437.00
vou-pwb - Voucher Operating	24431	80005410 - Jennifer J Delfino-Parks	3/2/2026	03-2026	793.00
vou-pwb - Voucher Operating	24432	80005411 - Amanda Lutz	3/2/2026	03-2026	1,578.00
vou-pwb - Voucher Operating	24433	80005413 - Patel Family Trust	3/2/2026	03-2026	1,486.00
vou-pwb - Voucher Operating	24434	80005414 - Joseph M Bennett	3/2/2026	03-2026	405.00
vou-pwb - Voucher Operating	24435	80005415 - Guy Edward Potter	3/2/2026	03-2026	2,835.00
vou-pwb - Voucher Operating	24436	80005417 - Melvid Inc	3/2/2026	03-2026	704.00
vou-pwb - Voucher Operating	24437	80005418 - Caren Carlette Williams	3/2/2026	03-2026	311.00
vou-pwb - Voucher Operating	24438	80005420 - M&M Real Estate Services Inc	3/2/2026	03-2026	649.00
vou-pwb - Voucher Operating	24439	80005421 - Fire Camp Property LLC	3/2/2026	03-2026	465.00
vou-pwb - Voucher Operating	24440	80005424 - Carlos Echeverria & Sons Dairy	3/2/2026	03-2026	766.00
vou-pwb - Voucher Operating	24441	80005426 - Estate of Tony Garcia	3/2/2026	03-2026	800.00
vou-pwb - Voucher Operating	24442	80005428 - Leticia M Hernandez	3/2/2026	03-2026	894.00
vou-pwb - Voucher Operating	24443	80005429 - Rockie Lynne Mitchell	3/2/2026	03-2026	1,148.00
vou-pwb - Voucher Operating	24444	80005435 - Brenda Elizabeth Castaneda	3/2/2026	03-2026	295.00
vou-pwb - Voucher Operating	24445	80005437 - Martin Silva Figueroa Jr	3/2/2026	03-2026	2,594.00
vou-pwb - Voucher Operating	24446	80005442 - Berenice Gomez	3/2/2026	03-2026	1,220.00
vou-pwb - Voucher Operating	24447	80005446 - Carole A Noles	3/2/2026	03-2026	422.00
vou-pwb - Voucher Operating	24448	80005448 - Vinay Agrahara Ramaswamy	3/2/2026	03-2026	712.00
vou-pwb - Voucher Operating	24449	80005452 - Terrace Way Apartments LLC	3/2/2026	03-2026	765.00
vou-pwb - Voucher Operating	24450	80004528 - American Real Estate & Property Manageme	3/2/2026	03-2026	1,628.00
vou-pwb - Voucher Operating	24451	80004950 - Chris Desborough	3/2/2026	03-2026	1,891.00
vou-pwb - Voucher Operating	24452	80005119 - Quentin G Schulman	3/2/2026	03-2026	1,978.00
vou-pwb - Voucher Operating	24453	80002292 - HACK - NSPOP2	3/3/2026	03-2026	890.00
vou-pwb - Voucher Operating	24454	80002836 - HACK - RWCT	3/3/2026	03-2026	3,176.00
vou-pwb - Voucher Operating	24455	80004528 - American Real Estate & Property Manageme	3/3/2026	03-2026	519.00
vou-pwb - Voucher Operating	24456	80004979 - HACK - Adelante Vista RAD	3/3/2026	03-2026	1,544.00
vou-pwb - Voucher Operating	24457	80005121 - Delores Louise Kreutzer Living Trust	3/3/2026	03-2026	1,936.00
vou-pwb - Voucher Operating	24458	80005458 - GEahi - 4th Street Senior Housing	3/3/2026	03-2026	6,987.00
vou-pwb - Voucher Operating	24459	80000260 - Santiago	3/16/2026	03-2026	347.00
vou-pwb - Voucher Operating	24460	80000360 - Pioneer Associates	3/16/2026	03-2026	1,232.00
vou-pwb - Voucher Operating	24461	80000433 - Northwest Kern Investors	3/16/2026	03-2026	926.00
vou-pwb - Voucher Operating	24462	80000548 - Robinson	3/16/2026	03-2026	3,287.00
vou-pwb - Voucher Operating	24463	80001519 - 2901 Center Street LP	3/16/2026	03-2026	51.00
vou-pwb - Voucher Operating	24464	80001525 - 1400 Hood Street LP	3/16/2026	03-2026	1,247.00
vou-pwb - Voucher Operating	24465	80001527 - 1140 Cottonwood Road LP	3/16/2026	03-2026	8,262.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	24466	80001541 - Balbona Jr	3/16/2026	03-2026	2,666.00
vou-pwb - Voucher Operating	24467	80001808 - Zimmerman Real Estate Services Inc	3/16/2026	03-2026	5,931.00
vou-pwb - Voucher Operating	24468	80001839 - California Capital Equities LLC	3/16/2026	03-2026	1,192.00
vou-pwb - Voucher Operating	24469	80002272 - Homes R Us Realty Inc	3/16/2026	03-2026	4,253.00
vou-pwb - Voucher Operating	24470	80002329 - 1047 Rosamond Blvd. LP	3/16/2026	03-2026	2,124.00
vou-pwb - Voucher Operating	24471	80002788 - Clowers	3/16/2026	03-2026	1,902.00
vou-pwb - Voucher Operating	24472	80002832 - Ridgecrest Pacific Associates	3/16/2026	03-2026	757.00
vou-pwb - Voucher Operating	24473	80003093 - HACK - Rancho Algodon LP	3/16/2026	03-2026	62.00
vou-pwb - Voucher Operating	24474	80003113 - GEAHI - Auburn Heights Apts LP	3/16/2026	03-2026	209.00
vou-pwb - Voucher Operating	24475	80003356 - Ascend Property Management Inc	3/16/2026	03-2026	5,201.00
vou-pwb - Voucher Operating	24476	80003399 - Lapham	3/16/2026	03-2026	748.00
vou-pwb - Voucher Operating	24477	80003507 - La Mirage Condos LLC	3/16/2026	03-2026	1,042.00
vou-pwb - Voucher Operating	24478	80003558 - Ny	3/16/2026	03-2026	50.00
vou-pwb - Voucher Operating	24479	80003641 - Starlite Mgmt. - VIII LP	3/16/2026	03-2026	418.00
vou-pwb - Voucher Operating	24480	80003653 - Clemmer & Company Real Estate Services	3/16/2026	03-2026	2,472.00
vou-pwb - Voucher Operating	24481	80003991 - Saiyed	3/16/2026	03-2026	503.00
vou-pwb - Voucher Operating	24482	80004047 - Bartha	3/16/2026	03-2026	164.00
vou-pwb - Voucher Operating	24483	80004140 - Humfeld	3/16/2026	03-2026	2,100.00
vou-pwb - Voucher Operating	24484	80004158 - Lockhart Investments	3/16/2026	03-2026	2,805.00
vou-pwb - Voucher Operating	24485	80004243 - Golden Opportunity No.14 LP	3/16/2026	03-2026	1,277.00
vou-pwb - Voucher Operating	24486	80004278 - Garza	3/16/2026	03-2026	1,120.00
vou-pwb - Voucher Operating	24487	80004305 - HACK- CitySide Operating	3/16/2026	03-2026	1,682.00
vou-pwb - Voucher Operating	24488	80004471 - Stine Road Holdings LLC	3/16/2026	03-2026	850.00
vou-pwb - Voucher Operating	24489	80004493 - HACK- HKU	3/16/2026	03-2026	3,336.00
vou-pwb - Voucher Operating	24490	80004528 - American Real Estate & Property Manageme	3/16/2026	03-2026	8,090.00
vou-pwb - Voucher Operating	24491	80004537 - Naji - W/O 12/2023 Reso 2572 See Account	3/16/2026	03-2026	96.00
vou-pwb - Voucher Operating	24492	80004581 - Goedhart	3/16/2026	03-2026	1,562.00
vou-pwb - Voucher Operating	24493	80004846 - GEAHI - Parkside Apartments Delano LP	3/16/2026	03-2026	1,071.00
vou-pwb - Voucher Operating	24494	80004947 - Time Trial Investments	3/16/2026	03-2026	947.00
vou-pwb - Voucher Operating	24495	80004960 - Gladys E. Hernandez	3/16/2026	03-2026	45.00
vou-pwb - Voucher Operating	24496	80004978 - HACK - Delano RAD LP	3/16/2026	03-2026	2,643.00
vou-pwb - Voucher Operating	24497	80004988 - Performance Property Advisors, Inc.	3/16/2026	03-2026	9,140.00
vou-pwb - Voucher Operating	24498	80005012 - Covenant Community Services Inc	3/16/2026	03-2026	4,895.00
vou-pwb - Voucher Operating	24499	80005028 - Coventry Estates LP	3/16/2026	03-2026	2,311.00
vou-pwb - Voucher Operating	24500	80005097 - CRET OC INC	3/16/2026	03-2026	1,760.00
vou-pwb - Voucher Operating	24501	80005105 - Adriana Aguirre	3/16/2026	03-2026	4,179.00
vou-pwb - Voucher Operating	24502	80005149 - Elite Social Property Management Inc	3/16/2026	03-2026	455.00
vou-pwb - Voucher Operating	24503	80005263 - Ana L Bulux Cua	3/16/2026	03-2026	314.00
vou-pwb - Voucher Operating	24504	80005268 - Schulman Industries LLC	3/16/2026	03-2026	1,835.00
vou-pwb - Voucher Operating	24505	80005278 - La Amistad Apartments LP	3/16/2026	03-2026	556.00
vou-pwb - Voucher Operating	24506	80005282 - Moiz Lakdawala	3/16/2026	03-2026	1,267.00
vou-pwb - Voucher Operating	24507	80005305 - Mary Morrow DBA RAMA3, LLC	3/16/2026	03-2026	257.00
vou-pwb - Voucher Operating	24508	80005312 - CVPA Management	3/16/2026	03-2026	1,927.00
vou-pwb - Voucher Operating	24509	80005317 - GEAHI - Letzring RAD LLC	3/16/2026	03-2026	727.00
vou-pwb - Voucher Operating	24510	80005322 - Teal Townhomes LLC	3/16/2026	03-2026	1,296.00
vou-pwb - Voucher Operating	24511	80005348 - Lockhart Investments dba RPM Bakersfield	3/16/2026	03-2026	2,369.00
vou-pwb - Voucher Operating	24512	80005416 - Sierra Apartment Homes LLC	3/16/2026	03-2026	1,657.00
vou-pwb - Voucher Operating	24513	80005467 - People Realty Inc	3/16/2026	03-2026	897.00

Payment Summary

Bank=vou-pwb AND mm/yy=03/2026-03/2026 AND All Checks=Yes AND Include Voids=All Checks AND Payment Method=EFT

vou-pwb - Voucher Operating	24514	80005470 - DBC Baker 225 BSD LLC	3/16/2026	03-2026	1,908.00
vou-pwb - Voucher Operating	24515	80005472 - Park Palace Apts LP	3/16/2026	03-2026	8,726.00
vou-pwb - Voucher Operating	24516	80005491 - Lockhart Investments DBA RPMB	3/16/2026	03-2026	104,728.00
vou-pwb - Voucher Operating	24517	80005494 - Isaac Alejandro Herrera	3/16/2026	03-2026	833.00
vou-pwb - Voucher Operating	24518	80001319 - California Avenue Senior HSG LP	3/25/2026	03-2026	926.00
vou-pwb - Voucher Operating	24519	80002644 - Hernandez	3/25/2026	03-2026	1,334.00
vou-pwb - Voucher Operating	15027	80004354 - City of Flagstaff Housing Authority	3/2/2026	03-2026	0.00
vou-pwb - Voucher Operating	15028	80004821 - Grand Prairie Housing & Neigh Services	3/2/2026	03-2026	1,785.14
vou-pwb - Voucher Operating	15029	80005339 - State of California High-Speed Rail Authority	3/2/2026	03-2026	310.00
vou-pwb - Voucher Operating	15049	80004821 - Grand Prairie Housing & Neigh Services	3/16/2026	03-2026	806.00
					4,188,138.38



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: April 8, 2026
Re: Personnel Transactions

Recruitments

Custodial Technician
Housing Manager I & II
Housing Specialist I – Lamont/Arvin
Maintenance Technician I
Office Assistant III
Supportive Housing Manager I & II

New Hires

03/30/2026 – Rosalinda Campos, Office Assistant I
04/06/2026 – Brenda Morales, Accounting Technician I

Promotions

03/23/2026 – Ofelia Ramos, Housing Coordinator
04/06/2026 – Jackeline Soto, Housing Specialist I

Separating Employment

03/05/2026 – Katrina Hollins, Office Assistant I
03/11/2026 – Lillian Montoya, Housing Manager I
03/12/2026 – Adrian Valdez, Maintenance Technician II
03/20/2026 – Paula Sanchez, Housing Manager I
03/27/2026 – Jonah Espinoza, Maintenance Technician I

On Leave

Robert Hurst
Yolanda Mireles
Rhonda Meza



CONSENT AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Authorization to Approve Revisions to Chapters Five (5) of the Admissions and Continued Occupancy Policy to Update Minimum Rent

Isabel Moreno, Housing Administrator

SUBMITTED BY:

S. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Admission and Continued Occupancy Policy Chapter 5

NARRATIVE:

The Housing Authority of the County of Kern (HACK) currently assesses a minimum rent of **\$50 per month** for households participating in the LIPH program. This minimum rent applies regardless of income levels but may be suspended upon approval of a qualifying financial hardship request. During periods of approved hardship, the family is not required to pay the minimum rent.

Under HACK's MTW authority, the Agency has flexibility to establish alternative rent policies that support program sustainability, administrative efficiency, and equity among assisted households while maintaining required safeguards for vulnerable families. The current minimum rent level has remained unchanged despite rising operational costs, increased administrative demands, and inflationary pressures affecting program delivery.

Below is a summary of the policies:

Chapter 5 – Security Deposit, Utility and Rent Collection/Pets

5-3- Family Choice of Rent Payment Methods

(E) Minimum Rent ~~\$50.00~~ **\$105.00 effective 6/1/26 with annual increases each June 1st based on the increase in the consumer price index for the prior year (California CPI for all urban consumers, all items).**

(J) Ceiling Rents

HACK will post the ceiling rents at each of the developments and at the central office and are incorporated in this policy upon approval by the Board of Commissioners. The family will pay the greater of the total tenants' payment or the minimum rent, but never more than the ceiling rent.

Households may request a temporary hardship waiver of the minimum rent under the following circumstances:

- The household has experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the household, or reduction in or loss of earnings or other assistance, and as a result, has insufficient income to pay the minimum rent;**
- The household has experienced an increase in expenses, because of changed**

circumstances, for medical costs, childcare, transportation, education, or similar items, and as a result, has insufficient income to pay the minimum rent;

- The household has no income or insufficient income to pay the minimum rent.

To qualify for the minimum rent waiver, the household must meet two criteria:

- 1) Insufficient income to pay minimum rent: Confirmed when the household's rent calculation (absent the minimum rent) is less than the minimum rent. In addition, extraordinary expenses can be considered when determining insufficient income.
- 2) Participate in services: The head of household must participate in services, including but not limited to:
 - a. Building Hope program
 - b. Mental health services
 - c. Substance abuse services
 - d. Case management services
 - e. Counseling
 - f. Workshops
 - g. Resident services
 - h. Aging & Adult services

The waiver will continue as long as the household meets both criteria.

If the hardship waiver is denied, the household may have their denied hardship request reviewed in accordance with the Agency's grievance procedure found in the Admissions and Continued Occupancy Plan.

We request approval to adopt these changes into the Admissions and Continued Occupancy Policy as presented, contingent upon HUD approval.

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Authorization to Approve Revisions to Chapter Nine (9) of the Administrative Plan to Update Minimum Rent

Latrice Posey, Housing Administrator

SUBMITTED BY:

S. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Administrative Plan Chapter 9 and 14

NARRATIVE:

The Housing Authority of the County of Kern (HACK) currently assesses a minimum rent of **\$50 per month** for households participating in the HCV program. This minimum rent applies regardless of income levels but may be suspended upon approval of a qualifying financial hardship request. During periods of approved hardship, the family is not required to pay the minimum rent, and the Housing Assistance Payment (HAP) is adjusted accordingly.

Under HACK's MTW authority, the Agency has flexibility to establish alternative rent policies that support program sustainability, administrative efficiency, and equity among assisted households while maintaining required safeguards for vulnerable families. The current minimum rent level has remained unchanged despite rising operational costs, increased administrative demands, and inflationary pressures affecting program delivery.

Below is a summary of the policies:

Chapter 9 – Rent and Housing Assistance Payment Utility Allowance

E. – Assistance and Rent Formulas

2. Minimum Rent

The minimum rent is ~~\$50.00~~ **105.00 effective 6/1/2026 with annual increases each June 1st based on the increase in the consumer price index for the prior year (California CPI for all urban consumers, all items)**. However, if the family requests a hardship exemption, HACK will suspend the minimum rent for the family beginning the month following the family's hardship request, **providing the family qualifies**. HACK staff will request documentation of the hardship and will promptly determine whether there is a qualifying financial hardship, and whether such hardship is temporary or long term. (24C.F.R. 5.630(b)(2)(ii)(A).) **If qualified, During during** the suspension, the family will not be required to pay minimum rent and the Housing Assistance Payment will be increased accordingly.

Households may request a temporary hardship waiver of the minimum rent under the following circumstances:

- The household has experienced a decrease in income because of changed circumstances, including loss or reduction of employment, death in the household, or reduction in or loss of earnings or other assistance, and as a result, has insufficient income to pay the minimum rent;**

- The household has experienced an increase in expenses, because of changed circumstances, for medical costs, childcare, transportation, education, or similar items, and as a result, has insufficient income to pay the minimum rent;
- The household has no income or insufficient income to pay the minimum rent.

To qualify for the minimum rent waiver, the household must meet two criteria:

- 1) Insufficient income to pay minimum rent: Confirmed when the household's rent calculation (absent the minimum rent) is less than the minimum rent. In addition, extraordinary expenses can be considered when determining insufficient income.
- 2) Participate in services: The head of household must participate in services, including but not limited to:
 - a. Building Hope program
 - b. Mental health services
 - c. Substance abuse services
 - d. Case management services
 - e. Counseling
 - f. Workshops
 - g. Resident services
 - h. Aging & Adult services

The waiver will continue as long as the household meets both criteria.

If the hardship waiver is denied, the household may have their denied hardship request reviewed in accordance with the Agency's grievance procedure found in the Administrative Plan for Housing Choice Voucher (HCV) households.

The change in the minimum rent will not apply to households participating in the Stepped Rent study during the study period. We request approval to adopt these changes into the Administrative Plan as presented upon approval by HUD.

CONSENT AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Authorization to Approve the Reclassification of Eric Colocho to Grants Manager

Stephen M. Pelz, Executive Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: None

NARRATIVE:

Since July of 2023, Eric Colocho has been working full time as an Administrative Coordinator with the development team after spending several years as an Office Assistant with the Leasing team, initially, then as a Navigator within the Cal-AIM program. Eric is currently performing the duties of a Grants Manager. Therefore, Board approval is being requested to reclassify Eric Colocho to the Grants Manager position effective with the pay period beginning 4/20/26. The pay difference is minimal, about \$.50/hour more for Grants Manager, but the Grants Manager position more accurately reflects the work he is performing.

AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Public Hearing to Receive Comments Regarding the Housing Authority's Annual Plan to HUD for FY 2026/2027 With RAD Supplement, MTW Supplement to the Annual Plan for FY 2026/2027 and the Capital Fund Program 5-Year Action Plan for FY 2026/2030

Joanna Maldonado, Administrative Coordinator

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Public Notice attached

NARRATIVE:

A public hearing will be conducted at the Housing Authority of the County of Kern's Central Office to receive comments from the public regarding the Housing Authority's proposed Annual Plan with RAD Supplement to HUD for Fiscal Year beginning July 1, 2026, MTW Supplemental to the Annual Plan for FY 2026/2027 and Capital Fund Program 5-Year Action Plan 2026-2030.

The full Plans were made available to the public by posting on our website, www.kernha.org. A public notice regarding the Housing Authority's Public Hearing was published in the Bakersfield Californian on February 21, 2026. In addition, copies of the Annual Plans were mailed to various partner agencies, Board members, and to the Resident Advisory Board (RAB). No comments were received from the public or RAB prior to this meeting.

The Annual Plan along with the required certifications will be submitted to HUD after Board approval.

Proof of Publication

THE BAKERSFIELD CALIFORNIAN
4900 CALIFORNIA AVE STE 100A
BAKERSFIELD, CA 93309

Ad Number: 566336 PO #:
Edition: CALC Run Times 1
Class Code LEGAL NOTICES

Start Date 02/21/2026 Stop Date 02/21/2026

KERN COUNTY HOUSING AUTHORITY
601 24TH ST
BAKERSFIELD CA 93301
US

Billing Lines 36.00 Inches 3.6274991
Total Cost \$ 331.34 Account 109881
Billing KERN COUNTY HOUSING AUTHORITY
Address 601 24TH ST
BAKERSFIELD CA 93301
US

STATE OF CALIFORNIA
COUNTY OF KERN

Solicitor I.D.: 0

I AM A CITIZEN OF THE UNITED STATES AND A RESIDENT OF THE COUNTY AFORESAID: I AM OVER THE AGE OF EIGHTEEN YEARS, AND NOT A PARTY OR INTERESTED IN THE ABOVE ENTITLED MATTER. I AM THE ASSISTANT PRINCIPAL CLERK OF THE PRINTER OF THE BAKERSFIELD CALIFORNIAN, A NEWSPAPER OF GENERAL CIRCULATION, PRINTED AND PUBLISHED DAILY IN THE CITY OF BAKERSFIELD COUNTY OF KERN,

First Text
PUBLIC NOTICE DRAFT ANNUA

Ad Number 566336

AND WHICH NEWSPAPER HAS BEEN ADJUDGED A NEWSPAPER OF GENERAL CIRCULATION BY THE SUPERIOR COURT OF THE COUNTY OF KERN, STATE OF CALIFORNIA, UNDER DATE OF FEBRUARY 5, 1952, CASE NUMBER 57610; THAT THE NOTICE, OF WHICH THE ANNEXED IS A PRINTED COPY, HAS BEEN PUBLISHED IN EACH REGULAR AND ENTIRE ISSUE OF SAID NEWSPAPER AND NOT IN ANY SUPPLEMENT THEREOF ON THE FOLLOWING DATES, TO WIT:

02/21/2026

ALL IN YEAR 2026

I CERTIFY (OR DECLARE) UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.

Busta Fisher

DATED AT BAKERSFIELD CALIFORNIA

2/23/26

PUBLIC NOTICE

Draft Annual Plan 2026-2027, and MTW Supplement to the Annual Plan

The Housing Authority of the County of Kern (Authority) published its draft Annual Plan 2026/2027, Moving to Work (MTW) Supplement to the Annual Plan, 2026 Capital Fund Annual Plan, and Capital Fund 5-Year Action Plan. These documents are available for review by the public during a 45-day public review period at the Authority's website: www.kernha.org and at its Central Office located at 601-24th Street, Bakersfield, CA 93301 (8 a.m. to 5 p.m., M-F).

Comments may be made in writing and presented at the Authority's Central Office and/or at a public hearing to be held on April 8, 2026 at 2:00 p.m. at the same address.

NOTICIA PÚBLICA

Plan Anual Preliminar 2026-2027, y Suplemento del Plan Anual del programa de Transición al Trabajo

La Autoridad de Vivienda del Condado de Kern (Autoridad) publicó su Plan Anual preliminar 2026/2027, suplemento del Plan Anual del programa de Transición al Trabajo (MTW por sus siglas en inglés) el Plan Anual del Fondo de Capital 2026 y el Plan de Acción de 5 años del Fondo de Capital. Estos documentos están disponibles para su revisión por parte del público durante un período de revisión pública de 45 días en el sitio web de la Autoridad: www.kernha.org y en su Oficina Central ubicada en 601-24th Street, Bakersfield, CA 93301 (8 am hasta las 5 pm, lunes a viernes).

Los comentarios pueden hacerse por escrito y presentarse en la Oficina Central de la Autoridad y / o en una audiencia pública que se llevará a cabo el 8 de abril de 2026 a las 2:00 p.m. en la misma dirección anterior.

February 21, 2026
566336

AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: **Resolution No. 2670** Adopting the Housing Authority of the County of Kern's **Annual Plan and Moving to Work Supplement for Fiscal Year Beginning July 1, 2026**, 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: Resolution No. 2670, Annual Plan, and MTW Supplement

NARRATIVE:

Each year, the Housing Authority submits an Annual Plan to HUD as required under the Low Income Public Housing & Housing Choice Voucher programs. This year, we are again submitting a streamlined annual plan as a high-performing Agency. The annual plan includes information on policy changes that occurred during the past year, proposed changes, new activities, progress on our five-year goals, and other required policy documents.

In addition to our plans for additional RAD conversions, we've included a statement related to potential Section 18 conversions which were also included last year.

The Moving to Work (MTW) Supplement includes HUD-required information on the status of MTW initiatives and incorporates the addition of a Safe Harbor Waiver for Minimum Rent under the MTW Supplemental Plan. This waiver increases the minimum rent to \$105 with annual CPI adjustments, and includes a hardship policy with a service participation requirement

We are recommending Board approval of the attached resolution which authorizes submission of the above referenced documents to HUD.

RESOLUTION NO. 2670, ADOPTING THE HOUSING AUTHORITY OF THE COUNTY OF KERN'S, ANNUAL PLAN WITH RAD SUPPLEMENT, MOVING TO WORK SUPPLEMENT FOR FISCAL YEAR BEGINNING JULY 1, 2026 AND 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 8th day of April 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. 2670

**PHA Certifications of Compliance with the PHA Plan and Related Regulations:
Board Resolution to Accompany the
Annual PHA Plan 2026-2027, and Moving to Work (MTW)
Supplement to the Annual 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 Annual Plan and MTW Supplement to the Annual Plan for Fiscal Year beginning July 1, 2026, hereinafter referred to as 'the Plans', 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 Plans 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, the Housing Authority of the County of Kern submitted a Portfolio Application to convert fifteen (15) existing low-income public housing developments under the Rental Assistance Demonstration (RAD) program; and

WHEREAS, HUD approved the Portfolio application on January 14, 2022 and subsequent applications for individual developments in Kern County; and

WHEREAS a total of 865 units will be converted from a Public Housing program to a Project-Based voucher program under the RAD and Section 18 programs; and

WHEREAS the RAD conversion will facilitate the substantial rehabilitation of the properties to improve the quality, safety and energy efficiency of the units for residents; and

WHEREAS, attached to this resolution is the Annual Plan, a Moving to Work Supplement, and RAD Supplement for Fiscal year beginning July 1, 2026; and

WHEREAS, The Plans are consistent with the applicable comprehensive housing Affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located; and

WHEREAS, The Plans contains a certification by the appropriate local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.

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 Plans, and would have considered the recommendations of the Board (24 CFR 903.13), but no substantive recommendations were made.

WHEREAS, The PHA made the Plans 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.

WHEREAS, The PHA will follow the Plans in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990.

WHEREAS, The PHA will affirmatively further fair housing by examining its programs and proposed programs; identify any impediments to fair housing choice within those programs; address those impediments in a reasonable fashion in view of the resources available; work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that requires the PHA's involvement; and maintain records reflecting these analyses and actions.

WHEREAS, For PHA Plan that includes a policy for site-based waiting lists:

1. The PHA regularly submits required data to HUD's MTCS in an accurate, complete, and timely manner (as specified in PIH Notice 99-2).
2. The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site.
3. Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD.
4. The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing.
5. The PHA provides for review of its site-based waiting list policy to determine if it is consistent with Civil Rights laws and certifications, as specified in 24 CFR, Part 903.7(c)(1).

WHEREAS, The PHA will comply with the prohibitions against discrimination on the basis of age, pursuant to the Age Discrimination Act of 1975.

WHEREAS, The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies & Procedures for the Enforcement of Standards & Requirements for Accessibility by the Physically Handicapped.

WHEREAS, The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulations at 24 CFR Part 135.

WHEREAS, The PHA has submitted with the Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24 Subpart F.

- WHEREAS, The PHA has submitted with the Plans a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- WHEREAS, The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24, as applicable.
- WHEREAS, The PHA will take appropriate affirmative action to award contracts to minority and women’s business enterprises under 24 CFR 5.105(a).
- WHEREAS, The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities, in accordance with 24 CFR Part 58.
- WHEREAS, With respect to public housing, the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- WHEREAS, The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- WHEREAS, The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- WHEREAS, The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local, & Indian Tribal governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local, and Federally Recognized Indian Tribal Governments).
- WHEREAS, The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 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.

Housing Authority of the County of Kern
 PHA Name

CA 008
 PHA #

Annual PHA Plan for Fiscal Year 2026/2027

Raju Jassar, Chairman of the PHA Board of Commissioners

4/8/2026

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: 09/30/2027
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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. They also inform 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-, very low-, 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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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 if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</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

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

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

B.2 New Activities.

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

Y N

- Choice Neighborhoods Grants.
- 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.
- Homeownership Program under Section 32, 9 or 8(Y)
- 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 applicable 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.

B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Goal/Objective	Progress
Reduce employee turnover by 10%	Cumulative employee turnover decreased by 28.4%. The Authority continues implementing targeted retention strategies focused on employee engagement, professional development, and workplace communication.
Building Hope: Increase average participant income by 10% each year	Building Hope participants achieved an average income increase of 11%, exceeding the annual 10% growth goal. This progress reflects the effectiveness of employment placement, wage advancement, and financial coaching services provided through the program. The Authority remains committed to supporting participants in achieving long-term economic self-sufficiency.
Provide Permanent Supportive Housing to at least 1,500 more persons experiencing homelessness by 2029	A total of 326 homeless individuals have been housed through 12/31/25, achieving 109% of the goal on a quarterly basis.
Create 750 new affordable homes	A total of 275 units were developed through 12/31/25, significantly exceeding the established YTD target.
Hire 50 participants/residents	Two residents/participants were hired YTD by the Agency. The Authority remains committed to expanding employment opportunities for program participants and will continue advancing this initiative in the upcoming year.
Assist 100 households in obtaining homeownership	A total of 10 tenants successfully achieved homeownership through 12/31/25, which is 50% of the quarterly goal.
Provide outstanding customer service as measured by 75% satisfaction on customer surveys	Customer service satisfaction reached 70.64%.
Achieve positive cash flow at all properties and increase local reserves to \$10,000,000	86% of properties generated positive cash flow, and we successfully met our reserve goal.
Explore alternative housing types	The Authority researched and evaluated three alternative housing models in alignment with its goal to study one housing type every six months. This effort supports the Agency’s long-term strategy to diversify affordable housing options, identify innovative development approaches, and leverage MTW flexibility to address evolving community housing needs.
Improve employee satisfaction as measured by annual employee survey	The Authority conducted its annual employee satisfaction survey and implemented an action plan based on employee feedback. Key focus areas include internal communication, professional development opportunities, and workplace engagement. The Agency will continue monitoring progress and measuring improvements through future annual surveys.

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.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 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.2</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>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

Annual Plan

The following developments will be undergoing the RAD Conversion process, which will include those utilizing the Section 18 Construction Blend. In addition, The Housing Authority of the County of Kern (Authority) certifies that any RAD conversions that will include Transfer of Assistance to a new construction site will comply with all applicable site selection and neighborhood review standards as established by HUD for existing housing, rehabilitated housing and new construction in accordance with 24 CFR 983.57 (d) and (e).:

PIC Development ID	Development Name	Development Narrative
CA008000114	<p>Plaza Towers (Tenants will relocate to either Letzring Gardens or Niles Street Apartments)</p>	<p>The Plaza Towers Senior Housing development is located in Bakersfield, CA and offers 118 homes. The RAD conversion for this development will include a transfer of assistance to one of two new sites. Letzring Gardens (Letzring) will be new construction with studio and 1-bedroom homes for senior residents currently residing at Plaza Towers. Niles Street Apartments (Niles) will primarily house non-senior residents but will be home to a small number of seniors as well. There is no plan for a reduction in available units. Financing will include a combination of Tax Credit Equity, Housing Authority Loans, a bank loan, deferred developer fees and other local funding.</p> <p>The RAD Conversion has been approved. Low Income Housing Tax Credits have been awarded to both Letzring and Niles and their lenders and investors have been selected. The construction loan for both Letzring and Niles have closed and construction is underway. Both are tentatively scheduled to be completed by the end of December 2026. Residents will be relocated to their new home upon construction completion. The new sites will include amenities similar to current offerings while providing tenants with a beautiful, new, ground floor living environment.</p>
CA008000115	<p>Plaza Towers Annex (Tenants will relocate to either Letzring Gardens or Niles Street Apartments)</p>	<p>The Plaza Towers Annex Senior Housing development is adjacent to Plaza Towers and has 82 homes. As with Plaza Towers, the RAD conversion for this development will include a transfer of assistance to one of two new sites. Letzring will be new construction with studio and 1-bedroom units for senior residents currently residing at Plaza Towers. Niles will primarily house non-senior residents but will be home to a small number of seniors as well. There is no plan for a reduction in available units. Financing will include a combination of Tax Credit Equity, Housing Authority Loans, a bank loan, deferred developer fees and other local funding.</p> <p>The RAD Conversion has been approved. Low Income Housing Tax Credits have been award to both developments and their lenders and investors have been selected. The construction loan for both Letzring and Niles have closed and construction is underway. Both are tentatively scheduled to be completed by the</p>

Annual Plan

		<p>end of December 2026. Residents will be relocated to their new home upon construction completion. The new Sites will include amenities similar to what is currently being offered while offering tenants a beautiful, new, ground floor living environment.</p>
CA008000104	<p>Monte Vista (Will become part of Arvin RAD)</p>	<p>Monte Vista is a 50-home development in Arvin, CA with one de minimis home for a manager after conversion. Built in 1951, the RAD conversion for this development has been combined with Parkview and Haciendas de Sol creating a “scattered site development” named Arvin RAD. The application to begin the RAD Conversion has been approved, CHAP has been issued, LIHTCs and a bond allocation have been awarded and construction is underway.</p> <p>The rehabilitation of Arvin RAD is scheduled to be completed by March of 2027 and will include, but not be limited to, replacing flooring, hardware, plumbing/plumbing fixtures, appliances, cabinets, countertops, showers/tubs, lighting, HVAC and doors. There will also be updated fascia, interior and exterior painting, as well as upgrades to site lighting, fencing, landscaping, asphalt and concrete.</p> <p>The RAD Conversion and rehabilitation of Arvin RAD, including Monte Vista, will be approximately \$43,894,554 financed with a combination of Tax Credit Equity, Housing Authority loan, bank tax exempt loan and deferred developer fees.</p>
CA008000118	<p>Parkview (Will become part of Arvin RAD)</p>	<p>The senior housing development of Parkview was built in Arvin, CA in 1986 and includes 28 homes. This site will have a de minimis reduction of 1 home that will be used to house a manager. The RAD conversion for this development will be combined with Monte Vista and Haciendas de Sol creating a “scattered site development” named Arvin RAD. The application to begin the RAD Conversion has been approved, a CHAP has been issued, LIHTCs and a bond allocation have been awarded and construction is underway.</p> <p>The rehabilitation of Arvin RAD is scheduled to be completed by March of 2027 and will include, but not be limited to, replacing flooring, hardware, plumbing/plumbing fixtures, appliances, cabinets, countertops, showers/tubs, lighting, HVAC and doors. There will also be updated fascia, interior and exterior painting, as well as upgrades to site lighting, fencing, landscaping, asphalt and concrete.</p> <p>The RAD Conversion and rehabilitation of Arvin RAD, including Parkview, will be approximately \$43,894,554 financed with a combination of Tax Credit Equity, Housing Authority loan, bank tax exempt loan and deferred developer fees.</p>

Annual Plan

CA008000121	<p>Haciendas del Sol (Will become part of Arvin RAD)</p>	<p>Haciendas del Sol is located in Arvin, CA and offers 36 single family homes. The RAD conversion for this development will be combined with Monte Vista and Parkview creating a “scattered site development” named Arvin RAD. The application to begin the RAD Conversion has been approved, a CHAP has been issued, LIHTCs and a bond allocation have been awarded and construction is underway.</p> <p>The rehabilitation of Arvin RAD is scheduled to be completed by March of 2027 and will include, but not be limited to, replacing flooring, hardware, plumbing/plumbing fixtures, appliances, cabinets, countertops, showers/tubs, lighting, HVAC and doors. There will also be updated fascia, interior and exterior painting, as well as upgrades to site lighting, fencing, landscaping, asphalt and concrete.</p> <p>The RAD Conversion and rehabilitation of Arvin RAD, including Haciendas del Sol, will be approximately \$43,894,554 financed with a combination of Tax Credit Equity, Housing Authority loan, bank tax exempt loan and deferred developer fees.</p>
CA00800105	<p>Little Village 8-5 (Will become part of Little Village RAD)</p>	<p>Built in 1966, and located in the County of Kern, Little Village 8-5 is composed of a combination of 95 multi-family and single-family homes. This site will have a de minimis reduction of 1 unit that will be used as a manager’s home. Through the RAD conversion process, Little Village 8-5 will be combined with Little Village 8-6B to form a new, unified development named Little Village RAD.</p> <p>The application to begin the RAD Conversion has been approved, a CHAP has been issued, LIHTCs and a bond allocation have been awarded and the investor and lender have been selected.</p> <p>The rehabilitation of Little Village RAD is scheduled to start by the end of July, will take approximately 18 months and will include, but not be limited to, replacing flooring, hardware, plumbing/plumbing fixtures, appliances, cabinets, countertops, showers/tubs, lighting, HVAC, roofing and doors. There will also be updated fascia, interior and exterior painting, as well as upgrades to site lighting, fencing, landscaping, asphalt and concrete.</p>

Annual Plan

<p>CA008000106</p>	<p>Little Village 8-6B (Will become part of Little Village RAD)</p>	<p>Little Village 8-6B is a 60-unit multi-family and single-family housing development in Kern County built in 1966. The application to begin the RAD Conversion has been approved and a CHAP issued. Through the RAD conversion process, Little Village 8-6B will be combined with Little Village 8-5 to form a new, unified development named Little Village RAD.</p> <p>The rehabilitation of Little Village RAD is scheduled to start by the end of July, will take approximately 18 months and will include, but not be limited to, replacing flooring, hardware, plumbing/plumbing fixtures, appliances, cabinets, countertops, showers/tubs, lighting, HVAC, roofing and doors. There will also be updated fascia, interior and exterior painting, as well as upgrades to site lighting, fencing, landscaping, asphalt and concrete.</p>
<p>CA008000107</p>	<p>Terra Vista</p>	<p>Terra Vista, in Shafter, CA, consists of 18 multifamily duplexes that were built in 1952. Currently, 35 households occupy homes at Terra Vista and one of the homes has been converted into an office. This development has received both Portfolio and initial development-specific approval from HUD. LIHTCs and a bond allocation have been applied for, the results of which will be announced May 5, 2026. If awarded, the anticipated start for its RAD Conversion will be early November 2026. The development will have a de minimis reduction of 1 home that will be used to house the manager.</p> <p>The rehabilitation of this development will begin following the RAD Conversion Close and will include, but not be limited to, replacing flooring, hardware, plumbing/plumbing fixtures, appliances, cabinets, countertops, showers/tubs, lighting, HVAC and doors. There will also interior and exterior painting, as well as upgrades to site lighting, fencing, landscaping, asphalt and concrete.</p> <p>The RAD Conversion and rehabilitation of Terra Vista will be financed with a combination of Tax Credit Equity, Housing Authority loan, a bank tax exempt loan and deferred developer fees.</p>

Annual Plan

CA008000125	Baker Street Village	<p>Built in 2011, Baker Street Village is a multi-family development located in Bakersfield, CA offering homes to 37 households. This development has an anticipated start for its RAD Conversion of March 2025, with a RAD Conversion Close date anticipated in November 2026.</p> <p>This development has received both Portfolio and initial development-specific approval from HUD. LIHTCs and a bond allocation have been applied for, the results of which will be announced May 5, 2026. If awarded, the anticipated start for its RAD Conversion will be early November 2026.</p> <p>The rehabilitation of this development will begin following the RAD Conversion Close and will include, but not be limited to, replacing flooring, hardware, plumbing/plumbing fixtures, appliances, cabinets, countertops, showers/tubs, lighting, HVAC and doors. There will also interior and exterior painting, as well as upgrades to site lighting, fencing, landscaping, asphalt and concrete.</p> <p>The RAD Conversion and rehabilitation of Baker Street Village will be financed with a combination of Tax Credit Equity, a Housing Authority loan and deferred developer fees.</p>
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PHA Name : Housing Authority of the County of Kern

PHA Code : CA008

MTW Supplement for PHA Fiscal Year Beginning : (MM/DD/YYYY): 7/1/2026

PHA Program Type: Combined

MTW Cohort Number: Stepped and Tiered Rent

MTW Supplement Submission Type: 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 second annual step increases. We enrolled zero 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?

11

How many hardship requests were approved?

7

How many hardship requests were denied?

3

How many are pending?

1

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 second annual step increases. We enrolled 90 new families into the stepped rent program, and processed all step increases for existing families successfully.

Does this MTW activity require a hardship policy?

Yes, 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?

Yes, 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.
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.

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 98% of FMR

o 3 bedroom PS are set at 94% of FMR

o 4 bedroom PS are set at 93% of FMR

o 5 bedroom PS are set at 93% 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.

Previously approved

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 second stepped rent increase during this fiscal year, which reduced the number of re-certifications 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 2026.

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 second stepped rent increase during this fiscal year, which reduced the number of re-certifications 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 2026.

Does this MTW activity require a hardship policy?

Yes

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?

Yes

What is the recertification schedule?

Once every three years

How many interim recertifications per year may a household request?

Zero

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 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 scheduling and have added additional staff to manage capacity. 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 waiver 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 964 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 94% of participants had met their quarterly goals and 37% 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 964 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 94% of participants had met their quarterly goals and 37% earned their financial incentive. Only 1% of the participants were terminated from their housing program for non-participation, with 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:

- 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.

The Authority completed three loans for housing developments, helping facilitate the new construction or rehabilitation of 144 affordable housing units.

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
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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
---------------------------------	--	--	----------------------------	-----------------------	---	---	---	--

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
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
Village Park Apartment	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 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
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
Village Park Apartment	Acquisition	Interim gap financing for tax credit partnership	59.00	60.00	17.00	36.00	6.00	0.00

D.	Safe Harbor Waivers.
D.1	<p>Will the MTW agency submit request for approval of a Safe Harbor Waiver this year?</p> <p>No</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?</p> <p>The Agency is awaiting approval for safe harbor waivers requested in early 2026.</p>

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: April 8, 2026

TITLE: **Resolution No. 2671** Approving the Housing Authority of the County of Kern's Capital Fund Program 5-Year Action Plan for FY 2026/2030 and Annual Plan

Stephen M. Pelz, Executive Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Resolution No. 2671, Capital Fund 5-Year Plan & Annual Plan

NARRATIVE:

Each year, HUD requires us to submit an updated annual and 5-year plan to detail how we expect to spend the annual Capital Fund allocation. Capital Fund allocations are granted to housing authorities to help pay for modernization of public housing units, administrative costs, and to support debt service on funds borrowed against future capital fund revenue. The update this year reflects the expectation that current and future capital fund revenue will largely be used to support the modernization of units under the RAD program.

**RESOLUTION NO. 2671,
APPROVING THE HOUSING
AUTHORITY OF THE COUNTY OF
KERN'S CAPITAL FUND PROGRAM
5- YEAR ACTION PLAN FOR FY
2026/2030 & APPROVING
SUBMISSION OF THE PLAN TO HUD**

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 8th day of April 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. 2671

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 Capital Fund Program 5-Year Action Plan for Fiscal Year beginning July 1, 2026, hereinafter referred to as 'Action Plan,' 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 Action Plan and implementation thereof:

WHEREAS, The Housing Authority of the County of Kern is required to submit a 5-Year Action Plan each year to the U.S. Department of Housing & Urban Development; and

WHEREAS, Part of the 5-Year Action Plan submission process is to hold a public hearing to receive comments from the general public; and

WHEREAS, The PHA certifies that is in compliance with all applicable Federal statutory and regulatory requirements; and

WHEREAS, The Action Plan has been made available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan 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.

NOW THEREFORE BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Kern hereby approves the 5-Year Action Plan for submission to HUD for the PHA's Fiscal Years 2026/2030.

Housing Authority of the County of Kern
PHA Name

CA 008
PHA #

5-Year Action Plan for Fiscal Years 2026/2030

Raju Jassar, Chairman of the PHA Board of Commissioners

4/8/2026
Date

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Housing Authority of the County of Kern		Locality (City/County & State)				
PHA Number: CA008		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)		
A.	Development Number and Name	Work Statement for Year 1 2026	Work Statement for Year 2 2027	Work Statement for Year 3 2028	Work Statement for Year 4 2029	Work Statement for Year 5 2030
	AUTHORITY-WIDE	\$500,000.00	\$200,000.00			

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2027				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$200,000.00
ID0000118	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration of Capital Fund Program		\$20,000.00
ID0000119	Operations(Operations (1406))	Funding to support LIPH Operations		\$180,000.00
	Subtotal of Estimated Cost			\$200,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2029				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$50,000.00
Operations(Operations (1406))	\$450,000.00
Subtotal of Estimated Cost	\$500,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2027
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$20,000.00
Operations(Operations (1406))	\$180,000.00
Subtotal of Estimated Cost	\$200,000.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 1/31/2027

“Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name Housing Authority of the County of Kern	Grant Type and Number CA16P00850126 Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval: 2026
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- Type of Grant
- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:
- Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³	\$450,000.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)	\$50,000.00			
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 1/31/2027

Part I: Summary					
PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant No: CA16P00850126 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: 2026	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)	\$500,000			
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
				Date	

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Part II: Supporting Pages								
PHA Name: Housing Authority of the County of Kern		Grant Type and Number Capital Fund Program Grant CA16P00850126 No: CFFP (Yes/ No): Replacement Housing Factor Grant No: -			Federal FFY of Grant: 2026			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Administration	1410		\$50,000.00				
PHA Wide	Operations	1406		\$450,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Resolution No. 2672 Approving the Low-Income Public Housing Budgets for Fiscal Year July 1, 2026 to June 30, 2027

Diana Elliott, Finance Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Resolution No. 2672 & Fiscal Year 2026 -2027 LIPH Budgets

NARRATIVE:

As of July 1, 2026, we are requesting Board approval of the FY 2026–2027 Low-Income Public Housing (LIPH) budgets, which now consists of only two sites: Baker Street Village and Terra Vista. The two previously included properties, Little Village and Little Village Annex, are expected to convert under the RAD program prior to the end of the upcoming fiscal year.

The revenue and expense assumptions for these two properties are outlined below, along with the projected cash flow for the year.

Revenue:

Revenue is based on anticipated tenant rents and HUD operating subsidy.

Expenses:

Capital expenses are limited for these properties due to planned RAD conversions.

- A cost-of-living adjustment (COLA) of 2% effective the payroll period beginning 9/21/26 has been applied to all employee salaries.
- A projected 5% increase over current year has been applied to all expenses, with the following exceptions:
 - Sewer rates increased by approximately 132% due to City of Bakersfield increase.
 - Bad debt expense is budgeted at 2% of projected total rental income.

Cash Flow:

Both properties are projected to generate a positive cash flow for the upcoming fiscal year.

The FY 2026–2027 budget aligns with the agency’s expectations for continued operation of these properties; therefore, we are requesting Board approval of the proposed budgets.

**RESOLUTION NO. 2672 APPROVING
LOW INCOME PUBLIC HOUSING
OPERATING BUDGETS FOR FISCAL
YEAR JULY 1, 2026 TO JUNE 30, 2027**

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 _____, and seconded by _____, was duly passed and adopted by said Board of Commissioners at an official meeting thereof this 8th day of April 2026, by the following vote, to with:

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. 2672

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Kern have reviewed the Proposed Operating Budgets for the Low-Income Public Housing for Asset Management Projects (AMPs) CA00800104 and 125 and determined that the budgets are necessary and efficient for the economical operation for the purpose of serving low-income families; and

WHEREAS, the financial plan is reasonable in that indicates a source of funding adequate to cover all proposed expenditures and does not provide for the use of funding in excess of that payable under the provision of the Performance Funding Regulations, as currently known; and

WHEREAS, all proposed rental charges and expenditures will be considered with

provisions of law and the Annual Contributions Contract; and

WHEREAS, we certify that:

All regulatory and statutory requirements have been met;

The PHA has sufficient operating reserves to meet the working capital needs of its developments;

Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;

The budget indicates a source of funds adequate to cover all proposed expenditures;

The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;

All proposed rental charges and expenditures will be consistent with the provisions of law;

The PHA will comply with the wage rate requirements under 24 GFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);

The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(9); and

The PHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315.

NOW, THEREFORE, BE IT RESOLVED:

1. The Budgets as attached are hereby approved by the Board of Commissioners of the Housing Authority of the County of Kern.

The Board of Commissioners authorizes the Executive Director and Finance Director to sign these forms.

**HOUSING AUTHORITY OF THE COUNTY OF KERN
FY27 PROPOSED BUDGETS
SUMMARY**

LIPH	REVENUE	EXPENSES	NET INC	FY27 RESERVE REQUESTS	ADJ NET INC	Margin %
				<small>included in Expenses</small>		
BSV	403,367	398,271	5,096		5,096	1.26%
TV	355,288	351,204	4,084	-	4,084	1.15%
TOTAL LIPH	758,655	749,475	9,180	-	9,180	

Baker Street Village (bsv)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		FYE 2026 Budget	FYE 2027 Budget
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	137,652.00	153,204.00
3112-01-000	Utility Reimb	-6,883.00	-10,510.67
3117-00-000	Less: Admin/Employee Unit	0.00	-630.40
3119-00-000	Total Rental Income	130,769.00	142,062.93
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	0.00	0.00
3120-03-000	Damages	0.00	0.00
3120-09-000	Misc.Tenant Charges	0.00	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00
3199-00-000	NET TENANT INCOME	130,769.00	142,062.93
3401-00-000	HUD PHA Operating Grants/Subsidy	232,304.00	261,303.87
3401-01-000	Op Sub Exp (RAD)	0.00	0.00
3999-00-000	TOTAL INCOME	363,073.00	403,366.80
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-02-000	Admin Salaries Temp	8,272.00	3,173.45
4110-99-000	Total Administrative Salaries	8,272.00	3,173.45
4120-00-000	Compensated Absences	0.00	0
4121-00-000	Management Fees	46,833.00	42,642.72
4122-00-000	Bookkeeping Fees	3,240.00	4,320.00
4123-00-000	Asset Mgmt/Investor Fee	4,320.00	4,320.00
4130-00-000	Legal Expense	144.00	250.00
4131-00-000	Total	54,537.00	51,532.72
4140-00-000	Staff Training	114.00	100.00
4150-00-000	Travel	5.00	5.00
4170-00-000	Audit Fees	5,574.00	4,000.00
4180-00-000	Office Rent	889.00	950.00
4189-00-000	Total Other Admin Expenses	6,582.00	5,055.00

Baker Street Village (bsv)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		EYE 2026 Budget	EYE 2027 Budget
4190-01-000	Telephone	2,818.00	1,850.00
4190-02-000	Office Supplies	989.00	775.00
4190-04-000	Postage	527.00	100.00
4190-06-000	Dues/Fees	1,112.00	0.00
4190-07-000	Comp Software/Parts	440.00	2,050.00
4190-08-000	Advertising	277.00	0.00
4190-09-000	Admin Sundry/Misc	394.00	250.00
4190-13-000	Internet Service	3,653.00	1,250.00
4190-20-000	Bank Fees-Analysis	458.00	0.00
4190-40-000	Expenses - GEOGroupGrt	0.00	25.00
4190-45-000	Water Hydrant Equip Fee	0.00	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	80,059.00	66,061.17
4210-00-000	Tenant Services Salaries	29,726.00	21,543.81
4210-01-000	Tenant Svcs.	3,911.00	-
4210-02-000	RI Salaries	0.00	4,084.83
4210-18-000	In Kind Donations for Clients	0	-
4220-08-000	RI Tenant Services	0.00	125.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	33,637.00	25,753.64
4300-00-000	UTILITIES		
4310-00-000	Water	13,690.00	14,000.00
4320-00-000	Electricity	23,069.00	19,000.00
4330-00-000	Gas	603.00	650.00
4390-00-000	Sewer	5,835.00	13,537.50
4399-00-000	TOTAL UTILITY EXPENSES	43,197.00	47,187.50
4410-00-000	Maintenance Salaries	46,673.00	39,074.84
4419-00-000	Total General Maint Expense	46,673.00	39,074.84
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	38,427.00	20,000.00
4420-02-000	Supplies-Gas/Tires/AutoPts	2,053.00	450.00
4420-03-000	Supplies-Paint	2,866.00	100.00
4420-05-000	Supplies-Grounds	1,805.00	2,500.00
4420-06-000	Supplies-Hskpg/Janitor/Clg	1,241.00	500.00
4420-07-000	Supplies-Small Tools	507.00	0.00
4420-10-000	Uniforms	0.00	200.00
4429-00-000	Total Materials	46,899.00	23,750.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	18,982.00	22,500.00

Baker Street Village (bsv)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		EYE 2026 Budget	EYE 2027 Budget
4430-02-000	Contract-Elevator	8,239.00	3,700.00
4430-03-000	Contract-AutoMaint/Rpr	849.00	50.00
4430-04-000	Contract-PestControl	10,581.00	7,500.00
4430-05-000	Contract-Landscaping	18.00	5,000.00
4430-06-000	Contract-CarpetClg	1,746.00	7,800.00
4430-08-000	Landscaping Extra Chgs	2,037.00	0.00
4430-09-000	Contract-EmpMileage	95.00	50.00
4430-10-000	Contract-OfficeEquipMaint	2,727.00	1,200.00
4430-11-000	Contract-Plumbing	4,041.00	2,300.00
4430-12-000	Contract-MaintOther	9,324.00	4,500.00
4430-13-000	Contract-HVAC	3,218.00	1,300.00
4430-15-000	Contract-GateFees	4,819.00	6,550.00
4430-17-000	Contract - FireSprinkler	1,209.00	2,500.00
4430-21-000	Vehicle Maint Fees	112.00	100.00
4430-22-000	Contract-IT Contracts	2,092.00	2,000.00
4439-00-000	Total Contract Costs	<u>70,089.00</u>	<u>67,050.00</u>
4449-00-000	TOTAL MAINTENANCE EXPENSE	163,661.00	129,874.84
4450-00-000	PROTECTIVE SERVICES		
4460-00-000	Investigations Salaries	0.00	0.00
4460-01-000	ProtSvcs	676.00	734.61
4470-02-000	Prot Svcs Supplies	823.00	500.00
4480-01-000	Alarm Contracts	1,964.00	1,900.00
4480-02-000	Security Patrol	610.00	500.00
4480-03-000	Alarm Charges	0.00	1200.00
4490-00-000	TOTAL PROTECTIVE SERVICES	<u>4,073.00</u>	<u>4,834.61</u>
4510-01-000	WorkersComp	2,914.00	2,326.30
4510-02-000	E/O Insurance	5,385.00	1,900.00
4510-03-000	Auto Insurance	915.00	475.00
4510-06-000	Fire/Prop Insurance	26,280.00	22,092.08
4510-08-000	G/L Insurance	1,876.00	15,758.00
4510-11-000	Excess Liability Insurance	2,600.00	0.00
4510-13-000	Professioinal Liability Ins-Investigations	50.00	50.00
4510-99-000	TOTAL INSURANCE COSTS	<u>40,020.00</u>	<u>42,601.39</u>
4520-00-000	Pmts in Lieu of Taxes (LIPH)	7,550.00	7,550.00
4540-01-000	Retirement	15,181.00	12,681.90
4540-02-000	Medical	19,492.00	13,764.31
4540-03-000	FICA Expense	6,195.00	5,006.01
4540-04-000	Dental	168.00	69.00
4540-06-000	Vision	155.00	62.83

Baker Street Village (bsv)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		EYE 2026 Budget	EYE 2027 Budget
4540-07-000	Life Insurance	52.00	40.64
4540-09-000	Misc Benefits	695.00	675.00
4550-01-000	OPEB Liab Expense	4,210.00	4,210.00
4570-00-000	Bad Debt-Tenant Rents	3,000.00	3,064.08
4599-00-000	TOTAL GENERAL EXPENSES	56,698.00	47,123.78
4610-01-000	ExtraOrdin - Labor	0.00	20,000.00
4610-03-000	ExtraOrdin Tree Trim/Removal	0.00	1,330.00
4610-04-000	ExOrd Flooring Rep/Repl	0.00	6,000.00
4610-06-000	ExtOrd Maint	0.00	1,400.00
4610-07-000	ExOrd - Plumbing	0.00	1,400.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	0.00	30,130.00
4715-24-000	EHV Service Fee Expenses		
4716-00-000	BH Incentive Payments	0.00	4,704.00
4718-00-000	FSS Escrow Payments	10,644.00	0.00
4718-02-002	FSS Escrow Forfeit Used (S8) 14.EFA	0.00	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	10,644.00	4,704.00
8000-00-000	TOTAL EXPENSES	431,989.00	398,270.93
9000-00-000	NET INCOME	-68,916.00	5,095.87

Row Labels	Sum of Allocated Cost Number Percent2
BSV	1.26
CT	0.22
FAS	0.06
HS1	0.22
INV	0.01
MTI	0.44
OA1	0.22
OA3	0.01
SC1	0.08
Grand Total	1.26

Terra Vista (tv)
PROPOSED FY27 BUDGET

Based on Period = Jul 2025-Jun 2026 as of 03/26/2026
JUL 2026-JUN 2027

Position	FTE	PROPOSED INC
FAS	0.06	\$ -
HM2	0.26	
INV	0.01	
MTI/MTII	0.26/0.26	
OA1/OA3	0.26/0.01	

		FY26 BUDGET	FY27 BUDGET
3000-00-000	INCOME		
3111-00-000	Tenant Rent	131,142.00	169,968.00
3112-01-000	Utility Reimb	-4,889.00	-2,500.00
3112-03-000	FSS Escrows (PH only)	0.00	0.00
3112-03-001	Forfeitures-FSS Escrow(LIPH) 14.EFA	0.00	0.00
3114-00-000	Less: Vacancies	0.00	-8,498.00
3114-00-000	Less: Concessions	0.00	0.00
3120-02-000	Cleaning Fee	0.00	0.00
3120-03-000	Damages	0.00	0.00
3120-04-000	Late Charges	0.00	0.00
3120-09-000	Misc.Tenant Charges	0.00	0.00
3199-00-000	NET TENANT INCOME	<u>126,253.00</u>	<u>158,970.00</u>
3401-00-000	HUD PHA Operating Grants/Subsidy	165,160.00	196,318.00
3401-01-000	Op Sub Exp (RAD)	<u>0.00</u>	<u>0.00</u>
3499-00-000	TOTAL GRANT INCOME	165,160.00	196,318.00
3610-00-000	Interest Earned - Operating	0.00	0.00
3610-04-000	Interest Earned - Other	0.00	0.00
3610-99-000	TOTAL OTHER INCOME	<u>0.00</u>	<u>0.00</u>
3999-00-000	TOTAL INCOME	<u>291,413.00</u>	<u>355,288.00</u>
4000-00-000	EXPENSES		
4110-02-000	Admin Salaries Temp	0.00	0.00
4110-50-000	Employee Benefit Contribution-Admin	0.00	0.00
4120-00-000	Compensated Absences	0.00	0.00
4121-00-000	Management Fees	41,458.00	41,458.00
4122-00-000	Bookkeeping Fees	3,150.00	3,150.00
4123-00-000	Asset Mgmt/Investor Fee	4,200.00	4,200.00
4130-00-000	Legal Expense	755.00	29.00
4140-00-000	Staff Training	115.00	10.00
4140-00-001	Teambuilding Expenses	579.00	0.00
4150-00-000	Travel	2.00	0.00
4170-00-000	Audit Fees	842.00	3,083.00
4180-00-000	Office Rent	842.00	884.00

		FY26 BUDGET	FY27 BUDGET
4190-01-000	Telephone	518.00	600.00
4190-02-000	Office Supplies	468.00	586.00
4190-04-000	Postage	506.00	316.00
4190-05-000	Subscriptions/Publication	0.00	8.00
4190-06-000	Dues/Fees	1,770.00	1,502.00
4190-07-000	Comp Software/Parts	417.00	1,664.00
4190-08-000	Advertising	206.00	16.00
4190-09-000	Admin Sundry/Misc	64.00	131.00
4190-12-000	Public Relations	3.00	0.00
4190-13-000	Internet Service	373.00	392.00
4190-20-000	Bank Fees-Analysis	174.00	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	<u>56,442.00</u>	<u>58,029.00</u>
4210-00-000	Tenant Services Salaries	22,576.00	20,894.64
4210-02-000	RI Salaries	4,022.00	0.00
4210-50-000	Tenant Svcs - Benefits	0.00	12,083.00
4220-08-000	RI Tenant Services	0.00	158.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	<u>26,598.00</u>	<u>33,135.64</u>
4310-00-000	Water	30,463.00	31,067.00
4320-00-000	Electricity	1,073.00	1,073.00
4330-00-000	Gas	574.00	301.00
4390-00-000	Sewer	13,709.00	14,250.00
4399-00-000	TOTAL UTILITY EXPENSES	<u>45,819.00</u>	<u>46,691.00</u>
4410-00-000	Maintenance Salaries	22,090.00	35,898.95
4410-50-000	Maint Sal - Benefits	0.00	0.00
4420-01-000	Supplies-Maintenance	42,799.65	42,800.00
4420-02-000	Supplies-Gas/Tires/AutoPts	916.00	820.00
4420-03-000	Supplies-Paint	740.00	0.00
4420-05-000	Supplies-Grounds	0.00	272.00
4420-06-000	Supplies-Hskpg/Janitor/Clg	1,245.00	939.00
4420-07-000	Supplies-Small Tools	0.00	366.00
4420-10-000	Uniforms	181.00	207.00
4430-01-000	Contract-Garbage	19,290.00	15,363.00
4430-03-000	Contract-AutoMaint/Rpr	253.00	58.00
4430-04-000	Contract-PestControl	2,375.00	2,444.00
4430-05-000	Contract-Landscaping	3,450.00	2,000.00
4430-08-000	Landscaping Extra Chgs	2,393.00	1,906.00
4430-09-000	Contract-EmpMileage	106.00	0.00
4430-10-000	Contract-OfficeEquipMaint	394.00	355.00
4430-11-000	Contract-Plumbing	7,371.00	4,635.00
4430-12-000	Contract-MaintOther	1,203.00	1,684.00
4430-13-000	Contract-HVAC	2,431.00	6,668.00
4430-15-000	Contract-GateFees	129.00	1,551.00
4430-21-000	Vehicle Maint Fees	129.00	156.00
4430-22-000	Contract-IT Contracts	<u>1,743.00</u>	<u>1,474.00</u>

		FY26 BUDGET	FY27 BUDGET
4449-00-000	TOTAL MAINTENANCE EXPENSE	109,238.65	119,596.95
4460-00-000	Investigations Salaries	0.00	700.44
4460-01-000	ProtSvcs	583.00	0.00
4460-50-000	Prot Svcs - Benefits	0.00	261.00
4480-01-000	Alarm Contracts	262.00	210.00
4490-00-000	TOTAL PROTECTIVE SERVICES	845.00	1,171.44
4510-01-000	WorkersComp	3,233.00	2,192.95
4510-02-000	E/O Insurance	3,435.00	1,548.00
4510-03-000	Auto Insurance	1,181.00	545.00
4510-06-000	Fire/Prop Insurance	14,188.00	18,075.00
4510-08-000	G/L Insurance	1,217.00	1,257.00
4510-13-000	Professoinal Liability Ins-Investigations	46.00	43.00
4510-99-000	TOTAL INSURANCE COSTS	23,300.00	23,660.95
4520-00-000	Pmts in Lieu of Taxes (LIPH)	8,043.00	8,874.00
4540-01-000	Retirement	9,908.00	11,142.34
4540-02-000	Medical	8,883.00	10,256.71
4540-03-000	FICA Expense	3,765.00	4,398.29
4540-04-000	Dental	69.00	69.52
4540-06-000	Vision	61.00	63.30
4540-07-000	Life Insurance	25.00	36.18
4540-09-000	Misc Benefits	427.00	328.00
4550-01-000	OPEB Liab Expense	1,011.00	2,396.00
4570-00-000	Bad Debt-Tenant Rents	0.00	3,179.40
4599-00-000	TOTAL GENERAL EXPENSES	32,192.00	40,743.74
4610-01-000	ExtraOrdin - Labor	0.00	0.00
4610-03-000	ExtraOrdin Tree Trim/Removal	0.00	0.00
4610-04-000	ExOrd Flooring Rep/Repl	0.00	0.00
4610-06-000	ExtOrd Maint	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	0.00	0.00
4716-00-000	BH Incentive Payments	0.00	0.00
4718-02-002	FSS Escrow Forfeit Used (S8) 14.EFA	0.00	175.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	175.00
5100-00-000	Depreciation Expense	0.00	0.00
5210-00-000	Operating Transfers OUT	22,000.00	28,000.00
5999-00-000	TOTAL NON-OPERATING ITEMS	22,000.00	28,000.00
8000-00-000	TOTAL EXPENSES	316,434.65	351,203.72
9000-00-000	NET INCOME	-25,021.65	4,084.28

AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Approval of the **Operating Budgets for Operating Programs** (excluding the LIPH program) for **Fiscal Year July 1, 2026 to June 30, 2027**

Diana Elliott, Finance Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Fiscal Year 2026 – 2027 Operating Budgets

NARRATIVE:

As of July 1, 2026, we are requesting Board approval of the 2026-27 Operating Budgets for Operating Programs within the agency's fiscal year. These include six USDA sites, 12 additional sites owned by the agency and major programs such as COCC, Title V and the Voucher program. The revenue and expense assumptions for these sites and programs are outlined below, along with projected cash flow.

Revenue:

- Rent is based on anticipated tenant rents and current year increases varied per site and program.
- T5 revenue is based on anticipated management fees and developer fees.
- COCC revenue is based on 20% of the projected HCV administrative fees earned.

Expenses:

- A cost-of-living adjustment (COLA) of 2% has been applied to all employee salaries.
- A 5% increase over current year actuals has been applied to all expenses, with the following exceptions:
 - Sewer rates increased by approximately 132% for those properties within City limits.
 - Bad debt expense is budgeted at 2% of projected total rental income.
- We are also recommending a one-time retention payment under Title V of \$1,500 for all active employees with at least six months of service as of November 1, 2026, totaling approximately \$315,000.

Cash Flow:

All properties and programs are expected to generate positive cash flow, with the exception of COCC and the combined HKU and HKC budgets.

The FY 2026–2027 budget aligns with the agency's expectations for continued operation of these properties; therefore, we are requesting Board approval of the proposed budgets.

**HOUSING AUTHORITY OF THE COUNTY OF KERN
FY27 PROPOSED BUDGETS
SUMMARY**

	<u>REVENUE</u>	<u>EXPENSES</u>	<u>NET INC</u>	<u>FY27 RESERVE REQUESTS</u>	<u>ADJ NET INC</u>	Margin %
USDA				<small>included in Expenses</small>		
FHA	411,012	407,254	3,758	-	3,758	0.91%
FHD	349,907	457,844	(107,937)	108,000	63	0.02%
FHL	403,944	403,723	221	-	221	0.05%
FHR	621,788	677,642	(55,854)	60,000	4,146	0.67%
FHS	744,682	739,781	4,901	-	4,901	0.66%
GRO	129,978	121,709	8,269	-	8,269	6.36%
TOTAL USDA	2,661,311	2,807,953	(146,642)	168,000	21,358	
BA						
COCC	1,652,092	2,216,038	(563,946)	-	(563,946)	-34.14%
MON	116,816	100,805	16,011	-	16,011	13.71%
NSPOP	179,640	179,775	(135)	5,192	5,057	2.81%
NSPOP2	236,969	213,104	23,865	-	23,865	10.07%
PIN	1,499,955	1,456,141	43,814	-	43,814	2.92%
QSA	320,169	265,460	54,709	-	54,709	17.09%
SHAN	9,600	5,465	4,135	-	4,135	43.08%
HKC	589,785	616,221	(26,436)	-	(26,436)	-4.48%
HKU	868,708	854,245	14,463	-	14,463	1.66%
HK6SA	294,069	276,011	18,058	11,900	29,958	10.19%
T5	6,468,830	5,619,945	848,885	-	848,885	13.12%
TH	125,987	89,077	36,910	2,092	39,002	30.96%
TOTAL BA	12,362,620	11,892,286	470,333	19,184	489,517	
Other						
VO	TBD	TBD	TBD	TBD		
VSD2	232,086	231,534	552	-	552	0.24%
889oak	435,728	432,243	3,485	995	4,480	1.03%

Rent Increase: \$40/unit

Sun Garden Village (fha)

Employee Allocations are enclosed.

Budget Comparison

Period = Jul 2025-Feb 2026

Book = Accrual ; Tree = ysi_bf

		BUDGET 25-26	PROPOSED BUDGET 26-27
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	377,424	392,208
3111-01-000	Excess Rent	0	0
3111-02-000	RA - Tenant Rent	35,976	27,192
3113-00-000	Less: Vacancies (2% GPI)	(8,268)	(8,388)
3119-00-000	Total Rental Income	405,132	411,012
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	0	0
3120-03-000	Damages	0	0
3120-04-000	Late Charges	0	0
3120-09-000	Misc.Tenant Charges	0	0
3120-18-000	Recovery Past Tenants/WriteOffs (HA)	0	0
3129-00-000	Total Other Tenant Income	0	0
3199-00-000	NET TENANT INCOME	405,132	411,012
3600-99-000	Investment Income		
3610-00-000	Investment Income-Operating	5,000	0
3610-01-000	Investment Income - Reserves	0	0
3610-02-000	Interest - SD Acct	0	0
3610-99-000	TOTAL INVESTMENT	5,000	0
3650-00-000	Misc Other Income	0	0
3699-00-000	TOTAL OTHER INCOME	0	0
3999-00-000	TOTAL INCOME	410,132	411,012
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4110-01-000	Administrative Salaries	0	0
4120-00-000	Compensated Absences	0	0
4121-00-000	Management Fees	57,000	57,000
4123-00-000	Asset Mgmt/Investor Fee	1,250	1,250
4130-00-000	Legal Expense	84	0
4131-00-000	Total	58,334	58,250
4140-00-000	Staff Training	20	0
4170-00-000	Audit Fees	2,880	3,418
4172-00-000	Other Reporting Fees	2,455	0
4189-00-000	Total Other Admin Expenses	5,355	3,418
4190-00-000	Miscellaneous Admin Expenses		

		BUDGET	PROPOSED
		25-26	BUDGET
			26-27
4190-01-000	Telephone	990	825
4190-02-000	Office Supplies	1,111	1,025
4190-04-000	Postage	56	0
4190-07-000	Comp Software/Parts	259	2,533
4190-08-000	Advertising	0	19
4190-09-000	Admin Sundry/Misc	451	0
4190-13-000	Internet Service	3,634	3,024
4190-15-000	Collection Svc Charges	0	0
4190-20-000	Bank Fees-Analysis	0	0
4190-28-000	Translation Services	0	0
4191-00-000	Total Miscellaneous Admin Expenses	6,501	7,426
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	70,190	69,094
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Servives Salaries	25,000	26,596
4210-01-000	Tenant Svcs.	0	0
4210-05-000	Marketing Svcs	0	0
4210-50-000	Tenant Svcs - Benefits	0	0
4220-09-000	Proj Tenant Services	0	0
4299-00-000	TOTAL TENANT SERVICES EXPENSES	25,000	26,596
4300-00-000	UTILITIES		
4310-00-000	Water	60,562	50,000
4320-00-000	Electricity	7,328	7,431
4330-00-000	Gas	440	564
4390-00-000	Sewer	25,951	30,519
4399-00-000	TOTAL UTILITY EXPENSES	94,281	88,514
4410-00-000	Maintenance Salaries	35,604	37,604
4410-01-000	Maintenance Labor	0	0
4410-03-000	Maintenance - Temporary Labor	0	0
4410-50-000	Maint Sal - Benefits	0	0
4419-00-000	Total General Maint Expense	35,604	37,604
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	25,906	17,790
4420-02-000	Supplies-Gas/Tires/AutoPts	3,150	1,703
4420-03-000	Supplies-Paint	1,519	0
4420-04-001	Cleaning Supplies and Protective Equip (Covid19)	0	0
4420-05-000	Supplies-Grounds	2,475	10,472
4420-06-000	Supplies-Hskpg/Janitor/Clg	622	1,909
4420-07-000	Supplies-Small Tools	372	68
4420-10-000	Uniforms	586	90
4429-00-000	Total Materials	34,630	32,031
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	18,562	13,208
4430-03-000	Contract-AutoMaint/Rpr	416	198
4430-04-000	Contract-PestControl	2,705	4,927

		BUDGET	PROPOSED
		25-26	BUDGET
			26-27
4430-05-000	Contract-Landscaping	20,134	24,000
4430-07-000	Contract-Electrical	0	0
4430-09-000	Contract-EmpMileage	0	32
4430-10-000	Contract-OfficeEquipMaint	755	616
4430-11-000	Contract-Plumbing	1,950	945
4430-12-000	Contract-MaintOther	572	641
4430-13-000	Contract-HVAC	1,830	945
4430-15-000	Contract-GateFees	8,759	6,215
4431-21-000	Vehicle Maint Fees	202	172
4430-22-000	Contract-IT Contracts	2,661	2,874
4439-00-000	Total Contract Costs	58,545	54,772
4449-00-000	TOTAL MAINTENANCE EXPENSE	128,779	124,407
4480-01-000	Alarm Contracts	0	0
4490-00-000	Total Protective Svs	0	0
4510-01-000	WorkersComp	2,055	2,296
4510-02-000	E/O Insurance	2,852	1,644
4510-03-000	Auto Insurance	127	504
4510-05-000	Flood Insurance	14,414	13,759
4510-06-000	Fire/Prop Insurance	17,000	19,206
4510-08-000	G/L Insurance	975	1,336
4510-11-000	Excess Liability Insurance	0	0
4510-12-000	Regulatory Taxes and Fees	0	0
4510-99-000	Total Insurance	37,423	38,745
4540-01-000	Retirement	9,427	12,442
4540-02-000	Medical	11,528	7,743
4540-03-000	FICA Expense	3,746	4,911
4540-04-000	Dental	69	85
4540-06-000	Vision	66	85
4540-07-000	Life Insurance	28	41
4540-09-000	Misc Benefits	991	485
4550-01-000	OPEB Liab Expense	0	0
4570-00-000	Bad Debt-Tenant Rents	0	8,388
4599-00-000	TOTAL GENERAL EXPENSES	25,855	34,180
4601-00-000	Reserve Requests (Non-Op)	30,000	0
4601-01-000	Reserve Requests Rehab (Non-Op)	0	0
4610-03-000	ExtraOrdin Tree Trim/Removal	0	0
4610-04-000	ExOrd Flooring Rep/Repl	0	0
4610-06-000	ExtOrd Maint	0	0
4610-03-000	ExtraOrdin Tree Trim/Removal	0	0
4698-00-000	Total ExtraordinaryMaint	30,000	0
4800-00-000	FINANCING EXPENSE		
4850-00-000	Rplmt Reserve Payments	15,000	15,000
4851-00-000	Interest Expense	10,718	10,718
4899-00-000	TOTAL FINANCING EXPENSES	25,718	25,718

		BUDGET	PROPOSED
		25-26	BUDGET
		26-27	
8000-00-000	TOTAL EXPENSES	437,247	407,254
9000-00-000	NET INCOME	(27,115)	3,758
4601-00-000	Reserve Requests (Non-Op)	30,000	0
	Adjusted Net Income	2,885	3,758

Row Labels	Sum of Allocated Cost Number Percent2
FHA	1.27
FAS	0.07
HMI	0.28
MTI	0.64
OA LOS	0.28
Grand Total	1.27

Delano International Village (fhd)
PROPOSED FY27 BUDGET

Based on Period = Jul 2025-Jun 2026 as of 03/23/2026
 JUL 2026-JUN 2027

Position	FTE	PROPOSED INC
FAS	0.07	\$ 75.00
HM2	0.52	
MTII	0.47	
OA1	0.26	

	Approved FY25 BUD	Proposed FY26 BUD	PROPOSED FY27 BUDGET
3000-00-000 INCOME			
3111-00-000 Tenant Rent	309,300.00	326,340.00	335,436.00
3111-01-000 Excess Rent	0.00	0.00	0.00
3111-02-000 RA - Tenant Rent	24,000.00	35,052.00	21,612.00
3113-00-000 Less: Vacancies	-6,666.00	-7,228.00	-7,141.00
3120-02-000 Cleaning Fee	0.00	0.00	0.00
3120-03-000 Damages	0.00	0.00	0.00
3120-04-000 Late Charges	0.00	0.00	0.00
3120-09-000 Misc.Tenant Charges	0.00	0.00	0.00
3199-00-000 NET TENANT INCOME	326,634.00	354,164.00	349,907.00
3610-00-000 Interest Earned - Operating	0.00	0.00	0.00
3610-01-000 Interest Earned - Misc Reserves	0.00	0.00	0.00
3610-02-000 Interest Earned - Sec Dep	0.00	0.00	0.00
3610-99-000 Total Interest & Investment Income	0.00	0.00	0.00
3999-00-000 TOTAL INCOME	326,634.00	354,164.00	349,907.00
4000-00-000 EXPENSES			
4120-00-000 Compensated Absences	0.00	0.00	0.00
4121-00-000 Management Fees	57,672.00	61,560.00	59,280.00
4123-00-000 Asset Mgmt/Investor Fee	1,250.00	1,250.00	1,250.00
4130-00-000 Legal Expense	0.00	0.00	21.00
4140-00-000 Staff Training	50.00	50.00	13.00
4170-00-000 Audit Fees	2,500.00	1,000.00	4,268.00
4190-01-000 Telephone	388.00	423.00	492.00
4190-02-000 Office Supplies	568.00	542.00	499.00
4190-04-000 Postage	214.00	192.00	0.00
4190-07-000 Comp Software/Parts	395.00	273.00	2,000.00
4190-13-000 Internet Service	702.00	768.00	845.00
4190-20-000 Bank Fees-Analysis	200.00	257.00	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	63,939.00	66,315.00	68,668.00
4210-00-000 Tenant Services Salaries	25,044.00	47,315.00	49,798.10
4210-50-000 Tenant Svcs - Benefits	0.00	0.00	0.00
4299-00-000 TOTAL TENANT SERVICES EXPENSES	25,044.00	47,315.00	49,798.10
4310-00-000 Water	762.00	916.00	914.00
4320-00-000 Electricity	2,578.00	4,000.00	4,176.00
4330-00-000 Gas	79.00	52.00	43.00

		Approved	Proposed	PROPOSED
		FY25 BUD	FY26 BUD	FY27 BUDGET
4390-00-000	Sewer	52.00	104.00	0.00
4399-00-000	TOTAL UTILITY EXPENSES	3,471.00	5,072.00	5,133.00
4410-00-000	Maintenance Salaries	27,970.00	33,433.00	36,184.48
4410-50-000	Maint Sal - Benefits	0.00	0.00	0.00
4420-01-000	Supplies-Maintenance	14,000.00	13,338.00	11,475.00
4420-02-000	Supplies-Gas/Tires/AutoPts	2,300.00	1,953.00	1,019.00
4420-03-000	Supplies-Paint	1,750.00	1,104.00	657.00
4420-05-000	Supplies-Grounds	274.00	519.00	1,011.00
4420-06-000	Supplies-Hskpg/Janitor/Clg	500.00	16.00	0.00
4420-07-000	Supplies-Small Tools	350.00	353.00	408.00
4420-10-000	Uniforms	200.00	127.00	86.00
4430-01-000	Contract-Garbage	36,723.00	41,731.00	31,643.00
4430-03-000	Contract-AutoMaint/Rpr	400.00	95.00	30.00
4430-04-000	Contract-PestControl	3,000.00	2,500.00	2,424.00
4430-05-000	Contract-Landscaping	4,000.00	2,545.00	4,000.00
4430-09-000	Contract-EmpMileage	76.00	140.00	282.00
4430-10-000	Contract-OfficeEquipMaint	900.00	699.00	700.00
4430-11-000	Contract-Plumbing	1,000.00	1,257.00	1,034.00
4430-12-000	Contract-MaintOther	132.00	5,308.00	3,887.00
4430-13-000	Contract-HVAC	2,750.00	399.00	182.00
4430-15-000	Contract-GateFees	4,937.00	0.00	5,152.00
4430-21-000	Vehicle Maint Fees	113.00	119.00	116.00
4430-22-000	Contract-IT Contracts	2,100.00	2,855.00	2,506.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	103,475.00	108,491.00	102,796.48
4480-01-000	Alarm Contracts	1,105.00	869.00	0.00
4490-00-000	TOTAL PROTECTIVE SERVICES	1,105.00	869.00	0.00
4510-01-000	WorkersComp	4,069.00	2,148.00	2,270.86
4510-02-000	E/O Insurance	5,216.00	6,303.00	2,322.00
4510-03-000	Auto Insurance	0.00	271.00	509.00
4510-06-000	Fire/Prop Insurance	21,547.00	30,743.00	27,113.00
4510-08-000	G/L Insurance	1,848.00	2,196.00	1,886.00
4510-99-000	TOTAL INSURANCE COSTS	32,680.00	41,661.00	34,100.86
4540-01-000	Retirement	12,108.00	17,443.00	16,663.43
4540-02-000	Medical	12,139.00	15,918.00	15,526.67
4540-03-000	FICA Expense	4,036.00	6,167.00	6,577.67
4540-04-000	Dental	110.00	128.00	127.58
4540-06-000	Vision	105.00	122.00	127.58
4540-07-000	Life Insurance	30.00	144.00	42.87
4540-09-000	Misc Benefits	298.00	517.00	415.00
4550-01-000	OPEB Liab Expense	3,000.00	2,917.00	3,000.00
4570-00-000	Bad Debt-Tenant Rents	500.00	933.00	6,998.14
4599-00-000	TOTAL GENERAL EXPENSES	32,326.00	44,289.00	49,478.94
4601-00-000	Reserve Requests (Non-Op)	953.00	0.00	108,000.00
4610-06-000	ExtOrd Maint	1,001.00	0.00	0.00

	Approved FY25 BUD	Proposed FY26 BUD	PROPOSED FY27 BUDGET
4698-00-000 TOTAL EXTRAORDINARY COSTS	1,954.00	0.00	108,000.00
4850-00-000 (Memo) Rplmt Reserve Payments	25,200.00	25,200.00	25,200.00
4851-00-000 Interest Expense	14,668.00	14,668.00	14,668.44
4851-00-900 (Memo) Debt Service (P&I)	0.00	0.00	0.00
4899-00-000 TOTAL FINANCING EXPENSES	39,868.00	39,868.00	39,868.44
5100-00-000 Depreciation Expense	0.00	0.00	0.00
5999-00-000 TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000 TOTAL EXPENSES	303,862.00	353,880.00	457,843.83
9000-00-000 NET INCOME	22,772.00	284.00	-107,936.83
<u>ADJUSTMENTS</u>			
Capital Requests			108,000.00
4601-00-000 Reserve Requests (Non-Op)	953.00	0.00	
3610-01-000 Interest Earned - Misc Reserves	0.00	0.00	
3610-02-000 Interest Earned - Sec Dep	0.00	0.00	
TOTAL ADJUSTMENTS	953.00	0.00	108,000.00
ADJUSTED NET INCOME	23,725.00	284.00	63.17

Rent Increase: \$40/unit

Employee Allocations are enclosed.

HR Olson Park Homes (fhl)			
Budget Comparison			
Period = Jul 2025-Feb 2026			
Book = Accrual ; Tree = ysi_bf			
		BUDGET	PROPOSED BUDGET
		25-26	26-27
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	358,506	367,548
3111-01-000	Excess Rent	0	0
3111-02-000	RA - Tenant Rent	67,896	44,640
3114-00-000	Less: Concessions	0	0
3113-00-000	Less: Vacancies (2% GPI)	(8,528)	(8,244)
3119-00-000	Total Rental Income	417,874	403,944
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	0	0
3120-03-000	Damages	0	0
3120-04-000	Late Charges	0	0
3120-07-000	Tenant Owed Utilities	0	0
3120-09-000	Misc.Tenant Charges	0	0
3129-00-000	Total Other Tenant Income	0	0
3199-00-000	NET TENANT INCOME	417,874	403,944
3600-99-000	Investment Income		
3610-00-000	Investment Income -Operating	0	0
3610-99-000	TOTAL INVESTMENT	0	0
3999-00-000	TOTAL INCOME	417,874	403,944
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4110-00-000	Administrative Salaries	0	0
4110-01-000	Administrative Salaries	0	0
4110-02-000	Admin Salaries Temp	0	0
4110-50-000	Employee Benefit Contribution-Admin	0	0
4120-00-000	Compensated Absences	0	0
4121-00-000	Management Fees	57,000	57,000
4123-00-000	Asset Mgmt/Investor Fee	1,250	1,250
4130-00-000	Legal Expense	100	65
4131-00-000	Total	58,350	58,315
4140-00-000	Staff Training	75	0
4170-00-000	Audit Fees	1,000	3,418

		BUDGET	PROPOSED BUDGET
		25-26	26-27
4172-00-000	Other Reporting Fees	1,000	0
4189-00-000	Total Other Admin Expenses	2,075	3,418
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Telephone	200	397
4190-02-000	Office Supplies	200	0
4190-04-000	Postage	100	123
4190-07-000	Comp Software/Parts	250	2,013
4190-08-000	Advertising	95	19
4190-09-000	Admin Sundry/Misc	30	96
4190-13-000	Internet Service	640	756
4190-20-000	Bank Fees-Analysis	260	14
4190-28-000	Translation Services		0
4191-00-000	Total Miscellaneous Admin Expenses	1,775	3,418
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	62,200	65,150
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Services Salaries	39,838	32,830
4210-01-000	Tenant Svcs.	0	0
4210-05-000	Marketing Svcs	0	0
4210-50-000	Tenant Svcs - Benefits	0	0
4220-09-000	Proj Tenant Services	0	0
4299-00-000	TOTAL TENANT SERVICES EXPENSES	39,838	32,830
4300-00-000	UTILITIES		
4310-00-000	Water	53,500	48,000
4320-00-000	Electricity	12,000	11,282
4330-00-000	Gas	348	1,269
4390-00-000	Sewer	21,745	20,000
4390-04-000	Utility - Deposit	0	0
4399-00-000	TOTAL UTILITY EXPENSES	87,593	80,551
4410-00-000	Maintenance Salaries	36,600	38,887
4410-01-000	Maintenance Labor	0	0
4410-50-000	Maint Sal - Benefits	0	0
4410-03-000	Maintenance- Temporary Labor	0	0
4419-00-000	Total General Maint Expense	36,600	38,887
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	11,000	15,563
4420-02-000	Supplies-Gas/Tires/AutoPts	250	1,394
4420-03-000	Supplies-Paint	250	0
4420-04-001	Cleaning Supplies and Protective Equip (Covid19)	0	0
4420-05-000	Supplies-Grounds	2,000	232
4420-06-000	Supplies-Hskpg/Janitor/Clg	750	2,018
4420-07-000	Supplies-Small Tools	45	0

		BUDGET	PROPOSED BUDGET
		25-26	26-27
4420-10-000	Uniforms	30	102
4429-00-000	Total Materials	14,325	19,308
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	26,000	25,781
4430-03-000	Contract-AutoMaint/Rpr	405	178
4430-04-000	Contract-PestControl	2,500	4,527
4430-05-000	Contract-Landscaping	18,200	29,295
4430-06-000	Contract-CarpetClg	0	0
4430-09-000	Contract-EmpMileage	0	0
4430-10-000	Contract-OfficeEquipMaint	650	85
4430-11-000	Contract-Plumbing	1,000	2,044
4430-12-000	Contract-MaintOther	686	200
4430-13-000	Contract-HVAC	810	307
4430-15-000	Contract-GateFees	4,000	3,728
4430-21-000	Vehicle Maint Fees	106	132
4430-25-000	Contract-Backflow Testing	2,500	1,071
4430-22-000	Contract-IT Contracts	1,000	1,926
4439-00-000	Total Contract Costs	57,857	69,275
4449-00-000	TOTAL MAINTENANCE EXPENSE	108,782	127,470
4480-01-000	Alarm Contracts	0	0
4490-00-000	Total Protective Svs	0	0
4510-01-000	WorkersComp	450	2,422
4510-02-000	E/O Insurance	5,559	822
4510-03-000	Auto Insurance	0	440
4510-05-000	Flood Insurance	17,000	12,291
4510-06-000	Fire/Prop Insurance	27,128	9,602
4510-08-000	G/L Insurance	1,937	668
4510-11-000	Excess Liability Insurance	0	0
4510-12-000	Regulatory Taxes and Fees	0	0
4510-99-000	Total Insurance	52,074	26,245
4540-01-000	Retirement	14,484	13,899
4540-02-000	Medical	18,075	17,506
4540-03-000	FICA Expense	5,847	5,486
4540-04-000	Dental	39	38
4540-06-000	Vision	163	134
4540-07-000	Life Insurance	46	40
4540-09-000	Misc Benefits	430	413
4550-01-000	OPEB Liab Expense	1,651	0
4570-00-000	Bad Debt- Tenant Rents	0	8,244
4599-00-000	TOTAL GENERAL EXPENSES	40,735	45,759
4601-00-000	Reserve Requests (Non-Op)	50,000	0
4610-01-000	ExtraOrdin - Labor	0	0

		BUDGET	PROPOSED BUDGET
		25-26	26-27
4610-03-000	ExtraOrdin Tree Trim/Removal	0	0
4610-04-000	ExOrd Flooring Rep/Repl	0	0
4610-06-000	ExtOrd Maint	0	0
4610-07-000	ExOrd - Plumbing	0	0
4698-00-000	Total ExtraordinaryMaint	50,000	0
4800-00-000	FINANCING EXPENSE		
4850-00-000	Rplmt Reserve Payments	15,000	15,000
4851-00-000	Interest Expense	10,718	10,718
4899-00-000	TOTAL FINANCING EXPENSES	25,718	25,718
8000-00-000	TOTAL EXPENSES	466,940	403,723
9000-00-000	NET INCOME	(49,066)	221
4601-00-000	Reserve Requests (Non-Op)	50,000	0
	Adjusted Net Income	934	221

Row Labels	Sum of Allocated Cost Number Percent2
FHL	1.24
FAS	0.07
HM1	0.25
LHM	0.12
MTII	0.55
OA1 LOS	0.25
Grand Total	1.24

Ruben Blunt Village (fhr) PROPOSED FY27 BUDGET

Based on Period = Jul 2025-Jun 2026 as of 03/23/2026
JUL 2026-JUN 2027

Position	FTE	PROPOSED INC
FAS	0.07	\$ 95.00
HM1	0.25	
LHM	0.12	
MTI	0.81	
OA1 LOS	0.25	

		Approved FY25 BUD	Proposed FY26 BUD	PROPOSED FY27 BUDGET
3000-00-000	INCOME			
3110-00-000	Rent Income-Gross Potential	0.00	0.00	0.00
3111-00-000	Tenant Rent	370,476.00	407,588.00	429,900.00
3111-01-000	Excess Rent	0.00	0.00	0.00
3111-02-000	RA - Tenant Rent	242,892.00	247,492.00	187,788.00
3113-00-000	Less: Vacancies	-12,267.00	-13,102.00	0.00
3117-00-000	Less: Admin/Employee Unit	-10,260.00	-10,800.00	-11,100.00
3120-02-000	Cleaning Fee	400.00	0.00	0.00
3120-03-000	Damages	0.00	0.00	0.00
3120-04-000	Late Charges	0.00	0.00	0.00
3120-10-000	Entry Card	0.00	0.00	0.00
3190-00-000	DCC Rental	9,300.00	10,200.00	10,200.00
3199-00-000	NET TENANT INCOME	600,541.00	641,378.00	616,788.00
3610-00-000	Interest Earned - Operating	0.00	0.00	0.00
3610-01-000	Interest Earned - Misc Reserves	0.00	0.00	0.00
3610-02-000	Interest Earned - Sec Dep	0.00	0.00	0.00
3690-02-000	Laundry Income	5,000.00	0.00	5,000.00
3699-00-000	TOTAL OTHER INCOME	5,000.00	0.00	5,000.00
3999-00-000	TOTAL INCOME	605,541.00	641,378.00	621,788.00
4000-00-000	EXPENSES			
4110-00-000	Administrative Salaries	0.00	0.00	0.00
4110-01-000	Administrative Salaries	0.00	0.00	0.00
4110-50-000	Employee Benefit Contribution-Admin	0.00	0.00	0.00
4120-00-000	Compensated Absences	0.00	0.00	0.00
4121-00-000	Management Fees	52,332.00	55,860.00	55,860.00
4123-00-000	Asset Mgmt/Investor Fee	1,250.00	1,250.00	1,250.00
4130-00-000	Legal Expense	1,951.00	3,000.00	1,000.00
4140-00-000	Staff Training	71.00	65.00	14.00
4170-00-000	Audit Fees	3,000.00	823.00	4,106.00
4190-01-000	Telephone	927.00	948.00	1,090.00
4190-02-000	Office Supplies	714.00	921.00	403.00
4190-03-000	Printing/Copying	0.00	285.00	0.00
4190-04-000	Postage	151.00	153.00	230.00
4190-06-000	Dues/Fees	0.00	11.00	0.00
4190-07-000	Comp Software/Parts	677.00	250.00	1,829.00
4190-08-000	Advertising	0.00	0.00	17.00

		Approved	Proposed	PROPOSED
		FY25 BUD	FY26 BUD	FY27 BUDGET
4190-09-000	Admin Sundry/Misc	153.00	146.00	85.00
4190-10-000	Bank Fees & Fraud	0.00	0.00	13.00
4190-13-000	Internet Service	2,375.00	2,268.00	2,268.00
4190-20-000	Bank Fees-Analysis	200.00	237.00	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	63,801.00	66,217.00	68,165.00
4210-00-000	Tenant Services Salaries	28,799.00	17,616.00	32,830.18
4210-01-000	Tenant Svcs.	0.00	0.00	0.00
4210-50-000	Tenant Svcs - Benefits	0.00	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	28,799.00	17,616.00	32,830.18
4310-00-000	Water	42,892.00	39,303.00	40,000.00
4320-00-000	Electricity	12,584.00	16,000.00	20,049.00
4330-00-000	Gas	3,007.00	2,000.00	2,413.00
4390-00-000	Sewer	24,729.00	24,729.00	23,605.00
4399-00-000	TOTAL UTILITY EXPENSES	83,212.00	82,032.00	86,067.00
4410-00-000	Maintenance Salaries	55,763.00	44,043.00	54,284.56
4410-50-000	Maint Sal - Benefits	0.00	0.00	0.00
4420-01-000	Supplies-Maintenance	20,228.00	15,000.00	15,000.00
4420-02-000	Supplies-Gas/Tires/AutoPts	3,244.00	2,500.00	1,755.00
4420-03-000	Supplies-Paint	615.00	1,500.00	468.00
4420-05-000	Supplies-Grounds	161.00	250.00	1,496.00
4420-06-000	Supplies-Hskpg/Janitor/Clg	263.00	199.00	1,065.00
4420-07-000	Supplies-Small Tools	0.00	183.00	34.00
4420-10-000	Uniforms	227.00	144.00	145.00
4430-01-000	Contract-Garbage	25,478.00	29,267.00	25,880.00
4430-03-000	Contract-AutoMaint/Rpr	1,330.00	1,000.00	1,301.00
4430-04-000	Contract-PestControl	3,546.00	3,000.00	2,646.00
4430-05-000	Contract-Landscaping	18,000.00	19,052.00	18,000.00
4430-08-000	Landscaping Extra Chgs	0.00	0.00	0.00
4430-10-000	Contract-OfficeEquipMaint	1,015.00	972.00	678.00
4430-11-000	Contract-Plumbing	1,906.00	1,447.00	1,500.00
4430-12-000	Contract-MaintOther	2,048.00	1,955.00	1,000.00
4430-13-000	Contract-HVAC	462.00	630.00	750.00
4430-15-000	Contract-GateFees	7,879.00	7,632.00	8,000.00
4430-21-000	Vehicle Maint Fees	202.00	207.00	187.00
4430-22-000	Contract-IT Contracts	2,538.00	1,622.00	1,713.00
4430-25-000	Contract-Backflow Testing	0.00	652.00	476.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	144,905.00	131,255.00	136,378.56
4510-01-000	WorkersComp	8,087.00	7,634.00	3,386.50
4510-02-000	E/O Insurance	3,263.00	5,837.00	2,532.00
4510-03-000	Auto Insurance	559.00	873.00	620.00
4510-06-000	Fire/Prop Insurance	20,209.00	28,484.00	29,561.00
4510-08-000	G/L Insurance	1,733.00	2,034.00	2,056.00
4510-99-000	TOTAL INSURANCE COSTS	33,851.00	44,862.00	38,155.50
4540-01-000	Retirement	19,833.00	13,298.00	16,882.84

		Approved	Proposed	PROPOSED
		FY25 BUD	FY26 BUD	FY27 BUDGET
4540-02-000	Medical	13,044.00	9,658.00	11,652.11
4540-03-000	FICA Expense	6,470.00	4,398.00	6,664.28
4540-04-000	Dental	79.00	37.00	38.40
4540-06-000	Vision	167.00	104.00	165.18
4540-07-000	Life Insurance	48.00	31.00	48.38
4540-09-000	Misc Benefits	530.00	288.00	461.00
4550-01-000	OPEB Liab Expense	0.00	0.00	3,518.00
4570-00-000	Bad Debt-Tenant Rents	5,000.00	5,000.00	12,131.76
4599-00-000	TOTAL GENERAL EXPENSES	45,171.00	32,814.00	51,561.94
4601-00-000	Reserve Requests (Non-Op)	7,900.00	33,000.00	60,000.00
4610-03-000	ExtraOrdin Tree Trim/Removal	0.00	0.00	0.00
4610-04-000	ExOrd Flooring Rep/Repl	0.00	0.00	0.00
4610-06-000	ExtOrd Maint	0.00	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	7,900.00	33,000.00	60,000.00
4850-00-000	(Memo) Rplmt Reserve Payments	42,250.00	47,507.00	42,250.00
4851-00-000	Interest Expense	162,234.00	162,234.00	162,233.88
4851-00-900	(Memo) Debt Service (P&I)	0.00	0.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	204,484.00	209,741.00	204,483.88
5100-00-000	Depreciation Expense	0.00	0.00	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	612,123.00	617,537.00	677,642.06
9000-00-000	NET INCOME	-6,582.00	23,841.00	-55,854.06
	<u>ADJUSTMENTS</u>			
	Capital Requests			60,000.00
4601-00-000	Reserve Requests (Non-Op)	7,900.00	33,000.00	
3610-01-000	Interest Earned - Misc Reserves	0.00	0.00	
3610-02-000	Interest Earned - Sec Dep	0.00	0.00	
	TOTAL ADJUSTMENTS	7,900.00	33,000.00	60,000.00
	ADJUSTED NET INCOME	1,318.00	56,841.00	4,145.94

Budget Comparison

Rent Increase: \$35/unit

Employee Allocations are enclosed.

Period = Jul 2025-Feb 2026

Book = Accrual ; Tree = ysi_bf

		BUDGET 25-26	PROPOSED BUDGET 26-27
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	733,536	726,696
3111-02-000	RA - Tenant Rent	17,280	24,120
3113-00-000	Less: Vacancies	(14,671)	(14,534)
3117-00-000	Less: Admin/Employee Unit	0	0
3119-00-000	Total Rental Income	736,145	736,282
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee		0
3120-03-000	Damages		0
3120-04-000	Late Charges		0
3120-07-000	Tenant Owed Utilities	0	0
3120-18-000	Recovery Past Tenants/WriteOffs (HA)	0	0
3129-00-000	Total Other Tenant Income	0	0
3190-00-000	DCC Rental	8,400	8,400
3190-99-000	Total Non Dwelling Rental	8,400	8,400
3199-00-000	NET TENANT INCOME	744,545	744,682
3600-99-000	Investment Income		
3610-00-000	Investment Income - Operating	1,500	0
3610-01-000	Investment Income - Reserves	0	0
3610-02-000	Interest - SD Acct	0	0
3610-99-000	TOTAL INVESTMENT	1,500	0
3650-00-000	Misc Other Income	0	0
3660-00-000	Sales of Assets	0	0
3699-00-000	TOTAL OTHER INCOME	0	0
3999-00-000	TOTAL INCOME	746,045	744,682
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4120-00-000	Compensated Absences	0	0
4121-00-000	Management Fees	112,860	112,860
4123-00-000	Asset Mgmt/Investor Fee	1,250	1,250
4130-00-000	Legal Expense	651	0
4131-00-000	Total	114,761	114,110
4140-00-000	Staff Training	43	0
4170-00-000	Audit Fees	5,698	6,769
4172-00-000	Other Reporting Fees	0	0
4189-00-000	Total Other Admin Expenses	5,741	6,769

Budget Comparison

Period = Jul 2025-Feb 2026

Book = Accrual ; Tree = ysi_bf

		BUDGET 25-26	PROPOSED BUDGET 26-27
4190-00-000	Miscellaneous Admin Expenses		
4190-01-000	Telephone	1,398	1,260
4190-02-000	Office Supplies	630	685
4190-04-000	Postage	243	246
4190-06-000	Dues/Fees	4,120	4,122
4190-07-000	Comp Software/Parts	0	4,722
4190-08-000	Advertising	0	0
4190-09-000	Admin Sundry/Misc	408	146
4190-13-000	Internet Service	1,017	1,121
4190-20-000	Bank Fees-Analysis	0	0
4190-28-000	Translation Services	0	0
4191-00-000	Total Miscellaneous Admin Expenses	7,815	12,302
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	128,316	133,182
4200-00-000	TENANT SERVICES		
4210-00-000	Tenant Services Salaries	68,344	68,344
4210-05-000	Marketing Svcs	0	0
4210-50-000	Tenant Svcs - Benefits	0	0
4210-01-000	Tenant Svcs.	0	0
4220-09-000	Proj Tenant Services	0	0
4299-00-000	TOTAL TENANT SERVICES EXPENSES	68,344	68,344
4300-00-000	UTILITIES		
4310-00-000	Water	48,981	48,000
4320-00-000	Electricity	5,103	4,649
4330-00-000	Gas	773	700
4390-00-000	Sewer	38,063	37,000
4399-00-000	TOTAL UTILITY EXPENSES	92,919	90,349
4410-00-000	Maintenance Salaries	92,968	100,080
4410-01-000	Maintenance Labor	0	0
4410-03-000	Maintenance - Temporary Labor	0	0
4410-50-000	Maint Sal - Benefits	0	0
4419-00-000	Total General Maint Expense	92,968	100,080
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	30,000	32,195
4420-02-000	Supplies-Gas/Tires/AutoPts	2,000	2,191
4420-03-000	Supplies-Paint	2,050	0
4420-04-001	Cleaning Supplies and Protective Equip (Covid19)	0	0
4420-05-000	Supplies-Grounds	213	0
4420-06-000	Supplies-Hskpg/Janitor/Clg	40	1,441
4420-07-000	Supplies-Small Tools	406	0

Budget Comparison

Period = Jul 2025-Feb 2026

Book = Accrual ; Tree = ysi_bf

		BUDGET 25-26	PROPOSED BUDGET 26-27
4420-10-000	Uniforms	497	361
4429-00-000	Total Materials	<u>35,206</u>	<u>36,187</u>
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	43,028	40,608
4430-03-000	Contract-AutoMaint/Rpr	194	102
4430-04-000	Contract-PestControl	4,788	6,678
4430-05-000	Contract-Landscaping	6,253	6,410
4430-07-000	Contract-Electrical	0	0
4430-09-000	Contract-EmpMileage	366	0
4430-10-000	Contract-OfficeEquipMaint	1,014	758
4430-11-000	Contract-Plumbing	2,623	1,329
4430-12-000	Contract-MaintOther	1,000	770
4430-13-000	Contract- HVAC	457	307
4430-14-000	Maint Equip Rprs	0	0
4430-15-000	Contract-GateFees	5,918	77
4430-21-000	Vehicle Maint Fees	424	391
4430-22-000	Contract-IT Contracts	<u>5,207</u>	<u>4,555</u>
4439-00-000	Total Contract Costs	<u>71,272</u>	<u>61,986</u>
4449-00-000	TOTAL MAINTENANCE EXPENSE	199,447	198,253
4480-01-000	Alarm Contracts	<u>1,199</u>	<u>326</u>
4490-00-000	Total Protective Svcs	1,199	326
4510-01-000	WorkersComp	8,930	8,930
4510-02-000	E/O Insurance	7,500	3,226
4510-03-000	Auto Insurance	1,000	1,150
4510-06-000	Fire/Prop Insurance	45,000	37,657
4510-08-000	G/L Insurance	3,000	2,619
4510-11-000	Excess Liability Insurance	<u>2,760</u>	<u>0</u>
4510-99-000	Total Insurance	68,190	53,581
4540-01-000	Retirement	33,902	30,921
4540-02-000	Medical	29,631	28,995
4540-03-000	FICA Expense	12,340	12,206
4540-04-000	Dental	196	197
4540-06-000	Vision	170	178
4540-07-000	Life Insurance	77	101
4540-09-000	Misc Benefits	1,125	1,274
4550-01-000	OPEB Liab Expense	0	0
4570-00-000	Bad Debt-Tenant Rents	<u>0</u>	<u>15,016</u>
4599-00-000	TOTAL GENERAL EXPENSES	77,441	88,888
4601-00-000	Reserve Requests (Non-Op)	38,500	0

Budget Comparison

Period = Jul 2025-Feb 2026

Book = Accrual ; Tree = ysi_bf

		BUDGET 25-26	PROPOSED BUDGET 26-27
4610-03-000	ExtraOrdin Tree Trim/Removal	0	0
4610-04-000	ExOrd Flooring Rep/Repl	0	0
4610-06-000	ExtraOrdin Maint	0	0
4698-00-000	Total ExtraordinaryMaint	<u>38,500</u>	<u>0</u>
4800-00-000	FINANCING EXPENSE		
4850-00-000	Rplmt Reserve Payments	50,000	50,000
4851-00-000	Interest Expense	56,857	56,857
4899-00-000	TOTAL FINANCING EXPENSES	<u>106,857</u>	<u>106,857</u>
8000-00-000	TOTAL EXPENSES	<u>781,213</u>	<u>739,781</u>
9000-00-000	NET INCOME	<u>(35,168)</u>	<u>4,901</u>
	Adjustments:		
	Reserve Requests (Non-Op)	38,500	0
	Adjusted Net Income	<u>3,332</u>	<u>4,901</u>

Row Labels	Sum of Allocated Cost Number Percent2
FHS	3.12
FAS	0.16
HM2	0.74
MTI	0.74
MTII	0.74
OA1	0.74
Grand Total	3.12

Grove Apartments (gro)
PROPOSED FY27 BUDGET

Based on Period = Jul 2025-Jun 2026 as of 03/23/2026
 JUL 2026-JUN 2027

Position	FTE	PROPOSED INC
FAS	0.02	\$ 75.00
HMI	0.07	
MTI	0.19	
OA LOS	0.07	

	Approved FY25 BUD	Proposed FY26 BUD	PROPOSED FY27 BUDGET
3000-00-000 INCOME			
3111-00-000 Tenant Rent	55,560.00	84,846.00	93,504.00
3111-01-000 Excess Rent	0.00	0.00	0.00
3111-02-000 RA - Tenant Rent	73,800.00	57,684.00	37,596.00
3112-02-000 TC HAP Subsidy	0.00	0.00	0.00
3113-00-000 Less: Vacancies	-2,587.00	-2,851.00	-2,622.00
3120-02-000 Cleaning Fee	0.00	0.00	0.00
3120-03-000 Damages	0.00	0.00	0.00
3120-04-000 Late Charges	0.00	0.00	0.00
3199-00-000 NET TENANT INCOME	126,773.00	139,679.00	128,478.00
3610-00-000 Interest Earned - Operating	0.00	0.00	0.00
3610-01-000 Interest Earned - Misc Reserves	0.00	0.00	0.00
3610-02-000 Interest Earned - Sec Dep	0.00	0.00	0.00
3690-02-000 Laundry Income	500.00	1,500.00	1,500.00
3699-00-000 TOTAL OTHER INCOME	500.00	1,500.00	1,500.00
3999-00-000 TOTAL INCOME	127,273.00	141,179.00	129,978.00
4000-00-000 EXPENSES			
4110-01-000 Administrative Salaries	0.00	0.00	0.00
4120-00-000 Compensated Absences	0.00	0.00	0.00
4121-00-000 Management Fees	12,816.00	13,680.00	13,680.00
4130-00-000 Legal Expense	17.00	18.00	467.00
4140-00-000 Staff Training	4.00	4.00	3.00
4170-00-000 Audit Fees	750.00	750.00	980.00
4190-01-000 Telephone	109.00	139.00	120.00
4190-02-000 Office Supplies	166.00	134.00	104.00
4190-04-000 Postage	0.00	61.00	38.00
4190-06-000 Dues/Fees	0.00	305.00	203.00
4190-07-000 Comp Software/Parts	0.00	62.00	247.00
4190-08-000 Advertising	0.00	0.00	17.00
4190-09-000 Admin Sundry/Misc	11.00	53.00	67.00
4190-13-000 Internet Service	135.00	0.00	0.00
4190-20-000 Bank Fees-Analysis	60.00	0.00	0.00
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	14,068.00	15,206.00	15,926.00
4210-00-000 Tenant Services Salaries	5,222.00	3,341.00	6,384.54
4210-01-000 Tenant Svcs.	0.00	0.00	0.00
4210-50-000 Tenant Svcs - Benefits	0.00	0.00	0.00

		Approved	Proposed	PROPOSED
		FY25 BUD	FY26 BUD	FY27 BUDGET
4299-00-000	TOTAL TENANT SERVICES EXPENSES	5,222.00	3,341.00	6,384.54
4310-00-000	Water	9,435.00	6,043.00	5,806.00
4320-00-000	Electricity	1,364.00	1,364.00	1,391.00
4330-00-000	Gas	488.00	676.00	772.00
4390-00-000	Sewer	5,489.00	6,851.00	9,766.00
4399-00-000	TOTAL UTILITY EXPENSES	16,776.00	14,934.00	17,735.00
4410-00-000	Maintenance Salaries	13,375.00	14,088.00	13,024.72
4410-50-000	Maint Sal - Benefits	0.00	0.00	0.00
4420-01-000	Supplies-Maintenance	4,556.00	4,348.00	1,702.00
4420-02-000	Supplies-Gas/Tires/AutoPts	907.00	653.00	417.00
4420-03-000	Supplies-Paint	0.00	267.00	443.00
4420-05-000	Supplies-Grounds	0.00	403.00	61.00
4420-10-000	Uniforms	48.00	46.00	35.00
4430-01-000	Contract-Garbage	2,300.00	2,966.00	2,384.00
4430-03-000	Contract-AutoMaint/Rpr	180.00	81.00	312.00
4430-04-000	Contract-PestControl	4,900.00	3,450.00	3,392.00
4430-05-000	Contract-Landscaping	5,200.00	4,800.00	6,600.00
4430-06-000	Contract-CarpetClg	0.00	0.00	574.00
4430-09-000	Contract-EmpMileage	0.00	0.00	7.00
4430-10-000	Contract-OfficeEquipMaint	314.00	182.00	170.00
4430-11-000	Contract-Plumbing	635.00	1,197.00	499.00
4430-12-000	Contract-MaintOther	1,169.00	586.00	754.00
4430-13-000	Contract-HVAC	0.00	1,190.00	893.00
4430-15-000	Contract-GateFees	700.00	1,040.00	869.00
4430-21-000	Vehicle Maint Fees	48.00	49.00	45.00
4430-22-000	Contract-IT Contracts	440.00	590.00	613.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	34,772.00	35,936.00	32,794.72
4510-01-000	WorkersComp	1,817.00	770.00	786.89
4510-02-000	E/O Insurance	1,500.00	1,470.00	419.00
4510-03-000	Auto Insurance	0.00	0.00	149.00
4510-05-000	Flood Insurance	3,200.00	4,224.00	2,016.00
4510-06-000	Fire/Prop Insurance	5,500.00	7,179.00	4,895.00
4510-08-000	G/L Insurance	0.00	512.00	340.00
4510-99-000	TOTAL INSURANCE COSTS	12,017.00	14,155.00	8,605.89
4540-01-000	Retirement	4,434.00	4,077.00	3,761.51
4540-02-000	Medical	2,969.00	2,318.00	2,231.45
4540-03-000	FICA Expense	1,423.00	133.00	1,484.81
4540-04-000	Dental	17.00	2.00	2.02
4540-06-000	Vision	38.00	24.00	25.24
4540-07-000	Life Insurance	11.00	9.00	11.23
4540-09-000	Misc Benefits	102.00	97.00	174.00
4550-01-000	OPEB Liab Expense	0.00	0.00	1,198.00
4570-00-000	Bad Debt-Tenant Rents	6,000.00	6,000.00	2,569.56
4599-00-000	TOTAL GENERAL EXPENSES	14,994.00	12,660.00	11,457.82

		Approved	Proposed	PROPOSED
		FY25 BUD	FY26 BUD	FY27 BUDGET
4601-00-000	Reserve Requests (Non-Op)	3,500.00	4,200.00	0.00
4610-03-000	ExtraOrdin Tree Trim/Removal	0.00	0.00	0.00
4610-04-000	ExOrd Flooring Rep/Repl	0.00	0.00	0.00
4610-06-000	ExtOrd Maint	0.00	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	3,500.00	4,200.00	0.00
4850-00-000	(Memo) Rplmt Reserve Payments	9,600.00	9,600.00	9,600.00
4851-00-000	Interest Expense	19,510.00	15,960.00	9,504.00
4851-00-900	(Memo) Debt Service (P&I)	0.00	0.00	9,700.74
4899-00-000	TOTAL FINANCING EXPENSES	29,110.00	25,560.00	28,804.74
5100-00-000	Depreciation Expense	0.00	0.00	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00	0.00
8000-00-000	TOTAL EXPENSES	130,459.00	125,992.00	121,708.71
9000-00-000	NET INCOME	-3,186.00	15,187.00	8,269.29
	<u>ADJUSTMENTS</u>			
	Capital Requests			0.00
4601-00-000	Reserve Requests (Non-Op)	3,500.00	4,200.00	
3610-01-000	Interest Earned - Misc Reserves	0.00	0.00	
3610-02-000	Interest Earned - Sec Dep	0.00	0.00	
	TOTAL ADJUSTMENTS	3,500.00	4,200.00	0.00
	ADJUSTED NET INCOME	314.00	19,387.00	8,269.29

Central Office Cost Center (cocc)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		FYE2026 Budget	FYE2027 Budget
3000-00-000	INCOME		
3410-02-000	Section 8 Admin. Fee Income	1,340,976.00	1,387,080.90
3610-00-000	Interest Earned - Operating	0.00	16,000.00
3610-99-000	Total Interest & Investment Income	1,340,976.00	1,403,080.90
3690-02-000	Laundry Income	0.00	0
3690-18-000	MgmtFees (LIPH)	266,517.00	84,100.92
3690-19-000	Bookkeeping Fees (LIPH)	20,250.00	6,390.00
3690-20-000	Asset Mgmt Fees (LIPH)	27,000.00	8,520.00
3690-28-000	Admin Fees - Cap Fund	150,000.00	150,000.00
3699-00-000	TOTAL OTHER INCOME	463,767.00	249,010.92
3999-00-000	TOTAL INCOME	1,804,743.00	1,652,091.82
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4110-00-000	Administrative Salaries	1,278,758.00	1,132,012.22
4110-02-000	Admin Salaries Temp	0.00	-
4110-99-000	Total Administrative Salaries	1,278,758.00	1,132,012.22
4120-00-000	Compensated Absences	0.00	0
4130-00-000	Legal Expense	7,000.00	10,050.00
4131-00-000	Total	7,000.00	10,050.00
4140-00-000	Staff Training	2,848.00	2,848.00
4150-00-000	Travel	442.00	442.00
4170-00-000	Audit Fees	2,634.00	3,300.00
4180-00-000	Office Rent	98,000.00	102,500.00
4189-00-000	Total Other Admin Expenses	103,924.00	109,090.00
4190-01-000	Telephone	22,069.00	22,000.00
4190-02-000	Office Supplies	10,000.00	11,000.00
4190-03-000	Printing/Copying	17.00	0.00
4190-04-000	Postage	2,500.00	3,500.00
4190-05-000	Subscriptions/Publication	1,500.00	1,500.00
4190-06-000	Dues/Fees	1,754.00	50.00
4190-07-000	Comp Software/Parts	3,289.00	11,000.00
4190-08-000	Advertising	14,352.00	650.00
4190-09-000	Admin Sundry/Misc	1,497.00	1,800.00

Central Office Cost Center (cocc)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		EYE2026 Budget	EYE2027 Budget
4190-10-000	Bank Fees & Fraud	0.00	0.00
4190-12-000	Public Relations	6,146.00	5,200.00
4190-13-000	Internet Service	6,791.00	7,050.00
4190-16-000	Admin Contract Svcs	7,488.00	0.00
4190-20-000	Bank Fees-Analysis	0.00	0.00
4190-26-000	Consulting Fees	168.00	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	77,571.00	63,750.00
4210-00-000	Tenant Services Salaries	0.00	0.00
4210-02-000	RI Salaries	55,215.00	0.00
4220-08-000	RI Tenant Services	0.00	200
4220-15-000	Deposit Assistance	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	55,215.00	200.00
4410-01-000	Maintenance Salaries	79,885.00	132,967.43
4419-00-000	Total General Maint Expense	79,885.00	132,967.43
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	0.00	-
4420-02-000	Supplies-Gas/Tires/AutoPts	7,500.00	7,100.00
4420-03-000	Supplies-Paint	0.00	75.00
4420-05-000	Supplies-Grounds	168.00	-
4420-06-000	Supplies-Hskpg/Janitor/Clg	0.00	-
4420-07-000	Supplies-Small Tools	0.00	-
4420-10-000	Uniforms	0.00	-
4429-00-000	Total Materials	7,668.00	7,175.00
4430-00-000	Contract Costs		
4430-03-000	Contract-AutoMaint/Rpr	5,771.00	1,000.00
4430-09-000	Contract-EmpMileage	183.00	200.00
4430-10-000	Contract-OfficeEquipMaint	7,585.00	9,500.00
4430-11-000	Contract-Plumbing	213.00	275.00
4430-12-000	Contract-MaintOther	5,684.00	8,650.00
4430-17-000	Contract - Fire Sprinkler	146.00	0.00
4430-21-000	Vehicle Maint Fees	2,673.00	2,800.00
4430-22-000	Contract-IT Contracts	43,348.00	43,000.00
4430-25-000	Contract - Backflow Testing	315.00	0.00
4439-00-000	Total Contract Costs	65,918.00	65,425.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	153,471.00	205,567.43
4450-00-000	PROTECTIVE SERVICES		
4460-01-000	Investigations Salaries	0.00	35,961.78

Central Office Cost Center (cocc)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		FYE2026 Budget	FYE2027 Budget
4460-01-000	ProtSvcs	33,094.00	-
4480-01-000	Alarm Contracts	0.00	525.00
4490-00-000	TOTAL PROTECTIVE SERVICES	33,094.00	36,486.78
4510-01-000	WorkersComp	10,258.00	11,415.49
4510-02-000	E/O Insurance	120.00	100.00
4510-03-000	Auto Insurance	1,748.00	10,500.00
4510-06-000	Fire/Prop Insurance	0.00	0.00
4510-08-000	G/L Insurance	41.00	75.00
4510-11-000	Excess Liability Insurance	43,561.00	81,500.00
4510-99-000	TOTAL INSURANCE COSTS	55,728.00	103,590.49
4540-01-000	Retirement	295,507.00	261,492.23
4540-02-000	Medical	207,874.00	180,565.49
4540-03-000	FICA Expense	110,576.00	102,815.29
4540-04-000	Dental	1,583.00	1,397.44
4540-06-000	Vision	1,869.00	1,800.84
4540-07-000	Life Insurance	599.00	520.09
4540-09-000	Misc Benefits	8,845.00	6,700.00
4540-51-000	EmpBen - Admin	0.00	-
4599-00-000	TOTAL GENERAL EXPENSES	626,853.00	555,291.38
8000-00-000	TOTAL EXPENSES	2,391,614.00	2,216,038.29
9000-00-000	NET INCOME	-586,871.00	-563,946.47

Row Labels	Sum of Allocated Cost Number Percent2
COCC	16.07
AC	0.76
ACT	0.38
AED	0.41
AM	0.38
AT	1.14
AT2	1.52
CSC	0.38
CST	0.38
DDF	0.38
ED	0.41
FMS	1.04
HA	1.18
HC	2.28
INV	0.42
LHM	0.25
LMT	0.45
LSC	0.42
OA1	0.76
OA2	0.76
OA3	1.20
PD	0.41
SAT	0.76
Grand Total	16.07

Position FTE
 FAS 0.02
 MTI 0.16
 SHMII 0.16

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1420 Monterey (mon)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

Rent Increase: \$20/unit

		FYE 2026 Budget	FYE 2027 Budget
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	111,029.00	79,764.00
3112-02-000	TC HAP Subsidy	7,087.00	43,200.00
3113-00-000	Less: Vacancies	-5,906.00	-6,148.20
3119-00-000	Total Rental Income	112,210.00	116,815.80
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	0.00	N/A
3120-03-000	Damages	0.00	N/A
3129-00-000	Total Other Tenant Income	0.00	0.00
3199-00-000	NET TENANT INCOME	112,210.00	116,815.80
3999-00-000	TOTAL INCOME	112,210.00	116,815.80
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4120-00-000	Compensated Absences	0.00	0
4121-00-000	Management Fees	12,480.00	15,849.60
4130-00-000	Legal Expense	0.00	3,034.88
4131-00-000	Total	12,480.00	18,884.48
4140-00-000	Staff Training	6.00	25.00
4189-00-000	Total Other Admin Expenses	6.00	25.00
4190-01-000	Telephone	150.00	205.00
4190-02-000	Office Supplies	69.00	55.00
4190-06-000	Dues/Fees	116.00	0.00
4190-07-000	Comp Software/Parts	83.00	650.00
4190-09-000	Admin Sundry/Misc	46.00	30.00
4190-13-000	Internet Service	1,911.00	1550..0
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,375.00	940.00
4210-00-000	Tenant Services Salaries	11,194.00	12,507.69
	Total Tenant Servies Salaries	11,194.00	12,507.69
4300-00-000	UTILITIES		
4310-00-000	Water	8,045.00	7,300.00

1420 Monterey (mon)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		EYE 2026 Budget	EYE 2027 Budget
4320-00-000	Electricity	2,075.00	1950.00.00
4330-00-000	Gas	173.00	200.00
4399-00-000	TOTAL UTILITY EXPENSES	10,293.00	7,500.00
4410-00-000	Maintenance Salaries	10,000.00	9,676.02
4419-00-000	Total General Maint Expense	10,000.00	9,676.02
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	13,164.00	6,275.00
4420-02-000	Supplies-Gas/Tires/AutoPts	302.00	100.00
4420-03-000	Supplies-Paint	0.00	200.00
4420-05-000	Supplies-Grounds	257.00	200.00
4420-07-000	Supplies-Small Tools	0.00	50.00
4420-10-000	Uniforms	54.00	65.00
4429-00-000	Total Materials	13,777.00	6,890.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	5,305.00	4,500.00
4430-03-000	Contract-AutoMaint/Rpr	8.00	50.00
4430-04-000	Contract-PestControl	1,228.00	4,700.00
4430-05-000	Contract-Landscaping	1,800.00	700.00
4430-12-000	Contract-MaintOther	253.00	1,500.00
4430-13-000	Contract-HVAC	205.00	0.00
4430-15-000	Contract-GateFees	0.00	100.00
4430-21-000	Vehicle Maint Fees	38.00	50.00
4430-22-000	Contract-IT Contracts	908.00	725.00
4430-25-000	Contract-Backflow Testing	118.00	0.00
4439-00-000	Total Contract Costs	9,863.00	12,325.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	33,640.00	28,891.02
4510-01-000	WorkersComp	160.00	598.86
4510-02-000	E/O Insurance	1,600.00	730.00
4510-03-000	Auto Insurance	0.00	25.00
4510-06-000	Fire/Prop Insurance	7,000.00	8,500.00
4510-08-000	G/L Insurance	600.00	600.00
4510-99-000	TOTAL INSURANCE COSTS	9,360.00	10,453.86
4540-01-000	Retirement	2,390.00	4,299.20
4540-02-000	Medical	3,343.00	3,220.46
4540-03-000	FICA Expense	993.00	1,697.05
4540-04-000	Dental	22.00	40.60
4540-06-000	Vision	21.00	40.60

1420 Monterey (mon)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		EYE 2026 Budget	EYE 2027 Budget
4540-07-000	Life Insurance	6.00	10.96
4540-09-000	Misc Benefits	84.00	134.69
4550-01-000	OPEB Liab Expense	936.00	100.00
4570-00-000	Bad Debt-Tenant Rents	2,000.00	2,459.28
4599-00-000	TOTAL GENERAL EXPENSES	9,795.00	12,002.84
4610-01-000	ExtraOrdin - Labor	0.00	0
4698-00-000	TOTAL EXTRAORDINARY COSTS	0.00	0
4800-00-000	FINANCING EXPENSE		
4850-00-000	(Memo) Rplmt Reserve Payments	9,600.00	9,600.00
4899-00-000	TOTAL FINANCING EXPENSES	9,600.00	9,600.00
8000-00-000	TOTAL EXPENSES	98,743.00	100,804.88
9000-00-000	NET INCOME	13,467.00	16,010.92

Position FTE
 FAS 0.03
 HM1 0.23
 HM2 0.05
 MTI 0.23

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NSP Properties - Ongoing (nspop) - City

Budget Comparison

Proposed Rental Increase
 \$67 - \$87/unit

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_is

		BUDGET 25-26	PROPOSED BUDGET 26-27
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	168,948.00	179,640.00
3113-00-000	Less: Vacancies	0.00	0.00
3119-00-000	Total Rental Income	168,948.00	179,640.00
3120-00-000	Other Tenant Income		
3120-04-000	Late Charges	0.00	0.00
3120-09-000	Misc.Tenant Charges	0.00	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00
3199-00-000	NET TENANT INCOME	168,948.00	179,640.00
3600-99-000	Interest & Investment Income		
3610-00-000	Interest Earned - Operating	0.00	0.00
3610-03-000	Interest Earned - Repl Res	0.00	0.00
3610-99-000	Total Interest & Investment Income	0.00	0.00
3690-02-000	Laundry Income	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00
3999-00-000	TOTAL INCOME	168,948.00	179,640.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-01-000	Administrative Salaries	0.00	573.15
4110-99-000	Total Administrative Salaries	0.00	573.15
4120-00-000	Compensated Absences	0.00	0.00
4121-00-000	Management Fees	12,768.00	13,406.40
4131-00-000	Total	12,768.00	13,406.40
4140-00-000	Staff Training	8.00	0.00
4170-00-000	Audit Fees	2,500.00	1,575.00
4189-00-000	Total Other Admin Expenses	2,508.00	1,575.00
4190-01-000	Telephone	349.00	350.00
4190-02-000	Office Supplies	179.00	55.00
4190-04-000	Postage	70.00	70.00
4190-05-000	Subscriptions/Publication	0.00	0.00
4190-06-000	Dues/Fees	0.00	0.00
4190-07-000	Comp Software/Parts	101.00	825.00
4190-08-000	Advertising	0.00	20.00
4190-09-000	Admin Sundry/Misc	250.00	75.00
4190-13-000	Internet Service	90.00	145.00
4190-20-000	Bank Fees-Analysis	8.00	0.00
4190-25-000	Association Dues	27,262.00	28,650.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	43,585.00	45,744.55
4210-00-000	Tenant Services Salaries	9,841.00	15,300.04
4210-01-000	Tenant Svcs.	0.00	0.00
4210-18-000	In Kind Donations for Clients	0.00	0.00
4210-50-000	Tenant Svcs - Benefits	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	9,841.00	15,300.04
4300-00-000	UTILITIES		
4310-00-000	Water	1,743.00	1,584.00

NSP Properties - Ongoing (nspop) - City

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_is

		BUDGET 25-26	PROPOSED BUDGET 26-27
4390-00-000	Sewer	4,153.00	4,275.00
4399-00-000	TOTAL UTILITY EXPENSES	5,896.00	5,859.00
4410-00-000	Maintenance Salaries	10,746.00	13,426.48
4410-01-000	Maintenance Labor	0.00	0.00
4410-50-000	Maint Sal - Benefits	0.00	0.00
4419-00-000	Total General Maint Expense	10,746.00	13,426.48
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	6,000.00	3,200.00
4420-02-000	Supplies-Gas/Tires/AutoPts	805.00	845.25
4420-03-000	Supplies-Paint	225.00	236.25
4420-05-000	Supplies-Grounds	77.00	80.85
4420-06-000	Supplies-Hskpg/Janitor/Clg	0.00	0.00
4420-10-000	Uniforms	80.00	84.00
4429-00-000	Total Materials	7,187.00	4,446.35
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	5,156.00	4,251.48
4430-03-000	Contract-AutoMaint/Rpr	232.00	310.14
4430-04-000	Contract-PestControl	2,646.00	2,646.00
4430-05-000	Contract-Landscaping	15,844.00	39,360.00
4430-06-000	Contract-CarpetClg	215.00	215.00
4430-08-000	Landscaping Extra Chgs	194.00	194.00
4430-10-000	Contract-OfficeEquipMaint	339.00	53.61
4430-11-000	Contract-Plumbing	945.00	945.00
4430-12-000	Contract-MaintOther	1,294.00	1,358.70
4430-13-000	Contract-HVAC	1,455.00	1,527.75
4430-15-000	Contract-GateFees	244.00	256.20
4430-21-000	Vehicle Maint Fees	76.00	79.80
4430-22-000	Contract-IT Contracts	1,047.00	692.80
4439-00-000	Total Contract Costs	29,687.00	51,890.48
4449-00-000	TOTAL MAINTENANCE EXPENSE	47,620.00	69,763.31
4510-01-000	WorkersComp	864.00	875.49
4510-02-000	E/O Insurance	1,087.00	1,141.35
4510-03-000	Auto Insurance	0.00	0.00
4510-06-000	Fire/Prop Insurance	6,236.00	6,547.80
4510-08-000	G/L Insurance	371.00	389.55
4510-99-000	TOTAL INSURANCE COSTS	8,558.00	8,954.19
4540-01-000	Retirement	3,918.00	5,567.20
4540-02-000	Medical	2,122.00	719.73
4540-03-000	FICA Expense	1,575.00	2,197.58
4540-04-000	Dental	26.00	9.18
4540-06-000	Vision	25.00	36.78
4540-07-000	Life Insurance	14.00	17.38
4540-09-000	Misc Benefits	250.00	262.50
4550-01-000	OPEB Liab Expense	1,458.00	1,458.00
4570-00-000	Bad Debt-Tenant Rents	0.00	3,592.80
4599-00-000	TOTAL GENERAL EXPENSES	9,388.00	13,861.15
4601-00-000	Reserve Requests (Non-Op)	3,255.00	5,192.00
4610-01-000	ExtraOrdin - Labor	0.00	0.00
4610-03-000	ExtraOrdin Tree Trim/Removal	0.00	0.00
4610-06-000	ExtOrd Maint	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	3,255.00	5,192.00

NSP Properties - Ongoing (nspop) - City

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_is

		BUDGET 25-26	PROPOSED BUDGET 26-27
4800-00-000	FINANCING EXPENSE		
4850-00-000	(Memo) Rplmt Reserve Payments	9,500.00	9,500.00
4851-00-000	Interest Expense	22,404.00	5,601.00
4851-00-900	(Memo) Debt Service (P&I)	0.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	31,904.00	15,101.00
5000-00-000	NON-OPERATING ITEMS		
5100-00-000	Depreciation Expense	0.00	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00
8000-00-000	TOTAL EXPENSES	160,047.00	179,775.23
9000-00-000	NET INCOME	8,901.00	-135.23
4601-00-000	Reserve Requests (Non-Op)	3,255.00	5,192.00
	Adjusted Net Income	12,156.00	5,056.77

Position FTE
 FAS 0.04
 HM2 0.20
 MTII 0.33

NSP County - Grant Properties (nspop2) - County

Budget Comparison

Proposed Rental Increase:
 \$67 - \$87/unit

Period = Jul 2025-Jun 2026
 Book = Accrual ; Tree = ysi_is

		BUDGET 25-26	Proposed Budget
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	221,841.00	205,074.24
3112-02-000	TC HAP Subsidy	9,243.00	43,788.00
3113-00-000	Less: Vacancies	-4,622.00	-12,443.11
3119-00-000	Total Rental Income	226,462.00	236,419.13
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	0.00	0.00
3120-03-000	Damages	0.00	0.00
3120-04-000	Late Charges	0.00	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00
3199-00-000	NET TENANT INCOME	226,462.00	236,419.13
3410-01-000	Section 8 HAP Earned	0.00	0.00
3600-99-000	Interest & Investment Income		
3610-00-000	Interest Earned - Operating	550.00	550.00
3610-01-000	Interest Earned - Misc Reserves	0.00	0.00
3610-03-000	Interest Earned - Repl Res	0.00	0.00
3610-99-000	Total Interest & Investment Income	550.00	550.00
3999-00-000	TOTAL INCOME	227,012.00	236,969.13
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4120-00-000	Compensated Absences	0.00	0.00
4121-00-000	Management Fees	20,280.00	21,294.00
4131-00-000	Total	20,280.00	21,294.00
4140-00-000	Staff Training	11.00	11.55
4170-00-000	Audit Fees	2,443.00	2,565.15
4172-00-000	Other Reporting Fees	704.00	739.20
4189-00-000	Total Other Admin Expenses	3,158.00	3,315.90
4190-01-000	Telephone	214.00	224.70
4190-02-000	Office Supplies	392.00	250.00
4190-04-000	Postage	87.00	91.35
4190-06-000	Dues/Fees	913.00	200.00
4190-07-000	Comp Software/Parts	134.00	500.00
4190-08-000	Advertising	0.00	0.00
4190-09-000	Admin Sundry/Misc	0.00	0.00
4190-13-000	Internet Service	525.00	551.25
4190-20-000	Bank Fees-Analysis	374.00	392.70
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	26,077.00	26,819.90
4210-00-000	Tenant Services Salaries	19,615.00	14,822.86
4210-01-000	Tenant Svcs.	0.00	0.00
4210-18-000	In Kind Donations for Clients	0.00	0.00
4210-50-000	Tenant Svcs - Benefits	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	19,615.00	14,822.86
4300-00-000	UTILITIES		
4310-00-000	Water	5,074.00	4,000.00
4320-00-000	Electricity	24.00	25.20

NSP County - Grant Properties (nspop2) - County

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_is

		BUDGET 25-26	Proposed Budget
4390-00-000	Sewer	6,670.00	9,262.50
4399-00-000	TOTAL UTILITY EXPENSES	11,768.00	13,287.70
4410-00-000	Maintenance Salaries	26,153.00	22,342.39
4410-50-000	Maint Sal - Benefits	0.00	0.00
4419-00-000	Total General Maint Expense	26,153.00	22,342.39
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	15,000.00	5,000.00
4420-02-000	Supplies-Gas/Tires/AutoPts	809.00	850.00
4420-03-000	Supplies-Paint	567.00	1,000.00
4420-05-000	Supplies-Grounds	203.00	121.74
4420-06-000	Supplies-Hskpg/Janitor/Clg	41.00	650.00
4420-07-000	Supplies-Small Tools	3.00	0.00
4420-10-000	Uniforms	24.00	35.00
4429-00-000	Total Materials	16,647.00	7,656.74
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	13,017.00	11,500.00
4430-03-000	Contract-AutoMaint/Rpr	158.00	165.90
4430-04-000	Contract-PestControl	6,151.00	5,418.00
4430-05-000	Contract-Landscaping	19,919.00	47,220.00
4430-06-000	Contract-CarpetClg	472.00	400.00
4430-08-000	Landscaping Extra Chgs	0.00	250.00
4430-10-000	Contract-OfficeEquipMaint	364.00	200.00
4430-11-000	Contract-Plumbing	11,076.00	5,000.00
4430-12-000	Contract-MaintOther	2,561.00	1,750.00
4430-13-000	Contract-HVAC	2,771.00	2,000.00
4430-15-000	Contract-GateFees	2,110.00	2,000.00
4430-21-000	Vehicle Maint Fees	64.00	67.20
4430-22-000	Contract-IT Contracts	1,484.00	1,558.20
4439-00-000	Total Contract Costs	60,147.00	77,529.30
4449-00-000	TOTAL MAINTENANCE EXPENSE	102,947.00	107,528.43
4510-01-000	WorkersComp	1,528.00	1,407.47
4510-02-000	E/O Insurance	3,000.00	1,064.27
4510-03-000	Auto Insurance	0.00	283.57
4510-06-000	Fire/Prop Insurance	15,000.00	9,790.81
4510-08-000	G/L Insurance	507.00	864.23
4510-99-000	TOTAL INSURANCE COSTS	20,035.00	13,410.36
4540-01-000	Retirement	8,617.00	7,202.63
4540-02-000	Medical	4,924.00	4,104.84
4540-03-000	FICA Expense	3,501.00	2,843.14
4540-04-000	Dental	59.00	67.96
4540-06-000	Vision	51.00	28.36
4540-07-000	Life Insurance	24.00	18.35
4540-09-000	Misc Benefits	309.00	324.45
4540-51-000	EmpBen - Admin	765.00	852.26
4550-01-000	OPEB Liab Expense	1,486.00	1,560.30
4570-00-000	Bad Debt-Tenant Rents	0.00	4,728.38
4599-00-000	TOTAL GENERAL EXPENSES	19,736.00	21,730.66
4601-00-000	Reserve Requests (Non-Op)	0.00	0.00
4610-03-000	ExtraOrdin Tree Trim/Removal	0.00	0.00
4610-04-000	ExOrd Flooring Rep/Repl	0.00	0.00
4610-06-000	ExtOrd Maint	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	0.00	0.00

NSP County - Grant Properties (nspop2) - County

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_is

		BUDGET 25-26	Proposed Budget
4800-00-000	FINANCING EXPENSE		
4850-00-000	(Memo) Rplmt Reserve Payments	15,504.00	15,504.00
4899-00-000	TOTAL FINANCING EXPENSES	15,504.00	15,504.00
5000-00-000	NON-OPERATING ITEMS		
5100-00-000	Depreciation Expense	0.00	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00
8000-00-000	TOTAL EXPENSES	215,682.00	213,103.91
9000-00-000	NET INCOME	11,330.00	23,865.22
4601-00-000	Reserve Requests (Non-Op)	0.00	0.00
	ADJ Net Income	11,330.00 #	23,865.22

Pinewood Glen Retirement Community (pin) PROPOSED FY27 BUDGET

Based on Period = Jul 2025-Jun 2026 as of 03/26/2026
JUL 2026-JUN 2027

Position	FTE	PROPOSED INC
DR	0.25	\$ 40.00
FAS	0.14	
HM2	0.82	
MTII	0.86	
SA	0.13	
SC1	0.07	

		FY26 BUDGET	FY27 BUDGET
3000-00-000	INCOME		
3111-00-000	Tenant Rent	536,381.00	570,312.00
3114-00-000	Rental Assistance	0.00	264,384.00
3113-00-000	Vacancies	0.00	(78,787.10)
3120-02-000	Cleaning Fee	0.00	0.00
3120-03-000	Damages	0.00	0.00
3120-04-000	Late Charges	0.00	0.00
3120-05-000	Legal Fees - Tenant	0.00	0.00
3120-06-000	NSF Charges	0.00	0.00
3120-07-000	Tenant Owed Utilities	0.00	0.00
3120-09-000	Misc.Tenant Charges	0.00	0.00
3120-13-000	Services: Food/HouKeep	749,809.00	741,046.00
3120-14-000	CATV: Resident Fee	0.00	0.00
3190-03-000	NonDwSpace Rental	0.00	0.00
3199-00-000	NET TENANT INCOME	1,286,190.00	1,496,954.90
3610-00-000	Interest Earned - Operating	0.00	0.00
3690-02-000	Laundry Income	0.00	3,000.00
3690-04-000	Misc - Soda Machine Comm	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	3,000.00
3999-00-000	TOTAL INCOME	1,286,190.00	1,499,954.90
4000-00-000	EXPENSES		
4120-00-000	Compensated Absences	0.00	0.00
4130-00-000	Legal Expense	500.00	2,618.00
4140-00-000	Staff Training	280.00	25.00
4170-00-000	Audit Fees	9,000.00	8,801.00
4190-01-000	Telephone	1,495.00	1,913.00
4190-02-000	Office Supplies	1,341.00	1,249.00
4190-04-000	Postage	320.00	307.00
4190-05-000	Subscriptions/Publication	0.00	5.00
4190-06-000	Dues/Fees	966.00	1,267.00
4190-07-000	Comp Software/Parts	735.00	3,863.00
4190-08-000	Advertising	540.00	16.00
4190-09-000	Admin Sundry/Misc	6,081.00	1,949.00
4190-10-000	Bank Fees & Fraud	20.00	0.00
4190-13-000	Internet Service	3,737.00	2,376.00

		FY26	FY27
		BUDGET	BUDGET
4190-20-000	Bank Fees-Analysis	700.00	0.00
4190-28-000	Translation Services	0.00	210.00
4190-45-000	Water Hydrant Equip Fee	0.00	1,975.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,715.00	26,574.00
4210-00-000	Tenant Services Salaries	35,760.00	50,704.74
4210-02-000	RI Salaries	22,339.00	23,059.92
4210-50-000	Tenant Svcs - Benefits	0.00	0.00
4220-08-000	RI Tenant Services	0.00	3,377.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	58,099.00	77,141.66
4310-00-000	Water	18,701.00	24,416.00
4320-00-000	Electricity	93,500.00	80,000.00
4320-00-001	Electricity - Solar	46,215.00	70,380.00
4330-00-000	Gas	14,515.00	14,263.00
4390-00-000	Sewer	8,260.00	36,337.50
4390-03-000	Cable TV	36,047.00	22,919.40
4399-00-000	TOTAL UTILITY EXPENSES	217,238.00	248,315.90
4410-00-000	Maintenance Salaries	82,394.00	63,072.49
4410-01-000	Maintenance Labor	0.00	0.00
4410-50-000	Maint Sal - Benefits	0.00	0.00
4420-01-000	Supplies-Maintenance	40,000.00	31,654.00
4420-02-000	Supplies-Gas/Tires/AutoPts	3,250.00	2,380.00
4420-03-000	Supplies-Paint	713.00	951.00
4420-05-000	Supplies-Grounds	1,058.00	2,788.00
4420-06-000	Supplies-Hskpg/Janitor/Clg	1,464.00	7,903.00
4420-07-000	Supplies-Small Tools	419.00	403.00
4420-08-000	Supplies-Food/Perishables	301,185.00	305,868.00
4420-09-000	Supplies-Misc	1,000.00	885.00
4420-10-000	Uniforms	430.00	1,012.00
4430-01-000	Contract-Garbage	17,527.00	18,103.00
4430-02-000	Contract-Elevator	2,943.00	4,544.00
4430-03-000	Contract-AutoMaint/Rpr	961.00	3,199.00
4430-04-000	Contract-PestControl	16,351.00	25,000.00
4430-05-000	Contract-Landscaping	9,895.00	16,800.00
4430-06-000	Contract-CarpetClg	1,967.00	9,844.00
4430-09-000	Contract-EmpMileage	7.00	0.00
4430-10-000	Contract-OfficeEquipMaint	1,288.00	1,119.00
4430-11-000	Contract-Plumbing	5,209.00	7,881.00
4430-12-000	Contract-MaintOther	10,059.00	10,000.00
4430-13-000	Contract-HVAC	1,000.00	3,281.00
4430-15-000	Contract-GateFees	5,118.00	5,447.00
4430-17-000	Contract - FireSprinkler	2,000.00	0.00
4430-21-000	Vehicle Maint Fees	244.00	266.00
4430-22-000	Contract-IT Contracts	4,607.00	4,115.00
4430-23-000	Contract - Pin Svs Agreement	345,785.00	434,804.20
4430-25-000	Contract-Backflow Testing	0.00	16,505.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	856,874.00	977,824.69

		FY26	FY27
		BUDGET	BUDGET
4480-01-000	Alarm Contracts	1,124.00	1,843.00
4490-00-000	TOTAL PROTECTIVE SERVICES	1,124.00	1,843.00
4510-01-000	WorkersComp	11,300.00	4,134.12
4510-02-000	E/O Insurance	9,785.00	3,225.00
4510-03-000	Auto Insurance	0.00	923.00
4510-06-000	Fire/Prop Insurance	40,417.00	37,657.00
4510-08-000	G/L Insurance	3,466.00	2,619.00
4510-11-000	Excess Liability Insurance	1,000.00	0.00
4510-99-000	TOTAL INSURANCE COSTS	65,968.00	48,558.12
4540-01-000	Retirement	30,272.00	26,519.04
4540-02-000	Medical	11,046.00	20,151.51
4540-03-000	FICA Expense	10,748.00	10,468.04
4540-04-000	Dental	162.00	257.03
4540-06-000	Vision	157.00	257.03
4540-07-000	Life Insurance	99.00	73.45
4540-09-000	Misc Benefits	1,504.00	990.00
4550-01-000	OPEB Liab Expense	5,000.00	5,761.00
	Bad Debt Expense	0.00	11,406.24
4599-00-000	TOTAL GENERAL EXPENSES	58,988.00	75,883.34
4610-01-000	ExtraOrdin - Labor	0.00	0.00
4610-04-000	ExOrd Flooring Rep/Repl	0.00	0.00
4610-06-000	ExtOrd Maint	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	0.00	0.00
5100-00-000	Depreciation Expense	0.00	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	0.00
8000-00-000	TOTAL EXPENSES	1,284,006.00	1,456,140.70
9000-00-000	NET INCOME	2,184.00	43,814.20

Position FTE
 FAS 0.04
 HM1 LOS 0.42
 MTII 0.42

4/1/2026 10:59 AM

Quincy Street Apts (qsa)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

Rent Increase: \$40/unit

		FYE 2026 Budget	FYE 2027 Budget
3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	321,060.00	337,020.00
3113-00-000	Less: Vacancies	-6,421.00	-16,851.00
3119-00-000	Total Rental Income	314,639.00	320,169.00
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	0.00	0.00
3120-03-000	Damages	0.00	0.00
3120-04-000	Late Charges	0.00	0.00
3120-09-000	Misc.Tenant Charges	0.00	0.00
3129-00-000	Total Other Tenant Income	0.00	0.00
3199-00-000	NET TENANT INCOME	314,639.00	320,169.00
3690-02-000	Laundry Income	0.00	0.00
3690-44-200	Fraud Recovery Court Order - HACK	0.00	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00
3999-00-000	TOTAL INCOME	314,639.00	320,169.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4120-00-000	Compensated Absences	0.00	0.00
4121-00-000	Management Fees	25,740.00	32,689.80
4130-00-000	Legal Expense	0.00	1,200.00
4131-00-000	Total	25,740.00	33,889.80
4140-00-000	Staff Training	12.00	0.00
4150-00-000	Travel	1,466.00	0.00
4170-00-000	Audit Fees	3,102.00	3,650.00
4189-00-000	Total Other Admin Expenses	4,580.00	3,650.00
4190-01-000	Telephone	396.00	160.00
4190-02-000	Office Supplies	667.00	360.00
4190-04-000	Postage	0.00	75.00
4190-06-000	Dues/Fees	228.00	0.00
4190-07-000	Comp Software/Parts	0.00	225.00
4190-09-000	Admin Sundry/Misc	12.00	75.00
4190-13-000	Internet Service	2,877.00	2,010.00

Quincy Street Apts (qsa)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		<u>FYE 2026 Budget</u>	<u>FYE 2027 Budget</u>
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	4,180.00	2,905.00
4210-00-000	Tenant Services Salaries	24,006.00	8,069.23
	Total Tenant Services Salaries	24,006.00	8,069.23
4300-00-000	UTILITIES		
4310-00-000	Water	9,222.00	7,500.00
4320-00-000	Electricity	1,889.00	1,200.00
4330-00-000	Gas	2,381.00	1,500.00
4390-00-000	Sewer	9,321.00	7,050.00
4390-09-000	Street Sweeping	1,303.00	1,000.00
4399-00-000	TOTAL UTILITY EXPENSES	24,116.00	18,250.00
4410-00-000	Maintenance Salaries	32,662.00	33,905.72
4419-00-000	Total General Maint Expense	32,662.00	33,905.72
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	10,541.00	9,000.00
4420-02-000	Supplies-Gas/Tires/AutoPts	2,210.00	1,300.00
4420-03-000	Supplies-Paint	322.00	1,300.00
4420-07-000	Supplies-Small Tools	20.00	275.00
4420-10-000	Uniforms	138.00	75.00
4429-00-000	Total Materials	13,231.00	11,950.00
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	12,620.00	12,000.00
4430-03-000	Contract-AutoMaint/Rpr	119.00	120.00
4430-04-000	Contract-PestControl	3,578.00	2,600.00
4430-05-000	Contract-Landscaping	23,534.00	19,000.00
4430-06-000	Contract-CarpetClg	399.00	0.00
4430-09-000	Contract-EmpMileage	280.00	100.00
4430-10-000	Contract-OfficeEquipMaint	322.00	0.00
4430-11-000	Contract-Plumbing	892.00	0.00
4430-12-000	Contract-MaintOther	941.00	2,500.00
4430-13-000	Contract-HVAC	0.00	775.00
4430-15-000	Contract-GateFees	8,271.00	3,400.00
4430-21-000	Vehicle Maint Fees	164.00	100.00
4430-22-000	Contract-IT Contracts	1,843.00	1,200.00
4439-00-000	Total Contract Costs	52,963.00	41,795.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	98,856.00	87,650.72
4510-01-000	WorkersComp	1,913.00	2,065.80

Quincy Street Apts (qsa)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		FYE 2026 Budget	FYE 2027 Budget
4510-02-000	E/O Insurance	4,042.00	1,500.00
4510-03-000	Auto Insurance	0.00	0.00
4510-06-000	Fire/Prop Insurance	19,721.00	17,000.00
4510-08-000	G/L Insurance	1,408.00	1,200.00
4510-99-000	TOTAL INSURANCE COSTS	<u>27,084.00</u>	<u>21,765.80</u>
4540-01-000	Retirement	10,678.00	8,134.75
4540-02-000	Medical	5,172.00	1,093.43
4540-03-000	FICA Expense	4,335.00	3,211.08
4540-04-000	Dental	56.00	5.36
4540-06-000	Vision	101.00	55.76
4540-07-000	Life Insurance	29.00	28.66
4540-09-000	Misc Benefits	268.00	310.00
4550-01-000	OPEB Liab Expense	2,422.00	2,422.00
4599-00-000	TOTAL GENERAL EXPENSES	<u>23,061.00</u>	<u>15,261.05</u>
4601-00-000	Reserve Requests (Non-Op)	20,000.00	0.00
4610-06-000	ExtOrd Maint	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	<u>20,000.00</u>	<u>0.00</u>
4800-00-000	FINANCING EXPENSE		
4850-00-000	(Memo) Rplmt Reserve Payments	16,500.00	16,500.00
4851-00-000	Interest Expense	57,518.00	57,518.00
4851-00-900	(Memo) Debt Service (P&I)	0.00	0
4899-00-000	TOTAL FINANCING EXPENSES	<u>74,018.00</u>	<u>74,018.00</u>
8000-00-000	TOTAL EXPENSES	<u>325,641.00</u>	<u>265,459.60</u>
9000-00-000	NET INCOME	<u>-11,002.00</u>	<u>54,709.40</u>
4601-00-000	Reserve Requests (Non-Op)	20,000.00	0.00
	Adjusted Net Income	<u>8,998.00</u>	<u>54,709.40</u>

Shannon Property (shan) PROPOSED FY27 BUDGET

Based on Period = Jul 2025-Jun 2026 as of 03/26/2026
JUL 2026-JUN 2027

Position	FTE	PROPOSED INC
HS1	0.01	\$ -
OA1	0.01	
SHMII	0.01	

		FY26 BUDGET	FY27 BUDGET
3000-00-000	INCOME		
3111-00-000	Tenant Rent	9,600.00	9,600.00
3120-03-000	Damages	0.00	0.00
3120-04-000	Late Charges	0.00	0.00
3199-00-000	NET TENANT INCOME	9,600.00	9,600.00
3999-00-000	TOTAL INCOME	9,600.00	9,600.00
4000-00-000	EXPENSES		
4110-00-000	Administrative Salaries	0.00	500.75
4110-01-000	Administrative Salaries	0.00	0.00
4110-50-000	Employee Benefit Contribution-Admin	0.00	0.00
4120-00-000	Compensated Absences	0.00	0.00
4130-00-000	Legal Expense	870.00	0.00
4140-00-000	Staff Training	100.00	0.00
4190-01-000	Telephone	15.00	4.00
4190-02-000	Office Supplies	30.00	0.00
4190-04-000	Postage	7.00	0.00
4190-07-000	Comp Software/Parts	6.00	0.00
4190-09-000	Admin Sundry/Misc	8.00	52.00
4190-13-000	Internet Service	10.00	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	1,046.00	556.75
4210-00-000	Tenant Services Salaries	223.00	1,320.97
4210-50-000	Tenant Svcs - Benefits	150.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	373.00	1,320.97
4410-00-000	Maintenance Salaries	125.00	124.30
4410-50-000	Maint Sal - Benefits	50.00	0.00
4420-01-000	Supplies-Maintenance	272.00	296.00
4420-02-000	Supplies-Gas/Tires/AutoPts	15.00	29.00
4420-03-000	Supplies-Paint	0.00	157.00
4420-05-000	Supplies-Grounds	110.00	0.00
4420-10-000	Uniforms	0.00	2.00
4430-01-000	Contract-Garbage	365.00	592.00
4430-03-000	Contract-AutoMaint/Rpr	0.00	3.00
4430-05-000	Contract-Landscaping	100.00	0.00
4430-09-000	Contract-EmpMileage	6.00	0.00
4430-11-000	Contract-Plumbing	224.00	0.00
4430-12-000	Contract-MaintOther	0.00	294.00

		FY26	FY27
		BUDGET	BUDGET
4430-13-000	Contract-HVAC	0.00	599.00
4430-21-000	Vehicle Maint Fees	0.00	0.00
4430-22-000	Contract-IT Contracts	0.00	34.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	<u>1,267.00</u>	<u>2,130.30</u>
4510-01-000	WorkersComp	19.00	16.52
4510-02-000	E/O Insurance	99.00	32.00
4510-03-000	Auto Insurance	0.00	1.00
4510-06-000	Fire/Prop Insurance	409.00	377.00
4510-08-000	G/L Insurance	35.00	26.00
4510-11-000	Excess Liability Insurance	25.00	0.00
4510-99-000	TOTAL INSURANCE COSTS	<u>587.00</u>	<u>452.52</u>
4540-01-000	Retirement	75.00	377.14
4540-02-000	Medical	34.00	222.41
4540-03-000	FICA Expense	27.00	148.87
4540-04-000	Dental	2.00	1.37
4540-06-000	Vision	1.00	1.37
4540-07-000	Life Insurance	1.00	1.02
4540-09-000	Misc Benefits	5.00	9.00
4550-01-000	OPEB Liab Expense	12.00	51.00
	Bad Debt Expense	0.00	192.00
4599-00-000	TOTAL GENERAL EXPENSES	<u>157.00</u>	<u>1,004.17</u>
4610-01-000	ExtraOrdin - Labor	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	<u>0.00</u>	<u>0.00</u>
5100-00-000	Depreciation Expense	0.00	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	<u>0.00</u>	<u>0.00</u>
8000-00-000	TOTAL EXPENSES	<u>3,430.00</u>	<u>5,464.72</u>
9000-00-000	NET INCOME	<u><u>6,170.00</u></u>	<u><u>4,135.28</u></u>

Property = hkc hku
Budget 2026-2027
 Period = Jul 2026-Jun 2027

Position HKC	FTE
FAS	0.03
HM1	0.27
HN	0.01
MTI	0.68

Position HKU	FTE	PROPOSED INC
FAS	0.04	\$ -
HM1	0.3	
HN	0.01	
MTI	0.65	

BUDGET 25-26		
hkc	hku	TOTAL COMBINED

BUDGET 26-27		
hkc	hku	TOTAL COMBINED

3000-00-000	INCOME						
3100-00-000	TENANT INCOME						
3101-00-000	Rental Income						
3111-00-000	Tenant Rent	173,124	214,500	387,624	200,105	263,891	463,996
3112-02-000	TC HAP Subsidy	478,057	648,938	1,126,995	382,180	595,317	977,497
3114-00-000	Less: Concessions	-	-	-	-	-	-
3119-00-000	Total Rental Income	651,181	863,438	1,514,619	582,285	859,208	1,441,493
3120-00-000	Other Tenant Income						
3120-02-000	Cleaning Fee	-	-	-	-	-	-
3120-03-000	Damages	-	-	-	-	-	-
3120-04-000	Late Charges	-	-	-	-	-	-
3120-05-000	Legal Fees - Tenant	-	-	-	-	-	-
3120-09-000	Misc. Tenant Charges	-	-	-	-	-	-
3129-00-000	Total Other Tenant Income	-	-	-	-	-	-
3199-00-000	NET TENANT INCOME	651,181	863,438	1,514,619	582,285	859,208	1,441,493
3600-99-000	Interest & Investment Income						
3610-00-000	Interest Earned - Operating	5,000	7,500	12,500	5,000	7,500	12,500
3610-03-000	Interest Earned - Repl Res	-	-	-	-	-	-
3610-99-000	Total Interest & Investment Income	5,000	7,500	12,500	5,000	7,500	12,500
3650-00-000	Misc Other Income	-	-	-	-	-	-
3650-04-000	Misc HM Income	-	-	-	-	-	-
3690-02-000	Laundry Income	2,500	2,000	4,500	2,500	2,000	4,500
3699-00-000	TOTAL OTHER INCOME	2,500	2,000	4,500	2,500	2,000	4,500
3999-00-000	TOTAL INCOME	658,681	872,938	1,531,619	589,785	868,708	1,458,493
4000-00-000	EXPENSES						
4100-00-000	ADMINISTRATIVE						
4100-99-000	Administrative Salaries						
4110-00-000	Administrative Salaries	-	-	-	-	-	-
4110-99-000	Total Administrative Salaries	-	-	-	-	-	-
4120-00-000	Compensated Absences	-	-	-	-	-	-
4121-00-000	Management Fees	42,446	55,498	97,944	46,800	68,640	115,440
4130-00-000	Legal Expense	5,000	10,000	15,000	6,300	5,775	12,075
4131-00-000	Total	47,446	65,498	112,944	53,100	74,415	127,515
4140-00-000	Staff Training	21	29	50	22	30	53
4170-00-000	Audit Fees	-	-	-	5,171	7,069	12,241
4189-00-000	Total Other Admin Expenses	21	29	50	5,193	7,100	12,293
4190-01-000	Telephone	1,496	1,435	2,931	1,571	1,507	3,078
4190-02-000	Office Supplies	552	534	1,086	222	333	556
4190-04-000	Postage	102	29	131	20	29	49
4190-05-000	Subscriptions/Publication	210	210	420	31	47	78
4190-06-000	Dues/Fees	221	1,207	1,428	378	567	945
4190-07-000	Comp Software/Parts	325	445	770	324	444	768

		BUDGET 25-26			BUDGET 26-27		
		hkc	hku	TOTAL COMBINED	hkc	hku	TOTAL COMBINED
4190-09-000	Admin Sundry/Misc	378	371	749	192	288	480
4190-10-000	Bank Fees & Fraud	-	64	64	-	-	-
4190-13-000	Internet Service	1,477	1,589	3,066	1,551	1,668	3,219
4190-25-000	Association Dues	1,200	-	1,200	1,851	-	1,851
4190-45-000	Water Hydrant Equip Fee	1,203	-	1,203	1,203	-	1,203
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	54,631	71,411	126,042	65,635	86,398	152,034
4210-00-000	Tenant Services Salaries	35,770	58,769	94,539	44,341	67,622	111,962
4210-17-000	Flood - Suppt Svs	-	-	125,280	-	-	-
4210-17-003	BHC-Bakersfield Homeless Center	125,280	162,000	162,000	125,280	162,000	287,280
4210-18-000	In Kind Donations for Clients	-	-	-	-	-	-
4210-20-000	Tenant Svcs. - CVAF	-	-	-	-	-	-
4210-50-000	Tenant Svcs - Benefits	-	-	-	-	-	-
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-	-	-	-	-	-
4300-00-000	UTILITIES						
4310-00-000	Water	22,405	13,247	35,652	23,525	13,909	37,435
4320-00-000	Electricity	100,614	38,590	139,204	82,063	123,095	205,158
4320-00-001	Electricity - Solar	-	111,007	111,007	-	-	-
4330-00-000	Gas	1,369	17,858	19,227	4,510	6,764	11,274
4390-00-000	Sewer	3,756	10,224	13,980	21,375	31,350	52,725
4399-00-000	TOTAL UTILITY EXPENSES	128,144	190,926	319,070	131,473	175,118	306,591
4410-00-000	Maintenance Salaries	66,955	74,005	140,960	88,042	96,775	184,817
4410-01-000	Maintenance Labor	-	-	-	-	-	-
4410-50-000	Maint Sal - Benefits	-	-	-	-	-	-
4419-00-000	Total General Maint Expense	66,955	74,005	140,960	88,042	96,775	184,817
4420-00-000	Materials						
4420-01-000	Supplies-Maintenance	21,193	31,287	52,480	13,008	19,512	32,520
4420-02-000	Supplies-Gas/Tires/AutoPts	1,848	3,397	5,245	1,853	2,780	4,633
4420-03-000	Supplies-Paint	854	1,422	2,276	535	802	1,337
4420-05-000	Supplies-Grounds	464	499	963	51	76	126
4420-06-000	Supplies-Hskpg/Janitor/Clg	3,470	2,849	6,319	973	1,459	2,431
4420-07-000	Supplies-Small Tools	244	421	665	380	570	950
4420-09-000	Supplies-Misc	-	-	-	80	119	199
4420-10-000	Uniforms	258	453	711	347	521	868
4429-00-000	Total Materials	28,331	40,328	68,659	17,226	25,839	43,064
4430-00-000	Contract Costs						
4430-01-000	Contract-Garbage	15,722	23,526	39,248	11,875	17,813	29,688
4430-02-000	Contract-Elevator	2,637	206	2,637	1,659	2,488	4,146
4430-03-000	Contract-AutoMaint/Rpr	145	10,884	351	162	243	406
4430-04-000	Contract-PestControl	3,969	8,379	14,853	5,020	7,530	12,550
4430-05-000	Contract-Landscaping	4,578	-	12,957	3,836	5,754	9,590
4430-08-000	Landscaping Extra Chgs	-	-	-	-	-	-
4430-09-000	Contract-EmpMileage	-	-	-	-	-	-
4430-10-000	Contract-OfficeEquipMaint	549	687	1,236	542	812	1,354
4430-11-000	Contract-Plumbing	2,182	3,389	5,571	561	842	1,403
4430-12-000	Contract-MaintOther	1,400	1,600	3,000	2,807	4,210	7,017
4430-13-000	Contract-HVAC	560	1,600	2,160	146	218	364
4430-15-000	Contract-GateFees	4,574	6,528	11,102	3,412	5,118	8,531
4430-21-000	Vehicle Maint Fees	220	265	485	172	258	429
4430-22-000	Contract-IT Contracts	3,116	4,125	7,241	2,561	3,842	6,404
4430-25-000	Contract-Backflow Testing	210	79	289	-	-	-
4439-00-000	Total Contract Costs	39,862	61,268	101,130	32,753	49,129	81,882

	BUDGET 25-26			BUDGET 26-27			
	hkc	hku	TOTAL COMBINED	hkc	hku	TOTAL COMBINED	
4449-00-000	TOTAL MAINTENANCE EXPENSE	135,148	175,601	310,749	138,021	171,742	309,763
4450-00-000	PROTECTIVE SERVICES						
4470-02-000	Prot Svcs Supplies	-	-	-	-	-	-
4480-01-000	Alarm Contracts	2,271	1,525	3,796	1,925	1,002	2,926
4480-02-000	Security Patrol	19,500	25,500	45,000	28,032	42,048	70,080
4480-03-000	Alarm Charges	-	-	-	-	-	-
4490-00-000	TOTAL PROTECTIVE SERVICES	21,771	27,025	48,796	29,957	43,050	73,006
4510-01-000	WorkersComp	6,323	8,209	14,532	3,908	4,394	8,302
4510-02-000	E/O Insurance	10,750	8,677	19,427	-	2,838	2,838
4510-03-000	Auto Insurance	460	460	920	597	787	1,383
4510-06-000	Fire/Prop Insurance	52,445	42,326	94,771	-	33,138	33,138
4510-08-000	G/L Insurance	3,746	3,023	6,769	-	2,305	2,305
4510-99-000	TOTAL INSURANCE COSTS	73,724	62,695	136,419	4,504	43,462	47,966
4540-01-000	Retirement	18,911	24,444	43,355	25,656	31,860	57,516
4540-02-000	Medical	20,086	27,228	47,314	8,583	17,722	26,306
4540-03-000	FICA Expense	7,858	10,157	18,015	10,127	12,576	22,704
4540-04-000	Dental	13	118	131	105	221	326
4540-06-000	Vision	180	113	293	189	221	410
4540-07-000	Life Insurance	51	64	115	84	92	176
4540-09-000	Misc Benefits	730	629	1,359	767	660	1,427
4550-01-000	OPEB Liab Expense	2,367	5,394	7,761	-	-	-
4570-00-000	Bad Debt-Tenants Rents	-	-	-	11,646	17,184	28,830
4599-00-000	TOTAL GENERAL EXPENSES	50,196	68,147	118,343	45,511	63,353	108,863
4601-00-000	Reserve Requests (Non-Op)	-	-	-	-	-	-
4610-01-000	ExtraOrdin - Labor	-	-	-	-	-	-
4610-03-000	ExtraOrdin Tree Trim/Removal	-	-	-	-	-	-
4610-06-000	ExtOrd Maint	-	-	-	-	-	-
4698-00-000	TOTAL EXTRAORDINARY COSTS	-	-	-	-	-	-
4800-00-000	FINANCING EXPENSE						
4817-00-000	Architecture & Engineering	-	-	-	-	-	-
4850-00-000	(Memo) Rplmt Reserve Payments	31,500	41,500	73,000	31,500	41,500	73,000
4899-00-000	TOTAL FINANCING EXPENSES	31,500	41,500	73,000	31,500	41,500	73,000
5000-00-000	NON-OPERATING ITEMS						
5100-00-000	Depreciation Expense	-	-	-	-	-	-
5999-00-000	TOTAL NON-OPERATING ITEMS	-	-	-	-	-	-
8000-00-000	TOTAL EXPENSES	656,164	858,074	1,514,238	616,221	854,245	1,470,466
9000-00-000	NET INCOME	2,517	14,864	17,381	(26,436)	14,463	(11,973)
	ADJUSTMENTS						
4601-00-000	Reserve Requests (Non-Op)	-	-	-	-	-	-
	TOTAL ADJUSTMENTS	-	-	-	-	-	-
	ADJUSTED NET INCOME				(26,436)	14,463	(11,973)

6th Street Apts (HomeKey 2 project) (hk6sa)

Budget 26-27

Period = Jul 2026-Jun 2027

Position	FTE
FAS	0.05
HM1	0.47
HN	0.04
MTI	0.47

PROPOSED INC	
\$	-

	PROPOSED BUDGET 25-26	PROPOSED BUDGET 26-27
3000-00-000	INCOME	
3100-00-000	TENANT INCOME	
3101-00-000	Rental Income	
3111-00-000	Tenant Rent	96,060 89,441
3112-02-000	TC HAP Subsidy	268,716 242,670
3113-00-000	Less: Vacancies	(18,239) 16,606
3114-00-000	Less: Concessions	(77,821) (54,648)
3119-00-000	Total Rental Income	268,716 294,069
3120-00-000	Other Tenant Income	
3120-02-000	Cleaning Fee	- -
3120-03-000	Damages	- -
3120-04-000	Late Charges	- -
3120-05-000	Legal Fees - Tenant	- -
3120-05-001	TPA-Legal Fee	- -
3120-07-000	Tenant Owed Utilities	- -
3120-09-000	Misc.Tenant Charges	- -
3129-00-000	Total Other Tenant Income	- -
3199-00-000	NET TENANT INCOME	268,716 294,069
3600-99-000	Interest & Investment Income	
3610-00-000	Interest Earned - Operating	- -
3610-02-000	Interest Earned - Sec Dep	- -
3610-03-000	Interest Earned - Repl Res	- -
3610-99-000	Total Interest & Investment Income	- -
3690-02-000	Laundry Income	- -
3699-00-000	TOTAL OTHER INCOME	- -
3999-00-000	TOTAL INCOME	268,716 294,069
4000-00-000	EXPENSES	
4100-00-000	ADMINISTRATIVE	
4100-99-000	Administrative Salaries	
4110-00-000	Administrative Salaries	- -
4110-99-000	Total Administrative Salaries	- -
4120-00-000	Compensated Absences	- -
4121-00-000	Management Fees	28,800 31,200

4130-00-000	Legal Expense	1,600	3,194
4131-00-000	Total	30,400	34,394
4140-00-000	Staff Training	100	105
4170-00-000	Audit Fees	-	4,383
4171-00-000	Tax Prep Fees	1,500	1,575
4189-00-000	Total Other Admin Expenses	1,600	6,063
4190-01-000	Telephone	540	567
4190-02-000	Office Supplies	795	835
4190-03-000	Printing/Copying	-	-
4190-04-000	Postage	-	-
4190-05-000	Subscriptions/Publication	-	-
4190-06-000	Dues/Fees	280	294
4190-07-000	Comp Software/Parts	-	-
4190-09-000	Admin Sundry/Misc	200	210
4190-13-000	Internet Service	1,275	1,339
4190-45-000	Water Hydrant Equip Fee	600	630
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	35,690	44,333
4210-00-000	Tenant Services Salaries	22,143	26,673
4210-01-000	Tenant Svcs.	535	-
4300-00-000	UTILITIES		
4310-00-000	Water	14,500	16,103
4320-00-000	Electricity	10,000	10,500
4320-00-001	Electricity - Solar	240	252
4330-00-000	Gas	250	263
4390-00-000	Sewer	-	14,250
4399-00-000	TOTAL UTILITY EXPENSES	24,990	27,118
4410-00-000	Maintenance Salaries	26,837	29,813
4419-00-000	Total General Maint Expense	26,837	29,813
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	6,000	10,868
4420-02-000	Supplies-Gas/Tires/AutoPts	1,800	1,890
4420-03-000	Supplies-Paint	240	252
4420-05-000	Supplies-Grounds	600	630
4420-06-000	Supplies-Hskpg/Janitor/Clg	2,500	2,625
4420-07-000	Supplies-Small Tools	100	105
4420-10-000	Uniforms	100	105
4429-00-000	Total Materials	11,340	16,475
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	9,000	10,505
4430-03-000	Contract-AutoMaint/Rpr	60	63
4430-04-000	Contract-PestControl	-	5,516
4430-05-000	Contract-Landscaping	8,190	8,190
4430-08-000	Landscaping Extra Chgs	-	-
4430-09-000	Contract-EmpMileage	-	-
4430-10-000	Contract-OfficeEquipMaint	1,800	1,890
4430-11-000	Contract-Plumbing	1,300	2,732

4430-12-000	Contract-MaintOther	2,500	3,587
4430-13-000	Contract-HVAC	-	-
4430-15-000	Contract-GateFees	1,800	4,011
4430-21-000	Vehicle Maint Fees	60	63
4430-22-000	Contract-IT Contracts	60	63
4439-00-000	Total Contract Costs	24,770	36,620
4449-00-000	TOTAL MAINTENANCE EXPENSE	62,947	82,908
4450-00-000	PROTECTIVE SERVICES		
4470-02-000	Prot Svcs Supplies	-	-
4480-01-000	Alarm Contracts	700	735
4490-00-000	TOTAL PROTECTIVE SERVICES	700	735
4510-01-000	WorkersComp	1,726	1,774
4510-02-000	E/O Insurance	-	1,258
4510-03-000	Auto Insurance	-	404
4510-06-000	Fire/Prop Insurance	16,000	16,800
4510-08-000	G/L Insurance	900	2,909
4510-11-000	Excess Liability Insurance	5,000	5,250
4510-12-000	Regulatory Taxes and Fees	460	483
4510-99-000	TOTAL INSURANCE COSTS	24,086	28,878
4520-01-000	State Tax	1,600	1,120
4540-01-000	Retirement	9,017	10,947
4540-02-000	Medical	14,435	16,424
4540-03-000	FICA Expense	3,747	4,322
4540-04-000	Dental	123	134
4540-06-000	Vision	117	134
4540-07-000	Life Insurance	33	37
4540-09-000	Misc Benefits	332	349
4570-00-000	Bad Debt-Tenant Rents	-	5,881
4599-00-000	TOTAL GENERAL EXPENSES	29,404	33,467
4601-00-000	Reserve Requests (Non-Op)	-	11,900
4610-06-000	ExtOrd Maint	-	-
4610-09-000	ExOrd Misc	-	-
4698-00-000	TOTAL EXTRAORDINARY COSTS	-	11,900
4800-00-000	FINANCING EXPENSE		
4850-00-000	(Memo) Rplmt Reserve Payments	20,000	20,000
4899-00-000	TOTAL FINANCING EXPENSES	20,000	20,000
8000-00-000	TOTAL EXPENSES	220,495	276,011
9000-00-000	NET INCOME	48,221	18,058
	ADJUSTMENTS		
	Capital Requests		
4601-00-000	Reserve Requests (Non-Op)	-	11,900
	TOTAL ADJUSTMENTS	-	11,900
	ADJUSTED NET INCOME	48,221	29,958

Title V Operating (t5)
Budget Comparison
 Period = Jul 2025-Jun 2026
 Book = Accrual ; Tree = ysi_bf

105%

		FY2026 Budget	FY2027 Budget
3000-00-000	INCOME		
3190-00-000	DCC Rental	3,000.00	4,000.00
3190-02-000	COCC Space Rental	465,660.00	453,691.44
3190-03-000	NonDwSpace Rental	44,280.00	70,805.33
	Total Rental Income	512,940.00	528,496.77
3301-01-000	Other Grant Revenue	0.00	-
3301-01-001	Other Grant Revenue-Admin	0.00	-
3301-12-000	Other Grant - City of Bkfld	0.00	-
3404-00-000	Greenfield OpSub	14,459.00	14,459.00
3404-01-000	Greenfield OpSub(Exp)	-14,459.00	(14,459.00)
	Total Grant Income	0.00	-
3600-99-000	Interest & Investment Income		
3610-00-000	Interest Earned - Operating	40,000.00	75,000.00
	Total Interest & Investment Income	40,000.00	75,000.00
3650-00-000	Misc Other Income	0.00	-
3650-04-000	Misc HM Income	0.00	-
3690-01-000	Sales/Service Charges	0.00	-
3690-04-000	Misc - Soda Machine Comm	0.00	-
3690-80-001	hkcor Oildale HK2 Cornerstone Fees Received	82,764.00	-
3690-80-002	hkcor Chester HK2 Cornerstone Fees Received	65,340.00	-
3690-15-000	Computer Svcs Fees	5,000.00	5,000.00
3690-21-000	Developer Fees	2,830,842.00	3,077,573.00
3690-37-000	GEAHI Consulting Fees	15,000.00	15,000.00
3690-21-001	Issuer Fee Received	0.00	-
3690-43-000	Investor Fees Earned	0.00	18,878.31
3690-51-000	RI Fees (Tax Credit)	113,921.00	150,861.00
	Total Miscellaneous Income	3,112,867.00	3,267,312.31
3690-75-007	22stl Mgmt Fees - 22nd St Lofts	14,080.80	14,134.00
3690-62-000	Almond Village Mgmt Fees	68,995.20	69,245.00
3690-75-017	avrad Mgmt Fees - Adelante Vista RAD	106,448.88	108,834.00
3690-46-000	Bec St Mgmt Fees	44,364.24	44,528.00
3690-75-008	bpc Mgmt Fees - Benton Park	17,601.00	17,667.00
3690-08-000	Casas Mgmt Fees	28,963.20	29,072.00
3690-75-016	ch Mgmt Fees - College Heights	21,412.44	21,496.00
3690-75-018	delrad Mgmt Fees - Delano RAD	86,378.88	83,019.00

Title V Operating (t5)

Budget Comparison

Period = Jul 2025-Jun 2026

105%

Book = Accrual ; Tree = ysi_bf

		FY2026 Budget	FY2027 Budget
3690-75-019	dpa Mgmt Fees - Douglas St Apts	8,123.04	8,153.00
3690-75-014	gln Mgmt Fees - Glenwood Apts	3,819.00	3,713.00
3690-66-000	Green Gardens Mgmt Fees	79,771.44	80,068.00
3690-13-000	Greenfield MgmtFees	28,963.20	29,072.00
3690-63-000	Haven Cottages Mgmt Fees	19,624.32	19,480.00
3690-75-009	iahci Mgmt Fees - Infill Affordable Hsg	21,228.48	21,309.00
3690-10-000	Maganda Mgmt Fees	12,552.12	14,825.00
3690-73-000	Mgmt Fees - City Side Apts	6,330.24	6,353.00
3690-09-000	Milagro Mgmt Fees	30,272.76	34,097.00
3690-75-003	mvv Mtn View Village Mgmt Fee	32,442.48	32,561.00
3690-61-000	Park 20th Mgmt Fees	47,434.20	47,606.00
3690-64-000	Park Real Mgmt Fees	11,814.34	11,520.00
3690-75-010	parsd Mgmt Fees - Parkside Apts	28,161.60	28,267.00
3690-75-011	pico Mgmt Fees - Pioneer Cottages	26,049.48	26,147.00
3690-06-000	PP Mgmt Fees	59,068.80	52,800.00
3690-57-000	RALP Mgmt Fees	53,530.80	53,732.00
3690-75-006	Res at East Hills Mgmt Fee (reh)	64,093.68	64,327.00
3690-58-000	Rio Vista Mgmt Fees	60,438.00	60,665.00
3690-05-001	USDA Mgmt Fees - RLV1	52,842.24	53,040.00
3690-05-002	USDA Mgmt Fees - RLV2a	108,086.40	108,491.00
3690-05-003	USDA Mgmt Fees - RLV2b	20,016.00	20,091.00
3690-56-000	ROTK Mgmt Fees	39,198.00	39,348.00
3690-49-000	RWC Mgmt Fees	44,667.84	44,836.00
3690-75-012	stdrcot Mgmt Fees - Stephens Dr	8,448.48	8,480.00
3690-75-001	ta Tulare Arms Mgmt Fee	39,363.84	39,508.00
3690-07-000	VCC Mgmt Fees	41,000.00	35,000.00
3690-12-000	VP Mgmt Fees	44,352.00	-
3690-75-013	wsv Mgmt Fees - Westchester	18,591.12	18,452.00
3690-75-020	osa Mgmt Fees - Orgeon St Apts	18,720.00	12,854.04
3690-75-021	rab Mgmt Fees - Ren at Baker	61,200.00	61,200.00
3690-74-000	Mgmt Fees- SShome	5,040.00	6,216.00
3690-75-029	South Baker Mgmt Fees	0.00	5,760.00
3690-75-022	ctsrv Mgmt Fees - CityServe	90,000.00	90,000.00
3690-75-025	Mgmt Fees - Arvin RAD	0.00	88,920.00
New	4th Street Senior Housing Mgmt Fees	0.00	11,520.00
New	M Street Mgmt Fees	0.00	2,880.00
New	Pioneer Drive Apartments Mgmt Fees	0.00	33,150.00
New	Little Village Mgmt Fee	0.00	120,120.00
New	Letzring Mgmt Fee	0.00	58,500.00
New	Niles Mgmt Fee	0.00	19,500.00
Total CYE Properties Management Fees		1,573,488.54	1,860,556.04
3690-33-000	BT Mgmt Fees	4,500.00	4,500.00

Title V Operating (t5)

Budget Comparison

Period = Jul 2025-Jun 2026

105%

Book = Accrual ; Tree = ysi_bf

		FY2026 Budget	FY2027 Budget
3690-48-000	MON Mgmt Fees	11,520.00	12,480.00
3690-75-024	889oak Mgmt Fees Homekey	29,520.00	31,980.00
3690-75-015	hk6sa Mgmt Fees - 6th Street Apts	28,800.00	28,800.00
3690-75-005	hkc HomeKey Chester Mgmt Fee	44,640.00	44,640.00
3690-75-004	hku HomeKey Union Mgmt Fee	64,800.00	64,800.00
3690-75-023	hkcorn Mgmt Fees - HK2 Cornerstone	0.00	24,480.00
3690-36-000	nspop Mgmt Fees	12,768.00	12,768.00
3690-30-000	QSA Mgmt Fees	22,176.00	25,740.00
3690-38-000	TH Mgmt Fees	5,760.00	6,240.00
3690-65-000	Villa San Dimas Mgmt Fees	14,400.00	14,400.00
Total BA Management Fees		222,864.00	253,848.00
3690-29-000	OMS Mgmt Fees	86,832.00	86,832.00
3690-05-000	USDA Mgmt Fees	360,240.00	359,100.00
3690-67-000	CA Gardens Mgmt Fees	0.00	-
3690-69-000	BSVTI Mgmt Fees	5,440.00	6,484.80
3690-75-026	hkhal Mgmt Fees	0.00	31,200.00
Total USDA/OMS/Other Management Fees		452,512.00	483,616.80
TOTAL OTHER INCOME		5,361,731.54	5,865,333.15
TOTAL INCOME		5,914,671.54	6,468,829.93
4110-01-000	Administrative Salaries	2,188,424.00	2,269,418.82
4110-02-000	Admin Salaries Temp	0.00	51,500.00
4110-03-000	Board Meeting	490.00	-
4110-51-000	Admin Salarires - Indirect	0.00	4,232.65
4120-00-000	Compensated Absences	0.00	-
4126-00-000	Investor Service Fee	0.00	105.00
4129-01-000	Residual Loan Payments	0.00	-
4130-00-000	Legal Expense	2,220.00	20,000.00
4140-00-000	Staff Training	4,000.00	4,000.00
4140-00-001	Teambuilding Expenses	10,000.00	10,000.00
4140-02-001	Tuition - Registration (excl fees)	12,000.00	18,000.00
4140-02-002	Fees (Misc - other Ed/Train)	800.00	850.00
4140-02-003	Books & Educational/Training Materials	2,000.00	2,000.00
4140-03-002	Membership - In Shape	1,680.00	1,680.00
4150-00-000	Travel	200.00	600.00
4170-00-000	Audit Fees	1,200.00	20,000.00
4171-00-000	Tax Prep Fees	2,500.00	-
4180-00-000	Office Rent	91,980.00	91,980.00
4190-01-000	Telephone	27,300.00	29,000.00
4190-01-002	Telephone (GEAHI portion)	1,600.00	1,900.00

Title V Operating (t5)

Budget Comparison

Period = Jul 2025-Jun 2026

105%

Book = Accrual ; Tree = ysi_bf

		FY2026 Budget	FY2027 Budget
4190-02-000	Office Supplies	46,000.00	33,000.00
4190-04-000	Postage	450.00	500.00
4190-05-000	Subscriptions/Publication	1,300.00	3,500.00
4190-06-000	Dues/Fees	16,600.00	19,000.00
4190-07-000	Comp Software/Parts	10,000.00	61,000.00
4190-08-000	Advertising	17,500.00	1,500.00
4190-09-000	Admin Sundry/Misc	13,000.00	5,500.00
4190-09-002	Admin Sundry-Hou-REH/EmployeeRetir	3,000.00	3,000.00
4190-09-007	Admin Costs - RUP/Covid Program related	0.00	-
4190-10-000	Bank Fees & Fraud	0.00	-
4190-12-000	Public Relations	9,400.00	10,500.00
4190-13-000	Internet Service	8,000.00	9,000.00
4190-14-000	Employee Incentives	1,540.00	1,540.00
4190-16-000	Admin Contract Svcs	8,000.00	8,000.00
4190-20-000	Bank Fees-Analysis	7,000.00	25,000.00
4190-25-000	Association Dues	3,700.00	5,000.00
4190-26-000	Consulting Fees	185.00	25,000.00
4190-28-000	Translation Services	1,900.00	300.00
4190-33-000	Yardi Processing Fees (Rent Relief)	0.00	-
4190-45-000	Water Hydrant Equip Fee	735.00	750.00
4190-46-000	Scholarships	4,000.00	4,000.00
	Employee - One Time Retention Payment	0.00	315,000.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	2,498,704.00	3,056,356.47
4210-00-000	Tenant Services Salaries	133,157.00	134,225.51
4210-02-000	RI Salaries	106,215.00	230,422.06
4210-17-010	Flood - College Heights exp	0.00	-
4210-18-000	In Kind Donations for Clients	0	
4220-08-000	RI Tenant Services	0.00	260.00
4220-15-000	Deposit Assistance	0.00	-
4299-00-000	TOTAL TENANT SERVICES EXPENSES	239,372.00	364,907.57
4300-00-000	UTILITIES		
4310-00-000	Water	6,600.00	7,500.00
4320-00-000	Electricity	33,000.00	30,600.00
4320-00-001	Electricity - Solar	38,000.00	42,000.00
4330-00-000	Gas	2,900.00	7,350.00
4390-00-000	Sewer	1,100.00	2,500.00
4390-09-000	Street Sweeping	0.00	-
4399-00-000	TOTAL UTILITY EXPENSES	81,600.00	89,950.00
4410-00-000	Maintenance Salaries	116,953.00	146,957.06
4420-01-000	Supplies-Maintenance	4,800.00	5,000.00
4420-02-000	Supplies-Gas/Tires/AutoPts	4,200.00	3,200.00

Title V Operating (t5)

Budget Comparison

Period = Jul 2025-Jun 2026

105%

Book = Accrual ; Tree = ysi_bf

		FY2026 Budget	FY2027 Budget
4420-03-000	Supplies-Paint	100.00	-
4420-05-000	Supplies-Grounds	300.00	600.00
4420-06-000	Supplies-Hskpg/Janitor/Clg	4,500.00	4,500.00
4420-07-000	Supplies-Small Tools	2,600.00	200.00
4420-10-000	Uniforms	320.00	150.00
4430-01-000	Contract-Garbage	5,700.00	5,000.00
4430-02-000	Contract-Elevator	10,200.00	650.00
4430-03-000	Contract-AutoMaint/Rpr	2,300.00	800.00
4430-04-000	Contract-PestControl	7,000.00	1,700.00
4430-05-000	Contract-Landscaping	7,000.00	18,000.00
4430-06-000	Contract-CarpetClg	0.00	-
4430-09-000	Contract-EmpMileage	200.00	75.00
4430-10-000	Contract-OfficeEquipMaint	9,000.00	12,000.00
4430-10-002	Contract-OfficeEquip (GEAHI portion)	375.00	-
4430-11-000	Contract-Plumbing	800.00	350.00
4430-12-000	Contract-MaintOther	8,000.00	9,050.00
4430-13-000	Contract-HVAC	9,700.00	5,000.00
4430-14-000	Maint Equip Rprs	0.00	-
4430-15-000	Contract-GateFees	1,400.00	1,200.00
4430-17-000	Contract - FireSprinkler	600.00	1,200.00
4430-21-000	Vehicle Maint Fees	1,200.00	700.00
4430-22-000	Contract-IT Contracts	48,000.00	51,000.00
4430-22-002	Contract-IT (GEAHI portion)	2,500.00	-
4430-25-000	Contract-Backflow Testing	420.00	-
4449-00-000	TOTAL MAINTENANCE EXPENSE	248,168.00	267,332.06
4450-00-000	PROTECTIVE SERVICES		
4460-00-000	Investigations Salaries	38,431.00	44,033.96
4460-01-000	ProtSvcs	0.00	-
4460-50-000	Prot Svcs - Benefits	0.00	-
4470-02-000	Prot Svcs Supplies	275.00	275.00
4480-01-000	Alarm Contracts	6,400.00	6,600.00
4490-00-000	TOTAL PROTECTIVE SERVICES	45,106.00	50,908.96
4510-01-000	WorkersComp	20,788.00	26,076.60
4510-02-000	E/O Insurance	20,000.00	100.00
4510-03-000	Auto Insurance	12,200.00	4,000.00
4510-06-000	Fire/Prop Insurance	20,000.00	800.00
4510-08-000	G/L Insurance	1,400.00	100.00
4510-10-000	Misc Insurance	0.00	38,050.00
4510-11-000	Excess Liability Insurance	73,000.00	76,000.00
4510-12-000	Regulatory Taxes and Fees	260.00	260.00
4510-99-000	TOTAL INSURANCE COSTS	147,648.00	145,386.60

Title V Operating (t5)

Budget Comparison

Period = Jul 2025-Jun 2026

105%

Book = Accrual ; Tree = ysi_bf

		FY2026 Budget	FY2027 Budget
4520-00-001	Property Tax	5,000.00	-
4520-01-000	State Tax	250.00	-
4540-01-000	Retirement	526,996.00	548,316.41
4540-02-000	Medical	366,654.00	359,907.34
4540-03-000	FICA Expense	197,436.00	215,951.59
4540-04-000	Dental	3,097.00	3,361.78
4540-06-000	Vision	3,484.00	4,000.24
4540-07-000	Life Insurance	1,112.00	1,197.33
4540-09-000	Misc Benefits	10,000.00	11,609.02
4540-51-000	EmpBen - Admin	38,000.00	41,500.00
4550-01-000	OPEB Liab Expense	123,000.00	119,091.08
4570-01-000	Bad Debt-Other	62,000.00	62,000.00
4590-00-000	Other General Expense	0.00	
4599-00-000	TOTAL GENERAL EXPENSES	1,337,029.00	1,366,934.79
4610-01-000	ExtraOrdin - Labor	0.00	11,750.00
4610-06-000	ExtOrd Maint	0.00	28,250.00
4650-46-000	Advance Renaissance at Baker	0.00	-
4650-50-000	Advance 314 H St/CityServe (HK2)	0.00	-
4650-52-000	Advance 3299 Pioneer	0.00	-
4650-53-000	Advance 4th St Sr Housing	0.00	-
4650-55-000	Advance 4215 Letzring (LMCHAO)	0.00	-
4650-56-000	Advance Wasco Senior Apts	0.00	-
4650-57-000	Advance 2421 Haley St	0.00	-
4650-58-000	Advance Washington Potomac (C Chavez)	0.00	-
4650-59-000	Advance 530 4th St Bak Sr Center (Mixed Use)	100,000.00	-
4650-60-000	Advance 889 Oak St	0.00	-
4650-61-000	Advance Niles Street	0.00	-
4650-62-000	Advance Delano RAD	0.00	-
4650-63-000	Advance Milagro RAD	0.00	-
4650-64-000	Advance Maganda RAD	0.00	-
4650-66-000	Advance LVRad (Little Village)	250,000.00	-
4650-68-000	Advance 1209 M Street	0.00	-
4650-71-000	Advance Almond Village II (2024)	150,000.00	-
4650-72-000	Advance 800 South Baker (2025)	0.00	-
4650-73-000	Advance AVRAD (2025)	0.00	-
4650-74-000	Advance Arvin RAD	0.00	-
4650-75-000	Advance Baker St Village RAD	0.00	-
4650-76-000	Advance Terra Vista RAD	0.00	-
4650-77-000	Advance Pistachio Village	0.00	-
4698-00-000	TOTAL EXTRAORDINARY COSTS	500,000.00	40,000.00
4800-00-000	FINANCING EXPENSE		
4817-00-000	Architecture & Engineering	0.00	

Title V Operating (t5)

Budget Comparison

Period = Jul 2025-Jun 2026

105%

Book = Accrual ; Tree = ysi_bf

		FY2026 Budget	FY2027 Budget
4821-00-000	New Construction	0.00	-
4851-00-000	Interest Expense	238,168.00	238,168.62
4899-00-000	TOTAL FINANCING EXPENSES	238,168.00	238,168.62
5000-00-000	NON-OPERATING ITEMS		
7543-05-000	Auto Equip New	0.00	-
5232-00-000	Gain/Loss from Sale Disposition of Real Property	0.00	-
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	-
8000-00-000	TOTAL EXPENSES	5,335,795.00	5,619,945.08
9000-00-000	NET INCOME	578,876.54	848,884.85

Row Labels	Sum of Allocated Cost Number Percent2
T5	36.94
AC	4.24
ACT	0.62
AED	0.46
AM	0.62
AT	1.86
AT2	2.48
CSC	0.62
CST	0.62
CT	1.00
DDF	0.52
DR	0.14
ED	0.49
FMS	0.96
GM	1.00
HA	1.40
HC	4.60
HM1	0.86
HS2	0.02
INS	0.01
INV	0.52
LHM	0.41
LMT	0.55
LSC	0.58
OA1	1.95
OA2	1.67
OA3	1.58
PD	0.49
PDS	1.00
SA	1.20
SAD	1.00
SAT	1.24
SC1	2.23
Grand Total	36.94

Transitional Hsg\Plymouth (th)
Budget 26/27
 Period = Jul 2026-Jun 2027

Position	FTE
FAS	0.06
HM1	0.45
HN	0
MTI	0.5

PROPOSED INC	
\$	-

PROPOSED BUDGET 25-26	PROPOSED BUDGET 26-27
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3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	16,236	24,012
3112-02-000	TC HAP Subsidy	(325)	(325)
3113-00-000	Less: Vacancies	-	(6,648)
3114-00-000	Less: Concessions	-	-
3119-00-000	Total Rental Income	15,911	17,039
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	-	-
3120-03-000	Damages	-	-
3120-04-000	Late Charges	-	-
3120-05-000	Legal Fees - Tenant	-	-
3120-05-001	TPA-Legal Fee	-	-
3120-06-000	NSF Charges	-	-
3120-07-000	Tenant Owed Utilities	-	-
3120-09-000	Misc.Tenant Charges	-	-
3129-00-000	Total Other Tenant Income	-	-
3199-00-000	NET TENANT INCOME	15,911	17,039
3600-99-000	Interest & Investment Income		
3410-01-000	Section 8 HAP Earned	110,388	108,948
3610-00-000	Interest Earned - Operating	-	-
3610-02-000	Interest Earned - Sec Dep	-	-
3610-03-000	Interest Earned - Repl Res	-	-
3610-99-000	Total Interest & Investment Income	110,388	108,948
3690-02-000	Laundry Income	-	-
3699-00-000	TOTAL OTHER INCOME	-	-
3999-00-000	TOTAL INCOME	126,299	125,987
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	-	-
4110-99-000	Total Administrative Salaries	-	-

		PROPOSED BUDGET 25-26	PROPOSED BUDGET 26-27
4120-00-000	Compensated Absences	-	-
4121-00-000	Management Fees	6,240	6,240
4130-00-000	Legal Expense	20	500
4131-00-000	Total	6,260	6,740
4140-00-000	Staff Training	10	11
4170-00-000	Audit Fees	1,077	1,131
4171-00-000	Tax Prep Fees	807	848
4189-00-000	Total Other Admin Expenses	1,894	1,990
4190-01-000	Telephone	114	120
4190-02-000	Office Supplies	200	210
4190-03-000	Printing/Copying	-	-
4190-04-000	Postage	5	6
4190-05-000	Subscriptions/Publication	-	-
4190-06-000	Dues/Fees	-	-
4190-07-000	Comp Software/Parts	42	45
4190-08-000	Advertising	10	11
4190-09-000	Admin Sundry/Misc	-	-
4190-13-000	Internet Service	137	144
4190-20-000	Bank Fees-Analysis	100	105
4190-45-000	Water Hydrant Equip Fee	-	-
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,762	9,371
4210-00-000	Tenant Services Salaries	6,406	5,732
4210-01-000	Tenant Svcs.	-	-
4210-18-000	In Kind Donations for Clients	-	-
4210-20-000	Tenant Svcs. - CVAF	-	-
4210-50-000	Tenant Svcs - Benefits	-	-
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-	-
4300-00-000	UTILITIES		
4310-00-000	Water	1,665	1,749
4320-00-000	Electricity	477	501
4320-00-001	Electricity - Solar	-	-
4330-00-000	Gas	27	29
4390-00-000	Sewer	2,695	2,850
4399-00-000	TOTAL UTILITY EXPENSES	4,864	5,129
4410-00-000	Maintenance Salaries	6,413	5,588
4410-50-000	Maint Sal - Benefits	-	-
4419-00-000	Total General Maint Expense	6,413	5,588
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	11,212	11,773
4420-02-000	Supplies-Gas/Tires/AutoPts	521	548
4420-03-000	Supplies-Paint	37	39
4420-05-000	Supplies-Grounds	257	270

		PROPOSED BUDGET 25-26	PROPOSED BUDGET 26-27
4420-06-000	Supplies-Hskpg/Janitor/Clg	431	453
4420-07-000	Supplies-Small Tools	25	27
4420-10-000	Uniforms	28	30
4429-00-000	Total Materials	12,511	13,140
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	4,464	4,688
4430-03-000	Contract-AutoMaint/Rpr	85	90
4430-04-000	Contract-PestControl	5,166	5,425
4430-05-000	Contract-Landscaping	3,575	1,418
4430-08-000	Landscaping Extra Chgs	-	-
4430-09-000	Contract-EmpMileage	-	-
4430-10-000	Contract-OfficeEquipMaint	138	145
4430-11-000	Contract-Plumbing	1,802	1,893
4430-12-000	Contract-MaintOther	991	1,041
4430-13-000	Contract-HVAC	4,018	4,219
4430-15-000	Contract-GateFees	1,086	1,141
4430-21-000	Vehicle Maint Fees	-	-
4430-22-000	Contract-IT Contracts	356	374
4439-00-000	Total Contract Costs	21,681	20,434
4449-00-000	TOTAL MAINTENANCE EXPENSE	40,605	39,161
4450-00-000	PROTECTIVE SERVICES		
4470-02-000	Prot Svcs Supplies	-	-
4480-01-000	Alarm Contracts	-	-
4490-00-000	TOTAL PROTECTIVE SERVICES	-	-
4510-01-000	WorkersComp	390	343
4510-02-000	E/O Insurance	-	-
4510-03-000	Auto Insurance	50	104
4510-06-000	Fire/Prop Insurance	2,552	3,978
4510-08-000	G/L Insurance	355	653
4510-11-000	Excess Liability Insurance	-	-
4510-12-000	Regulatory Taxes and Fees	62	98
4510-99-000	TOTAL INSURANCE COSTS	3,409	5,177
4520-01-000	State Tax	-	-
4540-01-000	Retirement	2,360	2,194
4540-02-000	Medical	1,093	1,047
4540-03-000	FICA Expense	981	866
4540-04-000	Dental	14	14
4540-06-000	Vision	25	25
4540-07-000	Life Insurance	7	7
4540-09-000	Misc Benefits	63	67
4540-51-000	EmpBen - Admin	351	369
4550-01-000	OPEB Liab Expense	634	666
4570-00-000	Bad Debt-Tenant Rents	-	2,660

		PROPOSED BUDGET 25-26	PROPOSED BUDGET 26-27
4599-00-000	TOTAL GENERAL EXPENSES	5,528	7,915
4601-00-000	Reserve Requests (Non-Op)	1,992	2,092
4610-06-000	ExtOrd Maint	10,000	10,500
4610-09-000	ExOrd Misc	-	-
4698-00-000	TOTAL EXTRAORDINARY COSTS	11,992	12,592
4800-00-000	FINANCING EXPENSE		
4850-00-000	(Memo) Rplmt Reserve Payments	4,000	4,000
4899-00-000	TOTAL FINANCING EXPENSES	4,000	4,000
5000-00-000	NON-OPERATING ITEMS		
5100-00-000	Depreciation Expense	-	-
5999-00-000	TOTAL NON-OPERATING ITEMS	-	-
8000-00-000	TOTAL EXPENSES	85,566	89,077
9000-00-000	NET INCOME	40,733	36,910
	ADJUSTMENTS		
4601-00-000	Reserve Requests (Non-Op)	1,992	2,092
	TOTAL ADJUSTMENTS	1,992	2,092
	ADJUSTED NET INCOME	42,725	39,002

Villa San Dimas Apt c/o HACK (vsd2)

Budget 26-27

Period = Jul 2026-Jun 2027

Position	FTE
FAS	0
HM1	0.54
HN	0.06
MTI	0.4

PROPOSED INC	
\$	30.00

BUDGET 25-26	PROPOSED BUDGET 26-27
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3000-00-000	INCOME		
3100-00-000	TENANT INCOME		
3101-00-000	Rental Income		
3111-00-000	Tenant Rent	101,820	104,478
3112-02-000	TC HAP Subsidy	82,764	93,012
3113-00-000	Less: Vacancies	(3,692)	(9,875)
3119-00-000	Total Rental Income	180,892	187,616
3120-00-000	Other Tenant Income		
3120-02-000	Cleaning Fee	-	-
3120-03-000	Damages	-	-
3120-04-000	Late Charges	-	-
3120-05-000	Legal Fees - Tenant	-	-
3120-06-000	NSF Charges	-	-
3120-07-000	Tenant Owed Utilities	43,201	44,370
3120-18-000	Recovery Past Tenants/WriteOffs (HA)	-	-
3129-00-000	Total Other Tenant Income	43,201	44,370
3199-00-000	NET TENANT INCOME	224,093	231,986
3600-99-000	Interest & Investment Income		
3610-00-000	Interest Earned - Operating	-	-
3610-01-000	Interest Earned - Misc Reserves	-	-
3610-02-000	Interest Earned - Sec Dep	-	-
3610-03-000	Interest Earned - Repl Res	-	-
3610-99-000	Total Interest & Investment Income	-	-
3690-02-000	Laundry Income	100	100
3699-00-000	TOTAL OTHER INCOME	100	100
3999-00-000	TOTAL INCOME	224,193	232,086
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4120-00-000	Compensated Absences	-	-
4121-00-000	Management Fees	14,400	15,600
4130-00-000	Legal Expense	-	2,753
4131-00-000	Total	14,400	18,353
4140-00-000	Staff Training	8	9
4170-00-000	Audit Fees	-	5,784

		BUDGET 25-26	PROPOSED BUDGET 26-27
4172-00-000	Other Reporting Fees	980	1,029
4189-00-000	Total Other Admin Expenses	988	6,822
4190-01-000	Telephone	164	173
4190-02-000	Office Supplies	318	334
4190-04-000	Postage	51	54
4190-06-000	Dues/Fees	424	446
4190-07-000	Comp Software/Parts	103	109
4190-09-000	Admin Sundry/Misc	28	30
4190-13-000	Internet Service	407	428
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	16,883	26,749
4210-00-000	Tenant Services Salaries	17,363	14,534
4210-01-000	Tenant Svcs.	-	-
4210-18-000	In Kind Donations for Clients		
4210-50-000	Tenant Svcs - Benefits	-	-
4299-00-000	TOTAL TENANT SERVICES EXPENSES	-	-
4300-00-000	UTILITIES		
4310-00-000	Water	13,819	14,510
4320-00-000	Electricity	69,344	72,812
4320-01-000	CARE Discounts	(3,835)	(4,027)
4330-00-000	Gas	4,231	4,443
4390-00-000	Sewer	-	7,125
4399-00-000	TOTAL UTILITY EXPENSES	83,559	94,863
4410-00-000	Maintenance Salaries	15,081	21,074
4410-50-000	Maint Sal - Benefits	-	-
4419-00-000	Total General Maint Expense	15,081	21,074
4420-00-000	Materials		
4420-01-000	Supplies-Maintenance	8,169	8,578
4420-02-000	Supplies-Gas/Tires/AutoPts	623	655
4420-03-000	Supplies-Paint	236	248
4420-05-000	Supplies-Grounds	-	-
4420-06-000	Supplies-Hskpg/Janitor/Clg	28	30
4420-07-000	Supplies-Small Tools	-	-
4420-10-000	Uniforms	19	20
4429-00-000	Total Materials	9,075	9,531
4430-00-000	Contract Costs		
4430-01-000	Contract-Garbage	7,339	7,706
4430-03-000	Contract-AutoMaint/Rpr	122	128
4430-04-000	Contract-PestControl	3,076	3,230
4430-05-000	Contract-Landscaping	8,190	8,715
4430-10-000	Contract-OfficeEquipMaint	275	289
4430-11-000	Contract-Plumbing	5,311	5,577
4430-12-000	Contract-MaintOther	1,845	1,937
4430-13-000	Contract-HVAC	4,669	4,902

		BUDGET 25-26	PROPOSED BUDGET 26-27
4430-15-000	Contract-GateFees	8	8
4430-21-000	Vehicle Maint Fees	50	53
4430-22-000	Contract-IT Contracts	842	884
4439-00-000	Total Contract Costs	31,727	33,429
4449-00-000	TOTAL MAINTENANCE EXPENSE	55,883	64,034
4450-00-000	PROTECTIVE SERVICES		
4480-03-000	Alarm Charges	-	-
4490-00-000	TOTAL PROTECTIVE SERVICES	-	-
4510-01-000	WorkersComp	921	1,316
4510-02-000	E/O Insurance	2,455	645
4510-03-000	Auto Insurance	-	153
4510-06-000	Fire/Prop Insurance	11,980	7,531
4510-08-000	G/L Insurance	855	898
4510-99-000	TOTAL INSURANCE COSTS	16,211	10,543
4540-01-000	Retirement	6,120	6,901
4540-02-000	Medical	6,822	4,424
4540-03-000	FICA Expense	2,482	2,724
4540-04-000	Dental	50	59
4540-06-000	Vision	44	56
4540-07-000	Life Insurance	16	16
4540-09-000	Misc Benefits	143	132
4550-01-000	OPEB Liab Expense	500	500
4570-00-000	Bad Debt-Tenant Rents	-	3,752
4599-00-000	TOTAL GENERAL EXPENSES	16,177	14,812
4601-00-000	Reserve Requests (Non-Op)	-	-
4610-03-000	ExtraOrdin Tree Trim/Removal	-	-
4610-06-000	ExtOrd Maint	-	-
4698-00-000	TOTAL EXTRAORDINARY COSTS	-	-
4800-00-000	FINANCING EXPENSE		
4807-01-000	Permit/Fees	-	-
4840-00-000	Operating Reserve	2,250	-
4850-00-000	(Memo) Rplmt Reserve Payments	7,841	6,000
4899-00-000	TOTAL FINANCING EXPENSES	10,091	6,000
5000-00-000	NON-OPERATING ITEMS		
5100-00-000	Depreciation Expense	-	-
5999-00-000	TOTAL NON-OPERATING ITEMS	-	-
8000-00-000	TOTAL EXPENSES	216,167	231,534
9000-00-000	NET INCOME	8,026	551

ADJUSTMENTS

4601-00-000 Capital Requests
Reserve Requests (Non-Op)
TOTAL ADJUSTMENTS

ADJUSTED NET INCOME

	BUDGET 25-26	PROPOSED BUDGET 26-27
	-	-
	-	-
	8,026	551

**889 Oak Street (889oak)
PROPOSED FY27 BUDGET**

Based on Period = Jul 2025-Jun 2026 as of 03/26/2026
JUL 2026-JUN 2027

Position	FTE	PROPOSED INC
FAS	0.06	\$ -
HM1	0.48	
HN	0.02	
MTI	0.48	

		FY26 BUDGET	FY27 BUDGET
3000-00-000	INCOME		
3111-00-000	Tenant Rent	381,072.00	262,154.03
3112-02-000	TC HAP Subsidy	128,112.00	130,852.00
3113-00-000	Less: Vacancies	-25,459.00	0.00
3114-00-000	Less: Concessions	-355,613.00	-250,677.87
3120-02-000	Cleaning Fee	2,000.00	0.00
3120-03-000	Damages	0.00	0.00
3120-05-000	Legal Fees - Tenant	0.00	0.00
3120-10-000	Entry Card	0.00	0.00
3199-00-000	NET TENANT INCOME	130,112.00	142,328.16
3610-00-000	Interest Earned - Operating	0.00	0.00
3610-01-000	Interest Earned - Misc Reserves	0.00	0.00
3610-02-000	Interest Earned - Sec Dep	0.00	0.00
3610-04-000	Interest Earned - Other	0.00	0.00
3690-02-000	Laundry Income	100.00	400.00
3699-00-000	TOTAL OTHER INCOME	100.00	400.00
	OPERATING RESERVE SUBSIDY	294,150.00	293,000.00
3999-00-000	TOTAL INCOME	424,362.00	435,728.16
4000-00-000	EXPENSES		
4110-00-000	Administrative Salaries	0.00	0.00
4110-01-000	Administrative Salaries	0.00	0.00
4120-00-000	Compensated Absences	0.00	0.00
4121-00-000	Management Fees	29,520.00	31,980.00
4130-00-000	Legal Expense	1,600.00	2,500.00
4140-00-000	Staff Training	100.00	70.00
4170-00-000	Audit Fees	1,500.00	3,369.00
4190-01-000	Telephone	400.00	677.00
4190-02-000	Office Supplies	3,000.00	3,200.00
4190-04-000	Postage	100.00	92.00
4190-05-000	Subscriptions/Publication	0.00	22.00
4190-06-000	Dues/Fees	50.00	5.00
4190-07-000	Comp Software/Parts	500.00	97.00
4190-08-000	Advertising	250.00	0.00
4190-09-000	Admin Sundry/Misc	180.00	545.00
4190-13-000	Internet Service	900.00	1,290.00
4190-20-000	Bank Fees-Analysis	500.00	0.00

		FY26	FY27
		BUDGET	BUDGET
4190-45-000	Water Hydrant Equip Fee	500.00	0.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	39,100.00	43,847.00
4210-00-000	Tenant Services Salaries	20,576.00	26,482.52
4210-01-000	Tenant Svcs.	500.00	0.00
4210-50-000	Tenant Svcs - Benefits	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	21,076.00	26,482.52
4310-00-000	Water	18,000.00	16,339.00
4320-00-000	Electricity	90,000.00	78,479.00
4330-00-000	Gas	15,400.00	9,233.00
4390-00-000	Sewer	0.00	14,250.00
4399-00-000	TOTAL UTILITY EXPENSES	123,400.00	118,301.00
4410-00-000	Maintenance Salaries	27,750.00	28,066.32
4410-50-000	Maint Sal - Benefits	0.00	0.00
4420-01-000	Supplies-Maintenance	16,000.00	20,000.00
4420-02-000	Supplies-Gas/Tires/AutoPts	200.00	1,966.00
4420-03-000	Supplies-Paint	2,000.00	2,906.00
4420-05-000	Supplies-Grounds	500.00	428.00
4420-06-000	Supplies-Hskpg/Janitor/Clg	1,800.00	2,265.00
4420-07-000	Supplies-Small Tools	300.00	609.00
4420-10-000	Uniforms	50.00	164.00
4430-01-000	Contract-Garbage	18,000.00	16,547.00
4430-03-000	Contract-AutoMaint/Rpr	1,500.00	274.00
4430-04-000	Contract-PestControl	1,200.00	8,000.00
4430-05-000	Contract-Landscaping	0.00	1,129.00
4430-09-000	Contract-EmpMileage	50.00	0.00
4430-10-000	Contract-OfficeEquipMaint	200.00	800.00
4430-11-000	Contract-Plumbing	6,000.00	4,618.00
4430-12-000	Contract-MaintOther	3,500.00	5,000.00
4430-13-000	Contract-HVAC	1,000.00	119.00
4430-15-000	Contract-GateFees	4,000.00	4,555.00
4430-21-000	Vehicle Maint Fees	50.00	98.00
4430-22-000	Contract-IT Contracts	1,800.00	2,246.00
4430-25-000	Contract-Backflow Testing	100.00	79.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	86,000.00	99,869.32
4470-02-000	Prot Svcs Supplies	200.00	280.00
4480-02-000	Security Patrol	81,760.00	80,125.00
4490-00-000	TOTAL PROTECTIVE SERVICES	81,960.00	80,405.00
4510-01-000	WorkersComp	2,110.00	1,801.46
4510-02-000	E/O Insurance	0.00	1,355.00
4510-03-000	Auto Insurance	0.00	366.00
4510-06-000	Fire/Prop Insurance	21,600.00	15,816.00
4510-08-000	G/L Insurance	1,850.00	1,100.00
4510-11-000	Excess Liability Insurance	2,000.00	0.00
4510-99-000	TOTAL INSURANCE COSTS	27,560.00	20,438.46

		FY26	FY27
		BUDGET	BUDGET
4520-01-000	State Tax	800.00	800.00
4540-01-000	Retirement	9,164.00	10,571.56
4540-02-000	Medical	9,998.00	902.63
4540-03-000	FICA Expense	3,697.00	4,172.99
4540-04-000	Dental	124.00	8.56
4540-06-000	Vision	119.00	66.16
4540-07-000	Life Insurance	34.00	33.41
4540-09-000	Misc Benefits	330.00	347.00
4550-01-000	OPEB Liab Expense	500.00	2,651.00
	Bad Debt Expense		2,846.56
4599-00-000	TOTAL GENERAL EXPENSES	<u>24,766.00</u>	<u>22,399.87</u>
4601-00-000	Reserve Requests (Non-Op)	0.00	0.00
4610-04-000	ExOrd Flooring Rep/Repl	0.00	0.00
4610-06-000	ExtOrd Maint	995.00	0.00
4610-09-000	ExOrd Misc	0.00	0.00
4698-00-000	TOTAL EXTRAORDINARY COSTS	<u>995.00</u>	<u>0.00</u>
4850-00-000	(Memo) Rplmt Reserve Payments	<u>20,500.00</u>	<u>20,500.00</u>
4899-00-000	TOTAL OTHER EXPENSES	<u>20,500.00</u>	<u>20,500.00</u>
8000-00-000	TOTAL EXPENSES	<u>425,357.00</u>	<u>432,243.16</u>
9000-00-000	NET INCOME	<u><u>-995.00</u></u>	<u><u>3,485.00</u></u>

AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Approval of the **Operating Budgets for Operating Programs** (excluding the LIPH program) for **Fiscal Year July 1, 2026 to June 30, 2027**

Diana Elliott, Finance Director
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: Fiscal Year 2026 – 2027 Operating Budgets

NARRATIVE:

As of July 1, 2026, we are requesting Board approval of the 2026-27 Operating Budgets for Operating Programs within the agency's fiscal year. These include six USDA sites, 12 additional sites owned by the agency and major programs such as COCC, Title V and the Voucher program. The revenue and expense assumptions for these sites and programs are outlined below, along with projected cash flow.

Revenue:

- Rent is based on anticipated tenant rents and current year increases varied per site and program.
- T5 revenue is based on anticipated management fees and developer fees.
- COCC revenue is based on 20% of the projected HCV administrative fees earned plus a bookkeeping fee.

Expenses:

- A cost-of-living adjustment (COLA) of 2% effective the payroll period beginning 9/21/26 has been applied to all employee salaries.
- A 5% projected increase over current year has been applied to all expenses, with the following exceptions:
 - Sewer rates increased by approximately 132% for those properties within City limits.
 - Bad debt expense is budgeted at 2% of projected total rental income.
- We also included a one-time retention payment under Title V of \$1,500 for all full time and \$750 for part-time (less than 30 hours/week) active employees with at least six months of service as of November 1, 2026 and who have met key performance indicators, totaling approximately \$315,000.

Cash Flow:

All properties and programs are expected to generate positive cash flow, except for COCC and the combined HKU and HKC budget. The COCC budget is offset by positive cash flow in

Title V, resulting in net positive cash flow overall.

The FY 2026–2027 budget aligns with the agency’s expectations for continued operation of these properties; therefore, we are requesting Board approval of the proposed budgets.

Section 8 Dept (vo)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		FY26 Budget	FY27 Budget
3000-00-000	INCOME		
3410-01-000	Section 8 HAP Earned	0.00	0.00
3410-02-000	Section 8 Admin. Fee Income	5,192,778.24	5,139,567.00
3610-00-000	Interest Earned - Operating	0.00	0.00
3610-00-100	Interest Earned - Admin for voucher program	0.00	0.00
3610-04-000	Interst Earned - Other	0.00	0.00
3650-00-000	Misc Other Income	0.00	0.00
3690-24-000	Fraud Recovery - HUD	10,000.00	3,000.00
3690-24-100	Fraud Recovery Investigations - HUD	0.00	0.00
3690-44-000	Fraud Recovery - HACK	5,000.00	3,000.00
3690-44-100	Fraud Recovery Investigations - HACK	5,000.00	250.00
3699-00-000	TOTAL OTHER INCOME	5,212,778.24	5,145,817.00
3999-00-000	TOTAL INCOME	5,212,778.24	5,145,817.00
4000-00-000	EXPENSES		
4100-00-000	ADMINISTRATIVE		
4100-99-000	Administrative Salaries		
4110-00-000	Administrative Salaries	0.00	2,045,548.37
4110-01-000	Administrative Salaries	1,428,555.00	0.00
4110-02-000	Admin Salaries Temp	0.00	0.00
4110-03-000	Board Meeting	0.00	0.00
4120-00-000	Compensated Absences	0.00	0.00
4121-00-000	Management Fees	1,038,556.00	1,027,913.40
4122-00-000	Bookkeeping Fees	336,960.00	359,167.50
4130-00-000	Legal Expense	3,600.00	2,100.00
4140-00-000	Staff Training	7,000.00	150.00
4150-00-000	Travel	0.00	1,050.00
4170-00-000	Audit Fees	950.00	75,000.00
4180-00-000	Office Rent	145,930.00	145,930.08
4190-01-000	Telephone	15,700.00	19,000.00
4190-02-000	Office Supplies	14,700.00	12,000.00
4190-04-000	Postage	60,000.00	20,000.00
4190-05-000	Subscriptions/Publication	1,200.00	150.00
4190-06-000	Dues/Fees	25.00	0.00
4190-07-000	Comp Software/Parts	19,000.00	37,000.00
4190-08-000	Advertising	5,600.00	4,750.00
4190-09-000	Admin Sundry/Misc	4,000.00	2,000.00
4190-12-000	Public Relations	0.00	0.00

Section 8 Dept (vo)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		FY26 Budget	FY27 Budget
4190-15-000	Collection Svc Charges	0.00	0.00
4190-16-000	Admin Contract Svcs	14,000.00	30,500.00
4190-20-000	Bank Fees-Analysis	0.00	0.00
4190-28-000	Translation Services	210.00	1,300.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,095,986.00	3,783,559.35
4210-00-000	Tenant Services Salaries	185,860.00	0.00
4210-02-000	RI Salaries	0.00	129,533.87
4299-00-000	TOTAL TENANT SERVICES EXPENSES	185,860.00	129,533.87
4420-02-000	Supplies-Gas/Tires/AutoPts	5,792.00	10,000.00
4430-03-000	Contract-AutoMaint/Rpr	1,235.00	1,500.00
4430-09-000	Contract-EmpMileage	0.00	25.00
4430-10-000	Contract-OfficeEquipMaint	6,320.00	6,000.00
4430-12-000	Contract-MaintOther	15,499.00	5,000.00
4430-21-000	Vehicle Maint Fees	847.00	825.00
4430-22-000	Contract-IT Contracts	110,000.00	111,000.00
4449-00-000	TOTAL MAINTENANCE EXPENSE	139,693.00	134,350.00
4460-00-000	Investigations Salaries	76,959.00	0.00
4460-01-000	ProtSvcs	0.00	79,758.77
4490-00-000	TOTAL PROTECTIVE SERVICES	76,959.00	79,758.77
4510-01-000	WorkersComp	32,500.00	21,381.41
4510-02-000	E/O Insurance	10,000.00	0.00
4510-03-000	Auto Insurance	1,700.00	4,700.00
4510-13-000	Professionial Liability Ins-Investigations	4,200.00	4,200.00
4510-99-000	TOTAL INSURANCE COSTS	48,400.00	30,281.41
4540-01-000	Retirement	317,166.00	436,988.19
4540-02-000	Medical	299,745.00	389,793.97
4540-03-000	FICA Expense	129,371.00	172,495.34
4540-04-000	Dental	2,523.00	3,160.55
4540-06-000	Vision	2,788.00	3,954.88
4540-07-000	Life Insurance	932.00	1,222.79
4540-09-000	Misc Benefits	11,000.00	10,500.00
4540-51-000	EmpBen - Admin	76,500.00	0.00
4550-01-000	OPEB Liab Expense	113,000.00	95,000.00
4599-00-000	TOTAL GENERAL EXPENSES	953,025.00	1,113,115.70
4715-00-000	Housing Assistance Payments	0.00	0.00
4715-24-000	EHV Service Fee Expenses	0.00	0.00

Section 8 Dept (vo)

Budget Comparison

Period = Jul 2025-Jun 2026

Book = Accrual ; Tree = ysi_bf

		FY26 Budget	FY27 Budget
4715-24-001	EHV Service Fees - Housing Search Assistance Exp	0.00	0.00
4716-00-000	BH Incentive Payments	0.00	247,000.00
4718-02-002	FSS Escrow Forfeit Used (S8) 14.EFA	0.00	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	247,000.00
8000-00-000	TOTAL EXPENSES	4,499,923.00	5,517,599.09
9000-00-000	NET INCOME	712,855.24	-371,782.09
3410-01-000	Section 8 HAP Earned	0.00	0.00
	Adjusted Net Income	712,855.24	-371,782.09

Row Labels	Sum of Allocated Cost Number Percent2
VO	37.75
AT2	1.00
HC	2.47
HN	1.00
HS1	9.86
HS2	10.91
INS	2.86
INV	1.00
LHS	1.00
LINS	1.00
OA1	4.40
SC1	2.00
SC2	0.25
Grand Total	37.75

AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Authorization to Approve Agreement with Cal Valley Security for Security Guard Services at Designated Sites Managed by the Housing Authority

Stephen M. Pelz, Executive Director

SUBMITTED BY:

Stephen M. Pelz, Executive Director

APPROVED BY:

SUPPORTING DATA: Bid Response Sheets

NARRATIVE:

On March 4, 2026, the Housing Authority issued a request for proposals (RFP) for security guard services at 10 locations managed by the Authority. We currently contract for a total of 34 hours per day of security guard services, 365 days per year. The contract with the existing provider was expiring and we determined it would be best to solicit new proposals. Three companies responded to the RFP and submitted proposals:

Access Control Security
Cal Valley Security
Property Security Services

Based on the hourly charge, experience, and references, Cal Valley Security was selected. Cal Valley will charge a slightly lower rate, has excellent references, and has extensive experience in providing security services in the San Joaquin Valley.

The reduction in hourly rate (from \$32 to \$28.50) will save approximately \$50,000 per year in total for the 10 properties benefiting from security guard services. However, there is the potential for additional savings without a degradation in services based on recommendations made by Cal Valley. Therefore, we are requesting Board approval to authorize the Executive Director to enter into an agreement with Cal Valley with a not to exceed of \$348,840 per year effective May 1, 2026. We expect the final annual cost may be less than the not to exceed amount after completing negotiations. All costs for this agreement will be covered by the properties receiving the security guard services.

HOUSING AUTHORITY OF THE COUNTY OF KERN
601 24th Street
Bakersfield, CA 93301

ATTACHMENT 1
PROPOSAL FORM

For Security Guard Services located in Bakersfield, County of Kern, State of California. Pursuant to and in compliance with the Request for Proposals dated March 4, 2026, and other documents related thereto, and subject to all conditions thereof, the undersigned hereby proposes and agrees, if this proposal be accepted, within thirty (30) calendar days from date of opening, to furnish all labor, material, equipment and to perform the specific work required, for the sum of:

BID:

\$28.50 Dollars per hour (\$ 29,070)
\$28.50 Dollars per Holiday (if applicable) (\$ N/A)



Signature of person authorized to sign

Name of Firm: CAL VALLY SECURITY

Address: 5575 W. SIERRA AVE
FRESNO, CA 93722

Title: DIRECTOR OF OPERATIONS
KERN COUNTY

License No.: PPO 17963

Expiration Date: 02/28/2027

MUST BE SUBMITTED WITH PROPOSAL

HOUSING AUTHORITY OF THE COUNTY OF KERN
601 24th Street
Bakersfield, CA 93301

ATTACHMENT 1
PROPOSAL FORM

For Security Guard Services located in Bakersfield, County of Kern, State of California. Pursuant to and in compliance with the Request for Proposals dated March 4, 2026, and other documents related thereto, and subject to all conditions thereof, the undersigned hereby proposes and agrees, if this proposal be accepted, within thirty (30) calendar days from date of opening, to furnish all labor, material, equipment and to perform the specific work required, for the sum of:

BID:

Thirty-two Dollars per hour (\$ 32)

Forty-eight Dollars per Holiday (if applicable) (\$ 48)



Signature of person authorized to sign

Name of Firm: Access Control Security, Inc.

Address: 21049 Devonshire St. Ste 211, Chatsworth, CA 91311

Title: CEO/Operations Manager

License No.: PPO15094

Expiration Date: 04/30/2026

MUST BE SUBMITTED WITH PROPOSAL



Property Security Services, Inc

Your Security Is Our Commitment!

Description of Fixed Price Services

Property Security Services, Inc provides all management, training (including OJT), supervision, manpower, raw material, supplies, and equipment (except as otherwise noted), and shall plan, schedule, coordinate, and assure effective performance of all services described herein. All of the following rates include: Federal and State taxes, unemployment, workers compensation and liability insurances, overtime, training, turnover costs, recruiting, criminal records checks, drug testing, uniforms (blazers for desk clerks and full uniform for security officers), personnel costs, as well as all other management and supervision costs.

Company Name: Housing Authority of the County of Kern						
Company Address: 601-24th Street Bakersfield, CA 93301						
Contact Person: Mr. Stephen Pelz						
Ph: 661-631-8500 Fax: 661-631-9500 email address: spelz@kernha.org						
PROPOSAL - Hourly Rate						
Site	Project/Site Name	Post Address	Hours w/half hour lunch	Billable Hours per day	No.of Guard	Hourly Rate
1	Park Place/Village Park	2250 & 2300 R Street Bakersfield	10:00PM-4:00AM	5.5	1	\$34.00
	Park 20th	400 20th Street Bakersfield				
2	Milestone Chester	1301 Chester Ave Bakersfield	10:00PM-4:30AM	6	1	\$34.00
	Milestone Union	1622 Union Ave Bakersfield				
3	Greens Gardens/Haven Cottages	2300 S. Union Ave/68 E. White Ln Bakersfield	10:00PM-4:00AM	5.5	1	\$27.00
4	Plaza Towers/Annex	3015 Wilson Road Bakersfield	6:00PM-5:00AM	10.5	1	\$27.00
5	Oak Street	889 Oak Street Bakersfield	7:00PM-2:00AM	6.5	1	\$27.00
Note: Site 1 and 2 hourly rate of \$34.00 is inclusive of Marked Patrol Vehicle with Gasoline						

Note: Hours Mentioned Above are as per client's request, any changes must be made in writing.

Stationary Guard: Property Security Services, Inc proposes to provide unarmed uniformed private security officer during the hours specified. We will provide cell phones, warning signs, fire extinguishers, first aid kits, and such other tools and/or equipment required to monitor activity on your site. Our security officer will spend time to patrol and then to monitor the site. Security officer will be responsible for monitoring the jobsite, patrolling, maintain necessary paper work, signing after-hour workers out of the property and roving within the facility periodically and follow assigned post orders.

HOLIDAY RATE:

Holidays recognized by Property Security Services, Inc are New Year's Day, Martin Luther King's Birthday, President's Day, Memorial Day, Juneteenth, Independence Day, Labor Day, Thanksgiving Day, Christmas Eve, Christmas Day & New Year's Eve. These holidays will be billed at a rate of **(\$40.50)** per hour.

10722 White Oak Ave Suite # 4; Granada Hills, CA 91344
 Phone: (818) 488-1032 Fax: (818) 479-0101 Toll Free: (844) 488-1032 PPO License # 119841
 Web: www.PropertySecurityInc.com Email: Info@PropertySecurityInc.com

AGENDA ITEM SUBMISSION SHEET

Date: April 8, 2026

TITLE: Authorization to Approve Agreement with **San Joaquin Valley Community Shared Mobility Inc, ("MIOCAR")** for **Car Share Services**

Eric Colocho, Administrative Coordinator
SUBMITTED BY:

Stephen M. Pelz, Executive Director
APPROVED BY:

SUPPORTING DATA: San Joaquin Valley Community Shared Mobility Inc, ("MIOCAR") Agreement

NARRATIVE:

On February 4, 2022, The Housing Authority of the County of Kern (Authority) and Cesar Chavez Foundation were awarded Affordable Housing and Sustainable Communities (AHSC) Program funds, which included funding for the development of Sustainable Transportation Infrastructure (STI). As part of the original award, the Authority entered into a partnership with CalVans for the purchase and deployment of battery electric vans to provide vanpool services.

Since the award, CalVans has been unable to reliably fulfill its commitment to procure and deploy the electric vehicles within the timeframes required under AHSC Program guidelines and contractual milestones. As a result of these implementation challenges and concerns regarding operational reliability, the originally proposed STI scope is no longer feasible.

Following consultation with Strategic Growth Council (SGC) and AHSC Program staff, the Authority was advised to evaluate alternative transportation providers capable of delivering comparable greenhouse gas reduction benefits while ensuring timely implementation in accordance with program requirements.

The Authority subsequently received a Transformative Climate Communities (TCC) award via the City of Bakersfield that included the provision of electric car share services at the Bakersfield Senior Center site.

Accordingly, the Authority proposes to modify the STI component by partnering with a qualified and operationally stable provider to ensure successful project delivery, maintain compliance with AHSC and SGC requirements, and preserve the anticipated climate and mobility benefits outlined in the original application.

With assistance from SGC, the Authority has identified a replacement provider, Miocar, to deliver electric vehicle car-sharing services. The Authority recommends approval to enter into an agreement with Miocar to implement this revised scope.

The proposed agreement will serve eight properties: Baker Street Village, Bakersfield Senior Center, Residences at East Hills, Benton Cottages, Douglas Place Apartments, Almond Village, Maganda Park, and Milagro Del Valle, providing 15 cars over a five-year period. This approach will establish a community-based electric vehicle car-sharing network that prioritizes access for low-income households. All project costs will be covered by the AHSC and TCC funds.

AGREEMENT
BETWEEN
THE HOUSING AUTHORITY OF THE COUNTY OF KERN
AND
SAN JOAQUIN VALLEY COMMUNITY SHARED MOBILITY INC.
DBA MIOCAR

AGREEMENT
BETWEEN
THE HOUSING AUTHORITY OF THE COUNTY OF KERN
AND
SAN JOAQUIN VALLEY COMMUNITY SHARED MOBILITY INC.

This AGREEMENT (hereinafter “Agreement”), effective as of May 1, 2026 is made and entered into by and between THE HOUSING AUTHORITY OF THE COUNTY OF KERN (“AUTHORITY”) and SAN JOAQUIN VALLEY COMMUNITY SHARED MOBILITY INC. (“MIOCAR”)

I. Witnesseth

WHEREAS, the California Strategic Growth Council (SGC) has provided grant funds through the AHSC to AUTHORITY as outlined in Exhibit A

WHEREAS, SGC has provided grant funds through Transformative Climate Communities (TCC) and AUTHORITY has subsequently entered into a sub agreement with the City of Bakersfield relating to a portion of the TCC scope of work outlined in Exhibit B

WHEREAS, MIOCAR will provide AUTHORITY services to fulfill the full scope of activities described in the grant proposals discussed above; and

WHEREAS, MIOCAR agrees to complete the work in compliance with **AHSC Grant No. 21-AHSC-16986** and **TCC grant No. SGC23129 Project 1.4** , as further outlined in the attached exhibits; and

WHEREAS, AUTHORITY will provide oversight, project management, and coordination of all work to be completed under the full grant agreement and will be the sole point of contact with SGC, HCD and City of Bakersfield.

WHEREAS, the responsibilities of AUTHORITY and MIOCAR are further delineated in the attached exhibits.

NOW, THEREFORE: The parties hereto do mutually agree as follows:

This Agreement is fully comprised of these terms and the attached exhibits which are incorporated herein by reference. The exhibits attached to this Agreement are:

- Exhibit A – Master Executed Agreement with AHSC
- Exhibit B - Master Executed Agreement with City of Bakersfield
- Exhibit C– Project Scope, Schedule, Deliverables and Budget
- Exhibit D – Invoice and Quarterly Reporting Template Form
- Exhibit E – SGC / City of Bakersfield / HACK Special Provisions

II. Statement of Work

Subject to the terms and conditions set forth in this Agreement, MIOCAR shall conduct the scope of work described in Exhibit “C,” in accordance with the provisions contained in Exhibit “C,” and according to the schedule and budget identified in Exhibit “C.” MIOCAR shall not be compensated for services outside the scope of Exhibit “C” unless otherwise agreed upon pursuant to Section VI of this Agreement.

III. Project Managers

During the performance of this Agreement, the representative project managers for the AUTHORITY and MIOCAR will be:

AUTHORITY:

STEPHEN M. PELZ Spelz@kernha.org

ERIC COLOHO EColocho@kernha.org

MIOCAR:

RACHEL HECKL rachel@miocar.org

FERNANDO GONZALEZ fernando@miocar.org

IV. Term

Time is of the essence in this Agreement. The term of this Agreement is May 1, 2026 through April 30, 2032. The various phases involved in this project shall be completed as indicated in Exhibit “C,” Project Scope, Schedule, Deliverables and Budget. However, MIOCAR shall not be responsible for delays caused by acts of God, agency reviews or delays from third parties.

V. Assignability

MIOCAR shall not assign any interest in this Agreement, and shall not transfer the same, without the prior written consent of AUTHORITY.

VI. Modification of Agreement

No alteration, modification or deviation of the terms of this Agreement shall be valid unless made in writing and signed by both parties. No oral understanding or agreement not incorporated herein, shall be binding on any of the parties. AUTHORITY may request, at any time, amendments to this Agreement and will notify MIOCAR in writing regarding changes. Upon a minimum of ten (10) days notice, MIOCAR shall determine the impact on both time and compensation of such changes and notify the AUTHORITY in writing. Upon agreement between AUTHORITY and MIOCAR as to the extent of these impacts on time and compensation, an amendment to this Agreement shall be prepared describing such changes. Such amendments shall be binding on the parties if signed by the AUTHORITY and MIOCAR, and shall be effective as of the date of the amending document unless otherwise indicated.

VII. Costs and Reimbursements

A. Maximum Agreement Amount/Budget Amendments

AUTHORITY shall reimburse MIOCAR for services rendered pursuant to this Agreement on a reimbursement basis only, subject to receipt, review, and written approval of complete and adequate supporting documentation demonstrating that costs are allowable, reasonable, allocable, and in compliance with SGC grant requirements, State law, and this Agreement. AUTHORITY reserves the right to withhold, delay, or disallow payment for any costs that are inadequately documented or later determined to be ineligible or disallowed by SGC or any auditing agency. The total sum billed under this Agreement shall not exceed [MIOCAR Budget] (\$2,375,000), including all costs, overhead, and fixed fee expenses. Such billings, up to the specified amount, shall constitute full and complete reimbursement for MIOCAR's work.

B. Progress Payments

MIOCAR shall submit invoices to AUTHORITY monthly for services satisfactorily performed during the applicable billing period. Each invoice shall be submitted on a reimbursement basis only and shall include all documentation required by AUTHORITY, SGC, TCC, HCD, and the AHSC–SGC Grant Agreement to substantiate that the costs incurred are allowable, reasonable, allocable, and in compliance with the approved scope of work, budget, and applicable grant requirements.

Payment of any invoice is expressly conditioned upon AUTHORITY's receipt, review, and written approval of a complete and accurate invoice package. AUTHORITY shall use commercially reasonable efforts to process approved invoices in accordance with its standard payment procedures; however, no payment deadline shall apply unless and until all required documentation has been submitted and verified as compliant.

All progress payment invoices shall be sequentially numbered and shall identify: (i) the total Agreement amount; (ii) the amount previously invoiced; (iii) the amount requested in the current invoice; and (iv) the remaining balance available under this Agreement. Each invoice shall be accompanied by a written progress report describing the work performed during the billing period, in the form set forth in Exhibit "E," sufficient to demonstrate satisfactory progress toward completion of required deliverables.

C. Billing Format and Content

Requisitions for payment shall refer to AUTHORITY's AHSC Grant No. 21-AHSC-16986 and TCC Grant #SGC23129 , or as may be specified in a written notice by AUTHORITY. All billings shall be in the same format as Exhibit "E." Specific budget category detail is given

below:

1. Hourly Labor Rates: This project will be billed on a time and materials basis using fixed billing rates, up to the Agreement maximum. All labor charges shall be billed on an hourly rate basis by class of employee, rate per hour and number of hours. (Anticipated personnel cost-of-living or merit increases, if any, should be reflected in the budget).
2. Subconsultant/Subcontractor Charges: All subconsultant/subcontractor billings (as applicable) shall identify the name of the subconsultant/subcontractor, the amount of work performed (as categorized in the budget), the reimbursement rate, the total amount billed, and the date and amount paid by Consultant. A copy of the sub consultant's invoice is required. If volunteer hours of a Community Partner organization are utilized in delivering the scope of work, these hours and work performed will be included in MIOCAR's reporting and billing.
3. Overhead: All overhead shall be included in the fixed billing rate.
4. Direct Costs: All direct costs billed shall be specifically identified. Any reimbursement for necessary travel and per diem shall be at rates not to exceed those amounts set by the California Department of Human Resources (CalHR). No travel outside the State of California shall be reimbursed unless prior written authorization is obtained from AUTHORITY. The CalHR travel and per diem reimbursement amounts may be found online at: <https://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx>. Reimbursement will be at the State travel and per diem amounts that are current as of the date costs are incurred by the MIOCAR. Any direct costs must adhere to general requirements found in Section G. Fiscal Administration of Exhibit "A".
5. Fixed Fee: A fixed fee on labor shall be included in fixed billing rate.

D. Allowable Costs and Documentation

These records shall be maintained by MIOCAR for a minimum of three (3) years after final grant closeout or final payment under this Agreement, whichever is later, or for such longer period as required by SGC, the State of California, or any applicable auditing authority. Records shall be made available upon request to AUTHORITY, SGC, the State of California, and their authorized representatives.

E. Final Billing

Final billing shall be split into two segments;

Segment 1: AHSC - Final billing shall be received by AUTHORITY no later than 90 days after receipt of final MIOCAR deliverables, but no later than September 30, 2027, to ensure AUTHORITY provides final invoicing and reporting to SGC before the grant request for payment deadline of December 31, 2027.

Segment 2: TCC - Final billing shall be received by AUTHORITY no later than 90 days after receipt of final MIOCAR deliverables, but no later than December 31, 2028, to ensure AUTHORITY provides final invoicing and reporting to City of Bakersfield before the grant request for payment deadline of March 31, 2029.

This Agreement will be closed no later than 90 days following the end date of this Agreement.

VIII. Progress Reports

MIOCAR shall submit written progress reports with each invoice and shall specify, by task, the percentage of work completed to date and since the date of the preceding invoice, if any, in the form shown on Exhibit "E". The progress reports shall describe the status of work performed as identified in Exhibit "C." The purpose of the reports is to allow AUTHORITY to determine if MIOCAR is completing the activities identified in Exhibit "C" in accordance with the agreed upon schedule, and to afford occasions for airing difficulties or special problems encountered so remedies can be developed. MIOCAR's Project Manager shall meet with AUTHORITY's Project Manager, as identified under Section III, as needed to discuss work progress.

IX. Inspection of Work

MIOCAR, and any contractors or subcontractors, shall permit AUTHORITY the opportunity to review and inspect the project activities at all reasonable times during the performance period of this Agreement including review and inspection on a daily basis.

X. Staffing

There shall be no change in MIOCAR's Project Manager, or members of the project team, without prior written approval by AUTHORITY. Approval of any such changes shall not be unreasonably withheld. The Project Manager shall be responsible for keeping AUTHORITY informed of the progress of the work and shall be available for meetings with AUTHORITY Board, and its formal committees.

XI. Subcontracting

MIOCAR shall perform the work with resources available within its own organization, unless otherwise specified in this Agreement. No portion of the work included in this Agreement shall be subcontracted except as identified in Exhibit "C" of this Agreement, or with written authorization by AUTHORITY. Authorization of any such subcontracting changes shall not be unreasonably withheld. All authorized subcontracts shall contain the same applicable provisions specified in this Agreement.

XII. Termination of Agreement

B. Termination for Cause

If MIOCAR shall fail to fulfill in a timely and proper manner its obligations under this Agreement, or if MIOCAR violates any of the covenants, provisions, or stipulations of this Agreement, AUTHORITY shall thereupon have the rights to terminate the Agreement by giving not less than ten (10) days written notice to MIOCAR of the intent to terminate and specifying the effective date thereof. AUTHORITY shall provide an opportunity for consultation with MIOCAR prior to termination. In such an event, all finished documents, data, studies, surveys, drawings, maps, models, photographs, reports or other materials prepared by MIOCAR under this Agreement shall become properties of AUTHORITY. If AUTHORITY terminates this Agreement, MIOCAR shall immediately suspend its activities under this Agreement, as specified in such notice. MIOCAR shall promptly deliver to AUTHORITY copies of all information prepared pursuant to this Agreement. MIOCAR shall be entitled to payment only for allowable, documented, and satisfactorily completed work performed up to the effective date of termination, subject to grant requirements.

Upon termination of the Agreement for any reason, all vehicles and other equipment purchased with funds provided under this agreement shall become the property of the AUTHORITY and MIOCAR shall promptly transfer title and custody of the vehicles and equipment to the AUTHORITY.

XIII. Prevailing Wage and Compliance with Laws, Rules and Regulations

A. Compliance With All Applicable Laws

All services performed by MIOCAR pursuant to this Agreement shall be performed in accordance and full compliance with all applicable state or local statutes, rules, and regulations. This includes compliance with prevailing wage rates and their payment in accordance with California Labor Code section 1770 et seq.

B. Pay Prevailing Wage

Pursuant to section 1770 et seq. of the California Labor Code, MIOCAR and any subcontractor shall pay not less than the prevailing wage. A determination of the general prevailing rates of per diem wages and holiday and overtime work where the work is to be performed is available for review upon request at the AUTHORITY offices. The General Prevailing Wage Determinations and the General Prevailing Wage Apprentice Schedules made by the Director of Industrial Relations are also now available on the Internet at www.dir.ca.gov. MIOCAR shall post one copy of the prevailing rates of wages at the job site. MIOCAR shall forfeit as penalty to AUTHORITY the sum of up to fifty dollars (\$50.00) for each calendar day or portion thereof, and for each worker, including subcontractors' workers, paid less than the prevailing rates under the Agreement. In addition, the difference between such prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the prevailing wage rate shall be paid to each worker by the MIOCAR as provided in section 1775 of the California Labor Code.

C. Work Day

Eight (8) hours labor constitutes a legal day's work. Workers shall be paid at a rate of one and one-half times the basic rate of pay for work in excess of eight (8) hours during a calendar day or forty hours during a calendar week of the foregoing hours. MIOCAR shall keep and make available an accurate record showing the name of each worker and hours worked each day and each week by each worker. As a penalty, MIOCAR shall forfeit fifty dollars (\$50.00) for each worker, including subcontractors' workers, for each calendar day during which the worker is required or permitted to work more than eight (8) hours in any one calendar day and forty (40) hours in any one calendar week without being paid the wages required by Labor Code Section 1815.

D. Income Tax Forms

MIOCAR shall issue W-2 forms or the forms as required by law for income and employment tax purposes for all of MIOCAR's assigned personnel.

E. Payroll Record Keeping

MIOCAR shall also comply with the payroll record keeping requirements of Section 1776 of the California Labor Code and shall be responsible for each subcontractor complying with the requirements of the California Labor Code sections 1770 et seq.

XIV. Standard of Performance

MIOCAR shall perform all services required pursuant to this Agreement in the manner according to the standards currently observed by a competent practitioner of MIOCAR's profession in California. All products of whatsoever nature which MIOCAR delivers to the AUTHORITY pursuant to this Agreement shall be prepared in a professional manner and conform to the standards to quality normally observed by a person currently practicing in MIOCAR's profession. MIOCAR shall assign only competent personnel to perform.

XV. Conflict of Interest

A. Independent Capacity

MIOCAR and the agents and employees of MIOCAR, shall act in an independent capacity in the performance of this Agreement, and not as officers, employees or agents of AUTHORITY. No officer, member, or employee of AUTHORITY or other public official of the governing body of the locality or localities in which the work pursuant to this Agreement is being carried out, who exercises any functions or responsibilities in the review or approval of the undertaking or carrying out of the aforesaid work shall:

1. Participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership, or association in which he has, directly

or indirectly, any interest; or

2. Have any interest, direct or indirect, in this Agreement or the proceeds thereof during his or her tenure or for full length of the agreement.

B. Covenant of No Interest

MIOCAR hereby covenants that it has, at the time of the execution of this Agreement, no interest, and that it shall not knowingly acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed pursuant to this Agreement. MIOCAR further covenants that in the performance of this work, no person having any such interest shall be employed.

XVI. Contingency Fees

MIOCAR warrants, by execution of this Agreement, that no person or selling agency has been employed or retained to solicit or secure this Agreement upon an agreement or understanding for a commission, percentage, brokerage, or contingency fee, excepting bona fide employees or bona fide established commercial or selling agencies maintained by Consultant for the purpose of securing business. For breach or violation of this warranty, AUTHORITY has the right to terminate this Agreement without liability allowing payment only for the value of the work actually performed, or to deduct from the Agreement price, or otherwise recover, the full amount of such commission, percentage, brokerage, or contingency fee.

XVII. Documentation

The MIOCAR shall document the results of all work to the satisfaction of AUTHORITY. This may include, but not be limited to, preparation of progress and final reports, calculations, plans, specifications, estimates, evaluations, and other records.

XVIII. Ownership of Documents

AUTHORITY and MIOCAR shall mutually agree on categories of intellectual property ownership of but not limited to aerial photos, topographic mapping, tracings, plans, specifications, as-built plans, electronic files, technical data, evaluations, and all other documents prepared, assembled, or obtained by the MIOCAR under this Agreement. The basic survey notes and sketches, aerial photos, topographic maps, charts, computations and other data assembled and prepared under this Agreement shall be made available, at any time, upon request to AUTHORITY without restriction or limitation on their use. The MIOCAR's proprietary documents, software, and membership data related to services provided in fulfillment of this contract are excluded from above.

XIX. Copyrights

The MIOCAR shall not have copyrights of reports of this Agreement.

XX. Publication

A. Written Approval of AUTHORITY

No report, information, or other data given to or prepared or assembled by MIOCAR pursuant to this Agreement, shall be made available to any individual or organization by MIOCAR without the prior written approval of AUTHORITY.

B. Acknowledge AUTHORITY

Any and all reports published by MIOCAR shall acknowledge that it was prepared in cooperation with AUTHORITY. Articles, reports, or works reporting on the work provided for herein or on portions thereof which are published by MIOCAR shall contain in the forward, preface, or footnote the following statement:

“The contents of this report reflect the views of the author who is responsible for the facts and the accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of THE HOUSING AUTHORITY OF THE COUNTY OF KERN. This report does not constitute a standard, specification, or regulation.”

XXI. Disputes

Except as otherwise provided in this Agreement, any dispute concerning a question of fact which is not disposed of by mutual agreement shall be decided by a court of competent jurisdiction in California.

XXII. Hold Harmless

MIOCAR agrees to indemnify, defend (upon request of AUTHORITY) and hold harmless AUTHORITY, its officers, agents and employees from any and all actions, causes of action, claims, demands, costs, liabilities, judgments, penalties, losses, damages and expenses of whatsoever kind and nature (including attorney’s fees) for injuries to or death of any person or persons, or damage to property of third persons to the extent caused by the negligent acts, errors or omissions, recklessness, or willful misconduct of the MIOCAR, its subcontractors, subconsultants or agents, and their respective employees in the performance of the work to be provided pursuant to this Agreement. Notwithstanding the foregoing, MIOCAR has no obligation to defend or pay AUTHORITY’s defense costs incurred prior to a final determination of liability as determined by a court of competent jurisdiction.

XXIII. Insurance

On or before beginning any of the services or work called for by any term of this Agreement, MIOCAR, shall procure, carry, maintain for the duration of the Agreement, and provide proof thereof insurance equal to policies, coverages, and limits required of AUTHORITY by SGC;

- A. General Liability Insurance. MIOCAR shall maintain commercial general liability insurance with coverage at least as broad as Insurance Services Office form CG 00 01, in an amount not less than one million dollars (\$1,000,000) per occurrence, two million dollars (\$2,000,000) general aggregate. The policy shall be endorsed with Insurance Services Office (ISO) additional insured endorsement CG 20 10 04 13 adding the Authority, its officers, officials, employees, and volunteers as additional insureds.
- B. Automobile Liability Insurance. MIOCAR shall maintain automobile insurance at least as broad as Insurance Services Office form CA 00 01 covering bodily injury and property damage for all activities of the Vendor arising out of or in connection with Work to be performed under this Agreement, including coverage for any owned, hired, non-owned or rented vehicles, in an amount not less than one million dollars (\$1,000,000) combined single limit for each accident.
- C. Workers' Compensation Insurance. MIOCAR shall maintain Workers' Compensation Insurance (Statutory Limits) and Employer's Liability Insurance (with limits of at least one million dollars (\$1,000,000)). MIOCAR shall submit to Authority, along with the certificate of insurance, a Waiver of Subrogation endorsement in favor of Authority, its officers, agents, employees and volunteers.

In the case of MIOCAR's utilization of Subcontractors to complete the scope of work, the MIOCAR shall include all Subcontracts as insured's under the MIOCAR's insurance or supply evidence of Subcontractor's insurance equal to policies, coverages, and limits required of AUTHORITY and MIOCAR. MIOCAR shall not allow any subcontractor to commence work on any subcontract until all insurance required of the MIOCAR has also been obtained for the subcontractor. Verification of this insurance shall be submitted and made part of this Agreement prior to execution.

A. Notice of Reduction in Coverage

In the event that any coverage required under Section XXIII of the Agreement is reduced, limited, or materially affected in any other manner, MIOCAR shall provide written notice to AUTHORITY at MIOCAR's earliest possible opportunity and in no case later than seven business days after MIOCAR is notified of the change in coverage.

B. Additional and Alternative Remedies

In addition to any other remedies AUTHORITY may have if MIOCAR fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, AUTHORITY may, at its sole option:

1. Order MIOCAR to stop work under this Agreement or withhold any payment which becomes due to MIOCAR hereunder, or both stop work and withhold any payment, until MIOCAR demonstrates compliance with the requirements hereof;

2. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies AUTHORITY may have and is not the exclusive remedy for MIOCAR's breach.

XXIV. Equal Employment Opportunity/Nondiscrimination

MIOCAR shall comply with Title VI of the Civil Rights Act of 1964, as amended, and with the provisions contained in Title 49, Code of Federal Regulations (CFR), Part 21 through Appendix C and 23 CFR 170.405(b). During the performance of this Agreement, MIOCAR, for itself, its assignees and successors in interest, agrees as follows:

A. Compliance with Regulations

MIOCAR shall comply with the regulations relative to nondiscrimination in federally assisted programs of the United States Department of Transportation (hereinafter "DOT") 49 CFR 21, as they may be amended from time to time (hereinafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this Agreement.

B. Nondiscrimination

MIOCAR, with regard to the work performed by it during the Agreement, shall not discriminate on the grounds of race, religion, color, disability, sex, age or national origin in the selection or retention of subcontractors, including procurements of materials and leases of equipment. MIOCAR shall not participate either directly or indirectly in the discrimination prohibited by Section 21.5 of the Regulations, including employment practices when the Agreement covers a program set forth in Appendix B of the Regulations.

C. Solicitations for Subcontractors, including Procurements of Materials and Equipment

On all solicitations, either by competitive bidding or negotiations made by MIOCAR for work to be performed under a subcontract, including procurements of materials or leases of equipment, each potential subcontractor or supplier shall be notified by Consultant of MIOCAR's obligations under this Agreement, and the Regulations relative to nondiscrimination on the grounds of race, religion, color, disability, sex, age or national origin.

D. Information and Reports

MIOCAR shall provide all information and reports required by the Regulations or directives issued pursuant thereto, and shall permit to a reasonable extent, access to its books, records, accounts, other sources of information and its facilities as may be determined by AUTHORITY to be pertinent to ascertain compliance with such Regulations, orders and instructions. Where any information required of MIOCAR is in the exclusive possession of another who fails or refuses to furnish this information, MIOCAR shall so certify to AUTHORITY, as appropriate, and shall set forth what efforts it has made to obtain the information.

E. Sanctions for Noncompliance

In the event of MIOCAR's noncompliance with the nondiscrimination provisions of this Agreement, AUTHORITY shall impose such sanctions as it may determine to be appropriate, including, but not limited to:

1. Withholding of payments to MIOCAR under this Agreement until MIOCAR complies; and/or
2. Cancellation, termination or suspension of the Agreement, in whole or in part.

F. Incorporation of Provisions

MIOCAR shall include the provisions of subsections A through F of this section in every subcontract, including procurements of materials and leases of equipment, unless exempt from the regulations or directives issued pursuant thereto. MIOCAR shall take such action with respect to any subcontract or procurement as AUTHORITY may direct as a means of enforcing such provisions including sanctions for noncompliance. However, in the event MIOCAR becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, MIOCAR may request AUTHORITY to enter into such litigation to protect the interests of AUTHORITY.

Contract Assurance

The contractor or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract.. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract, or such other remedy, as recipient deems appropriate, which may include, but is not limited to:

- (1) Withholding monthly progress payments;
- (2) Assessing sanctions;
- (3) Liquidated damages; and/or
- (4) Disqualifying the contractor from future bidding as non-responsible.

Prompt Payment

Prompt Progress Payment to Subcontractors

AUTHORITY requires contractors and subcontractors to be timely paid as set forth in Section 7108.5 of the California Business and Professions Code concerning prompt payment to subcontractors. The 10-days is applicable unless a longer period is agreed to in writing. Any delay or postponement of payment over 30 days may take place only for good cause and with the agency's prior written approval. Any violation of Section 7108.5 shall subject the violating contractor or subcontractor to the penalties, sanctions, and other remedies of that

Section. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the contractor or subcontractor in the event of a dispute involving late payment or nonpayment by the contractor, deficient subcontractor performance, and/or noncompliance by a subcontractor. This clause applies to both DBE and non-DBE subcontractors.

Prompt Payment of Withheld Funds to Subcontractors

AUTHORITY requires prompt and full payment of retainage from the prime contractor to the subcontractor within thirty (30) days after the subcontractor's work is satisfactorily completed and accepted. This shall be accompanied with the following provisions:

The agency shall hold retainage from the prime contractor and shall make prompt and regular incremental acceptances of portions, as determined by the agency of the contract work and pay retainage to the prime contractor based on these acceptances. The prime contractor or subcontractor shall return all monies withheld in retention from all subcontractors within 30 days after receiving payment for work satisfactorily completed and accepted including incremental acceptances of portions of the contract work by the agency. Any delay or postponement of payment may take place only for good cause and with the agency's prior written approval. Any violation of these provisions shall subject the violating prime contractor to the penalties, sanctions, and other remedies specified in Section 7108.5 of the California Business and Professions Code. This requirement shall not be construed to limit or impair any contractual, administrative, or judicial remedies, otherwise available to the Grantee or Subcontractor in the event of a dispute involving late payment or nonpayment by the Grantee, deficient subcontractor performance, and/or noncompliance by a Subcontractor. This clause applies to both DBE and non-DBE Subcontractors.

XXVI. Audits

At any time during normal business hours, and as often as AUTHORITY may deem necessary, MIOCAR shall make available for examination all of its records with respect to all matters covered by this Agreement for purposes of audit, examination, or to make copies or transcripts of such records, including, but not limited to, contracts, invoices, material, payrolls, personnel records, conditions of employment and other data relating to all matters covered by this Agreement. Such records shall be retained and access to the facilities and premises of MIOCAR shall be made available during the period of performance of this Agreement, and for three years after AUTHORITY makes final payment under this Agreement.

XXVII. Clean Air Act/Clean Water Act Requirements

MIOCAR, in carrying out the requirements of this Agreement, shall comply with all applicable standards, orders, or requirements issued under Section 306 of the Clean Air Act (42 USC 1857[h]), Section 508 of the Clean Water Act (33 USC 1368), Presidential Executive Order 11738, and those Environmental Protection Agency regulations contained in 40 CFR Part 15.

XXVIII. Agreement Completion Retainer

AUTHORITY reserves the right to withhold payment for any costs that are inadequately documented, exceed approved budget categories, are outside the approved scope of work, or are determined to be ineligible or disallowed under CARB, AHSC–SGC, State of California, or audit requirements. Any such disallowed costs shall not be reimbursable and may be offset against future payments.

XXIX. Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Primary Covered Transactions

This contract is a covered transaction for purposes of 49 CFR Part 29. As such, the contractor is required to verify that none of the contractor, its principals, as defined at 49 CFR 29.995, or affiliates, as defined at 49 CFR 29.905, are excluded or disqualified as defined at 49 CFR 29.940 and 29.945.

The contractor is required to comply with 49 CFR 29, Subpart C and must include the requirement to comply with 49 CFR 29, Subpart C in any lower tier covered transaction it enters into.

By signing and submitting its bid or proposal, the bidder or proposer certifies as follows:

The certification in this clause is a material representation of fact relied upon by AUTHORITY. If it is later determined that the bidder or proposer knowingly rendered an erroneous certification, in addition to remedies available to AUTHORITY, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment. The bidder or proposer agrees to comply with the requirements of 49 CFR 29, Subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

XXX. CLEAN WATER

The MIOCAR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq . The MIOCAR agrees to report each violation to the Purchaser and understands and agrees that the Purchaser will, in turn, report each violation as required to assure notification to FTA and the appropriate EPA Regional Office.

XXXI. CLEAN AIR

The MIOCAR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. §§ 7401 et seq . The MIOCAR agrees to report each violation to the Purchaser and understands and agrees that the Purchaser will,

in turn, report each violation as required to assure notification to FTA and the appropriate EPA Regional Office.

XXXII. Attorney's Fees

In the event of a dispute arising under this Agreement, the prevailing party shall be entitled to an award against the other party of reasonable attorney's fees and costs incurred in connection with the dispute. The venue for any litigation shall be Kern County, California.

XXXIII. Notice

Any notice or notices required or permitted to be given pursuant to this Agreement may be personally served on the other party by the party giving such notice, or may be served by certified mail, return receipt requested, to the following address:

For AUTHORITY:

Stephen M. Pelz, Executive Director
601 24th Street
Bakersfield, CA 93301
SPelz@kernha.org
661-631-8500 x.2005 direct

For MIOCAR:

Rachel Heckl, Executive Director
323 E Main Street Suite 806
Stockton, CA 95202
rachel@miocar.org
716-913-2709 direct

XXXIV. Captions and Pronouns

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the section or paragraph thereof, as the case may be, and not such heading, shall control and govern in the construction of this Agreement. Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular form and vice versa, in any place or places herein in which the context requires such substitution(s).

XXXV. Cumulative Remedies

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity,

by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

XXXVI. Enforceability

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

XXXVII. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the AUTHORITY and MIOCAR have executed this Agreement as of the day and year first above written.

Approved:

Stephen M. Pelz
The Housing Authority of the County of Kern

Rachel Heckl, Executive Director
San Joaquin Valley Community Shared Mobility dba MIOCAR

Exhibit A – Master HACK Agreement with SGC AHSC

AFFORDABLE HOUSING AND SUSTAINABLE COMMUNITIES PROGRAM DISBURSEMENT AGREEMENT

This DISBURSEMENT AGREEMENT (the “Agreement”) is dated for reference purposes only as of August 1, 2023, and is made by and among the Cesar Chavez Foundation, a California nonprofit public benefit corporation, the Housing Authority of the County of Kern, a California public body, corporate and politic, and City of Bakersfield, a California municipality, (the “Recipients”) and the Department of Housing and Community Development, a public agency of the State of California (the “Department”).

Recitals

A. Recipient has submitted an application (the “Application”) to the Department for a grant under the Affordable Housing and Sustainable Communities Program (“Program”) and in accordance with Part 1 of Division 44 of the Public Resources Code (commencing with Section 75200) and the Affordable Housing and Sustainable Communities Program Guidelines, issued by the State of California, Strategic Growth Council (the “Council”) and dated February 24, 2021, and as amended in the future, (the “Guidelines”), to finance, in part, one or more of the following eligible activities

- Housing-Related Infrastructure (HRI)
- Program Costs (PGM)
- Sustainable Transportation Infrastructure (STI)
- Transportation Related Amenities (TRA)

as further described herein pursuant to the Standard Agreement Number 21-AHSC-16986, entered into by the Recipient and the Department dated on or about July 20, 2023 (the “Standard Agreement”). The Department has conditionally agreed to provide the grant to the Recipient in an aggregate total amount not to exceed Four million, six hundred seventy-seven thousand, one hundred fifty AND 00/100 Dollars (\$4,677,150.00) (the “Program Funds”). The Program Funds consist of Program Costs (PGM) for \$208,040.00, Sustainable Transportation Infrastructure (STI) for \$3,689,486.00, and Transportation Related Amenities (TRA) for \$779,624.00. The Standard Agreement and all amendments, exhibits and attachments thereto, the Application, this Agreement and all amendments, exhibits and attachments thereto (the “Grant Documents”), and all the terms of the other Grant Documents are incorporated in full by reference to this Agreement.

B. The parties hereto wish to enter into an agreement for the disbursement of Program Funds to ensure timely completion of the Work as set forth in the

Affordable Housing and Sustainable Communities (AHSC) Program
Round 6 - Grant
NOFA 02/26/2021
Approved Date: 04/07/2022
Project: Renaissance at Baker
Prep Date: 07/13/2023

Standard Agreement (the “Work”) in accordance with the requirements of the Grant Documents, the Guidelines, the Council, the Department, and the State of California.

NOW, THEREFORE, the parties hereto agree as follows:

1. Recitals. The foregoing recitals are a part of this Agreement.
2. Project. The Recipient shall complete the Work, as described in the Standard Agreement, on the real property described in Exhibit A hereto (the “Property”) and incorporated herein, in accordance with the Standard Agreement and the Scope of Work as described in Exhibit B attached hereto and incorporated herein.
3. Representations and Warranties. Recipient represents and warrants to the Department as follows:
 - a. Organization. Recipient is duly organized, validly existing and in good standing under the laws of the State of California and has the power and authority to own or lease the Property and to own, develop, construct, operate and maintain the Work. The copies of the documents evidencing the organization of Recipient delivered to the Department are true, complete, and correct copies of the originals, as amended to the date of this Agreement.
 - b. Authority of Recipient. Recipient has full power and authority to execute and deliver the Grant Documents and all other instruments, agreements and documents executed and delivered, or to be executed and delivered, pursuant to this Agreement, and to perform and observe the terms and provisions of all of the above.
 - c. Authority of Persons Executing Documents. The Grant Documents and all other instruments, agreements and documents executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been executed and delivered by persons who are duly authorized to execute and deliver the same for and on behalf of Recipient. All actions required under Recipient's organizational documents and applicable governing law for the authorization, execution, delivery and performance of the Grant Documents and all other instruments executed and delivered, or to be executed and delivered, pursuant to this Agreement, have been duly taken.

- d. No Breach of Law or Agreement. None of the execution or delivery of the Grant Documents and other instrument, agreement and document executed and delivered, or to be executed or delivered, pursuant to this Agreement, or the performance of any provision, condition, covenant or other term hereof or thereof, will conflict with or result in a breach of any statute, rule or regulation, or any judgment, decree or order of any court, board, commission, or agency whatsoever binding on the Property or the Recipient, or any provision of the organizational documents of the Recipient, will conflict with or constitute a breach of or a default under any agreement to which Recipient is a party, or will result in the creation or imposition of any lien upon the Property of Recipient, other than liens approved by the Department.
- e. Compliance with Laws; Consents and Approvals. The Work will comply with all applicable laws, ordinances, rules and regulations of federal, state and local governments and agencies having jurisdiction over either the Recipient, the Property, the Work, and with all applicable directions, rules and regulations of the fire marshal, health officer, building inspector and other officers of any such government or agency. All permits, consents, permissions and licenses required by any federal, state or local government or agency to which Recipient, the Property, the Work is subject, which may be necessary in relation to this Agreement or the acquisition, development, construction or ownership of the Work, at or prior to the commencement of construction, have been, or will be, obtained, and none of such consents, permissions and licenses are subject to appeal or to conditions which have not been met.
- f. Pending Proceedings. The Recipient is not in default under any law or regulations or under any order of any court, board, commission or agency whatsoever, and there are no claims, actions, suits or proceedings pending or, to the knowledge of Recipient, threatened against or affecting Recipient, the Property, or the Work, at law or in equity, before or by any court, board, commission or agency whatsoever which might, if determined adversely to Recipient, materially affect Recipient's ability to acquire, construct or develop the Work.
- g. Title to Property. Recipient or its Department-approved affiliate will have good and marketable title to the Property,

Work or a leasehold interest therein approved by the Department and there shall exist thereon or with respect thereto no mortgage, lien, pledge or other encumbrance of any character whatsoever other than liens for current real property taxes and assessments not yet due and payable and other matters of record approved in writing by the Department.

- h. Financial Statements. The financial statements of Recipient and other financial data and information if requested by the Department and furnished by Recipient, fairly represents the financial information contained therein.
- i. Adequacy of Program Funds. The amount of the Program Funds, together with any funds to be provided by the Recipient or to the Recipient from any other sources, is adequate as financing for the Work in accordance with Exhibit C.
- j. Payment of Taxes. All federal, state, county and municipal taxes required to be paid by the Recipient or on account of the Property due and payable as of the date of this Agreement have been paid in full as of such date, and will continue to be paid when due, prior to delinquency, going forward.
- k. Availability of Utilities. For HRI activities, all utilities necessary for the development and occupancy of the residential rental Affordable Housing Development described in the Application and the Standard Agreement providing the affordable housing units, as described therein, in consideration of that portion of the Grant (“Affordable Housing Development”) are available at or within the boundaries of the Affordable Housing Development and all steps necessary to assure that such utility services will be available upon completion of the Affordable Housing Development have been taken.
- l. Hazardous Materials. Recipient has performed due diligence review of the condition of the Work including review to disclose the possible existence of asbestos and toxic or hazardous materials. All information regarding the condition of the Work have been disclosed to the Department in writing including but not limited to all Phase I, soils and hazardous materials reports regarding the condition of the Property, the Work.

4. Sources and Uses. The Recipient has received, or will receive, funds for the purpose of developing the Work in the amounts and the sources identified in the Sources and Uses of Funds attached hereto and incorporated herein as Exhibit C. All funds shall be used and secured in the manner specified in Exhibit C. Recipient agrees to comply with and satisfy all the terms and conditions imposed on the Recipient in connection with the sources of funding identified in the Sources and Uses of Funds.
5. Use of Funds. Recipient agrees that the Program Funds shall be expended only in accordance with the applicable statutes and Guidelines governing the Program, and only for the purposes and activities set forth in this Agreement. The Program Funds shall be used exclusively for the reimbursement of Approved Costs as shown in the Project Budget, as the same may be amended from time to time with the written approval of the Department, such reimbursement for, costs to be made only after the same have been incurred by the Recipient. "Approved Costs" shall mean all hard and soft eligible costs under the Program (and modifications thereto), which were approved, or will be approved by the Department, which are needed for the completion of the Work, in accordance with Scope of Work.
6. Disbursement Schedule. The Disbursement Schedule attached to this Disbursement Agreement as Exhibit D represents a good faith estimate of when the Program Funds will be disbursed to pay costs. The Department and the Recipient shall confer as necessary, to update the Disbursement Schedule throughout the construction period.
7. Displacement and Relocation. If the acquisition, construction or development of the Work will result in the temporary or permanent displacement of occupants, the Recipient shall provide relocation payments and assistance in accordance with the applicable Federal and State requirements.
8. Contractors and Subcontractor. For the performance of all construction work on the HRI, STI or TRA, Recipient agrees to use a licensed, insured, financially solvent, and reputable general contractor or contractors ("Contractor") in order to complete the Scope of Work described in Exhibit B. Any successor to or substitute for the Contractor shall be subject to the approval of the Department. The Recipient hereby certifies that the Contractor is in good standing with the California State Contractors' License Board. The Recipient shall only contract with contractors, and shall ensure that the

Contractor and any successor thereto shall only contract with subcontractors, which are so licensed.

For the completion and performance of all PGM work, if applicable as set forth in the application, any successor to or substitute for the Recipient shall be subject to the approval of the Department.

9. Construction Contract. The Recipient shall enter into a written contract or contracts with the Contractor for the performance of the Scope of Work as set forth in Paragraph 2 above (the "Construction Contract"). Recipient shall not terminate or substantially amend the Construction Contract with respect to the HRI, STI or TRA without the prior written approval of the Department. Recipient shall monitor and enforce the terms and conditions of the Construction Contract to ensure completion of the Scope of Work. The Construction Contract shall contain provisions for compliance with State Prevailing Wage Law as required by the Grant Documents and the Guidelines.
10. Construction Responsibilities. Recipient shall be solely responsible for all aspects of Recipient's business and conduct in connection with the Property, the Work, including, but not limited to, the quality and suitability of the Scope of Work and the equipment used in the construction of the Work, the supervision of the work of construction, the qualifications, financial condition and performance of all architects, engineers, contractors and subcontractors of any tier, material suppliers, consultants and property managers, and the accuracy of all applications for payment and the proper application of all disbursements.
11. Delay. Recipient shall promptly notify the Department in writing of any event causing delay or interruption of construction work, in excess of three (3) working days, or the timely completion of construction for a period of five (5) working days beyond the scheduled completion date. The notice shall specify the particular work delayed and the cause and period of each delay.
12. Purchase of Materials Under Title Retention Agreement. The Recipient shall not purchase or install or permit to be purchased or installed any materials, equipment, fixtures or other part of the HRI, STI, or TRA under any agreements or arrangements wherein the supplier or seller reserves or purports to reserve the right to a vendor's lien, or to remove or to repossess any such items, or to consider them personal property after their incorporation into the HRI, STI, or TRA, unless authorized in writing by the Department.

13. Liens and Stop Notices. If a claim of lien is recorded affecting the Property, or the Work or a bonded stop notice is served upon the Department which affects Program Funds or the Recipient's other funding, Recipient shall, within twenty (20) days of such recording or service or within five (5) days of the Department's demand (whichever last occurs): (i) pay and fully discharge the same; (ii) effect the release thereof by recording or delivering to the Department a surety bond in sufficient form and amount, or otherwise; or (iii) provide the Department with other assurance which the Department deems, in its sole discretion, to be satisfactory for the payment of such lien or bonded stop notice and for the full and continuous protection of the Department from the effect of such lien or bonded stop notice. If Recipient has not received actual notice of the claim of lien or bonded stop notice prior to the Department's demand, then the five (5) day period described above shall be extended to twenty (20) days. Recipient shall give the Department prompt written notice of all lien claims affecting the Property, or the Work.

14. General Conditions of Disbursement. Disbursement of Program Funds shall be subject to the following conditions:
 - a. Disbursement of Program Funds shall be subject to the procedures and conditions set forth in this Agreement and Exhibit B of the Standard Agreement.
 - b. The Department shall disburse Program Funds to Recipient for reimbursement of Approved Costs incurred by Recipient as provided for herein.
 - c. The aggregate disbursement of all or any portion of a Disbursement Request submitted to the Program for eligible hard construction costs under the Construction Contract shall be limited to an amount equal to ninety percent (90%) of such costs with the ten percent (10%) being retained except for the final disbursement of Program Funds. The ten percent retained amount shall be disbursed as part of the final disbursement as set forth in Paragraph 18 hereof.
 - d. There exists no Event of Default, as defined in this Agreement, or the Standard Agreement, or event, omission or failure of condition which would constitute a default or Event of Default after notice or lapse of time, or both that will not be cured concurrently with the funding of the Program Funds.

- e. Recipient has satisfied all requirements for receipt of the Program Funds in accordance with the applicable statutes and the Guidelines.
 - f. Right to Condition Disbursements. The Department shall have the right to condition any disbursement upon receipt and approval of such documentation, evidence or information that the Department may request, including, but not limited to, vouchers, invoices, and architect's inspector's and/or engineer's periodic certifications of the percentage and/or stage of construction that has been completed.
15. Conditions Precedent to Individual Disbursements. The Department shall not be obligated to make any disbursement of Program Funds or take any other actions under this Agreement or the Standard Agreement unless, in addition to satisfying any other conditions contained herein, all of the following conditions precedent are also satisfied at the time of such actions:
- a. Recipient has and will continue to maintain site control over the Work. Recipient has provided to the Department evidence demonstrating that Recipient has obtained all licenses, easements and right-of-way or other interest required for completion of the Work.
 - b. If applicable, Recipient has provided to the Department a relocation plan conforming to the requirements of state law and regulations issued by the Department in California Code of Regulations Title 25, Section 6000 et seq.
 - c. Recipient has executed and provided to the Department a Certificate of Identity of Interest.
 - d. Recipient has obtained all necessary insurance policies and endorsements as described in Exhibit E of this Agreement.
 - e. The Recipient shall provide security to assure completion of the Project by furnishing the Department and other construction lenders with performance and payment bonds, or a letter of credit for the Work, which shall remain in effect during the entire term of construction of the Work, and which shall be in a form and from an issuer which is acceptable to the construction lenders and Department. The performance bond shall be in an amount at least equal to one hundred percent (100%) of the approved construction costs to provide

security for the faithful performance of the Standard Agreement including a warranty period of at least 12 months after completion. The payment bond shall be in an amount at least equal to one hundred percent (100%) of the approved construction costs to provide security for the payment of all persons performing labor on the Project and furnishing materials in connection with the Project. If a letter of credit is used, it shall be in an amount equal to at least 20% of the approved construction costs. The Department shall be named as an additional obligee in the bonds or beneficiary under a letter of credit.

- f. Recipient has obtained all required permits and approvals required for the lawful construction of the Work and, when required by the Department, the Affordable Housing Development.
- g. Where approval by a local public works department, or its equivalent, is required for the HRI, STI, or TRA, the applicant must submit a statement from that department, or other documentation acceptable to the Department, indicating that the HRI, STI or TRA has received that approval.
- h. Recipient has received all required public agency entitlements and land use approvals for the Housing Development.
- i. Submission to the Department of all lien waivers required by the Department or passage of the applicable statutory periods for filing mechanic and other similar liens.
- j. Recipient has obtained all applicable CEQA and NEPA clearances and submitted evidence thereof as required by the Department.
- k. For HRI activities, Recipient has provided to the Department a title report acceptable to the Department.
- l. For HRI activities, Recipient has executed and recorded a written covenant for the development of affordable housing with the Department as required in the Standard Agreement.
- m. Recipient has provided evidence of binding agreements for construction financing and enforceable commitments for permanent financing as identified in the Sources and Uses of Funds (or equivalent, alternative financing approved by the

Department) demonstrating adequate funding to complete the Work.

- n. Recipient has provided evidence acceptable to the Department of ongoing compliance with state prevailing wage law as required by the Grant Documents and the Guidelines.
- o. Recipient has completed, executed and submitted to the Department, on a form provided by the Department, a Draw Request indicating Recipient's request for disbursement of Program Funds.
- p. Recipient has completed or complied with all events or conditions in the Disbursement Schedule prior to the submission of the Draw Request.
- q. Recipient has complied with all special conditions contained in the Exhibit F, which are conditions precedent to the disbursement of Program Funds.
- r. Recipient has submitted a Draw Request as provided below.

16. Draw Requests.

- a. Application for Payment. Recipient shall request Program Funds by submitting a written itemized statement or Draw Request in a form that is acceptable to the Department (the "Draw Request"), subject to the conditions set forth below. A Draw Request for payment shall be submitted to the Department not more frequently than once monthly. The Department shall determine whether or not the conditions precedent to its obligation to advance Program Funds have been satisfied or whether or not to waive any conditions precedent to its obligations to advance its Program Funds which the Department determines have not been satisfied.
- b. Contents of Application for Payment. Each Draw Request shall set forth the following: (i) a description of work performed, material supplied and/or costs incurred for which the disbursement is requested with respect to any Approved Costs shown as a line item ("Item") in the Sources and Uses of Funds; (ii) the total amount incurred or expended for each requested Item, less prior disbursement; and (iii) the percentage of completion of the portion of the work to be paid from the Item.

- c. Delivery of Draw Request. Recipient shall deliver each Draw Request to the Department at its address set forth in Paragraph 30 or such other address designated by the Department in writing. Each Draw Request shall be subject to the approval of the Department.
- d. Documentation. For HRI, STI and TRA activities, each Draw Request shall be accompanied by the following: (i) copies of paid invoices and unconditional lien releases for construction costs paid with the proceeds of prior Draw Requests (except for the first Draw Request), and conditional (upon receipt of payment) lien releases for construction costs to be paid with the proceeds of the present Draw Request, which invoices and lien releases shall be considered a part of each Draw Request; (ii) a copy of inspection report or other documentation from localities, municipalities, or other construction lenders indicating the percentage of work completed pertaining to present Draw Request; (iii) submission of all lien waivers required by the Department or passage of the applicable statutory periods for filing mechanic and other similar liens; and (iv) any applicable change order(s) that affect or alter the Scope of Work.

For PGM, each Draw Request shall be accompanied by copies of paid invoices for eligible costs.

17. Approval of Draw Request.

- a. Procedure. The Department shall within thirty (30) business days after receipt of a Draw Request containing all of the items described in Paragraph 15, above, determine the amount of the Draw Request to be approved, notify Recipient of such amount, and disburse the approved amount, by state warrant, to the Recipient or designated payee approved by the Department.
- b. Disapproval. Any item in a Draw Request which is not specifically approved within thirty (30) business days shall be deemed disapproved. On the basis of the progress of work performed on the Work and the conditions precedent to making disbursements in this Agreement, the Standard Agreement and the applicable statutes and Guidelines, the Department may disapprove all or part of a Draw Request. In the event the Department disapproves any portion of the

amount requested by Recipient in a Draw Request, the Department shall promptly notify the Recipient in writing of the disapproved amount and the reason therefore.

- c. Concurrent Review of Draw Request. In the event any item shall be disapproved or deemed disapproved, the Recipient and the Department shall meet and in good faith attempt to resolve the matter to their mutual satisfaction.
 - d. Disbursement of Undisputed Amounts. In the event of any dispute, the Department shall disburse the amount of the Draw Request not in dispute, and fund any disputed amount promptly upon resolution of the dispute. Disputed amounts shall not be deducted from the Department's Program Funds, but shall be available for disbursement for other approved costs in accordance with the Sources and Uses of Funds. The Department and Recipient shall seek to resolve any disputes promptly and in good faith.
18. Condition Precedent to Final Disbursement. The final disbursement of the of Program Funds, including ten percent (10%) retention of hard construction costs, shall be subject to the following conditions:
- a. All of the conditions set forth in Paragraphs 14, 15 and 16 above have been met.
 - b. Submission to the Department of a notice of completion duly recorded by Recipient.
 - c. For HRI activities, submission to the Department of a certificate of occupancy for the Affordable Housing Development issued by the local government having jurisdiction over the Affordable Housing Development, or any equivalent thereto acceptable to the Department.
 - d. Receipt by the Department, if so requested, of a development cost audit for the HRI, STI or TRA satisfactory to the Department.
 - e. Issuance of a certificate or certificates, each in form and substance satisfactory to the Department, executed by Recipient and the architect, either jointly or severally, each certifying that the HRI, STI or TRA has been completed in accordance with the Scope of Work.

- f. Completion of the HRI, STI or TRA in accordance with Exhibit B and acceptance and approval of the Project by the Department and by any person or governmental agency whose approval may be required.
 - g. Submission to the Department of all lien waivers required by the Department or passage of the applicable statutory periods for filing mechanic and other similar liens.
 - h. Disposition of mechanic's liens that have been recorded or stop notices that have been delivered to the Department or other construction lenders, so that any such liens shall have been paid, settled, bonded around or otherwise extinguished or discharged, and the Department has been provided satisfactory evidence of such payment, settlement, bond or discharge, including without limitation all statutory waivers.
19. Disbursement of Program Funds Received by Recipient. All Program Funds received by Recipient shall be disbursed to pay costs in accordance with the Draw Request approved by the Department and in accordance with this Agreement.
20. Inspection of the Work. The Department shall have the right to inspect the Work. Recipient shall deliver to the Department any inspection reports prepared on behalf of the other construction lenders, to the extent available to the Recipient. Inspection of the Work shall be for the sole purpose of protecting the Department's interest and is not to be construed as a representation by the Department that there has been compliance with plans or that the Work will be free of faulty materials or workmanship. The Recipient can make or cause to be made such other independent inspections as the Recipient may desire for its own protection.
21. Events of Default. The occurrence of any of the following events shall constitute an Event of Default hereunder following written notice to the Recipient by the Department, specifying (i) the applicable event, (ii) the action required to prevent such event from becoming an Event of Default, and (iii) a date, which shall be not fewer than fifteen (15) days after the date the notice is mailed to Recipient, by which such action must be taken:
- a. Monetary. (i) Recipient's failure or inability to secure anticipated permanent financing from parties other than the Department's Program Funds as specified in Exhibit C (or equivalent alternative financing approved by the Department),

regardless of fault of the Recipient; (ii) Recipient's failure to use or apply Program Funds in the manner specified by, or consistent with the purposes of this Agreement and as specified in Exhibits B and C; or (iii) the occurrence of an Event of Default under the terms of the commitment for any of the loans or grants received from other construction funding sources as specified in Exhibit C hereto which results in a termination or cancellation of such commitment(s).

- b. Construction; Use. (i) Recipient's failure to remedy any material deviation in the work of construction from the Scope of Work that occurred without the Department's approval or defective workmanship or materials in constructing the Work, in each case to the Department's satisfaction, within ten (10) days of the Department's written demand to do so; (ii) the cessation of construction of the Work prior to completion for a continuous period of more than fifteen (15) days (unless caused by war, rebellion, insurrection, strike, lockout, boycott or act of God, or other event beyond the Recipient's control as determined in the sole discretion of the Department); (iii) the prohibition, enjoining or delay (in any manner) of the construction of, or the prohibition or enjoining (in any manner) of the leasing or sale of any unit in the Affordable Housing Development in accordance with the Grant Documents for a continuous period of more than thirty (30) days; or (iv) the curtailment in availability to the Work for a continuous period of more than thirty (30) days of utilities or other public services necessary for construction or the full occupancy or utilization of the Work.
- c. Performance of Obligations. Recipient's default and failure to cure such default in a timely manner under any other Grant Documents or other construction lender loan documents, Recipient's default under any ground lease or sale of the Affordable Housing Development, or Recipient's failure to perform its obligations under this Agreement.
- d. Representations and Warranties. (i) Any of Recipient's representations or warranties in any of the Grant Documents or any statements, certificates or schedules furnished by Recipient to the Department, shall prove to have been untrue in any material respect when made or the Recipient shall have concealed any material fact from the Department, (ii) any of the Recipient's representations or warranties in any of the Grant Documents or any statement, certificates or schedules

furnished by Recipient to the Department, other than representations, warranties, statements and certificates as to the financial condition of Recipient or any other person, shall cease to be true and shall remain untrue for thirty (30) days after notice of such change to Recipient by the Department, or (iii) any material adverse change in the financial condition of Recipient from the financial condition represented to the Department as of the date of this Agreement which alters or affects the Scope of Work.

- e. Voluntary Bankruptcy; Insolvency; Dissolution. Recipient's or any general partner, manager, or other controlling entity of Recipient's (i) filing of a petition for relief under any state or federal law regarding bankruptcy, reorganization or other relief to debtors; (ii) filing any pleading in any involuntary proceeding under any state or federal law regarding bankruptcy, reorganization or other relief to debtors which admits the jurisdiction of the court or the petition's material allegations regarding the Recipient's or such other person's insolvency; (iii) making a general assignment for the benefit of creditors; (iv) applying for, or the appointment of, a receiver, trustee, custodian or liquidator of Recipient, any general partner, manager, or other controlling entity of Recipient or any of their respective properties; (v) inability or admission in writing of its inability to pay its debts as they are due; or (vi) death, if an individual; or the filing by Recipient or any general partner, manager, or other controlling entity of Recipient of a petition seeking the liquidation or dissolution of Recipient or any general partner, manager, or other controlling entity of Recipient or the commencement of any other procedure to liquidate or dissolve Recipient or any general partner, manager, or other controlling entity of Recipient.
- f. Involuntary Bankruptcy. Recipient's or any general partner, manager, or other controlling entity of Recipient's failure to effect a full dismissal of any involuntary (i) petition under any state or federal law regarding bankruptcy, reorganization or other relief to debtors; (ii) proceeding for the appointment of a receiver, trustee or liquidator for Recipient or any general partner, manager, or other controlling entity of Recipient or all or a material part of the assets of the Recipient or any general partner, manager, or other controlling entity of Recipient, or (iii) petition or proceeding under other state or federal law regarding bankruptcy, reorganization or other relief to debtors that is filed against Recipient or any general partner,

manager, or other controlling entity of Recipient or in any way restrains or limits Recipient or any general partner, manager, or other controlling entity of Recipient or the Department regarding the Program Funds, the Property, the Work, in any event prior to the earlier of the entry of any order granting relief sought in the involuntary petition or proceeding, or sixty (60) days after the date of filing of the petition or beginning of the proceeding.

- g. Liens; Attachment; Condemnation; Encroachments. (i) The filing of any claim of lien against the Property, the Work, or any part thereof, or service on the Department of any bonded stop notice relating to the Property, or the Work, and the continuance of the claim for lien or bonded stop notice for twenty (20) days after Recipient receives actual notice thereof without discharge, satisfaction or provision for payment being made as provided for in Paragraph 13 hereof; (ii) the condemnation, seizure or appropriation of, or the occurrence of an uninsured casualty with respect to, any material portion of the Property, or the Work, such materiality to be determined by the Department in its sole and absolute discretion; (iii) the sequestration or attachment of, assignment by Recipient for the benefit of its creditors of, or any levy or execution upon, the Property, the Work, other collateral provided by Recipient under any of the Grant Documents, monies in any account as may be required under any Grant Documents for the deposit of operating income, or substantial portion of the other assets of Recipient, which is not fully released, expunged or dismissed prior to the earlier of sixty (60) days after sequestration, attachment or execution or the sale of the assets affected thereby; or (iv) any survey provided to the Department upon a request for a disbursement of Program Funds shows encroachments which occurred without the written approval of the Department which, in its sole discretion, the Department requires to be removed or corrected, and the failure to remove or correct any such encroachments within thirty (30) days after receipt of the survey.
- h. General. Recipient's breach of any condition, covenant, warranty, promise or representation contained in this Agreement not otherwise resulting in an Event of Default hereunder and the continuance of such breach for a period of thirty (30) days after written notice thereof to Recipient.

22. Remedies upon an Event of Default. Upon the happening of an Event of Default, the Department's obligation to disburse Program Funds shall terminate and the Department shall have the right to withhold any further disbursement of Program Funds until the default has been cured. Upon the occurrence of an Event of Default, the Department may also, in addition to all other rights and remedies available to the Department hereunder or under the Grant Documents or applicable law or in equity, at its option, proceed with any or all remedies set forth herein:
- a. Terminate this Agreement.
 - b. Call all sums paid or advanced under the Program due and payable, all without notice of default, presentment or demand for payment, protest or notice of nonpayment or dishonor, or other notice or demand of any kind or character.
 - c. Completion of Project. The Department shall have the right to enter into possession of the Property, or the Work, to take over and complete the Work in accordance with the Scope of Work, to discharge and replace the Contractor and to employ personnel to protect the Property, the Work and, for those purposes, to make disbursements of Program Funds. All such disbursements shall be deemed to have been paid to the Recipient by the Department. Any funds so paid or advanced shall be reimbursed to the Department by Recipient on demand, together with interest thereon at the rate of ten (10%) percent per annum from the date of expenditure. Any contracts entered into or indebtedness incurred upon the exercise of such right may be in the name of the Recipient, and for such purposes and the other purposes of this Paragraph 22 the Department is hereby authorized and irrevocably appointed attorney-in-fact (said appointment being coupled with an interest) to enter into said contracts or agreements or contracts or agreements theretofore made by or on behalf of Recipient and to do any and all things necessary or proper to complete the work of construction, including the signing of Recipient's name to such contracts and documents as may be deemed necessary by counsel for the Department.

In addition to the foregoing and not in limitation thereof, the Recipient hereby further empowers the Department as said attorney-in-fact as follows: (i) to use any Program Funds for the purpose of completing the construction of the HRI or TRI

in the manner called for by the Scope of Work; (ii) to make such additions, changes and corrections in the Scope of Work as shall be necessary or desirable to complete the HRI, STI, or TRA in substantially the manner contemplated by the Scope of Work; (iii) to employ such contractors, subcontractors, agents, architects and inspectors as shall be required for said purposes; (iv) to pay, settle or compromise all existing bills and claims which may be liens against the Property, the HRI, STI or TRA, or any part thereof, or as may be necessary or desirable for the completion of the construction of the HRI, STI, or TRA, or for clearance of title; (v) to execute all applications and certificates in the name of the Recipient which may be required by the Construction Contract or documents entered into in connection therewith; (vi) to prosecute and defend all actions and proceedings in connection with the Property or the construction of the HRI, STI, or TRA and to take such action and require such performance necessary; and (vii) to do any and every act which the Recipient might do in its own behalf with regard to completion of the construction of the HRI, STI, or TRA. In no event shall the Department be required to expend its own funds to complete the HRI, STI, or TRA if the remaining Program Funds are insufficient, but the Department may, at its option, advance such funds.

- d. Stoppage of Construction. Upon an Event of Default specified in subparagraph (b)(i), (b)(iv) or (g)(iv) of Paragraph 21, the Department may order immediate stoppage of construction and demand that the condition be corrected, notwithstanding any right of Recipient under this Agreement to correct or insure against such defects. After issuance of such an order in writing, no further work shall be done on the HRI or TRI without the prior written consent of the Department and until said condition has been fully corrected.
- e. Curing of Defaults by Disbursement From Program Funds. Upon the happening of any Event of Default that may be cured by payment of money, the Department shall have the right to make such payment from the Program Funds. If the payment of any such sums may, in the Department's good faith determination, result in the reduction in the total amount of remaining Program Funds below that required to complete construction of the HRI, STI, or TRA, the amount which the Department determines in good faith to be necessary to provide for such completion shall be deposited by Recipient

with the Department or in such account as the Department may designate, within ten (10) days after written demand therefore by the Department.

- f. Judgment for Specific Performance; Appointment of a Receiver. Upon the occurrence of an Event of Default, the Department may seek an order for specific performance in any court of competent jurisdiction or may apply to any such court for the appointment of a receiver to take over and complete construction of the Work in accordance with the terms of the Grant Documents, or for such other relief as may be appropriate.
23. Right to Advance or Post Program Funds. Where disputes have arisen which, in the good faith opinion of the Department, may endanger timely completion of the Work or fulfillment of any condition precedent or covenant herein or result in lien claims against the Property or the Work, the Department may agree to advance Program Funds for the account of Recipient without prejudice to Recipient's rights, if any, to recover said funds from the party to whom paid. Such agreement or agreements may take the form which the Department, in its discretion, deems proper, including, but without limiting the generality of the foregoing, agreements to indemnify a title insurer against possible assertion of lien claims, agreements to pay disputed amounts to the Contractor or any potential lien claimant in the event Recipient is unable or unwilling to pay the same, and the like. All sums paid or agreed to be paid pursuant to such undertaking shall be for the account of Recipient, and Recipient agrees to reimburse the Department for any such payments made upon demand therefore with interest at the rate of ten (10%) percent per annum, or such lower rate of interest as may be approved by the Department, from the date of payment until date of reimbursement. Nothing in this or any other paragraph of this Agreement shall be construed to require the Department to advance monies over and above the amount of the Program Funds, though the Department may, at its option, advance such amounts.
24. Right of Contest. Recipient shall have the right to contest in good faith any claim, demand, levy or assessment the assertion of which would constitute an Event of Default hereunder. Any such contest shall be prosecuted diligently and in a manner unprejudicial to the Department or the rights of the Department hereunder. Upon demand by the Department, Recipient shall make suitable provision by deposit of funds with the Department or by bond or by title insurance or other assurance satisfactory to the Department for the

possibility that the contest will be unsuccessful. Such provision shall be made five (5) days after demand therefore, and, if made by deposit of funds with the Department, the amount so deposited shall be disbursed in accordance with the resolution of the contest either to Recipient or the adverse claimant.

25. Rights Cumulative, No Waiver. All the Department's rights and remedies provided herein and in the other Grant Documents, granted by law or otherwise, are cumulative and non-exclusive to the maximum extent permitted by law, and, except as provided herein, may be exercised by the Department at any time. No waiver shall be implied from any failure of the Department to take, or any delay by the Department in taking, action concerning any Event of Default or failure of condition under the Grant Documents, or from any previous waiver of any similar or unrelated Event of Default or failure of condition. Any waiver or approval under any of the Grant Documents must be express, in writing, and shall be limited to its specific terms.
26. Attorneys' Fees; Enforcement. If any attorney, including the California Attorney General, is engaged by the Department to enforce, construe or defend any provision of any of the Grant Documents, or as a consequence of any Event of Default not cured hereunder or default under any other Department document, with or without the filing of any legal action or proceeding, Recipient shall pay to the Department, immediately upon demand, the amount of all attorneys' fees and costs incurred by the Department in connection therewith, together with interest thereon from the date of such demand at the rate of ten percent (10%) per annum.
27. Enforcement of the Construction Contract. The parties hereto agree that the Department shall have, and is hereby assigned, the right of the Recipient to enforce the provisions of the Construction Contract and all documents related thereto in the event, as determined by the Department, in its sole discretion, that the Recipient fails, refuses, or is otherwise unable to enforce them. The Department shall notify the Recipient, in writing, of its determination to effect this assignment, specifying the reasons therefor, at least fifteen (15) days prior to the Department's undertaking any such action.
28. Indemnification and Waiver.
 - a. Indemnification. Recipient agrees to indemnify the Department and its agents, employees and officers against, and hold the Department and its agents, employees and

officers harmless from, any losses, damages, liabilities, claims, actions, judgments, court costs and legal or other expenses (including attorneys' fees), of every name, kind and description, which the Department may incur as a direct or indirect consequence of: (i) the making of the grant to the Recipient, except for violations of banking laws or regulations by the Department; (ii) Recipient's failure to perform any obligations as and when required by this Agreement or any of the Grant Documents; (iii) any failure at any time of any of Recipient's representations or warranties to be true and correct; (iv) any act or omission by Recipient, any contractor, subcontractor, material supplier, engineer, architect or other person or entity with respect to the Property, or the Work; or (v) the presence of hazardous substances on or at the Property, or the Work. Recipient shall pay immediately upon the Department's demand any amounts owing under this indemnity together with interest from the date the indebtedness arises until paid at the rate of ten percent (10%) per annum. The duty of the Recipient to indemnify and hold harmless includes the duties to defend as set forth in Section 2778 of the Civil Code. Recipient shall indemnify, defend, and hold harmless the Department and its agents, officers and employees as set forth herein regardless of the existence or degree of fault or negligence whether active or passive, primary or secondary on the part of the Department or the Recipient or their respective agents, officers, employees, contractors or subcontractors; provided, however, that Recipient's duty to indemnify and hold harmless hereunder shall not extend to liability arising from gross negligence or willful misconduct of the Department. Recipient's duty to indemnify the Department shall survive the term of this Agreement or the cancellation of the Standard Agreement.

- b. Waiver and Release. The Recipient waives and releases any and all rights to any types of express or implied indemnity against the Department or its agents, officers or employees.
- c. Waiver. The Recipient expressly waives the protections of Section 1542 of the Civil Code in relation to subparagraphs (a) and (b) above. Said section 1542 provides as follows:

A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have

materially affected his or her settlement with the debtor or released party.

29. Further Assurances. At the Department's request and at Recipient's expense, Recipient shall execute, acknowledge and deliver any other instrument and perform any other act necessary, desirable or proper (as determined by the Department) to carry out the purpose of the Grant Documents or to perfect and preserve any liens or covenants created by the Grant Documents.
30. Notices. All written notices and demands under the Grant Documents shall be deemed served upon delivery or, if mailed, upon the date shown on the delivery receipt (or the date on which delivery was refused as shown on the delivery receipt) after deposit in United States Postal Service certified mail, postage prepaid, return receipt requested, or after delivery or attempted delivery by an express delivery service, and addressed to the address of Recipient or to the primary place of business or the mailing address of the Department, as applicable, appearing below. Notice of change of address may be given in the same manner, provided Recipient's address shall be in the State of California or the state where Recipient's principal place of business is located, as represented to the Department in the Grant Documents.

Recipient's Address:

Paul S. Park, Secretary
Cesar Chavez Foundation
29700 Woodford-Tehachapi Road
Keene, CA 93301

Stephen Pelz, Executive Director
Housing Authority of the County of Kern
601 24th Street Front
Bakersfield, CA 93301

Christian Clegg, City Manager
City of Bakersfield
1600 Truxtun Avenue
Fifth Floor
Bakersfield, CA 93301

Department's Address:

Department of Housing and Community Development
Division of Financial Assistance - Administration
Affordable Housing and Sustainable Communities Program
2020 W. El Camino Avenue, Suite 610
Sacramento, California 95833

31. Amendments and Additional Agreements. This Agreement shall not be altered or amended except in writing executed by all parties. The Recipient agrees that any other agreements entered into by the Recipient relating to the performance of this Agreement shall be subject to the written approval of the Department.
32. Books and Records. Recipient shall maintain complete books of accounts and other records for the Project and for the use of the Program Funds; including, but not limited to, records of preliminary notices, lien releases, invoices and receipts, and certificates of insurance pertaining to the Contractor and each subcontractor; and the same shall be available for inspection and copying by the Department upon reasonable notice to Recipient.
33. No Third Parties Benefited. No person other than the Department and Recipient and their permitted successors and assigns shall have any right of action under any of the Grant Documents.
34. Authority to File Notices. At any time subsequent to the funding of the Program Funds, Recipient irrevocably appoints and authorizes the Department, as Recipient's attorney-in-fact, which agency is coupled with an interest, to execute and record, on either of them, in the Department's or Recipient's name, any notices, instruments or documents that the Department deems appropriate to protect the Department's interest under any of the Grant Documents.
35. Actions. At any time subsequent to the funding of the Program Funds, the Department may commence, appear in or defend any action or proceeding purporting to affect the Property, the Work or the Grant Documents, or the rights, duties or liabilities of Recipient or the Department under the Grant Documents. In exercising this right, the Department may incur, or incur and pay, reasonable costs and expenses including, without limit, attorneys' fees and court costs, and Recipient agrees to pay all such expenses so incurred and reimburse the Department for any expenses so paid together with interest thereon at the rate of ten percent (10%) per annum from the date incurred until repaid.

36. Relationship of Parties. The relationship of Recipient and the Department under the Grant Documents is, and shall at all times remain, solely that of Recipient as the grantee and Department as grantor. The Department neither undertakes nor assumes any responsibility or duty to Recipient or to any third party with respect to the Property, or the Work, except as expressly provided in the Grant Documents.
37. Assignment of Grant Documents. The Recipient shall not assign, encumber, or otherwise alienate any of its interest, or any portion of the Grant Documents, or in any monies due or to become due thereunder, without the Department's express prior written consent in its sole discretion. Any such assignment made without the Department's consent shall be void. Recipient recognizes that this is not a commercial loan and that the Department would not make the grant except in reliance on Recipient's expertise and reputation. In this instance, the work to be funded has not been performed at the time of grant approval and the Department is relying on Recipient's expertise and prior experience to construct and develop the Work in accordance with the terms of the Grant Documents.
38. Restrictions on Transfer of the Project and Interest in Recipient. Recipient shall not assign, sell, encumber, transfer or convey any interest held by the Recipient in the Work, including, without limitation, any general partnership interest, or other controlling interest, in the Recipient, except as provided for in this Agreement, without the Department's prior written consent in its sole discretion. Recipient shall promptly notify the Department of such transfers and shall provide the Department with any documents respecting such transfer as the Department may reasonably request; provided however that Recipient, if Recipient is a limited partnership, may sell, assign, transfer or convey limited partnership interests without the prior approval of the Department.
39. Integrated Agreement. This Agreement is made for sole benefit and protection of the parties hereto and no other person or persons shall have any right of action or right to rely hereon. As this Agreement contains all the terms and conditions agreed upon between the parties, no other agreement regarding the subject matter thereof shall be deemed to exist or bind any party unless in writing and signed by the party to be charged. Notwithstanding the foregoing sentence or any other provision of this Agreement, this Agreement does not supersede and shall not be deemed to amend any Department Grant Documents.

40. Termination of this Disbursement Agreement. This Agreement shall terminate ten years after all of the Program Funds have been fully disbursed and expended by Recipient.
41. Binding Effect. This Agreement shall be binding on and inure to the benefit of the parties to this Agreement and their heirs, personal representatives, successors, and assigns, except as otherwise provided in this Agreement.
42. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of California. All code references herein refer to the California Codes, unless specifically indicated otherwise.
43. Titles and Captions. Titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend or describe the scope of this Agreement or any provisions hereof.
44. Interpretation. No provision in this Agreement is to be interpreted for or against either party because that party or his legal representatives drafted such provision.
45. Waiver, Amendments. No breach of any provisions hereof may be waived unless in writing. Waiver of any breach of any provisions hereof shall not be deemed to be a waiver of any other breach of the same or any other provisions hereof. This Agreement may be amended only by a written agreement executed by the parties in interest at the time of the modification.
46. Severance. If any provision of this Agreement is determined by a court of competent jurisdiction, to be illegal, invalid, or unenforceable, such provisions will be deemed to be severed and deleted from the Agreement, as a whole and neither such provisions, nor its severance and deletion shall in any way affect the validity of the remaining provisions of this Disbursement Agreement.
47. Voluntary Agreement. The parties hereto, and each of them, further represent and declare that the parties carefully read this Agreement and the parties know the contents thereof, and that the parties sign the same freely and voluntarily.
48. Attorney's Fees. In the event of any dispute between the parties regarding this Agreement, the prevailing party shall be entitled to

recover costs and expenses, including but not limited to reasonable attorneys' fees.

49. Non-Discrimination. In the performance of this Agreement, Recipient shall not discriminate against any provider, or potential provider, on the basis of race, color, religion, ancestry, sex, age, national origin, physical handicap or any other arbitrary factor.
50. Incorporation. The following Exhibits, all attached hereto, are hereby incorporated into this Agreement:

Exhibit A: Legal Description
Exhibit B: Scope of Work
Exhibit C: Sources and Uses of Funds (Activity Budget)
Exhibit C - 1 Sources and Uses of Funds (Affordable Housing Development)
Exhibit D: Disbursement Schedule
Exhibit E: Insurance Requirements
Exhibit F: Special Conditions

IN WITNESS WHEREOF, the Department and Recipient have executed this Disbursement Agreement as of the date set forth above.

RECIPIENTS

Cesar Chavez Foundation,
a California non-profit public benefit corporation

By: Paul Park
Name: Paul S. Park
Title: Secretary

Housing Authority of the County of Kern,
a California public body, corporate and politic

By: 
Stephen M. Pelz
Executive Director

City of Bakersfield, a California municipality

By: _____
Christian Clegg, City Manager

Affordable Housing and Sustainable Communities (AHSC) Program
Round 6 - Grant
NOFA 02/26/2021
Approved Date: 04/07/2022
Project: Renaissance at Baker
Prep Date: 07/13/2023

IN WITNESS WHEREOF, the Department and Recipient have executed this Disbursement Agreement as of the date set forth above.

RECIPIENTS

Cesar Chavez Foundation,
a California non-profit public benefit corporation

By: _____
Name: Paul S. Park
Title: Secretary

Housing Authority of the County of Kern,
a California public body, corporate and politic

By: _____
Stephen M. Pelz
Executive Director

City of Bakersfield, a California municipality

By: CJ Clegg
Christian Clegg, City Manager

DEPARTMENT

Department of Housing and Community Development, a public agency of the State of California

By: *Jim Claybaugh*
Jim Claybaugh, Loan Closing Manager

Exhibit “A” to Disbursement Agreement

Legal Description

1. HRI

N/A

2. STI

Street improvement work along Kentucky St. (Beale Ave—Baker St.), and Baker St between Monterey St. and 21st St.

3. TRA

Landscaping improvement along Kentucky Street. Provide urban greenery components from Beale Avenue to Mount Vernon Avenue, and Beale Avenue to Baker Street.

Exhibit “B” to Disbursement Agreement

Scope of Work

1. HRI – N/A
2. STI#1 - Continue the proposed street improvement work along Kentucky St (Beale Ave Baker St) and add new street improvements along Baker Street between Monterey St and 21st St. Both projects feature pedestrian, biking, and transit related improvements to improve level of service for all roadway users.

STI #2 - Purchase 42 battery electric vans for use by CalVans to provide vanpool services.

STI #3 - Includes development and installation of bus shelters to protect potential riders from inclement weather; concrete revitalization of passenger waiting areas at bus stops; and the construction of complete sidewalks to improve accessibility for passengers.

Total STI grant funds requested is \$3,689,486.

3. TRA #1- Provide landscaping improvements along Kentucky Street west to enhance the corridor for pedestrians, cyclists, and drivers. Provide urban greenery components from Beale Avenue to Mount Vernon Avenue, including 120 drought tolerant trees.

TRA #2 – Continue to provide landscaping improvements along Kentucky Street west to enhance the corridor for pedestrians, cyclists, and drivers. Provide urban greenery components from Beale Avenue to Baker Street, including 17 drought tolerant trees and 100 five-gallon plants.

TRA #3 – Improvements will include development and installation of bus shelters, concrete revitalization of waiting areas at bus stops within the project boundary, and the construction of complete sidewalks to improve accessibility for passengers.

Total TRA grant funds requested is \$779,624.

4. PGM #1 - Each of the 85 restricted units with one discounted transit pass priced at no more than half of retail cost, for three years. Each card or pass will have a minimum value of 40 average commute length rides a month as determined by the transit agency.

PGM #2 - Bakersfield Adult School to occupy the new commercial space with an educational and workforce development ecosystem that will provide adult learners with a safe learning environment to garner skills that will equip them with jobs that lead to a family-sustaining living wage.

PGM #3 - Will provide local Bakersfield residents with bicycle education and safety services to increase bicycle utilization and safety.

Total PGM grant funds requested is \$208,040.

Exhibit “C” to Disbursement Agreement

Sources and Uses of Funds Activity Budget

1. HRI – N/A
2. STI

AHSC STI - Cost Category	STI BUDGET #1	STI BUDGET #2	STI BUDGET #3	Totals
Total Soft Costs	\$60,000	\$0	\$0	\$60,000
Total Site Preparation	\$16,000	\$0	\$0	\$16,000
Total Site Utilities	\$0	\$0	\$0	\$0
Total Complete Streets Improvements - Construction	\$357,169	\$0	\$0	\$357,169
Total Transit and Station Areas - Construction	\$0	\$2,163,000	\$1,050,000	\$3,213,000
Total Urban Greening	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$0	\$0	\$0	\$0
Total Other Capital Asset Costs	\$43,317	\$0	\$0	\$43,317
Total STI Budgeted Project Costs	\$476,486	\$2,163,000	\$1,050,000	\$3,689,486

Affordable Housing and Sustainable Communities (AHSC) Program
 Round 6 - Grant
 NOFA 02/26/2021
 Approved Date: 04/07/2022
 Project: Renaissance at Baker
 Prep Date: 07/13/2023

3. TRA

AHSC TRA - Cost Category	TRA BUDGET #1	TRA BUDGET #2	TRA BUDGET #3	Totals
Total Soft Costs	\$65,000	\$30,000	\$0	\$95,000
Total Site Preparation	\$41,300	\$13,500	\$0	\$54,800
Total Site Utilities	\$0	\$0	\$0	\$0
Total Complete Streets Improvements - Construction	\$140,000	\$25,000	\$0	\$165,000
Total Transit Station or Stop - Construction	\$0	\$0	\$200,000	\$200,000
Total Urban Greening	\$152,751	\$24,380	\$0	\$177,131
Total Amenities	\$0	\$0	\$0	\$0
Total Impact Fees	\$0	\$0	\$0	\$0
Total Activity Delivery Costs	\$30,000	\$5,000	\$0	\$35,000
Total Other Capital Asset Costs	\$42,905	\$9,788	\$0	\$52,693
Total TRA Budgeted Project Costs	\$471,956	\$107,668	\$200,000	\$779,624

4. PGM

AHSC PGM - Cost Category	PGM BUDGET #1	PGM BUDGET #2	PGM BUDGET #3	Totals
Total Direct Staff Costs	\$0	\$0	\$34,210	\$34,210
Total Indirect Staff Costs	\$0	\$0	\$5,790	\$5,790
Total Staff Costs	\$0	\$0	\$40,000	\$40,000
Total Other Capital Costs	\$68,040	\$100,000	\$0	\$168,040
Total PGM Budgeted Project Costs	\$68,040	\$100,000	\$40,000	\$208,040

Exhibit “C – 1” to Disbursement Agreement

Sources and Uses of Funds
Affordable Housing Development

AHD budget

Renaissance at Baker - Dev Budget	Residential
Total Land Cost / Acquisition Cost	\$320,000
Total Rehabilitation Costs	\$0
Total Relocation Expenses	\$0
Total New Construction	\$34,724,245
Total Architectural Costs	\$755,000
Total Survey & Engineering	\$300,000
Total Construction Interest & Fees	\$4,256,500
Total Permanent Financing	\$15,000
Total Legal Fees	\$205,000
Total Capitalized Reserves	\$627,765
Total Contingency Costs	\$2,710,235
Total Other Costs	\$2,384,635
Total Developer Costs	\$2,200,000
COMBINED DEVELOPMENT COST	\$48,498,380

Affordable Housing and Sustainable Communities (AHSC) Program
 Round 6 - Grant
 NOFA 02/26/2021
 Approved Date: 04/07/2022
 Project: Renaissance at Baker
 Prep Date: 07/13/2023

Exhibit “D” to Disbursement Agreement

Disbursement Schedule

1. STI

	23-Sep	23-Dec	24-Mar	24-Oct	25-Apr	25-Jun	25-Jul	25-Aug
STI #1 - Complete Kentucky and Baker Street								
Baker Street Traffic Control				\$10,000				
Baker Street Mobilization				\$20,000				
Kentucky Street Traffic Control				\$10,000				
Kentucky Street Mobilization				\$20,000				
Other Site Preparation: SWPPP				\$10,000				
Erosion/Weed Control				\$ 4,000				
Clearing and Grubbing				\$ 2,000				
Asphalt Pavement					\$ 3,000			
Sidewalk, Curb and Gutter					\$164,370			
Striping/Barricades					\$ 23,624			
Signage					\$ 1,875			
Crossing and Traffic Signals					\$ 6,300			
Traffic Calming Surface Improvements					\$ 60,000			
Kentucky Street Access						\$42,000		
Baker Street Access						\$56,000		
Contingency						\$43,317		
STI #1 Total: \$476,486								
STI #2 - CALVans								
Vehicles	\$721,000	\$721,000	\$721,000					
STI #2 Total: \$2,163,000								
STI #3 - Bus Shelter Amenities								
Signage								\$ 35,750
Seating/Benches								\$ 51,546
Bus/Transit Shelters								\$129,794
Sidewalk, Curb and Gutter							\$832,910	
STI #3 Total: \$1,050,000								

Affordable Housing and Sustainable Communities (AHSC) Program
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 NOFA 02/26/2021
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2. TRA

	24-Apr	24-Dec	25-Mar	25-Jun
TRA Costs				
TRA #1 - Kentucky Street Urban Greening - Mt Vernon to Beale				
Kentucky Street Traffic Control		\$15,000		
Kentucky Street Mobilization		\$50,000		
Other Site Preparation: SWPPP		\$ 5,000		
Erosion/Weed Control		\$ 3,000		
Clearing and Grubbing		\$ 3,000		
Soil Stabilization		\$30,300		
Street Lights			\$140,000	
Street Trees				\$30,000
Landscaping				\$35,500
Conduit 2"				\$37,251
Irrigation System				\$50,000
Landscape and irrigation maintenance				\$30,000
Contingency				\$42,905
TRA #1 Total: \$471,956				
TRA #2 - Kentucky Street Urban Greening - Beale to Baker				
Kentucky Street Traffic Control		\$20,000		
Kentucky Street Mobilization		\$10,000		
Other Site Preparation: SWPPP		\$ 5,000		
Erosion/Weed Control		\$ 2,000		
Clearing and Grubbing		\$ 2,000		
Soil Stabilization		\$ 4,500		
Street Lights			\$ 25,000	
Street Trees				\$ 4,250
Landscaping				\$ 5,000
Conduit 2"				\$ 5,130
Irrigation System				\$10,000
Landscape and irrigation maintenance				\$ 5,000
Contingency				\$ 9,788
TRA #2 Total: \$107,668				
TRA #3 GET Bus Shelters				
Bus/Transit Shelters	\$200,000			
TRA #3 Total: \$200,000				

3. PGM

	24-Oct	24-Nov	24-Dec	25-Mar	25-Jun	25-Jul	25-Sep	25-Dec	26-Mar	26-May
PGM #1 - Transit Passes for Residents										
Transit Passes	\$3,000		\$3,500	\$4,800	\$4,800		\$4,800	\$4,800	\$4,600	\$4,500
	26-Jun	26-Aug	26-Sep	26-Oct	26-Dec	27-Mar	27-Jun	27-Sep	27-Oct	27-Dec
		\$4,800		\$4,200	\$4,500	\$4,800	\$4,800		\$4,800	\$5,340
PGM #1 Total: \$68,040										
	24-Oct	24-Nov	24-Dec	25-Mar	25-Jun	25-Jul	25-Sep	25-Dec	26-Mar	26-May
PGM #2 - Bakersfield Adult School										
Printers		\$6,000								
12 computers - all in one		\$15,000								
6 certificated staff laptops		\$9,000								
Job Developer Salary #1			\$1,950	\$2,850	\$2,900		\$2,800	\$2,550	\$2,650	
	26-Jun	26-Aug	26-Sep	26-Oct	26-Dec	27-Mar	27-Jun	27-Sep	27-Oct	27-Dec
	\$2,800		\$2,750		\$2,650	\$2,550	\$2,850	\$2,850		\$2,850
Job Developer Salary #2	24-Oct	24-Nov	24-Dec	25-Mar	25-Jun	25-Jul	25-Sep	25-Dec	26-Mar	26-May
			\$1,950	\$2,850	\$2,900		\$2,800	\$2,550	\$2,650	
	26-Jun	26-Aug	26-Sep	26-Oct	26-Dec	27-Mar	27-Jun	27-Sep	27-Oct	27-Dec
	\$2,800		\$2,750		\$2,650	\$2,550	\$2,850	\$2,850		\$2,850
PGM #2 Total: \$100,000										
	24-Oct	24-Nov	24-Dec	25-Mar	25-Jun	25-Jul	25-Sep	25-Dec	26-Mar	26-May
PGM #3 - Bike Education Program										
Direct Staff Cost	26-Jun	26-Aug	26-Sep	26-Oct	26-Dec	27-Mar	27-Jun	27-Sep	27-Oct	27-Dec
	\$2,800		\$2,750		\$2,650	\$2,550	\$2,850	\$2,850		\$2,060
Bicycle Repair Kits	24-Oct	24-Nov	24-Dec	25-Mar	25-Jun	25-Jul	25-Sep	25-Dec	26-Mar	26-May
			\$1,930			\$1,930		\$1,930		
PGM #3 Total: \$40,000										

Affordable Housing and Sustainable Communities (AHSC) Program
Round 6 - Grant
NOFA 02/26/2021
Approved Date: 04/07/2022
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Prep Date: 07/13/2023

Exhibit "E" to Disbursement Agreement

Insurance Requirements for Capital Projects

These insurance requirements govern insurance coverage on the Capital Projects improved using grant funding from the Department's Affordable Housing and Sustainable Communities Program. The Department reserves the right to revise and vary these requirements based on, among other items, the availability of coverage, current insurance industry standards and concerns specific to the insured property.

Recipients of Department grants are responsible for carrying, and requiring their Contractor(s) to carry, the minimum required insurance coverage according to this Disbursement Agreement. Insurance coverage meeting the following requirements will be deemed by the Department to be in compliance with this Disbursement Agreement.

Prior to commencement of the Work, Recipient will cause Contractor to submit, a certificate of insurance (or other evidence) that acknowledges the Department's security interest and evidences appropriate coverage in force for property and liability exposures as follows:

1. GENERAL REQUIREMENTS:

- a. Copy of its commercial general liability policy and its excess policy or binder until such time as a policy is available, including the declarations page, applicable endorsements, riders, and other modifications in effect at the time of contract execution. Standard ISO form No. CG 0001 or similar exclusions are allowed if not inconsistent with Section 2, "Indemnification and Insurance." Allowance of additional exclusions is at the discretion of the Department.
- b. Certificate of insurance showing all other required coverages. Certificates of insurance, as evidence of required insurance for the auto liability and any other required policy, shall set forth deductible amounts applicable to each policy and all exclusions that are added by endorsement to each policy. The evidence of insurance shall provide that no cancellation, lapse, or reduction of coverage will occur without 10 days prior written notice to the Department.
- c. A declaration under the penalty of perjury by a certified public accountant certifying the accountant has applied Generally Accepted Accounting Principles (GAAP) guidelines confirming the Recipient

has sufficient funds and resources to cover any self-insured retentions if the self-insured retention is \$50,000 or higher.

- d. Workers compensation coverage as required by applicable law, or if the Recipient uses any form of self-insurance for workers compensation in lieu of an insurance policy, it shall submit a certificate of consent to self-insure in accordance with the provisions of Section 3700 of the Labor Code.

2. INDEMNIFICATION AND INSURANCE:

The Contractor's obligations regarding indemnification of the Department and the State of California ("State"), and the appointees, officers, employees, and agents of each, and the requirements for insurance shall conform to the provisions in Section 2(a), "Indemnification," and the insurance provisions of this Section 2, and shall be reflected in the applicable construction contracts for the Work.

a. INDEMNIFICATION:

1. The Contractor shall defend, indemnify, and save harmless the Department and the State, including its officers, employees, and agents (excluding agents who are design professionals) from any and all claims, demands, causes of action, damages, costs, expenses, actual attorneys' fees, losses or liabilities, in law or in equity arising out of or in connection with the Contractor's performance of the Work, for:
 2. Bodily injury including, but not limited to, bodily injury, sickness or disease, emotional injury or death to persons, including, but not limited to, the public, any employees or agents of the Recipient, Contractor, the Department, the State, or any other contractor; and
 3. Damage to property of anyone including loss of use thereof; caused or alleged to be caused in whole or in part by any negligent or otherwise legally actionable act or omission of the Contractor, or anyone directly or indirectly employed by the Contractor, or anyone for whose acts the Contractor may be liable.
 4. Except as otherwise provided by law, these requirements apply regardless of the existence or degree of fault of the Department or the State. The Contractor is not obligated to indemnify the Department or the State for claims arising from

conduct delineated in Civil Code Section 2782 and to claims arising from any defective or substandard condition of the highway that existed at or before the start of work, unless this condition has been changed by the work or the scope of the work requires the Recipient or Contractor to maintain existing highway facilities and the claim arises from the failure to maintain the same. The Contractor's defense and indemnity obligation shall extend to claims arising after the work is completed and accepted if the Claims are directly related to alleged acts or omissions by the Contractor that occurred during the course of the work. Department or State inspection is not a waiver of full compliance with these requirements.

5. The Contractor's obligation to defend and indemnify shall not be excused because of the Contractor's inability to evaluate liability or because the Contractor evaluates liability and determine that the Contractor is not liable. The Contractor shall respond within 30 days to the tender of any claim for defense and indemnity by the Department or the State, unless this time has been extended by the Department. If the Contractor fails to accept or reject a tender of defense and indemnity within 30 days, in addition to any other remedy authorized by law, the Department may withhold such funds the Department or the State reasonably considers necessary for its defense and indemnity until disposition has been made of the claim or until the Contractor accepts or rejects the tender of defense, whichever occurs first.
6. With respect to third-party claims against the Contractor or Recipient, the Contractor waives all rights of any type to express or implied indemnity against the Department, the State, and the officers, employees, or agents of each (excluding agents who are design professionals).
7. Nothing in the Contract is intended to establish a standard of care owed to any member of the public or to extend to the public the status of a third-party beneficiary for any of these indemnification specifications.

b. **INSURANCE**

1. Nothing in the contract is intended to establish a standard of care owed to any member of the public or to extend to the public the status of a third-party beneficiary for any of these insurance specifications.

c. CASUALTY INSURANCE

1. The Recipient shall cause Contractor to, procure and maintain insurance on all of its operations with companies acceptable to the Department as follows:
 - A. The Contractor shall keep all insurance in full force and effect from the beginning of the work through contract acceptance.
 - B. All insurance shall be with an insurance company with a rating from A.M. Best Financial Strength Rating of A- or better and a Financial Size Category of VII or better.
 - C. The Contractor shall maintain completed operations coverage with a carrier acceptable to the Department through the expiration of the patent deficiency in construction statute of repose set forth in Code of Civil Procedure Section 337.1.

d. WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE

1. In accordance with Labor Code Section 1860, the Recipient shall cause Contractor to secure the payment of worker's compensation in accordance with Labor Code Section 3700.
2. In accordance with Labor Code Section 1861, the Recipient shall cause Contractor to submit, to the Department the following certification before performing the work:
 - A. I am aware of the provisions of Section 3700 of the Labor Code, which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.
3. Contract execution constitutes certification submittal.
4. The Recipient shall cause Contractor to provide Employer's Liability Insurance in amounts not less than:

- A. \$1,000,000 for each accident for bodily injury by accident
 - B. \$1,000,000 policy limit for bodily injury by disease
 - C. \$1,000,000 for each employee for bodily injury by disease
5. If there is an exposure of injury to the Contractor's employees under the U.S. Longshoremen's and Harbor Workers' Compensation Act, the Jones Act, or under laws, regulations, or statutes applicable to maritime employees, coverage shall be included for such injuries or claims.

e. GENERAL LIABILITY INSURANCE

- 1. The Recipient shall cause Contractor to carry General Liability and Umbrella or Excess Liability Insurance covering all operations by or on behalf of the Recipient or Contractor providing insurance for bodily injury liability and property damage liability for the following limits and including coverage for:
 - A. Premises, operations, and mobile equipment
 - B. Products and completed operations
 - C. Broad form property damage (including completed operations)
 - D. Explosion, collapse, and underground hazards
 - E. Personal injury
 - F. Contractual liability
- 2. The Contractor shall not require certified Small Business subcontractors to carry Liability Insurance that exceeds the limits in Section 2(f)(1), "Liability Limits/Additional Insureds," of these specifications. The maximum required Liability Insurance limits in Section 2(f)(1), "Liability Limits/Additional Insureds," of these specifications shall apply to certified Small Business subcontractors for work performed on the project, regardless of tier. The provisions of Section 2(f)(1), "Liability Limits/Additional Insureds," shall be included in all subcontracts for all tiers.

f. LIABILITY LIMITS/ADDITIONAL INSUREDS

- 1. The limits of liability shall be at least the amounts shown in the following table:

Affordable Housing and Sustainable Communities (AHSC) Program
 Round 6 - Grant
 NOFA 02/26/2021
 Approved Date: 04/07/2022
 Project: Renaissance at Baker
 Prep Date: 07/13/2023

Construction Contract Amount ⁴	For Each Occurrence ¹	Aggregate for Products/ Completed Operation	General Aggregate ²	Umbrella or Excess Liability ³
≤\$1,000,000	\$1,000,000	\$2,000,000	\$2,000,000	\$5,000,000
>\$1,000,000 ≤\$15,000,000	\$1,000,000	\$2,000,000	\$2,000,000	\$10,000,000
>\$15,000,000 ≤\$25,000,000	\$2,000,000	\$2,000,000	\$4,000,000	\$15,000,000
>\$25,000,000	\$2,000,000	\$2,000,000	\$4,000,000	\$25,000,000
<p>1. Combined single limit for bodily injury and property damage.</p> <p>2. This limit shall apply separately to the Contractor's work under this contract.</p> <p>3. The umbrella or excess policy shall contain a clause stating that it takes effect (drops down) in the event the primary limits are impaired or exhausted.</p> <p>4. "Construction Contract Amount" is the total amount of the construction contract all or a portion of which is funded with AHSC funds.</p>				

2. The Department and the State, including the officers, directors, agents (excluding agents who are design professionals), and employees of each, shall be named as additional insureds under the General Liability and Umbrella Liability Policies with respect to liability arising out of or connected with work or operations performed by or on behalf of the Recipient and the Contractor under this contract. Coverage for such additional insureds does not extend to liability:
 - A. Arising from any defective or substandard condition of the roadway which existed at or before the time the Contractor started work, unless such condition has been changed by the work or the scope of the work requires the Contractor to maintain existing roadway facilities and the claim arises from the Contractor's failure to maintain;
 - B. For claims occurring after the work is completed and accepted unless these claims are directly related to alleged acts or omissions of the Recipient or the Contractor that occurred during the course of the work; or

C. To the extent prohibited by Insurance Code Section 11580.04

3. Additional insured coverage shall be provided by a policy provision or by an endorsement providing coverage at least as broad as Additional Insured (Form B) endorsement form CG 2010, as published by the Insurance Services Office (ISO), or other form designated by the Department.
- g. **CONTRACTOR'S INSURANCE POLICY IS PRIMARY**
The policy shall stipulate that the insurance afforded the additional insureds applies as primary insurance. Any other insurance or self-insurance maintained by the Department or the State is excess only and shall not be called upon to contribute with this insurance.
 - h. **AUTOMOBILE LIABILITY INSURANCE**
The Recipient shall cause Contractor to carry automobile liability insurance, including coverage for all owned, hired, and non-owned automobiles. The primary limits of liability shall be not less than \$1,000,000 combined single limit each accident for bodily injury and property damage. The umbrella or excess liability coverage required under Section 2 (f)(1) also applies to automobile liability.
 - i. **POLICY FORMS, ENDORSEMENTS, AND CERTIFICATES**
The Contractor shall provide its General Liability Insurance under Commercial General Liability policy form No. CG0001 as published by the Insurance Services Office (ISO) or under a policy form at least as broad as policy form No. CG0001.
 - j. **DEDUCTIBLES**
The Department or the State may expressly allow deductible clauses, which it does not consider excessive, overly broad, or harmful to the interests of the Department or the State. Regardless of the allowance of exclusions or deductions by the Department or the State, the Contractor is responsible for any deductible amount and shall warrant that the coverage provided to the Department or the State is in accordance with Section 2(b), "Insurance."
 - k. **ENFORCEMENT**
 1. The Department may assure the Recipient's and Contractor's compliance with its insurance obligations. Ten days before an insurance policy lapses or is canceled during the contract period, the Recipient shall submit to the Department evidence of renewal or replacement of the policy.

2. If the Recipient or Contractor fails to maintain any required insurance coverage, the Department may maintain this coverage and withhold or charge the expense to the Recipient or terminate the Recipient's control of the work.
3. The Contractor and Recipient are not relieved of their duties and responsibilities to indemnify, defend, and hold harmless the State, the Department, and the officers, agents, and employees of each by the Department's acceptance of insurance policies and certificates; and their indemnification, defense, and hold harmless obligations set forth in this Agreement shall not be limited by the limits of any insurance contemplated herein.
4. Minimum insurance coverage amounts do not relieve the Recipient or Contractor for liability in excess of such coverage, nor do they preclude the State or the Department from taking other actions available to it, including the withholding of funds under this contract.

Exhibit “F” to Disbursement Agreement

Special Conditions

Affordable Housing and Sustainable Communities (AHSC) Program
Round 6 - Grant
NOFA 02/26/2021
Approved Date: 04/07/2022
Project: Renaissance at Baker
Prep Date: 07/13/2023

Exhibit B – TCC Master Agreement with City of Bakersfield

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

STANDARD AGREEMENT

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER SGC23129	PURCHASING AUTHORITY NUMBER (If Applicable) GO-LUCI-0650
-------------------------------------	--

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME
Governor's Office of Land Use and Climate Innovation, hereinafter referred to as "LCI" or "STATE"

CONTRACTOR NAME
City of Bakersfield, hereinafter referred to as "GRANTEE"

2. The term of this Agreement is:
START DATE
February 28, 2025

THROUGH END DATE
March 31, 2029

3. The maximum amount of this Agreement is:
\$22,125,000.00 (Twenty Two Million One Hundred Twenty Five Thousand Dollars and Zero cents)

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits	Title	Pages
Exhibit A	Scope of Work	41
Exhibit B	Budget Detail and Payment Provisions	62
Exhibit C	General Terms and Conditions	25
+ - Exhibit D	Special Terms and Conditions	109

Items shown with an asterisk (*), are hereby incorporated by reference and made part of this agreement as if attached hereto.

These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.

CONTRACTOR

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)
City of Bakersfield

CONTRACTOR BUSINESS ADDRESS 1600 Truxton Avenue	CITY Bakersfield	STATE CA	ZIP 93301
--	---------------------	-------------	--------------

PRINTED NAME OF PERSON SIGNING Christian Clegg	TITLE City Manager
---	-----------------------

CONTRACTOR AUTHORIZED SIGNATURE <i>Christian Clegg</i> <small>signed by:</small> <small>36FA1E2458AA4BF...</small>	DATE SIGNED 3/7/2025
---	-------------------------

STATE OF CALIFORNIA

CONTRACTING AGENCY NAME
Governor's Office of Land Use and Climate Innovation

CONTRACTING AGENCY ADDRESS 1400 10th Street	CITY Sacramento	STATE CA	ZIP 95814
--	--------------------	-------------	--------------

PRINTED NAME OF PERSON SIGNING Thomas Cameron	TITLE Chief Deputy Executive Director, SGC
--	---

CONTRACTING AGENCY AUTHORIZED SIGNATURE <i>Thomas D. Cameron</i> <small>signed by:</small>	DATE SIGNED 3/10/2025
--	--------------------------

CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL	EXEMPTION (If Applicable) SCM VOL 1, 4.04(A)(4)
--	--

IMPLEMENTATION GRANT AGREEMENT
Round 5 FY 2022-2023

Strategic Growth Council – Transformative Climate Communities Program Implementation Grant – Round 5
Grant Number: SGC23129, CITY OF BAKERSFIELD

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**IMPLEMENTATION GRANT AGREEMENT
Round 5 FY 2022-2023**

Strategic Growth Council – Transformative Climate Communities Program Implementation Grant – Round 5
Grant Number: SGC23129, CITY OF BAKERSFIELD

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**IMPLEMENTATION GRANT AGREEMENT
Round 5 FY 2022-2023**

Strategic Growth Council – Transformative Climate Communities Program Implementation Grant – Round 5
Grant Number: SGC23129, CITY OF BAKERSFIELD

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EXHIBIT A – SCOPE OF WORK

PART 1 – Recitals

WHEREAS, the purpose of this document is to memorialize the terms and conditions related to the California Strategic Growth Council’s award of grant funds to the **City of Bakersfield**, the Grantee;

WHEREAS, the authority for this Implementation Grant Agreement is the Transformative Climate Communities (TCC) Program statute (Public Resources Code, Sections 75240 – 75243) and the TCC Program Guidelines, as approved for release on February 28, 2023;

WHEREAS, the TCC Project that is the subject of this Implementation Grant Agreement was approved by the Strategic Growth Council on December 15, 2023;

WHEREAS, the Implementation Grant Agreement will be between the Strategic Growth Council and Grantee;

WHEREAS, the Strategic Growth Council will grant to Grantee, pursuant to the above authorization, a sum not to exceed TWENTY-TWO MILLION, ONE HUNDRED TWENTY-FIVE THOUSAND Dollars and ZERO Cents (\$ 22,125,000.00), upon and subject to the terms of this Implementation Grant Agreement and consistent with the terms of the TCC Program Guidelines;

WHEREAS, AB 2722 requires that projects maximize climate, public health, environmental, workforce, and economic benefits;

WHEREAS, AB 2722 requires that projects avoid economic displacement of low-income disadvantaged community residents and businesses;

WHEREAS, AB 2722 requires that projects demonstrate community engagement in all phases;

WHEREAS, the Strategic Growth Council requires the TCC Project to implement strategies that increase the climate resilience of vulnerable populations and proposed infrastructure in the TCC Project Area;

WHEREAS, the Strategic Growth Council requires projects to comply with monitoring and reporting requirements for greenhouse gas emissions reductions, co-benefits, and outcome indicators, as defined by the Strategic Growth Council and California Air Resources Board; and

WHEREAS, Grantee agrees to implement the entirety of the Budget and Schedule of Deliverables attached to this Grant Agreement in Exhibit B.

Now therefore, as evidenced by the parties foregoing execution of the Grant Agreement, and in consideration of the mutual covenants, terms and conditions set forth herein, the

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Parties agree that all funds awarded pursuant to this Grant Agreement are to be used as set forth below in this exhibit, and as may be set forth in the remaining exhibits incorporated into this Grant Agreement.

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PART 2 – General Terms and Conditions

1. Definitions

- i. “AHSC” – The Affordable Housing and Sustainable Communities Program of the California Strategic Growth Council, incorporated into the TCC Equitable Housing and Neighborhood Development Strategy
- ii. “Application or Proposal” – Submittal comprised of responses and supporting documents to apply for the TCC Implementation Grant
- iii. “Grant Agreement” – Refers to this Implementation Grant Agreement and all attachments and appendices
- iv. “TCC Guidelines” – TCC Program Guidelines adopted on February 28, 2023
- v. “AHSC Guidelines” – The AHSC Round 7 Final Guidelines adopted December 15, 2022
- vi. “Project Area” – Area boundary for the TCC Project, as identified in Attachment D-1. Refers to the boundary for Implementation Grants. A contiguous area that meets the requirements of Section 6.4 (Project Area Eligibility) of the TCC Guidelines.
- vii. “TCC Partnership Agreement” – Agreement between Grantee and their Partners that outlines the responsibilities of each of the parties to the agreement. This is required of all members of the Collaborative Stakeholder Structure.
- viii. “TCC Program” – The Transformative Climate Communities Program
- ix. “TCC Project” – Project, comprised of the TCC Project Components defined below, that will be implemented through this Grant Agreement
- x. “TCC Strategies” – Strategies that reduce GHG emissions and achieve additional public health, environmental and economic benefits, as described in Appendix B of the TCC Guidelines. The TCC Project and Stand-alone Leverage Projects must collectively implement Projects from at least three (3) TCC Strategies.
- xi. “TCC Project Components” – Components included in the TCC Project, as described in Exhibit B and therefore subject to this Grant Agreement:
 - a. “Projects” – Projects that will be implemented with TCC grant funds through this Grant Agreement, and that are compliant with the TCC Strategies and Fundable Elements listed in Appendix D of the TCC Guidelines.
 - (i) Quantifiable Projects – Projects that have elements with approved GHG quantification methodologies. The TCC Project must implement at least one (1) Quantifiable Project.

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- (ii) Non-quantifiable Projects – Projects that do not have elements with approved GHG quantification methodologies, but are still eligible for grant funds.
 - b. “Stand-alone Leverage Projects” – Projects that will be implemented with leverage funding that are integrated into the overall TCC Proposal, and were initiated in anticipation of applying for the TCC Program, or contingent upon the TCC award.
 - c. “Transformative Plans” – The three (3) transformative plans include: Community Engagement, Displacement Avoidance, and Workforce Development and Economic Opportunities.
 - xii. Time Periods within the Grant Term: Grant terms include two components: a Project Completion Period that may last up to four (4) years, and a Performance Period that may last up to seven (7) months, during which project outcomes will be monitored.
 - a. “Project Completion Period”
 - (i) Begins the date that both Parties have signed the Grant Agreement and lasts up to four (4) years, unless otherwise amended.
 - (ii) All TCC Project Components, including Indicator Tracking and Stand-Alone Leverage Projects, must be completed during the Project Completion Period.
 - b. “Performance Period”
 - (i) The intent of the Performance Period is to provide a buffer time for Projects that are completed prior to the end of the grant term to report on required indicators and request for reimbursement for the activities associated with Indicator Tracking. In some cases, the Performance Period and the Project Completion Period may overlap.
 - (ii) Applies to Quantifiable and Non-Quantifiable Projects and Transformative Plans
 - (iii) Begins immediately after each Quantifiable or Non-Quantifiable Project or Transformative Plan is completed or seven (7) months before the end of the grant term, whichever is sooner.
 - (iv) Will extend no longer than March 31st, 2029.
 - xiii. Entities involved in the grant implementation process:
 - a. “DOC” – Department of Conservation; provides implementation and administrative support to SGC and serves as the Grantee’s main point of contact

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- b. “Evaluation Technical Assistance” – The TCC grant-funded program evaluation Partner responsible for developing Grantee’s Indicator Tracking Plans and comprehensively assessing the impact and benefits of the TCC Program.
- c. “Grantee” – Entity responsible for leading the implementation of the TCC Project; identified as Lead Applicant in the Application, and that has an agreement for grant funding with the State.
- d. "Lead Entity" – Entity leading the implementation of each TCC Project Component; must be Grantee or a Partner
- e. “Leverage Partner” – A Partner that is not receiving funds from SGC but is implementing a Stand-alone Leverage Project and is required to meet leverage funding requirements of the TCC program.
- f. Supporting Entity – Entity included in the application that supports the Lead Entity in completion of the project or transformative plan as a subcontractor.
- g. “GO-LCI” – Governor’s Office of Land Use and Climate Innovation
- h. “Parties” – SGC and Grantee, collectively
- i. “Partners” – Entities other than the Grantee that enter into a partnership with the grantee to support the implementation of the TCC Project; identified as Lead Entity or Supporting Entity
- j. “SGC” – The California Strategic Growth Council
- k. “State” – Any state agency with an oversight role over the funding or TCC Project
- l. “Subcontractors” – Third-party entities hired by either Grantee or a Partner
- m. “TCC Grant Manager” – Day-to-day point of contact during the grant term

2. Incorporation

The TCC and AHSC Guidelines and all the attachments to this Grant Agreement are hereby incorporated by reference into this Grant Agreement as though set forth in full in this Grant Agreement. As described in the TCC Guidelines, Equitable Housing and Neighborhood Development Projects must conform to requirements of the AHSC Guidelines.

The performance of this grant must be conducted in accordance with the following order of precedence: the enabling legislation for the TCC Program, Grant Agreement, TCC Guidelines, and AHSC Guidelines.

3. Grant Term

The grant term will commence on the date that both Parties have signed the Grant Agreement. SGC will notify Grantee when work may begin. During the Performance Period, project outcomes will be monitored. The Project Completion Period ends four

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(4) years after execution of the Grant Agreement. The Performance Period begins immediately after each Quantifiable or Non-Quantifiable Project or Transformative Plan is completed, or seven (7) months prior to the end of the grant term, whichever is sooner, and lasts for up to seven months to allow the Grantee to collect and report data on projects and plans and to develop final reports.

Grantee must demonstrate that the community benefits described in the Community Engagement and Displacement Avoidance Plans will continue for the entirety of the Project Completion Period.

Grantee’s obligations under this Grant Agreement will only be discharged once all terms of this Grant Agreement are fulfilled.

4. Authorized Signatories

The SGC Executive Director or designee is authorized to sign this Grant Agreement and related documents on behalf of SGC. SGC staff will notify Grantee of the day-to-day point of contact (“TCC Grant Manager”) once the grant is executed.

At the time of grant execution, Grantee will submit a letter that identifies the individual who is authorized to sign this Grant Agreement and TCC Project deliverables and related documents on behalf of Grantee. The letter must also identify any additional Authorized Designees as well as Grantee’s day-to-day grant manager. Use the template provided in Exhibit D ([Attachment D-6](#)).

If the Authorized Signatory or Authorized Designee is unable to sign a deliverable or related document on behalf of Grantee, Grantee must submit an updated letter signed by the Authorized Signatory designating another individual to sign in their place. If the Authorized Signatory or Authorized Designee are funded through this Grant Agreement, Grantee must designate a different individual to sign the invoices.

Grantees must keep Authorized Signatory letters up to date and submit changes through email to the TCC Grant Manager at the subsequent reporting due date. Authorized Signatory letters will be kept on file with SGC for up to four (4) years after the grant term ends.

5. Partners and Subcontractors

SGC’s contractual relationship is with Grantee, and not any of their Partners or Subcontractors.

- i. Grantee's contractual relationship with its Partners is defined by the TCC Partnership Agreement ([Attachment D-9](#)) and other documents as determined by Grantee and subject to SGC written approval, which outline the reimbursement process among Grantee, Partners, and Subcontractors. Grantee’s obligation to pay its Partners and Subcontractors is an independent obligation from SGC’s obligation to pay Grantee.

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- ii. Grantee must abide by the TCC Partnership Agreement. This includes abiding by the processes defined within the TCC Partnership Agreement, including, but not limited to the legal and financial considerations, transparent decision-making processes, meeting facilitation procedures, and processes for involving community representatives in decision-making.
- iii. Grantee is entitled to make use of its own staff, Partners, and Subcontractors, as identified in the TCC Partnership Agreement and the Budget and Schedule of Deliverables, and will comply with its own competitive bidding and sole sourcing requirements for subcontracts that arise out of or in connection with this Grant Agreement. If Grantee requests to modify or amend the TCC Partnership Agreement:
 - a. Grantee must provide SGC with copies showing such changes within fifteen (15) working days.
 - b. Grantee must adhere to the amendments and modifications requirements of this Grant Agreement ([Exhibit A, Part 2, Section 9](#)), if applicable.
- iv. Grantee must manage, monitor, and accept responsibility for the performance of its own staff, Partners, and Subcontractors, and will conduct project activities and services consistent with professional standards for the industry and type of work being performed under this Grant Agreement.
- v. Grantee must notify SGC if Grantee, Partners, or Subcontractors are revoked, disbarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from the TCC Project.

Nothing contained in this Grant Agreement or otherwise will create any contractual relation between SGC and any Partners or Subcontractors, and no subcontract will relieve Grantee of its responsibilities and obligations under the terms of this Grant Agreement. Grantee agrees to be fully responsible to SGC for the acts and omissions of its Partners, Subcontractors, and of persons either directly or indirectly employed by them.

6. Assignment

This Grant Agreement is not assignable by Grantee, either in whole or in part, without the consent of SGC in the form of a formal written amendment of this Grant Agreement.

7. Document Submission

All documents must be submitted through the SGC provided online submission platform. Upon submission, the Grantee must notify their designated TCC Grant Manager through email.

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8. Timeliness

Time is of the essence in this Grant Agreement. The SGC and Grantee will work collaboratively to ensure this Grant Agreement is administered in a timely fashion.

9. Amendments and Modifications

Any modification or amendment of the terms of this Grant Agreement must be within the intent of the TCC Program. Requests to increase the overall grant amount or to significantly alter the deliverables of the TCC Program will not be approved because of the competitive nature of the process that resulted in the award of this Grant Agreement. Modification and amendment requests will be considered at the sole discretion of SGC.

- i. Modifications are minor changes to the Grant Agreement. Modification requests must be submitted in writing to SGC at least thirty (30) calendar days prior to when the modification will take effect. Examples of actions that require a modification include but are not limited to changes in the:
 - a. Grantee's Authorized Signatories and Subcontractors
 - b. Budget and Schedule of Deliverables
 - (i) Task descriptions (i.e. details regarding methods used to achieve deliverables)
 - (ii) Reallocating up to 10 percent (10%) of a task's funds to another task within the same project or plan. Cumulative changes of up to 10% of a task budget are allowed before an amendment is required.
 - (iii) Adjusting deliverable due dates within the grant term, except for readiness due dates
- ii. Amendments are material changes to the Grant Agreement. Amendment requests must be submitted in writing to SGC at least sixty (60) calendar days prior to when the amendment will take effect. New amendment requests from Grantee will not be considered less than three (3) months prior to the end of the Project Completion Period. Examples of actions that require an amendment include but are not limited to changes in the:
 - a. Partners or terms in the TCC Partnership Agreement
 - b. Budget and Schedule of Deliverables
 - (i) Elimination or alteration in deliverables
 - (ii) Reallocation of more than ten percent (10%) of a task budget to another task
 - (iii) Reallocation of funds to a different project or plan Changes to readiness due dates.

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- iii. Process for Modification and Amendment Requests:
 - a. TCC will only process Modifications or Amendments once per grant year, unless mission critical changes are needed. As each request may take some time and correspondence to review and resolve, there will be windows of time for submission, review, and processing as follows:
 - (i) Submit Requests: July – November
 - (ii) Review and Correspondence: July – December
 - (iii) Final Processing and Execution: November – January
 - b. Modification and amendment requests will be made in writing using the templates provided by SGC. No oral understanding or agreement not incorporated in the Grant Agreement as a fully executed amendment is binding on any of the Parties. Any request for a modification or amendment must explain the purpose of the request, how the request is consistent with the TCC Guidelines and intent of the TCC Program, and the effect of not approving the request. All requests must include supporting documentation to validate the request. TCC Program staff may bring proposed Grant Agreement amendments to the Strategic Growth Council for approval.
 - c. SGC will respond to the modification or amendment request within ten (10) working days. SGC’s response to Grantee may include additional questions. SGC may require additional time to make a determination (i.e., approval or denial) about the request. SGC will consider requests for expedited review.
 - d. Effective Date of Modification or Amendment:
 - (i) If SGC approves the modification request in writing, the modification may take effect immediately.
 - (ii) If SGC approves the amendment request, SGC will notify Grantee and prepare amendment documents for Grantee within another ten (10) working days, or as soon as feasible.
 - (iii) If SGC rejects the request in writing, Grantee may file a Dispute (Part 2, Section 31).
 - e. SGC has the sole discretion to determine what changes to the Grant Agreement constitute “Modifications” or “Amendments.” All requests, including reallocation of grant funds between Projects and/or Transformative Plan, will be determined to be either a modification or an amendment on a case-by-case basis by SGC in a manner consistent with this section.

10. Conditions for Beginning Work

- i. Readiness Requirements

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- a. Grantee may begin work on all Transformative Plans (Community Engagement, Workforce Development, and Displacement Avoidance) upon grant execution. Grantee Costs may also be spent upon grant execution.
 - b. Conditions for Beginning Work apply to all Quantifiable and Non-Quantifiable Projects. Grantee must ensure the Lead Entity of each Project demonstrates readiness prior to expending any direct project costs.
 - c. Pre-development, project management, and associated Indirect costs can be spent prior to achieving readiness.
 - d. Readiness requirements include CEQA documentation, site control, permits, project maps and designs, project schedules, operations and maintenance plans, and other Strategy-specific requirements. Readiness requirements must be complete prior to beginning project implementation.
 - e. Lead Entities must demonstrate readiness within the first year of the grant term, in accordance with the requirements outlined for each Strategy in Appendix B of the TCC Guidelines. Readiness will be assessed and approved independently for each individual Project.
 - f. SGC has sole discretion to determine when the Lead Entity has demonstrated readiness for each Project. Lead Entity may only expend direct project costs for each Project under this Grant Agreement once Grantee receives written notice from SGC.
 - g. SGC will provide written notice regarding the readiness status of each Project in a Readiness Memo. The Readiness Memo will be updated as the Grantee submits additional readiness documentation.
- ii. Failure to meet Readiness Requirements
- a. Projects that do not meet the readiness requirements within the first year of the grant agreement will be deemed to be infeasible and ineligible for reimbursement, unless SGC gives written approval to extend the timeline to meet the readiness requirements.
 - b. Funds from any projects deemed infeasible and ineligible for reimbursement cannot be allocated to new projects. Reallocation of funds, if any, to other projects included in the original Application will be subject to the Modification and Amendment procedures outlined above.
- iii. Special Readiness Requirements
- a. For Projects with multiple project sites that will be secured during the Project Completion Period, including Projects with residential participation such as tree planting or solar installations, the following readiness requirements will apply:
 - (i) Lead Entity does not need to demonstrate site control and compliance on all project sites prior to expending any direct project costs. Lead Entity must

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still achieve all other readiness requirements in accordance with Appendix B of the TCC Guidelines prior to expending any direct project costs.

- (ii) Lead Entity must have site control and compliance on a project site from the appropriate governing agency or private property owner prior to beginning work on a project site.
- (iii) Lead Entity must demonstrate site control and compliance with all applicable laws in order for SGC to reimburse Grantee for the work on a project site.

- b. For Car Sharing and Mobility Enhancement projects, Grantee must ensure the Lead Entity identifies all project sites and develops a plan to establish site control and satisfy all readiness requirements. These projects are subject to the readiness and compliance requirements for ‘projects with multiple project sites’. Lead Entity must submit a site plan that includes contingency plans for each site that has not yet obtained site control.

iv. CEQA Clarification

This section outlines acceptable documentation for demonstrating CEQA completion, one of the primary readiness requirements for and conditions for beginning work on Projects under the TCC implementation grant.

- a. Required Documentation for projects that are categorically or statutorily exempt
 - (i) A CEQA Notice of Exemption (NOE) that has been approved by the appropriate body pursuant to their obligations under CEQA; OR
 - (ii) Documentation that the project is CEQA compliant, including but not limited to:
 - 1. A resolution adopted by the legislative body (e.g., City Council, Board of Supervisors) confirming a project’s exemption. If a resolution or similar mechanism is not available or does not exist, meeting minutes documenting the legislative body’s consideration and approval of the project’s CEQA compliance may be submitted.
 - 2. A signed letter or similar document from the head of an administrative approving entity (e.g., Planning Director).
- b. Required documentation for all other projects
 - (i) A file-stamped Notice of Determination
- c. Statutes of Limitation

SGC will notify Grantees that they may begin work on a project once all readiness requirements have been met, including CEQA completion. However, projects are still subject to statutes of limitation for legal challenges, which vary

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depending on the type of CEQA filing and whether a CEQA filing occurs (Public Resources Code, § 21167):

- (i) Filing a Notice of Determination: 30 days
- (ii) Filing a Notice of Exemption: 35 days
- (iii) No filing: 180 days

Grantees must notify SGC when the statutes of limitations have lapsed for each project, and if any legal challenges arise. If a legal challenge is brought against a project, SGC has the authority to issue a Stop Work Order, per Section 32 of the grant agreement.

11. Reporting Requirements

- i. General Reporting Requirements:
 - a. All reports must be completed using templates attached to this Grant Agreement or provided by SGC and submitted using the naming conventions provided by TCC Grant Manager.
 - b. The first reporting period will begin on the start date of the Grant Agreement.
 - c. All reports must be submitted to the TCC Grant Manager on the due date specified in the Reporting Schedule ([Attachment D-4](#)). When the report submission due date falls on a weekend or state-recognized holiday, reports will be due on the first working day that follows.
 - d. All reports must be signed by the Authorized Signatory or Designee on file with SGC.
 - e. SGC may request to verify reports through methods that include, but are not limited to: supporting documentation, site visits, conference calls or video conferencing.
 - f. Grantee's failure to meet the reporting requirements on time may result in a delay in reimbursement.
- ii. Progress Reports:
 - a. Grantee must complete Progress Reports using the template attached to the Grant Agreement ([Attachment D-3](#)).
 - b. Grantee must complete Progress Reports for the duration of the grant term.
 - c. Progress Reports must correspond with the Budget and Schedule of Deliverables described in the Grant Agreement.
 - d. Grantee must report on any deliverables submitted and submit evidence of work completed, as requested by SGC.
- iii. Annual Reports:

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The following materials must be submitted on an annual basis for the duration of the Project Completion Period, using templates provided by SGC:

- a. Annual Progress Report.
 - b. Leverage Funding Report.
 - c. Equipment Inventory Record: See [Exhibit A, Part 2, Section 29](#), Ownership, for further instruction regarding equipment inventory.
 - d. Indicator Tracking Report: See [Exhibit C, Part 1, Section 5](#) for further instructions regarding indicator tracking.
- iv. Project Completion Reports:
- a. Completion Report: Grantee must submit a report at the completion of each individual Project and Plan using the template provided by SGC.
 - b. Supporting Documentation: Grantee must submit any supporting documentation required to demonstrate that Projects and Plans are fully completed.
- v. Final Reports:
- a. Final Report: Grantee must submit a final report by the end of the Performance Period using a template provided by SGC.
 - b. Leverage Funding Report: Grantee must submit a summary of the leverage funding spent at the end of the Performance Period using a template provided by SGC.

12. Evaluation and Indicator Tracking Reporting

Grantee must track and report on all indicators incorporated into the Indicator Tracking Plan finalized with SGC and the Evaluation Technical Assistance (see [Exhibit C, Part 1, Section 5](#)) until end of the grant term.

13. Payment Provisions

- i. Except as may be allowed under subsection (ii), Grantee will be paid on a reimbursement basis:
 - a. Partners must invoice Grantee before Grantee submits an invoice to SGC. TCC funds will be issued to Grantee, who will be responsible for dispersing payment to Partners in accordance with the requirements contained in the TCC Partnership Agreement. All invoices must be supported by adequate documentation evidencing that the direct cost for which the Partner seeks reimbursement has been incurred. Grantee must maintain as part of its records for the TCC Project all invoices and supporting documentation from their Partners; these records will be subject to the audit provisions in [Exhibit A, Part 2, Section 24](#).

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- b. SGC will not require that Grantee pay their Partners prior to requesting reimbursement from SGC, although Grantee may do so according to their procedures and policies.
 - c. During the Project Completion Period, Grantee may only request reimbursement for eligible costs incurred for implementing the TCC Project. See Appendix B of the TCC Guidelines for details. Any work performed prior to the start date or after the end of the grant term will not be reimbursed.
 - d. During the Performance Period, Grantee may only request reimbursement for Indicator Tracking costs as well as Grantee Direct and Indirect costs for completing the Final Report. If the Project Completion Period and the Performance Period overlap, Grantee may continue requesting reimbursement for Project and Plan costs for the duration of the Project Completion Period.
 - e. Grantee shall ensure real property purchased with grant funds shall be acquired from a willing seller for a purchase price that does not exceed the real property's fair market value, as established by an appraisal that is conducted by an appraiser who is licensed pursuant to Part 3 (commencing with Section 11300) of Division 4 of the Business and Professions Code. The appraisal shall be prepared pursuant to the Uniform Standards of Professional Appraisal Practice. Grantee shall ensure an independent third party approved in writing by SGC reviews the appraisal for consistency with the Department of General Services Real Estate Division Appraisal Guidelines before the real property is purchased. The appraisal and independent review shall become part of the project file maintained by Grantee.
- ii. Through state legislation, SGC is authorized to provide certain Grantees advance payments of TCC grant awards. SGC may approve advance payments under this grant at its sole discretion. All requests for advance payments shall be submitted to SGC in writing (Advance Pay Request form to be provided), along with complete documentation of the Grantee's eligibility for advance payments in accordance with Government Code section 11019.1 and 11019.3. Any material changes to the request form must be reported to SGC within 30 days. All advance payments and the amount of any advance payment is subject to SGC's policies and discretion and satisfactory submittal of information through the Advance Pay Request form.
- a. Any qualifying entity receiving advance payment will be required to demonstrate the ability to meet statutory requirements regulating the provision of advance payment.
- iii. Eligible Costs
- Grantee should refer to the TCC Guidelines, including Appendix B, for eligible cost requirements. To the extent that the provisions of this Section may conflict with the TCC Guidelines, this Section takes precedent.

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- a. Indirect costs are costs of doing business that are of a general nature and not directly tied to the grant, but necessary for the general operation of the organization. These costs may account for no more than 12% of the awarded TCC funds minus any funds for equipment purchases with a per unit cost of \$5,000.00 or more. The 12% maximum of indirect cost applies to Grantee and all Partners or subcontractors, except for California Native American Tribes, who may request a higher indirect cost rate, provided the applying California Native American Tribe substantiates the rate with supporting documentation. Reimbursement requests for indirect/overhead costs must be proportionate to the direct costs billed in an invoice.

- b. Direct costs will be reimbursable with TCC funds. Direct costs are defined as costs directly tied to the implementation of the Grant Agreement. In addition, insurance premiums are only an eligible cost to the extent that the cost of coverage increased because of the award or Project requirements. Grantees must adhere to the following requirements:
 - (i) Pre-development costs may account for up to ten percent (10%) of the individual Project budget submitted at the time of application or of the individual Project budget included in the grant agreement, whichever is greater, of related capital improvement costs for each Project. This limit may be increased to 20% subject to TCC staff approval. Pre-development costs should not exceed ten percent (10%) of the originally requested TCC funding total. These activities and costs should occur within the first year of the grant term to meet readiness requirements. Construction management tied to project implementation is a direct project cost and will not be subject to the cap on "pre-development" costs.
 - (ii) Basic Environmental Infrastructure costs (that support water and wastewater connections, waste disposal systems, and/or pollution control systems) may account for up to ten percent (10%) of the total TCC award for Grantees that need to meet program policy requirements for basic infrastructure access.
 - (iii) The eligible use of heavy-duty trucks and equipment shall be reimbursed at the then-current rate set by the California Department of Transportation "Labor Surcharge and Equipment Rental Rate" guide.

- c. Travel costs directly related to the performance of this Grant Agreement will be subject to the State of California travel reimbursement rates, in effect, during the term of this Grant Agreement.
 - (i) SGC will reimburse for actual expenditures, based on equivalent civil service classifications, up to the maximum state allowable rates in effect at the time of travel. The state rates are available for review at:
<http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx>.

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- (ii) Incidental costs and travel costs outside the State of California will not be reimbursed.
 - (iii) For staff working on the project, Grantee shall maintain and submit for reimbursement detailed travel records and supporting documents (e.g. travel request and approval forms, expense claims, invoices, receipts for lodging and transportation, etc.) showing the date and purpose of the grant-related travel, destination and, in the case of travel by automobile, the number of miles driven.
 - (iv) Grantee shall ensure travel costs are outlined in the Budget and Schedule of Deliverables and tied to tasks and deliverables in the work plan.
 - (v) Grantee shall ensure that any person traveling pursuant to this Grant Agreement shall indemnify and hold harmless the SGC and State of California for any liabilities resulting from such travel.
- d. Project-specific allowable costs are costs that are only allowed under certain Strategies. These direct costs are allowed for project implementation, and therefore may not be subject to the indirect cost restrictions. These costs may still be subject to additional restrictions per Appendix B of the TCC Guidelines and will not be reimbursed if incurred for other Projects. See [Exhibit C, Part 2 Project-Specific Terms and Conditions](#) for project and strategy specific allowable costs.
- iv. Ineligible Costs
- a. For ineligible direct implementation costs, refer to Appendix B and C of the Guidelines, by project or plan strategy.
 - b. Indirect costs in excess of 12% of the awarded TCC funds, except for California Native American Tribes, who may request a higher indirect cost rate, provided the applying California Native American Tribe substantiates the rate with supporting documentation.
 - c. Climate resilience and adaptation must be integrated into the Projects, Transformative Elements, and Vision. Climate adaptation and resilience planning activities must be paid for with leverage funding only. Implementation measures and design features integrated into the TCC Project are fundable as direct project costs.
 - d. Projects that fund additional parking infrastructure or other infrastructure projects that induce demand for additional parking
 - e. Additional ineligible costs

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- (i) Exceeding cost caps for pre-development, basic infrastructure, indirect costs, and the transformative plans
- (ii) The following costs associated with community engagement and outreach:
 - (a) Direct cash benefits or subsidies to participants
 - (b) Alcoholic refreshments
 - (c) Participant incentives, such as door prizes, which are unrelated to specific community work products
 - (d) General Meetings that do not specifically discuss or advance implementation of the TCC Project
- (iii) Lobbying
- (iv) Advocacy work, such as direct lobbying for the passage of bills or local propositions
- (v) Commission fees
- (vi) Ongoing operational costs beyond the grant term
- (vii) Using funds for any cost that has been or will be paid through another funding source, or to finance any activities designed to supplant rather than supplement existing local agency activities or activities with pre-existing designated funding. This cost supplantation prohibition does not apply to interim financing for housing loans.
- (viii) Using funds for mitigation activities that are already mandated by local, regional, state, or federal governing bodies or agencies
- (ix) Ceremonial expenses (including food and beverages)
- (x) Expenses for publicity not related to the awarded TCC Project implementation
- (xi) Bonus payments of any kind
- (xii) Damage judgments arising from the acquisition, construction, or equipping of a facility, whether determined by judicial process, arbitration, negotiation, or otherwise
- (xiii) Services, materials, or equipment obtained under any other State program
- (xiv) Real estate brokerage fees and/or expenses
- (xv) Stewardship of legal defense funds
- (xvi) Costs associated with automobile or motorcycle parking (excluding electric vehicle charging infrastructure that may be located at a parking spot).

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- (xvii) Reimbursement for any interest accumulated in order to finance the project

- v. All costs must be reasonable, as defined below:
 - a. A cost is reasonable if, in its nature and amount, it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost. In determining reasonableness of a given cost, consideration must be given to:
 - (i) Whether the cost is of a type generally recognized as ordinary and necessary for the operation of the entity or the proper and efficient performance of this Grant Agreement.
 - (ii) The restraints or requirements imposed by such factors as: sound business practices; arm's-length bargaining; federal, state, local, tribal, and other laws and regulations; and terms and conditions of this Grant Agreement.
 - (iii) Market prices for comparable goods or services for the geographic area.
 - (iv) Whether the individuals concerned acted with prudence in the circumstances considering their responsibilities to its employees, the public at large, and the state.
 - (v) Whether the cost significantly deviates from the acquiring entity's established practices and policies regarding the incurrence of costs.
 - b. SGC has the sole discretion to determine if a cost is reasonable. Any costs that do not meet the requirements above may not be reimbursed by the State. The Grantee may file a Dispute to contest SGC's determination.

- vi. Retention
 - a. SGC will withhold payment of the final five percent (5%) of the project cost for each TCC Project Component until SGC determines that the requirements of that TCC Project Component have been fulfilled per the Grant Agreement.

14. Invoicing

During the grant term, the Grantee will submit online one (1) invoice package to SGC on the Report Due Date listed in the Reporting Schedule ([Attachment D-4](#)).

- i. Invoice Package - An invoice, supporting documentation, deliverables or other evidence of work completed, and the appropriate reporting materials are collectively referred to as the "invoice package."
 - a. Invoice – Grantee must use the invoice templates provided in [Attachment D-3](#).
 - (i) Expenses should be broken out at the task level.

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- (ii) Expenses under each task should be broken out by cost type.
 - (iii) Indicator Tracking costs, travel, mileage, and equipment should be clearly identified.
 - b. Supporting documentation – Grantee must submit supporting documentation for all itemized costs. Documentation may include but is not limited to: copies of purchase orders, receipts, subcontractor invoices, and timesheets. These items must contain sufficient information to establish that the specific service was rendered, or purchase was made. Original supporting documentation is not required and should be retained by Grantee.
 - (i) Supporting documentation should be clearly labeled by task.
 - (ii) Supporting documentation does not need to be provided for Indirect costs. However, Grantee must maintain records of Indirect costs to be made available upon request from the State. Grantee shall ensure adequate books and accounts documenting Indirect costs are maintained in accordance with generally accepted accounting principles, consistently applied. Grantee shall invoice in accordance with the Indirect cost rate(s) approved for the TCC Project and each project and plan under the grant, based on supporting documentation agreed upon in writing by SGC and the Grantee.
 - (iii) Records documenting time spent performing the work must identify the individual, the date on which the work was performed, the specific grant-related activities or objectives to which the individual’s time was devoted, the hourly rate, and the amount of time spent.
 - c. Evidence of deliverables completed – Grantee must submit evidence of work completed to justify the reimbursement request in the invoice. Documentation may be the final deliverables as listed in Exhibit B or interim deliverables that demonstrate the work completed.
 - d. Report(s) – Grantee must submit the appropriate reporting materials described in [Exhibit A, Part 2, Section 11](#).
- ii. Grantee must submit the invoice package to the SGC online submission platform. Following submission, Grantee must email the Invoice Summary (PDF) to the TCC Grant Manager, and copy the SGC and Governor’s Office of Land Use and Climate Innovation.
 - iii. The invoice must be signed by the Authorized Signatory or Designee. By submitting the invoice package to SGC, Grantee certifies that all costs are eligible for reimbursement, that all work has been completed in accordance with the Grant Agreement, and that the invoice total reflects actual costs incurred.

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- a. SGC has the discretion to determine the sufficiency of work completed and completeness of an invoice package.
 - b. If SGC determines that an invoice package is complete and sufficient, SGC will notify Grantee and approve the invoice. SGC will issue one check to Grantee. Grantee is responsible for dispersing payment to Partners, as outlined in the TCC Partnership Agreement, and any Subcontractors.
- iv. Invoice packages that do not meet the requirements of this Grant Agreement, are incomplete, or have inaccuracies, will be returned to Grantee for resubmittal within ten (10) working days with an explanation of why it was not approved.
- a. SGC may authorize payment of a partial invoice package and require Grantee to resubmit the remaining portions in order to fix any inaccuracies or incomplete information.
 - b. Grantee must resubmit the amended invoice package (either partial or full) in the same manner as the original invoice within ten (10) working days after receiving the notification from SGC while addressing the concerns identified by SGC. Delays in providing revised invoice package on time may result in non-compliance notice or stop work order.
- v. If SGC determines that Grantee submitted false or materially inaccurate invoices, supporting document or components of the Application, SGC may impose any and all available remedies, including requesting reimbursement of already disbursed payments or termination of the Grant Agreement.
- vi. The final invoice for each TCC Project Component should include a request for reimbursement of the final five percent (5%) of the total requested budget, as discussed in [Exhibit A, Part 2, Section 13.v.a](#), of this Grant Agreement.

15. Leverage Funding

- i. Grantee shall ensure it and its Leverage Partners report on the leverage funding expended in the Annual Leverage Funding Report form. Grantee must retain supporting documentation of leverage funding that will be made available to the State upon request. Grantees shall ensure adequate books and accounts are maintained documenting leverage funding in accordance with generally accepted accounting principles, consistently applied.
- ii. Leverage funding must support the implementation of the Strategies selected to achieve the TCC Program Objectives, as determined by SGC.
- iii. Leverage funding must be spent within the Project Area and for the purposes of the TCC Project.
- iv. Grantee must only report eligible leverage funding expenditures. Expenditure of leverage funding will only count if it meets the requirements in the TCC Guidelines.

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If leverage funding sources change during the grant term, Grantee will notify SGC at the subsequent reporting due date to allow SGC and DOC to determine the eligibility of the new leverage sources.

- a. Changes in leverage funding sources that impact the Budget and Schedule of Deliverables may require an amendment to the Grant Agreement.
- b. Changes in leverage funding sources that impact the 50% eligibility requirement in the TCC Guidelines and Application may require a remedy to be determined between Grantee and SGC.

16. Stand-alone Leverage Projects

- i. Stand-alone Leverage Projects must be completed by the end of the grant term and within the Project Area.
- ii. Grantee shall ensure it and its Leverage Partners shall report on the progress of Leverage Projects on an annual basis.
- iii. Stand-alone Leverage Projects may not be removed from the TCC Proposal scope of work after the grant has been awarded by SGC. SGC may consider the failure of a stand-alone leverage project to adhere to the terms of the Partnership Agreement to constitute a Grantee's non-performance under the Grant Agreement.

17. Work Outside the Project Area

No work outside the Project Area will be reimbursable through this agreement except as allowed under this section. SGC disclaims any representations, express or implied, that any work outside the Project Area that was not approved as part of the Application is or will be funded by the TCC Program. Grantee waives any claims against SGC related to such work. In the event that there is a reason that there is a need for work to occur outside the Project Area, the Grantee must submit a request which will be considered on a case-by-basis by TCC staff and may be approved or rejected. The request must be submitted in writing and must justify why work outside the Project Area is necessary and how it will result in direct benefit to residents of the Project Area.

18. Repayment of Funds

If grant funds are not expended, or have not been expended in accordance with this Grant Agreement; or that real or personal property acquired with grant funds is not being used, or has not been used for purposes in accordance with the Grant Agreement; SGC has sole discretion to take appropriate action under this Grant Agreement, at law or in equity, including but not limited to:

- i. Requiring Grantee to forfeit any unexpended portion of the grant funds, including but not limited to any retention withheld from invoices;

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- ii. Requiring Grantee to repay any funds improperly expended.

19. Availability of Funds

Sufficient funds for this Grant Agreement have been made available by FY 2022-2023 budget appropriation from the General Fund. However, this Grant Agreement is subject to any restriction, limitation, or condition enacted by the Legislature, which may affect the provisions, terms, or funding of this contract in any manner.

20. Revenue

All revenue generated as a part of any Project or Transformative Plan by Grantee, Partner or subcontractor must be used to further the TCC Project to the extent reasonably possible. Grantee must keep records of revenue expenditures for audit purposes.

21. Monitoring and Oversight

Grantee agrees that the State or designated representative has the right to visit the project sites pertaining to any TCC Project described in this Grant Agreement. Project sites may include any public or participating private properties.

- i. Once the Grant Agreement is executed, the TCC Grant Manager may request a regularly occurring monthly phone call or in-person meeting with Grantee's Grant Manager to discuss the TCC Project. Grantee must work with the TCC Grant Manager to accommodate monitoring requests.
- ii. The State retains the right to conduct a minimum of two (2) site visits a year during the grant term.
- iii. At the State's discretion, site visits may occur more frequently.
- iv. Grantee agrees that the State or designated representative has the right to conduct a final inspection of completed Projects, as determined by SGC. For construction Projects, this may require certification by the appropriate registered professional (such as California Registered Civil Engineer or Geologist) that the Project has been completed in accordance with final plans and specifications and any modifications. If Grantee or Lead Entity arranges a final inspection, Grantee must notify the TCC Grant Manager of the inspection date at least ten (10) working days prior to the inspection in order to provide State the opportunity to participate.

22. Recordkeeping

Grantee must establish an official file for the TCC Project funded by the Grant Agreement. The file must contain adequate documentation of all actions taken with respect to the TCC Project, including copies of the Grant Agreement, amendments and modifications, letters and email correspondences, financial records (including

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agreements and any associated documents with Partners and Subcontractors), required reports, and readiness and compliance documentation. The State reserves the right to audit all Grantee, Partner, and Subcontractor records for this project, as stated below.

- i. Grantee must establish a separate ledger account for receipts and expenditures of grant funds and maintain expenditure details in accordance with the attached Budget and Schedule of Deliverables. Separate bank accounts are not required. Grantee must maintain financial records of expenditures incurred during the TCC Project in accordance with generally accepted accounting principles, including leverage funding that may be required.
- ii. Grantee must maintain documentation of its normal procurement policy and competitive bid process (including the use of sole source purchasing).
- iii. Partners and Subcontractors paid with moneys under the terms of this Grant Agreement must maintain all records as specified. Grantee maintains responsibility for ensuring that Partners and Subcontractors comply with the requirements above.

23. Records

Grantee agrees that all data, plans, drawings, specifications, reports, computer programs, operating manuals, notes and other written or graphic work produced in the performance of this Grant Agreement will be in the public domain to the extent to which release of such materials is required under the California Public Records Act (Cal. Gov't Code § 7920 *et seq.*). Grantee may disclose, disseminate, and use in whole or in part, any final form data and information received, collected, and developed under this Grant Agreement, subject to appropriate acknowledgement of credit to the State for financial support as described in Section 53, Publicity. Grantee must not utilize the materials for any profit-making venture or sell or grant rights to a third party who intends to do so. The State has the right to use any data described in this paragraph for any public purpose.

24. Audit and Record Retention

Grantee must ensure adequate protection for all records, physical and electronic, from loss, damage, or destruction for possible audit(s). Grantee agrees that the State or designated representative will have the right during normal business hours to review and to copy any records and supporting documentation pertaining to the performance of this Grant Agreement and interview any employees who might reasonably have information related to such records. Further, Grantee agrees to include a similar right of the State to audit records and interview staff of any Partners and Subcontractors related to the performance of this Grant Agreement.

- i. Grantee, Partners, and Subcontractors must maintain copies of project records four (4) years after the grant term, unless a longer period of records retention is stipulated.

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- ii. The State retains the right to conduct an audit each year during the grant term and up to four (4) years after the grant term. Audits may include, but are not limited to, inspections of project records; ownership and usage records of equipment, vehicles, and infrastructure; and maintenance records of equipment, vehicles, and infrastructure.
- iii. The State may require recovery of payment from Grantee, issue a Stop Work Order or terminate the Grant Agreement, as warranted, based on an audit finding, or any other remedies available in law or equity.

25. Compliance

Grantee must fully comply with all applicable federal, state, and local laws, ordinances, regulations, plans, and design standards. Grantee must secure any new permits or licenses required by authorities having jurisdiction over the Project Area and maintain all presently required permits. Grantee must ensure that any applicable requirements of the California Environmental Quality Act are met in order to carry out the terms of this Grant Agreement. Grantee must promptly provide evidence of such compliance if requested by the State.

Additionally, Grantee certifies that it currently is not and will not become:

- i. In violation of any order or resolution subject to review promulgated by CARB or an air pollution control district;
- ii. Subject to a cease-and-desist order subject to review issued pursuant to Section 13301 of the California Water Code for violation of waste discharge requirements or discharge prohibitions; or
- iii. Determined to be in violation of provisions of federal law relating to air or water pollution.

Grantee must ensure that Partners and Subcontractors comply with all terms in this section with respect to the TCC Project.

26. Insurance

- i. A Grantee or Lead Entity that is a governmental organization may provide evidence of sufficient self-insurance to satisfy the insurance requirements below.
- ii. If Grantee or Lead Entity is not a governmental organization or is unable to provide evidence of sufficient self-insurance, then the following are the insurance requirements:
 - a. Grantee must ensure the following insurance policies are obtained and kept in force through the Project Completion Period for each project, with no lapses in coverage, that cover any acts or omissions of Grantee and its employees engaged in carrying out any tasks specified in this Grant Agreement:

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- (i) **Worker’s Compensation Insurance in an amount of not less than the statutory requirement of the State of California.**
 - (ii) **Commercial general liability insurance in an amount of not less than \$1,000,000 per occurrence for bodily injury and property damage combined.**
 - (iii) **Motor vehicle liability with limits in an amount not less than \$1,000,000 per accident for bodily injury and property damage combined. Such insurance must cover liability arising out of a motor vehicle including owned, hired, and non-owned motor vehicles.**
- b. Insurance policies must name the State of California, its officers, agents, employees and servants as additional insured parties for the commercial general liability and automobile liability insurance but only with respect to work performed under the Grant Agreement. Grantee is responsible for guaranteeing that a copy of each Certificate of Insurance is submitted to SGC within sixty (60) calendar days of the Grant Agreement signature. The grant number must be included on each submitted Certificate of Insurance.**
- iii. **Grantee must notify SGC prior to any insurance policy cancellation or substantial change of policy, including lapse of coverage, change in coverage amount, or change in carrier.**
 - iv. **Grantee must notify SGC if any Partners or subcontractors are not in compliance with the insurance requirements above. If any Partners or subcontractors are out of compliance, SGC reserves the right to issue a Stop Work Order, until resolved, as described below.**
 - v. **Grantee is responsible for determining the appropriate level of insurance, if any, for its Partners or subcontractors.**

27. Computer Software

Grantee must ensure that the appropriate systems and controls are in place so that funds under this Grant Agreement will not be used for the acquisition, operation, or maintenance of computer software in violation of copyright laws.

28. Personally Identifiable Information

Information or data, including but not limited to all records and supporting documentation that personally identifies an individual or individuals is confidential in accordance with California Civil Code Sections 1798, *et seq.* and other relevant state or federal statutes and regulations. Grantee must ensure that all such information or data that comes into possession under this Grant Agreement is appropriately safeguarded in perpetuity, and must not release or publish any such information, data, or records.

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29. Ownership

- i. Deliverables:
Grantee hereby grants to the State a royalty-free, nonexclusive, transferable, world-wide license to reproduce, translate, and distribute copies of any and all materials it produces pursuant to this Grant Agreement, for nonprofit, non-commercial purposes, and to have or permit others to do so on the State’s behalf.
- ii. Equipment:
 - a. Purchase of equipment using grant funds is allowable only with prior approval by TCC Grant Manager.
 - b. Cost of equipment purchased shall be substantiated by purchase receipt.
 - c. For any equipment purchased or built with funds that are reimbursable as a direct cost of the TCC Project, as determined by SGC, Grantee, Partner, or Subcontractor, as applicable, must be the sole owner on title.
 - d. If the funds are used to purchase equipment that costs \$5,000 or more, each such piece of equipment is “grant-funded equipment.”
 - e. Each grant-funded equipment must be dedicated to the described use in the same proportion and scope as was in the Grant Agreement, unless SGC agrees otherwise in writing, during the useful life of the equipment.
 - f. If the owner of the grant-funded equipment determines that it no longer has need for the grant-funded equipment before the end of the equipment’s useful life, the owner shall donate the grant-funded equipment to a public entity or nonprofit organization that will use the grant-funded equipment for purposes that are similar to the purpose intended in the Grant Agreement or to a public entity or nonprofit that serves the project area.
 - g. For the duration of the useful life of each grant-funded equipment, the grantee shall maintain a record identifying each grant-funded equipment, the expected useful life of each item, and the ultimate disposition (disposal or donation). The requirements of this section will survive termination of this agreement.
 - h. The cost to lease equipment to use in the grant project area may be charged to the grant. Cost of leased equipment charged to the grant must be substantiated with receipts identifying equipment was leased, lease rate and total cost.
 - i. Use of equipment owned by the Grantee may be charged to the grant at a rate set by the California Department of Transportation Labor Surcharge and Equipment Rental Rate Guide. Use of Grantee equipment must be substantiated with an equipment usage log that identifies the equipment used, rate, and total rental cost. A cost-benefit analysis to justify the cost of purchasing equipment versus leasing must be provided.

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- j. Grantee will assume all risk including cost for maintenance, repair, loss, destruction, and damage to all equipment until disposition of equipment. SGC may, at its discretion, repair any damage or replace any lost or stolen items and deduct the cost thereof from Grantee’s invoice to the State, or require Grantee to repair or replace any damaged, lost, or stolen equipment to the satisfaction of SGC with no expense to the State.
 - k. In the event of theft, a report must be filed immediately with the California Highway Patrol (State Administrative Manual § 8643 [Lost, Stolen, or Destroyed Property]).
 - l. Grantee must maintain an inventory record for grant-funded equipment purchased or built with funds provided under this Grant Agreement. In addition, items of grant-funded equipment or supplies that are prone to theft, loss, and misuse and may contain sensitive data (e.g., computers, printers, smartphones, tablets, cameras, GPS devices, etc.) costing less than \$5,000 must be inventoried. Details on the inventory record are to be provided in the Implementation Grant Administration Guide.
 - m. The Equipment Inventory Record must be updated annually and upon request. See [Exhibit A, Section 11](#), Reporting Requirements, for more information.
- iii. Vehicles:
- a. Grantee, Partner, or Subcontractor, as applicable, must be the sole owner of all vehicles acquired as part of TCC Project, including but not limited to, bicycles, cars, buses, vans, rail passenger equipment. During the Project Completion Period, vehicles must be dedicated to the described use in the same proportion and scope as was in the Grant Agreement, unless SGC agrees otherwise in writing.
 - b. Vehicles acquired for purposes of public transit must be maintained in a state of good repair and dedicated to that public transportation use for their full useful life, which, for the purpose of this Grant Agreement, will be determined in accordance with standard State and national transit practices and applicable rules and guidelines, including any extensions of that life cycle achievable by reconstruction, rehabilitation, or enhancements. If the ownership or use of the vehicles change to a use not in accordance with the Grant Agreement, Grantee may be required to reimburse the State for their fair market value.
 - c. Vehicles acquired for general project work (i.e., work trucks) must be maintained in a state of good repair for their full useful life, which, for the purpose of this Grantee Agreement, will be determined in accordance with standard State practices. If the ownership or use of the vehicles change to a use not in accordance with the Grant Agreement, Grantee may be required to reimburse the State for their fair market value.

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iv. **Infrastructure:**

- a. Grantee, Partner, or Subcontractor, as applicable, must ensure all necessary rights of way, property ownership, or leases have been secured prior to construction. Purchases of all real property required for the TCC Project must be free and clear of liens, conflicting easements, obstructions, and encumbrances. Any property acquisition by Grantee must not involve eminent domain proceedings or threat of eminent domain proceedings. Grantee must record deed restrictions on TCC Project property, as applicable.
- b. For any rights of way, real and personal property, leases, improvements, and infrastructure funded as a reimbursable direct cost of the TCC Project, the Grantee, Lead Entity, or another public agency or subcontractor as approved in writing by the TCC Grant Manager, must be the sole owner of the title or leasehold. The foregoing sentence notwithstanding, dispersed improvements such as those made under the Solar Installation, Energy Efficiency and Appliance Electrification Strategy may be made on private real property. Each site acquired or improved upon with funding provided under this Grant Agreement must remain permanently dedicated to the described use in the same proportion and scope as was in the Grant Agreement, unless SGC agrees otherwise in writing. If the ownership or use of the property changes to a use not in accordance with the Grant Agreement, Grantee may be required to reimburse the State in a manner determined by SGC.
- c. Grantee, Partner, or Subcontractor, as applicable, is obligated to continue operation and maintenance of the physical aspects of the TCC Project for its full useful life, which, for the purpose of this Grant Agreement, includes any extensions of that life achievable by reconstruction, rehabilitation or enhancements, in accordance with the described use in the same proportion and scope as in the Grant Agreement, unless SGC, Grantee, Partner, or Subcontractor (as applicable) agrees otherwise in writing. Grantee may be excused from its obligations for operation and maintenance of the Project site only upon written approval from SGC. The TCC Project and its facilities must be maintained, supervised, and inspected by adequate and well-trained staff and/or professionals and technicians as the project reasonably requires.

v. **Debt Security:**

Grantee will not use or allow the use of any portion of real property purchased solely with TCC grant funds as security for any debt. This debt financing prohibition is not applicable to the Affordable Housing Development Capital Projects under the Equitable Housing and Neighborhood Development Strategy.

30. Non-Performance

SGC has sole discretion to determine if Grantee is performing in accordance with the Grant Agreement. Non-performance may be determined for an individual Project,

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Transformative Plan, the entire TCC Project, or a task within an individual Project or Transformative Plan. Non-performance issues can include but are not limited to: misuse of funding for ineligible expenses, actual or projected inability to meet performance requirements or scheduled milestones, failure to complete or failure to make a good faith effort to complete the TCC Project as a whole or any TCC Project Components, including ensuring Stand-alone Leverage Projects adhere to the TCC Partnership Agreement, and/or failure to comply with the terms of this Grant Agreement.

- i. SGC will notify Grantee in writing if non-performance is determined and will provide instructions and a timeline to rectify all cases of non-performance.
- ii. Grantee must respond to a determination of non-performance within thirty (30) calendar days by either a) proposing corrective actions, or b) disputing SGC’s findings in writing.
- iii. SGC, without waiver of other rights or remedies, may require Grantee to re-perform any actions not in accordance with this Grant Agreement. SGC may withhold any payments due to Grantee until the individual project or TCC Project is brought back into full compliance. Costs and expenses for these actions will be borne by the applicable Grantee, Partner, or Subcontractor.
- iv. If Grantee fails to correct any non-performance to SGC’s satisfaction, SGC may elect to terminate the entire Grant Agreement or any part thereof. Grantee may be liable for immediate repayment to SGC of all amounts disbursed by SGC under this Grant Agreement for the individual Project, Transformative Plan, the entire TCC Project, or a task within an individual Project or Transformative Plan as applicable and only if non-performing. SGC may, at its sole discretion, examine the extent of Grantee compliance for work partially completed and determine costs eligible for reimbursement. This paragraph will not be deemed to limit any other remedies available to SGC for breach of this Grant Agreement.
- v. Upon termination by SGC, Grantee must deliver all invoices, reports, and other deliverables required by this Grant Agreement up to the time of termination. Grantee must deliver all materials within sixty (60) calendar days of the termination date.

31. Disputes

SGC has sole discretion to determine if an invoice, report, deliverable, or other supporting documentation is sufficient and complete, per the Grant Agreement, TCC or AHSC Guidelines, and/or any other statutory requirement. All dispute, resolution, and appeal statements must be signed by the appropriate Authorized Signatory or Designee.

- i. SGC will notify Grantee in writing if any materials are determined to be insufficient or incomplete within fifteen (15) working days of receiving the materials.

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- a. Grantee must respond in writing within fifteen (15) working days with either a) materials requested by the SGC, or b) a written statement disputing SGC’s findings.
- ii. Grantee has fifteen (15) working days to submit a written dispute statement to the TCC Grant Manager. The dispute statement must contain a concise description of the dispute, along with any supporting documentation.
 - a. Grantee and relevant parties must attempt to negotiate a resolution to the dispute.
 - b. SGC will present a dispute resolution within fifteen (15) working days of receiving Grantee’s dispute statement.
- iii. Grantee has fifteen (15) working days to appeal a dispute resolution. Grantee must submit a written appeal statement to SGC. The appeal statement must contain a concise description of the appeal, along with any supporting documentation.
 - a. Grantee and relevant parties must attempt to negotiate a resolution to the appealed dispute.
 - b. SGC will respond to the appeal statement within fifteen (15) working days of receiving Grantee’s appeal statement.
- iv. If Grantee wants to further appeal a dispute resolution after undergoing both the dispute and appeal process, Grantee must submit a further appeal statement to the Government Claims Program at the Department of General Services, the final administrative forum for resolution of the dispute.
- v. During a dispute, Grantee must observe any Stop Work Orders put into effect until the dispute is resolved.

32. Stop Work Order

SGC has the right to issue a Stop Work Order for an individual Project, Transformative Plan, or the entire TCC Project and suspend payments to Grantee. SGC reserves the right to issue a Stop Work Order if there is a breach in the leverage funding commitments or a determination of nonperformance that put components of the TCC Project at risk of not being completed.

- i. Immediately upon receiving a Stop Work Order written notice, Grantee must cease all work under the individual project or TCC Project. The Stop Work Order will be in effect until resolution is reached or until the project is terminated.
 - a. SGC may require corrective actions from Grantee.
 - b. The individual project or TCC Project may be terminated by means of an amendment.

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- ii. Any costs incurred after the issuance of a Stop Work Order will not be reimbursed. Costs and expenses for these actions will be borne by Grantee. Work may resume only upon written SGC notification that the Stop Work Order has ended.

If Grantee issues a Stop Work Order to a Partner, or if Grantee and/or Partners issue a Stop Work Order to any Subcontractors, they must notify SGC within ten (10) working days of issuing the order.

33. Health Impacts

If SGC has a reasonable concern about the public health impact of a Project Component, SGC may require Grantee to further study and mitigate the impact as directed by SGC. [Section 13](#) of this Agreement, Payment Provisions, notwithstanding, Grantee may request any required study and mitigation to be considered an eligible cost for reimbursement based on the fiscal inability of the entity required to perform the directed work.

34. Termination for Convenience

Both SGC and Grantee have the right to terminate this Grant Agreement prior to the end of the grant term upon thirty (30) calendar days of written notice. The written notice must specify the reason for early termination and may permit SGC or Grantee to rectify any deficiency(ies) prior to the termination date.

- i. Conditions of early termination:
 - a. Upon any termination, Grantee must deliver all invoices, reports, and other deliverables required by this Grant Agreement up to the time of termination. Grantee must deliver all materials within sixty (60) calendar days of the termination date.
 - b. Upon receipt of notice from SGC of Termination for Convenience, Grantee shall immediately take action to ensure neither it nor any Partner or Subcontractor incur any additional obligations, costs or expenses, except as may be reasonably necessary to terminate its activities.
 - c. SGC will examine the extent of Grantee compliance for work partially completed and reasonably determine costs eligible for reimbursement based on final invoices submitted and compliance with this Grant Agreement.
 - d. If SGC elects to terminate the Grant Agreement under this section, but all aspects of Affordable Housing Development Capital Projects and Housing Related Infrastructure are otherwise found to be in compliance, SGC shall independently fulfill its obligations as to the Affordable Housing Development Capital Projects and Housing Related Infrastructure.

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- ii. The rights and remedies of the SGC and Grantee provided in this Section shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Grant Agreement.

35. Governing Law and Venue

This Grant Agreement will be governed by the laws of the State of California without regard to conflicts of law principles. Venue will be in Sacramento County, California.

36. Grantee Independence/Not an Agent of the State

Grantee, and its employees, agents, Subcontractors, and Partners, in their performance of this Grant Agreement, must act in an independent capacity and not as officers or employees or agents of the State.

37. Indemnification

Grantee agrees to indemnify, defend (with counsel reasonably approved by the State) and hold harmless the State, its employees, officers or agents from and against any and all third-party claims, injury, damages, liability, loss or attorneys' fees arising out of or in connection with the subject matter, terms or performance of this Grant Agreement, and from any suit, proceeding or challenge against the State and its employees, officers or agents by a third party alleging that by virtue of the terms of this Grant Agreement, the State and its employees, officers or agents have done any wrongful act or breached any representation, whether based on a claim in contract, tort or otherwise, excepting gross negligence and intentional misconduct.

38. Waiver

Grantee waives any and all rights to any type of express or implied indemnity or right of contribution from the State, officers, agents or employees, for any liability arising from, growing out of, or in any way connected with this Grant Agreement. Grantee waives all claims and recourses against the State, including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this Grant Agreement, except claims arising from the gross negligence and intentional misconduct of the State, its officers, agents, and employees. None of the provisions of this Grant Agreement will be deemed waived unless expressly waived in writing. No waiver or any breach of the Grant Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of SGC to enforce at any time the provisions of this Grant Agreement or to require at any time performance by Grantee of these provisions shall in no way be construed to be a waiver of such provisions nor affect the validity of this Grant Agreement or the right of SGC to enforce these provisions.

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39. No Third-Party Beneficiaries

This Grant Agreement is not intended for the benefit of any person or entity other than the Parties, and no one other than the Parties themselves may enforce any of the rights or obligations created by this Grant Agreement.

40. Force Majeure

Neither the State nor Grantee will be responsible hereunder for any delay, default, or nonperformance of this Grant Agreement, to the extent that such delay, default, or nonperformance is caused by an act of God, weather, accident, enemy or hostile governmental action, civil commotion, strikes, lockouts, labor disputes, fire or other casualty, or other contingencies unforeseen by the State or Grantee, its Partners, Subcontractors, or vendors, and beyond the reasonable control of such party.

41. Expatriate Corporations

Grantee hereby declares that it is not an expatriate corporation or subsidiary of an expatriate corporation within the meaning of Public Contract Code Section 10286 and 10286.1, and is eligible to contract with the State of California.

42. Corporation Qualified to do Business in California

When work under this Grant Agreement is to be performed in California by a corporation, the corporation must be in good standing and currently qualified to do business in the state. "Doing business" is defined in Revenue and Taxation Code Section 23101 as actively engaging in any transaction for the purpose of financial or pecuniary gain or profit.

43. Certificate of Compliance with Russia Sanctions

Per Executive Order N-6-22, all contractors and grantees that have agreements valued at \$5 million or more with agencies or departments subject to the California Governor's authority are directed to report their compliance with economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as sanctions imposed under state law, if any. Grantees subject to the certification requirement should carefully review the Executive Order and the economic sanctions imposed in response to Russia's actions in Ukraine, including, but not limited to, the federal executive orders identified in Executive Order N-6-22, sanctions identified by the U.S. Department of the Treasury, and sanctions imposed under state law, if any. A certification of compliance, included as [Attachment D-10](#), must be returned to SGC prior to any disbursement of grant funds.

Additionally, should SGC at any time determine Grantee is a target of Economic Sanctions or is conducting prohibited transactions with sanctioned individuals or entities, that shall be grounds for termination of this agreement. SGC shall provide

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Grantee advance written notice of such termination, allowing Grantee at least 30 calendar days to provide a written response. Termination shall be at the sole discretion of the SGC.”

44. Self-Dealing and Arm’s Length Transactions

All expenditures for which reimbursement pursuant to this Grant Agreement is sought must be the result of arm’s-length transactions and not the result of, or motivated by, self-dealing on the part of Grantee or any employee or agent of Grantee.

45. Relocation

If a project is subject to State Relocation Law and a relocation plan is required by State Relocation Law (Gov. Code, § 7260 et seq.) and Section 6038 of the Relocation Assistance and Real Property Guidelines (25 Cal. Code of Regulations, div. 1, ch. 6, § 6000 et seq.) for the Project Area, Grantee must provide a copy of the relocation plan.

46. Americans with Disabilities Act

Grantee certifies that itself, its Partners, and Subcontractors comply with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines pursuant to the ADA (42 U.S.C. 12101 et seq.).

47. Non-discrimination Clause

During the performance of this Grant Agreement, Grantee, Partners, and Subcontractors will not unlawfully discriminate, harass, or allow harassment against any person on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status, nor will they discriminate unlawfully against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, gender, gender identity, gender expression, age, sexual orientation, or military and veteran status.

Grantee, Partners, and Subcontractors must ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Grantee, Partners, and Subcontractors must comply with the provisions of the Fair Employment and Housing Act (Gov. Code, § 12990 et seq.) and the applicable regulations promulgated there under (Cal. Code Regs., title 2, § 11005 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a)-(f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Grant Agreement by reference and made a part hereof as if set forth in full. Grantee must ensure that itself, Partners, and Subcontractors give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other grant agreement.

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Grantee must include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform services under this Grant Agreement.

48. Drug-Free Workplace Certification

Grantee certifies that it will provide a drug-free workplace to employees of Grantee, Partners, and Subcontractors by taking the following actions:

- i. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited in the organization's workplace and specifying the actions that will be taken against employees for violations of the prohibition.
- ii. Establish a drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The organization's policy of maintaining a drug-free workplace;
 - c. Any available counseling, rehabilitation, and employee assistance programs; and,
 - d. Penalties that may be imposed upon employees for drug abuse violations.
- iii. Every employee who works on the Grant Agreement must:
 - a. Receive a copy of the company's drug-free workplace policy statement; and,
 - b. Agree to abide by the terms of the company's statement as a condition of employment on the Grant Agreement.

49. Child Support Compliance Act

Grantee recognizes the importance of child and family support obligations and must fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Family Code Section 5200 et seq.; and

Grantee, to the best of its knowledge, is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.

50. Environmental Justice

In the performance of this Grant Agreement, Grantee must conduct its programs, policies, and activities that substantially affect human health or the environment in a manner that ensures the fair treatment of people of all races, cultures, and income levels, including minority populations and low-income populations of California, consistent with Government Code section 65040.12, subdivision (e).

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51. Union Organizing

By signing this Grant Agreement, Grantee hereby acknowledges the applicability of Government Code Sections 16645, 16645.2, 16645.8, 16646, 16647, and 16648 to this Grant Agreement and hereby certifies that:

- i. No grant funds disbursed by this Grant Agreement will be used to assist, promote, or deter union organizing by employees performing work under this Grant Agreement.
- ii. If Grantee makes expenditures to assist, promote, or deter union organizing, Grantee must maintain records sufficient to show that no state funds were used for those expenditures, and that Grantee must provide those records to the Attorney General upon request.

52. Prevailing Wages and Labor Compliance

Grantee certifies that it will comply with all prevailing wage requirements under California law, pursuant to Section 1720 et seq. of the California Labor Code. The California Labor Code requires payment of locally prevailing wages to workers and laborers on state government contracts in excess of \$1,000 for public works projects. A “public work” is the construction, alteration, demolition, installation, repair, or maintenance work done under contract and paid for in whole or in part out of public funds. The definition applies to private contracts when certain conditions exist. Grantee can identify additional stipulations and exceptions under Cal. Labor Code § 1720 et seq.

- i. Grantee must ensure the following on “public work” activities under this Grant Agreement:
 - a. Prevailing wages are paid;
 - b. The project budget and invoices for labor reflects these prevailing wage requirements, or if exempt, provide the applicable exemption to SGC with the project budget; and
 - c. The project complies with all other requirements of prevailing wage law including but not limited to keeping accurate payroll records and complying with all working hour requirements and apprenticeship obligations.
- ii. Grantee must ensure that its Partners and Subcontractors, if any, also comply with prevailing wage requirements. Grantee must ensure that all agreements with its Partners and Subcontractors to perform work related to the TCC Project contain the above terms regarding payment of prevailing wages on public works projects.
- iii. The Department of Industrial Relations (DIR) is the primary resource for consultation on the requirements of California prevailing wage law.

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- a. Grantee can identify the rates for prevailing wage on the DIR website at <http://www.dir.ca.gov>. Grantee may contact DIR for a list of covered trades and the applicable prevailing wage.
- b. If Grantee is unsure whether the TCC Project or individual projects receiving this award is a “public work” as defined in the California Labor Code, it may wish to seek a timely determination from the DIR or an appropriate court.
- c. If Grantee has questions about this contractual requirement, recordkeeping, apprenticeship or other significant requirements of California prevailing wage law, it is recommended Grantee consult DIR and/or a qualified labor attorney before accepting this grant award.

53. Publicity

Grantee should acknowledge SGC in publications, websites, signage, invitations, and other media and public outreach products related to the TCC grant. SGC staff will provide SGC logo files and guidance on their usage directly to Grantee. Grantee agrees to follow the TCC Grantee Publicity Guidelines provided by SGC ([Attachment D-8](#)). If Grantee is planning an event or announcement, needs sample materials, or needs assistance or advice regarding digital or print materials, press, social media, and/or general communications, please don't hesitate to contact your TCC Grant Manager.

A. Long-Form Materials

Long-form written materials are those that are more than 1,000 words in length, such as reports, should include the following standard language about SGC and TCC:

The Transformative Climate Communities (TCC) Program funds community-led development and infrastructure projects that achieve major environmental, health and economic benefits in California's most disadvantaged communities. TCC empowers the communities most impacted by pollution to choose their own goals, strategies, and projects to enact transformational change – all with data-driven milestones and measurable outcomes. This program is administered by the California Strategic Growth Council (SGC) which coordinates the activities of State agencies and partners with stakeholders to promote sustainability, economic prosperity, and quality of life for all Californians. www.sgc.ca.gov.

B. Short-Form Materials

Press Releases, Flyers, Social Media Posts, and Visual Materials: Any informational materials that do not qualify as long-form (less than 1,000 words), but include at least a paragraph of text, should include following language:

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*“[Project Name] is **supported** by California Strategic Growth Council’s Transformative Climate Communities program with funds from California’s General Fund.*

Grantee may at times produce promotional materials that are primarily visual in nature, such as banners, signage, certain flyers, and sharable images for social media. In such cases, when including the above boilerplate language acknowledging SGC support is not practical, Grantee should instead include the official logo of SGC, preceded by the words “Funded by.”

See TCC Grantee Publicity Guidelines, [Attachment D-8](#), for approved tags.

54. Right to Publish

- i. Subject to any restrictions on the publication, disclosure, dissemination and use of data or information set forth in this Agreement or under any applicable law, Grantee shall have the right to publish, disclose, disseminate, and use, in whole and in part, any data and information received or developed under this Agreement.
- ii. Grantee shall ensure that publications, presentations, and other public releases resulting from work performed under this Agreement are provided to the State for review at least thirty (30) calendar days prior to publication and will identify the proposed recipient(s). During the first twenty (20) calendar days of such review period, the State may provide notice to the Grantee that it intends to rebut some or all aspects of the presentation, publication, or other media release. The State will then have thirty (30) calendar days from the date of notice to prepare and submit such rebuttal to the recipient(s) identified by the Grantee. Within the review period, the State may provide feedback to the Grantee; the Grantee will give good faith consideration to such feedback but has no obligation to make any changes in said material, other than the removal of any material whose disclosure is prohibited or restricted by this Agreement or by any applicable law. Any of the above referenced time periods maybe modified upon agreement of both Parties. Neither Party may unreasonably deny such requests. Terms & Conditions Required for State-Funded Research Grants

The Parties shall comply with the California Taxpayer Access to Publicly Funded Research Act (Government Code section 13989 *et seq.*), including but not limited to:

- a. Grantee is responsible for ensuring that any publishing or copyright agreements concerning submittal of peer-reviewed manuscripts based on work performed under this Agreement fully comply with Government Code section 13989 *et seq.*
- b. For a peer-reviewed manuscript accepted for publication, Grantee shall ensure that the peer-reviewed manuscript be available no later than 12 months after

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the official date of publication on a publicly accessible repository approved by the State, including but not limited to:

- (i) CSU ScholarWorks at the Systemwide Digital Library (<http://www.calstate.edu/library>), or
 - (ii) UC California Digital Library (<https://www.cdlib.org/>), or
 - (iii) PubMed Central (<https://www.ncbi.nlm.nih.gov/pmc/>).
- c. Grantee shall instruct the Principal Investigator to report to the State the final disposition of the peer-reviewed manuscript, including but not limited to:
- (i) whether it was published,
 - (ii) where it was published,
 - (iii) when it was published,
 - (iv) when the 12-month period after publication expires; and
 - (v) where the manuscript will be available for open access.
- d. The State shall retain information regarding all issued research grants that resulted in published works.

55. Copyrights

- i. All rights in copyrightable works first created by Grantee in the performance of the [Budget and Schedule of Deliverables, in B](#), under this Agreement are the property of Grantee. Grantee shall grant the State a fully paid-up, royalty-free, nonexclusive, sublicensable, irrevocable license to use, reproduce, prepare derivative works, and distribute copies of the deliverables identified in [Exhibit B](#), to fulfill the State's government purposes.
- ii. Notwithstanding the above, if the purpose of the Budget and Schedule of Deliverables is specifically to create a copyrightable work for use by the State then all rights in such copyrightable work will be the property of the State, subject to a reserved right for Grantee to use the copyrightable work for educational and research purposes and to allow other educational and nonprofit institutions to do so for educational and research purposes.
- iii. SGC may make written requests for delivery of works first created in the performance of the Budget and Schedule of Deliverables, but which were not identified as deliverables. To the extent Grantee is legally able to do so, Grantee shall grant a fully paid-up, royalty-free, nonexclusive, sublicensable, irrevocable license to use, reproduce, prepare derivative works, and distribute copies, to fulfill the State's government purposes.

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56. Recycled Contents Products

Grantee must ensure each Lead Entity certify in writing under penalty of perjury, the minimum, if not exact, percentage of post-consumer material as defined in the Public Contract Code Section 12200, in products, materials, goods, or supplies offered or sold to the State regardless of whether the product meets the requirements of Public Contract Code Section 12209. With respect to printer or duplication cartridges that comply with the requirements of Section 12156(e), the certification required by this subdivision must specify that the cartridges so comply (Pub. Contract Code § 12205).

57. Severability

If a court of competent jurisdiction holds any provision of this Grant Agreement to be unlawful, unenforceable, or invalid in whole or in part for any reason, such provisions will be severed without affecting any other provision of this Grant Agreement. The validity and enforceability of the remaining provisions, or portions of those provisions, will not be affected.

58. Terms that Survive Grant Agreement

The following Sections survive the termination or expiration of the Grant Agreement: 4, 15, 19, 20, 21, 22, 23, 24, 26, 28, 35, 36, 37, 52, 54, 55, 56, and 58.

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EXHIBIT B – BUDGET AND SCHEDULE OF DELIVERABLES

Total Awarded Grant Funds

The total amount awarded for this grant will not exceed TWENTY-TWO MILLION, ONE HUNDRED TWENTY-FIVE THOUSAND Dollars and ZERO Cents (\$ 22,125,000.00)

Total Leverage Funds

The total leverage funds for this grant will equal no less than FIFTY MILLION, EIGHT HUNDRED NINETY-TWO THOUSAND, EIGHT HUNDRED SEVENTEEN Dollars and SIXTY-THREE Cents (\$50,892,817.63).

Summary Budget

Special Reimbursement Conditions:			
1) City to provide a draft updated Partnership Agreement for TCC review and approval within 30 days of grant execution, with a final signed version provided within 60 days.			
2) City to provide updated project area map.			
3) See individual project work plans for additional special readiness and reimbursement conditions			
TCC Project Component	Lead Entity	Grant Funds	Leverage Funds
Grantee Costs	City of Bakersfield	\$1,374,381.28	\$189,196.80
#1.1 – Bakersfield Senior Center Mixed-Use Project	Housing Authority of the County of Kern (HACK), Bakersfield Senior Center	\$5,988,650.00	\$24,811,807.00
#1.2 - Bakersfield Senior Center HRI – Community Garden	Housing Authority of the County of Kern (HACK)	\$80,000.00	\$0.00
#1.3 - Bakersfield Senior Center HRI – Lowell Park Greening	City of Bakersfield	\$120,000.00	\$0.00
#1.4 - Bakersfield Senior Center STI – Miocar Community Carshare	Housing Authority of the County of Kern (HACK)	\$832,000.00	\$0.00
#1.5 - Bakersfield Senior Center STI – Bus Passes	Housing Authority of the County of Kern (HACK)	\$35,280.00	\$0.00

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Special Reimbursement Conditions:			
1) City to provide a draft updated Partnership Agreement for TCC review and approval within 30 days of grant execution, with a final signed version provided within 60 days.			
2) City to provide updated project area map.			
3) See individual project work plans for additional special readiness and reimbursement conditions			
TCC Project Component	Lead Entity	Grant Funds	Leverage Funds
#2 – Low-Income Energy Efficiency Program	Community Action Partnership of Kern (CAPK), Kern Community College District (KCCD), GRID Alternatives	\$4,630,005.60	\$1,498,598.33
#3 – Rebuilding Neighborhoods Revitalization Project	Habitat for Humanity Golden Empire	\$476,314.00	\$0.00
#4 – MLK CommUNITY Garden Initiative	MLK CommUNITY Initiative	\$728,904.12	\$0.00
#5 – MLK Boulevard Corridor Improvements – Active Transportation	City of Bakersfield	\$1,849,871.00	\$1,526,048.50
#6 – MLK Boulevard Corridor Improvements – Urban Greening	City of Bakersfield	\$1,757,060.00	\$1,181,306.00
Community Engagement Plan	City of Bakersfield	\$1,321,459.00	\$0.00
Workforce Development and Economic Opportunities Plan	City of Bakersfield	\$1,306,975.00	\$168,100.00
Displacement Avoidance Plan	City of Bakersfield	\$825,850.00	\$224,921.00
Indicator Tracking Plan	Institute for Social Research	\$798,250.00	\$0.00
Stand-alone Leverage #1 – 4th Street Senior Apartments	Golden Empire Affordable Housing Inc. II		\$3,041,440.00
Stand-alone Leverage #2 – Chester Avenue Complete Streets	City of Bakersfield		\$15,190,000.00
Stand-alone Leverage #3 – Garces Circle Improvements	City of Bakersfield		\$3,061,400.00
TCC Project Total		\$22,125,000.00	\$50,892,817.63

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Budget and Schedule of Deliverables for Grantee

Grantee Costs				
Description: The City of Bakersfield will serve as lead for the Southeast Strong plan to ensure that the task and expenditures stay on track, metrics are met, the lead applicant and co-applicants are accountable for following through based on their commitments.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Project Management & Grant Reporting				
A: Compile and submit all invoices and reporting documents	Bi-monthly invoicing and progress reporting	Grant Execution – September 2028	\$901,641.28	\$94,598.00
B: Manage and verify implementation of all projects and transformative plans through Partner coordination, oversight, and Partner support	Bi-monthly invoicing and progress reporting			
C: Coordinate reporting requirements with Partners	Annual Reports			
D: Provide indicator reports to Evaluation Technical Assistance Provider	Annual Indicator Reports on: 1) Data indicators 2) Jobs reporting			
E: Provide evaluation data and information to Evaluation Technical Assistance Provider	Participation in evaluation surveys, interviews, focus groups, information requests			
Task 2: Establish and Maintain Website				
A: Setup webpage to serve as an interactive portal for resident engagement, including serving as a landing page for project and transformative plan information and updates, notices for public meetings, and other relevant project uses	Link to live website	Grant Execution – June 2025	\$105,149.00	\$0.00
B: Maintain and update webpage to track City TCC efforts	Bi-monthly report of digital engagement and outreach	July 2025 – September 2028		
Task 3: Project Coordination				

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<p>A: Coordinate Collaborative Stakeholder Structure, including:</p> <ul style="list-style-type: none"> - Leadership Council meetings (Quarterly meetings during the grant term) - Community Advisory Committee (Quarterly meetings during the grant term) - Working Group meetings (Quarterly meetings for the workforce, outreach, displacement, and technical assistance working groups during the grant term) 	<p>1) Meeting summary (date/time/location, number of attendees, summary of outcomes, meeting minutes)</p> <p>2) Final meeting materials (agenda, curriculum, handouts)</p> <p>3) Publicity materials (announcements, photos from key events)</p>	<p>Grant Execution – September 2028</p>	<p>\$367,591.00</p>	<p>\$94,598.00</p>
<p>Equipment</p>		<p>Grant Term</p>	<p>\$0.00</p>	<p>\$0.00</p>
<p>Lead Entity Indirect Costs</p>	<p>Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.</p>	<p>Grant Term</p>	<p>\$0.00</p>	<p>\$0.00</p>
		<p>Grantee Costs Total</p>	<p>\$1,374,381.28</p>	<p>\$189,196.80</p>

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Budget and Schedule of Deliverables for Funded Projects
Project 1.1 – Bakersfield Senior Center Mixed-Use Project

Project 1.1 - Bakersfield Senior Center	Strategy: Equitable Housing and Neighborhood Development
Lead Entity: Housing Authority of the County of Kern	Developer: Housing Authority (LP to be formed)
<p>Project Description: "Transformative Climate Communities (TCC) and Affordable Housing and Sustainable Communities (AHSC) - Affordable Housing Development (AHD) Integrated Connectivity Project (ICP)</p> <p>Bakersfield Senior Center Affordable Housing & Facility is a unit new construction/rehabilitation senior project with 36 one-bedroom units serving households with incomes ranging from 30-60 percent of Area Median Income (AMI), and one manager's unit. Each unit will have standard appliances including, air conditioning, dishwasher, refrigerator, range, microwave, ceiling fans, storage area, garbage disposal, and window coverings. On-site amenities include laundry facilities, community room, fitness room, community kitchen, picnic and barbeque area, computer room, high speed internet, and bicycle parking. Off-site amenities, located within one mile of the project include transit, public schools, public parks, retail, and medical facilities.</p> <p>Project will achieve full electrification, earn LEED Gold Green Building status, is served by Qualifying Transit, provides 18 Secure Overnight Bicycle Parking spots, and has a verified net density of 20 units per acre.</p> <p>Sustainable Transportation Infrastructure (STI) & Housing Related Infrastructure (HRI) project descriptions included in those projects.</p>	
<p>Special Reimbursement Conditions:</p> <p>Grantee should submit a draw schedule within the first year of the grant (2025).</p> <p>Grantee and Developer are required to provide an updated work plan and budget for the each of the proposed Sustainable Transportation Infrastructure (STI) & Housing Related Infrastructure (HRI) projects.</p> <p>AHD/HRI - Regarding the actual construction of housing and utilities, the Lead Entity must provide confirmation of 4% tax credits and an approved construction schedule within Year 1 of the grant. If this is not received, the feasibility of the project and allocated funds will be revisited.</p>	

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Land Area: 1.64	Estimated Residential Rental Area: 35,703 sqft		
Number of Buildings: 1	Estimated Commercial Area: 29,445 sqft		
Project Budget Summary			
Project Component	Name	Grant Funds	Leverage Funds
Affordable Housing Development (AHD)	City of Bakersfield (Bakersfield Senior Center Affordable Housing & Facility)	\$5,988,650.00	\$24,811,807.00
Sustainable Transportation Infrastructure (STI) & Housing Related Infrastructure (HRI)	City of Bakersfield (Bakersfield Senior Center Affordable Housing & Facility)	\$1,067,280.00	\$0.00
Housing Project Total		\$7,055,930.00	\$24,811,807.00
Affordable Housing Development (AHD) and Housing Related Infrastructure (HRI) Budget			
Major Tasks	Deliverables/Milestones	Timeline	Grant Funds
Task 1: Escrow Closing and 25% Construction Completion (AHD & HRI Draw Request)			
A: Secure bond allocation and 4% tax credits from CDLAC and CTCAC	A: Resolution from CDLAC on bond allocation and reservation letter from CTCAC	Grant Execution - 2025	
B: Prepare final construction documents	B: Final Construction Documents		
C: Close Escrow	C: Closing Statement		\$1,497,162.50

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D: Submit draw request to SGC for 25% of TCC AHSC AHD & HRI funds	D: Submit draw request for 25% of TCC AHSC AHD & HRI funds			
Task 2: 50% Construction Completion (AHD & HRI Draw Request)				
A: Complete 25% of construction	A: Construction documentation verifying that 25% of the construction budget has been expended with supporting invoices and payment documentation	Grant Execution - 2026	\$1,497,162.50	
B: Submit 2nd draw request for 25% of TCC AHSC AHD & HRI funds	B: Submit 2nd draw request for 25% of TCC AHSC AHD & HRI funds			
Task 3: 75% Construction Completion (AHD & HRI Draw Request)				
A: Complete 50% of construction	A: Construction documentation verifying that 50% of the construction budget has been expended with supporting invoices and payment documentation	Grant Execution - 2026	\$1,497,162.50	
B: Submit 3rd draw request for 25% of TCC AHSC AHD & HRI funds	B: Submit 3rd draw request for 25% of TCC AHSC AHD & HRI funds			
Task 4: Project Completion (AHD & HRI)				

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<p>Task 4: Project Completion (AHD & HRI) Final 25% of the requested funds will be released upon receiving applicable documents listed below:</p> <ul style="list-style-type: none"> • Proposal for Management Agent. • Management Agreement. • Management Plan • Rental Agreement, exhibits and HCD Lease Addendum. • Appeal and grievance procedure. • Initial proposed operating budget and explanation of budgeted costs (electronic version required). • Schedule of Rental Income (electronic budget). • Updated preliminary title report (less than 30 days old). • ALTA Land Title "As Built" Survey (SGC must be named as a party to the transaction within the signed Surveyor's Certificate). • Partnership borrowers: all partnership agreement documents including amendments, LP-1, LP-2, loan authorization and certificate of status from Secretary of State. • "Corporate managing general partner or borrower: articles of incorporation, by-laws, resolution, certificate of status from the Secretary of State (SOS). • Limited Liability Company managing general partner or borrower: articles of organization, operating agreement, resolution, certificate of status from the SOS." • Documentation of Prevailing Wage Compliance. • Certification of Completion. • Architect's completion certificate. • Statement from borrower certifying receipt of all construction warranty documents and an itemization of 	<p>August 2027</p>	<p>\$1,497,162.50</p>	
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these documents. <ul style="list-style-type: none"> • Temporary certificate of occupancy (Submit permanent certificate of occupancy to SGC upon completion; however, final payment will be not be contingent upon permanent certificate of occupancy). • Copy of recorded notice of completion. • Final audited cost certification - signed. • General Liability and Property Insurance copies. • Recorded deed of trust. • Signed checklist for jurisdiction’s checklist. 				
Equipment		Project Completion Period		
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period		
Contingency				
		Project Total	\$5,988,650.00	\$24,811,807.00

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A) Scope of Work					
# of Bedrooms	# of Units	AHSC Restricted	Income Limit (% of AMI)	Total Unrestricted Unit	Total Restricted Units
1	12		30%		12
1	11		50%		11
1	12		60%		12
2	1		Manager		0
	36	0	1.4	0	35

B) AHD & HRI Milestones	
Performance Milestone	Date
Executed binding agreement between the Sponsor and developer of the Project detailing the terms and conditions of the Project development.	7/31/2023
Ultimate Site Control of Project site(s).	7/31/2023
Completion of all necessary environmental clearances, including those required under CEQA and NEPA.	7/31/2023
Obtaining all necessary and discretionary public land use approvals.	7/31/2023
Obtaining all enforceable construction funding commitments.	7/1/2023
Obtaining all enforceable permanent funding commitments including substantially final permanent loan documents, and Tax Credit syndication documents.	12/1/2025
Submission of Final Construction Drawings and Specifications to the appropriate local building department or permitting authority.	7/1/2025
Commencement of construction.	2/1/2026
Construction complete and the filing of the Notice of Completion.	8/1/2027
Program funds fully disbursed.	6/1/2026

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C) Overall Budget		
USES OF FUNDS	Total Residential Sources/Costs	Total Commercial Sources/Costs
LAND COST/ACQUISITION		
Land Cost or Value		
Total Land Cost / Acquisition Cost		
Predevelopment Interest/Holding Cost		
Assumed, Accrued Interest on Existing Debt (Rehab/Acq)		
NEW CONSTRUCTION		
Site Work	\$1,125,000	\$375,000
Structures	\$11,128,000	\$8,872,000
General Requirements	\$598,130	\$476,870
Contractor Overhead	\$299,065	\$238,435
Contractor Profit	\$299,065	\$238,435
General Liability Insurance	\$222,560	\$177,440
Urban Greening		
Other New Construction: Demolition		
Other New Construction: Environmental Remediation		
Other New Construction: Commercial Warm Shell & Associated Soft Costs		
Total New Construction Costs	\$13,671,820	\$10,378,180
ARCHITECTURAL FEES		
Design	\$472,940	\$377,060
Supervision	\$27,820	\$22,180
Total Architectural Costs	\$500,760	\$399,240
Total Survey & Engineering	\$55,640	\$44,360
CONSTRUCTION INTEREST & FEES		
Construction Loan Interest	\$840,000	
Origination Fee	\$120,000	

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Bond Premium	\$20,000	
Cost of Issuance	\$7,500	
Taxes	\$1,947	\$1,553
Insurance	\$5,564	\$4,436
Other Construction Int. & Fees: Misc. Construction Finance Costs	\$25,038	\$19,962
Other Construction Int. & Fees: Loan Costs		
Total Construction Interest & Fees	\$1,020,049	\$25,951
PERMANENT FINANCING		
Loan Origination Fee		
Other Perm. Financing Costs: Misc. Perm Finance Costs	\$10,000	
Other Perm. Financing Costs: City of Oakland Loan Fee		
Total Permanent Financing Costs	\$10,000	\$0
Subtotals Forward	\$15,258,269	\$10,847,731
LEGAL FEES		
Legal Paid by Applicant	\$50,000	
Bond Council	\$45,000	
Development & Tax Council	\$100,000	
Total Attorney Costs	\$195,000	\$0
RESERVES		
Operating Reserve	80000	
Transition Reserve	\$20,585	
Total Reserve Costs	\$100,585	\$0
CONTINGENCY COSTS		
Construction Hard Cost Contingency	\$669,071	\$533,429
Soft Cost Contingency	\$41,730	\$33,270
Total Contingency Costs	\$710,801	\$566,699
OTHER PROJECT COSTS		
TCAC App/Allocation/Monitoring Fees	\$26,109	
Local Development Impact Fees	\$320,000	\$45,000
Permit Processing Fees	\$133,814	\$106,686
Marketing	\$5,000	
Furnishings	\$21,500	

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Market Study	\$6,500	
Accounting/Reimbursable		
Appraisal Costs	\$6,500	
Environmental Audit	\$2,782	\$2,218
Audit	\$10,000	
Other Costs: Transit Passes		
Other Costs: Permanent Relocation		
Total Other Costs	\$532,205	\$153,904
SUBTOTAL PROJECT COST	\$16,796,860	\$11,568,334
DEVELOPER COSTS		
Developer Overhead/Profit	\$2,435,275	
Total Developer Costs	\$2,435,275	\$0
HRI COSTS – INCLUDED IN PROJECTS 1.2 & 1.3		
Demolition		
Erosion/Weed Control		
TOTAL SITE PREPARATION COSTS	\$0	\$0
Sanitary Sewer		
Potable Water		
Non-Potable Water		
Storm Drain		
Other Site Utilities (Specify): PG&E Costs		
TOTAL SITE UTILITIES COSTS	\$0	\$0
Aggregate Base		
Asphalt Pavement		
Curb, Gutter, Sidewalk		
Street Lights		
Other Surface Improvements: Bioretention & Onsite Parking, Including EV Charging Stations		
TOTAL SURFACE IMPROVEMENTS COSTS	\$0	\$0
Irrigation		
Landscaping		
Playground Facilities and Tot Lots		

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Other Landscape and Amenities (Specify): Community Garden		
TOTAL LANDSCAPE AND AMENITIES	\$0	\$0
Environmental Remediation		
TOTAL ENV. MITIGATION/REMEDATION	\$0	\$0
Bicycle Facilities		
TOTAL TRANSIT COSTS	\$0	\$0
Water Facility		
TOTAL IMPACT FEES	\$0	\$0
HRI TOTAL PROJECT COSTS	\$0	\$0
AHD TOTAL PROJECT COSTS	\$19,232,135	\$11,568,334
TOTAL PROJECT COSTS	\$19,232,135	\$11,568,334

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Project 1.2 – Housing Related Infrastructure – Community Garden

Project 1.2: Housing Related Infrastructure - Community Garden		Strategy 1: Equitable Housing & Neighborhood Development		
Lead Entity: Housing Authority of the County of Kern				
Project Description: Urban greening including the installation of community garden for residents of the AHD site to grow edible plants with large planters accessible for seniors, watering system, addition of planting material. Also includes the installation of 12 36" box drought tolerant and native species trees and landscaping shrubs at the exterior of the AHD site adjacent to the sidewalk, bus stop, and bicycle lane, including preparation of soil, installation of drips systems, and installation of plant material. The housing authority of kern will put bids out for the design and construction of the garden and additional education and programming will be conducted by the Bakersfield Senior Center.				
Operations & Maintenance Plan: O&M Plan will be submitted & updated during the readiness period (first year of the grant).				
Special Reimbursement Conditions: Grantee may not be reimbursed on tasks 2 & 3 prior to completing all deliverables for task 1.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness				
A. Landscape architect creates landscape plan	A. 100% Landscape design plan			
B. Plan check process	B. Plan Check Approval & Permits			
C. Operations & Maintenance Plan	C. Operations & Maintenance Plan			
D. Revise detailed budget within the first year to account for additional costs of implementing plan, including staff time.	D. Revised detailed budget/workplan	2025	\$0	\$0

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E. Bidding process for project (includes urban greening)	E. Final Notice of Bid Selection			
Task 2: Construction and Planting				
A. Installation of planters and irrigation	A. Photos of installed planters and irrigation			
B. Installation of trees and plants	B. Log of trees and plants planted	2026	\$80,000.00	\$0
Task 3: Resident Engagement and Programming				
A. Ongoing community engagement to make residents/seniors aware of community garden & implement programs	A. Bimonthly summary report of programming and resident participation in community garden	2026 - Project Completion Period	\$0	\$0
Equipment (entire project)		Project Completion Period	\$0	\$0
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0	\$0
Contingency			\$0	\$0
Project Total			\$80,000.00	\$0.00

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Project 1.3 – Housing Related Infrastructure – Community Garden

Project 1.3: Housing Related Infrastructure - Lowell Park Greening		Strategy 1: Equitable Housing & Neighborhood Development		
Lead Entity: City of Bakersfield				
Project Description: Lowell Park tree planting of 500 native/drought tolerant shrubs and 80 36" box trees, including preparation of soil, upgrade irrigation system, install drip systems as needed, and installation of plant material. As Lowell Park is located adjacent to the housing site, the project will provide shade along the sidewalk and bicycle path along 4th street and within the park to improve active transportation conditions and open space access.				
Operations & Maintenance Plan: O&M Plan will be submitted & updated during the readiness period (first year of the grant).				
Special Reimbursement Conditions: Grantee may not be reimbursed on tasks 2 & 3 prior to completing all deliverables for task 1.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness & Pre-development				
A. Designate site locations for future planting	A. Project Map	Grant Execution - June 2025	\$0.00	\$0.00
B. Final Construction & Planting Plans	B. Project Plan			
C. Grantee will revise detailed budget within the first year to account for additional costs of implementing plan, including staff time.	C. Revised detailed budget/workplan			
D. CEQA Notice of Exemption (NOE) and street tree planting permit	D. CEQA Notice of Exemption (NOE) and street tree planting permit			
E. Project tree palette in consultation with the City and Regional Urban Forester	E. Project tree palette in consultation with the City and Regional Urban Forester			
Task 2: Construction & Planting				

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A. Installation of trenching, irrigation and drip system.	A. Photos of installed irrigation & drip system.	2025	\$109,113.00	\$0.00
B. Planting of trees and shrubs	B. Photos of completed planting.			
Task 3: Grant Administration				
Invoicing & progress report	Invoices & progress report			
Equipment (entire project)		Project Completion Period	\$0	\$0
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0	\$0
Contingency			\$10,887	\$0
Project Total			\$120,000.00	\$0.00

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Project 1.4 – Sustainable Transportation Infrastructure

Project 1.4: Sustainable Transportation Infrastructure - Miocar Community Carshare		Strategy 1: Equitable Housing & Neighborhood Development		
Lead Entity: Housing Authority of the County of Kern				
Project Description: This project will bring community carsharing to the Senior Center Housing site. This will include installation of four charging stations onsite, the purchase four electric vehicle, and resident education and engagement for the program. The operations of the carshare will be led by Miocar.				
Operations & Maintenance Plan: O&M Plan will be submitted & updated during the readiness period (first year of the grant).				
Special Reimbursement Conditions: Grantee may not be reimbursed on tasks 2 & 3 prior to completing all deliverables for task 1.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness & Predevelopment				
A. Site reconnaissance and features inventory, meeting with staff and construction GCs	A. Siting plan for EVSE and carshare (memo format)	2025 - January 2026	\$168,000.00	\$0.00
B. Confirm EVSE component of Senior Center electrical drawings and coordinate with GC and Utility	B. Coordinated drawing set and utility approval			
C. Work with HA General Contractor and Architect team to permit and install selected and approved EVSE	C. Notice of completion			
D. Source four electrical vehicles suitable for the project and in line with residents' preference	D. Four selected vehicles by VIN for purchase			
E. Beta test, engage residents and deploy system, check for any issues, test reservations	E. Summary report on vehicle testing and deployment			
Task 2: Operations				
A. Onboard & insure 4 vehicles.	A. Proof of onboarding (photos) & proof of insurance.	2026 - Project Completion Period	\$480,000.00	\$0.00
B. Operate online rentals for residents and the public for 4 years.	B. Log of key metrics (usage, user base, etc.). This may overlap with indicator tracking data.			

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Task 3: Indicator Tracking & Research Coordination				
A. Collect and prepare data for UC Davis	A. Monthly trip data captured in GTS	2026 - Project Completion Period	\$32,000.00	
B. Issue surveys through UC Davis to completed trips	B. Bimonthly update on survey response rates			
C. Download and review trip data spreadsheets and prepare for UC Davis	C. Bimonthly update trip data spreadsheet			
D. UC Davis will analyze and create reports for HA and project team	D. UC Davis project Reports (no cadence specified).			
Equipment (entire project)	Four (4) Electric Vehicles	Project Completion Period	\$152,000	\$0
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0	\$0
Contingency			\$0	\$0
Project Total			\$832,000.00	\$0.00

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Project 1.5 – Sustainable Transportation Infrastructure

Project 1.5: Sustainable Transportation Infrastructure - Bus Pass Vouchers		Strategy 1: Equitable Housing & Neighborhood Development		
Lead Entity: Housing Authority of the County of Kern				
Project Description: This project will provide 35 bus passes per month to residents of the Bakersfield Senior Center housing for 36 months.				
Operations & Maintenance Plan: Not applicable.				
Special Reimbursement Conditions: Grantee may not be reimbursed on tasks 2 prior to completing all deliverables for task 1.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness				
A. Grantee will submit an updated detailed budget/workplan that accounts for the cost of administering the program and outreach/engagement.	A. Updated budget/workplan	Grant execution - 2025	\$0.00	\$0.00
Task 2: Bus Pass Distribution				
A. Purchase bus passes	A. Passes purchased	2025-2028	\$35,280.00	\$0.00
B. Outreach and engagement to distribute bus passes monthly	B. Log of bus passes issued			
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0	\$0
Contingency				\$0
Project Total			\$35,280.00	\$0.00

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Project 2 – Low-Income Energy Efficiency Program

Project 2 - Solar Installation and Energy Efficiency		Strategy: Low Income Energy Efficiency Program		
Lead Entity: City of Bakersfield				
<p>Project Description: The project aims to install 47 solar PV systems and energy efficiency upgrades on owner-occupied homes within the Bakersfield TCC Area.</p> <p>-GRID Alternatives will oversee solar installations in 47 homes. The plan is to install 282kW of renewable solar energy, averaging 4.7kW per system.</p> <p>-Community Action Partnership of Kern (CAPK) will install weatherization and energy efficiency upgrades on 50 homes.</p> <p>-Kern Community College District (KCCD) will provide solar installer training, nurturing a skilled workforce of 249 employees for green energy careers.</p> <p>-The three partner organizations will work together on joint marketing materials & outreach.</p>				
Operations & Maintenance Plan:				
<p>Home Solar: Project utilizes a third-party-ownership model, with <i>Sunrun, Inc</i> as the owner. <i>Sunrun, Inc</i> offers no-cost repairs for the duration of the agreement terms (20 years).</p> <p>Energy Efficiency & Weatherization: Useful life of weatherization equipment is 5-10 years, depending on equipment type. Community Action Partnership of Kern (CAPK) offers 1-year warranty on equipment, after which the maintenance is the responsibility of the client/recipient.</p>				
Special Reimbursement Conditions:				
Grantee/Partners may not be reimbursed for task 7 until a billing rate \$/kW has been established and agreed to by grantee, project lead, and TCC staff.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Grant Administration & Reporting				
A) Provide monthly updates to TCC Program Director	A) Bimonthly invoicing and progress reporting; annual reports	Project Completion Period	\$181,062.61	\$277.20
B) Provide CAPK monthly program review & Evaluation Committee reporting as required	B) Bimonthly summary of program coordination and evaluation			

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Task 2: Work Planning & Setup: Personnel and Marketing				
A) Establish referral system with TCC partners	A) Documentation of referral plan			
B) Create marketing material.	B) Copies of marketing materials		\$79,159.25	\$5,525.20
C) Market weatherization services across multiple mediums	C) Bimonthly description of marketing efforts			
Task 3: Outreach and Community Engagement				
A) Perform outreach to community partners & Americas Job Center of California for Kern explaining career pathways and training	A) Bimonthly Outreach Summary (date/time/location, number of attendees, summary of outcomes)	Project Completion Period	\$202,876.05	\$89,983.80
B) Conduct one participant orientation meeting per month explaining career pathways and training	B) 1. Meeting Summary (date/time/location, number of attendees, summary of outcomes) 2. Final Meeting Materials (curriculum, handouts) 3. Publicity Materials (announcements, photos from key events)"			
C) Perform media outreach/inform community. Explain TCC program and promote invitation to attend community engagement events (2-5 events during grant term)	C) Bimonthly outreach summary			
D) Perform bi-annual door to door canvassing: Explain homeowners benefits of TCC program and promote invitation to attend the community engagement event	D) Bimonthly outreach summary			

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E) Perform quarterly outreach through CBOs: Involve CBOs to increase equal opportunity for community to receive services	E) Bimonthly outreach summary			
F) Perform annual outreach to employers to facilitate job placement for participants	F) Bimonthly outreach summary			
G) Conduct job fairs for each cohort (approximately 27 job fairs) to facilitate job placement for participants	G) Bimonthly Outreach Summary (date/time/location, number of attendees, summary of outcomes)			
Task 4: Recruit and Enroll Participants				
A) Assess & enroll eligible workforce development program participants	A) Bimonthly report on sign-ups and enrollment	Project Completion Period	\$429,630.53	\$41,596.00
Task 5: Conduct Workforce Trainings				
A) Share curriculum with TCC staff prior to training	A) Curriculum	Month 1		
B) Conduct three Electrical Apprenticeship Readiness trainings per year (Approximately 17 per cohort, 255 participants in total)	B) Certificate of completion for Electrical Apprenticeship Readiness Program			
C) Conduct two solar installation trainings per year (Approximately 16 per cohort, 160 participants in total)	C) Certificate of completion for Solar Installation Training Program	Project Completion Period	\$505,670.89	\$105,270.50
D) Conduct one EVSE charging station operations and maintenance training (Approximately 13 per cohort, 65 participants in total)	D) Certificate of completion for Electrical Apprenticeship Readiness Program			
Task 6: Single Family Home Weatherization				

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A) Perform site visitation and project analysis	Bimonthly pipeline report, including completion dates/status, of: A) Site Visitations B) Site Plans/Designs C) Contracts D) Inspections E) Weatherization improvements (notice of completion or other documentation of substantial completion) E) Evaluations	Project Completion Period	\$1,712,816.82	\$0
B) Complete Site Plans, Design, Structural, Electrical and Site Safety plan				
C) Staff review and follow up on completion of contract documentation and review with homeowner prior to receiving services				
D) Operational equipment check				
E) Weatherize 50 homes (installation of low-flow showerheads, ceiling fans with LED lights, weatherstripping, addressing homes' heating and cooling needs, appliance replacement, etc.). Evaluation of work upon completion.				
F) Delivers warranty and maintenance information & educate client on becoming better energy consumers	F) Copy of educational materials provided			
Task 7: Single Family Solar Install				
A) Perform site visitation and project analysis	Bimonthly pipeline report, including completion dates/status, of: A) Site Visitations B) Site plans/designs & completed permits/approvals C) Completed contracts E) Inspections, completion reports, and utility interconnection.	Project Completion Period	\$1,518,789.45	\$1,255,931.78
B) Complete Site Plans, Design, Structural, Electrical and Site Safety Plan & acquire permitting and installation approvals - Submit permit packets to City of Bakersfield Planning Department for review				
C) Review contract - Perform Staff review and follow up on completion of contract documentation, and review with homeowner prior to receiving services				

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E) Complete solar installations and perform post-installation inspections.	F) Confirmation of interconnection			
F) Coordinate interconnection services in partnership with local utility company PG&E or SCE. Receive operating permission for solar system from local utility PG&E or SCE				
G) Deliver warranty and maintenance information & client educational materials on becoming better energy consumers	G) Copy of educational materials provided			
Equipment (entire project)		Project Completion Period	\$0	\$0
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0	\$0
Contingency			\$0	\$0
Project Total			\$4,630,005.60	\$1,498,590.91

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Project 3 - Rebuilding Neighborhoods Revitalization Project

Project #3: Rebuilding Neighborhoods Revitalization Project		Strategy 2: Land Acquisition for Neighborhood Stabilization		
Lead Entity: Habitat for Humanity Golden Empire (HFHGE)				
Project Description: HFHGE Rock the Block program will include land acquisition, new construction, and repair of homes. (Repair is not within the scope of the TCC project). HFHGE will use TCC funds to acquire 3 plots of land in the TCC focus area. HFHGE will identify leverage funding for construction to develop 12 dwelling units (four 4-plex style dwellings or other equivalent multi-family units) on these acquired sites. The dwellings will be covenant/deed restricted for low-income homeownership and complete construction within the grant term.				
Operations & Maintenance Plan: Habitat for Humanity will lead the acquisition, site development, and construction of homes through this project. Long-term Operations & Maintenance Plans for each parcel will be required as part of the Development Plan (Task 1F), which must clearly include plans for property management.				
Special Reimbursement Conditions: Grantee will not be reimbursed for until completion of all readiness deliverables (task 1). The Partner has not committed specific leverage funding sources to report but has committed to providing in-kind staff time to achieve Task 1. Documentation of leverage funding plans for construction of units will be required through Task 1F.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness Requirements				
A: Obtain and submit CEQA compliance documentation for each acquisition and development project.	A: CEQA documentation for each parcel	Grant Execution - December 2025 (for 1st parcel acquisition) January 2025 – December 2027 (for	\$0.00	\$0.00
B: Provide documentation of Site Control, Land Value, & Letter of Commitment from Seller for each parcel.	B: For each parcel: 1) Documentation of Site Control 2) Evidence of Land Value for Requested Land Acquisition 3) Letter of Commitment from seller			
C: Confirm that plans are consistent with zoning for each selected parcel.	C: Documentation of zoning compliance			

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D: HFHGE will keep and maintain map of the selected parcels.	D: Project Map	remaining parcels)		
E: Provide sample language regarding deed restriction for developing very low, low, and/or moderate-income affordable housing.	E: Sample deed with confirmation of restriction for each parcel/development project			
F: Finalize funding plan for development activities at each parcel, including plans for fiscal management and operation & maintenance of multifamily dwellings.	F: Development plan (including O&M)			
G: Complete Final Scoping Plan with community engagement and the development plan with schematic design and pro forma (project financing model) for the requested land acquisition.	G: Final Scoping Plan			
H: Meet permitting requirements for development.	H: 1) List of permits needed 2) Documentation of received permits during construction			
Task 2: Administration and Community Engagement				
A: Ongoing grant administration, invoicing, progress reporting.	A: Bi-monthly invoicing and progress reports	Project Completion Period	\$19,710.00	\$0.00
B: Provide indicator reports to evaluation Technical Assistance provider.	B: Annual Indicator Reports: 1) Data Indicators 2) Jobs Reporting			
C: Provide evaluation data and information to evaluation Technical Assistance provider.	C: Participation in evaluation Technical Assistance surveys, interviews, focus groups, and information requests			
D: Attend Southeast Strong community outreach events and meetings to solicit feedback and affordable housing qualifications.	D: Summary of community engagement, feedback collected, and qualification documents			

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Task 3: Land Identification and Purchase				
A: Seek properties, reach out to owners, and obtain appraisals (completed for each parcel).	A: Progress Reports on property options identified and in process	Grant Execution – December 2025	\$333,990.00	\$0.00
B: Receive funding/appraisal approval from TCC (completed individually for each parcel)	B: Project proposal for each parcel demonstrating alignment with TCC funding guidelines			
C: Negotiate and finalize terms of contract (completed individually for each parcel)	C: Commitment to sell			
D: Complete title work	D: Documentation of title			
E: Make official offers	E: Documentation of completed acquisition			
Task 4: Construction				
A: Project Development - architect, survey, soils, easements (completed for each parcel)	A: Project Development Bids and progress reports	January 2026 – Project Completion Period	\$78,885.00	\$0.00
B: Review plans and permitting for each parcel	B: List of completed permits			
C: Plan for utilities for each parcel	C: Utility Plan			
D: Conduct low-income homeowner selection (completed for each parcel), with goal of at least 75% Project Area Residents. TCC Staff, Grantee and Project lead may revisit this target prior to 2026.	D: Summary Report of Selected Homeowners			
E: Consider finance options and initiate Covenant, Conditions & Restrictions Element.	E: Executed Covenant Agreements			
Equipment (entire project)		Project Completion Period	\$0.00	\$0.00

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Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0.00	\$0.00
Contingency			\$43,729.00	\$0.00
			Total	\$476,314.00
				\$0.00

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Project 4 – MLK CommUNITY Initiative Garden

Project #4 – MLK CommUNITY Garden		Strategy 8: Health and Well-Being		
Lead Entity: Circle of Life Development Foundation (COLDF) aka MLK CommUNITY Initiative				
Project Description: The MLK CommUNITY Garden initiative will transform a city-owned vacant lot in an area designated as a food desert into a beautiful, bountiful food forest green space that will nurture physical health and mental well-being. Using organic practices, the garden will provide access to locally grown, culturally relevant vegetables, fruits and herbs otherwise not easily affordable, available, or accessible to the underserved residents of Southeast Bakersfield.				
Operations & Maintenance Plan: During the grant term, operations and maintenance will be conducted by project leads using grant funding and additional funding through the Grimmway foundation and the Urban Agriculture Resilience Program. TCC Staff is requesting additional information for O&M specific to green infrastructure & will amend this section when that is provided.				
After the grant term, operations and maintenance will be done in coordination with ShePower Academy and the Kern County Black Farmers Association.				
Special Reimbursement Conditions: Funding for Task 2 and 3 (with the exception of CEP activities of task 3) is contingent on completion of Readiness Requirements in Task 1. TCC Staff will issue an updated Readiness Memo with approval to begin work when these have been completed.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness Requirements				
A: Acquire site control and conditional use permit.	A: 1) Signed lease agreement 2) Conditional Use Permit	Grant Execution – December 2025	\$137,716.67	\$0.00
B: Analyze site for land, water, energy, and security.	B: Summary of analysis including soil test, water company agreement, fencing needs, etc.			
C: Develop site designs.	C: 100% final design plans			
D: Conduct long-term planning: development sequencing, including developing comprehensive budget, resource, and resource plan.	D: Development plan including timeline, budget, and resource list.			

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E: Develop Operations and Maintenance Plan for Community Garden.	E: Operations & Maintenance Plan			
F: CEQA compliance: Notice of Exemption	F: CEQA Notice of Exemption or other compliance documentations			
Task 2: Site Preparation and Ongoing Maintenance				
A: Site Preparation and Installation: - Clear lot - Remove debris - Grading - Install 340 linear feet of fencing and 2 gates - Install drip irrigation	A: Notice of completion; photos	Grant Execution – December 2025	\$198,496.67	\$0.00
B: Build and install 10 of 16 raised garden beds.	B: Notice of completion; photos			
C: Install tool shed/storage facility, greenhouse/high tunnel with potting bench.	C: Notice of completion; photos			
D: Ongoing Site maintenance and quality control: - Weed control activities (such as weed control fabric installation, weed-whacking, invasive species management, etc.) - Soil fertility activities (such as testing, fertilizer, etc.) throughout the project - Mulch common areas and pathways	C: Site Maintenance plan detailing activity type, frequency, application, etc.	Project Completion Period		
Task 3: Plant Garden & Ongoing Community Engagement				

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<p>A: Select diverse range of seasonally appropriate vegetable starts, seeds, and fruit trees after grading; plant 13 trees.</p>	<p>A: 13 trees planted; harvesting results; types of vegetables planted and how many of each type</p>	<p>Project Completion Period</p>	<p>\$179,366.67</p>	<p>\$0.00</p>
<p>B: Draft Community Engagement Plan, including scope. Plan includes: - Six community workshop - 60 hours of staff garden trainings - Nine community planting days</p>	<p>B: Community engagement plan</p>			
<p>C: Coordinate nine community planting days and events. Organize six gardening workshops, classes, educational materials for community gardeners and volunteers. Conduct 60 hours of gardening training for staff.</p>	<p>C: Summary of community workshops/planting days (summary of event, dates, photos)</p>			
<p>D: Stakeholder engagement: facilitate conversations at 15 community events, including farmers markets, pop up at the site (ice cream socials), churches, youth groups, panhellenic, Bakersfield soul food festivals, and leverage other community events.</p>	<p>D: Summary of meetings, workshops materials, survey responses, feedback</p>			
<p>Task 4: Project Management and Grant Administration</p>				

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A: Project management including communication with team members and stakeholders, risk management, monitoring progress against goals, and adjusting as needed to ensure successful project delivery.		Project Completion Period	\$90,200.44	\$0.00
Equipment (entire project)	Miscellaneous gardening supplies do not meet the grant definition of equipment, so budget for these is included within task 2.	Project Completion Period	\$0.00	\$0.00
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$70,645.00	\$0.00
Contingency			\$52,478.67	
		Total	\$728,904.12	\$0.00

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Project 5 – MLK Boulevard Corridor Improvements – Active Transportation

Project 5 - Martin Luther King Jr. Boulevard Corridor Enhancements - Active Transportation		Strategy: 3.1 Active Transportation		
Lead Entity: City of Bakersfield				
Project Description: Complete Streets implementation with median construction with urban greening installations and irrigation systems, pedestrian walkways with landscaping, irrigation systems, pavement rehabilitation, street lighting, sidewalk improvements, bike lane striping, modification of pavement striping and markings, storm drain modifications and improvements.				
Operations & Maintenance Plan: Operations and maintenance will adhere to city of Bakersfield's regularly scheduled O&M for streets as outlined by the Public Works Department.				
Special Reimbursement Conditions: Funding for Task 3: Construction will be contingent on sufficient completion and approval of Task 1: Readiness by Month 15 of the grant. See Task 1 for details.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness: Plans, Specifications and Estimates				
A: Secure site control through Right of Way Clearance	A: Readiness Deliverable: Right of Way Certification	Grant Execution – December 2025	\$0.00	\$478,557.50
B: Final Construction Plans	B: Readiness Deliverable: Plans, Specifications, and Estimates	Grant Execution – March 2026		
Task 2: Community Engagement				
A: Participate in 2-3 60-90% Design Community Feedback Summit/Event to receive input on project design, planting choices, pedestrian safety and accessibility, and overall quality of life.	1) Copy of flyers 2) Summary of outreach events, including date/time/location, number of outcomes, a summary of feedback	February 2025 – October 2025	\$0.00	\$14,991.00

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Task 3: Construction				
A: Construction of: - 71 Cubic yards median construction with urban greening installations and irrigation systems - 494 Cubic yards pedestrian walkways with landscaping irrigation systems - 1.1 miles of pavement rehabilitation (mill & overlay) - Pedestrian and street lighting (Full number to be determined) - 54 Cubic Yards of sidewalk improvements (curb ramps) - 1.1 miles of bike lane striping - 1.1 miles of modification of pavement striping and markings	Notice of Completion Photographs	April 2026 – June 2027	\$1,303,958.79	\$0.00
Task 4: Grant Administration				
A: Submit invoices and progress reports	Bi-Monthly Progress Reports and Invoices, Annual Reports, and Indicator Tracking	Project Completion Period	\$0.00	\$7,500.00
Equipment (Entire Project)	N/A	Grant Term	\$0.00	\$0.00
Lead Entity Indirect Costs	Indirect costs consistent with the TCC Guidelines and Grant Agreement, at a rate approved under this Grant Agreement.	Grant Term	\$0.00	\$0.00
Contingency		Grant Term	\$545,912.21	\$0.00
		Total	\$1,849,871.00	\$1,526,048.50

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Project 6 – MLK Boulevard Corridor Improvements – Urban Greening

Project 6: Martin Luther King Jr. Boulevard Corridor Enhancements - Urban Greening		Strategy: 7 - Urban Greening and Green Infrastructure		
Lead Entity: City of Bakersfield				
Project Description: Beautification of Martin Luther King Jr. Boulevard through planting of 260 trees and other drought-resistant vegetation. Curb, gutter and median infrastructure will be constructed.				
Operations & Maintenance Plan: Operations and maintenance will adhere to city of Bakersfield's regularly scheduled O&M for streets as outlined by the Public Works Department. TCC Staff is requesting additional information for O&M specific to green infrastructure & will amend this section when that is provided.				
Special Reimbursement Conditions: Grantee will not be reimbursed for construction (task 3) until completion of all readiness deliverables (Task 1).				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Readiness: Plans, Specifications, and Estimates				
A: Secure site control	A: Right of Way Certification	Grant Execution – December 2025	\$0.00	\$408,560.00
B: Submit operations and maintenance plan for green infrastructure	B: Operations and maintenance plan			
C: Final Construction and Planting Plans	C: 100% design plans			
Task 2: Community Engagement				
A: Develop and implement a community engagement work plan	A: Community engagement work plan (proposed number or calendar of engagement events)	2025	\$0.00	\$14,946.00
B: Participate in 2-3 60%-100% Design Community Feedback Summit/Events to receive input on project design, planting choices,	B: To be included in bimonthly progress reporting:			

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pedestrian safety and accessibility, and overall quality of life.	1) Event Summary (date/time/location, number of attendees, summary of outcomes) 2) Final Meeting Materials (curriculum, handouts) 3) Publicity Materials (announcements, photos from key events)			
Task 3: Construction and Plantings				
A: Construct minor concrete structures (curb, median, gutters)	A: 1) Photos of completed project, summary/map of plantings 2) Notice of completion	2026 –2027	\$1,231,165.74	\$750,000.00
B: Plant 260 trees and other drought-resistant plants along MLK Jr Blvd as specified in 100% PSE	B: 1) Photos of completed project, summary/map of plantings 2) Notice of completion	2026 –2027		
Task 4: Grant Administration				
A: Hold reoccurring Grantee/Subcontractor meetings	A: Progress Report Updates	Grant Term	\$0.00	\$7,500.00
B: Complete indicator tracking and reporting	B: Bi-monthly and annual reports			
C: Submit invoices and progress reports	C: Bi-monthly invoices and progress reports			
Equipment (entire project)		Project Completion Period	\$0.00	\$0.00
Lead Entity Indirect Costs	Indirect costs consistent with the TCC Guidelines and Grant	Project Completion Period	\$0.00	\$0.00

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	Agreement, at a rate approved under this Grant Agreement.			
Contingency		Project Completion Period	\$525,894.26	\$0.00
		Total	\$1,757,060.00	\$1,818,006.00

**Budget and Schedule of Deliverables for Transformative Plans
Community Engagement Plan**

Community Engagement Plan		Lead Entity: City of Bakersfield		
<p>Plan Description: The engagement plan will tie proposed programs and projects with resident to create a synergy around investing in the TCC focus area. Cohesively, the partners in the community engagement plan will facilitate meaningful dialogue and connection with residents to ensure programs and projects impact the livelihood of residents in the focus area.</p> <p>Program includes events, face-to-face outreach, stakeholder public meetings, and online & print advertising: - Annual Bike to School Day, annual festival, biannual open streets events - Annual canvassing event - Biannual open houses - Digital engagement</p>				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Administration and Oversight				
A: Collect and submit documentation and data regarding displacement avoidance activities, indicator tracking, and invoicing. Perform program specific management.	A: 1) Bi-monthly progress reports 2) Indicator tracking	Grant Execution – End of Project Completion	\$209,070.00	\$0.00
B: Create a master calendar and oversight coordination for events and outreach activities.	B: Master calendar and ongoing tracking system for partners			

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C: Perform event tracking, including comments, sign-in sheets, number of attendees, and other relevant items.	C: Bi-monthly summary of events including date/time/location, number of attendees, summary of outcomes, tracking of public comments			
Task 2: Community Gatherings and Events				
A: Host 4-5 annual bike and walk to school events. This will engage approximately 1,000 people over grant term.	A: Annual summary of event including flyers, reports, educational information for distribution	Grant Execution – End of Project Completion	\$401, 565.23	\$0.00
B: Host annual festival to connect residents to service providers and celebrate the community. This will result in a total of 4-5 festivals with an aim to engage approximately 2,000 people over the grant term.	B: Annual summary of event including flyers, reports, educational information for distribution			
C: Host three biennial open streets events (year 1, 3, and 5) on Dr. Martin Luther King Boulevard. Highlight the MLK CommUNITY Initiative Community Garden, and biking/urban greening improvements along the corridor. Aim to have participation with and engage approximately 3,000 people over the grant term.	C: Biennial summary of event including flyers, reports, educational information for distribution			
Task 3: Face-to-Face Outreach Activity				
A: Launch civic engagement to engage residents on projects and programs. Undertake one door-to-door canvassing program per year to contact approximately a total of 15,000 residents over the grant term (3,000 per year).	A: Bimonthly summary of engagement including but not limited to flyer distribution, project information forms, and contact sign-ups	May 2025 – September 2028	\$289,455.38	\$0.00

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<p>Key Topics:</p> <ul style="list-style-type: none"> - Introduction to Southeast Strong, projects, and information on proposed programs - Workforce Development Programs - Solar Energy Efficiency and Weatherization Resources - Proposed Project Improvements - Homebuyer Counseling and Tenant Rights Education Courses - Bakersfield Senior Center carshare program - Community calendar of events 	<p>B: For each open house: Meeting Summary including but not limited to: Flyers, number of residents in attendance, date/time/location, summary of outcomes</p>			
<p>B: Host bi-annual open houses to provide residents updates on project statuses. Contact with approximately a total of 1,000 residents over the grant term (200 per year).</p> <p>Key topics include:</p> <ul style="list-style-type: none"> - TCC funded projects and current statuses - Information on transformative elements efforts - Information on upcoming events 				
<p>Task 4: Stakeholder and Public Meetings</p>				
<p>A: Facilitate collaborative stakeholder meetings, including Leadership Council, Community Steering Committee, and Working Groups.</p>	<p>A: Bi-monthly meeting summary (date/time/location, number of attendees, summary of outcomes)</p>	<p>Grant Execution – End of</p>	<p>\$366,696.38</p>	<p>\$0.00</p>

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B: Participate in collaborative stakeholder meetings, including Leadership Council, Community Steering Committee, and Working Groups.		Project Completion		
C: Host annual convening with the High-Speed Rail Authority to discuss TCC efforts and the development of the Station Area. Engagement with approximately 350 people over the course of the grant.	C: Annual convening summary including but not limited to flyers, reports, educational information for distribution, summary of outcomes			
D: Host annual convenings at the Bakersfield Senior Center to provide project and programmatic updates. Engaging approximately 750 people over the course of the grant.				
Task 5: Online and Print Advertising				
A: Maintain webpage for TCC events, project updates, and relevant information	A: Webpage with master calendar, project information, and bi-lingual user content	Grant Execution – End of Project Completion		
B: Send quarterly electronic newsletters to engage residents in TCC efforts. Aim to reach approximately 10,000 people over the course of the grant.	B: Bi-monthly update of advertisements, postings, newsletters		\$54,672.01	\$0.00
C: Use social media posts to interact with residents and continue engagement. Reach approximately 15,000 people over the course of the grant.	C: Bi-monthly updates of posts and post engagements			
Equipment (entire project)		Project Completion Period	\$0.00	\$0.00

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Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0.00	\$0.00
Contingency		Project Completion Period	\$0.00	\$0.00
		Total	\$1,321,459.00	\$0.00

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Workforce Development and Economic Opportunities Plan

Workforce Development & Economic Opportunities Plan			Lead Entity: City of Bakersfield	
<p>Plan Description: This project will mobilize opportunities for residents in the area through enhanced access to job training programs, including construction industry trades, basic job skills training, entrepreneurship support, and connection with contracting opportunities through TCC.</p> <p>The plan aims to provide pathways to quality jobs which meet residents’ basic needs and provide opportunity for economic mobility. This plan includes several certification courses offered through Kern Community College District (KCCD):</p> <ul style="list-style-type: none"> -Basic Construction Training (150 students total) -EVSE Charging station operations and maintenance (70 students total) -Solar installation Training (150 students total) <p>Kern County Employer Training Resources (ETR)</p> <p>Kern Women’s Business Conference Kern Black Chamber of Commerce</p>				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Kern Community College District - Conduct Connecting Community to Job Skills Training				

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<p>A) KCCD will conduct approximately two Basic Construction Training per year over 5 years (10 trainings total) with a target of 150 total students per year across the entire grant period.</p> <p>Certification: Basic Safety (OSHA 10), Site Safety (NCCER), Intro to Construction Math (NCCER), Intro to Hand Tools (NCCER), Intro to Construction Drawings (NCCER), Intro to Power Tools (NCCER), Intro to Material Handling (NCCER), Intro to Rigging (NCCER), and Communication & Employability.</p>	<p>A: Summary of training curriculum provided, trainee completion rates [85% target], and completed credentials to be provided each progress report.</p>	<p align="center">Project Completion Period</p>	<p align="center">\$305,730.00</p>	<p align="center">\$0</p>
<p>B) KCCD will conduct one EVSE charging station operations and maintenance training per year for a total of 5 classes and target of 70 students across entire grant period</p> <p>Certification: Basic Safety (OSHA 10), Electrical Site Safety (NCCER), EV Installation, and IBEW Pre-Apprenticeship</p>	<p>B: Summary of training curriculum provided, trainee completion rates [85% target], and completed credentials to be provided each progress report</p>			
<p>C) KCCD will conduct two solar installation trainings per year for a total of 10 trainings and 150 students across entire grant period.</p> <p>Certification: Basic Safety (OSHA 10),</p>	<p>C: Summary of training curriculum provided, trainee completion rates [85% target], and completed credentials to be provided each progress report</p>			

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<p>Electrical Site Safety (NCCER), and Solar Installation</p>				
<p>D) KCCD will establish 2 Mobile Community Classrooms to be utilized in Service Area. This includes classroom set of laptops, laptop carts and mifi's if needed. These units would be rotated throughout community spaces identified within the service areas.</p>	<p>D: Documentation of final establishment of 2 Mobile Community Classrooms</p>			
<p>E) KCCD supports development of Noncredit/ CDCP (Career Development College Preparation) Coursework</p> <p>CDCP's curriculum includes a 3-course sequence with SLO's (student learning outcomes) that lead to a certificate of competency within industry with the weight of academic state approvals. Subject matter experts within industry and the colleges support this curriculum development.</p>	<p>E: CDPC Curriculum</p>			
<p>F) KCCD will offer ongoing additional Noncredit Course Offerings targeted at the population area. These pathways are designed to continue to upskill participants leading to further</p>	<p>F: Summary of training curriculum provided, trainee completion rates [85% target], and completed credentials to be provided each progress report</p>			

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<p>education, high roads jobs and family sustaining wages.</p>				
<p>G) KCCD conducts ongoing outreach to Employers include emailing fliers, social media posts, phone calls, zoom or Teams meetings and in person appointments. Contact made with approximately 4 new employers per month, for a total target of 200 employers during the project lifespan.</p>	<p>G: Bimonthly summary of outreach activity, including log of employers reached</p>			
<p>H) KCCD will conduct Job Fairs within each class at the end of program, for a total of 5 per year (goal of 25 total) Job Fairs. Job fairs will be program specific for EV, Solar and Basic Construction.</p>	<p>H: Summary for each job fair event, including number of attendees, organizations in attendance, etc.</p>			
<p>I) KCCD coordinates one Employer Convening per year for a total of five, with a goal of 10 of unique organizations. Employer convening educates employers regarding the training program and incentives available for hiring program completers.</p>	<p>I: Summary of convening including: 1) Agenda and minutes 2) Orientation Materials 3) Summary of times, locations, and attendees</p>			
<p>J) KCCD will provide career assessment, job readiness workshops, resume building, and employer engagement to 370 EV, Solar, and Basic Construction participants to Career Development and</p>	<p>J: Report on number of individuals served and how each progress report</p>			

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<p>Employment Opportunities to insure employability.</p>				
<p>Task 2: Kern Community College District - Conduct Basic Construction Skills Training</p>				
<p>A) KCCD conducts outreach to a target of 50 Community Partners to include emailing fliers, social media posts, phone calls, zoom or Teams meetings and in person appointments. This outreach will include America's Job Center explaining career pathways and training and developing awareness of the training program</p>	<p>A: Report on the number of email blasts/social media posts/other forms of outreach to market services.</p>	<p align="center">Project Completion Period</p>	<p align="center">\$541,770.00</p>	<p align="center">\$0</p>
<p>B) Conduct one participant orientation meeting per month explaining career pathways and training, (58 total orientation meetings total). Orientation to discuss the training options and supportive services available</p>	<p>B: Bimonthly report on orientations, including orientation sign-in sheets.</p>			
<p>C) Attend local, regional and state meetings in support of Clean Energy Training and Pre-apprenticeship. This includes participation in committees such as Women in Stem, Chamber of Commerce, Kern Economic Development and Workforce Development Boards.</p>	<p>C: Documentation of meetings including: 1) Agenda and minutes 2) Orientation Materials 3) Summary of times, locations, and attendees AND</p>			

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	Documentation of partnership (MOU or Contracts)			
D) Coordinate quarterly information & enrollment sessions and provide matriculation support and navigation via cohort model (group of students moving along the same pathway). Sessions will be offered before, during and after class starts to ensure seamless transitions between Kern CCD, BC, PC and CC Programs.	D: Documentation of meetings including: 1) Agenda and minutes 2) Orientation Materials 3) Summary of times, locations, and attendees			
E) Outreach performed to Continuum of Care and/or Non-Profit Partners twice per quarter to coordinate wrap around supportive services through marketing, community events, collaborative participation, roundtables, and partner one on ones.	E: Bimonthly report on outreach/engagement			

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Task 3: Kern County Employer Training Resources - Facilitate Workforce Development Program				
<p>A) Conduct direct advertising, including flyers, web-based, and other types of advertising that would conform to the budget to TCC resident job seekers seeking training or other Workforce Development services. The advertisements to provide the services that Kern County Employers' Training Resource offers, including, but not limited to, On-the-Job training, Transitional Jobs Training and Vocational training. Reach a target of 50 people.</p>	<p>A: Bimonthly summary of outreach activity, including number of ETR referrals & outreach materials</p>			
<p>B) Participate on the Workforce Development Working Group (including City of Bakersfield, Kern County Employers' Training Resource, Kern Community College District, Mission Community Services Corporation DBA Kern Women's Business Center, and Kern County Black Chamber of Commerce) as the Local Workforce Development Area (LWDA) to coordinate and partner in grant activities.</p>	<p>B: Documentation of meetings including: 1) Agenda and minutes 2) Orientation Materials 3) Summary of times, locations, and attendees</p>			
<p>C) Participate in community outreach events in Southeast Bakersfield. Hold 2 ETR/AJCC Training Provider Resource Fairs and table at other</p>	<p>C: Summary of resource fairs including: 1) Agenda and minutes 2) Orientation Materials 3) Summary of times, locations, and attendees</p>			

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community events held in SE Bakersfield throughout the grant period.		Project Completion Period	\$286,200.00	\$224,921.00
D) Assess TCC area residents responding to ads for workforce services including occupational training and refer to services.	D: Bimonthly summary of outreach activity, including number of ETR referrals			
E) Enroll 9 residents into the Eligible Training Provider List (ETPL) or similar competitively procured subcontracted training programs. Provide 5 job placement services post-training.	E: Summary of training curriculum provided, trainee completion rates [55% target], and Job placement documentation including name, company, and date effective			
F) Enroll 8 residents into Transitional Jobs Training (TJT) paid work-based experience program with some classroom training, using contracted providers. Provide 4 job placement services post-training.	F: Summary of training curriculum provided, trainee completion rates [50% target], and Job placement documentation including name, company, and date effective			
G) Place 10 residents into a paid job at a business via a On-the-Job Training (OJT) contract, targeting and prioritizing employers in the TCC area.	G: Job placement documentation including name, company, and date effective			
Task 4: MCSC & KWBC Facilitate Entrepreneurship and Small Business Startup Training				

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<p>A) MCSC KWBC develops an outreach and engagement plan to specify ongoing engagement efforts (subtask D)</p>	<p>A: Community Engagement Plan</p>	<p>December 2025</p>		
<p>B) MCSC KWBC holds fifteen (15) public small business and entrepreneur startup classes.</p> <p>KCCD to hire a lead consultant to work in the TCC project area to oversee implementation of these programs in the first 3 months of the program.</p>	<p>B: For each class: 1) Summary of class 2) Educational Materials 3) Summary of times, locations, and attendees</p>			
<p>C) MCSC KWBC conducts outreach through:</p> <ul style="list-style-type: none"> -Printed materials (flyers, newsletters) -Digital Outreach (social media posts) -In-person outreach. <p>Specifics of plan (number of activities, frequency of events, any evaluation methods, etc.) will be specified in engagement plan (subtask C)</p>	<p>C: Bimonthly summary of outreach activity</p>	<p>Project Completion Period</p>	<p>\$123,275.00</p>	<p>\$0</p>
<p>D) Staff supports grant reporting-such as invoicing and reporting, deliverable developments, coordination, meetings.</p>	<p>D: Bimonthly invoicing and progress reporting</p>			
<p>Task 5: Kern Black Chamber of Commerce - Promote Contracting Opportunities Within the Focus Area</p>				

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A) Kern County Black chamber of commerce conducts contractor training, information session, and community connection events twice per year (10 total events over the grant term).	A: For each training: 1) Summary of each workshop 2) Workshop materials 3) Outreach materials and summary of outreach information for each workshop	Project Completion Period	\$50,000.00	\$0
Equipment (entire project)		Project Completion Period	\$0	\$0
Lead Entity Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement.	Project Completion Period	\$0	\$0
Contingency			\$0.00	\$0
Plan Total			\$1,306,975.00	\$168,100.00

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Displacement Avoidance Plan

Displacement Avoidance Plan		Lead Entity: City of Bakersfield		
Plan Description: The Displacement Avoidance Plan will support residents and businesses in the Project area by focusing on stabilizing existing residents and businesses, mobilizing residents to homeownership, and investing in long-term strategies to make the community more resilient. The City will partner with Ventura County Community Development Corporation (VCCDC), Mission Community services, 3C Capital Fund Inc and Women's Business Center to implement the policies and programs of the plan.				
Reimbursement Conditions: Grantee must submit an updated workplan/budget sheet that includes grant funds or leverage funding (staff time) for task 1 within the first quarter (3 months) after grant execution.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Administration and Oversight				
A. Indicator Tracking and Reporting: Collect documentation regarding displacement avoidance activities, data collection, and invoicing	A: Bi-monthly and annual reports	Project Completion Period	\$270.00	\$0.00
B. Submit invoices and progress reports	B: Progress reports and bi-monthly invoices			
Task 2: Development of City Policies for Consideration				
A. Analyze, develop, and present policy proposals on 1) inclusionary housing policy and 2) in-lieu development fee for affordable housing to City Council	A: 1) Summary of research & analysis/policy proposal 2) Documentation of proposal/presentation process to City	2025 - 2026	\$102,775.53	\$0.00
B. Analyze, develop, and present policy proposal on Just Cause eviction policy to City Council	B: 1) Summary of research & analysis/policy proposal 2) Documentation of proposal/presentation process to City			

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<p>C. Complete analysis of rental assistance gaps and present findings to City Council</p>	<p>C: 1) Summary of research & analysis/policy proposal 2) Documentation of proposal/presentation process to City</p>			
<p>Task 3: Homebuyer Counseling and Education Programs</p>				
<p>A. VCCDC will coordinate City of Bakersfield community engagement team to promote programs through social media, attending community events, hosting workshops and hosting an Annual Homeownership Conference.</p>	<p>A: Bimonthly summary report of outreach conducted (overview of methods, outreach/educational materials, dates/locations, and outcomes)</p>	<p>Project Completion Period</p>	<p>\$114,493.86</p>	<p>\$168,100.00</p>
<p>B. Host 10 workshops (5 Homebuyer and 5 Financial Literacy/Home Preservation) per year (approximately 50 total workshops). Workshops will be conducted in virtual format, in-person format, and in Spanish language.</p>	<p>B: Bimonthly summary report of outreach conducted (overview of methods, outreach/educational materials, dates/locations, and outcomes)</p>			
<p>C. Conduct one-on-one counseling aimed at preparation for homeownership opportunities that includes debt, credit score, and establishing financial health habits. Provide ongoing financial literacy and home preservation workshops.</p>	<p>C: Summary log of counseling sessions, and/or workshop materials</p>			
<p>D. Assess prospective homebuyers to become mortgage-ready by analyzing their qualification for first mortgage products and eligibility for down payment assistance programs. VCCDC will assist 60 prospective buyers/year on an on-going basis.</p>	<p>D: Summary of inquiries, assessments, and outcomes</p>			

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Task 4: Tenant Rights Outreach and Legal Support Program				
A. Greater Bakersfield Legal Assistance will host monthly tenant rights workshops within the TCC focus area.	A: Bimonthly summary report of outreach conducted (dates/locations, # of clients reached); workshop materials (outreach materials, presentation/educational materials/agendas)	Project Completion Period	\$239,650.61	\$0
Task 5: Small Business Displacement Avoidance Program				
A. Expand Women's Business Center of Kern outreach to small business in the area through door-to-door outreach, hosting forums, and attending community events with the goal of reaching 200 new clients.	A: 1) Summary of outreach conducted 2) Summary of events (presentations, agendas, # of attendees)	Project Completion Period	\$345,160.00	\$0
B. Implement business support programs for small businesses/microenterprises in the area to support both emerging and existing businesses: Develop course curriculum, one-on-one business consulting, hosting cohorts, and business support/development programs.	B: 1) Summary of program development (curriculum, workshops/trainings provided, summary of client data (nonsensitive)) 2) Summary of outreach conducted			
Equipment (WBCK)	Ten (10) Computers for use by clients in classes	Project Completion Period	\$3,000.00	\$0
VCCDC Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement (3%)	Project Completion Period	\$9,000.00	\$0

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WBCK Indirect Costs	Indirect costs consistent with the TCC guidelines and grant agreement, at a rate approved under this grant agreement (3%)	Project Completion Period	\$11,500.00	\$0
Contingency			\$0	\$0
Plan Total			\$825,850.00	\$168,100.00

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Indicator Tracking Plan

Indicator Tracking Plan		Lead Entity: California State University, Sacramento – Institute for Social Research		
Project Description: 1) Develop site-specific Evaluation Plan to assess the holistic impacts of Southeast Strong; 2) Develop reporting tools and a technical assistance plan to support the lead grantee and partners with gathering and reporting data; 3) Process data and deliver required reports to SGC including an annual case study highlighting partners and community voice, evaluation memos to provide feedback from grantees and partners on the design and implementation, CARB reporting, and progress reports based on community and project needs; 4) Provide final close-out reporting, including final close-out CARB Report, and assessment at completion of grant implementation to demonstrate progress, lessons learned, and impact.				
Task	Deliverable(s)	Timeline	Grant Funds	Leverage Funds
Task 1: Develop Site Specific Evaluation Plan with Grantee				
A: Review existing TCC Evaluation Plans, coordinate with Grantee and SGC to develop site-specific plan.	Final Site - Specific Evaluation Plan	April 2025 – September 2025	\$100,600.00	\$0.00
B: Engage with community to gauge evaluative practices by attending a minimum of 5 events/year.	Summary of Community Events and Outcomes	Grant Term		
C: Develop plan with Grantee for tracking and assessing change within chosen evaluation plan indicators. Collect indicators for TCC-funded projects,	Indicator Tracking Plan	April 2025 – September 2025		

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transformative elements, and leverage projects				
D: Develop logic models or theories of change for inputs, activities, outputs, and desired outcomes.				
Task 2: Tool Development and Ongoing Technical Assistance				
A: Hold and attend meetings with Grantee and Partners to further discuss their projects, develop indicators, and more.	Bi-monthly progress reporting and invoicing	Grant Term	\$102,720.00	\$0.00
B: Develop and share all Reporting Tools with respective project partners. Reporting tools will be developed based on indicators, CARB reporting, and project-specific activities.	Screenshare of reporting tool when operational	April 2025 – September 2025		
C: Develop and share the Technical Assistance Plan. The Plan outlines a timeline for all data collection activities and reporting periods.	Technical Assistance plan	Grant Execution – March 2025		
D: Provide technical assistance as outlined within the Technical Assistance Plan.	Bi-monthly progress reporting and invoicing	Project Completion Period		
Task 3: Data Collection and Reporting				
A: Collect photos to document project progress, highlight community partners and events, and provide visuals within reports.	Link to photo archive	Project Completion Period	\$475,303.00	\$0.00

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<p>B: Collect and complete annual CARB reporting. The initial report will include anticipated environmental benefits, and each subsequent report will present actual benefits from implementation of TCC-Funded Projects.</p>	<p>Annual CARB report</p>	<p>Grant Term</p>		
<p>C: Develop at least one (1) case study per grant year for a total minimum of 5, to be submitted every March. Topics to be determined in collaboration with grantee, partners, and TCC Staff.</p>	<p>Annual case study</p>	<p>Grant Term</p>		
<p>D: Provide draft Annual Progress Reports every January and final Annual Progress Reports every May to summarize and report on progress of TCC investments. Style, format, frequency, and presentation of the report, subject to SGC approval.</p>	<p>1) Annual evaluation report in accessible and ADA-compliant format 2) Presentation 3) Raw data submission</p>	<p>Grant Term</p>		
<p>E: Develop Process Evaluation Memos to provide feedback from grantees and partners on the TCC Program design and implementation process.</p>	<p>1) Baseline Report 2) Mid-Point Memo 3) Closeout Memo</p>	<p>Grant Term</p>		
<p>Task 4: Close-Out and Assessment</p>				
<p>A: Provide a final close-out CARB Report that indicates the actual</p>	<p>CARB close-out report</p>	<p>September 2028 - April 2029</p>	<p>\$34,100.00</p>	<p>\$0.00</p>

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environmental benefits of TCC Projects.				
B: Develop a final report indicating all work completed through TCC investment in the Southeast Strong neighborhood of Bakersfield.	Final evaluation report	September 2028 - April 2029		
Equipment (Entire Project)		Grant Term	\$0.00	\$0.00
Indirect Costs			\$85,527.00	\$0.00
		Total	\$798,250.00	\$0.00

Budget and Schedule of Deliverables for Stand-alone Leverage Projects

Leverage Project # and Name	Lead Entity	Description	Timeline	Leverage Funds
Project 10 – 4 th Street Apartments	Golden Empire Affordable Housing, Inc. II	New construction of a 16-unit affordable housing development located at 610 4th Street in Bakersfield. Units will be one-bedroom for low- and moderate-income seniors. Seven units will be affordable to households with income below 50% AMI and nine units will be for households under 120% AMI. The site will offer an onsite laundry room, a fenced dog area, gated perimeter, and access to services at the Bakersfield Senior Center next door.	Grant Execution – September 2027	\$3,041,440.00
Project 11 – Chester Avenue Complete Street Improvements	City of Bakersfield	Complete Streets implementation with median construction with decorative concrete features, median landscaping and irrigation systems, pedestrian	Grant Execution – December 2026	\$15,190,000.00

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Leverage Project # and Name	Lead Entity	Description	Timeline	Leverage Funds
		walkways with landscaping, irrigation systems, pavement rehabilitation, street lighting, sidewalk improvements, decorative pavers, street furniture, bike racks, bicycle facilities, bike lane striping, benches, trash receptacles, modification of pavement striping and markings, storm drain modifications and improvements.		
Project 12 – Garces Memorial Circle Enhancements	City of Bakersfield	Curb extensions, median improvements, bicycle and pedestrian striping improvements, ADA curb ramps and landscaping improvements. Project will contain bicycle and pedestrian improvements in conjunction with Caltrans SR 204 Enhancements Project, and will include all improvements outside of Caltrans right-of-way in the roundabout along Chester Avenue, 30th Street, N Frontage Road & S Frontage Road.	Grant Execution – April 2026	\$3,061,400.00
		Total		\$21,292,840.00

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EXHIBIT C – SPECIAL TERMS AND CONDITIONS

PART 1 – Transformative Requirements

59. Community Engagement

Grantee is required by AB 2722 to ensure meaningful community engagement of the TCC Project Area residents and key stakeholders in all phases of implementation;

Grantee will conduct and oversee community engagement for the entirety of the TCC Project;

Grantee will report to SGC on community engagement related activities;

Grantee will develop a process to collect and address complaints or concerns related to TCC Project implementation; and

Grantee will ensure all Community Engagement costs are directly related to the implementation of the Projects included in the TCC Project, per Section 8.5 and Appendix C-1 of the TCC Guidelines.

60. Displacement Avoidance

Grantee is required by AB 2722 to implement strategies to reduce economic displacement risk within the TCC Project Area;

Grantee will pursue strategies during grant implementation that will prevent against the displacement of existing households in the TCC Project Area;

Grantee will pursue strategies during grant implementation that will prevent against the displacement of existing small businesses in the TCC Project Area;

Grantee will report to SGC on key milestones related to the adoption and implementation of the displacement avoidance policies annually

Grantee certifies that no relocation will take place beyond that which was included in submitted relocation plan; and

Grantee will ensure all Displacement Avoidance costs are used to support displacement avoidance activities for low-income households and local and small businesses, per Section 8.5 and Appendix C-2 of the TCC Guidelines.

61. Workforce Development and Economic Opportunities

Grantee will establish goals for workforce training, employment, and local business expansion for the TCC Project Area;

Grantee will ensure workforce development components are designed to address local residents' and stakeholders' needs;

Grantee will conduct or oversee workforce development and economic opportunities activities for the entirety of the TCC Project;

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Grantee will report to SGC on workforce development and economic opportunities related activities; and

Grantee will ensure all Workforce Development costs are for eligible job training programs per Section 8.5 and Appendix C-3 of the TCC Guidelines.

62. Climate Adaptation and Resilience

Grantee will implement strategies to increase climate resilience at the Project-level within the TCC Project Area;

Grantee will implement climate adaptation measures at the Project-level to address risks on vulnerable populations; and

Grantee will implement climate adaptation measures at the Project-level to increase resilience and functionality of proposed infrastructure projects.

63. Indicator Tracking and Reporting

Grantee will be responsible for gathering and reporting data according to their Site-Specific Program Evaluation Plan (Program Evaluation Plan), which will be tailored to each site's priorities and include both the Indicator Tracking Plan and other evaluation deliverables.

Grantee will work with an approved third-party Evaluation Technical Assistance Provider (Evaluation Partner) to implement the Site-Specific Program Evaluation Plan, which will track the progress and impacts of the entirety of the TCC Project.

Program Evaluation Plan

The Evaluation Partner will develop a Site-Specific Program Evaluation Plan that provides a methodological framework for holistically evaluating the environmental, economic, social, and health impacts of the awarded TCC Project. The Evaluation Partner will also be responsible for delivering additional reports and evaluation deliverables outlined in Exhibit B, and Grantee must track and facilitate their delivery, including participating in evaluation activities. Reporting is required during key stages of the grant cycle, as outlined in the following section.

Indicator Tracking Plan

The Indicator Tracking Plan is one component of the Site-Specific Program Evaluation Plan and will include data indicators defined by the California Air Resources Board (CARB) and additional indicators required by the TCC Program and identified by grant recipients.

California Air Resources Board Indicators

The TCC Program follows the California Air Resources Board's (CARB) Funding Guidelines for California Climate Investments to report on the

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project’s estimated benefits. Estimates are calculated using the associated round of GHG Quantification Methodology. Reporting also includes employment outcomes for all projects and actual outcomes for a subset of funded projects. For quantifiable projects, Grantees are required to track and report project indicators listed in the reporting template for the applicable project type (www.arb.ca.gov/cci-resources).

TCC Program Indicators

In addition to CARB indicators, SGC has worked with academic institutions and previous TCC Grantees and Partners to develop program indicators to track the overall impact of TCC investments.

Grantee must track each indicator specified in the Indicator Tracking Tables ([Attachment D-5](#)) at minimum in addition to indicators identified in conjunction with the Evaluation Partner, organized by Project and Transformative Plan type. A list of specific indicators will be finalized in the Indicator Tracking Plan for each Grantee by the TCC Evaluation Partner during the first quarter of the grant term.

The Evaluation Partner will coordinate data collection related to site-specific CARB and TCC indicators with Grantee and Partners.

Reporting Timeline

The Grantee and Partners will work with the Evaluation Partner to collect and submit inputs needed for reporting during the lifecycle of the grant term.

Grantee will provide reporting during the Awarded Phase, Implemented Phase, and Close out Phase. Broad details of these phases and their respective reporting requirements are outlined below:

- **Awarded Phase:** One time report following grant execution; includes initial report of anticipated benefits of TCC project on job creation, GHGs, and co-benefits.
- **Implemented Phase:** Annual reports throughout the life of the grant term; detail actual benefits of jobs, GHGs from household projects, and co-benefits.
- **Close out Phase:** Final report of actual benefits of TCC projects, to be submitted once all work on a project is completed, grant funds expended and/or the grant term ends.

Grantee will also provide reporting to support an Annual Progress Evaluation Report, Annual Process Evaluation Memo, and two narrative profiles per year, which feature case studies across the TCC projects and transformative elements.

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Part 2 – Project-Specific Terms and Conditions

Grantee certifies that it will ensure that the Lead Entity of each Project adheres to the following requirements.

64. Equitable Housing and Neighborhood Development

Purpose

This Exhibit is entered into for the purpose of reimbursing Grantee or Lead Entity, as appropriate, for the making of a loan of its own funds for the development, operation and maintenance of a residential rental Affordable Housing Development (AHD) Capital Project.

The financial assistance from the TCC Program shall be in the form of a reimbursement-based grant to Grantee, upon receipt of required documentation evidencing that Grantee or Lead Entity has made a loan of its own funds to construct a residential rental Affordable Housing Development, evidenced by a promissory note, secured by a deed of trust and subject to a regulatory agreement driven from TCC and AHSC Guidelines between the Borrower and Grantee. The purpose of the Loan is to ensure that the rental Affordable Housing Development is constructed, owned, managed, maintained and operated in accordance with the requirements of the TCC Program, and as identified in the Application, and to ensure that certain residential units therein shall be occupied by eligible households at affordable rents as defined in the TCC Guidelines and AHSC Guidelines for the full term of the Loan, regardless of sale or transfer of the Property or prepayment of the Loan. To further effect this purpose, if Borrower is an entity other than the Developer identified in the Application, SGC may require the Developer to enter into a Sponsor Operating Guaranty as a condition of closing the Loan.

Incorporated Regulations and Guidelines

The currently adopted and applicable Uniform Multifamily Regulations ("UMRs") as may be amended from time to time, all as set forth in the California Code of Regulations, Title 25, and the Multifamily Housing Program ("MHP") authorized and governed by Sections 50675 through 50675.14 of the Health and Safety Code and the regulations promulgated there under in 25 CCR 7300, *et seq.* are hereby incorporated by reference in their totality into this Agreement.

Conflicting provisions of this Grant Agreement notwithstanding, the AHSC Guidelines shall apply, except the following provisions shall supersede the AHSC Guidelines: the reimbursement provisions of this Grant Agreement; the current UMRs shall apply; Grant Agreement shall not be subject to a .42 % mandatory payment; and Grantee shall bear all Loan oversight responsibilities.

Eligible Activities and Work

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- i. Grantee will only receive reimbursement for Work (as herein defined) performed for eligible activities as authorized by the TCC Guidelines and AHSC Guidelines. Grantee shall ensure that all Work is performed according to the AHSC Guidelines.
- j. Grantee shall perform, or cause to be performed, the funded activities described in the Scope of Work in the Application, incorporated herein by reference, including applicable AHD Capital Projects, Housing Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transportation-Related Amenities (TRA), and Community Education and Other Program Costs (PGM) (the “Work”). All written materials or alterations submitted as addenda to the original Application and which were approved in writing by SGC are hereby incorporated as part of the Application. SGC reserves the right to review and approve all Work to be performed by Grantee, its Borrower, Lead Entity, contractors, and subgrantees in relation to this Grant Agreement. Any proposed revision to the Work may require an amendment to this Grant Agreement.
- k. In the event the AHD Capital Project component is not completed pursuant to TCC Program requirements, the HRI, STI, TRA, and PGM costs would no longer qualify for funding under this Grant Agreement.
- l. Work for this Exhibit D shall consist of two components:
 - a. Making a Loan of Grantee’s own funds for the development and construction by or on behalf of Sponsor of the Affordable Housing Development designated in the Application which is to be developed and constructed by the Borrower, or other developer, as provided in the Application, and meeting the criteria described in Exhibit B.
 - b. Developing the non-AHD components to fulfill the AHSC Program requirements as defined by the AHSC Program.
- m. For the purposes of performing the Work, SGC agrees to reimburse the amount(s) identified in Exhibit B. Unless amended, SGC shall not be liable for any costs for Work in excess of this amount, nor any unauthorized or ineligible costs.

Performance Milestones for AHD Component

Grantee shall ensure the completion of the Equitable Housing and Neighborhood Development Performance Milestones set forth in Exhibit B by the designated dates. Grantee may apply to SGC for an extension of these timelines based on good cause shown and best efforts and assurances from Grantee for timely completion of the remaining Milestones. SGC may delay reimbursement if Grantee fails to timely complete the Milestones.

Reimbursement for AHD Component

The bimonthly invoicing provision of this Grant Agreement in Exhibit A, Part 2, Section 14 notwithstanding, Grantee shall submit reimbursement requests on an annual basis or

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after each 25% increment of the requested fund has been spent, whichever comes first. Reimbursement requests must include reporting on the Milestones achieved per Exhibit B.

Reimbursement for non-AHD Component

Housing Related Infrastructure (HRI), Sustainable Transportation Infrastructure (STI), Transportation-Related Amenities (TRA), and Community Education and Other Program Costs (PGM) will follow the payment schedule set for all non-Equitable Housing and Neighborhood Development Projects.

Timing

- i. Grantee shall ensure the close the construction financing approved by SGC as indicated in the Grant Agreement and commence, or cause to be commenced, the construction of the Affordable Housing Development and, upon SGC’s request, timely provide evidence of the same by submission of recorded deeds of trust for all construction financing (except for AHP funds), payment of all construction lender fees, issuance of building permits (a grading permit does not suffice to meet this requirement) and notice to proceed delivered to the contractor. If no construction lender is involved, and the project is receiving low-income housing tax credits, evidence must be submitted that the equity partner has been admitted to the ownership entity, and that an initial disbursement of funds has occurred.
- ii. Grantee shall close its Loan to Borrower on or before four years from the grant execution date. Any extension to the Loan closing deadline will require an amendment to this Grant Agreement.

65. Active Transportation

Allowable Costs

Active Transportation projects may purchase walking and bicycling equipment for training and educational purposes only, and items may not be given away or used as incentives or prizes. Unit costs for one item cannot exceed \$50, unless noted below or pre-approved by SGC. Cost limits are excluding tax, and donated equipment is not subject to cost limitations. Equipment may include:

- Bicycles (limited to \$250 per bicycle)
- Bicycle helmets (limited to \$20 per helmet)
- Bicycle repair stands (limited to \$200 per stand)
- Bicycle locks and cables

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- Bicycle tires/tubes
- Bicycle patch kits
- Bicycle tire pumps
- Bicycle lubricants
- Bicycle repair tools
- Bicycle lights
- Water bottles and/or bottle cages
- Chalk and chalk marking sticks
- Safety vests
- Safety cones
- Barriers/fences for safe cycle or pedestrian traffic flow

Design Specifications

If the TCC Project is not on state-owned right-of-way, the project must be constructed in accordance with the Local Assistance Procedures Manual, Chapter 11.2 Design Guidance for Local Assistance Projects, New and Reconstruction Projects design standards for local agency streets and roads, incorporated here by this reference.

Training and Educational Projects

- i. Procured equipment, including bicycles and helmets, may be purchased for training and educational purposes as described in Exhibit B: Budget and Schedule of Deliverables throughout the Project Completion Period.
 - a. Equipment items must be within the cost limits per [Exhibit A, Section 13. Payment Provisions](#).
 - b. Equipment items must be kept and used beyond the life of the project as part of a sustainable active transportation program, per [Exhibit A, Section 29. Ownership](#).
- ii. Pedestrian and bicycle related educational safety materials purchased must be used for educational purposes and compensation for program participation, but not as incentives purchased for raffles, promotions, giveaways, or other similarly intended uses.

66. Transit and Rail Access

Transit Capital Projects

- i. New or expanded transit facilities must support enhanced or expanded transit service or increase transit mode share as described in the Budget and Schedule of Deliverables throughout the grant term.

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- ii. Lead Entity shall maintain each station and all its appurtenances, including, but not limited to, restroom facilities, in good condition and repair in accordance with high standards of cleanliness.
- iii. Lead Entity shall submit documentation of any intergovernmental reviews, such as, but not limited to, Caltrans Local Development Intergovernmental Review of the project’s environmental, land use, and zoning findings.
- iv. Service Plan
 - a. Lead Entity must provide SGC and the Evaluation Technical Assistance team the proposed methodology for capturing increases in ridership and passenger miles traveled on the impacted service line, including methods for estimating reductions in vehicle miles traveled. Methodology must be provided within ninety (90) calendar days before initiating service. Lead Entity is strongly encouraged to address methods for capturing frequency of transfers to other transit and rail services, as applicable.
 - b. Lead Entity must provide SGC with the existing schedules and proposed changes to the affected service lines at least ninety (90) calendar days before initiating service. The service plans should include weekday, weekend, and special event services and maintain service frequency levels consistent with the work plan. The schedules should document efforts to coordinate service with other transit services.
 - c. Lead Entity must provide SGC with a service coordination plan at least ninety (90) calendar days before initiating service. The service coordination plan should document efforts to coordinate and share with other public transit operators any rail rights-of-way, common maintenance services, and station facilities used for intercity and commuter rail. Intercity and commuter rail services shall be coordinated with each other, with other providers and with freight traffic to provide integrated rail passenger and freight services with minimal conflict.

Zero-Emission Vehicle Projects

- i. Procured vehicles must support the system performance of the improved service lines as described in Exhibit B: Budget and Schedule of Deliverables throughout the grant term.
- ii. Service Plan
 - a. Lead Entity must provide SGC and the Evaluation Technical Assistance team the proposed methodology for capturing increases in ridership and passenger miles traveled on the impacted service line, including methods for estimating reductions in vehicle miles traveled. Methodology must be provided within ninety (90) calendar days before initiating service. Lead Entity is strongly encouraged to address methods for capturing frequency of transfers to other transit and rail services, as applicable.

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- b. Lead Entity must provide SGC with the current and proposed service plan including routes, service frequency, and number of vehicles deployed on each route within sixty (60) calendar days of Grant Agreement execution. The Lead Entity must quantify the planned number of additional vehicle miles to be operated by zero-emission vehicle (ZEV) buses compared against the baseline service level.
- c. Lead Entity must provide SGC with the existing schedules and proposed changes to the affected service lines at least ninety (90) calendar days before initiating service. The service plans should include weekday, weekend, and special event services and maintain service frequency levels consistent with the work plan. The schedules should document efforts to coordinate service with other transit services.

67. Car Sharing and Mobility Enhancement

All Car Sharing and Mobility Projects

Lead entity shall maintain an implementation plan which includes:

- i. Processes and timeline to develop program design and procedures including vehicle and equipment specifications and detailed program requirements listed below.
- ii. Procurement policies including bid, lead time, and roll-out plan
- i. Supplemental prerequisite work:
- ii. Analyses of proposed area and site selection criteria
- iii. Documentation of community engagement informing program design, location, and operational structure
- iv. Operations & maintenance plan
- v. Long-term business plan demonstrating financial feasibility

Vehicle and Equipment Specifications

Lead Entity must purchase or lease eligible light-duty passenger vehicles or medium-duty passenger or shuttle vans that are zero emission or near-zero emission vehicles, which include hydrogen fuel cell vehicles, battery electric vehicles (BEV), and fuel cell electric vehicles (FCEV). Changes to the fleet after grant execution may be made subject to prior written approval by SGC. Additional vehicle requirements:

- i. May be purchased or leased (2-year minimum lease period).
- ii. May be new or used.
- iii. Must be a four (4) passenger vehicle or more.

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- iv. New vehicles must be eligible for the Clean Vehicle Rebate Project (CVRP) or the California Hybrid and Zero-Emission Truck and Bus Voucher Project (HVIP), but they cannot participate in those projects, i.e., they cannot receive rebates from CVRP2 or vouchers from HVIP3.
- v. Used vehicles that have participated in CVRP or HVIP and have fully complied with CVRP and HVIP requirements are eligible.
- vi. Must be registered in California.
- vii. No modifications to the vehicle’s emissions control systems, hardware, software calibrations, or hybrid system (California Vehicle Code (CVC) Section 27156).
- viii. A chassis that has been modified with aftermarket parts or equipment to create a PHEV or zero-emission vehicle is not eligible.
- ix. Vehicle title cannot be salvaged (as defined in CVC Section 544).

Lead Entity may purchase and install electric vehicle supply equipment (EVSE) to provide electricity for BEVs and PHEVs, as applicable. EVSE equipment may be:

- i. Installed in commercial or residential locations.
- ii. May include ports for bicycle charging if the project design includes electric bicycles.
- iii. Level 2: rated up to 240 volts AC, up to 60 amps, and up to 14.4 kW.
- iv. Level 3: high voltage AC or DC with the capability to charge the vehicle to approximately 80% capacity within 30 minutes.

Lead Entity may purchase Class 1 or Class 2 electric bicycles and supporting equipment for the bicycle sharing complement to the car sharing system. Electric bicycles and equipment should comply with the following:

- i. Purchase and install electric bicycle charging equipment to provide electricity for electric bicycles, no more than one (1) per bicycle, as applicable.
- ii. Purchase bicycle locking stations, no more than one (1) per bicycle, as applicable.
- iii. May purchase bicycle helmets for use of electric bicycle.

Lead Entity must establish secure and safe home base parking for project vehicles and optional electric bicycles within the Project Area.

Program Requirements

Lead Entity must develop policy and process to evaluate potential vehicle drivers, bicycle riders, vanpool riders, and subsidy recipients, as applicable and as follows:

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- i. Enroll all vehicle drivers, bicyclists, carpool/vanpool riders (non-driver participants), and subsidy recipients and ensure that they:
 - a. Complete an Initial Participant Survey upon enrollment.
 - b. Complete trip surveys and participate in research as requested by Lead Entity.
 - c. Pay project fees to use the car sharing system, as determined by Lead Entity.
- ii. Ensure enrolled vehicle drivers also meet the requirements below:
 - a. Possess a current driver’s license.
 - b. Meet minimum requirements to drive a project vehicle as required by Lead Entity and the insurance provider, to be developed in conjunction with SGC.
- iii. Ensure enrolled bicyclists satisfactorily complete a bicycle safety training program (as approved by SGC).
- iv. Participants become ineligible upon any of the following events:
 - a. Vehicle driver or bicycle rider participant becomes ineligible per terms of insurance.
 - b. Vehicle driver’s license lapses or is revoked.
 - c. Vehicle or bicycle rider is determined to be an unsafe or impaired driver by the Lead Entity.
 - d. Participant causes damage to a vehicle, bicycle, EVSE or other project property, at the discretion of Lead Entity or SGC.
 - e. Non-payment of project fees to use the car sharing system, to participate in the project, or to receive subsidies, as required by the Lead Entity.
 - f. Non-compliance with project requirements, at the discretion of Lead Entity or SGC.

Lead Entity must develop, administer, and maintain a user-friendly vehicle reservation system as applicable; at a minimum, provide telephone-based, person-to-person reservation fulfillment.

Lead Entity must develop policies and procedures documents and flow charts that describe Lead Entity’s administrative actions for evaluating and processing participants, reservations, vehicle maintenance, and data gathering and reporting, as applicable.

Lead Entity must establish and maintain records of participants, vehicles, EVSE, optional electric bicycles and chargers, fuel, maintenance, and other records, as applicable and as follows:

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- i. Identify participant data that is confidential and develop measures to keep this data confidential.
- ii. Develop a systematic process and schedule to back-up participant, reservation database(s) on a daily basis at a minimum.
- iii. Develop and enforce security measures to safeguard Project database(s).
- iv. Store all records in a secured and safe storage facility that maintains confidentiality and provides fire and natural disaster protection.

68. Solar Installation, Energy Efficiency and Appliance Electrification

Single-Family Residences and Community Serving Facilities

- i. Single-family homes occupied by either property owners or tenants are eligible for energy efficiency and Solar Photovoltaic (PV) installations.
- ii. Eligible non-residential properties include community service facilities, or public community infrastructure, including basic environmental infrastructure that contributes to the overall safety and health of a community (e.g. lighting or water supply infrastructure).
- iii. Lead Entity must have single-family property owners certify that they will not raise the rent of any property with energy efficiency and/or Solar PV installations for a period of two (2) years from the date of installation because of the increased value of the unit due solely to the installations provided (allowable factors for rent increase can include an actual increase in property taxes, actual cost of amortizing other improvements to the property accomplished after the date of work completed by the Partner and/or subcontractor, or actual increases in expenses of maintaining and operating this property). Additionally, the property owner must acknowledge and agree that the property is not for sale at the time of qualifying for the installations and will not be offered for sale or otherwise distributed or is not in foreclosure for at least sixty (60) calendar days following the completion of the installations.
- iv. Household income eligibility must be established at either 80% of the Area Median Income (AMI), or 80% of the State Median Income (SMI), whichever results in a higher allowable maximum income.
- v. The following types of buildings will not be eligible for installations:
 - a. Buildings requiring significant environmental review, any mitigation, including mitigation of fire hazards or electrification and/or environmental decontamination triggering a deferral as defined in the Deferral Policy section;

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- b. New buildings or buildings rebuilt or remodeled or retrofitted to meet Title 24 standards (Part 6, of the California Code of Regulations) are not eligible for energy efficiency installations, but are eligible for Solar PV installations;
- c. Buildings that are structurally unsound or condemned;
- d. Buildings under a legal cloud or importuned by illegal activity;
- e. Buildings that have been modified under the Low-Income Weatherization Program (LIWP), the Low-Income Home Energy Assistance Program (LIHEAP) or Department of Energy (DOE) federal programs within the past four (4) years, do not qualify for energy efficiency measures, with the exception of assessment for and installation of Solar Water Heating, and may receive Solar PV, if qualified.
- vi. Buildings that have received only LIWP-funded Solar PV may qualify for energy efficiency measures.
- vii. Each building must be assessed for suitability before proposed energy efficiency and/or Solar PV installations occur.
- viii. Property owners are responsible for certifying participation in any additional energy efficiency upgrade programs that have resulted in modifications to the identified buildings within the project.
- ix. All work performed must be in compliance with current and applicable provisions of the California Energy Commission Building Energy Efficiency Standards, Alterations under Title 24, Part 6, of the California Code of Regulations, California Home Energy Rating System (HERS) Program regulations. Standards within the current Uniform Building Code and local city and county codes should be adhered to.
- x. Work provided to all covered pre-1978 buildings must be in compliance with current Environmental Protection Agency rules in 40 CFR 745 (Code of Federal Regulations), Lead-Based Paint Poisoning Prevention in Certain Residential Structures and the Housing and Urban Development rules in 24 CFR 35, as applicable to energy efficiency installations.
- xi. Solar Installation projects on single-family residences are invoiced on an agreed dollar per watt basis, reviewed and approved by the TCC Grant Manager prior to invoicing, or based on itemized invoices of actual costs incurred.

Multi-Family Residences

- i. Multi-family properties must demonstrate at least 66% of households residing at the property meet the household income eligibility requirements to be eligible for Solar PV or energy efficiency installations. Multi-family properties, deed restricted and/or subsidized properties must provide regulatory agreements with the

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applicable local agency showing compliance with the income eligibility requirements.

- ii. Lead Entity must ensure that the property owner or manager certify that the rents for the qualified low-income units will not be increased for a period of two (2) years because of the energy efficiency and/or Solar PV installations and/or major capital improvements. Lead Entity must also require the property owner or manager agree that any units which are designated as vacant as of the effective date of the installations, must be rented to or occupied by a household at an income level such that at least 66% of households residing at the property meet the income eligibility requirements. Lead Entity must require the property owner or manager not to evict or commence any eviction proceeding against any tenant(s) of any qualifying unit in the building as a result of upgrades, except for cause and subject to all legal requirements and procedures for any such eviction and/or proceeding.
- iii. Household income eligibility must be established at either 80% of the Area Median Income (AMI), or 80% of the State Median Income (SMI), whichever results in a higher allowable maximum income.
- iv. The following types of buildings will not be eligible:
 - a. Buildings requiring significant environmental review, any mitigation, including mitigation of fire hazards or electrification and/or environmental decontamination triggering a deferral as defined in the Deferral Policy section;
 - b. Buildings with significant energy efficiency upgrades installed within the previous five (5) years, unless energy savings goals can be attained at a reasonable cost through the implementation of additional measures;
 - c. New buildings or buildings rebuilt or remodeled or retrofitted to meet Title 24 standards (Part 6, of the California Code of Regulations) are not eligible for energy efficiency installations, but are eligible for Solar PV installations;
 - d. Buildings that are structurally unsound or condemned;
 - e. Buildings likely to be sold as evidenced by position in the market and refinancing cycle;
 - f. Buildings under a legal cloud or importuned by illegal activity;
 - g. Property under single ownership, including closely held affiliates that, in the aggregate, total more than 1,000 units receiving energy efficiency and/or Solar PV installations.
 - h. Buildings that have previously received LIWP-funded energy efficiency measures within the past four (4) years do not qualify for additional energy efficiency measures, with the exception of assessment for and installation of the following:

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- (i) Solar Water Heating
- (ii) Solar PV
- iv. Each building must be assessed for suitability before proposed energy efficiency and/or Solar PV installations occur.
- v. Property owners are responsible for certifying participation in any additional energy efficiency upgrade programs that have resulted in modifications to the identified buildings within the project.
- vi. All work performed must be in compliance with current and applicable provisions of the California Energy Commission Building Energy Efficiency Standards, Alterations under Title 24, Part 6, of the California Code of Regulations, California Home Energy Rating System (HERS) Program regulations. Standards within the current Uniform Building Code and local city and county codes should be adhered to.
- vii. Work provided to all covered pre-1978 buildings must be in compliance with current Environmental Protection Agency rules in 40 CFR 745 (Code of Federal Regulations), Lead-Based Paint Poisoning Prevention in Certain Residential Structures and the Housing and Urban Development rules in 24 CFR 35, as applicable to energy efficiency installations.
- viii. Solar Installation projects on multi-family residences must be invoiced based on itemized invoices of actual costs incurred as defined in Section 14. Invoicing.

Assessment, Certification, and Compliance Requirements for Single- and Multi-Family Residences and Community Service Facilities

- i. Energy efficiency measures must be replacements of inefficient measures and eligible per the TCC Guidelines. Appliance electrification may replace existing appliances that are fueled by natural gas, propane, or any other direct combustion of a high-carbon intensity fuel.
- ii. Lead Entity must keep records of project assessments, certifications, and compliance. Lead Entity may refer to the Department of Community Services and Development's (CSD) Low-Income Weatherization Program (LIWP) standards and forms or California Energy Commission's Equitable Building Decarbonization Program for examples of information to collect and record retention. Information collected must include, but is not limited to:
 - a. Intake forms with information including, but not limited to household income, household members, eligibility, and energy service currently used;
 - b. Property owner consent to receive energy efficiency and/or Solar PV installations;

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- c. Property owner certification to comply with Single-Family Residence and Multi-Family Residence requirements outlined above;
- d. Confirmation that property owner has been informed of potential hazardous materials exposure during energy efficiency and/or Solar PV installations, as such hazards are identified;
- e. Documentation that a building assessment has been completed (pre-and-post project completion).
- f. Property owner confirmation that proposed energy efficiency and/or Solar PV installations were received and installed properly;
- g. Documentation showing why energy efficiency and/or Solar PV installations were deferred or denied, as applicable;
- h. Documentation of compliance with the Department of Public Health’s Renovation, Repair, and Painting Rule (RRP) (40 Code of Federal Regulations 745), as applicable;
- i. Documentation of trainings taken by certified renovators (per RRP), as applicable; and
- j. Documentation that property owner has signed the California Solar Consumer Protection Guide (<https://www.cpuc.ca.gov/solarguide/>) prior to installation, as applicable to interconnection of residential solar customers in the investor-owned utility service areas of Pacific Gas and Electric Company (PG&E), Southern California Edison (SCE), and San Diego Gas & Electric (SDG&E).

Operations and Maintenance for both Single- and Multi-Family Residences

- i. The Lead Entity is responsible for providing verbal and written instructions for each installation to the property owner describing proper operation, maintenance requirements, system components, warranty information, programming of controls, and safety considerations, as applicable. This must occur prior to project completion. All work must be in accordance with the installation standards provided by TCC Staff (for example, CSD LIWP Measure Standards, standards used in the Equitable Building Decarbonization Program, or other similar programs and standards as approved by TCC staff). System sizing should be in accordance with the TCC Round 5 Guidelines, which may be updated to provide greater flexibility for system size requirements.
- ii. The Lead Entity must establish and maintain policies and procedures for handling complaints in accordance with the CSD LIWP Measure Standards or standards from the Equitable Building Decarbonization Program, as directed by TCC Staff.
 - a. The policies and procedures shall be in writing and shall be provided to interested individuals upon request. Complaints may include, but are not

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limited to, equipment failure during the warranty period, and incorrect installation of equipment. The Lead Entity should retain records of all complaints, and how they were resolved, in the event of an audit.

Deferral Policy for both Single- and Multi-Family Residences

- i. Conditions may exist which cannot be mitigated because corrections exceed the scope of this program or cannot be achieved in a cost-effective manner. In these instances, contractors shall install feasible measures and, as applicable, refer the property owner to other agencies/programs for additional assistance. Once conditions have been corrected, installations for which the property qualifies may be installed. Presence of any of the conditions below shall require deferral of all installation activities:
 - a. Mechanical, electrical, or plumbing system is in such disrepair that failure is imminent.
 - b. An environmental condition exists that endangers the occupants or contractor workers. (Example: standing water/sewage, mold, friable asbestos, etc.).
 - c. Evidence of significant infestation of rodents, insects, and/or other vermin is present.
 - d. Moisture conditions within the building are severe and infiltration reduction measures are not feasible.
 - e. Building is condemned, is under remodeling or rehabilitation, or has structural issues.
 - f. Building has unsafe air quality. (Examples: sewage, significant animal feces in the building, improperly stored chemicals, combustible materials, or other fire hazards present a danger to the occupants or workers, etc.)
 - g. Building is pre-1978 construction and paint is seriously degraded and/or damaged, creating a hazardous condition with paint chips or dust.
 - h. Manufactured housing registration is not current or in good standing, and a Department of Housing and Community Development permit will not be granted.
 - i. Occupant has a known health condition/s that would be made worse by installation activities.
 - j. Maintenance or housekeeping practices limit access of workers to the property for diagnostics or services.
 - k. Property owner refusal of combustion appliance safety (CAS) testing

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- l. Hazardous combustion appliance conditions that cannot be remedied through repair or replacement.
- m. Property owner is uncooperative, abusive, or threatening to installation personnel.
- n. Illegal activities are taking place in the property.
- ii. A contractor may need to defer some or all services when unsafe conditions require repairs or replacements that exceed the scope or funding of this program (known as a limited deferral). When this occurs, the contractor shall provide written and photographic documentation of the condition. Once conditions have been corrected, measures for which the property qualifies may be installed.

End-of-Life Notification Policy for Third-Party Ownership Agreements

- i. Lead Entity must make a good faith effort to ensure notifications and instructions on the end-of-life options are provided to the property owner via multiple communication channels. Lead Entity and third-party ownership (TPO) subcontractors shall not automatically renew the solar installation agreement or charge automatic payments to homeowners until this good faith effort to notify property owners has been completed according to the plan outlined below:
 - a. Lead Entity must notify the property owner using at least two different forms of communication, such as email, telephone, and/or a written letter. The chosen communication forms will be dependent on availability of contact information and communication preferences of the client, including language preferences or any necessary accommodations. Lead Entity must ensure the notification process starts at least 60 calendar days prior to the end of the solar installation agreement which provides and allows for free repairs, insurance, and warranties during a specific agreement term (e.g., 20 to 25 years), at the end of which the ownership turns over to the TPO entity.
 - b. If contact is not established with the property owner through the process identified above within 30 calendar days prior to the expiration of initial solar installation agreement term, Lead Entity must attempt to make contact in-person with the property owner. Notification in-person will consist of either one visit to the home with a written notification left at the home if contact isn't made with the property owner, or, a notification via certified mail requiring a signature from the property owner. Lead Entity will make a good faith effort to carry out more than one attempt of in-person notification.
 - c. If, after Lead Entity has taken all of the above-required actions and the property owner has not responded or is unable to be found or contacted, the property owner's solar agreement shall be automatically renewed in accordance with the original solar installation agreement and the property

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owner shall continue to be subject to all of the terms and conditions of that agreement.

- ii. In the event of a change in ownership, the original solar installation agreement signed by the homeowner should be made available to any future owner of the home through the real estate disclosures and transfer process.

69. Water Efficiency

Continuing Applicant Eligibility

- i. Grantee shall ensure that urban or agricultural water suppliers comply with all applicable state laws, including the Water Code section 10608 and any applicable laws and regulations. Documentation of compliance should be available for review by the State according to the audit provisions of this Agreement.
- ii. An urban water supplier that receives grant funds pursuant to this Agreement shall maintain compliance with the Urban Water Management Planning Act (UWMP; Wat. Code, § 10610 et seq.) and Sustainable Water Use and Demand Reduction (Wat. Code, § 10608 et seq.)

All Water Efficiency-Related Project Types

- i. Household income eligibility must be established at either 80% of the Area Median Income (AMI), or 80% of the State Median Income (SMI), whichever results in a higher allowable maximum income.
- ii. Water Efficiency projects may be invoiced using itemized rate justification that is reviewed and approved by the TCC Grant Manager prior to invoicing, or based on itemized invoices of actual costs incurred.

Eligibility for Nonresidential Properties

- i. Eligible nonresidential properties must meet the definition of a community service facility (defined in Appendix A); and
- ii. Provide letters of commitment from site owners describing commitment to utilize installations to serve community needs and how water and energy savings will be used to benefit Project Area residents

Water-Energy Projects

- i. All installed water efficiency measures must be replacements of inefficient appliances, eligible per the TCC Guidelines, and certified EnergyStar or equivalent as applicable.

Turf Replacement Projects

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- i. Converted landscapes may only include low water use, drought-tolerant, or California native plants. The Water Use Classification of Landscape Species list (<https://ucanr.edu/sites/WUCOLS/>) or local plant lists may be used to make this selection.
 - a. The foregoing notwithstanding, converted landscape may also include food-producing trees (excluding palms), shrubs, vines, and perennial plants.
 - b. At least one tree, existing or new, must be incorporated into the converted landscape.
 - c. Live or synthetic turfgrass is not allowed in the converted landscape
 - d. Plants listed on the California Invasive Plant Council inventory at time of landscape conversion may not be installed.
- ii. Irrigation systems must be water efficient and may be either drip irrigation, micro-spray irrigation, or hand watering.
- iii. Exposed soil surfaces must be covered with mulch. Mulch includes organic material, rock, or decomposed granite. Decomposed granite must be limited to 25% or less of the surface area.
- iv. Hardscape and permeability requirements:
 - a. Impervious decks or patios are not allowed as part of the converted landscape.
 - b. Structures such as outbuildings or sheds are not allowed as part of the footage of the converted landscape.
 - c. Paving stones, pavers, and brick patios are permitted, but must be filled with loose sand. No concrete or impermeable grouting may be used to affix the pavers in place.

70. Urban Greening and Green Infrastructure

Urban Greening

For projects that include urban greening components such as planting of trees and vegetation, enhancement, or expansion of community parks:

- i. The Regional Urban Forester must approve the species list and map of tree planting area prior to beginning work.
- ii. The Operations and Maintenance requirement for urban greening projects shall be incorporated into a comprehensive management plan, which include best practices and clear maintenance plans for 5 years. Tree planting and urban forestry projects must comply with additional standards based on the CALFIRE Urban and Community Forestry Program Guidelines.
- iii. Urban Greening projects should demonstrate sustainable water use. Species selection should be climate appropriate. Irrigation systems should be cost-effective and water-efficient. If project is in a State Groundwater Management Act (SGMA) critically overdrafted area (medium or high priority groundwater basin),

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projects should be consistent with Groundwater Sustainability Plans for medium and high priority basins.

- iv. If the project includes habitat restoration or landscaping, the plant palette must exclude the use of invasive plants listed in the California Invasive Plants Inventory, available at <http://cal-ipc.org/plants/inventory>, and include native, low-water, drought-resistant, and climate appropriate vegetation.
- v. If the project includes landscaping, project shall be consistent, as applicable, with the Department of Water Resources' Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7), available at <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>
- vi. Lead Entity must conduct due diligence to adhere to best management practices for:
 - a. Researching any proposed site's history and potential range of contaminants (e.g., lead or other heavy metals) and/or other hazards present;
 - b. Determining any potential risk to human health based on potential range of contaminants and/or other hazards present;
 - c. Determining appropriate methods for site testing, clean-up, and exposure-management, as applicable; and
 - d. Providing documentation of public education regarding potential range of contaminants and/or other hazards present on site, and methods employed to minimize public exposure.
- vii. The planting location of trees and vegetation must be strategically selected to avoid removal due to any planned future construction.
- viii. Projects may not use neonicotinoid-treated seeds or plantings, neonicotinoid pesticides, or synthetic fertilizer. Organic fertilizers (e.g., compost, manure) may be used.
- ix. Projects may not include root barriers, decorative tree grates, or decorative tree guards.
- x. Project may not include inefficient irrigation valves, pumps, sprinkler control timers, or over costly and elaborate irrigation systems.
- xi. Projects that require tree removal or replacement must result in a net positive number of trees. Only the net number of trees may be quantified for GHG emission reduction quantification.
- xii. If trees funded by this grant are removed for any reason, they must be replaced at the Lead Entity's cost in such a way that is consistent with this agreement.

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- xiii. Lead Entity must provide care for all trees and plants (including replacement) during an establishment period of a minimum of three (3) years after planting.

Green Infrastructure

For projects that include green infrastructure such as construction of permeable surfaces, or stormwater features such as bioswales or rain gardens:

- i. Project elements must demonstrate a stormwater capture and/or water conservation function. Projects may not require additional use of water and will use water efficient systems, if applicable.
- ii. The minimum useful life of any constructed green infrastructure shall be 20 years.
- iii. Long-term operation and maintenance plans will adhere to the template provided by the California Water Boards, as applicable. The template is available at https://www.waterboards.ca.gov/water_issues/programs/stormwater/storms/template_agreement_files.html#om_plan_templates.

71. Health Equity and Well-Being

Food Access

Grantee shall ensure that for Projects with food access elements such as urban agriculture, community gardens, school gardens, community kitchens, food hubs, community grocery stores, food co-operatives, scattered healthy food distribution methods, community resource centers, or agricultural and healthy food education opportunities:

- i. Lead Entity must conduct project site due diligence to adhere to best management practices for:
 - a. Researching any proposed site’s history and potential range of contaminants (e.g., lead or other heavy metals) and/or other hazards present;
 - b. Determining any potential risk to human health based on potential range of contaminants and/or other hazards present;
 - c. Determining appropriate methods for site testing, clean-up, and exposure-management, as applicable; and
 - d. Providing documentation of public education regarding potential range of contaminants and/or other hazards present on site, and methods employed to minimize public exposure.
 - e. For additional resources, refer to the University of California, Agriculture and Natural Resources Urban Agriculture website:
https://ucanr.edu/sites/UrbanAg/Production/Soils/Soil_Contaminants_and_Soil_Testing/

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- ii. Projects may not use neonicotinoid-treated seeds or plantings, neonicotinoid pesticides, or synthetic fertilizer. Organic pesticides, pest management, and fertilizers (e.g., compost, manure) may be used.
- iii. Lead Entity must develop a clear site management protocol that includes, but is not limited to:
 - a. A statement of purpose and description of the site
 - b. A map of garden plots and green space
 - c. Management structure and decision-making processes
 - d. Process for determining the use of the site such as, but not limited to:
 - (i) Identifying and selecting participants for garden plots and equitably distributing plots when demand is greater than supply.
 - (ii) Length of participation for garden participants
 - (iii) Reservation of community space for classes or gatherings
 - e. Code of conduct and general rules
 - f. Procedures if participants are not in compliance with code of conduct and/or general rules
- iv. Management protocol must be made accessible to the public in multiple formats (e.g., online, electronic copies, paper copies, etc.) and languages, as requested by the community.
- v. Project must include an on-site sign that includes hours of operation and contact information, in addition to other signage requirements consistent with Section 53. Publicity.
- vi. Project must ensure food purchased, provided, or made available is healthy. This includes increasing access to fresh, healthy, locally sourced fruit and vegetables, as well as other healthy products.
- vii. Project must develop nutrition standards in their programming, which includes but is not limited to the following activities:
 - a. Assessing the environment in relation to nutrition standards and/or client impact.
 - b. Implementing nutrition standards in programming (in the form of new or strengthened policy and/or system changes) for food and beverages served, sold, or distributed in a variety of settings including meals, snacks, vending, distribution, nutrition assistance, or other sales. The guidelines should support balanced eating patterns and healthy body weight, address California SNAP-Ed Goals, and be consistent with the Dietary Guidelines for Americans (refer to the California Department of Public Health website:

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<https://www.cdph.ca.gov/Programs/CCDPHP/DCDIC/NEOPB/Pages/Helpfullinks.aspx> for additional resources).

Parks, Open Space, and Recreation Access

For Projects with park, open space, or recreation access components such as green space, picnic areas, playground, or park exercise equipment; and for Projects with tree or vegetation planting components:

- i. The Regional Urban Forester must approve the species list and map of tree planting area prior to beginning work.
- ii. Any tree planting within the project must adhere to the CAL FIRE Standards and Specifications for Purchasing, Planting, and Maintaining Trees, and Required Management Activities Practices, see [Attachment D-7](#), unless otherwise approved by SGC. This includes the establishment and adherence to a detailed long-term operations and maintenance plan. Trees requiring replacement per CAL FIRE must be made at the Lead Entity's cost.
- iii. If the project includes habitat restoration or landscaping, the plant palette must exclude the use of invasive plants listed in the California Invasive Plants Inventory, available at <http://cal-ipc.org/plants/inventory>, and include native, low-water, drought-resistant, and climate appropriate vegetation.
- iv. If the project includes landscaping, project shall be consistent, as applicable, with the Department of Water Resources' Model Water Efficient Landscape Ordinance (California Code of Regulations, Title 23. Waters, Division 2. Department of Water Resources, Chapter 2.7), available at <https://water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency/Model-Water-Efficient-Landscape-Ordinance>
- v. The planting location of trees and vegetation must be strategically selected to avoid removal due to any planned future construction.
- vi. Projects may not use neonicotinoid-treated seeds or plantings, neonicotinoid pesticides, or synthetic fertilizer. Organic fertilizers (e.g., compost, manure) may be used.
- vii. Projects may not include root barriers, decorative tree grates, or decorative tree guards.
- viii. Project may not include inefficient irrigation valves, pumps, sprinkler control timers, or over costly and elaborate irrigation systems.
- ix. Projects that require tree removal or replacement must result in a net positive number of trees. Only the net number of trees may be quantified for GHG emission reduction quantification.
- x. If trees funded by this grant are removed for any reason, they must be replaced at the Lead Entity's cost in such a way that is consistent with this agreement.

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- xi. Lead Entity must provide care for all trees and plants (including replacement) during an establishment period of a minimum of three (3) years after planting.

72. Indoor Air Quality

Lead Entity must prepare written agreements with each participating residence that ensures participants agree to and understand, at a minimum, the following requirements:

- i. All new equipment must be kept in the same residence, in sole possession, and remain in operation for at least one (1) year from installation
- ii. All new equipment may not be sold or transferred to a third party without prior written consent and approval by the project lead.
- iii. Should the participating residence no longer wish to participate in the project, or no longer wish to use the portable air filtration device or is relocating to a location outside of the Project Area, the project lead must make arrangements with the participating residence to take possession of all air filter and monitoring equipment and select another residence within the Project Area to transfer the equipment to.
- iv. If the Lead Entity provides equipment that performs indoor air monitoring (either stand-alone devices or devices integrated into portable air filters) and such systems determine that air quality is poor at a participating residence, the participating residence agrees to utilize the portable air filtration device to remediate the air quality concern indoors.
- v. If the Lead Entity offers monetary stipends to participants, participants shall be informed, in writing, that the monetary stipend is for use to support the following potential costs: increased electricity costs due to operation of the equipment; increased internet costs if the Lead Entity is using an air monitoring device to wirelessly track and submit data related to indoor air quality; or costs of replacement filters. Payment of monetary stipends to participants must be tracked, recorded, and reported to TCC Staff.
- vi. All proposed air monitoring or filtration devices must be selected from the California Air Resources Board's (CARB's) list of certified air cleaning devices. If devices are selected for use that are not currently on CARB's list of certified air cleaning devices, the project partner must provide evidence that the devices meet equivalent standards or have been approved by a similar oversight agency (such as a local air district).
- vii. Electronic air cleaners that are not approved by CARB and that produce substantial amounts of ozone by design may not be purchased with TCC funds and are generally discouraged from use.

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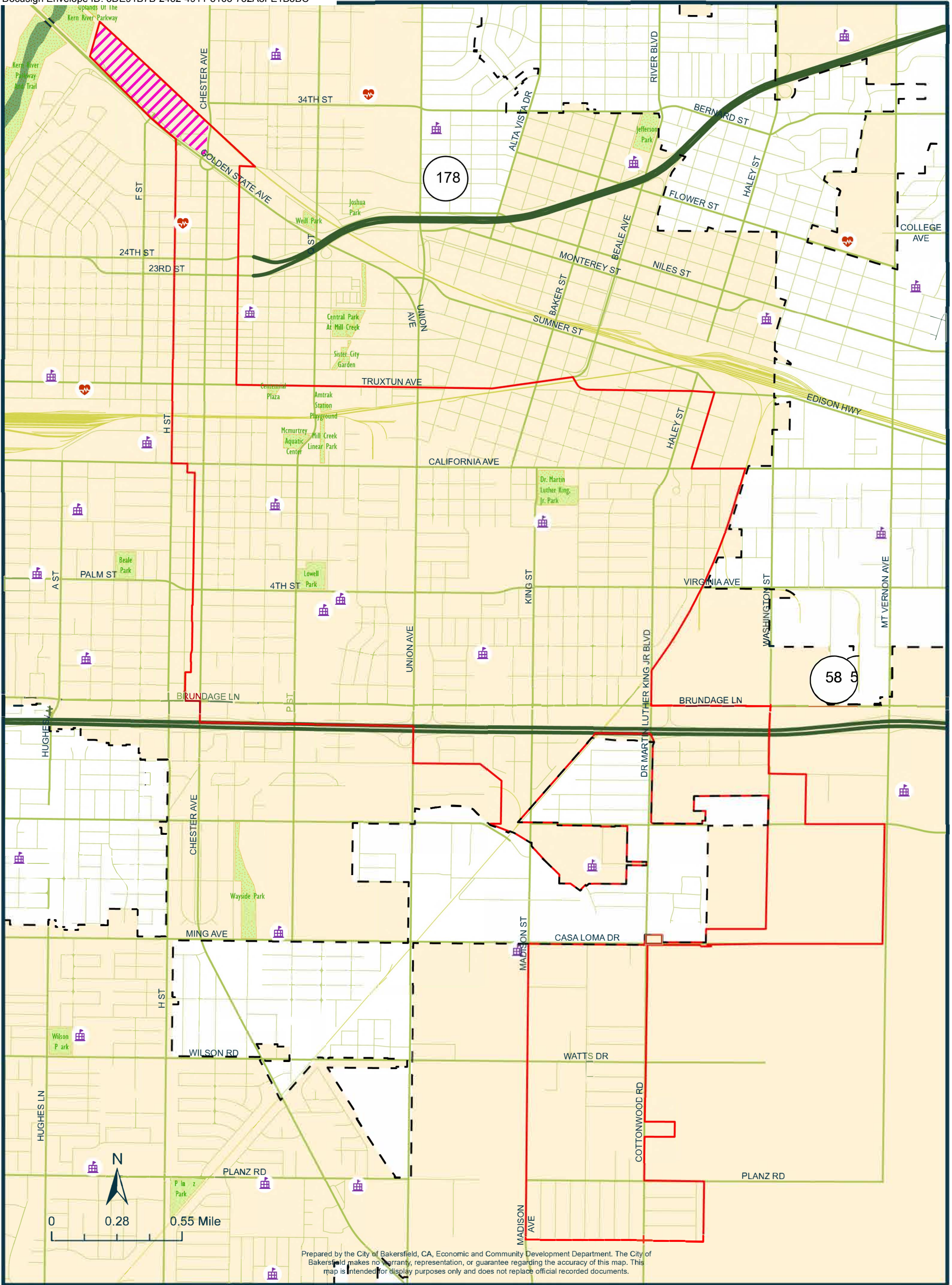
EXHIBIT D – Attachments

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Attachment D-1: TCC Project Area Map



Prepared by the City of Bakersfield, CA, Economic and Community Development Department. The City of Bakersfield makes no warranty, representation, or guarantee regarding the accuracy of this map. This map is intended for display purposes only and does not replace official recorded documents.

TCC Project Map Area

- Hospitals
- Schools
- Revised TCC Round 5 Boundary
- Proposed HSR Station Site
- Freeways
- Major Roads
- CalEnviroScreen 4.0 Top 25% in City Limits
- Parks
- Bakersfield City Limits

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Attachment D-2: Transformative Plan Summary

Grantee will implement each Transformative Plan in accordance with the Exhibit B: Budget and Schedule of Deliverables and the original intents described in each Plan summary included in this attachment. The inclusion of Transformative Plan summaries in this attachment should not be construed to create any additional obligations, conditions, warranties, policy rules, or duties for either party.

The summaries for each Transformative Plan are based on the narrative materials submitted by Grantees and Partners as part of the Round 5 TCC application process.

Community Engagement Plan (CEP)

I. Plan Overview

The City of Bakersfield and four community-based organizations with deep connections to the Project Area will implement a series of meetings and community events and utilize various engagement methods to ensure residents' voices are centered throughout project implementation. These outreach methods, including digital media, print media, door-to-door canvassing, and partner hosted events will provide ample opportunity for resident input and guidance. In addition, the collaborative stakeholder structure will incorporate vehicles of accountability to the community and ensure resident members are part of the decision-making processes. Translation services and language access will be embedded in all communications and community meetings to ensure Project Area residents with language barriers can participate. Additionally, outreach will facilitate resident involvement in the development of the High-Speed Rail Station area, an investment which will catalyze the Bakersfield area. Resident input was foundational to the development of the Southeast Strong application and will be a critical part of the programs implementation.

II. CEP Summary

a. Engagement methods

The City and its partners will utilize multiple contact strategies, host community events, and work with the collaborative stakeholder group. Programming during the five-year program includes the following:

- Door-to-door canvassing
- Digital/Print Media Engagement
 - o Print ads in locally owned publications
 - o Email Distributions from partner organizations
 - o Social Media posts
- In-Person Events
- Collaborative Stakeholder Meetings

b. Decision-making processes

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The collaborative stakeholder structure will be comprised of three groups which will oversee implementation of the grant. Members of each portion of the stakeholder group will be structured as follows:

Leadership Council: The Leadership Council will consist of fifteen (15) members who will provide management and oversight over the Southeast Strong Project, ensure project information, including project data, project performance, and program efficacy are communicated to the public and decisions are consulted on by the Community Steering Committee

Community Steering Committee: The community steering committee will be comprised of seven (7) members of the community who will provide oversight on project implementation and make recommendations to the Leadership Council on items from a community perspective.

Working Groups: Four working groups will be established to oversee the implementation of the transformative elements and provide technical assistance to the projects.

All meetings will be held quarterly at publicly accessible locations within the Focus Area. Agendas and meeting schedules will be available in English and Spanish. All meetings will be open to the public and provide time for public statements. In all levels of the collaborative, the decision-making process shall be handled by a roll call vote of present members at the stakeholder meeting for which the item is being presented. Disputes will be resolved by the chairs in accordance with the stakeholder agreement.

c. Role of partners and history of their involvement in the community

Circle of Life Development Foundation (COLDf) aka MLK CommUNITY Initiative: COLDf will participate in the ongoing efforts to reach residents through door-to-door canvassing and support for community events by circulative materials. COLDf a nonprofit focused on poverty alleviation and building inclusive communities.

Community Interventions (CI): CI is a black led grassroots community-based organization focusing on social justice issues by uplifting the voices of impacted communities. Since 2019, CI has participated in community work such as TCC Planning, Covid awareness and outreach, census outreach, and CERF planning. Community Interventions will participate in the ongoing efforts to reach residents through door-to-door canvassing and community engagement.

Building Healthy Communities Kern (BHC-Kern): Since 2009, BHC-Kern has been convening and collaborating with dozens of nonprofit organizations, residents, youth, education institutions, healthcare agencies and faith-based organizations to advance health and racial equity in severely underserved communities across Kern County. BHC-Kern has more

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than 12 years of experience in hosting community meetings and moving our community to action for positive social change.

Bakersfield Senior Center (BSC): BSC will assist in ongoing community engagement through the community engagement plan. BSC has partnered with the City of Bakersfield to help bring resources and services to disabled seniors, veterans and elderly.

City of Bakersfield: The City of Bakersfield will oversee the community engagement plan implementation and facilitate all community events including paying for event spaces, printing, and equipment costs. Additionally, City will support the stakeholder structure and be a resource to community residents.

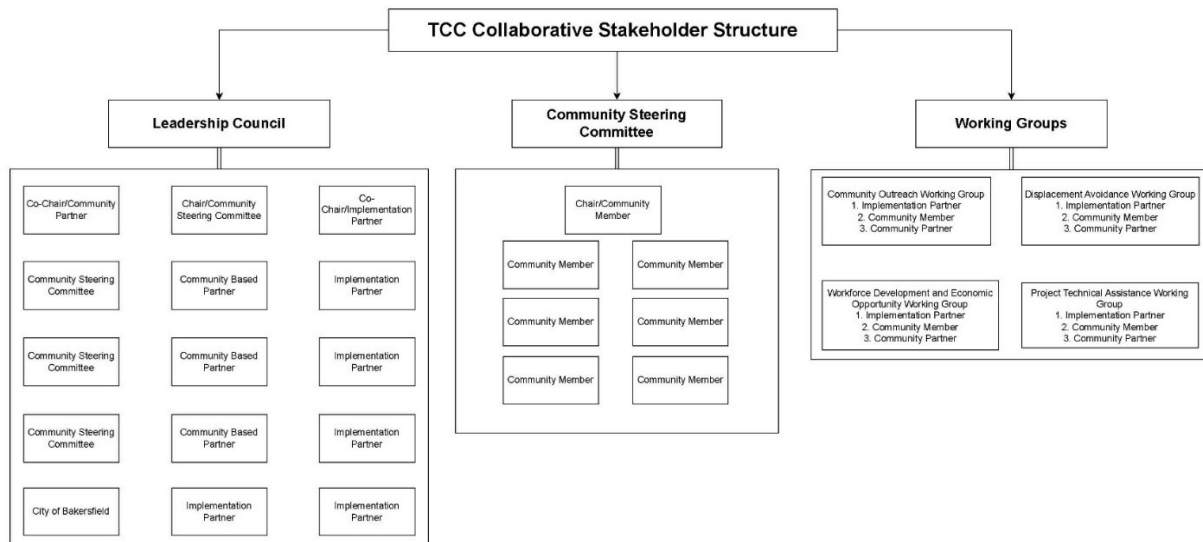
d. Plans to ensure engagement of hard-to-reach populations

The City of Bakersfield is partnering with local organizations that have years of relationship building and community trust. The plan contains multiple programs and door-to-door canvassing to engage hard-to-reach populations. To ensure language access, materials will be available in English and Spanish and contain culturally sensitive messaging. Meetings and community events will provide many opportunities for resident engagement.

e. Public information and public complaint process

The public information and complaint process will be filtered through the public meetings held by the Collaborative Stakeholder Structure.

III. Collaborative Stakeholder Structure



The Collaborative Stakeholder Structure is a network of partners, community members, and residents who will work together to implement the programs in the TCC program. Each

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committee will meet quarterly to during the five-year implementation period. During these meetings public comment will be heard by any attendees who wish to speak. Requests will be processed accordingly to ensure residents have their concerns heard by the proper entity.

- IV. Brief History of Proposal Development
 - a. Community engagement process
 - b. Decision-making processes

Upon completion of the TCC Planning and the unsuccessful Round 4 implementation funding application, the City and its partners began working to enhance the City’s TCC application for Round 5. The City started with an outreach meeting to review the Round 4 application, receive feedback, and develop a monthly stakeholder group to work on the application. Thirty-four (34) individuals representing 18 different non-profits, government organizations, and residents began meeting in January 2023. During the process, one additional resident and four organizations joined the group. For Round 5, the City proposed focusing the application within the southeast portions of the initial TCC Planning Grant Area. The intent being to invest in the most disadvantaged census tracts in the initial application (ranging from the 98th – 100th percentile). City staff and other community stakeholders narrowed the project list to those that generally focused on Southeast Bakersfield (beginning south of California Avenue and east of Chester Avenue). After project vetting, the collaborative proposed a project priority process wherein residents reviewed the 23 projects and identify their top six priorities for investment. In total, City staff and its partners hosted five in-person meetings, five online meetings, and setup project proposal information booths at fifteen community events and spaces, including churches, festivals, senior affordable housing complexes, and Zumba classes a local non-profit to gather feedback. Additionally, a bi-lingual (Spanish and English) online platform was setup to provide 24/7 access to residents. In total, 358 residents provided response input over the 60-day project prioritization process. Of these, 318 were in-person votes whereby, 87.1% identified as African American or Hispanic, and 68.8% lived in zip codes that overlap with a portion of the focus area. Six votes were received from each participant and these votes, once accumulated, were used to identify our capital projects which are included in the round 5 grant application.

Displacement Avoidance Plan (DAP)

- I. Plan Overview

The Displacement Avoidance Plan (DAP) will be led by City of Bakersfield and supported by the following partners: 3C Capital Fund Inc., Mission Community Services Corporation (Women’s Business Center of Kern), Ventura County Community Development Corporation, and Greater Bakersfield Legal Assistance. Additionally, DAP programs will coordinate with the Community Engagement Plan and its partners to further the program’s outreach. Collectively, the partners involved in the DAP have been involved in providing

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legal services to impacted renters, supporting wealth building among low-income families, and assisting the growth/stability of minority-owned businesses and women-owned businesses. The purpose of the DAP is to ensure that people who currently live or own businesses in the project area benefit from the proposed strategies, programs and investments and not only remain in the community but thrive in it. The partner organizations supporting the community engagement for the DAP have years of relationship building in the focus area and will serve as effective partners in engaging residents. The strategies of the DAP include know-your-rights education for residents, homebuyer education programs to support low-income residents in obtaining homeownership, increased outreach and engagement for small businesses in the area to access support programs, and technical assistance/consulting for small businesses.

II. Resident DAP Summary

a. Displacement vulnerability

- i. A majority of the Project Area are single-family homes and has a homeownership rate of approximately 27.4%, 34% lower than the homeownership rate in Bakersfield (61% collectively). Currently there are less protections in the project area for residents than in recent years, particularly as eviction protections and rental support programs put in place during the COVID-19 pandemic sunset. In 2024 the City funded a pilot program to provide legal support services, however these funds are currently in place for a year and will depend on future allocations. Further, census tracts within the area are considered at risk of displacement, according to UC Berkeley’s Urban Displacement Project.

b. Programs and policies to address vulnerability

i. Brief description of existing policies

Current policies, plans, and ordinances	Jurisdictional code or link to supporting documentation	Anticipated expiration date (if any)	Current implementation status
Accessory Dwelling Unit and Detached Dwelling Unit Policies	BMC Chapter 17.65	N/A	The City Code conforms to all State laws regarding permitting and construction of ADUs. The City streamlines ADUs with preapproved plans and is in development of a financial assistance program for construction of ADU units in target neighborhoods.

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Density Bonuses and Incentive Zoning	BMC Chapter 15.79; Chapter 17.25; Chapter 17.26	N/A	The City Density Bonus Policy is consistent with the current State law. The City’s Commercial Center and Central Business zones have no floor area ratio for development in the C-C and C-B zone.
Lower Development Barriers	BMC Chapter 17.58	N/A	There are no parking minimums in the City for affordable housing developments, single-family developments, multi-family properties with 19 units or less, and no parking minimums for residential properties in the central district and Old Town Kern.
Micro-Units	BMC Chapter 17.10; Chapter 17.12; Chapter 17.26	N/A	Formally called single-room occupancy (SRO), these units play an important role in targeting affordable housing for low-income and very-low-income community members. Micro-units are permitted in C-C, R-3, R-4, R-5, R-6, MX-1, and MX-2 zoned areas in the Focus Area.
Local Relocation Benefits	California Health and Safety Code Article 25, Tenant Relocation Assistance; 49 CFR Part 24	N/A	The City complies with California Health and Safety Code and the Uniform Relocation Assistance and Real Property Acquisition Act (URA) for homeowners being displaced by publicly funded projects.
Right to Counsel and Tenant Right Outreach	Agreement 2024-170; AGRMT NO 2024-170	July 31, 2025	The City of Bakersfield contracted with Greater Bakersfield Legal Assistance on June 26, 2024 for \$350,000 in Public Safety and Vital Services funding to support

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			Tenant rights education support and housing-related legal services.
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ii. Process of selecting new policies

1. The City of Bakersfield’s DAP Displacement Avoidance Plan will take a multi-prong approach to support residents in combating displacement in the project area. The policies and programs can be summarized as follows: stabilize, mobilize, and transform. Stabilization strategies will include programs to maintain housing for renters by increasing tenant rights and responsibilities knowledge and making referrals to GBLA housing programs for legal services when tenants are faced with potential housing discrimination and/or eviction. These services will be focused in the Project Area to provide a specific focus as opposed to the citywide focus under City agreement 2024-170. Homebuyer support programs will help in directing residents into homeownership, thus providing an opportunity for wealth generation and financial stability. Lastly, the City will evaluate policies to transform development in the area. Policy considerations include an inclusionary housing ordinance, deferred impact fees to support affordable housing development, and policy incentives to support new growth.

2. Programs and policies contained in the DAP were developed by the following: input during the Draft Housing Elements process, input during the Southeast Strong Fest hosted by the City of Bakersfield, and surveys collected for our transformative element development.

iii. Description of new policies that will fill the gap

1. **Incentives for Inclusionary Housing:** As identified in Bakersfield’s 2020-2025 Consolidated Plan, 37% of all households in Bakersfield are cost-burdened (pay more than 30% of their income towards housing costs), with 75% of those households being low-income. Further, severe costs burdened significantly affect extremely-low and very-low income households, representing 89% of rental households which are severely cost-burdened in the City. As such, new development spurred by investments in improving an area’s quality of life can disproportionately impact local residents by raising housing costs and increasing market values, which further drives

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residents out of an area. An inclusionary housing policy ensures that a portion of new housing production is required to be set aside for lower-income residents, ensuring that future housing production provides options for residents at different income levels.

2. **Residential Development Fee for Affordable Housing:** Local governments can incentivize new development by increasing local funds to support these programs. In July 2021, the City of Bakersfield developed an Affordable Housing Trust Fund, which is currently funded at a local level through a sales tax known as the Public Safety and Vital Services Fund (PSVS). This proposal would increase local funding through an impact fee collected on new housing development which in turn supports affordable housing production. Increasing local funding for affordable housing will in turn increase production and help stabilize the rental market.
3. **Just Cause Evictions:** Just cause eviction policies support tenant's ability to continue to stay housed and avoid eviction without just reason. Strengthening tenant protections and tenant education reduces displacement and provides additional protection for renters. Evaluating and considering this program would mitigate the impacts of housing insecurity and reduce homelessness by protecting renters and their living situation.
4. **Culturally Appropriate Tenants Rights Education:** Project Area specific renters rights and responsibilities workshops help tenants understand their rights and responsibilities as renters. Workshops are important because they help ensure tenants are not discriminated against and have a stable, safe, clean place to live, and other protections around security deposits, evictions, and rent increases. GBLA housing programs will accept referrals to provide legal services when low-income tenants in the project area are faced with potential housing discrimination and/or eviction.
5. **Homebuyer Counseling/Coaching:** Ventura County Community Development Corporation (VCCDC) will assist residents in building financial capacity through education, counseling, and lending products designed to reach homeownership or home preservation goals. According to

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Prosperity Now 2023 Bakersfield Scorecard report citywide homeownership rates of 54.7% for Latinos and 34.8% for Black people, while Whites have a 63.2% homeownership rate. The overall homeownership rate within the project area is significantly lower at about 27%. Policies underscored by VCCDC programs and services will provide additional advantages for TCC priority area residents through Homebuyer Education and Homeownership programs. By enhancing existing policies, VCCDC will provide housing stability by supporting an array of counseling and education, affordable mortgage products, and down payment assistance programs, that lead to enhancing a community's vibrancy and prosperity.

c. Implementation plan

i. Community engagement and feedback loops

1. The City is partnering with local organizations who will function as trusted messengers to engage residents in the focus area about these services. In addition, programs such as homebuyer counseling/education and right to council are crucial to supporting residents in the focus area and their ability to continue to live in their home, while advancing their well-being. While resources are limited, the City intends to use these programs to demonstrate their continued need and efficacy, with the intent of pursuing future resources needed to sustain these programs.

ii. How the plan will address potential implementation challenges

Challenges for implementation of these programs and policies will likely face different obstacles. Policies which incentivize density, mandate affordable rents on development, and increase impact fees are often met with opposition from those who support less restrictions on housing production. Further, these policies risk not being formally adopted by City Council. Staff will work diligently to ensure programs and policies for consideration are open to input, evaluated to a level that speaks specifically to local needs, and ensure information is presented in a way which allows for effective decision making.

- iii. The Collaborative Stakeholder Structure will include a working group which oversees the activities of the displacement avoidance partners. Further, partners will report to the Leadership Council and the Community Steering Committee to ensure transparency in the partners activities and a continual feedback loop for implementation.

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III. Small Business DAP Summary

a. Displacement vulnerability

The project area contains small businesses within the downtown area and small businesses that are located along main transportation corridors throughout Southeast Bakersfield. While there are some major employers in the area, generally the type of businesses that line these corridors are small businesses, including barbers, markets, restaurants, and other businesses that provide other goods and services.

Small, community-based businesses face displacement brought on because of higher income households moving into the focus area and other investments which in turn create new demand and competition for business placement. For example, the Chester Avenue corridor will connect the area to the HSR Station; however, this improvement may pose a threat to existing businesses along the corridor as a result of this connection. Further, investments at Dr. Martin Luther King Park and Dr. Martin Luther King Boulevard may spur additional growth around these investments, thus creating competition for local businesses where there is currently vacant land and rents are low.

b. Programs and policies to address vulnerability

i. Brief description of existing policies

The City began the Entrepreneurship Grant Program in July 2023 to assist local start-up and small businesses by awarding qualified applicants with grant funds from \$5,000 up to \$40,000. Funds may be used for a variety of purposes including mortgage or rent payments, license or permit fees, and utility payments. Program participants are required to receive technical assistance from city contracted partners prior to receiving funding. This program will sunset with the expenditure and obligation requirements of the American Rescue Plan Act (ARPA).

ii. Process of selecting new policies

iii. Description of new policies that will fill the gap

New Program or Policy Selected	Policy Category from TCC Guidelines (Short or Long-Term Strategy)	Responsible Entity Name and Role (Lead Applicant or Co-Applicant)
1. Increased outreach by the jurisdiction’s small business assistance program	Short-term	Women’s Business Center of Kern
1. Development of no-cost and low-cost business development and retention programs with established local, state and federal partners such as the	Short-term	Women’s Business Center of Kern

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California Small Business Development Center Network, Women’s Business Centers, Procurement Technical Assistance Centers and others		
2. Development of no-cost and low-cost business development consulting and training programs targeting small and micro-enterprises in partnership with local, state and federal technical assistance partners.	Long-term	3C Capital Fund Inc./Women’s Business Center of Kern

c. Implementation plan

i. Community engagement and feedback loops

The City will leverage the knowledge and expertise of its partners to fill gaps in capacity. The Women’s Business Center of Kern will be providing increased outreach regarding Small Business Programs. The Kern Women’s Business Center has a comprehensive outreach strategy to reach underserved businesses. The Center will actively seek partnerships and collaborations with community organizations, business associations, chambers of commerce, and other community stakeholders. The Center will also include training to ensure staff members understand and respect diverse cultural backgrounds when engaging with minority business owners. By utilizing partnerships, targeted marketing, culturally competent approaches, and language accessibility, the Center will ensure that its resources and support reach those who need them most.

ii. How the plan will address potential implementation challenges

Many small business owners find it challenging to carve time out of their busy schedule to engage in opportunities that may help their business prosper. Some small businesses may not have trust in order to address these concerns, the City of Bakersfield is partnering with local small business support agencies who are considered trusted messengers and have already done the groundwork of reaching into the community to support these business owners. In addition, ongoing engagement and programmatic structures, such as information delivery and scheduling for technical assistance, will be conducted in a way which is conducive to local businesses. Information on opportunities and programs will be delivered in a way which minimizes the impact of the business’ operation.

Workforce Development and Economic Opportunities Plan (WDEOP)

I. Plan Overview

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The Workforce Development Plan will lead by the City of Bakersfield and implemented in partnership with Kern Community College District (KCCD), Kern County Employers’ Training Resource (Kern ETR), and the Kern County Black Chamber of Commerce (KCBCC). The plan builds on existing programming, analysis and recommendations from local economic development plans such as the City of Bakersfield’s Economic Development Strategic Plan and the City of Bakersfield’s TCC Planning Grant, and input from residents through outreach to enhance a series of trainings, programs, and programmatic services to support residents in the area. Services will focus on advancing training and job access in southeast Bakersfield, one of the most disadvantaged regions in the State of California. Combined with mobile access and transportation support, the program will be providing on-the-job training, certifications, and placements with the goal of placing residents in “Quality Job” positions, defined in the B3K Prosperity Neighborhood Initiative as \$21.80 an hour, and in key industries which are part of the regions blueprint for growth with a focus on industries that will create opportunities as the state transitions to a net zero economy. Programs funded under the TCC program will include certification programs in construction trades, entrepreneurship and business startup programs, and certificates to advance resident skillsets and employment in the local economy.

II. WDEOP Summary

- a. Workforce needs and opportunities for Project Area residents
- b. Programs and services selected to address Project Area needs
 - i. How the plan will fill the workforce needs and gaps
 - ii. Alignment with the TCC Workforce Program criteria (prepare Project Area residents for long-term high-quality career pathways)
- c. Job Training Plan (include the following information for each training component)
 - i. Industry-recognized credentials gained
 1. Credential’s value to employers
 2. Transferable skills provided
 3. Career pathways in greenhouse gas reducing industries
 - ii. Targeted recruitment strategies
 - iii. Plans to reduce participation barriers and ensure high completion rates
 - iv. Track record of training completion rates
- d. Job Placement or Creation Plan (including the following information for all training components and additional job placement or creation components)
 - i. Placement strategy
 - ii. Partnerships with workforce development boards or employers, or targeted job recruitment practices
 - iii. Targeted high-quality employment career pathways. Describe the high-quality job factors of the targeted pathways (e.g., local living wages, benefits, opportunities for advancement, geographic

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- accessibility, job strain, working conditions, job retention or duration of employment).
- iv. Track record of job placement and retention rates

The focus area has low levels of educational attainment, is lower income, and is a predominantly Hispanic/Latino community. Respectively, only about 2.7% percent of the population in the area has a bachelor’s degree or higher, compared to 20.5% for the City of Bakersfield and 32.5% for California. The median household income for the Project Areas overlapping census tracts fall within 25.2% to 83.4% of the Kern County median income and 17.3% to 57.2% of the statewide median income. Of the approximate 5,002 residents 16 years of older employed in full-time living in the area, 21.3% work in agriculture, 14.5% in education, health, and social service, 11.6% in manufacturing, and 12.5% in food service. According to the B3K market assessment, the area has a large flux of low paying jobs, thus limiting mobility opportunities. Further, educational attainment in the area matches the impact to income earnings, which often draw a regional correlation in earnings.

Through community outreach, residents identified access to training opportunities and higher paying jobs as community barriers. As such, the need for workforce development in the focus area consists of increasing access to jobs and training opportunities to open prospects to higher wages. The four implementing partners will partner with the City of Bakersfield, the collaborative stakeholder members, community-based organizations, community outreach partners, local workforce development boards, host workshops, and utilize language access to ensure programs reach deep within the community and further access for residents, particularly those with barriers to employment.

Collectively, partners will provide training, certifications, and contractor education which align with TCC’s criteria for workforce programming. The Southeast Strong workforce development element provides multiple avenues to address residents’ skill gaps, increase income potential, and further employment access. Partners will implement specific programs while working through the collaborative stakeholder structure and other mechanisms to share resources.

Kern Community College District (KCCD): KCCD’s workforce training program is designed to prepare Project Area residents for long-term, high-quality career pathways, specifically focusing on greenhouse gas reduction industries. Program participants will earn industry-recognized credentials in areas such as Intro to Clean Energy, Solar installation, Basic Construction and Electric Vehicle Infrastructure and Safety. Employers in greenhouse gas-reducing industries value these credentials because employers recognize these certifications as proof of a worker’s technical competence, making it easier for participants to secure well-paying and stable jobs in green sectors. These programs will open doors to career pathways in sectors such as EV and solar energy, energy efficiency, and sustainable

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construction. Collectively, these programs will provide transferable technical skills and soft skills that are valuable across various industries.

To ensure high participation and completion rates, KCCD's training program will offer support services such as financial assistance, flexible training schedules, remedial education or skills assessment, mentorship and peer support networks, and childcare or transportation assistance. Given these support systems, the typical placement rates are around 70% depending on applicant's prior experience and employment barrier.

KCCD program participants will be placed in high-quality jobs that align with their training and career aspirations. KCCD's workforce training program will establish strong partnerships with local workforce development boards and industry-specific employers to ensure the smooth transition of graduates into high-quality jobs. Employers from green energy companies, construction firms, and environmental consulting agencies will be engaged to provide direct hiring opportunities. Recruitment efforts will include tailored events focused on specific sectors with companies committed to hiring program graduates in high-quality jobs. Career pathways will focus on living wages, comprehensive benefits, opportunities for advancement, geographic access, safe working conditions, and include introductions to the benefits of working with a trade union. Historically, KCCD's placement rate is about 70% with over 90% retaining employment for six months.

Kern Employer Training Resources (KETR): KETR will utilize on-the-job training, work experience (including paid apprenticeships), educational programs, career/technical programs, and provide supportive services to support residents in obtaining industry recognized training and high-quality job placement. Specifically, KETR will enroll participants in the MC3 Pre-Apprenticeship program to support heavy construction industries and the Recycling Lives program to provide basic safety and equipment operation. While these skills serve access to a variety of industries, KETR's programs will target opportunities in industries such as wind and solar.

To ensure course completion, KETR will provide participants with wrap-around services and continual monitoring for any barriers that inhibit participants to succeed in their training or new employment opportunity. KETR Case Managers will oversee participants by connecting them to employment opportunities that meet the definition of "Quality Jobs" and align with their training. To monitor program success, KETR will track participants training completion rates through CaUJOBS. Each program is different and the TCC grant programs are new opportunities that have not been tracked previously, except for the Recycling Lives program which has an 85% placement rate.

Women's Business Center of Kern (WBCK): WBCK will provide entrepreneurship and education for individuals looking to start small businesses. Utilizing a multifaceted, culturally competent outreach strategy, the program will engage underserved business

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owners and entrepreneurs, including minority-owned and hard-to-reach individuals. Upon completion of the program, participants will receive a certificate of completion utilizing coursework developed by the Kauffman Foundation FastTrack Business Plan Curriculum. Included in the curriculum includes a business plan to support capital access. Coursework will utilize the Small Business Innovation Research (SBIR) and Small Business Technology Transfer (STTR) programs to support individuals interested in the green energy and environmental sectors. Course completion rate is 87% for WBCK program, and this past fiscal year, clients created 52 new businesses and 136 jobs (full-time and part-time).

Kern County Black Chamber of Commerce (KCBCC): KCBCC will further the opportunity for local contractors and residents to participate in the Southeast Strong capital investments. KCBCC will facilitate contractor education courses and resident workshops to connect businesses and residents to programs and projects implementers. Bi-annual workshops will focus on contract bidding opportunities and host local construction trades to connect training opportunities to residents. The goal of these workshops is to prepare local contractors to compete for program funded contracting opportunities and connect residents to existing construction skill trades.

Climate Adaptation and Resiliency Plan (CARP)

I. Plan Overview

Each project proposed in the Southeast Strong application will foster climate adaptation and resilience in the Project Area. Not only will these projects aid in reducing Greenhouse Gas (GHG) emissions, but they will also generate community resilience to climate change, and aid in reducing risk factors that make the community more vulnerable to climate change impacts. With this climate process, each of the TCC proposed projects will prioritize and increase the resiliency and functionality through various indicators and metrics:

- Drought-tolerant urban greening trees/plants to lessen water consumption and reduce groundwater over drafting
- Access to multimodal transportation allowing for fewer cars to be on the roads; access to EV charging stations and emission-free car sharing services.
- Tree planting along improved bicycle lanes to avoid extreme heat exposure for cyclists and protect pedestrian amenities and reduce urban heating.
- Durability of equipment used for solar and appliances that lessen the intake of grid power but provided energy efficiency.
- Increasing more urban greening zones through the creation of gardens and tree plantings with efficient irrigation drip systems to minimize water consumption while providing cleaner air quality.

II. CARP Summary

a. Climate Vulnerability

i. Description of risks and exposures in the Project Area

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The Climate Change risks and exposures within the Project Area, such as additional days of extreme heat, have impacts to the built environment by increasing ground level ozone and PM level. Residents in the Project Area are disproportionately impacted by being unable to use transit, bike or walk on extreme heat days. The extreme heat impacts the health of the workers and their ability to work, and drought reduces the production of crops which the local economy relies on. Bakersfield is located at the southern end of the San Joaquin Valley.

ii. Impacts of risks and exposures on vulnerable populations and the built environment

Rising temperatures, extended droughts, and wildfires will further strain power generation and transmission infrastructure resulting in additional power outages, which negatively impacts residents, businesses, and city services, and are life-threatening if people cannot power medical devices. An increase in the number of days of extreme heat also compounds air quality issues due to urban heat island effects and the impact on people’s health, especially children and the elderly. On average, urban heat islands are 5 to 7 degrees warmer during the day, and as much as 22 degrees higher at night.

b. Adaptation Measures in TCC Project

i. Measures to address risks of vulnerable populations

The Climate Change related health risks to senior citizens and children are significant. Seniors are disproportionately impacted by extreme heat, and bad air quality in the San Joaquin Valley puts children at risk of asthma. The Bakersfield Senior Center currently provides seniors with a designated clean air facility to avoid poor air quality days during wildfires, where smoke and ash fill the air. It is also a haven for seniors to avoid extreme heat days to cool off.

ii. Measures to increase resiliency of proposed infrastructure projects

The proposed active transportation projects will help reduce GHG impacts which will result in reducing the impacts of GHG on the Climate. The proposed solar project will help energy resilience and reduce GHG emissions. For low-income families, who are disproportionately impacted during extreme weather events, will benefit by decreased electricity bills that solar installations and other weatherization improvements will make possible.

Attachment D-3: Invoicing and Reporting Templates

[TO BE PRINTED ON GRANTEE LETTERHEAD]

Date: _____

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IMPLEMENTATION GRANT - BIMONTHLY INVOICE SUMMARY

Grantee:		Grant Number:	
TCC Project Name:		Round #:	
Period #:	Reporting Period Dates:		[START DATE] [END DATE]
Authorized Signatory: (Name)		(Position)	
<p>By my signature below, I certify that I have full authority to execute this payment request on behalf of the Grantee. I declare under penalty of perjury, under the laws of the State of California, that this invoice for reimbursement, and any accompanying supporting documents, for the above-mentioned Program are true and correct to the best of my knowledge, and all disbursements have been made for the purposes and conditions as outlined in the Grant Agreement.</p>			
Signature:		Date:	

TCC Grant Element	Amount
Grantee Costs	
Project #1	
Project #2	
Project #3	
Project #4	
Project #5	
Project #6	
Project #7	
Project #8	
Community Engagement Plan	
Displacement Avoidance Plan	
Workforce Development and Economic Opportunities Plan	
Indicator Tracking Plan	
TOTAL to be reimbursed this Period	\$-
Advance Pay Deduction	
Total Reimbursement Requested	\$-
Total Budget	

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Total Invoiced to Date	
Amount Remaining	\$-

Advance Pay Summary	
<i>Advance Received</i>	
<i>Advance Balance</i>	
<i>Current Invoice Total</i>	
<i>Amount Paid Via Invoice</i>	
<i>Remaining Advance Balance</i>	
<i>Interest Earned</i>	

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IMPLEMENTATION GRANT - INVOICE DETAIL

Complete this form for Grantee Costs, Funded Projects, Indicator Tracking Costs and Transformative Plans.

Grantee:		Grant Number:	
TCC Project Name:		Round #:	
Period #:	Reporting Period Dates:	[START DATE]	[END DATE]
[Insert Grantee Costs, Indicator Tracking, TCC Project # and Name, or Transformative Plan Name]		Lead Entity: [Insert name]	

TASK	Cost Description/Category	Amount	Supporting Documentation/Page #
1			
	Subtotal	\$-	
2			
	Subtotal	\$-	
3			
	Subtotal	\$-	
4			
	Subtotal	\$-	
Travel			

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	Subtotal	\$-	
Equipment			
	Subtotal	\$-	
Indirect/Overhead			
	Subtotal	\$-	
	SUBTOTAL FOR THIS PERIOD	\$-	

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PROGRESS REPORT

Grantee:		Grant Number:	
TCC Project Name:		Round #:	
Period #:	Reporting Period:	[Start Date] to [End Date]	
Authorized Signatory: [Name]		[Position]	
<p>By my signature below, I certify that I have full authority to execute this payment request on behalf of the Grantee. I declare under penalty of perjury, under the laws of the State of California, that this invoice for reimbursement, and any accompanying supporting documents, for the above-mentioned Program are true and correct to the best of my knowledge, and all disbursements have been made for the purposes and conditions as outlined in the Grant Agreement.</p>			
Signature:		Date:	

- Summarize the administrative work (**Grantee Direct** and **Indirect/Overhead Costs**) completed by the Grantee during the reporting period:

Grantee Activities	Grant Funds Spent
[INSERT Task # and Name]	\$
<ul style="list-style-type: none"> Describe work completed Use bullet points and be succinct Make sure to clearly align with the language used in Exhibit B (to ensure easy review) Bold any deliverables submitted 	
[INSERT Task # and Name]	\$
[INSERT Task # and Name]	\$

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Total	\$

2. Summarize the work completed during reporting period. Insert one table for each **Funded Project** and **Transformative Plan**.

[INSERT NAME OF FUNDED PROJECT OR PLAN]	Lead Entity: [INSERT]
Tasks	Grant Funds Spent
[INSERT Task # and Name]	\$
<ul style="list-style-type: none"> Describe work completed Use bullet points and be succinct Make sure to clearly align with the language used in Exhibit B (to ensure easy review) <p style="text-align: center;">Bold any deliverables submitted</p>	
[INSERT Task # and Name]	\$
[INSERT Task # and Name]	\$
[INSERT Task # and Name]	\$
Total	\$

3. Summarize the **Indicator Tracking** work completed during the reporting period:

[INSERT ITP 1 or 2]	Grant Funds Spent
[INSERT Task # and Name]	\$

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<ul style="list-style-type: none">• Describe work completed• Use bullet points and be succinct• Make sure to clearly align with the language used in Exhibit B (to ensure easy review) <p>Bold any deliverables submitted</p>	
Total	\$

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ANNUAL PROGRESS REPORT

Grantee:		Grant Number:	
TCC Project Name:			Round #:
Period #:	Reporting Period:	[Start Date] to [End Date]	
Authorized Signatory: [Name]		[Position]	
<p>By my signature below, I certify that I have full authority to execute this payment request on behalf of the Grantee. I declare under penalty of perjury, under the laws of the State of California, that this invoice for reimbursement, and any accompanying supporting documents, for the above-mentioned Program are true and correct to the best of my knowledge, and all disbursements have been made for the purposes and conditions as outlined in the Grant Agreement. By signing this progress report, I also certify the information provided in the following annual deliverables:</p> <ul style="list-style-type: none"> • Annual Leverage Funding Report • Annual Equipment Inventory Record 			
Signature:		Date:	

Please respond to the following questions in 1-3 paragraphs, or with clear bullet points:

Success Stories and Lessons Learned

1. Summarize the major grant milestones completed in the last year.
2. Please share any other success stories from the Project Area, and provide links to related media, as applicable.
3. Describe any “lessons learned” in this past year. Specifically highlight any lessons that may help current grantees, future applicants, or the State, in continued implementation of the projects, and program, respectively.

Challenges and Areas for Improvement

For each question below, please elaborate on: a) steps that the Grantee or Partners are taking to improve, or b) actions or assistance needed from the State, as applicable.

4. Discuss any challenges experienced while implementing the grant.

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5. Describe any issues faced when working with the technical assistance providers and/or program evaluation consultants.
6. Describe any concerns related to administering the grant and/or working with the State.

Leverage Projects

7. Summarize each Leverage Project’s milestones and deliverables completed in the last year.
8. Summarize the leverage projects that have not met their planned milestones or timelines for the year. Describe the adjusted new timeline.
9. Describe any challenges and/or issues faced with implementing or monitoring stand-alone leverage projects.

Additional TCC-Related Investments

List any new, additional investments generated by the TCC grant or extended leverage commitments adopted after TCC grant execution. Only include additional leverage funding that was not originally included in the grant agreement.

Leverage Project or New Investment	Funding Source	New Amount Committed (\$)	Dates Committed	Description of Project or New Investment (include reference links, if available)

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ANNUAL LEVERAGE FUNDING REPORT

Grant Number:

Grantee:

TCC Project Name:

Funding Round:

Reporting Period Dates: [START – END DATE]

Project #, Plan, or Grantee Costs	Funding Source	Total Committed (\$)	Amount (\$) Spent During Reporting Period	Dates Spent (MM/DD/YYYY- MM/DD/YYYY)	Supporting Documentation (File Name)
	Totals:				

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ANNUAL EQUIPMENT INVENTORY RECORD

Grant Number:

Grantee:

TCC Project Name:

Funding Round:

Reporting Period Dates: [START – END DATE]

Project # Or Plan	Grantee or Partner Name	Description of Equipment	Manufacturer Name	Model (If Applicable)	Model Year (For Vehicles Only)	Serial #, License #, Or Vin	Date Purchased (MM/DD/YYYY)	Purchase Order #	Amount (\$)	Supporting Documentation (File Name)
								Total		

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Attachment D-4: Reporting Schedule

See Section 12. Reporting Requirements for additional details. Note that Project Completion Reports have not been included in the schedule, because they will be completed on a rolling basis once individual projects are completed.

Progress Reports are due every two months and are to be submitted as a component of the invoice package.

Annual Reports include an annual progress report; relevant indicator reporting; reports on leverage projects; and an equipment inventory.

The Final Report must be submitted at the end of the Project Completion Period. If all Projects have been completed and the Grantee has fulfilled all requirements for the Project Completion Period, the Final Report may be submitted prior to the end of the Project Completion Period, September 2028.

The Performance Period will vary for each Funded Project and will begin immediately after each Funded Project is completed, if applicable (see Section 1, Definitions). If the Grantee has fulfilled all requirements for the Project Completion Period and Performance Period, the SGC Indicator Tracking may terminate earlier than the end of the grant term, April 2029.

REPORTING SCHEDULE				
REPORTING PERIOD		BIMONTHLY PROGRESS REPORT	ANNUAL REPORTS (Progress, Indicators, Leverage Funding, Equipment Inventory)	DUE DATE
START DATE	END DATE			
Grant Execution	January 31, 2025	X		February 28, 2025
February 1, 2025	March 31, 2025	X		April 30, 2025
April 1, 2025	May 31, 2025	X		June 30, 2025
Grant Execution	June 30, 2025		X – All Grantee-Authored Annual Reports (Covers Grant Execution – June 30, 2025)	August 31, 2025

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June 1, 2025	July 30, 2025	X		August 31, 2025
August 1, 2025	September 30, 2025	X		October 31, 2025
October 1, 2025	November 30, 2025	X		December 31, 2025
December 1, 2025	January 31, 2026	X		February 28, 2026
February 1, 2026	March 31, 2026	X		April 30, 2026
April 1, 2026	May 31, 2026	X		June 30, 2026
July 1, 2025	June 30, 2026		X – All Grantee-Authored Annual Reports (Covers July 1, 2025 – June 30, 2026)	August 31, 2026
June 1, 2026	July 31, 2026	X		August 31, 2026
August 1, 2026	September 30, 2026	X		October 31, 2026
October 1, 2026	November 30, 2026	X		December 31, 2026
December 1, 2026	January 31, 2027	X		February 28, 2027
February 1, 2027	March 31, 2027	X		April 30, 2027
April 1, 2027	May 31, 2027	X		June 30, 2027
July 1, 2026	June 30, 2027		X – All Grantee-Authored Annual Reports (Covers July 1, 2026 – June 30, 2027)	August 31, 2027
June 1, 2027	July 31, 2027	X		August 31, 2027
August 1, 2027	September 30, 2027	X		October 31, 2027
October 1, 2027	November 30, 2027	X		December 31, 2027
December 1, 2027	January 31, 2028	X		February 28, 2028
February 1, 2028	March 31, 2028	X		April 30, 2028
April 1, 2028	May 31, 2028	X		June 30, 2028
July 1, 2027	June 30, 2028		X – All Grantee-Authored Annual Reports (Covers July 1, 2027 – June 30, 2028)	August 31, 2028

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June 1, 2028	July 31, 2028	X		August 30, 2028
August 1, 2028	September 30, 2028	X		October 31, 2028
October 1, 2028	November 30, 2028	X		December 31, 2028
December 1, 2028	January 31, 2029	X		February 28, 2029
July 1, 2028	March 31, 2029	X	X – All Grantee-Authored Annual Reports (omit Equipment Inventory) (Covers July 1, 2028 – End of Project Completion Period) plus FINAL REPORT covering full grant term	May 31, 2029

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Attachment D-5: Indicator Tracking Tables

Indicators have been broken out by TCC Project Component. Below are examples of general indicators for some of the Projects and Transformative Plans. Indicators should be reported annually and after project close out and at grant term end, as needed.

Specific indicators for each Funded Project, Leverage Project, and Transformative Plan will be developed in consultation with the Evaluation Technical Assistance Provider and amended into this Grant Agreement. Below are examples of general indicators for various project strategies and plans.

General Indicators for Equitable Housing and Neighborhood Development Projects

Indicator	Data Source
Housing units [# constructed by size of unit]*	Project documentation (e.g., design plans)
Affordable housing units [# constructed by size of unit]*	Project documentation (e.g., design plans)
Trees planted [#, species, location]*	Project documentation (e.g., landscaping invoices)
Net density [Dwelling units / acre]*	Project documentation (e.g., design plans)
% of housing units occupied	Project documentation (e.g., rental agreements)
% of income restricted housing units occupied	Project documentation (e.g., rental agreements)
Installed solar photovoltaic capacity (kW)	Project documentation (e.g., installation invoices)
Number of energy efficiency measures installed by measure type and building type	Project documentation (e.g., installation invoices)

General Indicators for Active Transportation Projects

Indicator	Data Source
Linear feet and location of bike lanes installed, by class	Project documentation (e.g., project design plans)

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Indicator	Data Source
Linear feet and location of pedestrian pathways completed	Project documentation (e.g., project design plans)
Number and location of American Disabilities Act (ADA) standard ramps installed	Project documentation (e.g., project design plans)
Number and location of signalized intersections installed with bike detection	Project documentation (e.g., project design plans)

General Indicators for Transit and Rail Access Projects

Indicator	Data Source
Free / reduced cost transit passes issued	Project documentation (e.g., procurement records)
Number and type (make, model) of electric vehicles added to public transit fleet	Project documentation (e.g., procurement records)
Number and type (make, model) of alternative fuel vehicles added to public transit fleet (by fuel type)	Project documentation (e.g., procurement records)
Additional departure times added by transit route separated by transit type	Project documentation (e.g., service schedules)
Additional stops added by transit route	Project documentation (e.g., service schedules)
Installed solar photovoltaic capacity (kW)	Project documentation (e.g., installation invoices)
Number and type of energy efficiency measures adopted / installed	Project documentation (e.g., installation records)

General Indicators for Car Sharing and Mobility Enhancement Projects

Indicator	Data Source
Vehicles in service [# and type (model,	Project documentation

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Indicator	Data Source
make)]	(e.g., fleet purchase and service records)
Number and location of charging stations installed	Project documentation (e.g., installer invoices)
Number and location of EV charging outlets installed by level of service	Project documentation (e.g., installer invoices)
Number of users registered for carsharing and other mobility project types	Project documentation (e.g., user registration records)
Number of users registered for vanpool service	Project documentation (e.g., user registration records)
Number of EV miles traveled (by PEV type)	Project documentation (e.g., fleet mileage reports)
Number of vanpool miles traveled	Project documentation (e.g., fleet mileage reports)
Number of vehicle miles traveled by other shared vehicles	Project documentation (e.g., fleet mileage reports)
Estimated energy usage (kWh) from installed EV charging infrastructure	Project documentation (e.g., metered data, if available)

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**General Indicators for Solar Installation, Energy Efficiency, and Appliance
Electrification Projects**

Indicator	Data Source
Number of solar PV systems installed by building type	Project documentation (e.g., installation invoices)
Installed solar photovoltaic capacity (kW)	Project documentation (e.g., installation invoices)
Number of solar water heating systems installed by building type	Project documentation (e.g., installation invoices)
Number of fossil fuel based water heating systems replaced by type	Project documentation (e.g., installation invoices)
Number of energy efficiency measures installed by type of measure and building type	Project documentation (e.g., installation invoices)
Number of site visits to assess energy efficiency potential by building type	Project documentation (e.g., assessment paperwork)
Number of site visits to assess solar PV potential by building type	Project documentation (e.g., assessment paperwork)
Number of site visits to assess solar water heating potential by building type	Project documentation (e.g., assessment paperwork)
Number of individuals trained on energy efficiency measures by building type	Project documentation (e.g., training records)
Number of individuals trained on solar PV maintenance by building type	Project documentation (e.g., training records)
Number of individuals trained on solar water heating system maintenance by building type	Project documentation (e.g., training records)

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General Indicators for Urban Greening and Green Infrastructure Projects

Indicator	Data Source
Trees planted [#, species, location]	Project documentation (e.g., landscaping invoices)
Square feet of other vegetation planted	Project documentation (e.g., design plans)
Square feet of permeable surfaces added	Project documentation (e.g., design plans)
Number of training activities related to tree/vegetation maintenance	Project documentation (e.g., training records)
Number of residents trained on tree/vegetation maintenance	Project documentation (e.g., training records)

General Indicators for Health Equity and Well-Being Projects

Indicator	Data Source
Trees planted [#, species, location]	Project documentation (e.g., landscaping invoices)
Square feet of other vegetation planted	Project documentation (e.g., design plans)
Square feet of permeable surfaces added	Project documentation (e.g., design plans)
Number of training activities related to tree/vegetation maintenance	Project documentation (e.g., training records)
Number of residents trained on tree/vegetation maintenance	Project documentation (e.g., training records)

General Indicators for Community Engagement Plan (CEP) for a Specific Project and overarching TCC Project Area

Indicator	Data Source
Number of community engagement	(e.g., flyers in different language, photos)

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Indicator	Data Source
events held [by language]	
Number of stakeholders engaged at each event	Project documentation (e.g., sign in sheets)
Number of stakeholders engaged through the site’s social media outreach	Project documentation (e.g., social media followers)
Number of materials distributed to stakeholders (by language)	Project documentation (e.g., mailing lists)
Total number of people directly served by TCC projects	Project documentation (e.g., project level registration lists)
Total number of volunteers who participated in project implementation	Project documentation (e.g., volunteer sign-in sheets)
Total number of people who provided commentary or input on the project	Project documentation (e.g., meeting minutes, written comments, etc.)

General Indicators for Displacement Avoidance Plan (DAP)

Indicator	Data Source
Number of affordable units built under density bonus agreements	Project documentation (e.g., agreement paperwork)
Number of market rate units built under density bonus agreements	Project documentation (e.g., agreement paperwork)
Number of affordable units built under reduced development impact fees	Project documentation (e.g., fee waivers)
Number of market rate units built under reduced development impact fees	Project documentation (e.g., fee waivers)
Number of workshops to inform residents about affordable housing opportunities	Project documentation (e.g., agendas)
Number of residents engaged at workshops about affordable housing	Project documentation (e.g., sign-in sheets)

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Indicator	Data Source
opportunities	
Number of tenant’s rights education classes held	Project documentation (e.g., agendas)
Number of residents participating in tenant’s rights education classes	Project documentation (e.g., sign-in sheets)
Number of foreclosure prevention events for homeowners and owners of multi-unit dwellings (MUDs)	Project documentation (e.g., agendas)
Number of homeowners and MUD owners who attend/participate in foreclosure prevention workshops	Project documentation (e.g., sign-in sheets)
Number of site visits conducted to assess the health and needs of businesses	Project documentation (e.g., assessments)

General Indicators for Workforce Development and Economic Opportunities Plan for a Specific Project and overarching TCC Project Area

Employment Activities

Indicator	Data Source
Number of jobs supported with TCC grant funds, disaggregated by job quality and access metrics	Project documentation (e.g., budgets, subcontractor invoices, payroll systems, certified payroll reports)
Number of implemented Community Benefits Agreements (CBA) / labor agreements / community workforce provisions that focus on high-quality employment	Project documentation (e.g., agreement records)

Job Training Activities

Indicator	Data Source
Number of job training opportunities instituted with partner employers	Project documentation (e.g., memorandums of understanding)

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Indicator	Data Source
Number of resource events around training opportunities	Project documentation (e.g., agendas)
Number of individuals engaged at resource events around job training opportunities	Project documentation (e.g., sign-in sheets)
Number of individuals who apply for job training opportunities	Project documentation (e.g., job training applications)
Number of individuals enrolled in job training opportunities	Project documentation (e.g., enrollment paperwork)
Number of trainees that completed job training, disaggregated by training quality and access metrics	Project documentation (e.g., training records)

Job Placement Activities

Indicator	Data Source
Number of job placement arrangements instituted with partner employers	Project documentation (e.g., memorandums of understanding)
Number of resource events around job placement opportunities	Project documentation (e.g., agendas)
Number of individuals engaged at resource events around job placement opportunities	Project documentation (e.g., sign-in sheets)
Number of individuals who apply for job placement opportunities	Project documentation (e.g., job placement applications)
Number of job placement participants placed in employment	Project documentation (e.g., placement records)



BAKERSFIELD

THE SOUND OF *Something Better*

Attachment D-6, Authorized Signatory Form

Authorized Signatory Form

I hereby verify that I am an authorized Grantee representative and signatory and, as such, can sign and/or delegate authorization to sign and bind Grantee as it relates to the above-referenced Grant Agreement and grant related documents.

Grantee Authorized Signatory:

Name:

Christian Clegg

Title: City Manager

Signature:

Christian J. Clegg

Date:

2/4/25

Delegated Authorized Signatories:

1. **Name:**

Gary Hallen

Title: Assistant City Manager

Signature:

Gary Hallen

Date:

2/4/25

Document(s) Authorized to sign: (circle all that apply)

All Grant Related Documents **OR**

Grant Agreement Grant Amendments Budget Amendments Reports Invoices
Other _____

2. **Name:**

Anthony Valez

Title: Assistant City Manager

Signature:

Anthony Valez

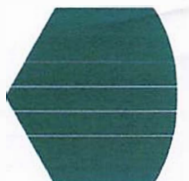
Date:

2/6/25

Document(s) Authorized to sign: (circle all that apply)

All Grant Related Documents **OR**

Grant Agreement Grant Amendments Budget Amendments Reports Invoices
Other _____



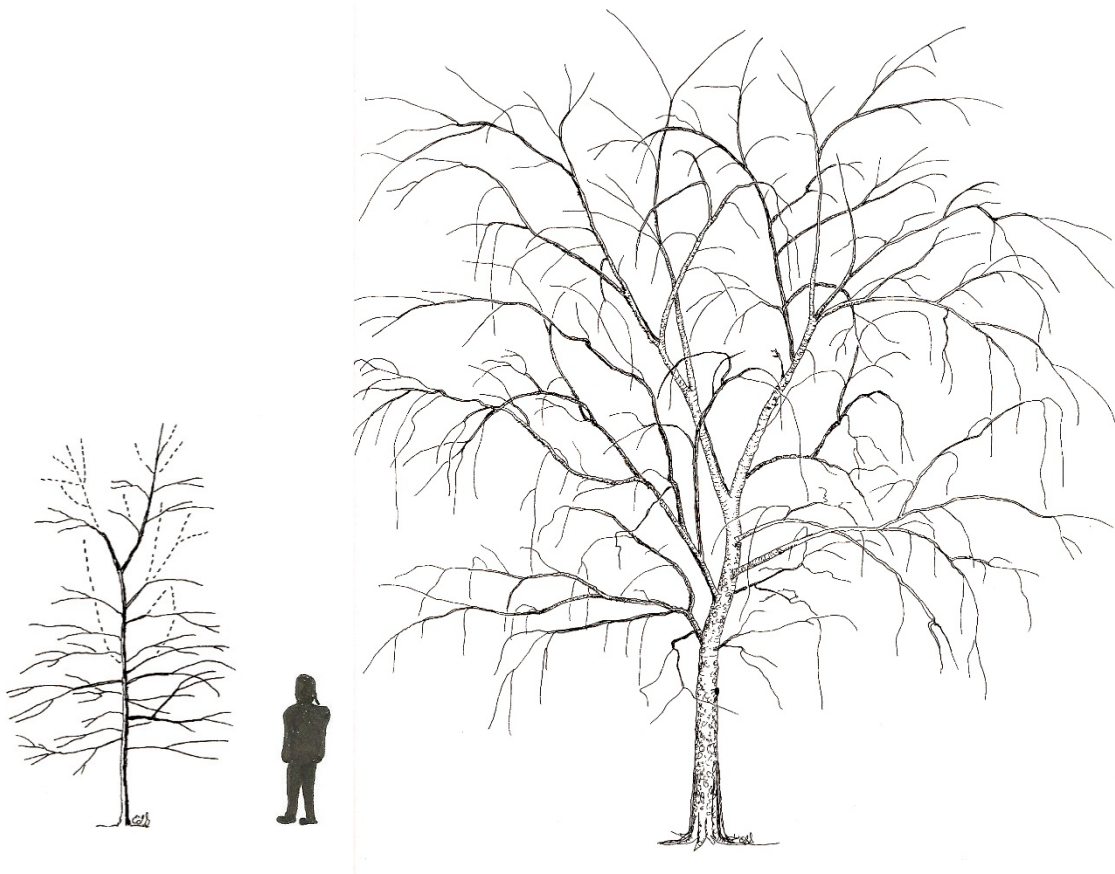
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Attachment D-7: CalFire Urban Greening Standards

[ATTACH DOCUMENT]

CAL FIRE STANDARDS AND SPECIFICATIONS FOR PURCHASING, PLANTING, AND MAINTAINING TREES



This Appendix is a compilation of the *Guideline Specification for Nursery Tree Quality: Strategies for Growing a High-Quality Root System, Trunk, and Crown in a Container Nursery, and the Tree Care Cue Cards*. It has been prepared to instruct grantees on how to select, plant, and care for young trees.

Illustrations by Edward F. Gilman, Professor, Environmental Horticulture Department, IFAS, University of Florida; adaptations from *Arboriculture: Integrated Management of Landscape Trees, Shrubs and Vines*, 4th ed., by R. W. Harris, J. R. Clark, and N. P. Matheny (Prentice Hall, 2003).



Developed as a project of CAL FIRE, Western Chapter of International Society of Arboriculture, California ReLeaf, and the Urban Tree Foundation. Copyright © 2011 Brian Kempf and Ed Gilman

Nursery Tree Quality

I. GENERAL SPECIFICATIONS

Proper Identification: All trees shall be true to name as ordered or shown on planting plans and shall be labeled individually or in groups by species and cultivar (as appropriate).

Compliance: All trees shall comply with federal and state laws and regulations requiring inspection for plant disease, pests, and weeds. Inspection certificates required by law shall accompany each shipment of plants. Clearance from the local county agricultural commissioner, if required, shall be obtained before planting trees originating outside the county in which they are to be planted. Even though trees may conform to county, state, and federal laws, the buyer may impose additional requirements.

Inspection: The buyer reserves the right to reject trees that do not meet specifications as set forth in these guidelines or as adopted by the buyer. If a defect or substandard element can be corrected easily, appropriate remedies shall be applied. If destructive inspection of a root ball is to be done, the buyer and seller shall have a prior agreement as to the time and place of inspection, number of trees to be inspected, and financial responsibility for the inspected trees.

Delivery: The buyer shall stipulate how many days prior to delivery that delivery notification is needed. Buyer shall stipulate any special considerations to the nursery prior to shipment.

II. HEALTH AND STRUCTURE SPECIFICATIONS

These specifications apply to deciduous, broadleaf evergreen, and coniferous species. They do not apply to palms. Note that leaf characteristics will not be evident on deciduous trees during the dormant season.

Crown: The form and density of the crown shall be typical for a young specimen of the species or cultivar. The leader shall be intact to the very top of the tree.

Leaves: The size, color, and appearance of leaves shall be typical for the time of year and stage of growth of the species or cultivar. Trees shall not show signs of moisture stress as indicated by wilted, shriveled, or dead leaves.

Branches: Shoot growth (length and diameter) throughout the crown shall be appropriate for the age and size of the species or cultivar. Trees shall not have dead, diseased, broken, distorted, or otherwise injured branches.

Trunk: The tree trunk shall be relatively straight, vertical, and free of wounds (except properly made pruning cuts), sunburned areas, conks (fungal fruiting bodies), wood cracks, bleeding areas, signs of boring insects, cankers, girdling ties, or lesions (mechanical injury). The terminal bud on the leader shall be intact to the very top of the tree, and it shall be the highest point on the tree. A 15-gallon tree has a minimum caliper of 0.75 inches.

Roots: The root system shall be substantially free of injury from biotic (e.g., insects and pathogens) and abiotic (e.g., herbicide toxicity and salt injury) agents. Root distribution shall be uniform throughout the container substrate and shall be appropriate for the species or cultivar. At time of inspection and delivery, the root ball shall be moist throughout. Roots shall not show signs of excess soil moisture conditions as indicated by stunted, discolored, distorted, or dead roots.

Shade trees that grow to be large shall have one relatively straight central leader (Figure 1). Heading the tree is acceptable provided the central leader is reestablished in the nursery.



Figure 1.

Main branches (Figure 2) shall be well distributed along the central leader, not clustered together. They shall form a balanced crown appropriate for the cultivar or species.

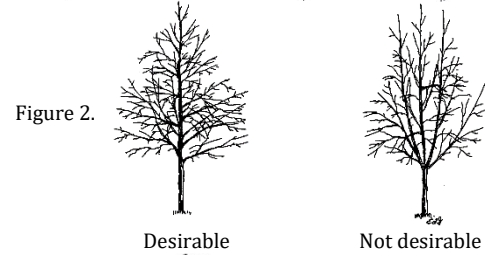


Figure 2.

The diameter of branches (Figure 3) that grow from the central leader, or trunk, shall be no larger than two-thirds (one-half is preferred) the diameter of the trunk measured just above the branch.

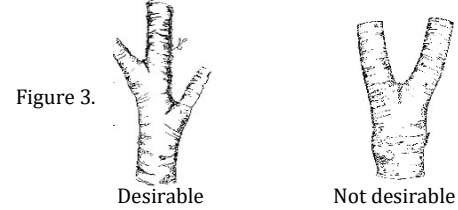


Figure 3.

The largest branches shall be free of bark inclusions that extend into the branch union (Figure 4).

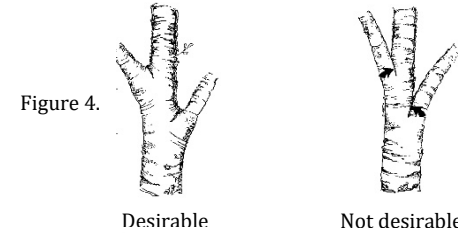


Figure 4.

Small-diameter branches (Figure 5), particularly on trees less than 1-inch caliper, should be present along the lower trunk below the lowest main branch. These branches shall be no larger than 3/8 inch in diameter.

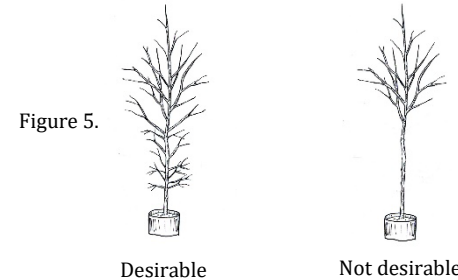


Figure 5.

The trunk shall be free of wounds, sunburned areas, conks (fungal fruiting bodies), wood cracks, bleeding areas, signs of boring insects, cankers, or lesions. Properly made recent or closed pruning cuts are acceptable.

The trunk caliper (diameter) and taper (Figure 6) shall be sufficient so that the tree remains vertical without a stake.

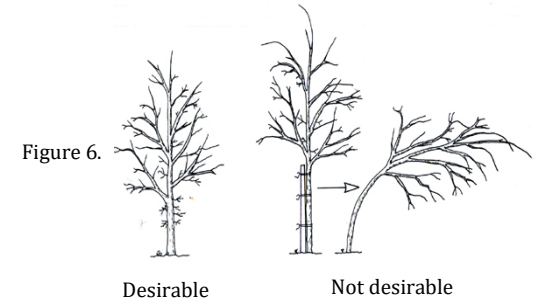


Figure 6.

The root collar (the uppermost roots) (Figure 7) shall be within the upper 2 inches of the soil media (substrate). The root collar and the inside portion of the root ball shall be free of defects, including circling, kinked, and stem-girdling roots. Roots at the surface should grow mostly straight to the side of the container. You may need to remove soil near the root collar to inspect for root defects.

The tree shall be well rooted in the soil media. Roots shall be uniformly distributed throughout the container, meaning that roots should not be concentrated at the bottom of the root ball. Some roots should contact the container wall in the top half of the root ball (Figure 7). When the container is removed, the root ball shall remain intact. When the trunk is lifted, both the trunk and root system shall move as one. The imprint of the liner or smaller container shall not be visible (Figure 7).

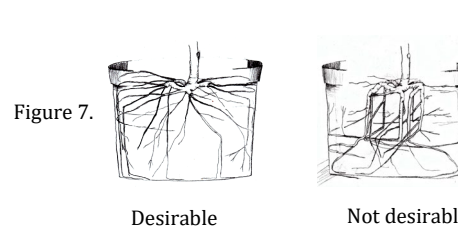


Figure 7.

The root ball shall be moist throughout at the time of inspection and delivery. The roots shall show no signs of excess soil moisture as indicated by poor root growth, root discoloration, distortion, death, or foul odor. The crown shall show no signs of moisture stress as indicated by wilted, shriveled, or dead leaves or branch dieback.

Tree Planting

Selecting quality trees: Planting quality trees begins by selecting the right tree for the right location and choosing vigorous, structurally sound trees from the nursery.

Digging the hole: A firm, flat-bottomed hole will prevent trees from sinking. Dig the hole only deep enough to position the root collar even with the landscape soil surface (Figure 8). Use a rototiller or shovel to loosen soil in an area three times the size of the root ball. This loose soil promotes rapid root growth and quick establishment.

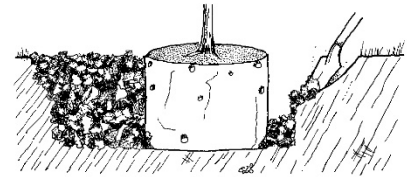


Figure 8. Loosening soil in a large area around the root ball allows for rapid root growth and quick establishment.

Installing the tree: Remove soil and roots from the top of the root ball to expose the root collar; cut away any roots that grow over the collar (Figure 9). Cut any roots that circle or mat along the sides and bottom of the root ball (Figure 10). The root collar shall be even with the landscape soil after planting (see Figure 9). Backfill with soil removed from the hole. Minimize air pockets by packing gently and applying water. Build a berm 4 inches tall around the root ball to help force water through the root ball. Enlarge the berm as the tree establishes.

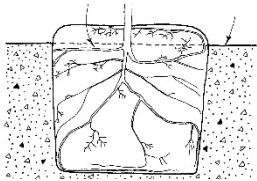


Figure 9. Remove soil and roots growing over the root collar (A) and place collar level with soil surface (B).

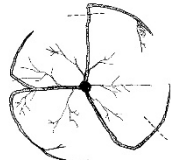


Figure 10. Cut roots at (A) to form new roots that grow away from the trunk. Do not cut roots at (B), since the root defects will regrow.

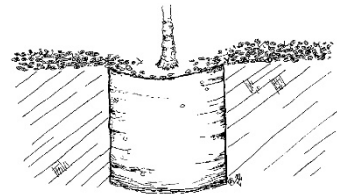


Figure 11. Mulch shall taper to a slightly thinner layer on top of the root-ball.

Mulching: A layer of organic mulch, such as leaf litter, shredded bark, or wood chips, helps protect tree roots from temperature extremes and conserves soil moisture. Mulch also helps prevent grass from competing with the tree for water and nutrients. The mulched area makes it easier to operate mowers and weed eaters without hitting the trunk and compacting soil. Apply mulch to a depth of 3 to 4 inches (slightly thinner on top of the root ball) (Figure 11). Mulch should be kept 4 inches away from the trunk to prevent disease.

Staking: The method of staking is dependent on a tree's ability to stand on its own and the location of the planting site. Staking is used to hold trees erect, allow the root ball to anchor, and protect the trunk from damage by equipment. Stakes should be removed when the tree can stand on its own and the root ball is anchored. Stakes should be positioned away from the tree and secured to the trunk at the point where the tree stands straight. Do not use wire or any strap that will girdle the tree or damage the bark. If a tree cannot stand straight on its own after staking, a splint stake tied directly to the trunk made of bamboo, spring steel, or a fiberglass rod may be used to straighten the upper trunk and/or leader. Avoid using square wood secondary stakes. Acceptable staking examples may be seen below (Figures 12, 13, and 14).

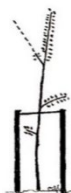


Figure 12. Double



Figure 13. Double staked with splint stake.



Figure 14. Single staked with splint stake.

Tree Training at Planting and in the Early Years

Trees that grow to be large are more structurally sound and cost-effective to maintain when trained with a central dominant leader that extends 30 feet or more into the crown (Figure 15). Vigorous, upright branches and stems that compete with the central leader can become weakly attached (Figure 15).

Trees with branches spaced along the central leader, or trunk (Figure 15) are stronger than trees with branches clustered together (Figure 15). Prune trees at planting to one central leader by removing or shortening (shown) competing stems (Figure 16). All branches and stems shall be considerably shorter than the central leader after pruning is completed (Figure 16).

Reduction cuts can be used on trees at planting to subordinate branches that are codominant (Figure 20). Some upright stems and branches can be removed entirely back to the trunk. Heading cuts may have to be used occasionally.

Remove or shorten branches that are larger than half the trunk diameter at planting and every few years thereafter. Shorten them by cutting back to a live lateral branch (Figure 17). This lateral branch shall be pointed away from the trunk and it should not be growing upright. The central leader shall be more visible in the crown center after pruning. Only large-diameter branches need to be pruned because they compete with the leader and could be weakly attached (Figure 17, L). Small branches (Figure 17, S) do not need pruning because they will not compete with the leader.

The best way to shorten large or long stems and branches is to cut them back to a live lateral branch (Figure 19). This slows growth on the pruned parts and encourages growth in the dominant leader creating sound structure.

Remove larger branches by making three cuts. This prevents the bark from peeling or splitting off the trunk below the cut. Make the final cut back to the branch collar (enlarged area around union of branch where it joins the trunk).

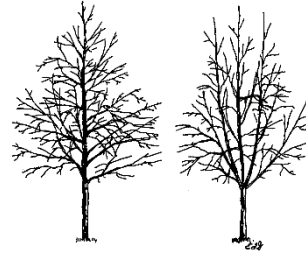


Figure 15. Good tree structure (left); poor structure (right).

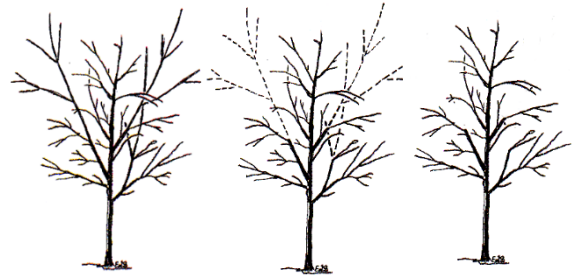


Figure 16. Shorten competing stems to improve structure.

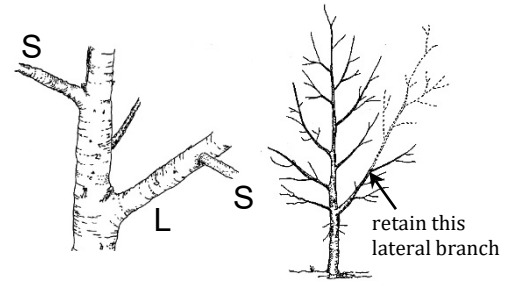


Figure 17. Only large branches need pruning (L). Small branches (S) do not need to be pruned.

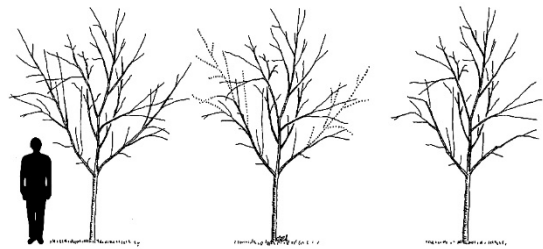


Figure 18. Shortening larger low branches concentrates growth in the leader and improves tree structure.

Structural Pruning Checklist

1. Develop and maintain a central leader.
2. Identify the lowest branch in what will become the permanent crown.
3. Prevent branches below the permanent crown from growing larger than half the trunk diameter.
4. Space main branches along the central leader.
5. Reduce vigorous upright stems back to lateral branches or remove entirely (Figure 20, next page).

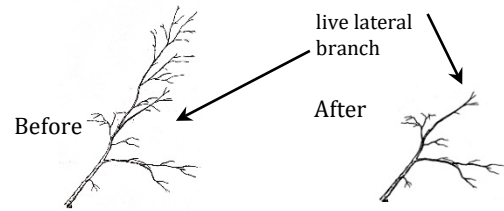


Figure 19. Reduce a stem back to a live lateral branch to slow its growth.

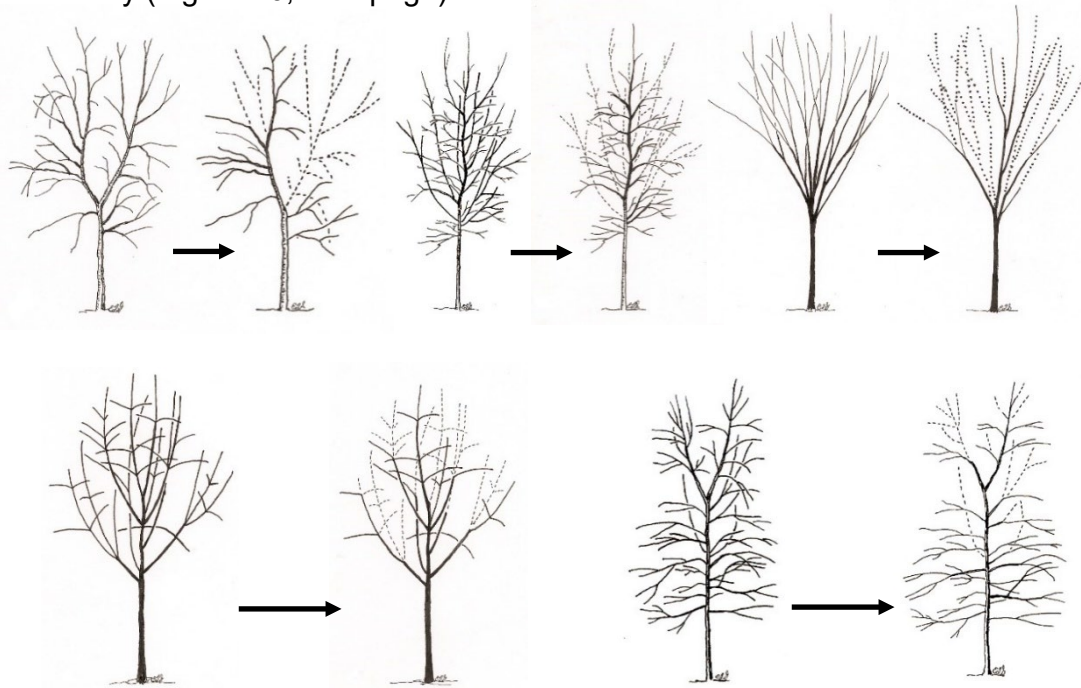


Figure 20. Before and after pruning at planting for

Irrigation

Consistent irrigation is critical for tree establishment.

- Apply about 3 gallons of water per inch of trunk diameter to the root ball 2 or 3 times per week for the first growing season.
- Increase volume and decrease frequency as the tree becomes established. Weekly irrigation during the second year and bimonthly irrigation during the third year should be sufficient for establishment.
- Once established, irrigation requirements depend on species, planting site, climate, and soil conditions.
- Irrigation devices should be regularly checked for breaks and leaks.
- Consider use of recycled water when available and where the species will tolerate it and the recycled water quality is adequate.

IMPORTANT NOTE: Tree species selected must be classified as very low, low, or moderate water use species in the [WUCOLS IV](#) or must be justified for the planting site(s) selected.

MANAGEMENT ACTIVITIES PRACTICES

Minimum Data for Urban Tree Inventories

If a Green Schoolyards grant project conducts campus tree inventories, the below attributes should be included:

- **Mapping coordinate.** X and Y coordinate locations (latitude and longitude). Each tree and planting site will be located using GIS and/or GPS equipment.
- **Location.** The tree’s physical location in relation to public Right of Way and/or public space will be recorded. *(Optional and recommended: consider collecting distance and azimuth from buildings.)*
- **Species.** Trees will be identified by *genus* and *species*.
- **Diameter.** Tree trunk diameter will be recorded. This should be to the nearest 1-inch.
- **Stems.** The number of stems a tree has will be recorded.
- **Condition.** In general, the condition of each tree will be recorded in one of the following categories adapted from the rating system established by the International Society of Arboriculture:

Excellent	100%
Very Good	90%
Good	80%
Fair	60%
Poor	40%
Critical	20%
Dead	0%

- **Maintenance need.** The following maintenance categories *(or similar approved by CAL FIRE prior to collection)* will be collected:
 1. Priority 1 Removal. Trees designated for removal have defects that cannot be cost-effectively or practically treated. Most of the trees in this category will have a large percentage of dead crown and pose an elevated level of risk for failure. Any hazards that could be potential dangers to persons or property and seen as potential liabilities would be in this category. Large dead and dying trees that are high liability risks are included in this category. These trees are the first ones that should be removed.
 2. Priority 2 Removal. Trees that should be removed but do not pose a liability as great as the first priority will be identified here. This category would need attention as soon as “Priority One” trees are removed.
 3. Priority 3 Removal. Trees that should be removed, but that pose minimal liability to persons or property, will be identified in this category.
 4. Priority 1 Prune. Trees that require priority one pruning are recommended for trimming to remove hazardous deadwood, hangers, or broken branches. These trees have

broken or hanging limbs, hazardous deadwood, and dead, dying, or diseased limbs or leaders greater than four inches in diameter.

5. Priority 2 Prune. These trees have dead, dying, diseased, or weakened branches between two and four inches in diameter and are potential safety hazards.
 6. Large Tree Routine Prune. These trees require routine horticultural pruning to correct structural problems or growth patterns, which would eventually obstruct traffic or interfere with utility wires or buildings. Trees in this category are large enough to require bucket truck access or manual climbing.
 7. Small Tree Routine Prune. These trees require routine horticultural pruning to correct structural problems or growth patterns, which would eventually obstruct traffic or interfere with utility wires or buildings. These trees are small growing, mature trees that can be evaluated and pruned from the ground.
 8. Training Prune. Young, large-growing trees that are still small must be pruned to correct or eliminate weak, interfering, or objectionable branches to minimize future maintenance requirements. These trees, up to 20 feet in height, can be worked with a pole-pruner by a person standing on the ground.
 9. Stump Removal. This category indicates a stump that should be removed.
 10. Plant Tree. During the inventory, vacant planting sites will be identified by street and address. The size of the site is designated as small, medium, or large (indicating the ultimate size that the tree will attain), depending on the growing space available and the presence of overhead wires.
- **Clearance Required.** Trees, which are causing or may cause visibility or clearance difficulties for pedestrians or vehicles, will be identified, as well as those trees blocking clear visibility of signs or traffic signals.
 - **Hardscape Damage.** Damage to sidewalks and curbs by tree roots are noted. Notes on potential fixes for the problem are encouraged (redesign options etc....)
 - **Overhead Utilities.** The inventory indicates whether overhead conductors or other utilities are present at the tree site that could result in conflicts with the tree.
 - **Grow space.** The area within the growing space is categorized as:
 - T** Tree Lawn
 - W** Well/Pit
 - M** Median
 - P** Raised Planter
 - O** Open/Unrestricted
 - I** Island
 - U** Unmaintained Area
 - **Space Size.** The narrowest dimension of the Grow Space, in feet. (I.e., 3'x3' cut-out, 4' parkway strip, open parkland, etc.).

- **Notes.** Additional information regarding disease, insect, mechanical damage, etc. can be included in this field.

Urban Forest Management Plan Best Practices

If a Green Schoolyards grant project includes the development of a management plan, the below should be included:

- Management plans must be informed by the constituents of the school/school district that have been/will be authentically engaged in the plan's creation.
- Management plans must be developed based on reliable, collected data, such as a tree inventory, urban forest mapping and analysis, urban forest economic analysis, etc.
- Management plans must be a long term (40-50 year), comprehensive document, not solely a maintenance plan.
- Management plans must address the entire school/school district in some form (regulations, incentives, best practices, etc.).
- There shall be a provision for periodic review of any urban forest management plan.
- A management plan must be referenced in an ordinance, a general plan element, or be officially adopted by the governing body in another binding, enforceable way as approved by CAL FIRE staff.
- Any management plan must set a tree canopy cover goal for the jurisdiction. The goal must, at minimum, maintain the current tree canopy cover level (No Net Loss policy).
- Management plans must address the following: tree maintenance (including best management practices), wildfire (if applicable), urban wood utilization, and roles of the jurisdiction's agencies. This may be done by referencing other policy documents.

CAL FIRE Recommends: Grantees should strongly consider using the following resources.

- [SelectTree](#): Identify suitable species with desirable attributes.
- [Vibrant Cities Lab](#): "The US Forest Service, American Forests and the National Association of Regional Councils created Vibrant Cities Lab to help city managers, policymakers and advocates build thriving urban forest programs".
- [UFMP Toolkit](#). Provides a "how-to" approach to develop an Urban Forest Management Plan (UFMP). The toolkit will lead you through a planning process and provide helpful references and additional tools.
- [The American Public Works Association guide for Urban Forest Management Plans](#).
- [iTree](#). A series of urban forest analysis tools are available for free on the iTree website.
- [Arbor Day Foundation's Tree City USA](#). All cities engaging in Management Activities Grants should consider applying for Tree City USA status. It is a free municipal recognition program that has been in existence since 1976. A CAL FIRE Regional Urban Forester can assist you with this.

**IMPLEMENTATION GRANT AGREEMENT
Round 5 FY 2022-2023**

Strategic Growth Council – Transformative Climate Communities Program Implementation Grant – Round 5
Grant Number: SGC23129, CITY OF BAKERSFIELD

Attachment D-8: TCC Grantee Publicity Guidelines

[ATTACH DOCUMENT]



Transformative Climate Communities (TCC) Grantee Publicity Guidelines



Welcome to the TCC Grant Program!

Dear Transformative Climate Communities Grantee,

Congratulations, and welcome to the California Strategic Growth Council (SGC) Awardee Community, and on your Grant award! All of your hard work has paid off! We look forward to working closely with you to achieve major environmental, health, and climate benefits your project promises.

Your work is important and deserves to be celebrated – both in your community and as a model for others. To help you spread the word, our Communications and External Affairs team has prepared this Grantee Publicity Guidelines document. As you plan communications, outreach, and events related to your award, please utilize this resource.

If you are planning an event or announcement and need advice, assistance, or sample materials, please don't hesitate to contact your Grant Manager and/or email us at TCC@sgc.ca.gov.

Thank you for your inspiring work to implement transformative, collaborative, community-driven, place-based projects: your work will help transform communities for generations to come. We look forward to partnering with you!

Publicity Guidelines

Please acknowledge the California Strategic Growth Council and the California Department of Conservation (DOC) in all publications, websites, signage, invitations, and all media-related and public outreach products related to the Grant. Below are templates of boilerplate language used to describe what the programs are.

For Long-Form Materials

Long-form materials are written content that is more than 1,000 words in length. For these types of documents use the following language:

The California Strategic Growth Council's (SGC) Transformative Climate Communities Program (TCC), administered in partnership with the California Department of Conservation, funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in California's most disadvantaged communities. For more information, visit <https://sgc.ca.gov/grant-programs/tcc/>.

For Short-Form Materials

Short-form materials are written content that is less than 1,000 words in length. For these types of documents, such as press releases, media advisories,

social media posts, short case studies, flyers, etc., use the following language:

"[Project Name] is supported by the California Strategic Growth Council's Transformative Climate Communities Program in partnership with the California Department of Conservation."

Visuals

Grantees may at times produce promotional materials that are primarily visual in nature, such as banners, signage, posters, certain flyers, and sharable images for social media. In such cases, we encourage grantees to include the official SGC and DOC logos. You can find the official logos in your Communications Resource Folder on SharePoint.

When using our logos, focus on creating the most color contrast between the logo and background to contribute to inclusive communications. For example, use the color version only when the logo appears on a light background; on backgrounds of a darker color, use the white version of the logo.

Signage

Grantees are encouraged to post signs on project construction sites stating that the Strategic Growth Council is providing financing through the Transformative Climate Communities Program in an appropriate location(s), typeface and size (consult your grant manager for best practices). Below is a sample of suggested language:

*[PROJECT NAME]
"This Project has been made possible by financing from the Transformative Climate Communities Program through the California Strategic Growth Council."*

Please also include our logos. Refer to the Visuals section above for logo guidelines.

Press Releases/Conferences

Grantees are encouraged to distribute press releases for major milestones throughout the lifecycle of the grant. If you would like a quote from leadership for a press release, please submit the press release to your Grant Manager at least two weeks before the release will be published.

Please alert us to any press conferences related to the grant by emailing your Grant Manager ideally as soon as possible, or at least two to four weeks before the press conference. This allows our staff to try and attend, if approved by management.

Photos

We ask that grantees share between 8-12 high-resolution, color photos with their Grant Manager during the lifecycle of their grant. These photos can include pictures of people involved with the project, the project area, and/or activities conducted during the grant term. Sending photos allows us to share photos of your project's progress across our communications platforms. We will attribute the photos to your organization and community. Please submit photos through your SharePoint submission folder.

Social Media

We encourage grantees to use social media to share the process of creating and developing their proposal, as well as stages of the project's implementation. We love seeing grantees' progress from vision to reality. Please tag @CalSGC and @CalConservation in all Tweets related to the grant; tag @California-Strategic-Growth-Council and California-Department-of-Conservation in all LinkedIn posts related to the grant; and on Facebook and other platforms, please mention the California Strategic Growth Council and California Department of Conservation in content related to the grant. (Reference guidelines For Short-Form Materials above for sample language).

Our Digital Platforms

SGC

 Twitter: @CalSGC

 LinkedIn: California
Strategic Growth Council

 Website: sgc.ca.gov

DOC

 Twitter: @CalConservation

 LinkedIn: California
Department of Conservation

 conservation.ca.gov

Stay in Touch!

Our team is here to help! We love to work with awardees to brainstorm communication strategies and outreach plans. By staying in contact with our team, we can help make any event you plan a success! We can make leadership available for media interviews, coach you on how to pitch to media, help you identify reporters, and help secure participation by State officials. Contact your Grant Manager any time you want to collaborate on any type of communication and outreach.



Grantee Social Media Recommendations

A guide to sharing our partnership in social media posts.



CALIFORNIA
STRATEGIC
GROWTH
COUNCIL

Please include the California Strategic Growth Council (SGC) and any applicable partners in all social media posts.

We understand that each social media platform has different content policies and requirements, so we only request that you do one of the following with your social media posts, but encourage you to do all of them, if you can.

1. Use the recommended short-form boiler plate language whenever posting about your project.
2. When creating graphics and flyers for your post, utilize funding source logos.
3. Tag SGC and applicable partners.

SGC Social Media Handles



LinkedIn

[@CaliforniaStrategicGrowthCouncil](https://www.linkedin.com/company/californiastrategicrowthcouncil)

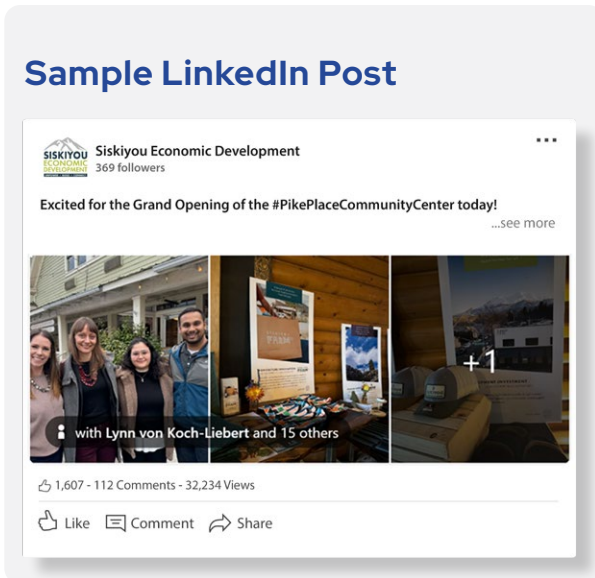


X

[@CalSGC](https://twitter.com/CalSGC)

Sample Posts with SGC Recognition Within the Content

Sample LinkedIn Post



Sample Post Content

Excited for the Grand Opening of the #PikePlaceCommunityCenter today!

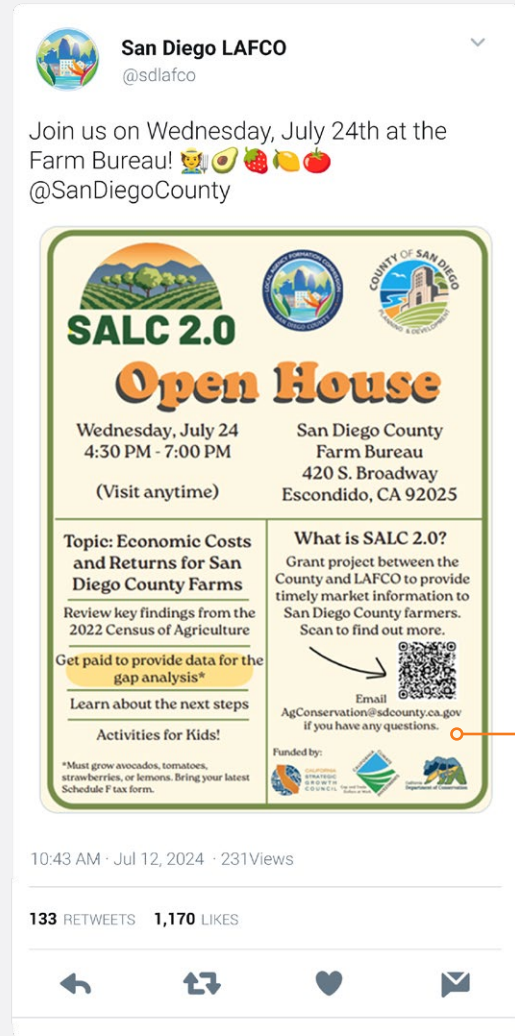
The Pike Place Community Center is one of six communities awarded Round #TransformativeClimateCommunities funding to build local #climate #resiliency capacity. This project will create community-driven climate projects that will reduce greenhouse gas emissions significantly over time, leverage additional funding sources, and provide health, environmental and economic benefits to the community.

The Pike Place Community Center is supported by the **@California Strategic Growth Council's** Transformative Climate Communities Program in partnership with the **@California Department of Conservation**.

It was an honor to bring together community, state, and federal partners in this collaborative work!

Boilerplate statement and tagged all partners.

Sample X Post



10:43 AM · Jul 12, 2024 · 231Views

133 RETWEETS 1,170 LIKES

Sample Post Content

Come learn about the LAFCO Farm Project, supported by **@CaISGC @CalConservation @CountyofSD @CCI**

Join us on Wednesday, July 24th at the Farm Bureau! **@SanDiegoCounty** 🥑🍓🍌🍎

Tagged SGC and All Partners

Utilized funding source logos in graphic.

Sample Post with All Three Recommendations

Sample LinkedIn Post



Sample Post Content

On Wednesday, Related California, Mercy Housing and community leaders celebrated the “topping out” of the two newest affordable communities in the multi-phase Sunnydale HOPE SF revitalization. The Sunnydale HOPE SF revitalization effort is led by Related California and Mercy Housing California, in collaboration with the San Francisco Mayor’s Office of Housing and Community Development (MOHCD) and Housing Authority of the City and County of San Francisco (SFHA), to transform the 50-acre Sunnydale-Velasco public housing community into a vibrant mixed-income neighborhood with 1,700 new affordable and market rate homes.

Thank you to our funding partners for helping us reach this milestone: the **California Department of Housing & Community Development (HCD)**, **California Strategic Growth Council**, **California Climate Investments** and **California Tax Credit Allocation Committee (TCAC)**.

Sunnydale HOPE SF is partially funded by the Affordable Housing and Sustainable Communities program (AHSC). AHSC is administered by the Strategic Growth Council and implemented by the California Department of Housing and Community Development. AHSC part of California Climate Investments, a statewide initiative that puts billions of Cap-and-Trade dollars to work reducing greenhouse gas emissions, strengthening the economy, and improving public health and the environment — particularly in disadvantaged communities.

Short-form boilerplate info

Tagged SGC and All Partners

Utilized funding source logos in graphic.

**IMPLEMENTATION GRANT AGREEMENT
Round 5 FY 2022-2023**

Strategic Growth Council – Transformative Climate Communities Program Implementation Grant – Round 5
Grant Number: SGC23129, CITY OF BAKERSFIELD

Attachment D-9: TCC Partnership Agreement

[ATTACH DOCUMENT, TO BE FINALIZED BY GRANTEE]

ED 23 - 0 4 1

X-Ref. Res No. 104-2023

**MEMORANDUM OF UNDERSTANDING
BY AND BETWEEN THE CITY OF BAKERSFIELD AND PARTNERS
REGARDING ADMINISTRATION OF GRANT FUNDING FOR
THE TRANSFORMATIVE CLIMATE COMMUNITIES PROGRAM**

This Memorandum of Understanding (MOU) is entered into on this Jul 31 2023 day of _____, 2023, by and between the City of Bakersfield ("City") and Partners, individually, as set forth in Exhibit A hereto ("Partners"). The MOU is entered into pursuant to the requirements of the Transformative Climate Communities (TCC) Program Round 5 Guidelines dated February 28, 2023 (Guidelines) to memorialize the collaborative stakeholder structure, legal and financial considerations governing the collaborative stakeholder structure, transparent decision-making processes, meeting facilitation procedures, and processes for involving community representatives in decision-making, resolving disputes, and procedure for adding or removing Partners.

WHEREAS, the California Legislature appropriated \$10 million in fiscal year 2021/2022 funding and has a general fund appropriation of \$100 million from the fiscal year 2022/2023 budget to support the TCC Program (Grant) administered by the Strategic Growth Council (SGC) in partnership with the California Department of Conservation; and

WHEREAS, on February 28, 2023 SGC released a Notice of Funding Availability (NOFA) for eligible applicants to apply for up to \$99.2 million for the TCC Program (Grant) funds, including \$88,500,000 to be made available for implementation grants; and

WHEREAS, the Grant Guidelines indicate that community-based organizations, local governments, nonprofit organizations, joint powers authorities, philanthropic organizations and foundations, faith-based organizations, coalitions or associations of nonprofit organizations, educational institutions, and other various entities are eligible applicants and may apply for funding for a project area within an eligible area; and

WHEREAS, the Grant Guidelines require eligible applicants to form a Collaborative Stakeholder Structure to develop and submit applications based upon a shared vision and sign a Memorandum of Understanding that sets forth the governance of the organizational structure; and

WHEREAS, the Grant Guidelines require designation of one lead applicant and a number of Partners; and

WHEREAS, the City has been designated the Lead Applicant; and



WHEREAS, the City as Lead Applicant will enter into a Grant Agreement with the Strategic Growth Council and be responsible for compiling and submitting all invoices and reporting documents; and

WHEREAS, the City will be responsible for approving disbursement of Grant Funds to all Partners; and

WHEREAS, the City and Partners will submit an application for a TCC Implementation Grant; and

WHEREAS, in furtherance of that application, the City and Partners desire to enter into this MOU.

NOW, THEREFORE, in consideration of the promises set forth herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned parties, as participants in the State of California's TCC Program administered through the Strategic Growth Council, hereby agree to the following terms and responsibilities for administration of the Grant Program as follows:

1. **INCORPORATION OF RECITALS.** The parties hereby affirm and incorporate by reference into this MOU the Recitals set forth above.

2. **DEFINITIONS.**
 - a. "City" shall mean the City of Bakersfield, its employees, agents, or other designees assigned by the City Manager. For the purpose of the TCC Program, the City is the lead applicant and the grantee.
 - b. "Partner" shall mean all legal entities that are identified as parties to this MOU in Exhibit A who act together with the City for the purpose of implementation of the Project.
 - c. "Project" shall mean the development, venture, undertaking, task or work that Partner is to complete, as generally described in Exhibit A. Partner shall complete the project substantially in the form and manner presented herein including the roles and responsibilities described below.
 - d. "Community Partners" shall mean members of the Collaborative Stakeholder Structure that are not co-applicants or City representatives including, but not limited to, community-based groups, community-based organizations, advocates, religious institutions, business associations, and small business owners within the focus area.
 - e. "Stakeholder" shall mean all members of the community with an interest in the successful implementation of the TCC program and participating in the application, submission and implementation of TCC grant funds, including but not limited to Community Steering



Committee, Leadership Council, Working Groups and non-applicant community partners and organizations.

- f. "Project Focus Area" as shown in Exhibit B.
 - g. Transformative Climate Communities (TCC): Program administered by the State of California's Strategic Growth Council as established under Assembly Bill 2722 (2016) and the source of funding for these TCC implementation funds for which this stakeholder group oversees. Except as otherwise defined herein, all capitalized terms shall be as defined in the TCC Program Guidelines.
3. **TERM.** The term of this MOU shall extend for the entirety of the "Grant Term"; a period of five years beginning from the date of execution of a Grant Agreement between the City and the Strategic Growth Council as well as for the term of any required reporting period of up to two additional years. This MOU shall remain in effect until all rights, duties, and responsibilities of the parties are exhausted, except those provisions, by which the express terms or nature and context are intended to survive termination or expiration of this MOU.
4. **TERMINATION.** Either party may terminate this Agreement after giving the other parties written notice, as provided herein, sixty (60) days before the termination is effective.
5. **COLLABORATIVE STAKEHOLDER STRUCTURE.** The Collaborative Stakeholder Structure will facilitate Stakeholder participation in the implementation of the TCC Proposal and includes the Lead Applicant, Partners, Leadership Council, Community Steering Committee, and Working Groups, as shown in Exhibit C. Stakeholders will consist of three primary focus groups to ensure equitable representation in the decision-making and operation of the stakeholder group: community-based organizations, project partners (also known as implementation partners), and community residents. This Memorandum of Understanding presents the ongoing commitment of partners to incorporate community engagement in the implementation of the program as well as work alongside community residents to ensure transparency and community-led decision-making. If the document is amended or revised it needs to be vetted again. Additional operational procedures, including terms, nomination, and notice requirements, are identified in this section.

The objective of the Collaborative Stakeholder Structure is to achieve an accountable, transparent, and inclusive process for engaging stakeholders. This structure has been developed to provide direction in stakeholder engagement, and communication, and ensure stakeholder



engagement activities are integrated and undertaken in a coordinated manner to guide project implementation.

- a. **Lead Applicant.** City of Bakersfield will serve as the Lead Applicant. CITY is tasked with the responsibility of implementing the Grant Agreement with the Strategic Growth Council which includes compiling and submitting all invoices and reporting documents; monitoring Transformative Requirements, coordination of the implementation of the transformative plans which include community engagement, workforce development, and displacement avoidance; serving as the primary fiscal agent; ensuring a fair, transparent, accountable, and participatory implementation process; and ensuring the continuation of the public participation process structure of the Collaborative Stakeholder Structure, including public meetings, public website, channels for receiving public comment via email, phone and in-person. In-person public comments shall be limited to three minutes per speaker, with fifteen minutes per topic.

- b. **Partners.** Partners shall be responsible for the implementation of the Transformative Element requirements and project delivery, as well as evaluation and reporting for individual projects. Partners will serve in various roles, including membership on the Leadership Council and Working Groups, to facilitate deliverables of project implementation. This includes but is not limited to:
 - i. Ensure delivery of Projects in accordance with Program Guidelines and Grant Agreements.
 - ii. Monitoring Transformative Requirements and indicator tracking and reporting.
 - iii. Providing Project-related information and data to the Third-Party Evaluator to identify additional indicators for tracking and monitoring based on selected Project types.
 - iv. Designate Project team leaders that are responsible for the coordination of work plan implementation and completion of projects. Responsibilities of Project Team Leaders include providing information on project timelines, initiation, progress, and completion status. Project Team Leaders will work in coordination with the Technical Assistance Working Group to ensure that all indicator data is reported in a timely manner and meets reporting requirements.
 - v. Participate in collaborative stakeholder structure and ensure transparent, open engagement with residents in the focus area.



- c. **Leadership Council.** The Leadership Council will provide management and oversight over the Southeast Strong Project. This includes ensuring the implementation of programs and projects are carried out in accordance with the established project timelines in the TCC grant proposal. In addition, the leadership council will ensure project information, including project data, project performance, and program efficacy are communicated to the public that are accessible and guided by program recommendations from the Community Steering Committee. The Leadership Council will also appoint members to the Working Groups after receiving input from the Community Steering Committee. Representatives from the Community Steering Committee and the Working Groups shall participate in the Leadership Council meetings to ensure representation from these committees are present.
- i. **Memberships.** The Leadership Council will consist of fifteen (15) members. This council will make management decisions for the best use of the awarded grant funds, based on input from Leadership Council and the Community Steering Committee. The council governing body will be comprised of representatives from the following organizations: One (1) member from the City of Bakersfield, four (4) members from the Community Steering Committee, four (4) members from community-based partners, and six (6) members shall represent project implementers. There will be a Chair and two Co-Chairs to lead the Council.
 - ii. **Chair and Co-Chairs.** Three (3) members of the council will serve as follows: one (1) chair and two (2) co-chairs. Chairs and co-chairs shall consist of one (1) community partner, one (1) member of the community steering committee, and one (1) implementation partner. In all instances, the chair of the Leadership Council will be the representative from the community steering committee.
 - iii. **Terms.** Each Leadership Council member shall serve a two-year term, beginning July 1 or the respective year within the grant term. Chairs and co-chairs will serve a 1-year term with the opportunity to serve consecutive terms.
 - iv. **Nominations.** Representatives will be nominated by Leadership Council, submitted to the community steering committee for input and recommendations, and then chosen via unanimous vote by the Leadership Council at their final meeting of the preceding grant year.



- v. **Dispute Resolution.** Disputes shall be handled by a roll call vote of present members at the stakeholder meeting for which the item is being presented. In the event of a tie, a two-to-one (2 to 1) vote process among the chairs will be used. The City reserves the right to add input on any decisions in which there are dissenting opinions.
- vi. **Technical Advisor.** City staff and consultants shall serve as technical advisors and support staff for the Leadership Council including, but not limited to, providing guidance to the committee on TCC rules and regulations, drafting and posting agendas in advance of meetings, recording meeting minutes, and other support functions as needed. Members of the City of Bakersfield serving in a technical advisory capacity will not serve as voting members.
- vii. **Operating Procedures.** The Leadership Council will follow Roberts Rule of Orders. Meetings shall be held quarterly at publicly accessible locations within the Focus Area. Agendas and meeting schedules will be available in English and Spanish. All meetings will be open to the public and provide time for public statements on the agenda and non-agenda items. The meetings will also provide a time for Leadership Council members and community member attendees to receive verbal and written progress reports on project implementation, and updates, as well as discuss concerns, suggestions, and comments about the TCC programming. Representatives from the Community Steering Committee and Working Groups will provide regular updates and provide recommendations to Leadership Council regarding community input and overall TCC programming development. In all instances, meetings will conclude with minutes being posted on the City's TCC webpage within 72 hours of the meeting for public review.
- viii. **Notices.** Notices will be available in English and Spanish and made available through the following methods of distribution: The City of Bakersfield's website noticed at City Hall (1600 Truxtun Avenue), public libraries within the Focus Area, and noticed in community newspapers.
- ix. **Membership Removal.** Any member of the Leadership Council can be removed with a majority vote of members agreeing to the removal. Further, a member who misses more than 3 meetings without reasonable cause, as determined by a



majority vote of the Council, shall automatically be asked to resign and can be removed by a vote of the majority of the Council members.

- x. **Stipends.** Members of the Community Steering Committee and community partners serving on the Leadership Council and not affiliated with a partner, co-applicant, or organization associated with a project shall receive a stipend for their participation. Stipend amounts vary on attendance and engagement for members. A stipend amount of \$75, \$100, and \$125 dollars will be awarded to members.
 - i. \$75 dollars for regular meeting attendance
 - ii. \$100 dollars for working group participation
 - iii. \$125 dollars for Chair and Co-Chairs roles

- d. **Community Steering Committee.** The Community Steering Committee will act as an advisory committee made up of seven (7) community members that shall be a resource for community collaboration and feedback, provide overall guidance on implementation and transformative plans and input on major budget or programmatic changes. Furthermore, the committee will serve as liaisons between residents and the Leadership Council and provide guidance on items from the perspective of the community, provide updates on committee activities, and make recommendations on leadership matters that reflect the interest of residents within the TCC Focus Area. Members of the committee must have a vested interest in Southeast Bakersfield, (i.e. must live, work, or own a business/property in the Project Focus Area). Committee members will review and make recommendations to Leadership Council on the nominations for the Leadership Council and the Working Group members.
 - i. The committee will take the initiative to ensure residents are engaged and informed about the TCC program, and provide oversight, and community outreach. Activities include but are not limited to organizing community meetings to discuss project updates and concerns; ensure residents and stakeholders band together to support projects that would benefit Southeast Bakersfield.
 - ii. **Chair.** One active member of the steering committee shall serve as chair.
 - iii. **Terms.** Each committee member shall serve a two-year term, beginning July 1 or the respective year within the grant term.



Chairs will serve a 1-year term with the opportunity to serve consecutive terms.

- iv. **Nominations.** Each representative shall serve a two-year term, beginning July 1 or the respective year within the grant term. Representatives will be nominated by the sitting Leadership Council and then chosen via unanimous vote by the Leadership Council at their final meeting of the preceding grant year.
- v. **Technical Advisor.** City staff and consultants shall serve as technical advisors and support staff for the Community Steering Committee including, but not limited to, providing guidance to the committee on TCC rules and regulations, drafting and posting agendas in advance of meetings, recording meeting minutes, and other support functions as needed. Members of the City of Bakersfield serving in a technical advisory capacity will not serve as voting members.
- vi. **Operating Procedures.** The Community Steering Committee will follow Roberts Rule of Orders. Meetings shall be held quarterly at publicly accessible locations within the focus area. Agendas and meeting schedules will be available in English and Spanish. All meetings will be open to the public and provide two (2) minutes of dedicated time for public statements per speaker on the agenda. This committee will have no voting power in the Leadership Council meetings. Meetings will In all instances, meetings will conclude with minutes being posted on the City's TCC webpage within 72 hours of the meeting for public review.
- vii. **Notices.** Notices will be available in English and Spanish and made available through the following methods of distribution: The City of Bakersfield's website noticed at City Hall (1600 Truxtun Avenue), public libraries within the TCC project area, and noticed in community newspapers.
- viii. **Dispute Resolution.** Disputes shall be handled by a roll call vote of present members at the community steering committee meeting for which the item is being presented. In the event of a tie, the steering committee chair will break the tie. The City reserves the right to add input on any decisions in which there are dissenting opinions.
- ix. **Membership Removal.** Any member of the committee can be removed with a majority vote of Members agreeing to the



removal. Further, a member who misses more than three (3) meetings without reasonable cause, as determined by a majority vote of the committee, shall automatically be asked to resign and can be removed.

- x. **Stipends.** Members of the community steering committee who are not affiliated with a partner, co-applicant, or organization associated with a project shall receive a stipend for their participation as stated in Section (5.)(c.)(x).

- e. **Working Groups.** The Leadership Council and the Community Steering Committee will be supported by four (4) Working Groups. These groups will provide recommendations and updates to Leadership Council and the Community Steering Committee. Each working group will consist of three (3) members serving a one-year term with the opportunity to serve consecutive terms. One member shall be an implementation partner for the corresponding plan, one member shall be a member of the community, and one shall meet the definition of a community partner. Working groups will meet quarterly in a publicly noticed and available space. City staff shall provide technical assistance at all meetings. The four (4) working groups consist of Community Outreach, Displacement Avoidance, Workforce Development & Economic Opportunity, and Project Technical Assistance.

- i. **Community Outreach:** Tasked with coordinating the Community Engagement Plan (CEP) activities. This subcommittee consists of three members one implementing partner, one community member, and one community partner. It will oversee the implementation of the CEP and the deliverables of the proposed community activities. The subcommittee will review community outreach programs, evaluate effectiveness, and make recommendations to partners and the Leadership Council where necessary to ensure strategic implementation. Further, this committee is responsible for ensuring the objectives of the CEP are being met and, where necessary, advising the Leadership Council of potential concerns/recommendations for changes to comply with Strategic Growth Council TCC programming.



- ii. **Displacement Avoidance:** Oversee the implementation of the Displacement Avoidance Plan (DAP). This subcommittee will ensure the impact and effectiveness of programs and/or policies deployed within the DAP and, where required, make recommendations to the Leadership Council to ensure programs and policies are adhered to. In addition, they will solicit feedback from the community where needed, and present any findings to the council on recommended changes to ensure the programs are implemented promptly.

- iii. **Workforce Development and Economic Opportunity:** Tasked with coordinating the Workforce Development and Economic Opportunity Plan (WDEOP) activities including but not limited to implementing new policies and programs, and engaging existing residents and small businesses. This subcommittee will consist of implementing Partners, community stakeholders, and resident representatives. Economic and Community Development (ECD) staff will coordinate job creation opportunities stemming from TCC projects to employment opportunities for residents and small businesses. Further, this working group will report to the Leadership Council on all activities being undertaken as part of the workforce development programming, ensure proper program tracking, and disseminate program impact information to residents in the community.

- iv. **Project Technical Assistance:** Consists of support staff and consultants. The City of Bakersfield ECD manager, ECD planning staff, community stakeholders, and consultants will conduct timely virtual calls for updates as well as receive clarification input on relevant application issues or questions.

- v. **Stipends:** Members of the community steering committee who are not affiliated with a partner, co-applicant, or organization associated with a project shall receive a stipend for their participation as stated in Section (5.)(c.)(x).

6. **CHANGES MUST ADHERE TO TCC REQUIREMENTS.** Changes, additions, alterations and all other material changes to the Collaborative Stakeholder Structure, Project, and TCC Funding activities such as the Transformative Plans will be processed in accordance with the terms of the TCC Program



Guidelines and Master Grant Agreement and must be memorialized in a duly authorized writing signed by the parties.

7. **DISPUTE RESOLUTION.** In the event of any dispute arising out of or relating to this MOU, the parties shall attempt, in good faith, to promptly resolve the dispute. If the dispute cannot be resolved by mutual agreement, nothing herein shall preclude any party's rights to pursue remedy or relief by civil litigation, pursuant to the laws of the State of California. Disputes which arise out of the implementation of the projects will be facilitated by the Lead Applicant in consultation with the Leadership Council. Any material changes resulting from the disputes will be processed in accordance with Section 6 above.

8. **LEGAL AND FINANCIAL CONSIDERATIONS.** The Fiscal Agent shall be the City. The City shall maintain legal, fiscal, and fiduciary responsibilities, including managing grant funds in accordance with State regulations, policies and guidelines. The City is responsible for the development and submission of all reports to the State and additional funding agencies, bookkeeping, accounting, and grant compliance services. The Lead Applicant will enter in a Master Grant Agreement with SGC which details the processes for the aforementioned considerations. By signing this MOU, all Partners agree to the necessary requirements from the Master Grant Agreement.

9. **NONDISCRIMINATION.** To the extent required by controlling federal, state and local law, the Lead Applicant, Partners, Community Steering Committee, Working Groups and other Stakeholders (Parties) shall not employ discriminatory practices in the provision of services, employment of personnel, or in any other respect on the basis of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Subject to the foregoing and during the performance of this Agreement, the Consultant agrees as follows:
 - a. The Parties will comply with all applicable laws and regulations providing that no person shall, on the grounds of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity made possible by or resulting from this Agreement.

 - b. The Parties will not discriminate against any employee or applicant for employment because of race, religious creed, color, national



origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. The Parties shall ensure that applicants are employed, and the employees are treated during employment, without regard to their race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, sexual orientation, ethnicity, status as a disabled veteran or veteran of the Vietnam era. Such requirement shall apply to the Parties' employment practices including, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Parties agree to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provision of this nondiscrimination clause.

10. **COUNTERPARTS.** This MOU may be executed in counterparts, each of which when executed and delivered will be deemed an original, and all of which together will constitute one instrument. The execution by any party hereto will not become effective until counterparts hereof have been executed by all parties hereto.
11. **DATA COLLECTION AND CONFIDENTIALITY.** Each party will collect data, as necessary, retain confidentiality and security of all TCC grant paperwork and other information related to the agreement. Each party may share participant personal information on a need-to-know basis.
12. **LIABILITY OF THE PARTIES.** Each of the parties to this MOU (each, individually, an "indemnifying party") shall indemnify, defend, and hold harmless the other parties to this MOU (each, individually, an "indemnified party") for any damages, costs, or liabilities of any kind or nature whatsoever that arise out of the negligent acts or omissions of the indemnifying party's own officers, agents, and employees.




IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the Effective Date.

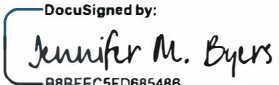
"CITY"
CITY OF BAKERSFIELD

By: 
KAREN GOH
Mayor

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

By: 
JOSHUA RUDNICK
Deputy City Attorney

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

By: 
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: 
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
HOUSING AUTHORITY OF THE COUNTY
OF KERN

By: _____

KAREN GOH
Mayor

By:  _____

Print Name: Stephen Pelz


APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Executive Director

By: _____

JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

By:  _____

JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____

RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
HABITAT FOR HUMANITY - GOLDEN
EMPIRE

By: _____

KAREN GOH
Mayor

DocuSigned by:
By: Ron White
C7F09259847408...

Print Name: Ron White

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Executive Director

By: _____

JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
By: Jennifer M. Byers
88EE75FD885486...

JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____

RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
COMMUNITY ACTION PARTNERSHIP OF
KERN

By: _____

KAREN GOH
Mayor

DocuSigned by:
Jeremy Tobias
By: _____
9D18639327824A0

Print Name: Jeremy Tobias

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Executive Director

By: _____

JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
88-DEC5FD88-5486

JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____

RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
GRID ALTERNATIVES

By: _____
KAREN GOH
Mayor

By:  _____
9E5DC7264B1C43D...


Print Name: David Griffin

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Co-Executive Director

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

By:  _____
B8BFEC5FD6.85486..
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
KERN COMMUNITY COLLEGE DISTRICT

By: _____
KAREN GOH
Mayor

DocuSigned by:
By: Mike Giacomini
OF 1483148298401...

Print Name: Mike Giacomini

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Chief Financial Officer

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
By: Jennifer M. Byers
889AEEC5FD685486
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

By: _____

KAREN GOH
Mayor

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

By: _____

JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

By: _____
DocuSigned by:
Jennifer M. Byers
998F6C5FD685486

JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____

RANDY MCKEEGAN
Finance Director

"CO-APPLICANT"
CIRCLE OF LIFE DEVELOPMENT
FOUNDATION (dba MLK COMMUNITY
INITIATIVE)

By: _____
DocuSigned by:
Arleana Waller
F297C31EFA0D742F...

Print Name: Arleana Waller

Title: CEO/President



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
GOLDEN EMPIRE AFFORDABLE
HOUSING INC. II

By: _____
KAREN GOH
Mayor

DocuSigned by:

By: _____

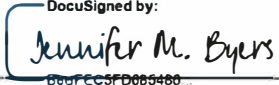
Print Name: Diana Elliott

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Executive Director

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:

By: _____
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
BAKERSFIELD SENIOR CENTER

By: _____
KAREN GOH
Mayor

DocuSigned by:
Lilli Parker
By: _____
ABA4A729E6D3417

Print Name: Lilli Parker

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Executive Director

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
B88FEC5FD685486
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
BUILDING HEALTHY COMMUNITIES

By: _____
KAREN GOH
Mayor

DocuSigned by:

By: _____
1101653A60604E7


Print Name: Reyna Olaguez

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: President/CEO

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:

By: _____
888EFC5ED685486
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
COMMUNITY INTERVENTIONS

By: _____
KAREN GOH
Mayor

DocuSigned by:
Ucedrah Osby
By: _____
637C60730BC047A

Print Name: Ucedrah Osby

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Executive Director

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
88BFEC5FD685486
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
COUNTY OF KERN EMPLOYERS'
TRAINING RESOURCE

By: _____
KAREN GOH
Mayor

DocuSigned by:
Aaron Ellis
By: _____
BA8CDD9BCFEE4E5...

Print Name: Aaron Ellis

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Chief Workforce Development
Office

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
BA8CDD9BCFEE4E5...
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
KERN COUNTY BLACK CHAMBER OF
COMMERCE

By: _____
KAREN GOH
Mayor

DocuSigned by:
Nick Hill
By: _____
E057E54CEA4849E

Print Name: Nick Hill III

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: President/CEO

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
BABEFC5FD685486
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

By: _____
KAREN GOH
Mayor

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director

"CO-APPLICANT"
MISSION COMMUNITY SERVICES
CORPORATION

DocuSigned by:
MK
By: _____
3684E7CBEB324EC

Print Name: _____ Maxine Kozler _____

Title: _____ Executive Director _____



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
VENTURA COUNTY COMMUNITY
DEVELOPMENT

By: _____
KAREN GOH
Mayor

DocuSigned by:
Bertha Garcia
By: _____
73418D9DB8DE411...

Print Name: Bertha Garcia

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Executive Director

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
000FCE5FD085480...
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

"CO-APPLICANT"
3C CAPITAL FUNDING, INC.

By: _____
KAREN GOH
Mayor

DocuSigned by:
Ali Morris
By: _____
47EEAD8840ED436

Print Name: Ali Morris

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

Title: Board Chair/CEO

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

DocuSigned by:
Jennifer M. Byers
By: _____
99DFCC5FD685486
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director



"CITY"
CITY OF BAKERSFIELD

By: _____
KAREN GOH
Mayor

APPROVED AS TO FORM:
VIRGINIA GENNARO
City Attorney

By: _____
JOSHUA H. RUDNICK
Deputy City Attorney II

APPROVED AS TO CONTENT:
**ECONOMIC AND COMMUNITY
DEVELOPMENT DEPARTMENT**

By: _____
DocuSigned by:
Jennifer M. Byers
BBBFEC5FD885486
JENNIFER M. BYERS
Acting Economic and Community
Development Director

COUNTERSIGNED:

By: _____
RANDY MCKEEGAN
Finance Director

"CO-APPLICANT"
Greater Bakersfield Legal Assistance,
Inc.

By: _____
DocuSigned by:
Giovanna Fournier Ocampo
3AE3AD60B6394A7...

Print Name: Giovanna Fournier Ocampo,
ESQ.

Title: Interim Executive Director



Attachment:

Exhibit "A" – List of Partners

Exhibit "B" – Collaborative Stakeholder Structure

Exhibit "C" – Project Focus Area

Exhibit "D" – Disclosure and Acknowledgement – Conflict of Interest



EXHIBIT A: LIST OF PARTNERS

Projects	Partner
Bakersfield Senior Center Mixed-Use Project	Housing Authority of the County of Kern
Low-Income Energy Efficiency Program	Community Action Partnership of Kern GRID Alternatives Kern Community College District
Neighborhood Revitalization Program	Habitat for Humanity – Golden Empire
Dr. Martin Luther King Park – Urban Greening	City of Bakersfield
Safe Routes to School	City of Bakersfield
Dr. Martin Luther King Boulevard Corridor Improvements – Active Transportation	City of Bakersfield
MLK COMMUNITY Garden Initiative	Circle of Life Development Foundation (dba MLK COMMUNITY INITIATIVE)
Dr. Martin Luther King Boulevard Corridor Improvements – Urban Greening	City of Bakersfield
4 th Street Active Transportation Improvements	City of Bakersfield
4 th Street Senior Housing	Golden Empire Affordable Housing Inc. II
Chester Avenue Complete Streets	City of Bakersfield
Garces Circle Improvements	City of Bakersfield
Transformative Elements	Partners
Community Engagement as outlined in Community Engagement Plan	City of Bakersfield Circle of Life Development Foundation (dba MLK COMMUNITY INITIATIVE) Bakersfield Senior Center Building Healthy Communities Community Interventions
Workforce Development as outlined in Workforce Development Plan	City of Bakersfield County of Kern Employers' Training Resource Kern Community College District/Bakersfield College Kern County Black Chamber of Commerce



	Mission Community Services Corporation
Displacement Avoidance as outlined in the Displacement Avoidance Plan	City of Bakersfield Mission Community Services Corporation Ventura County Community Development Corporation 3C Capital Funding, Inc. Greater Bakersfield Legal Assistance



EXHIBIT B: COLLABORATIVE STAKEHOLDER STRUCTURE

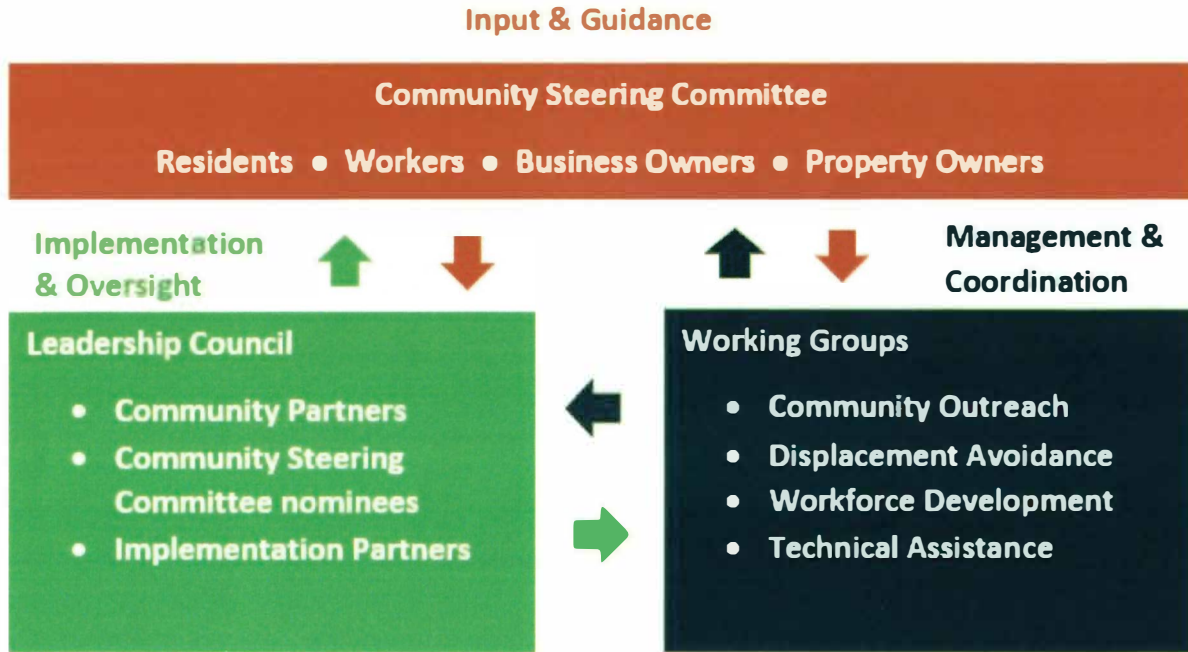
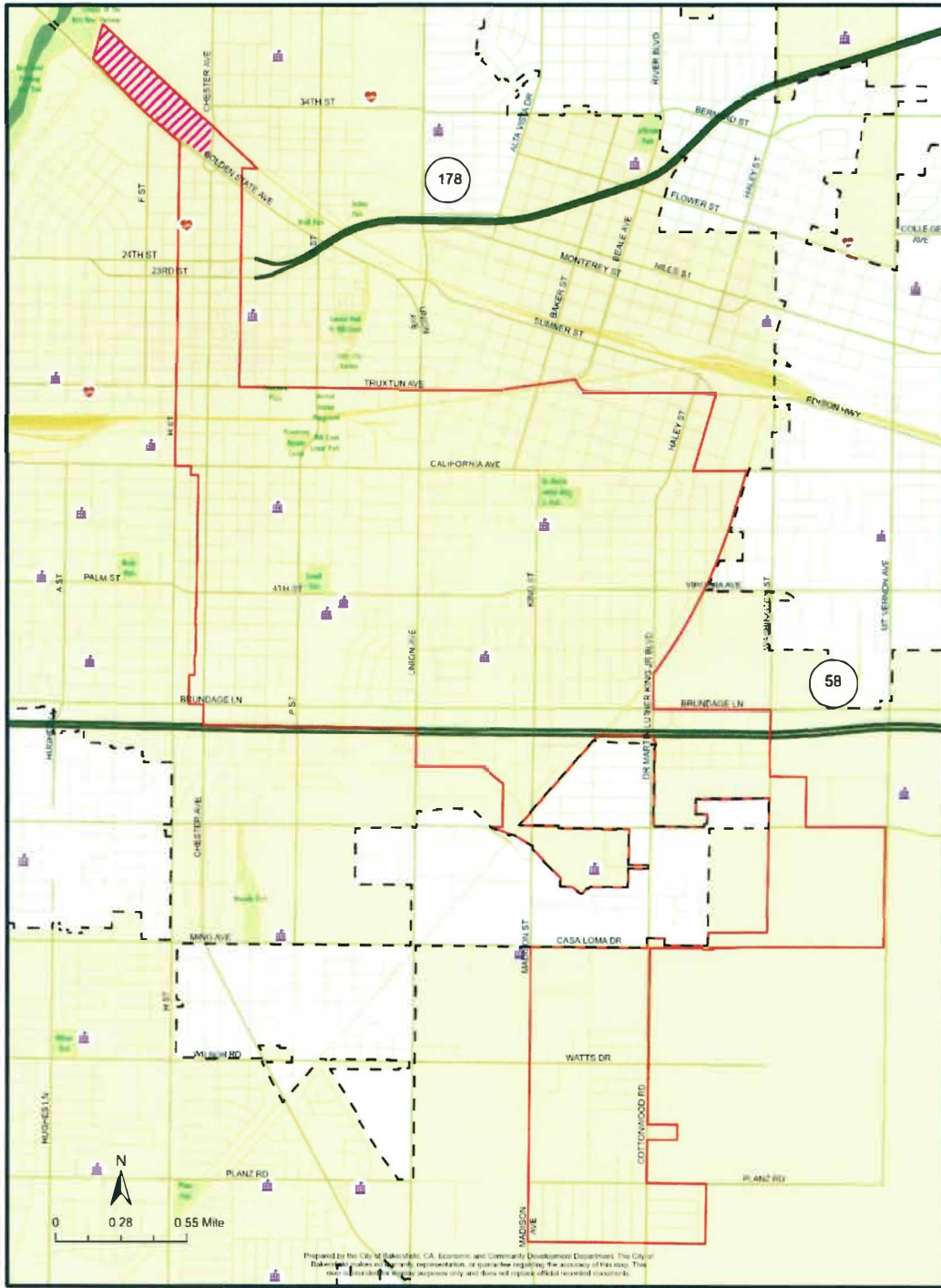


EXHIBIT C: PROJECT FOCUS AREA



Prepared by the City of Bakersfield, CA, Economic and Community Development Department. The City of Bakersfield makes no warranty, representation, or guarantee regarding the accuracy of this map. The map is for informational purposes only and does not constitute a contract.



TCC Project Map Area

- Hospitals
- Schools
- Revised TCC Round 5 Boundary
- Proposed HSR Station Site
- Freeways
- Major Roads
- CalEnviroScreen 4.0 Top 25% in City Limits
- Parks
- Bakersfield City Limits

CONTRACTOR COPY

EXHIBIT D: DISCLOSURE AND ACKNOWLEDGMENT – CONFLICT OF INTERESTS

Community Steering Committee Member

DISCLOSURE AND ACKNOWLEDGMENT – CONFLICT OF INTERESTS	YES*	NO
Are you currently in litigation with the City of Bakersfield or any of its agents?		
Do you represent any firm, organization or person who is in litigation with the City of Bakersfield?		
Do you currently represent or perform work for any clients who do business with the City of Bakersfield?		
Are you or any of your principals, managers or professionals, owners or investors in a business which does business with the City of Bakersfield, or in a business which is in litigation with the City of Bakersfield?		
Are you or any of your principals, managers or professionals, related by blood or marriage to any City of Bakersfield employee who has any significant role in the subject matter of this service?		
Do you or any of your subcontractors have, or expect to have, any interest, direct or indirect, in any other contract in connection with this Project?		
If the answer to any question is yes, please explain in full below:		

Signature

(name)

(address)

(city state zip)



Acknowledgement

The City of Bakersfield conforms to the Political Reform Act's standards in determining whether a public official has a financial conflict of interest that is reasonably foreseeable and material. In the event of a conflict of interest, public officials will typically need to disqualify themselves from the decision. There are five types of financial interests as set forth below.

- Business Entity: A Member has a financial interest in a business entity where the Member, his spouse, or dependent children has invested \$2,000 or more. A Member also has a financial interest in a business entity for which the Member is a director, officer, partner, trustee, employee, or holds any position of management.
- Real Property: A Member has a financial interest in real property in which the Member, his spouse, dependent children, or an agent has invested \$2,000 or more. This may also include certain leasehold interests of terms more than a month. Conflict of interest rules regarding real property are broken into two categories:
 - Property within 500 feet of decision: A Member may not participate in the decision unless they have received written advice from the FPPC that the decision will have no measurable impact on the value of the Member's property.
 - Property outside 500 feet of decision: A Member must consider whether the decision "would cause a reasonably prudent person, using due care and consideration under the circumstances, to believe that the governmental decision was of such a nature that its reasonably foreseeable effect would influence the market value of the Member's property."

Sources of Income: A Member has a financial interest in anyone, whether an individual or an organization, from whom the Member has received (or been promised) \$500 or more income within 12 months prior of the decision. A "source of income" includes a community interest in the spouse's income.

- Gifts: A Member has a financial interest in anyone, whether an individual or an organization, who has given gifts to the Member that total \$470 or more within 12 months prior to the decision. A "gift" is defined as any payment or other benefit that confers a personal benefit for which a public Member does not provide payment or services of equal or greater value. A gift includes a rebate or discount in the price of anything of value unless the rebate or discount is made in the regular course of business to members of the public.

**IMPLEMENTATION GRANT AGREEMENT
Round 5 FY 2022-2023**

Strategic Growth Council – Transformative Climate Communities Program Implementation Grant – Round 5
Grant Number: SGC23129, CITY OF BAKERSFIELD

Attachment D-10: Certificate of Compliance with Russian Sanctions

[ATTACH DOCUMENT]



2nd JOINT MEMO

April 22, 2022

To: Executive Branch Departments and Agencies

Re: Executive Order [N-6-22](#) regarding Sanctions Against Russia (¶¶ 4-5)

On March 4, 2022, Governor Gavin Newsom issued Executive Order [N-6-22](#) (the EO) regarding sanctions against Russia and Russian entities and individuals. The EO directs all agencies and departments (Agencies) that are subject to the Governor's authority to take certain steps described below. Constitutionally independent state entities are encouraged to take these steps as well.

On March 16, 2022, the Department of General Services (DGS) and the California Department of Technology (CDT) issued a Joint Memo offering guidance for compliance with EO Paragraphs #1, #2, and #3.

This Joint Memo provides guidance to assist state agencies with compliance concerning EO Paragraphs #4 and #5. Agencies should continue to involve their legal counsel in compliance efforts and decisions and to keep written records in each applicable contract or grant file demonstrating compliance efforts.

Agencies are recommended to comply with EO Paragraphs #4 and #5 within 45 days of the date of this Joint Memo.

Defined Terms:

- "Contract" refers to *all* types of agreements and grants, regardless of form (e.g., Std 213, Std 65, Fi\$Cal PO, etc.).
- "Economic Sanctions" refers to sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as any sanctions imposed under state law.
- "Paragraphs" refers to the EO's operative paragraphs.

Compliance with Paragraphs #4 and #5:

Paragraph #4 within the EO provides:

All agencies and departments subject to my authority shall direct grantees, and contractors with agreements valued at \$5 million or more, to report to the agency or department regarding their compliance with economic sanctions.

Please note that since the March 2022 joint guidance memo, the federal government has imposed new sanctions on Russia and Russian entities and individuals. Agencies are advised to regularly check the U.S. Department of the Treasury's list of sanctioned individuals and entities at the following sites:

- <https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>;
- <https://home.treasury.gov/news/press-releases/jy0608>; and
- <https://home.treasury.gov/policy-issues/financial-sanctions/recent-actions>.

Agencies may wish to sign up for email updates from the U.S. Department of the Treasury as well.

Paragraph #5 within the EO provides:

All agencies and departments subject to my authority shall direct all grantees, and contractors with agreements valued at \$5 million or more, to report on steps they have taken in response to Russia's actions in Ukraine, including, but not limited to, desisting from making new investments in, or engaging in financial transactions with, Russian entities, not transferring technology to Russia or Russian entities, and directly providing support to the government and people of Ukraine.

In order to comply with Paragraphs #4 and #5 of the EO:

- Agencies should identify all current contracts and grants valued at \$5 million or more.
 - "Valued at \$5 million or more" includes contracts and grants with a *value to the contractor or grantee* of \$5 million or more, even if the amount paid by the Agency to the contractor or grantee is less than \$5 million or is zero. This includes, but is not limited to, revenue-generating agreements, in-kind agreements, concessions, and agreements where the contractor receives payments from the public or a third party.
 - For example, in some recycling contracts, the state does not make any payments to the contractor, but the value of the contract is based on the monetary value to the contractor of the recycled materials they collect from the state. See, e.g., State Contracting Manual volume 1, sections 3.16.B and 7.45.
- Agencies should determine the appropriate addressee names and addresses for notices and information related to such contracts and grants.
- Agencies must notify such contractors and grantees of the reports contemplated in EO Paragraphs #4 and #5 and how to they can submit them (see a template notice below). Agencies should recommend that contractors/grantees consult their own legal counsel as needed regarding compliance with sanctions and reporting to the state.

- While the EO is silent on a timeframe in which to notify such contractors and grantees about EO Paragraphs #4 and #5, it is recommended that Agencies do so within 45 days of the date of this Joint Memo.
- Attached is a template notice and contractor/grantee response form that Agencies should use for EO Paragraphs #4 and #5. These notices may be sent and responded to electronically.
- Agencies should ensure the notice clearly informs contractors/grantees where to send their reports.
- Agencies should keep track of contractor and grantee reports.
- Agencies that have more than one contract/grant valued at \$5 million or more with a single contractor/grantee may send and receive one EO Paragraph #4 and #5 notice and report for each such contractor/grantee; however, each applicable contract/grant file should include copies of the response form and report.
- **Please note that for contracts issued by DGS or CDT on behalf of an Agency, the Agency is responsible for sending the EO Paragraph #4 and #5 notices and receiving contractor reports.**
- **For Leveraged Purchase Agreements (LPAs), DGS will issue the EO Paragraph #4 and #5 notices for Contracts with statewide usage valued at or above \$5 million. DGS will then provide Agencies with the list of LPA contractors DGS contacted. If, after receiving that list, an Agency determines it has any LPA Contracts valued at or above \$5 million that are *not* on the DGS list, the Agency is responsible for issuing the EO Paragraph #4 and #5 notices for those.**

Further Guidance and Contacts:

DGS and CDT will issue further guidance shortly regarding EO Paragraph #6, including language for future contracts and solicitations.

For questions relating to CDT contracts, please contact:

Lisa Cooper
Office of Legal Services
lisa.cooper@state.ca.gov

For other questions regarding this Memo, please contact your DGS-OLS assigned attorney.

Attachment: Template Notice to Send to Contractors and Grantees of Agreements Valued at ≥ \$5 Million (EO Paragraphs #4 and #5)

**Template Notice to Send to Contractors and Grantees of Agreements Valued at ≥ \$5 Million
(EO Paragraphs #4 and #5)**

April XX, 2022

[Name Here]

[Title Here]

[Name of Business or Organization]

[Address line 1]

[Address line 2]

[email address]

RE: Contractor and Grantee Report on Compliance with Economic Sanctions in Response to Russia's Actions in Ukraine

Dear [Name Here]:

On March 4, 2022, Governor Gavin Newsom issued Executive Order N-6-22 (EO) regarding sanctions in response to Russian aggression in Ukraine. The EO is located at <https://www.gov.ca.gov/wp-content/uploads/2022/03/3.4.22-Russia-Ukraine-Executive-Order.pdf>.

The EO directs all agencies and departments that are subject to the Governor's authority to take certain steps, including directing that all state contractors and grantees with agreements valued at \$5 million or more to report to the agency/department regarding their compliance with economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as sanctions imposed under state law, if any.

The EO also directs all agencies and departments that are subject to the Governor's authority to direct that their grantees and contractors with agreements valued at \$5 million or more to report on the steps they have taken in response to Russia's actions in Ukraine

Please review the economic sanctions imposed in response to Russia's actions in Ukraine, including, but not limited to, the federal executive orders identified in the EO, the sanctions identified on the U.S. Department of the Treasury website (<https://home.treasury.gov/policy-issues/financial-sanctions/sanctions-programs-and-country-information/ukraine-russia-related-sanctions>), and sanctions imposed under state law, if any. Once complete, please report to the state regarding your compliance with the economic sanctions imposed by the U.S. government, as well as sanctions imposed under state law, if any, using the attached reporting form and return it **within 60 calendar days** to the individual listed below.

Additionally, within 60 calendar days of this letter, please provide a written report describing the steps, if any, you have taken in response to Russia's actions in Ukraine. An example can be found at this link:
<https://www.calpers.ca.gov/page/newsroom/for-the-record/2022/calpers-responds-to-governor-gavin-newsom>.

Note that responses may be subject to disclosure under the California Public Records Act. Accordingly, it is within the discretion of the respondent to determine what information to provide. Additionally, please do not include any confidential information or disclosures that could pose security risks.

Please attach the report to the notice form below and return it to the individual listed below.

Responsive notices and reports should be sent to:

[Agencies: INSERT CONTACT NAME, AGENCY NAME,
AND RETURN EMAIL OR ADDRESS HERE]

Sincerely,

[Name]
[Title]

COMPLIANCE WITH ECONOMIC SANCTIONS IN RESPONSE TO RUSSIA'S ACTIONS IN UKRAINE

Contract Number(s) and/or Grant Number(s): _____ (Attach additional page as needed)

Per Executive Order N-6-22, all contractors and grantees that have agreements valued at \$5 million or more with agencies/departments subject to the California Governor's authority are directed to report to their contracting or grantor agency or department regarding their compliance with economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as sanctions imposed under state law, if any.

Please insert the contractor/grantee name and Federal ID Number (if available) and complete the notice and attach a report as described below.

NOTICE

Having conducted a good faith review, I attest that the contractor/grantee is in compliance with the economic sanctions imposed by the U.S. government in response to Russia's actions in Ukraine, as well as sanctions imposed under state law, if any.

<i>Contractor/Grantee Name (Printed)</i>		<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>		
<i>Printed Name and Title of Person Signing</i>		
<i>Date</i>		

Please attach a report to this notice form and return it to the individual identified in the cover letter within 60 calendar days, describing the steps, if any, you have taken in response to Russia's actions in Ukraine.

Note that responses may be subject to disclosure under the California Public Records Act. Accordingly, it is within the discretion of the respondent to determine what information to provide. Additionally, please do not include any confidential information or disclosures that could pose security risks.

**IMPLEMENTATION GRANT AGREEMENT
Round 5 FY 2022-2023**

Strategic Growth Council – Transformative Climate Communities Program Implementation Grant – Round 5
Grant Number: SGC23129, CITY OF BAKERSFIELD

EXHIBIT C - Scope of Work and Budget

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Summary of Scope

The following outlines the proposal from Miocar to Housing Authority of the County of Kern (Authority) to operate 15 vehicles at an expected 9 sites as a resident and public facing roundtrip electric vehicle carsharing system. Project length will be for 6 years with Miocar preparing the program for up to 12 months and operate for 5 years. Throughout the term, a combination of AHSC and TCC funds will be used with the following deployment over phases.

Detailed Scope of Work

Phase 1: (May - Aug 2026) Set up and Deployment Planning

- AHSC Funds will be used to initiate Operations & Management
- Working with Authority on sites to assess and plan for carsharing stations at charged parking stalls mutually agreed to by Authority and Miocar
- Assess, upgrade or install any EVSE as needed, with unified RFID billing and charging port compatibility
- Set # of vehicles for each site
- Review and confirm access plan if gated or other special conditions
- Interface with facility managers, site maintenance to understand site specifics, parking lot flow and dynamics and any other vital information necessary to planning station
- Confirm any site host agreements, insurance requirements and other admin related to sites.
- Phase 1 will utilize AHSC funds as the first wave of vehicle purchases

Phase 2: (Sep - Dec 2026) First Wave of Procurement

- AHSC Funds will be used for the First Wave of EV purchases and additional expenses
- Identify and reserve appropriate electric vehicles for project sites
- Set up fleet sales and or wholesale contracts for fleet mix with vendors and dealerships as appropriate
- Set up procurement partners with direct pay administrative paperwork as appropriate
- Secure vehicle staging and storage

- Reserve telematics units with INVERS
- Purchase and store vehicles for onboarding and installs
- Install telematics and test vehicles in GTS and INVERS

Phase 3: (Jan - Dec 2027) Deployment - Operations/Management

- AHSC Funds will be used for Insurance/Fees & Operations/Management
- Hire additional local staff and identify local contractors/vendors for towing, maintenance etc.
- Test trips and BETA period with limited deployment per site (for example if a site is designated to have 2 vehicles, deploy and test one vehicle in BETA)
- Soft Launch BETA period for residents to take free trips and provide feedback (this is important for getting any kinks out of the process before formal launch)
- Commence community engagement parallel to BETA with limited local comms and Authority partnership announcements
- Set and test promo codes, any other promotional packages, print and disseminate flyers for residents in Authority tenant mailings etc.
- Full deployment of 12 vehicles

Phase 4: (Jan - Dec 2028) Second Wave of Procurement

- TCC Funds will be used for the Second Wave of EV purchases and additional expenses
- Identify and reserve appropriate electric vehicles for project sites
- Set up fleet sales and or wholesale contracts for fleet mix with vendors and dealerships as appropriate
- Set up procurement partners with direct pay administrative paperwork as appropriate
- Secure vehicle staging and storage
- Reserve telematics units with INVERS
- Purchase and store vehicles for onboarding and installs
- Install telematics and test vehicles in GTS and INVERS

Phase 5: (Jan 2029 -Apr 2032) Full Operation and Services

All Vehicles fully operational and deployed at all sites. Program operations to run until end of term as stipulated in agreement.

Budget

Miocar aims to maximize the available funds while maintaining an optimized system with consistent and successful reservations and clean vehicles for residents. Below is a sources and uses summary based on discussions with Authority and our best estimates of cost by category.

Sources

\$2,000,000 - AHSC Funding

\$375,480 - TCC Bakersfield Senior Housing

\$2,375,480 Total Source Funds Available

Uses

\$750,000 - Purchase 15 vehicles at an average price per vehicle of \$50,000 & up to 4 EV Charge Stations. Vehicle purchases will be split into two waves; Wave 1 to utilize AHSC funds and Wave 2 will utilize TCC funds for Vehicles placed at Bakersfield Senior Center.

\$486,000 - Insurance Reserve (\$450/vehicle per month for 72 months)

\$1,059,000 - Budget for program lifetime of carsharing operations \$981/vehicle/month includes

- 24/7 live bilingual customer service support
- Weekly vehicle checks and cleaning
- Vehicle charging (paid to Housing Authority of the County of Kern as EVSE and site owner)
- Promotions to residents including free driving credit and other discounts and incentives to use the service
- Data collection, evaluation, and quarterly reporting for Housing Authority of the County of Kern and SGC requirements, final reporting at program end (in collaboration with UC Davis); Collection includes GHG emissions, utilization and any other data points requested in CARB calculators (e.g. jobs reporting etc)
- Vehicle maintenance
- Annual registration and other fees
- Technology fees and subscriptions

\$80,000 - Initial 12 months start up planning, technology installs, decals, site prep, staffing up, legal, admin and contract this is due at contract signing.

\$2,375,480 Total Uses

Operational Sites

These sites are to be mutually agreed and finalized with the Housing Authority of the County of Kern. The distribution of vehicles will vary per site and after an initial deployment, based on utilization and available chargers can be redistributed to accommodate demand as needed:

- Baker Street Village
- Bakersfield Senior Center
- Residences at East Hills
- Benton Cottages
- Douglas Place Apartments
- Almond Village
- Maganda Park
- Milagro del Valle

Vehicle Type

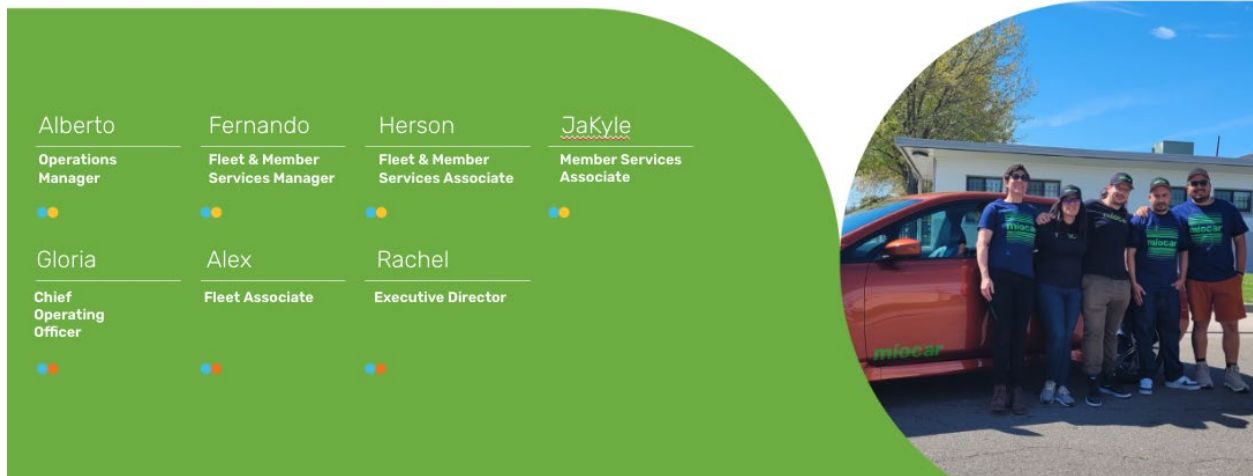
The vehicle type can range between sedans and SUVs that work with Miocar's telematics. These OEMs include Hyundai, Chevrolet, Toyota, Ford and Nissan. The vehicle mix is at Miocar's sole discretion due to operational needs and optimization.



Staffing

In addition to Miocar's current staffing in fleet, customer support and management Miocar will hire a local associate to oversee fleet and operations.

The Míocar Team



Data Collection

In partnership with UC Davis, anonymized and aggregate utilization data will be collected as a part of program evaluation. The program data will be made available as needed to Authority for SGC reporting purposes. All personal information of members will be protected and remain confidential. Miocar does not under any circumstances provide the individual or personal protected information of individuals to any third parties.

Enrollment, marketing and incentives

As a part of the program launch and in order to increase enrollment of residents, Miocar will work with Authority on the promotion of the program through beta testing, launch events, community events and digital marketing like social media. Providing initial and ongoing incentives to Authority residents will hope to encourage repeat use and advance Miocar as a Authority amenity that residents and the broader community can rely on.

Exhibit D - Budget

Structure	Description	Funds	Source
Phase 1: May - Aug 2026	Planning - Operations & Management	\$643,950.00	AHSC
Phase 2: Sep - Dec 2026	First Wave of Vehicles & Chargers	\$600,000.00	AHSC
Phase 3: Jan - Dec 2027	Insurance/Other Fees & Operations/Management	\$756,050.00	AHSC
Phase 4: Jan - Dec 2028	Second Wave of Vehicles (Bakersfield Senior Center)	\$375,480.00	TCC
Totals:		\$2,375,480.00	

Notes:
TCC will fund Insurance/Direct labor for 3 vehicles for 48 Months
AHSC will fund the remainder 24 months

PROJECT: AHSC

Bill to: **Housing Authority of the County of Kern**

Contract No: **TBA**

Contract Amount: **\$2,000,000.00**

Invoice #: **1**

Invoice Date:

Billing Period:

COST CATAGORY	Task Description	Original Budget	Previously Billed	Billed This Period	Billed to Date	Balance Remaining
MATERIALS	All electric vehicles - IONIQ, KIA, EQUINOX or similar & EVSE as needed	\$ 600,000.00	\$ -	\$ -	\$ -	\$ 600,000.00
MATERIALS	Commercial (carsharing) Insurance	\$ 421,200.00	\$ -	\$ -	\$ -	\$ 421,200.00
ADMINISTRATIVE	Start up telematics, admin, legals, fees and other initial	\$ 60,584.00	\$ -	\$ -	\$ -	\$ 60,584.00
DIRECT LABOR	Operations and Management: Miocar Management Services	\$ 918,216.00	\$ -	\$ -	\$ -	\$ 918,216.00
		\$ 2,000,000.00	\$ -	\$ -	\$ -	\$ 2,000,000.00

PROJECT: TCC

Bill to: **Housing Authority of the County of Kern**

Contract No: **TBA**

Contract Amount: **\$375,480.00**

Invoice #: **1**

Invoice Date:

Billing Period:

COST CATAGORY	Task Description	Original Budget	Previously Billed	Billed This Period	Billed to Date	Balance Remaining
MATERIALS	All electric vehicles - IONIQ, KIA, EQUINOX or similar	\$ 150,000.00	\$ -	\$ -	\$ -	\$ 150,000.00
MATERIALS	Commercial (carsharing) Insurance	\$ 64,800.00	\$ -	\$ -	\$ -	\$ 64,800.00
ADMINISTRATIVE	Start up telematics, admin, legals, fees and other initial	\$ 19,416.00	\$ -	\$ -	\$ -	\$ 19,416.00
DIRECT LABOR	Operations and Management: Miocar Management	\$ 141,264.00	\$ -	\$ -	\$ -	\$ 141,264.00
		\$ 375,480.00	\$ -	\$ -	\$ -	\$ 375,480.00

OVERALL: AHSC/TCC

Total Contract Amount: **\$2,375,480.00**

COST CATAGORY	Task Description	Original Budget	Previously Billed	Billed This Period	Billed to Date	Balance Remaining
MATERIALS	All electric vehicles - IONIQ, KIA, EQUINOX or similar & EVSE as needed	\$ 750,000.00	\$ -	\$ -	\$ -	\$ 750,000.00
MATERIALS	Commercial (carsharing) Insurance	\$ 486,000.00	\$ -	\$ -	\$ -	\$ 486,000.00
ADMINISTRATIVE	Start up telematics, admin, legals, fees and other initial	\$ 80,000.00	\$ -	\$ -	\$ -	\$ 80,000.00
DIRECT LABOR	Operations and Management: Miocar Management	\$ 1,059,480.00	\$ -	\$ -	\$ -	\$ 1,059,480.00
		\$ 2,375,480.00	\$ -	\$ -	\$ -	\$ 2,375,480.00

Exhibit E – Special Provisions

TBD

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, **May 13, 2026**, at 2:00 p.m. at the Housing Authority's Central Office Board Room, located at 601 24th Street, Bakersfield, California.