

AGENDA

**REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
4:00 P.M.
WEDNESDAY, JANUARY 21, 2026
5140 W. CYPRESS AVENUE
VISALIA, CALIFORNIA**

Mission Statement

*To provide affordable, well-maintained rental housing to qualified low and very low-income families.
Priority shall be given to working families, seniors, and the disabled.
Tenant self-sufficiency and responsibility shall be encouraged.
Programs shall be self-supporting to the maximum extent feasible.*

1. Roll Call / Call to Order.
2. *Public-Comment Period.
3. #3 Approval of Minutes of the Regular Meeting Held on December 17, 2025, and Bills for December 2025 Operations.
4. #55 Approval of Proposed Budget for the Capital Fund Program and Annual Statement/Performance and Evaluation Form for Fiscal Year 2026-2027.
5. #66 Presentation of the Annual Moving-to-Work 2026-2027 Plan.
6. Presentation and Request for Approval of the Investment Report for Quarter Ended December 31, 2025.
7. #110 Request for Approval to Revise the Letter of Support for the Allocation of 20 Moving-to-Work Housing Choice Vouchers to Kings Tulare Homeless Alliance.
8. Executive Director's Report.
9. **CLOSED SESSION:**
 - 1) Significant Exposure to Litigation [Gov. Code Sec. 54956.9(d)(2)]. Two cases: facts not known to potential plaintiffs.
10. Attorney/Client Conference.
11. Adjournment.

In compliance with the *Americans with Disabilities Act* and the *California Ralph M. Brown Act*, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact Ana Fuerte at 559-627-3700, extension 122. Notification forty-eight (48) hours prior to the meeting will enable the Authority to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35.104 ADA Title II). Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at 5140 W. Cypress Avenue, Visalia, CA 93277, during normal business hours. Notification of forty-eight hours (48) hours prior to the meeting will enable the Authority to provide interpreting services in other languages.

*Members of the public may comment on any item not appearing on the Agenda. Under state law, matters presented under this item cannot be discussed or acted upon by the Board at this time. For items appearing on the Agenda, the public is invited to make comments when the item comes up for Board consideration. So that all interested parties have an opportunity to speak, any person addressing the Board will be limited to a maximum of three (3) minutes, with a total of fifteen (15) minutes allotted for the Public Comment Period. Comments should be relevant to matters within the Board's subject matter jurisdiction and not repetitive of previous speakers. If you wish to agree with a previous speaker, you may state so on the record. If you have a written statement, please hand it to HATC Staff and it will be included in the minutes of this meeting and circulated to the Board.

AGENDA

**REUNIÓN REGULAR DE
LA MESA DE COMISIONADOS DE
LA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE
4:00 P.M.
MIÉRCOLES, 21 DE ENERO DEL 2026
5140 W. CYPRESS AVENUE
VISALIA, CALIFORNIA**

Nuestra Misión

Proveer viviendas habitables y de renta aceptable para familias de bajos o muy bajos ingresos que califiquen. La prioridad es para familias que trabajen, personas de edad avanzada y personas incapacitadas. La responsabilidad y autosuficiencia del inquilino debe ser fomentada. Los programas deben mantener por si solos su máxima extensión factible.

1. Pase de Lista / Llamada a Orden.
2. *Periodo de Comentario Público.
3. #3 Aprobación de los Minutos de la Reunión Regular del 17 de Diciembre del 2025 y Aprobación de las Facturas de las Operaciones de Diciembre del 2025.
4. #55 Aprobación del Presupuesto Propuesto para el Programa con Fondos Capitales y Estado de Cuenta/Desempeño y Evaluación para el Año Fiscal 2026-2027.
5. #66 Presentación del Plan Anual Moviéndose-a-Trabajar 2026-2027.
6. Presentación y Petición de la Aprobación del Reporte de las Inversiones para el Cuarto que Termino el 31 de Diciembre del 2025.
7. #110 Solicitud de aprobación para Revisar la Carta de Apoyo para la Asignación de 20 Vales de Vivienda Moving-to-Work a la Alianza para Personas sin Hogar de Kings Tulare.
8. Reporte del Director Ejecutivo.
9. **SECCION CERRADA:**
 - 1) Exposición Significativa a Litigios [Código Gov. Sec. 54956.9(d)(2)]. Dos casos: hechos desconocidos para los posibles demandantes.
10. Conferencia Abogado/Cliente.
11. Clausura.

En cumplimiento con el *Acto de Incapacidad de Americanos* y el *Acto de California Ralph M. Brown*, si Ud. Necesita asistencia especial en participar en esta junta o poder acceder a esta agenda y documentos en el paquete de la agenda, por favor de comunicase con Ana Fuerte, teléfono 559-627-3700, extensión 122. Notificación de 48 horas antes de la junta podrá de que la Autoridad pueda hacer arreglos razonables para asegurarse de accesibilidad a esta junta y / o provisión de un formato alternativo apropiado de la agenda y documentos en el paquete de la agenda. (28 CFR 35.102-35. 104 Título de ADA II) Materiales Relacionados con los objetos en esta Agenda sometidos al cuerpo legislativo después de la distribución de este paquete de Agenda estarán disponibles para inspección del público en el 5140 W. Cypress Ave, Visalia, CA 93277 durante las horas normales de trabajo. Notificación de cuarenta y ocho (48) horas antes de la junta le permitirá a la Autoridad que pueda proveer servicios de interpretación en otros idiomas.

*Los miembros del público pueden comentar sobre cualquier tema que no aparezca en la Agenda. Según la ley estatal, los asuntos presentados bajo este ítem no pueden ser discutidos ni tomarse decisiones por parte de la Junta en este momento. Para los ítems que aparecen en la Agenda, se invita al público a hacer comentarios cuando el ítem sea considerado por la Junta. Para que todas las partes interesadas tengan la oportunidad de hablar, cualquier persona que se dirija a la Junta estará limitada a un máximo de tres (3) minutos, con un total de quince (15) minutos asignados para el Periodo de Comentarios del Público. Los comentarios deben ser relevantes a los asuntos dentro de la jurisdicción del tema de la Junta y no repetitivos de oradores anteriores. Si desea estar de acuerdo con un orador anterior, puede indicarlo en el registro. Si tiene una declaración escrita, por favor, entréguela al personal de HATC y se incluirá en las actas de esta reunión y se distribuirá a la Junta.

**MINUTES OF THE REGULAR MEETING
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE**

WEDNESDAY, DECEMBER 17, 2025

1. ROLL CALL/CALL TO ORDER: Chairperson Hess called the meeting to order at 4:05 P.M., and a roll call showed the following members in attendance:

COMMISSIONERS PRESENT:

John Hess, Chairperson
Tomas Velasquez, Commissioner
Sharon E. Chavarria, Commissioner
Raymond Macareno, Commissioner
Joanne Walters, Commissioner
Kathleen Marrione, Commissioner

COMMISSIONERS ABSENT:

Judy Silicato, Vice Chairperson

STAFF MEMBERS PRESENT:

Ken Kugler, Executive Director
Cynthia Lopez, Deputy Executive Director – Housing Management
Janice Avila, Human Resources Manager
Julia M. Lew, Attorney
Ana Fuerte, Administrative Assistant
Kalan Ayyad, Office Clerk

STAFF MEMBERS ABSENT:

None

There being a quorum present, Chairperson Hess declared the meeting ready to transact business.

2. PUBLIC-COMMENT PERIOD: Chairperson Hess declared the public comment period open. There was no one present from the public to comment.

**3. APPROVAL OF MINUTES OF THE REGULAR MEETING HELD
NOVEMBER 19, 2025, AND BILLS FOR NOVEMBER 2025 OPERATIONS:**

Commissioner Velasquez presented a motion to approve as a consent item the minutes of the regular meeting held November 19, 2025 with correction to include Commissioner Marrione in attendance on page 1 and the bills for November 2025 operations as presented. Commissioner Macareno seconded the motion, which passed by the following vote:

- AYES: Hess, Chavarria, Walters, Macareno, Velasquez, Marrione
- NAYES: None
- ABSTAIN: None
- ABSENT: Silicato

4. RESOLUTION 2025-12, APPROVING THE ACCOUNTS RECEIVABLE CHARGED TO COLLECTION LOSS FOR THE PERIOD ENDING DECEMBER 31, 2025: Mr. Kugler presented the accounts charged to collection loss with a total of \$42,050.66 for this period. Mr. Kugler explained that some of the data is from people who have past due rent, as well as those who have made damages to the unit and have left the unit with out notice to the area office.

Commissioner Chavarria presented a motion to approve Resolution 2025-12, Approving the Accounts Receivable Charged to Collection Loss for the Period Ending December 31, 2025. Commissioner Macareno seconded the motion, which passed by the following vote:

- AYES: Hess, Chavarria, Walters, Macareno, Velasquez, Marrione
- NAYES: None
- ABSTAIN: None
- ABSENT: Silicato

5. PRESENTATION OF COMPREHENSIVE FINANCIAL REPORT FOR KAWEAH MANAGEMENT COMPANY OWNED PROJECTS AND HOUSING AUTHORITY OF THE COUNTY OF TULARE CONTROLLED ENTITIES FOR THE PERIOD ENDED JUNE 30,2025: Mr. Kugler presented to the Board the Comprehensive Financial Report for Kaweah Management Company owned projects and the Housing Authority of the County of Tulare controlled entities.

6. PRESENTATION AND REQUEST FOR APPROVAL OF THE ADMINISTRATIVE AND SINGLE AUDIT ENTITIES FOR THE PERIOD ENDED JUNE 30, 2024: Mr. Kugler tabled this item for future calendar.

7. EXECUTIVE DIRECTOR'S REPORT: Mr. Kugler updated the board on the ongoing project Farmersville Gardenia Senior. The tax credits first round applications will be done next year.

Mr. Kugler updated the Board about the temporary lines for the Woodville TPC 1 2 3 filtration system. Still working on connecting the new well and designing the filtration system manifold to be able to reconnect to the tank. This will bring two functioning Wells for the site in the near future for Woodville.

Mr. Kugler informed the Board that we are continuing to co-manage Poplar Grove Apartments with Equity Group, as they continue to build their experience on the site.

Mr. Kugler reminded the Board about the purchases of the new vehicles that will be added to out fleet this coming year and we will soon see those charges on our bills report.

Mr. Kugler informed the Board about a few temp employees that have been converted to full time HATC employees and having positions be filled throughout our offices. With a great team, we are looking forward to begin the new year and see the new projects come to fruition.

8. ATTORNEY/CLIENT CONFERENCE: Ms. Julia Lew informed the Board that closed session was not needed. Ms. Lew added that SB707 does not apply to the Housing Authority of the County of Tulare at this time.

10. ADJOURNMENT: There being no further open business to come before the Board, Chairperson Hess declared the meeting adjourned at 5:07 P.M.

Respectfully Submitted,

By _____
KEN KUGLER, Secretary

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUC	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALOC	GW II	SULTAN	MYRTLE	1634S GRD	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
ADMIN LOAN	342,895.03	1								3,030.15				
		2		260,708.50		9,542.54		6,247.27			1,257.47			
		3												
		4								4,768.05				
		5				5,091.95			2,925.57		1,181.79		9,084.62	
		6					2,410.98			1,511.86	2,732.82	3,076.98		22,817.81
		7										6,506.67		
		8												
		9												
ADVANCED MONITORING INC	450.00	1												
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
AFFORDABLE HOUSING RISK	851,867.00	1		2,760.00	13,974.00	9,320.00	4,568.00	168.00	168.00	3,476.00	168.00	8,420.00		17,022.00
		2				37,224.00	36,602.00	62,128.00	8,039.00	3,476.00	4,353.00			
		3	15,062.00	38,700.00	2,746.00	17,318.00			20,687.00	14,025.00		3,131.00		
		4	2,345.00				28,314.00	26,575.00	2,087.00	12,784.00		5,275.00	5,431.00	2,614.00
		5	4,184.00	32,917.00	4,168.00					17,098.00	9,384.00	3,011.00	7,296.00	9,652.00
		6		38,733.00	31,647.00									
		7	3,287.00	17,142.00	20,244.00	6,679.00	7,545.00	8,829.00	4,760.00	14,099.00	168.00	60,952.00	1,697.00	4,229.00
		8	16,077.00	7,746.00	7,465.00			7,314.00				5,303.00	2,855.00	25,129.00
		9	3,443.00	8,532.00	2,230.00	3,137.00	6,671.00	16,349.00	11,736.00			14,675.00		
ALLIANT TAX CREDIT FUND	20,736.51	1												
		2												
		3								20,736.51				
		4												
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		2									WPV	POPLAR	CRNSHW	PARKSD	EUCRID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		3									SALLEE	VCHR	ALLO	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	MANZTA	WTRL
		4									EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NSP	ORIOLE
		5									LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	NEWCOMB	ORNGWD
		6									S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	VICWD	LARK
		7									ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	1ST DINUBA	CHERRY
		8									STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	CONYER	
		9																			LINDSAY LD	
ALTSYS SOLAR INC.	260.00	1	2	3	4	5	6	7	8	9												
		1													260.00							
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
AMADOR ORTIZ / QUALITY WINDOW	17,765.16	1	2	3	4	5	6	7	8	9	381.82			4,973.00		4,505.00						
		1																				
		2																				
		3																				
		4														132.34			2,790.50			
		5																				
		6																		4,982.50		
		7																				
		8																				
		9																				
AMERICAN EXPRESS	1,112.08	1	2	3	4	5	6	7	8	9	541.35	85.86	6.20							20.81	12.92	84.56
		1																				
		2																				
		3										5.02										
		4										344.59										
		5														2.15	3.59			5.03		
		6																				
		7																				
		8																				
		9																				
AMERICAN INCORPORATED	118.68	1	2	3	4	5	6	7	8	9												118.68
		1																				
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				

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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	GVV	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	ST JOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMARREE	GARDINER	EASTRIDGE	LINDSAY LD	
AMERITAS GROUP	7,445.44	1												7,445.44
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
ANG CLEANING SERVICES LLC	6,052.00	1	2,044.00	336.00		312.00			336.00					
		2												
		3												
		4						672.00				145.00		
		5	336.00											
		6												
		7			336.00							1,223.00		
		8								312.00				
		9												
AON EDGE INSURANCE	1,627.15	1												
		2												1,627.15
		3												
		4												
		5												
		6												
		7												
		8												
		9												
Araceli Solis-Garibay	63.62	1												63.62
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	1
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	2
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	3
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	4
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	5
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	6
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	7
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD		8
AT & T	7,328.24	1	1,494.31	340.04	34.67							76.09	47.08	33.73	9
		2						1,380.91							1
		3		36.25		97.60	149.68								2
		4		1,569.76							547.35				3
		5				7.23		7.97	13.77				122.44		4
		6				1,369.36									5
		7													6
		8													7
		9													8
AUTO ZONE	414.90	1	74.32	5.67										334.91	9
COMMERCIAL		2													1
		3													2
		4													3
		5													4
		6													5
		7													6
		8													7
		9													8
BANC OF	38,774.81	1													9
CALIFORNIA		2													1
		3													2
		4													3
		5													4
		6				10,843.85									5
		7													6
		8								27,930.96					7
		9													8
BENNETT'S, CAL	56.93	1												56.93	9
OFFICE SUPPLIES		2													1
		3													2
		4													3
		5													4
		6													5
		7													6
		8													7
		9													8

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		2									POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		3									VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	MANZTA	WTRL
		4									CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NSP	MANZTA
		5									CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	NEWCOMB	ORIOLE
		6									KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	VICWD	ORNGWD
		7									LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	1ST DINUBA	LARK
		8									CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMARREE	GARDINER	CONYER	CONYER	CHERRY
		9																	EASTRIDGE	LINDSAY LD	
BERKADIA COMMERCIAL	31,399.26	1	2	3	4	5	6	7	8	9											
		1											1,830.01			8,482.25				21,087.00	
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
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BOB RUFFA ELECTRIC, INC	876.78	1	2	3	4	5	6	7	8	9											
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
BUZZ KILL PEST CONTROL	3,600.00	2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNRR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD		9
		1	1,100.00				500.00								1
CAL-ENVIRONMEN TAL TESTING , INC.	575.00	2							500.00						2
		3				100.00									3
		4													4
		5						575.00							5
		6													6
		7													7
		8			1,200.00										8
		9								200.00					9
CALI TILE	2,200.00	1													1
		2													2
		3													3
		4													4
		5									2,200.00				5
		6													6
		7													7
		8													8
		9													9
CALIFORNIA STATE DISBURSEMENT	1,224.90	1												1,224.90	1
		2													2
		3													3
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		2	3	4	5	6	7	8	9		POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		3	4	5	6	7	8	9			VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		4	5	6	7	8	9				CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		5	6	7	8	9					CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		6	7	8	9						KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		7	8	9							LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		8	9								CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		9																			
CITIZENS	48,865.11	1	2	3	4	5	6	7	8	9											
BUSINESS BANK											16,617.06				18,624.62						
		1	2	3	4	5	6	7	8	9											
		2	3	4	5	6	7	8	9												
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		2									WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		3									SALLEE	VCHR	ALLO	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	MANZTA	
		4									EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	ORIOLE	
		5									LVRSLN	CTYMN R	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	NEWCOMB	ORNGWD	
		6									S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	VICWD	1ST DINUBA	
		7									ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	KIMBAL	LARK	
		8									STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	S COURT	CONYER	
		9																	EASTRIDGE	LINDSAY LD	CHERRY	
CITY OF KINGSBURG	3,201.49	1	2	3	4	5	6	7	8	9					3,201.49							
CITY OF LINDSAY	2,675.60	1	2	3	4	5	6	7	8	9				727.77			1,947.83					
CITY OF PORTERVILLE	36,322.93	1	2	3	4	5	6	7	8	9	11,530.34									6,967.07	6,917.46	283.40
		2										27.79										
		3																				
		4														912.87	19.85	748.23		8,915.92		
		5																				
		6																				
		7																				
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		9																				
CITY OF TULARE	63,187.31	1	2	3	4	5	6	7	8	9	23,183.51		4,712.50									1,854.35
		2										242.67										
		3																				
		4																1,935.84		7,117.50		285.38
		5										4,374.61						1,381.18		524.04		
		6												7,399.17	5,969.42							
		7																				
		8										1,288.12										2,919.02
		9																				

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
CITY OF TULARE FINANCE	138.30	2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVM	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD		9
		1													1
CITY OF VISALIA	53,961.58	2			2.49				547.55	602.09	322.54		243.14	1,791.38	2
		3	1,362.39	167.25		3,688.95		3,999.93		1,588.65		1,226.77			3
		4		270.58				2,678.83				164.98			4
		5	483.18		1,892.88					576.97	1,000.09				5
		6									417.92				6
		7	223.28	564.73	1,730.54	890.47	259.98			1,206.02	4,883.40	2,780.67			7
		8								2,733.17					8
		9													9
CITY OF WOODLAKE	6,998.01	1	3,812.12												1
		2													2
		3				3,185.89									3
		4													4
		5													5
		6													6
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		8													8
		9													9
CLARK PEST CONTROL OF	4,916.00	1										4,916.00			1
		2													2
		3													3
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCOLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNRR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD		9
CLINE'S BUSINESS EQUIPMENT INC	1,140.41	1	354.29	154.55	11.08							38.44			1
		2													2
		3				0.95	1.89								3
		4		579.21											4
		5													5
		6													6
		7													7
		8													8
		9													9
CMA FIRE PROTECTION DBA:	405.00	1													1
		2				405.00									2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
COLONY SQUARE HOMEOWNERS	660.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7					660.00								7
		8													8
		9													9
COMCAST	425.25	1													1
		2						106.23							2
		3					164.18								3
		4													4
		5													5
		6													6
		7										50.57			7
		8								104.27					8
		9													9

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL.T	SFP	LA SERENA	ADMIN
COPOWER ADMINISTRATORS,	4,072.55	1	LOW RENT	RETIRE	KAWO	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL.T	SFP	LA SERENA	ADMIN					
		2	WPV		POPLAR	VCHR	CRNSHW	PARKSD	EUCOLID	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS				
		3	SALLEE				ALLOC	GW II	SULTAN	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL				
		4	EKAW		CYPCVE	FAIRVW	ASHLAN	ASHLAN	ASPEN	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA				
		5	LVRSLN		CTYMNIR	VISGAR	MISSIONCT	MISSIONCT	BELMNT	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE				
		6	S GRDN		KMCSCTRL	PACOCURT	SSFE TPLX	SSFE TPLX	VASSAR	ASPEN	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD				
		7	ROOSEVLT		LYRA TPX	LAKEVIEW	99PALM	TBRA	VASSAR	MYRTLE	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK				
		8	STJOHN		CREPE MYTL	1233BURKE	VILLA	MERRIT	TBRA	W TUL	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY				
		9									MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD					
CORNERSTONE POOL SERVICE	460.00	1																			4,072.55
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
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COUNTER TOPS BY CHET RICHARD	3,670.00	1	2,020.00																		
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			
COUNTY OF TULARE SHERIFF'S	360.00	1	180.00																		
		2																			
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		2									WPV	POPLAR	CRNSHW	PARKSD	EUCRID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		3									SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		4									EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		5									LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		6									S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		7									ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		8									STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		9																				
COURT-ORDERED	1,048.68	1																				1,048.68
DEBT		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
CRYSTAL CLEAR	400.00	1																				
POOL SERVICE INC		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
CRYSTAL CLEAR	400.00	1																				
POOL SERVICE INC		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
CUTLER PUBLIC	3,410.00	1									3,410.00											
UTILITY DISTRICT		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
CYNTHIA M. LOPEZ	257.00	1									86.15	25.70	2.57									
		2																				
		3																				
		4										142.58										
		5																				
		6																				
		7																				
		8																				
		9																				

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN R	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
CYPRESS GARDENS OF	3,300.00	1												
		2											3,300.00	
		3												
		4												
		5												
		6												
		7												
		8												
		9												
D.E Equity Group, Inc.	127,585.39	1					2,017.89							1,001.00
		2												
		3		60,548.69										
		4							32,880.00					
		5										362.97		
		6												
		7												
		8											3,424.70	
		9						17,042.56						
DAN MUSTIN DBA CAL-AIR COOLING	7,254.89	1	2,234.03											218.57
		2				604.85			99.00					
		3	247.50						1,055.42					
		4										258.35		
		5					980.00							
		6												
		7										643.50		
		8		913.67										
		9												
DAN TRONG NGUYEN / TLD	399.85	1	168.87	5.14								94.92	58.92	
		2												
		3		22.91										
		4						9.82	16.37				22.90	
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
DARRELL FLEEMAN /	1,588.12	2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		1	791.13	759.75	8.44					12.11			7.52	
DAVE SCOTT DBA DAVES TUB &	625.00	2												
		3		2.92										
		4												
		5						1.25	2.09				2.91	
		6												
		7												
		8												
		9												
		1	175.00			225.00								
DEL ORO WATER COMPANY	656.89	2												
		3												
		4						225.00						
		5												
		6												
		7												
		8												
		9												
		1	656.89											
DIAMOND LUMBER INC.	2,661.65	2		916.63				256.22						
		3												
		4					889.90	598.90						
		5												
		6												
		7												
		8												
		9												
		1												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
DINUBA GLASS COMPANY	563.64	1	2	3	4	5	6	7	8	9	335.79											
DINUBA LUMBER COMPANY INC	326.47	1	2	3	4	5	6	7	8	9	296.21											
DODSON BROS ROOFING	450.00	1	2	3	4	5	6	7	8	9												
DON ERICKSON INC DBA COAST	371.09	1	2	3	4	5	6	7	8	9	325.90	5.88										

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	
ELITE RESTORATION BY	1,394.30	1	2	3	4	5	6	7	8	9	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	
		2									POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	
		3									VCHR	ALLO	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	
		4									CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	
		5									CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	
		6									KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	
		7									LYRA TPX	LAKEVIEW	99PALM	TBRA	W/TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	
		8									CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD		
		9																				
EMPIRE SUPPLY COMPANY, INC	5,945.24	1	2	3	4	5	6	7	8	9									203.14		4,642.49	
		2																				
		3																				
		4																				
		5																		400.39		
		6																	400.39			
		7																				
		8																				
		9																				
EVANS PROPERTY MANAGEMENT	3,025.00	1	2	3	4	5	6	7	8	9												
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
EVERGREEN LANDSCAPE INC	10,450.00	1	2	3	4	5	6	7	8	9												
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
EVERON LLC	3,011.88	2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN R	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		1	951.80	432.81	16.25									
EXPRESS SERVICES, INC	8,353.57	2												
		3				106.25	9.86							
		4		849.64										
		5												
		6				331.47	175.10							
		7					138.70							
		8												
		9												
		1	1,847.16											
FIRST AMERICAN TITLE COMPANY	3,100.00	2												
		3				82.10	82.10							
		4		6,136.98			164.19							
		5					41.04							
		6												
		7												
		8												
		9												
		1												
FLOORING LIQUIDATORS INC.	1,131.49	2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
		1	1,131.49											
												3,100.00		

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN				
FRANCHISE TAX BOARD STATE OF	911.83	1	2	3	4	5	6	7	8	9															
		2	3	4	5	6	7	8	9																
		3	4	5	6	7	8	9																	
		4	5	6	7	8	9																		
		5	6	7	8	9																			
		6	7	8	9																				
		7	8	9																					
		8	9																						
		9																							
FRANK'S APPLIANCE, INC	752.11	1	2	3	4	5	6	7	8	9															
		2	3	4	5	6	7	8	9																
		3	4	5	6	7	8	9																	
		4	5	6	7	8	9																		
		5	6	7	8	9																			
		6	7	8	9																				
		7	8	9																					
		8	9																						
		9																							
FREEDOM TOWING	90.00	1	2	3	4	5	6	7	8	9															
		2	3	4	5	6	7	8	9																
		3	4	5	6	7	8	9																	
		4	5	6	7	8	9																		
		5	6	7	8	9																			
		6	7	8	9																				
		7	8	9																					
		8	9																						
		9																							
FRESNO COUNTY TAX COLLECTOR	13,269.12	1	2	3	4	5	6	7	8	9															
		2	3	4	5	6	7	8	9																
		3	4	5	6	7	8	9																	
		4	5	6	7	8	9																		
		5	6	7	8	9																			
		6	7	8	9																				
		7	8	9																					
		8	9																						
		9																							

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		2									WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		3									SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		4									EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		5									LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		6									S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		7									ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		8									STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMARREE	GARDINER	EASTRIDGE	LINDSAY LD	
		9																				
GALLEHER LLC TD	9,265.03	1	2	3	4	5	6	7	8	9												9,265.03
GEIGER ELECTRIC INC.	979.05	1	2	3	4	5	6	7	8	9								700.11				
GENERAL ELECTRIC CO	1,331.48	1	2	3	4	5	6	7	8	9			278.94									1,331.48
GIOTTO' ALARM-TECH INC.	115.00	1	2	3	4	5	6	7	8	9												
		1	2	3	4	5	6	7	8	9												
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				115.00
		9																				

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
GOSHEN COMMUNITY	840.00	2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMNRR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		1	840.00											
GOWIN GREEN INC	597.00	2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
		1												
GRAINGER, INC	1,646.94	2												
		3												
		4												
		5												
		6												
		7												
		8												597.00
		9												
		1												1,646.94
GROSS & STEVENS INC	3,723.86	2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
		1	905.51	69.21										2,749.14
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
HAYES GARAGE DOOR	4,660.00	2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCUD	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		1	2,680.00											375.00
HIRE UP STAFFING SERVICES	15,722.90	2			1,065.20		852.16	2,130.40						
		3			639.12				1,065.20				969.88	
		4						1,065.20						
		5					1,065.20		639.12				1,011.94	
		6			1,065.20							1,065.20		
		7			958.68									
		8												1,065.20
		9			1,065.20									
		1	3,080.70	2,894.59	264.02	596.81		153.50		39.27		363.14	996.74	1,414.97
HOME DEPOT CREDIT SERVICES	13,975.86	2		86.98									95.25	
		3	347.78						35.46			153.36		
		4		78.04				384.78					58.82	
		5			236.54			26.93		96.34	236.54			
		6				754.25								363.33
		7			886.60	123.71				27.09				
		8								65.08				115.24
		9												
		1												
HOPPER COMPANY	3,000.00	2		3,000.00										
		3												
		4												
		5												
		6												
		7												
		8												
		9												
		1												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		2									WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		3									SALLIE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	WTRL
		4									EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	MANZTA
		5									LVRSLN	CTYMN R	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORIOLE
		6									S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	ORNGWD
		7									ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	LARK
		8									STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	CHERRY
		9																				
HUE & CRY SECURITY, INC	25.00	1																				25.00
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
JANET YOUNG DBA AMERICAN BLIND	10,328.54	1									4,845.65			428.58					439.44			
		2																				
		3															86.80					
		4													716.10				591.34		119.35	
		5									233.28	435.09			1,680.96							
		6																				
		7																		242.00		
		8										509.95										
		9																				
JIM REESE CORPORATION	2,765.00	1									2,765.00											
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
JOHN LOGAN HESS	64.07	1																				64.07
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN R	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
JOHNSON CONTROLS	564.02	1										564.02		1
		2												2
		3												3
		4												4
		5												5
		6												6
		7												7
		8												8
		9												9
JORGENSEN & COMPANY INC	2,228.80	1	75.88											1
		2												2
		3					887.76			191.46				3
		4												4
		5						85.93		118.83			644.20	5
		6												6
		7				224.74								7
		8												8
		9												9
Kathleen A Marrione	54.06	1												54.06
		2												2
		3												3
		4												4
		5												5
		6												6
		7												7
		8												8
		9												9
KAWEAH MANAGEMENT	298,393.63	1			10,824.44	5,260.50	2,666.55		4,375.33	2,766.75	2,636.76	2,710.95	15,503.69	16,610.28
		2			1,921.36									2
		3												3
		4	2,871.65					3,950.70	2,048.24			2,384.91		2,062.43
		5	4,373.06					3,175.28				1,643.90		671.92
		6		7,154.88	8,157.21								1,019.69	6
		7	1,444.71	11,007.47	9,604.10	4,406.28	7,085.12	3,954.51	3,111.36	7,169.62			876.94	2,785.63
		8	11,979.46	9,094.88	3,811.60			6,855.30				4,678.67	2,740.36	26,324.68
		9	3,513.78	10,943.79	3,038.41	4,318.73	8,052.32	16,235.42	17,339.34			13,017.92		8
														9

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		2									WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		3										VCHR	ALOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		4									SALLEE	CYPCVE	FAIRWW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		5									EKAW	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		6									LVRSLN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		7									S GRDN	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		8									ROOSEVLT	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		9									STJOHN											
LONDON COMMUNITY	1,590.00	1	2	3	4	5	6	7	8	9	1,590.00											
		1																				
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
LOWE'S	5,912.50	1	2	3	4	5	6	7	8	9	391.27	1,669.94	11.00	45.68		29.84	94.74		176.62		113.36	335.69
		2										205.01					126.27				222.61	283.14
		3																				
		4																				
		5									27.77				204.23				164.88		295.60	
		6												694.75	213.05							
		7											274.16						210.62			
		8																32.92				89.35
		9																				
LUIS A HERNANDEZ	5,700.00	1	2	3	4	5	6	7	8	9	4,200.00											
		1																				
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																1,500.00				
LUIS GONZALEZ LUIS NURSERY	125.42	1	2	3	4	5	6	7	8	9		125.42										
		1																				
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		2									POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		3									VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	MANZTA	
		4									CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NSP	ORIOLE
		5									CTYMN	VISGAR	MISSIONCT	BELMINT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	NEWCOMB	
		6									KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	VICWD	ORNGWD
		7									LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	1ST DINUBA	LARK
		8									CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	CONYER	CHERRY
		9																		LINDSAY LD	
MAJCO INC DBA BIG BRAND TIRE	1,500.30	1	2	3	4	5	6	7	8	9		303.05									
		1																			
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			
MARTIN TERMITE & PEST CONTROL	2,650.00	1	2	3	4	5	6	7	8	9		60.00					120.00	60.00			310.00
		1																			
		2																			
		3																			
		4																			
		5									360.00										
		6											420.00								
		7										60.00							60.00		
		8									60.00										
		9																			
MATSON ALARM, INC	498.32	1	2	3	4	5	6	7	8	9					52.50	49.50					
		1																			
		2																			
		3									187.50										
		4																			
		5															106.82			49.50	
		6																			
		7																	52.50		
		8																			
		9																			
MC MURRAY CHARLES INC	1,655.36	1	2	3	4	5	6	7	8	9											1,655.36
		1																			
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMNRR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
NAN MCKAY AND ASSOCIATES, INC	55,095.80	1												1
		2												2
		3												3
		4		53,843.54										4
		5												5
		6												6
		7												7
		8												8
		9									1,252.26			9
NATIONAL LEASED HOUSING	910.00	1	304.85	91.00	9.10									1
		2												2
		3												3
		4		505.05										4
		5												5
		6												6
		7												7
		8												8
		9												9
NELSON'S HARDWARE INC	93.29	1	86.67	6.62										1
		2												2
		3												3
		4												4
		5												5
		6												6
		7												7
		8												8
		9												9
NEVER GREEN POOL SERVICE &	450.00	1												1
		2												2
		3												3
		4												4
		5												5
		6												6
		7												7
		8												8
		9												9

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWVD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
PARTS AUTHORITY LLC	38.80	1	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		2	WPV	POPLAR	CRNSHW	PARKSD	EUC	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		3	SALLEE	VCHR	ALOC	GWII	SULTAN	MYRTLE	1634S GRD	OAKWD	PALOMAR	TRCYCT	NSP	WTRL
		4	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	MANZTA
		5	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORIOLE
		6	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	ORNGWD
		7	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	LARK
		8	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	CHERRY
		9												
PAULINE F. RICHMOND DBA	331.78	1	111.19	33.19	3.32									38.80
		2												
		3												
		4												
		5		184.08										
		6												
		7												
		8												
		9												
PDQ SUPPLY INC	2,773.19	1												2,773.19
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
PEDRO CISNEROS JR/ PETES TREE	2,400.00	1												
		2												
		3					2,400.00							
		4												
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCILD	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	WTRL
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	MANZTA
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORIOLE
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	ORNGWD
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	LARK
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	CHERRY
PENA'S DISPOSAL, INC	4,701.04	1	3,277.60											
		2												
		3												
		4					1,423.44							
		5												
		6												
		7												
		8												
		9												
PERFECT CARE LANDSCAPE MAINT	32,363.77	1	5,002.21			4,124.60		2,920.00	1,450.00		395.00	67.96	42.05	326.31
		2				6.85			1,795.00	985.00				
		3		32.38			13.69							
		4		460.91				770.00				730.00		295.00
		5	593.91			446.46		917.12	1,521.56	1,280.00			51.76	
		6								185.00				
		7	195.00	410.00	620.00		765.00			595.00		3,190.00		
		8		503.00						985.00				373.00
		9			315.00									
PERSONNEL SOLUTIONS	5,278.57	1	1,689.14		429.14									123.52
		2												
		3												
		4		413.85						165.23			470.32	
		5		429.14						164.16			41.18	24.81
		6				536.31								
		7												
		8		107.15										
		9												297.18
PETTY CASH - O. VALDEZ	98.82	1	92.32											
		2					6.50							
		3												
		4												
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN
Porterville Family Apt Dbal148 Date Av	1,869.00	2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCRID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		1												
POSTMASTER TOWN CENTER	680.00	1	227.80	68.00	6.80									
		2												
		3												
		4			377.40									
		5												
		6												
		7												
		8												
		9												
PRUDENTIAL HUNTOON PAIGE	47,027.72	1										31,402.45	15,625.27	
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
QLT CONSUMER LEASE CONSUMER	21.82	1										21.82		
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN		
QUADIENT FINANCE USA, INC	5,763.84	2	RETIRE	KAWO	FLC																		
		3	WPV	POPLAR	VCHR																		
		4	SALLEE																				
		5	EKAW	CYPCVE																			
		6	LVRSLN																				
		7	S GRDN																				
		8	ROOSEVLT																				
		9	STJOHN	CREPE MYTL																			
		1	2,069.46			357.24							101.00										
R LANG CO INC	401.80	1				401.80																	
		2																					
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		9																					
RANDALL LEE ROQUE DBA	450.00	1																					
		2																					
		3																					
		4																					
		5																					
		6																					
		7																					
		8																					
		9																					
RAUL V ACEVEDO DBA ACE HEATING	680.68	1	224.16																				
		2																					
		3																					
		4																					
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
RICARDO'S YARD CARE	1,000.00	2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCUD	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
		1	1,000.00											
ROBERSON MCLAUGHLIN	148.34	1	148.34											
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
RONALD MORGAN / BUGZILLA PEST	19,040.00	1	7,000.00										5,160.00	
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
S.A. CASSADAY SERVICE, INC	200.91	1												
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
SAN JOAQUIN CHEMICALS INC	1,043.88	1										1,043.88		
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
SANTOS HERRERA INC / CALIFORNIA	32,401.47	1	5,427.50	18,548.47		614.75		75.00	90.00	45.00	120.00			
		2												
		3												
		4						480.00						
		5			3,591.00									
		6					190.00							
		7			1,864.75					875.00		480.00		
		8												
		9												
SECURITY FIRST ALARM KING	149.43	1												
		2												
		3					149.43							
		4												
		5												
		6												
		7												
		8												
		9												
SHARON J ETHRIDGE	50.77	1												50.77
		2												
		3												
		4												
		5												
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		7												
		8												
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		2									WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		3									SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	WTRL
		4									EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	MANZTA
		5									LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORIOLE
		6									S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	ORNGWD
		7									ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	LARK
		8									STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	CHERRY
		9																				
SIDNEY C	907.82	1																			907.82	
WHEELER DBA		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
SLAKEY BROS INC	5,238.38	1																				5,238.38
		2																				
		3																				
		4																				
		5																				
		6																				
		7																				
		8																				
		9																				
SOUTHERN CALIFORNIA	7,499.10	1									737.10	1,916.65	8.33									
		2																				
		3												221.87			514.85					
		4																				
		5												164.73	712.65			224.75			1,311.25	
		6													533.88			80.25	83.71	989.08		
		7																				
		8																				
		9																				
SOUTHERN CALIFORNIA GAS	5,922.20	1									3,020.98	314.39	194.77					99.70			121.85	
		2																				
		3									45.70	8.39		189.69	150.37	155.07		4.98				
		4										333.23			171.19		86.67					
		5									21.17	23.31	11.95	69.06	12.25	32.55		36.18	100.09			
		6												90.42	116.34	14.92		37.58			108.96	
		7										0.16	98.43		14.42					199.38		
		8																				
		9																				30.52

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		1	2	3	4	5	6	7	8	9	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		2									POPLAR	CRNSHW	PARKSD	EUCRID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		3									VCHR	ALOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	WTRL
		4									CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	MANZTA
		5									CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	ORNGWD	ORIOLE
		6									KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	VICWD	ORNGWD
		7									LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	1ST DINUBA	LARK
		8									CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	CONYER	CHERRY
		9																		LINDSAY LD	
STATE WATER RESOURCES	21,967.04	1	2	3	4	5	6	7	8	9	21,967.04										
		1	2	3	4	5	6	7	8	9											
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			
SULTANA COMMUNITY	3,090.29	1	2	3	4	5	6	7	8	9	3,090.29										
		1	2	3	4	5	6	7	8	9											
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			
Tajinder S. Gill	805.00	1	2	3	4	5	6	7	8	9	805.00										
		1	2	3	4	5	6	7	8	9											
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			
TEKTEGRITY INC	229.00	1	2	3	4	5	6	7	8	9	229.00										
		1	2	3	4	5	6	7	8	9											
		2																			
		3																			
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Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
TERRABELLA IRRIGATION	241.85	1	2	3	4	5	6	7	8	9												
THE CARPET SHOPPE INC	38,705.00	1	2	3	4	5	6	7	8	9	32,357.00											3,789.00
THE GLASS SHOP INC	1,522.86	1	2	3	4	5	6	7	8	9	407.55	353.90										730.00
THE HOME DEPOT SUPPLY	14,152.14	1	2	3	4	5	6	7	8	9		1,815.18										12,336.96

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	
THE SHERWIN-WILLIAM	7,691.65	1	1,823.63																				1
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
TK ELEVATOR CORP	2,135.52	1																				1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
TMJ CONSTRUCTION	3,318.31	1	3,318.31																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
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		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
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		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
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T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
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		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
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		5																				5	
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		7																				7	
		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2																				2	
		3																				3	
		4																				4	
		5																				5	
		6																				6	
		7																				7	
		8																				8	
		9																				9	
T-MOBILE USA INC	651.78	1	114.32																			1	
		2			</																		

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
TOMAS J VELASQUEZ	73.73	1	LOW RENT																		ADMIN
		2	RETIRE																		DOUGLS
		3	WPV																		WTRL
		4	SALLEE																		MANZTA
		5	EKAW																		ORIOLE
		6	LVRSLN																		ORNGWD
		7	S GRDN																		LARK
		8	ROOSEVLT																		CHERRY
		9	STJOHN																		
TRANS UNION CORPORATION	455.33	1										0.01									73.73
		2		384.86							44.32										
		3																			
		4																			
		5									0.72										
		6											6.41								
		7																			
		8																			
		9																			12.60
TRAVER SEWER	612.90	1		612.90																	
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			
TROPICAL LAWN SERVICE, INC	525.00	1																			
		2																			
		3																			
		4																			
		5																			
		6																			
		7																			
		8																			
		9																			

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL T	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	GVG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD
		7	S GRDN	KMCSCTRL	PACCCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	
TULARE COUNTY	85,712.83	1			4,442.67	85.46	19.30		4,095.14	1,289.97	568.64	12.93	1,346.74	1,968.66
TAX COLLECTOR		2		3,460.47	847.50	1,492.72	103.25	8,835.41	109.75	89.42		9.57	3,494.51	4,587.17
		3					253.28	705.16	13.76	674.63	78.62	19.17	437.24	
		4	13.00				8.89	473.85	4,385.58	38.16	927.60			3,631.98
		5	14.50	5.20	809.28		30.23							
		6		1.59	75.27	11.67								
		7	13.69	480.53	64.35	166.83	1,041.66	43.65	18.54	63.75	1,474.48	9.70	698.74	1,267.90
		8	95.52	2,272.94	352.23			990.81		17.91		725.41		10,522.28
		9	2,193.26	5,649.35		1,294.42	1,048.10	83.50	1,787.26			3,868.08		
TULARE GLASS COMPANY, INC	950.98	1	512.36											
		2												
		3											313.62	
		4								125.00				
		5												
		6												
		7												
		8												
		9												
UNITED RENTALS	259.36	1												
		2												
		3	259.36											
		4												
		5												
		6												
		7												
		8												
		9												
VALLEY EXPETEC	140.00	1	46.90	14.00	1.40									
		2												
		3												
		4		77.70										
		5												
		6												
		7												
		8												
		9												

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN										
VAST NETWORKS	1,800.00	1	LOW RENT	RETIRE	KAWO	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1	2	3	4	5	6	7	8	9						
		2	WPV	SALLEE	EKAW	LVRLN	S GRDN	ROOSEVLT	STJOHN	919.08	60.00	6.00	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS										
		3											PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL										
		4											GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA										
		5											ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE										
		6											MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD										
		7											SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK										
		8											99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY										
		9											VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD											
WAGEWORKS INC	2,080.77	1																		111.72	69.12	2.16	1	2	3	4	5	6	7	8	9
		2																													
		3																													
		4																													
		5																													
		6																													
		7																													
		8																													
		9																													
WASTE MANAGEMENT USA	11,332.33	1																													
		2																													
		3																													
		4																													
		5																													
		6																													
		7																													
		8																													
		9																													
WATER SYSTEM SOLUTIONS LLC	3,630.00	1																													
		2																													
		3																													
		4																													
		5																													
		6																													
		7																													
		8																													
		9																													

Accounts Payable Monthly Billing Report for the Period 12/01/2025 through 12/31/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	ADMIN
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	DOUGLS
		4	SALLEE	VCHR	ALLOC	GWII	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	WTRL
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	MANZTA
		6	LVRSLN	CTYMN	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORIOLE
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	ORNGWD
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	LARK
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE	LINDSAY LD	CHERRY
WEISENBERGERS	122.78	1	78.02									44.76		
		2												
		3												
		4												
		5												
		6												
		7												
		8												
		9												
WEST HILLS OIL, INC	8,452.35	1	2,926.89	894.41	91.32	100.40	160.40	124.92	18.24	42.93	23.66	367.80	72.50	1,149.00
		2		4.48		130.23	107.56		53.01				8.42	
		3	51.59	9.07			162.61	92.59		54.40		10.68	92.43	
		4		354.63			76.18	8.94		37.15	104.64	20.36	10.47	4.90
		5	21.01	100.68	32.04	6.46	47.93		21.21	73.61	35.33		133.57	
		6		0.72		107.78								
		7	25.21		52.59	28.42	2.96		24.48	21.03		188.50	5.84	
		8	0.72	23.48						69.41				58.39
		9			4.17									
ZORO TOOLS, INC	543.90	1	105.85											
		2												
		3				216.92	221.13							
		4												
		5												
		6												
		7												
		8												
		9												
TOTAL	2,890,827.23	1	219,986.85	94,806.56	9,038.61	14,580.50	9,271.74	4,705.82	168.00	4,659.43	168.00	49,745.95	42,720.31	169,358.87
		2		288,547.32	29,241.11	73,479.15	52,690.79	117,631.56	21,554.79	7,532.72	9,653.09	11,143.88	23,289.38	40,129.74
		3	22,031.46	103,401.81	5,514.86	26,830.22	25,825.78		39,087.95	40,796.04		5,433.34	32,269.52	
		4	5,229.65	76,801.96			35,570.32	51,079.29	37,029.00	21,398.66	12,734.34	9,259.41	6,583.89	5,286.83
		5	13,297.60	39,089.93	11,488.16	8,009.71	31,792.02	6,341.17	13,127.47	22,905.35	19,088.17	5,018.43	35,374.39	18,231.25
		6		45,890.19	39,879.48	26,029.80	8,855.21			1,696.86		3,076.98	1,019.69	23,235.54
		7	5,264.68	29,846.43	39,071.64	15,657.48	16,711.69	12,827.16	11,259.22	24,996.77	10,015.88	87,740.11	3,278.63	8,282.53
		8	28,152.70	22,520.70	11,628.83			15,160.11		37,000.05	1,252.26	10,707.08	9,020.06	68,883.50
		9	9,150.04	25,125.14	6,931.89	9,382.00	25,447.15	49,710.48	30,862.60			31,561.00		

Part I: Summary				
PHA Name: Tulare County Housing Authority		Grant Type and Number Capital Fund Program Grant No. CA01P03050125 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:
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
1	Total non-CFP Funds			Expended
2	1406 Operations	\$680,911.00		
3	1408 Management Improvement	\$272,364.00		
4	1410 Administration	\$272,364.00		
5	1480 General Capital Activity	\$1,498,005.00		
6	1492 MovingToWorkDemonstration			
7	1501 Collateral Exp / Debt Srvc			
8	1503 RAD-CFP			
9	1504 Rad Investment Activity			
10	1505 RAD-CPT			
11	1509 Preparing for, Preventing and Responding to Coronavirus (1509)			

(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
(4) RHF funds shall be include here

Part I: Summary				
PHA Name: Tulare County Housing Authority		Grant Type and Number Capital Fund Program Grant No. CA01P03050125 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:
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
12	9000 Debt Reserves			
13	9001 Bond Debt Obligation			
14	9002 Loan Debt Obligation			
15	RESERVED			
16	RESERVED			
17	RESERVED			
18a	RESERVED			
18ba	RESERVED			
19	RESERVED			
20	RESERVED			
21	Amount of Annual Grant: (sum of lines 2-20)	\$2,723,644.00		

(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
(4) RHF funds shall be include here

Part I: Summary					
PHA Name: Tulare County Housing Authority		Grant Type and Number Capital Fund Program Grant No. CA01P03050125 Replacement Housing Factor Grant No. Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
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
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Activities				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Signature of Executive Director	Signature of Public Housing Director	Date	Date
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(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 CFF Grants for operations
(4) RHF funds shall be include here

Part II: Supporting Pages								
PHA Name: Tulare County Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFPP(Yes/No):			CA01P03050125		Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Copy of Copy of administration (Administration (1410)) Description : salary, benefits, fees & cost	1410		\$272,364.00				
Not associated with any specific development	Copy of Copy of Management improvements (Management Improvement (1408)) Description : management improvements	1408		\$272,364.00				
Not associated with any specific development	Copy of Copy of operations (Operations (1406)) Description : operation	1406		\$680,911.00				

(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

Part II: Supporting Pages								
PHA Name: Tulare County Housing Authority		Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No. CFPP(Yes/No):			CA01P03050125		Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost ⁽²⁾		Status of Work
				Original	Revised ⁽¹⁾	Funds Obligated	Funds Expended	
Not associated with any specific development	Copy of Copy of Non dwelling structures and equipments (Non-Dwelling Exterior (1480),Non-Dwelling Interior (1480),Non- Dwelling Site Work (1480)) Description : Non dwelling structures & equipments	1480		\$158,724.00				
Not associated with any specific development	Copy of Copy of dwelling structures (Dwelling Unit-Exterior (1480),Dwelling Unit-Interior (1480),Dwelling Unit-Site Work (1480)) Description : dwelling structures	1480		\$1,339,281.00				
	Total:			\$2,723,644.00				

(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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Tulare County Housing Authority		Federal FFY of Grant:			
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ⁽¹⁾
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

	A	B	C	G	I	K	L	M	N	P	Q	R	S	T	U	V
1	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED															
2	BY AREA MANAGERS FOR FISCAL YEAR 2026-2027															
3				140301	145007	146002	146003	146019	146005	146500	146011	146013	146016	146014	146004	
4				Cap Fund	landscaping	cabinets/	interior/xl	cement/concrete	garage /storage	balh	COOLERS	roofs	appliances	windows	flooring/	ht
			2026/2027					work	doors/other non dwell							
5	30-4															
6	Tree Trimming	10,000.00	-	10,000.00	10,000.00											50,000.00
7	Flooring	50,000.00	-	50,000.00												
8	Ranges	2,400.00	-	2,400.00									2,400.00			
9	Refrigerators	3,600.00	-	3,600.00									3,600.00			
10	Interior paint	8,000.00	-	8,000.00												
11	Countertops/cabinets	5,000.00	-	5,000.00		5,000.00	8,000.00								2,000.00	
12	Blinds	2,000.00	-	2,000.00												
13	Heaters	3,000.00	-	3,000.00							3,000.00					
14	paint exterior	2,500.00	-	2,500.00			2,500.00						1,600.00			
15	Water Heaters	1,600.00	-	1,600.00												
16		86,100.00	-	-												
17	30-15		-													
18	Tree Trimming	10,000.00	-	10,000.00	10,000.00											50,000.00
19	Flooring	50,000.00	-	50,000.00												
20	Ranges	1,800.00	-	1,800.00									1,800.00			
21	Refrigerators	1,800.00	-	1,800.00									1,800.00			
22	Interior paint	5,000.00	-	5,000.00			5,000.00									
23	Blinds	1,000.00	-	1,000.00							2,500.00			1,000.00		
24	Heaters	2,500.00	-	2,500.00												
25	paint exterior	5,000.00	-	5,000.00			5,000.00						1,600.00			
26	Water Heaters	1,600.00	-	1,600.00												
27		78,700.00	-	-												
28	30-16		-													
29	Tree Trimming	10,000.00	-	10,000.00	10,000.00											50,000.00
30	Flooring	50,000.00	-	50,000.00												
31	Ranges	3,000.00	-	3,000.00									3,000.00			
32	Refrigerators	3,000.00	-	3,000.00									3,000.00			
33	Interior paint	12,500.00	-	12,500.00			12,500.00									
34	Countertops/cabinets	5,000.00	-	5,000.00	5,000.00										1,500.00	
35	Blinds	1,500.00	-	1,500.00												
36	Heaters	5,000.00	-	5,000.00							5,000.00					
37	Water Heaters	3,875.00	-	3,875.00									3,875.00			
38		93,875.00	-	-												
39	30-19		-													
40	Tree Trimming		-													50,000.00
41	Flooring	50,000.00	-	50,000.00												
42	Ranges	3,000.00	-	3,000.00									3,000.00			
43	Refrigerators	3,000.00	-	3,000.00									3,000.00			
44	Interior paint	15,000.00	-	15,000.00												
45	Countertops/cabinets	5,000.00	-	5,000.00		5,000.00	15,000.00									
46	Blinds	1,500.00	-	1,500.00											1,500.00	
47	Heaters	2,000.00	-	2,000.00												
48	Water Heaters	2,400.00	-	2,400.00							2,400.00					
49		81,900.00	-	-												
50	TOTALS VISALIA		342,575.00													

	A	B	C	G	I	K	L	M	N	P	Q	R	S	H	U	V
1	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED															
2	BY AREA MANAGERS FOR FISCAL YEAR 2026-2027															
3				140301	145007	146002	146003	146019	146005	146500	146011	146013	146016		146014	146004
51				Cap Fund	landscaping	cabinets/	interior/xi	cement/concrete	garage /storage	bath	AC/HEAT/	roofs	appliances		windows	flooring/
52	30-10			2026/2027			siding/paint	work	doors/other non dwell		Coolers					ht
53	Replace Garage Doors	6,120.00	-	6,120.00					6,120.00				8,064.00			
54	Replace Refrigerators	8,064.00	-	8,064.00					-							
55	Replace Flooring	45,000.00	31,500.00	13,500.00												
56	Interior Paint	36,000.00	-	36,000.00			36,000.00									
57	Replace Ranges	6,048.00	-	6,048.00									6,048.00			
58	Replace Range Hoods	3,330.00	-	3,330.00									3,330.00			
59	Replace Toilets	1,242.00	-	1,242.00												
60	Replace Security Doors	540.00	-	540.00					540.00							
61	Kitchen Sinks	432.00	-	432.00												
62	Refrigerator Seals	432.00	-	432.00												
63	Lav & Kitchen Faucets	936.00	-	936.00												
64	Replace Drapes w/ Blinds	3,996.00	-	3,996.00												
65	Replace Dishwashers	3,600.00	1,116.00	2,880.00												
66	Tree Trimming	5,000.00	2,880.00	720.00												
67	Replace Water Heaters	1,200.00	-	1,200.00	5,000.00						1,200.00					
68	Cabinets & Countertops	10,800.00	-	10,800.00		10,800.00										
69	Cement Work	7,200.00	-	7,200.00				7,200.00								
70	Repair Coolers/AC Units	4,000.00	-	4,000.00							4,000.00					
72	Plumbing Replacements/Repairs	5,400.00	-	5,400.00							5,400.00					
73		149,340.00	-	-												
74	30-12															
75	Replace Garage Doors	4,250.00	-	4,250.00					4,250.00				5,600.00			
76	Replace Refrigerators	5,600.00	-	5,600.00												
77	Replace Flooring	31,250.00	-	31,250.00												
78	Interior Paint	25,000.00	-	25,000.00			25,000.00									
79	Replace Ranges	4,200.00	-	4,200.00									4,200.00			
80	Replace Range Hoods	2,312.50	-	2,312.50									2,312.50			
81	Replace Toilets	862.50	-	862.50							862.50					
82	Replace Security Doors	375.00	-	375.00					375.00							
83	Kitchen Sinks	300.00	300.00	-												
84	Refrigerator Seals	300.00	300.00	-												
85	Lav & Kitchen Faucets	650.00	500.00	150.00						150.00					2,775.00	
86	Replace Drapes w/ Blinds	2,775.00	-	2,775.00												
87	Replace Dishwashers	2,500.00	500.00	2,000.00												
88	Tree Trimming	3,000.00	-	3,000.00	3,000.00											
89	Replace Water Heaters	1,200.00	-	1,200.00							1,200.00					
90	Cabinets & Countertops	7,500.00	-	7,500.00		7,500.00										
91	Cement Work	5,000.00	-	5,000.00				5,000.00								
92	Repair Coolers/AC Units	4,000.00	-	4,000.00							4,000.00					
94	Plumbing Replacements/Repairs	3,750.00	-	3,750.00						3,750.00						
95		104,825.00	-	-												
96																

	A	B	C	G	I	K	L	M	N	P	Q	R	S	T	U	V
1	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED															
2	BY AREA MANAGERS FOR FISCAL YEAR 2026-2027															
3				140301 Cap Fund 2026/2027	145007 landscaping	145002 cabinets/ countertops	146003 Interior/X/ siding/paint	146019 cement/concrete work	146005 garage/storage doors/other non dwell	146500 bath	146011 AC/HEAT/ Coolers	146013 roofs	146016 appliances	146014 windows	146004 flooring/ vt	
97	30-20		-													
98	Replace Garage Doors	4,250.00	-	4,250.00					4,250.00				5,600.00			31,250.00
99	Replace Refrigerators	5,600.00	-	5,600.00												
100	Replace Flooring	31,250.00	-	31,250.00												
101	Interior Paint	25,000.00	-	25,000.00			25,000.00						4,200.00			925.00
102	Replace Ranges	4,200.00	-	4,200.00												
103	Replace Range Hoods	2,312.50	1,387.50	925.00												
104	Replace Toilets	862.50	-	862.50						862.50						
105	Replace Security Doors	375.00	-	375.00					-	300.00						
106	Kitchen Sinks	300.00	-	300.00												
107	Refrigerator Seals	300.00	300.00	-												
108	Lav & Kitchen Faucets	650.00	-	650.00												
109	Replace Drapes w/ Blinds	2,775.00	-	2,775.00						650.00				2,775.00		
110	Replace Dishwashers	2,500.00	-	2,500.00									2,500.00			
111	Tree Trimming	3,000.00	-	3,000.00	3,000.00											
112	Replace Water Heaters	1,200.00	-	1,200.00												
113	Cabinets & Countertops	7,500.00	-	7,500.00		7,500.00										
114	Cement Work	5,000.00	-	5,000.00												
115	Repair Coolers/AC Units	4,000.00	-	4,000.00							4,000.00					
117	Plumbing Replacements/Repairs	3,750.00	-	3,750.00						3,750.00						
118		104,825.00	-	-												
119	30-21		-													
120	Replace Garage Doors	2,380.00	-	2,380.00					2,380.00							17,500.00
121	Replace Refrigerators	3,136.00	-	3,136.00									3,136.00			
122	Replace Flooring	17,500.00	-	17,500.00												
123	Interior Paint	14,000.00	-	14,000.00			14,000.00									
124	Replace Ranges	2,352.00	-	2,352.00									2,352.00			
125	Replace Range Hoods	1,285.00	518.00	777.00									777.00			
126	Replace Toilets	483.00	-	483.00						483.00						
127	Replace Security Doors	210.00	210.00	-												
128	Kitchen Sinks	168.00	-	168.00												
129	Refrigerator Seals	168.00	168.00	-												
130	Lav & Kitchen Faucets	364.00	-	364.00												
131	Replace Drapes w/ Blinds	1,554.00	-	1,554.00												
132	Replace Dishwashers	1,400.00	-	1,400.00	1,400.00											
133	Tree Trimming	2,000.00	-	2,000.00	2,000.00											
134	Replace Water Heaters	1,200.00	-	1,200.00												
135	Cabinets & Countertops	4,200.00	-	4,200.00												
136	Cement Work	2,800.00	-	2,800.00												
137	Repair Coolers/AC Units	10,000.00	-	10,000.00							10,000.00					
139	Plumbing Replacements/Repairs	5,000.00	-	5,000.00						5,000.00						
142		70,210.00	-	-												
143			-	-												
144			-	-												
145			-	-												
	TOTALS TULARE		429,200.00												1,554.00	

	A	B	C	G	I	K	L	M	N	P	Q	R	S	H	U	V
1	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED															
2	BY AREA MANAGERS FOR FISCAL YEAR 2026-2027															
3				Cap Fund	145007	145002	146003	146003	146005	146500	146011	146013	146016	146014	146014	146004
146	30-1			2026/2027	landscaping	cabinets/	interior/xl	cement/concrete	garage /storage	bath	AC/HEAT/	roofs	appliances	windows		flooding/
147						countertops	siding/paint	work	doors/other non dwell		Coolers					kt
148	TREE TRIMMING	5,000.00	-	5,000.00				5,000.00					1,300.00			
149	REFRIGERATORS	1,300.00	-	1,300.00									2,250.00			
150	STOVE	2,250.00	-	2,250.00												
151	LVT FLOORINGS	50,000.00	-	50,000.00												50,000.00
152		58,550.00	-	-												
153	30-2															
154	LVT FLOORINGS	50,000.00	-	50,000.00												50,000.00
155	REFRIGERATORS	2,600.00	-	2,600.00									2,600.00			
156	STOVES	1,800.00	-	1,800.00									1,800.00			
157	TREE TRIMMING	12,000.00	-	12,000.00	12,000.00											
158		66,400.00	-	-												
159	30-3															
160	LVT FLOORINGS	50,000.00	-	50,000.00												50,000.00
161	REFRIGERATORS	3,250.00	-	3,250.00							3,250.00					
162	STOVES	1,800.00	-	1,800.00									1,800.00			
163	TREE TRIMMING	5,000.00	-	5,000.00	5,000.00											
164		60,050.00	-	-												
165	30-5															
166	LVT FLOORING	50,000.00	-	\$50,000												\$50,000
167	REFRIGERATORS	9,750.00	-	\$9,750									\$3,600		\$9,750	
168	STOVES-FREESTANDING	3,600.00	-	\$3,600												
169	TREE TRIMMING	10,000.00	-	10,000.00	10,000.00											
170		73,350.00	-	-												
171	30-7															
172	LVT FLOORINGS	50,000.00	-	50,000.00												50,000.00
173	REFRIGERATORS	2,600.00	-	2,600.00									2,600.00			
174	STOVES	2,700.00	-	2,700.00									2,700.00			
175	TREE TRIMMING	12,000.00	-	12,000.00	12,000.00											
176		55,300.00	-	-												
177	30-8															
178	LVT FLOOR	50,000.00	-	50,000.00												50,000.00
179	REFRIGERATORS	1,950.00	-	1,950.00									1,950.00			
180	STOVES	1,350.00	-	1,350.00									1,350.00			
181	AC UPGRADE	70,000.00	-	70,000.00							70,000.00					
182	TREE TRIMMING	2,000.00	-	2,000.00	2,000.00											
183		123,300.00	-	-												
184	30-11															
185	LVT FLOORING	50,000.00	-	50,000.00												50,000.00
186	REFRIGERATORS	1,300.00	-	1,300.00									1,300.00			
187	TREE TRIMMING	2,000.00	-	2,000.00	2,000.00											
188	STOVE	450.00	-	450.00									450.00			
189		53,750.00	-	-												
190			-	-												
191	TOTALS DINUBA		490,700.00	-												

	A	B	C	G	I	K	L	M	N	P	Q	R	S	T	U	V
	CAPITAL IMPROVEMENTS FOR LOW RENT AS SUBMITTED															
1	BY AREA MANAGERS FOR FISCAL YEAR 2026-2027															
2				140301	145007	146002	146003	146019	146005	146500	146011	146013	146016	146014	146004	
3				Cap Fund	landscaping	cabinets/ countertops	Interior/X/ siding/paint	cement/concrete work	garage /storage doors/other non dwell	bath	AC/HEAT/ Coolers	roofs	appliances	windows	flooring/ lt	
192																
193	30-17															
194	Tree Trimming	5,000.00	-	5,000.00	5,000.00		-									50,000.00
195	Flooring	50,000.00	-	50,000.00												
196	Ranges	8,400.00	-	8,400.00									8,400.00			
197	Refrigerators	9,600.00	-	9,600.00									9,600.00			
198	Interior paint	24,000.00	-	24,000.00			24,000.00									
199	Countertops/cabinets	5,000.00	-	5,000.00		5,000.00										
200	Blinds	1,950.00	-	1,950.00										1,950.00		
201	Heaters	1,730.00	-	1,730.00									1,730.00			
202	paint exterior	5,000.00	-	5,000.00			5,000.00									
204	Water Heaters	2,325.00	-	2,325.00									2,325.00			
205																
206																
207		113,005.00														
208	30-24															
209	Tree Trimming	5,000.00	-	5,000.00	5,000.00											50,000.00
210	Exterior paint	15,000.00	-	15,000.00			15,000.00									
211	Flooring	50,000.00	-	50,000.00												
212	Interior paint	17,600.00	-	17,600.00			17,600.00									
213	Ranges	2,300.00	-	2,300.00									2,300.00			
214	Refrigerators	2,680.00	-	2,680.00									2,680.00			
215	Water heaters 40 gal	5,000.00	-	5,000.00		5,000.00					5,000.00					
216	Cabinets/countertop	5,000.00	-	5,000.00												
217	Central Air/Heating	7,000.00	-	7,000.00							7,000.00					
219	Garage Doors	3,500.00	-	3,500.00					3,500.00							
221																
222		\$113,080.00														
223																
224																
225																
226																
227																
228			\$226,085.00													
229																
230																
231																
232																
233																
234				1,462,505.50	97,400.00	55,000.00	209,600.00	25,000.00	21,415.00	18,950.00	129,950.00	1,200.00	132,806.50	27,684.00		743,500.00
235																



Housing Authority
of the
County of Tulare

**NOTICE OF PUBLIC COMMENT PERIOD
NOTICE OF PUBLIC HEARING
HOUSING AUTHORITY OF THE COUNTY OF TULARE**

January 1, 2026

Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

The Housing Authority of the County of Tulare will be holding a public hearing regarding the Moving-to-Work (MTW) Demonstration Program and Capital Funding Program on Thursday, January 8, 2026, at 3:00 P.M. You can attend the public hearing in person at the address listed above.

The discussion items will include plans for the use of Public Housing Capital Fund money and revisions to the MTW Program. You can access the documents that will be presented for discussion on our website at www.hatc.net, or you can request the documents to be sent to you by submitting a request via email to info@hatc.net, or by calling (559) 627-3700, extension 116.

Any individual, group, or agency may submit written comments on the proposed MTW Plan. All comments received by the Housing Authority by Thursday, February 12, 2026, by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners before authorizing the submittal of the MTW Plan and Capital Funding priorities to HUD. Comments may be made at the hearing, or you may submit them in writing to:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

HOUSING AUTHORITY OF THE COUNTY OF TULARE

By: KEN KUGLER, Executive Director



5140 W Cypress Ave • PO Box 791 • Visalia CA 93279
Voice: (559) 627-3700 • TTY: (800) 735-2929 • Fax: (559) 733-0169
This institution is an equal opportunity provider, and employer.





Housing Authority
of the
County of Tulare

**AVISO DE PERIODO DE COMENTARIO PÚBLICO
AVISO DE AUDIENCIA PÚBLICA
AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE**

1 de Enero del 2026

Autoridad de Viviendas del Condado de Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

La Autoridad de Viviendas del Condado de Tulare tendrá una audiencia pública acerca del Programa de Demostración Moviéndose-a-Trabajar (MTW) y el Programa de Fondos Capitales el Jueves, 8 de Enero del 2026 a las 3:00 P.M. Usted puede asistir a la audiencia pública en persona en la dirección indicada arriba.

Los elementos que se discutirán incluyen planes para el uso del dinero de los Fondos Capitales del Programa de Viviendas Públicas y revisiones al programa Moviéndose-a-Trabajar (MTW). Usted puede tener acceso a los documentos que se discutirán en nuestro sitio web en www.hatc.net, o puede solicitar los documentos mandando un correo electrónico a info@hatc.net o llamando al (559) 627-3700, extensión 116.

Cualquier individuo, grupo, o agencia puede someter sus comentarios por escrito sobre la enmendadura propuesta. Todos los comentarios recibidos por la Autoridad de Viviendas antes de las 5:00 P.M. el Jueves, 12 de Febrero del 2026 serán considerados por la Mesa de Comisionados de la Autoridad de Viviendas antes de someter a HUD el Plan MTW y prioridades de Fondos Capitales. Se pueden hacer Comentarios el día de la audiencia, o por escrito mándenlos a:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE

Por: KEN KUGLER, Director Ejecutivo



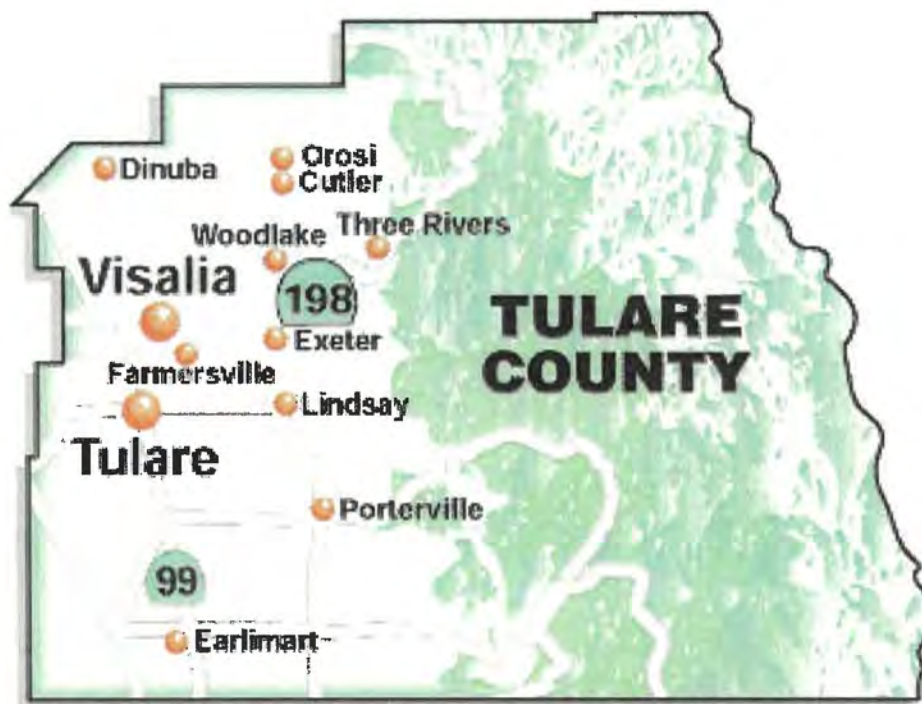
5140 W Cypress Ave • PO Box 791 • Visalia CA 93279
Voice: (559) 627-3700 • TTY: (800) 735-2929 • Fax: (559) 733-0169
This institution is an equal opportunity provider, and employer.



Moving to Work

FY 2026-2027 Annual Plan

Housing Authority of the County of Tulare



Submitted for HUD Approval
Submission Date: **OPEN FOR PUBLIC COMMENT PERIOD – WORKING DRAFT**

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Section I: Introduction

Background: The Housing Authority of the County of Tulare (HATC) was established in 1945. It initially sought to provide affordable housing for returning WWII veterans and their families. However, since its establishment, it has incorporated numerous programs into its housing portfolio. These programs are funded by various types of agencies that include the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC), California's Rental Housing Construction Program (RHCP), HOME, City Redevelopment Agencies (RDA) and other local agencies. In addition, HATC has partnered with several agencies that provide social services within the Community to further support the housing stability of our families. HATC is also a current participant of the Moving to Work (MTW) Demonstration Program since its inception in 1999. This demonstration is an effort by HUD to facilitate program innovations that work towards enhancing the efficacy of PHAs. HATC has capitalized on the organizational and procedural flexibilities gained through its participation in the MTW Demonstration Program to become a more effective and efficient agency.

In support of furthering our Mission, the Housing Authority administers, Special Purpose Vouchers (SPV), a type of Housing Choice Voucher (HCV) program, administered by Public Housing Agencies (PHAs). When utilized strategically and collaboratively with Continuums of Care (CoCs) and other partners, these programs provide unique opportunities to target rental assistance resources to specific populations to advance a community's plan to end homelessness, support a community's equity outcomes, and create ways to meaningfully engage with people with lived experience of homelessness and involvement with various systems. Among those SPVs are Emergency Housing Choice Vouchers (EHV), Veteran Affairs Supportive Housing (HUD-VASH), Mainstream Vouchers (MVP), and Foster Youth Vouchers (FYI). These Special Purpose Voucher that are allocated to our agency are separate from our MTW contract, but listed to provide a full scope of our agency's portfolio.

Mission Statement: To provide affordable, well-maintained rental housing to qualified low and very low-income families. Priority shall be given to working families, Veteran's, seniors and the disabled. Tenant self-sufficiency and responsibility shall be encouraged. Programs shall be self-supporting to the maximum extent feasible.

Our mission statement was instituted prior to HATC's participation in the MTW Demonstration Program. However, the commencement of the MTW Demonstration Program provided HATC the opportunity to utilize the program flexibilities to provide our families with the necessary tools to establish responsibility and achieve self-sufficiency. Furthermore, the organizational vision of HATC has always worked to achieve administrative efficiency and effectiveness. HATC's mission, vision and strategic objectives are effectively aligned with the three primary MTW Demonstration Program statutory objectives:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Give incentives to families with children where the head of household is working, seeking work, or is preparing for work by participants in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and
3. Increase housing choices for low-income families.

Since its inclusion in the MTW Demonstration Program on May 1, 1999 HATC has worked to develop and implement policies that further promote the MTW Demonstration Program statutory objectives. The cohesiveness of HATC's internal mission, vision and goals, along with the three MTW statutory objectives, has constructed a detailed set of MTW short- and long-term goals and objectives for our agency.

Section I: Introduction

Short Term Goals: HATC's 2026-2027 MTW Demonstration Program short term goals and objectives for its employees and its agency include:

1. Reducing cost by achieving greater cost effectiveness in federal expenditures.
2. Increase incentives for families to seek employment, meet educational goals, to participate in job-training programs to achieve economic self-sufficiency, and to decrease incentives for families to underreport income by establishing fixed subsidies and fixed rents.
3. Increase housing choices for program participants.
4. Increase organizational efficiency by improving productivity and work quality through the reduction of calculation errors and unnecessary work volume.

All of the goals and objectives are accomplished through the implementation of ongoing MTW Activities (Section VI). HATC will further elaborate on how these goals and objectives are being met throughout this fiscal year in Section VI of this Plan.

Long Term Goals: HATC has long worked towards developing and implementing a MTW Demonstration Program that emphasizes organizational efficacy, while establishing incentives for participants to become self-sufficient. Our MTW Demonstration Program is driven by the values outlined in the three primary MTW Demonstration Program statutory objectives. In the long term, our goal is to continue to seek program innovations that will further enhance the completion of these objectives. Our agency has received confirmation from HUD that we are in compliance with all three primary statutory objectives.

HATC continuously works to achieve a MTW Demonstration Program that reduces cost through the streamlining and simplification of operations without jeopardizing program integrity. The data and narratives presented in this Plan sit out to display the overall success and value of our MTW Demonstration Program. We continue to work with the goal of being an innovative MTW agency; one that demonstrates the value of the MTW Program Demonstration. Notice from HUD dated 12/23/2024 notified HATC Congress has extended the MTW Demonstration for the initial 39 MTW public housing agencies through 2038.

Lastly, HATC is currently evaluating its current training program and auditing procedures for all our programs administered to finding ways to improve and update our policies and procedures as we incorporate Housing Opportunity Through Modernization Act of 2016 (HOTMA) changes. Currently we have implemented Section 102 & 104 changes effective July 1st of 2025. We are requesting a waiver for additional time to work towards implementation of Section 103 – Limitation on Public Housing Tenancy for Over-Income Families and will be submitting to HUD.

Section II: General Housing Authority Operating Information

HOUSING STOCK INFORMATION

- i. **Planned New Public Housing Units**
New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER	BEDROOM SIZE						TOTAL UNITS	POPULATION TYPE*	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2	3	4	5	6+			Section 504 Accessible Units (Mobility)	Section 504 Units * (Hearing/ Vision)
N/A	0	0	0	0	0	0	0	N/A	0	0

Total Public Housing Units to be Added in the Plan Year 0

* Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

If "Population Type" is "Other" please describe:

N/A

- ii. **Planned Public Housing Units to be Removed**
Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
CA030000815	20	RAD Conversion CA 30-04
	20	

Total Public Housing Units to be Removed in the Plan Year

- iii. **Planned New Project Based Vouchers**
Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
627. S. Fulgham	4	No	21-unit site with 4 project-base vouchers
	4		

Planned Total Vouchers to be Newly Project-Based

Section II: General Housing Authority Operating Information

- iv. **Planned Existing Project Based Vouchers**
 Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Indicate whether the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Tule Vista	30	Leased	No	Tax Credit Project
Sierra Village II	8	Leased	No	Tax Credit Project
Myrtle Senior Apartments	65	Leased	No	Tax Credit Project
Santa Fe Commons II	14	Currently Leasing	No	Tax Credit Project
117				

Planned Total Existing Project-Based Vouchers

* Select "Planned Status at the End of Plan Year" from: Committed, Leased/Issued

- v. **Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year**
 Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
HATC will continue to own and manage 710 Public Housing units. There is no plan to develop additional public-housing units. We are working on RAD Conversion of 20 Public Housing units – under AMP CA030000815. A total of 20 units under the Goshen CAL 30-04. We started the process for RAD conversion for CAL 30-04 Goshen Public Housing site. This is a total of 20 units that will be converted to RAD. The goal is to increase units, upgrade the units and bring site amenities for our Goshen residents. In addition, for Public Housing units, during vacancy we are removing the carpet and updating the flooring with LVT wood vinyl planks along with any other upgrades needed. We are working on A/C Conversion for Public Housing Units that permit the modification. We plan to continue to acquire and develop additional housing by utilizing Voucher funds to fund these property-based through our Local, Non-Traditional activity. Expenses will be one-time funding amounts reflected in our MTW-Local, Non-Traditional Program.

- vi. **General Description of All Planned Capital Expenditures During the Plan Year**
 Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR
There will be an investment of \$2,723,644 in Capital Fund improvements. The noted expenditures will cover maintenance and rehabilitation in public-housing units within the following four AMPS: CA030000805 (Dinuba Area), CA030000810 (Tulare Area), CA030000815 (Visalia Area), and CA030000817 (Porterville Area). Capital Fund will cover overall cost for the maintenance of the units as needed, some of which include the following items: replacement of garage doors, refrigerators & refrigerator seals, flooring, interior painting, replacement of stoves, toilets, security doors, sinks and faucets, drapes and blinds, dishwashers, tree trimming, water heaters, cabinets and counter tops, gutter repair or replacement, cement work, repair and replacement of ac units, plumbing repairs, new a/c conversion from swamp coolers for A/C at units were this conversion if feasible.

Section II: General Housing Authority Operating Information

A. LEASING INFORMATION

i. **Planned Number of Households Served**
Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**
MTW Public Housing Units Leased	8,520	710
MTW Housing Choice Vouchers (HCV) Utilized	35,364	2,947
Local, Non-Traditional: Tenant-Based^	0	0
Local, Non-Traditional: Property-Based^	19,812	1,651
Local, Non-Traditional: Homeownership^	0	0
Planned Total Households Served	63,696	5,308

- * "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.
- ** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.
- ^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	N/A	0	0
Property-Based	Development of Additional Affordable Housing / Activity Five	19,812	1,651
Homeownership	N/A	0	0

- * The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

Section II: General Housing Authority Operating Information

- ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing
Discussions of any anticipated issues and solutions in the MTW housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
MTW Public Housing	We are a moving to work agency with term limits – vacancies will be continuous throughout our fiscal year given that families will time-out and move-out after they timeout of the program. This will require the agency to complete vacancy turns that may cause delays when removing carpet and completing the new LVT flooring upgrades among all other repairs. We are also working on RAD Conversion of public housing CA030000815, this site consists of 20 units.
MTW Housing Choice Voucher	We are currently utilizing the lease-in-place as a way to increase utilization in our HCV Program and offer a Security Deposit Assistance loan to HCV participants. We believe this will help eligible households reduce the financial burden when moving into a new unit and increase lease-up of vouchers issued. We have also increased our Housing Choice Voucher Payment Standards in-order to keep up with the increasing rents within our market. HATC received approval from HUD to be able to increase to 130% of the FMRs in order to be in-line with the continuing increase in rents. Given that rents are starting to stabilize in our region – we did not increase payment standards up to the 130% this October - we increased them to about 126% (+-) for each bedroom size. We will continue to monitor as needed.
Local, Non-Traditional	No anticipated issues. Continue to work towards acquiring and developing properties.

B. WAITING LIST INFORMATION

- i. Waiting List Information Anticipated
Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Public Housing	Public Housing	26,618	Open	Yes
Housing Choice Voucher	Housing Choice Voucher	13,769	Open	Yes

Please describe any duplication of applicants across waiting lists:
There is a total of 6,652 households that are both on our Public Housing and Housing Choice Voucher waiting lists.

- ii. Planned Changes to Waiting List in the Plan Year
Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
Public Housing	No anticipated changes to the waiting list.
Housing Choice Voucher	No anticipated changes to the waiting list.

Section III: Proposed MTW Activities

(III) Proposed MTW Activities:

Section IV: Approved MTW Activities

Activity Number	Activity Name	Year Identified/Implemented	Authorizations
One	Administrative Cost Savings and Self-Sufficiency	1999/1999 and 2008/2009	<i>Attachment C: Section C.11 and Section D.2</i>
Two	Increase Housing Choices	2008/2009	<i>Attachment C: Section D.2 (a)</i>
Three	Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW Program	2009/2009	<i>Attachment C: Section C.11 and D.2</i>
Four	Project Base Housing Choice Voucher	2008/2011	<i>Attachment C: Section D.1(e) and Section D.7</i>
Five	Development of Affordable Housing	2008/2009	<i>Attachment C: Section B.1 (b) and Section B.2 and Attachment D of the Standard MTW Agreement</i>
Six	Minimum or 'imputed' income for work-able adults in elderly or disabled households	2014/2015	<i>Attachment C: Section C.11 and D.2.a</i>
Seven	Security Deposit Loan	2017/2019	<i>Attachment C: Section B.1b. Biii and B.1b.viii</i>
Eight	Increase in Payment Standards to 130% <i>*Approval 06/16/2022 in Amendment FY 2021-22</i>	2021/2022	<i>Attachment C, D (2)(a)</i>

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (A) Implemented Activities

Activity One – Administrative Cost Savings and Self Sufficiency

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 1999. The activity was amended in 2009.

Description/Activity Update: From the beginning of the MTW Demonstration Program, HATC has participated in activities which help reduce administrative errors, increase efficiency and potentially reduce staffing in an effort to achieve greater cost effectiveness in federal expenditures. These objectives are accomplished through the implementation of the following components:

- A. Requiring Housing Choice Voucher landlords to use the HUD-model lease. This was planned and implemented in 1999.
- B. Changing the definition of income to include "all income into the home of all MTW families." This was planned in 2008 and implemented in 2009.
- C. Elimination of UAP payments by the establishment of a \$0 minimum rent. This was planned in 2008 and implemented in 2009.
- D. Allowing qualified participants to select a flat- or fixed-medical deduction instead of going through the extensive medical-expense-verification process. This was planned in 2008 and implemented in 2009.
- E. Fixed rents on the public-housing program for non-elderly or disabled families. This was planned and implemented in 1999.
- F. Fixed subsidies on the Housing Choice Voucher program for non-elderly or disabled families. This was planned and implemented in 1999.
- G. A five-year time limit on assistance for non-elderly or disabled families. This was planned and implemented in 1999.
- H. Converting all able-bodied families who entered our program before May 1999 to programs with fixed rents/subsidies and time limits. This was planned in 2008 and implemented in 2009.
- I. Transitioning families who are not elderly or disabled and who began Housing Choice Voucher HCV or Public Housing assistance in Tulare County prior to May 1, 1999 to the MTW Program. This was planned in 2009 and implemented in 2009.

This activity is still on going and is a vital component of the success of our Moving to Work Program.

Planned Non-Significant Changes: There are not any non-significant changes to this activity for this plan year.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods this activity will be assessed during this plan year.

Planned Significant Changes: No significant changes are planned.

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Activity Two-Increasing Housing Choices

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 2009. The activity has not been amended.

Description/Activity Update: In the 2008/2009 Plan, HATC discussed the necessity of increasing the housing choices for program participants. Traditional Housing Choice Voucher Regulations require that families who move to a unit for the first time are limited to paying 40% of their income toward rent. This has caused problems for families who, for one reason or another, want to rent a particular unit either in a safer neighborhood, near family or services, or with particular amenities that fit their needs. Under our current MTW Program, this is not a limitation to households that are under a fixed subsidy. However, many elderly and/or disabled families prefer to not take the fixed subsidy option and are under traditional Housing Choice Voucher subsidy calculations. This activity allows households with an elderly and/or disabled head of household that is receiving an income-based rental subsidy, to move to a unit that is best for their overall best interest; without being restricted by the aforementioned 40% rule. HATC believes that the elimination of the 40% rule for families on the income-based program will achieve the MTW statutory objective on increasing housing choices for low-income families. This activity is still on-going.

Planned Non-Significant Changes: There are not any non-significant changes to this activity for this plan year.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods this activity will be assessed during this plan year.

Planned Significant Changes: No significant changes are planned.

Section IV: Approved MTW Activities

Activity Four – Project Based Housing Choice Voucher

Planned Year Approved, Implemented, and Amended: This Activity was approved in 2008 and implemented in 2011. The activity is being amended in this plan year.

Description/Activity Update: In our 2009-2010 MTW Plan, HATC discussed the building of 30 single-family units in the city of Tulare that would allow HATC to participate in the project-based voucher program for the first time. This complex, Tule Vista, was built in conjunction with the City of Tulare Redevelopment Agency. HATC was authorized to undertake such initiative by its Moving-to-Work Agreement, Attachment C, Section (D)(1)(e) and D (7). These regulations authorize waiving of a competitive process by which an agency requests to project base Housing Choice Voucher at units that are owned and/or managed by the MTW PHA. They also, authorize waiving the limitation on only allowing 25% of units in a complex to be project based. These subsidies can be particularly crucial in the rating and ranking of Tax Credit Allocation Committee of the State Treasurer's Office (LIHTC) applications. This process continues to become more competitive and the ability to offer this option increases financial guarantees which increase interest from possible investors. Tule Vista was constructed and all 30 project-based vouchers are available at this site.

We completed a project that was developed by a partnership that received Tax Credits project during the 2021-2022 Fiscal Year. The partnership is a new 66-unit Myrtle Ave. Senior Apartments in the City of Visalia. The partnership has entered into a HAP Contract; 65 units will be project-base vouchers with one onsite manger unit for a total of 66 units. The allocation of project-based vouchers throughout the proposed project made it feasible to receive award of Tax Credits to meet the necessary financial guarantees to develop the project. This project is currently fully leased.

Our Mainstream Voucher allocation is separate from our MTW contract and we are not utilizing this activity or any MTW flexibilities to go through the Project Based Voucher award process; however, we wanted to reference it in our MTW Plan. In February of 2020 through Request for Proposal we awarded eight (8) Mainstream Project-Based Vouchers to Sierra Village II a new construction project in the City of Dinuba; construction is now complete and we started the lease up of those eight (8) Mainstream Housing Choice Voucher. In addition, HATC received approval to release another Request for Proposal to project base an additional thirty-five (35) Mainstream Housing Choice Vouchers in FY2022-2023, not part of our MTW Contract. Although, HATC has a total of 134 Mainstream Vouchers that have been awarded. Unfortunately, many of our program participants have not been able to locate units to be able to utilize their assistance; typically do their poor credit history, criminal history and lack of positive landlord references impedes them from being able to find housing or needing supportive services. We have also saw a significant tighter rental market in Tulare County as a result of the COVID-19 pandemic. Out of the 35 Mainstream Housing Choice Vouchers up for award, we awarded fourteen (14) Mainstream Housing Choice Vouchers to Santa Fe Commons II. At this time all Mainstream Vouchers are being utilized.

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This activity is ongoing.

Planned Non-Significant Changes: There are no non-significant changes to this activity for this plan year.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods this activity will be assessed during this plan year.

Planned Significant Changes:

We are currently working on a HOMEKEY Grant application with a proposed 21-unit project, this will be built on land acquired and donated by the Housing Authority of Tulare County located at 627 South Fulgham Street in the City of Visalia. The units will be designated for Veterans, with a set-aside for those At-Risk of Homelessness with a Veterans preference, reflecting the need to develop deeply affordable housing units for vulnerable adults in Tulare County. Veterans are those that currently live in Tulare County and served in the active military, naval, or air service of the United States or as a member of the National Guard who was called to and released from active duty or active services for a period of not fewer than 90 consecutive days or was discharged from service due to a service-related disability. This includes veterans with other-than-honorable discharges. The project will be developed through a collaboration with the US Department of Veterans Affairs and Tulare County Health and Human Services Agency ("HHSA") with project-base of a total of 4 Housing Choice Vouchers.

Additional Project-Based Developments in the Pipeline:

The following locations we are anticipating to project base new developments and currently going through acquisition.

These sites are located in Farmersville APN 111-290-015 9.25 Acres total, total purchase price is \$1,035,000 with a March 30, 2024 close date.

We plan to purchase the 2.45 commercial acres of it on a prorated, per acre basis (\$274,135.14) Site is currently undergoing a rezone and general plan amendment concurrent with the site plan review, all which we expect to be complete by mid-February. It is a high resource per the 2023 CTCAC Map.

Another site, in City of Lindsay, property consists of 2.5 acres. We do not yet have this site under contract, but the asking price is \$299,950. It is located in a Qualified Census Tracts for 2023 and is zoned RM-3, which allows 14.5 du/ac. We would probably close on the site within 6-8 months after getting into escrow.

We have another site that consist of 4-acre of the in the City of Exeter, this site is zoned RM 1.5 which allows for 29 du/ac. It is the highest resources per the 2023 CTCAC map. We are discussing submitting an offer to the owner and they are willing to sell.

The final site is in the City of Woodlake, this site consists of 3 parcels, zoned R3 which allows for 29 du/ac by right. Total of 2.23 acres, holds a high resource designation per the 2023 CTCAC map.

More details for each site will follow as we work through acquisition and development plans.

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Activity Five- Development of Additional Affordable Housing:

Activity Five - Development of Additional Affordable Housing Total Housing Stock				
Complex	Location	Acquired	No. of Units	Funding Sources
Parkside Court	Woodlake	8/23/2007	24	MTW/TCAC
Robinwood Court	Visalia	2007	10	HOME/Visalia RDA/MTW
Millcreek Parkway	Visalia	2008	70	Visalia RDA/MTW ¹
Gateway Village I	Farmersville	2008	48	MTW/USDA/TCAC
Gateway Village II	Farmersville	2009	16	HATC/MTW
Court & Paradise	Visalia	2008/2011	20	MTW/TCAC
3725-3731 W. Myrtle Ct.	Visalia	11/3/2008	4	HATC Non-Profit/MTW
3716 -3722 W. Myrtle Ct.	Visalia	1/8/2009	4	HATC Non-Profit/MTW
3724-3730 W. Myrtle Ct.	Visalia	1/20/2009	4	HATC Non-Profit/MTW
3709-3715 W. Myrtle Ct.	Visalia	2/9/2009	4	HATC Non-Profit/MTW
3717-3723 W. Myrtle Ct.	Visalia	2/24/2009	4	HATC Non-Profit/MTW
3732-3738 W. Myrtle Ct.	Visalia	4/7/2009	4	HATC Non-Profit/MTW
3708-3714 W. Myrtle Ct.	Visalia	5/15/2009	4	HATC Non-Profit/MTW
3700-3706 W. Myrtle Ct.	Visalia	12/18/2009	4	HATC Non-Profit/MTW
3701-3707 W. Myrtle Ct.	Visalia	12/18/2009	4	HATC Non-Profit/MTW
3740-3746 W. Myrtle Ct.	Visalia	12/18/2009	4	HATC Non-Profit/MTW
3741-3747 W. Myrtle Ct.	Visalia	12/18/2009	4	HATC Non-Profit/MTW
1183 & 1193 S. Vetter Dr. 301 - 445 W. Oakwood Dr.	Tulare	9/4/2009	20	MTW/Tulare RDA ²
Village Grove	Farmersville	2009	48	MTW/TCAC/USDA
Euclid Village	Dinuba	11/30/2010	57	MTW/USDA/TCAC
2934 County Center Dr.	Visalia	4/1/2010	1	HATC Non-Profit/MTW
2042-2046 S. Tracy Court	Visalia	9/3/2010	3	HATC Non-Profit/MTW
Lindsay Senior Apartments - The Groves	Lindsay	2011	72	MTW/USDA/TCAC
Palomar Court	Farmersville	2001	40	HATC/MTW
West Oriole	Visalia	2010/2018	12	MTW/Visalia RDA ³
Tulare NSP	Tulare	2011	5	Tulare RDA/NSP/MTW
West Trail	Tulare	2011	49	USDA/ CTCAC/MTW

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Tule Vista*	Tulare	2011	57	USDA/CTCAC/BOND/Tulare RDA/MTW ⁴
38 & 46 N. Newcomb	Porterville	2013	8	HATC/MTW ⁵
East Kaweah Ave.	Visalia	2013	8	MTW/RDA/HOME ⁵
Aspen Court	Tulare	2013	47	RDA/HATC/MTW/CTCAC ⁷
Country Manor	Tulare	2013	40	HATC/MTW ⁸
Sequoia Villas	Lindsay	2014	19	MTW/RDA Successor Agency ⁹
1545 S. Central	Visalia	2014	6	HATC/MTW
Liberty & Court	Visalia	2014	7	HATC/MTW
Visalia Gardens	Visalia	2014	48	HATC/MTW
E. Cross	Tulare	2014	4	HATC/MTW
1475 S. College	Dinuba	2014	1	HATC/MTW
2724 E. Goshen	Visalia	2015	1	HATC/MTW
1400-1408 S. Crowe	Visalia	2015	7	HATC/MTW
Victor & Woodland	Visalia	2015	3	HATC/MTW
709-731 N. Leslie	Visalia	2015	9	HATC/MTW
Newcomb Court	Porterville	2015	80	HATC/MTW/TCAC
Orangewood	Lindsay	2016	56	HATC/MTW
Belmont	Exeter	2016	25	HATC/MTW
1321 S. Central	Visalia	2016	13	HATC/MTW
1325 S. Central	Visalia	2016	11	HATC/MTW
200 E. Paradise	Visalia	2016	1	HATC/MTW
1818 S. Garden	Visalia	2016	5	HATC/MTW
617-619 S. Santa Fe	Visalia	2017	6	HATC/MTW
2041-2045 S. Tracy Ct.	Visalia	2017	3	HATC/MTW
1215 S. Central	Visalia	2017	33	HATC/MTW
1916-1938 Vassar	Visalia	2017	4	HATC/MTW
Ashland Apartments	Lindsay	2017	10	HATC/MTW
1001 N. Bates	Dinuba	2017	14	HATC/MTW
959 N. Lynora	Visalia	2018	3	HATC/MTW
1844-1852 S. Garden	Visalia	2018	20	HATC/MTW
605 N. Quince	Exeter	2018	2	HATC/MTW
1001 E. Myrtle	Visalia	2018	1	HATC/MTW
436 E. Roosevelt Apartments	Tulare	2018	24	HATC/MTW
3921 - 3977 S. Shady	Visalia	2018	4	HATC/MTW
607 N. Quince	Exeter	2019	2	HATC/MTW
2208 - 2214 N. Vickie Ct.	Visalia	2019	4	HATC/MTW
2222 - 2228 N. Vickie Ct.	Visalia	2019	4	HATC/MTW
2236 - 2242 N. Vickie Ct.	Visalia	2019	4	HATC/MTW

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2237 - 2243 N. Vickie Ct.	Visalia	11/14/2019	4	HATC/MTW
609 N. Quince	Exeter	2019	2	HATC/MTW
Arroyo Del Camino Apt.	Avenal	2018	41	HATC/MTW
2750 W. Lark Ave. & 2932-2936 N. County Center	Visalia	2018	4	HATC/MTW ¹⁰
1105 S. First Street	Dinuba	2018	2	HATC/MTW
Cypress Gardens	Visalia	2019	14	HATC/MTW
4242 - 4248, 4440 - 4446 W. Douglas	Visalia	2019	8	HATC/MTW
4130 - 4136, 4110 - 4116 W. Douglas	Visalia	2019	8	HATC/MTW
4340 - 4346 W. Douglas	Visalia	2020	4	HATC/MTW
245 S. Crenshaw	Visalia	2020	3	HATC/MTW
800 N. Jacob	Visalia	2020	6	HATC/MTW
Mission Court	Tulare	2020	65	HATC/MTW ¹¹
99 Palms Hotel (Property Sold) 55 Units	Tulare	2020	Sold	HATC/MTW ¹³
569 N. Elmwood	Lindsay	2020	21	HATC/MTW
540 E. Lakeview	Woodlake	2020	10	HATC/MTW
514 S. Bridge	Visalia	2020	7	HATC/MTW
2922-2928 N. Zachary	Visalia	2020	4	HATC/MTW
S. Santa Fe/Paradise - Vacant Lot	Visalia	2022	0	HATC/MTW ¹²
1121 W. Tulare	Visalia	2020	4	HATC/MTW
2813 Tenth Avenue (Plan 99 Units)	Kingsburg	2020	Pending	HATC/MTW
1634 S. Garden	Visalia	2020	3	HATC/MTW
830 E. Roosevelt & Burke - Vacant Lot (Pending)	Visalia	2020	Pending	HATC/MTW
1488, 1492, 1496 Manzanita	Tulare	2021 (January 29, 2021)	3	HATC/MTW
627 S. Fulgham* Vacant Lot (21 Projected)	Visalia	2022	Pending (21 Planned)	HATC/MTW ¹⁴
Myrtle Ave. Senior Apartments*	Visalia	2022	66	HATC/MTW ¹⁵
1800 E. Vassar, 1840-42 S. Regina	Visalia	2021	3	HATC/MTW
2425-35 E. Sallee	Visalia	2021	4	HATC/MTW
4240 W. Cypress	Visalia	2021	4	HATC/MTW
621 S. Santa Fe Street	Visalia	2021 (August 20, 2021)	4	HATC/MTW
404-462 N. Lynora Street	Tulare	2021 (August 11, 2021)	10	HATC/MTW
4200-4206 W. Cypress Ave	Visalia	2021 (November 12, 2021)	4	HATC/MTW
4334-4340 W. Cypress Ave	Visalia	2021 (November 12, 2021)	4	HATC/MTW
707 S. Court Street	Visalia	2021 (November 1, 2021)	4	HATC/MTW
711 S. Court Street	Visalia	2021 (November 1, 2021)	4	HATC/MTW
801 S. Conyer St.	Visalia	2021 (December 29, 2021)	4	HATC/MTW

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701-719 N. Lynora	Tulare	2021 (October 10, 2021)	4	HATC/MTW
Cherry Heights 1093 N Cherry	Tulare	2022 (June 10, 2022)	36	HATC/MTW
2632-2638 St. Johns Parkway	Visalia	2022 (June 23, 2022)	4	HATC/MTW
Crepe Myrtle 700-736 S. Linwood/4431-4445 W. Myrtle/4430 W. Cypress Ave	Visalia	2022 (June 17, 2022)	11	HATC/MTW
1233 N. Burke Street	Visalia	8/17/2022	4	HATC/MTW
3230 S. Villa	Visalia	11/10/2022	4	HATC/MTW
1442-1444 W. Vassar Avenue	Visalia	5/1/2023	2	HATC/MTW
1021 W. Tulare Avenue	Visalia	6/13/2023	4	HATC/MTW
1021 W. Tulare Avenue	Tulare	2023	8	HATC/MTW
802-809 Monarch Circle	Exeter	2023	18	HATC/MTW
Goshen & Lovers Lane - Vacant Lot (Pending Possible 280)	Visalia	7/24/2023	Pending	HATC/MTW
701 & 703 E. Noble Ave	Visalia	2024	14	HATC/MTW
705 E. Noble Ave	Visalia	2024	6	HATC/MTW
800-804 Monarch Circle	Exeter	2024	7	HATC/MTW
Eastridge	Porterville	2024	24	HATC/MTW
Westmore Senior 878 Westmore Ct. - Vacant Lot (Pending)	Lindsay	2024	Pending	HATC/MTW
Gardenia Senior Farmersville Vacant Lot (Pending)	Farmersville	2024	Pending	HATC/MTW
Demaree Street Apartments - Under Const. (222)	Visalia	2024	Pending	HATC/MTW
Bardsley Gardens	Tulare	2025 (In Escrow)	48	HATC/MTW
Total			1,651	

**There are 30 Project Based Vouchers within the Tule Vista Project; 65 Project- Based Vouchers with the Myrtle Ave. Senior Apartments and 4 Planned Project-Based Vouchers for 627 S. Fulgham Project. The ability to allocate these vouchers was essential in the feasibility to develop the project. Although, they are counted in the total number of MTW Financed Units, they are not counted in property based local, non-traditional category on pg. 6. Per HUD's request, Project Based Vouchers are counted in the Federal MTW Voucher Category on pg.5.*

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 2009. The activity has not been amended.

Description/Activity Update: This activity allows combining of funding and partnerships with non-profit agencies and contributions of MTW funds to these projects are authorized to make use of the "Broader Uses of Funds" in HATC's Attachment D of the Standards MTW Agreement. The historical impact of this activity on the

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development of additional affordable housing has been significant. Our ability to utilize unspent funding and program reserves to finance the acquisition of additional affordable housing units through our partnership with Kaweah Management Company, a non-profit agency managed by HATC, has resulted in an addition of 1,651 units to our housing stock portfolio. This is critical flexibility to our agency's ability to meet the demand for more affordable housing within our county. The table below displays a historical outlook on the number of additional affordable housing units that have been acquired through the utilization of unspent funding and program reserves. We are projecting an addition of 270 new housing units by the end of FY 2026-2027 with the Completion of Demaree Apartments (222 units) and the acquisition of Bardsley Gardens (48 units). This activity is ongoing and properties will be acquired when financially feasible.

¹ HATC used MTW reserve money to provide Gap financing between the bank loan from US Bank and trust and the total development costs. The MTW money allowed for the Millcreek Parkway project to be attractively financed at a below market rate interest and the ability to build the \$13,500,000 project. The MTW funds will still earn much more than would have been earned on them had they been invested in a traditional bank savings account.

² The Housing Authority board approved the use of unspent funding and program reserves in the amount of \$950,000 to purchase the 20-unit project in the City of Tulare redevelopment area in cooperation with the City of Tulare Redevelopment Agency, which authorized the use of tax-increment funds to be granted to Kaweah Management Company. MTW flexibility allowed for the quick closing on this project to help fight blight in the City of Tulare.

³ This project was the purchase of two foreclosed fourplex properties in the City of Visalia Redevelopment Target Area. The initial purchase of each property was at \$365,000. The two properties were then financed by our local banking partner Valley Business Bank in the amount of \$250,000 per property at 5% interest for 25 years, allowing for the MTW proceeds to be used again for another project.

⁴ The Tule Vista project is financed by multiple sources. One source is unspent funding and program reserves in the amount of \$3,900,000 to be used as a bridge loan during the 15-year, tax-credit-compliance period. The project is 57 units of single-family homes with ARRA Bond financing, 4% tax credit proceeds, Housing Authority MTW Financing, HOME program financing and City of Tulare redevelopment grants and loans. The total project development costs were approximately \$14,381,000. The project is the first in the State of California to have approval to convert to home-ownership for qualifying families at the end of the 15-year tax credit compliance period thus than providing for a first-time home buyer program. Once, (if), the units are sold, the sale proceeds will be repaid to HATC.

⁵ The Lotus & Newcomb property is an existing apartment complex that came up for sale as part of an estate sale. The property consists of four buildings: the estate owner's principal residence (three bedrooms and two baths 1,800 sq. ft.); the detached garage that has been converted into two studio apartments, approximately 300 sq. ft. each (we count this as two buildings); then there are two fourplex buildings, eight units total that are 870 sq. ft. with two bedrooms and one bath. We successfully negotiated with the estate trustee and court to purchase this property with unspent funding and program reserves for \$562,500 plus closing costs. The advantage to this property is that the estate owner's property sits on over ½ an acre and has multi-family zoning which could allow for the development of 8 units on that parcel.

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⁶ Kaweah Management Company bought two triplexes in the City of Visalia on East Kaweah Avenue for \$240,000 (about the value of the lots) with the idea of a major renovation project. The City of Visalia Redevelopment Agency committed \$480,000 of Low-Mod Redevelopment funds to reimburse Kaweah Management Company for the purchase price of \$240,000 and another \$240,000 for renovation. After much review, it has been determined that it is cheaper to tear down the triplexes and reconstruct a new designed 8-unit project on the site and meet all the new City planning and design ideas. The project construction was completed and units were available to rent as of December 2012. The units were fully occupied by the end of January 2013. The total Construction cost was approximately \$1,210,000 of which the MTW funds of \$730,000 were combined with the City of Visalia funds of \$480,000.

⁷ The Aspens project is a 47-unit project utilizing multiple layers of financing, including two million dollars of MTW funding as a project-residual-receipts loan. The project was built on once was 13 individual lots, now all combined into one lot, all in an excellent location utilizing the full cul-de- sac of the street. The project includes 16 two-bedroom units and 31 three-bedroom units, along with a community center that is 2,000 square feet in size. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of February, 2014. The total development cost for the project was \$11,375,000.

⁸ Country Manor is a 40-unit project in the City of Tulare. The project is a Low-Income Housing Tax Credit Property that had reached the end of 15-year tax credit compliance period. HATC saw the opportunity to purchase the property in order to maintain the property available for households at or below 80% AMI. The purchase was feasible by utilizing MTW reserves in the sum of \$1,300,000 for the acquisition of the property. The purchase was finalized in December, 2013.

⁹ The Sequoia Villas project is a 9% TCAC project that utilized MTW funding of approximately \$700,000 as a long-term permanent financing. The City of Lindsay Redevelopment Agency was left with a defunct and abandoned single family subdivision of two completed homes which were never sold and 17 developed lots that were never finalized. The City was in jeopardy of having to repay \$885,000 of Block Grant funds used on the site for infrastructure as the non-completion of the project meant that the funds were not properly utilized. The HATC agreed to assume the development from the city redevelopment agency and do a 9% tax credit rental project instead of a single family for sale project if the site would be given to the HATC free of any encumbrances. The city and redevelopment agency agreed the homes and lots were then transferred to the new partnership at full market value which gave credit for local contribution on the TCAC scoring. The MTW funds allowed leveraging of a total development project of approximately \$4,375,000. The project construction was completed and units were available to rent as of December, 2013. The project was fully leased as of March, 2014. The MTW funding was \$700,000.

¹⁰ 2750 W. Lark is a project located in Visalia. HATC is currently looking at the acquisition of this 4 two-bedroom units; the project is next to our units at West Oriole. The project is in great shape and is located in high opportunity area. It would be acquired through MTW funds for \$625,000 and would be made available to households at or below 80% AMI.

¹¹ The Mission Court Apartments is a 65-unit 9% TCAC project in the City of Tulare. The project is located between Bardsley and Morrison Avenues. The project utilized multiple layers of financing, including a \$2.75 million dollars of MTW funding as a project-residual-receipts loan. The project consists of 24 two-bedroom units, 33 three-bedroom units and 8 four-bedroom units. The project is currently fully leased.

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¹²The S. Santa Fe/Paradise site is a vacant lot purchased with the intent to develop a 40-unit project. The plans and details for the development of site is under review and discussion are in progress.

¹³627 S. Fulgham in Visalia is currently being reviewed as a possible site to develop a new affordable housing project that will serve individuals with mental disabilities. The project will be developed through a collaboration with the Tulare County Health and Human Services Agency. We are currently still putting development costs together but we are anticipating in utilizing up to \$2.5 million dollars for construction costs of 15 units.

¹⁴We are leasing up a recently developed 66-unit project, this increases the senior housing available in Tulare County. This is 62 one-bedroom units, 3 two-bedroom units and one onsite manager unit. This development will be with the partnership of Pacific West Communities, Inc. and Kaweah Management Company as General Partners. A California Limited Partnership was created and submitted a grant application to the Tax Credit Allocation Committee and received the award. Moving-to-Work funds in the form of a loan in the amount of \$4,7500,000 to Kaweah Management Company, Inc. will be utilized for the development of this project, Myrtle Avenue Senior Apartments in the City of Visalia with a simple interest rate of two percent with a 30-year amortization term with payment based on the residual receipts.

¹⁵The Housing Authority is working in partnership with Pacific West Communities, Inc. and Kaweah Management Company in working on a new project proposed for the development of 222-units in the City of Visalia with the proposed loan commitment in the amount of \$3,600,000 with a simple interest rate of two percent with a 30-year amortization with payments based on residual receipts subject award of low-income housing tax credits.

The Housing Authority is working in partnership with Pacific West Communities, Inc. and Kaweah Management Company in working on 4 new developments, one of which has received low-income housing tax credits in Farmerville for 80-unit development. The agency will be contributing a total of \$

The Demaree site has received award of low-income housing tax credits, this site will consist of 222. The proposed loan commitment in the amount of \$3,600,000 will be a simple interest rate of 2% with a 30-year amortization with payments based on residual receipts.

The Ben Maddox Way Apartments is another site, this one will consist of approximately 292 units, currently discussing proposed loan commitment.

East Coldwell Apartments is another site, this one will consist of approximately 342 units, currently discussing proposed loan commitments.

Stonebrook is another site, this one will consist of approximately 300 units, currently discussing proposed loan commitments.

Planned Non-Significant Changes: There are not any non-significant changes to this activity for this plan year.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods this activity will be assessed during this plan year.

Section IV: Approved MTW Activities

Planned Significant Changes: HATC is actively looking for the opportunity to acquire and/or develop additional affordable housing units. Therefore, the number of units that are acquired may increase during the Fiscal Year; as sound financial purchasing and/or development opportunities may present themselves during the 2026-2027 FY. The ability to utilize unused MTW funds, including reserves and/or excess MTW funding for the projected 2026-2027 FY, is a vital component in our effectiveness to continue to expand our affordable housing stock portfolio. As noted above, we are currently working on the development of two additional projects (Myrtle Ave. Senior Apartments and 627 S. Fulgham).

In order to address the findings outlined in HUD's Quality Assurance Division Corrective Action Plan issued on November 24, 2017 and the Letter of Non-Compliance issued out by HUD on July 27, 2020. HATC will report funds that have been allocated for future projects as an expenditure under FDS Line Item 510.3, as Committed Fund Balance. Furthermore, this balance, as well as all excess Housing Choice Voucher HCV HAP and Administrative Fees and Housing Choice Voucher Public Housing funds will be deposited into a domestic interest-bearing account with a General Depository Agreement. This action complies with the HUD cash management requirements. Unpent funding and program reserves are being held by either the Bank of West or Steifel Nicholas; who have approved General Depository Agreements between themselves and HATC. In order to remain in compliance HATC is required to provide copies of these account to our HUD Regional Office on a quarterly basis.

Section IV: Approved MTW Activities

Activity Six – Minimum or ‘Imputed Income for Work-able adults in elderly or disabled households:

Planned Year Approved, Implemented, and Amended: This Activity was approved and implemented in 2014 and implemented in 2014. The activity has not been amended, but we updated the imputed income to reflect current minimum wage increases for 2022.

Description/Activity Update: In 2014 HATC proposed to use a minimum or ‘imputed’ income for work-able adults in elderly or disabled households. HATC encourages families who do not fall into the elderly or disabled head of household category to become self-sufficient by establishing a time limit, fixed rents, and fixed subsidies. Elderly and disabled households have not been subjected to time limits and the rent for these households is computed using traditional Housing Choice Voucher Program (HCV) and Public Housing program regulations with some minor differences in the income and rent computation. As a result, HATC believes that in some cases, families have taken advantage and have used family members who are elderly/disabled as head of household to exclude them from time limits and fixed rents/fixed subsidies; albeit with work-able family members in the household.

As a result, HATC implemented an ‘imputed’ annual income of \$16,000 per work-able adult in an elderly or disabled household during FY25-26. This ‘imputed’ income amount is used to compute the household’s rent portion. For FY 2026-2027 the minimum wage will increase to \$16.90. In order to determine the ‘imputed’ income amount for this fiscal year, HATC will use California’s 2026 minimum wage \$16.90 per hour, multiplied it by a twenty (20) hour work week, and rounded down to the nearest thousand. ($\$16.90 \times 20 = \338 , which totals to \$17,576 annual income) HATC will increase the imputed income to \$17,000 during this fiscal year. Should the minimum wage increase or decrease over time, the ‘imputed’ income amount will be updated to reflect those changes. Previously in 2022, the minimum wage was \$14.00/\$15.00, the annual imputed income was \$15,000 and in January 1, 2019 the minimum wage rate was increased from \$11.00 per hour to \$12.00 per hour in the State of California. Therefore, the annual imputed income was increased from \$11,000 to \$12,000 per work-able adult in an elderly or disabled household.

If a work-able individual already has income which they are reporting, HATC uses that income or the ‘imputed’ amount, whichever amount is greater. Work-able is defined as an adult under the age of fifty-five (55) who is not a dependent and who does not meet HUD’s definition of a disabled person. This definition also applies to full-time students. These households would still be entitled to eligible income deductions and would continue to be excluded from any imposed time limits. ‘Imputed’ income is not used to determine income qualification under established income limits. A Hardship policy is available so that families with extenuating circumstances are able to request permanent or temporary exclusion from the ‘imputed’ income provision. This activity is ongoing.

Planned Non-Significant Changes: There are not any non-significant changes to this activity for this plan year.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods this activity will be assessed during this plan year.

Planned Significant Changes: There are not any significant changes to this activity for this plan year.

Section IV: Approved MTW Activities

Activity Seven- Security Deposit Loan

Planned Year Approved, Implemented, and Amended: This Activity was approved in 2018 and implemented in 2019. The activity has not been amended.

Description/Activity Update: Our Board and our Executive Director continue on developing policy modifications, within our MTW Program, to ensure that we continue to increase housing choices for low-income families and individuals. We have examined some of the barriers that are preventing very low income, to extremely low-income participants; with an active Housing Choice Voucher (HCV), from successfully utilizing their HCV. We analyzed the incomes of households that were issued an HCV in our last disbursement of HCVs and we found that 66% of all households were at or below 30% of the Area Median Income (AMI). Therefore, it's our conclusion that in some situations it can be an extreme financial burden for such households to have enough savings or cash on hand to pay for the required security deposit as well as their share of their first month's rent. The inability to have enough cash on hand to pay for both the security deposit and the first month's portion of their rent for such households is a barrier for them successfully utilizing their HCV. We saw a direct correlation once we started to see our agency's HCV utilization rate fall below 90%. Given that most households spent on average of five years waiting to reach the top of the Housing Choice Voucher HCV waiting list; we want to do our best to assist them in successfully utilizing the long waited and much needed rental assistance.

Therefore, HATC proposed to utilize our MTW Program Flexibility to provide an interest-free security deposit loan to new HCV Program Participants. Each new HCV Program is able to receive a security deposit loan in the amount of equal or less than the amount of the clients monthly housing assistance payment (HAP) paid to their landlord to go toward the cost for the security deposit. This interest-free security deposit loan is to be repaid within six months to HATC. This activity is ongoing.

Planned Non-Significant Changes: There are not any non-significant changes to this activity for this plan year.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods this activity will be assessed during this plan year.

Planned Significant Changes: There are not any significant changes to this activity for this plan year.

Section IV: Approved MTW Activities

Activity Eight - Increase Payment Standards

Planned Year Approved, Implemented and amended: This activity was approved in 2021-2022 amended MTW plan submission. This activity has not been amended.

Description of Activity:

The Housing Authority of the County of Tulare (HATC) set the payment standards at 110 percent of the published Fair Market Rents (FMRs) for Fiscal Year 2022. HATC requested HUD approval to increase payment standards to 130 percent of the FMRs released by HUD in order to increase Housing Choice Voucher utilization in 2022. Tulare County is experiencing significant rental market fluctuations and being able to utilize this flexibility allows us to support our families as needed. Our program participants are having a hard time finding acceptable units or struggling to find affordable units. We understand the importance of keeping payment standards high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a wide range of neighborhoods in our County. In an effort to support families and provide the opportunity for them to find units within our jurisdiction we feel it is important that our payments standards are increased to 130 percent of the FMRs or needed if higher than the allowed 110%. In doing so Voucher Holders will be able to have a broader selection to find an affordable unit to rent. This fiscal year we will monitor and set payments standards where they are needed – currently they are set at 126% (+-).

Planned Non-Significant Changes: There are not any non-significant changes to this activity for this plan year.

Planned Changes to Metrics/Data Collection: There are no changes to the metrics or data collection methods this activity will be assessed during this plan year.

Planned Significant Changes: There are not any significant changes to this activity for this plan year

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (B) Not Yet Implemented Activities

Not applicable, no MTW Activities are currently on hold.

Section IV: Approved MTW Activities

(IV) Approved MTW Activities: (D) Closed Out Activities

Activity Three- Encourage Self-Sufficiency and Transition of Pre-1999 Families to the MTW Program: As mentioned in Activity One; to lessen the reporting burden Activity Three has been moved to the Closed-Out Activities Section. These families chose to not be transitioned into the MTW Program, allowing them to be excluded from the rent reform provisions enforced on all MTW Program participants. In 2009 our agency concluded that all able body participants should strive to become self-sufficient regardless of when they had been enrolled in one of our programs. Therefore, the remaining 73 families were to be transitioned into our MTW Program. This activity administers the same rental assistance model outlined in Activity One, therefore applicable data will continue to be reported on in Activity One. This activity was approved in 2009-2010 and implemented in 2009.

Activity Update: This activity was closed per HUD's request on February 29, 2016. This was implemented in our 2015-2016 MTW Plan.

Section V: MTW Sources and Uses of Funds

A. ESTIMATED SOURCES AND USES OF MTW FUNDS

i. Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	\$4,592,714
70600	HUD PHA Operating Grants	\$29,577,269
70610	Capital Grants	\$2,658,559
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$38,349
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$21,339
70000	Total Revenue	\$36,888,230.62

ii. Estimated Uses of MTW Funds

The MTW PHA shall provide the estimated uses and amount of MTW spending by Financial Data Schedule (FDS) line item.

FDS LINE-ITEM NUMBER	FDS LINE-ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$3,573,874.97
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$0
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$1,108,100.64
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$4,097,218.37
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$691,977.36
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$299,479.50
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$3,217,564.29
97300+97350	HAP + HAP Portability-In	\$23,731,895.20
97400	Depreciation Expense	\$178,119.29
97500+97600+97700+97800	All Other Expense	\$0
510.3	Committed Fund Balance	
90000	Total Expenses	\$36,888,230.62

Section V: MTW Sources and Uses of Funds

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

HATC projected total revenue to collect in the FY 2026-2027 is \$36,888,230.62 and projected expenses are \$36,888,230.62.

iii. **Description of Planned Use of MTW Single Fund Flexibility**

The MTW PHA shall provide a thorough narrative of planned activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

PLANNED USE OF MTW SINGLE FUND FLEXIBILITY

HATC does not have any approved or proposed MTW activities that solely use MTW Single Fund Flexibility. As outlined in Section III: Proposed MTW Activities and Section IV: Approved MTW Activities, HATC utilizes a variety of other MTW waivers to implement activities that work to further the three MTW statutory objectives: cost effectiveness in federal expenditures, promote economic self-sufficiency among program participants and to increase housing choices for low-income families. However, the budgetary fungibility that is available due to MTW Single Fund flexibility provides a vital component to further enhance MTW statutory objectives. For example, the implementation of Activity Five: Development of Additional Affordable Housing has been essential in increasing housing choices for low-income families. The utilization of unspent funding and program reserves has allowed us to finance the additional housing units to help meet the growing demand for affordable, well-maintained housing in Tulare County. The budgetary flexibility acquired through the MTW Single Fund is fundamental as HATC continuously works to increase cost effectiveness in federal expenditures.

Section V: MTW Sources and Uses of Funds

B. LOCAL ASSET MANAGEMENT PLAN

- i. Is the MTW PHA allocating costs within statute?
- ii. Is the MTW PHA implementing a local asset management plan (LAMP)?
- iii. Has the MTW PHA provide a LAMP in the appendix?
- iv. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.
-

C. RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

i. Description of RAD Participation

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION
HATC Currently submitted a RAD application for conversion of 20 units in our public housing portfolio for AMP CA030000815

Section VI: Administrative (A) Board Resolution & Certs. Of Compliance

BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA

-oOo-

APPROVING THE ANNUAL)
MOVING-TO-WORK)
2026/2027 PLAN)
CERTIFICATIONS OF)
COMPLIANCE)

RESOLUTION NO. 2026-XX

-oOo-

Form 50900: Elements for the Annual MTW Plan and Annual MTW Report

Attachment B

Certifications of Compliance

Annual Moving to Work Plan U.S. Department of Housing and Urban Development
Certifications of Compliance Office of Public and Indian Housing

Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan*

Acting on behalf of the Board of Commissioners of the Moving-to-Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning July 1, 2026, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The PHA made the proposed MTW Supplement 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 MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d 4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Title II of the Americans with Disabilities Act of 1990

Section VI: Administrative (A) Board Resolution & Certs. Of Compliance

(42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.

(5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The MTW Supplement contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies for the MTW PHA's jurisdiction and a description of the way the MTW Supplement is consistent with the applicable Consolidated Plan (24 CFR 91.2, 91.225, 91.325, and 91.425).

(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. 24 CFR 5.151. The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.

(9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.

(11) The MTW 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 regulation at 24 CFR Part 135.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements 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.

(14) The MTW 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.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain

Section VI: Administrative (A) Board Resolution & Certs. Of Compliance

- documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Housing Authority of the County of Tulare
PHA Name PHA Number/HA Code

CA-030

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, 3802).

John L. Hess

Chairperson of the
Board of Commissioners
Title

Name of Authorized Official

Signature

Date

Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.

Section VI: Administrative (A) Board Resolution & Certs. Of Compliance

The foregoing resolution was adopted upon a motion presented by Commissioner Chavarria, and seconded by Commissioner Macareno, at a regular meeting of the Board of Commissioners held on the 18th day of February 2026. Motion carried by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

HOUSING AUTHORITY OF
THE COUNTY OF TULARE

JOHN L. HESS, CHAIRPERSON

Section VI: Administrative (B) Documentation of Public Process

HATC has made the 2025-2026 MTW Annual Plan available for public review on January 1, 2025 - February 9, 2025. The documents are made available upon request by calling 559-627-3700, on our website, at any one of our offices, and on our website at www.hatc.net or can be requested via e-mail by emailing info@hatc.net. Notice mailed to all program participants and posted at all our offices and website.



PO Box 631437 Cincinnati, OH 45263-1437

AFFIDAVIT OF PUBLICATION

Ana Puente
Housing Authority Of Tulare Co
5140 W Cypress Ave
Visalia CA 93277-8303

STATE OF WISCONSIN, COUNTY OF BROWN

The Tulare Advance-Register and Visalia Times-Delta newspaper published in the city of Visalia, Tulare County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

VTD Visalia Times-TulareAdv 12/31/2025
VTD visaliaimesdelta.com 12/31/2025

and that the fees charged are legal.
Sworn to and subscribed before on 12/31/2025

Legal Clerk

Notary, State of Wisconsin, County of Brown

My commission expires

Publication Cost:	\$692.50	
Tax Amount:	\$0.00	
Payment Cost:	\$692.50	
Order No:	11806030	# of Copies:
Customer No:	1247111	1
PO #:		

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Please do not use this form for payment remittance

VICKY FELTY
Notary Public
State of Wisconsin

Section VI: Administrative (B) Documentation of Public Process



NOTICE OF PUBLIC COMMENT PERIOD
NOTICE OF PUBLIC HEARING
HOUSING AUTHORITY OF THE COUNTY OF TULARE

January 1, 2026

Housing Authority of the County of Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

The Housing Authority of the County of Tulare will be holding a public hearing regarding the Moving-to-Work (MTW) Demonstration Program and Capital Funding Program on Thursday, January 8, 2026, at 3:00 P.M. You can attend the public hearing in person at the address listed above.

The discussion items will include plans for the use of Public Housing Capital Fund money and revisions to the MTW Program. You can access the documents that will be presented for discussion on our website at www.hatc.net, or you can request the documents to be sent to you by submitting a request via email to info@hatc.net, or by calling (559) 627-3700, extension 116.

Any individual, group, or agency may submit written comments on the proposed MTW Plan. All comments received by the Housing Authority by Thursday, February 12, 2026, by 5:00 P.M. will be considered by the Housing Authority Board of Commissioners before authorizing the submittal of the MTW Plan and Capital Funding priorities to HUD. Comments may be made at the hearing, or you may submit them in writing to:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

HOUSING AUTHORITY OF THE COUNTY OF TULARE

By: KEN KUGLER, Executive Director



5140 W Cypress Ave • PO Box 791 • Visalia CA 93279
Voice: (559) 627-3700 • TTY: (800) 735-2029 • Fax: (559) 733-0109
This institution is an equal opportunity provider, and employer.



Section VI: Administrative (B) Documentation of Public Process



Housing Authority
of the
County of Tulare

AVISO DE PERIODO DE COMENTARIO PÚBLICO AVISO DE AUDIENCIA PÚBLICA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE

1 de Enero del 2026

Autoridad de Viviendas del Condado de Tulare
5140 West Cypress Avenue
Visalia, CA 93277
(559) 627-3700

La Autoridad de Viviendas del Condado de Tulare tendrá una audiencia pública acerca del Programa de Demostración Moviéndose-a-Trabajar (MTW) y el Programa de Fondos Capitales el viernes, 8 de Enero del 2026 a las 3:00 P.M. Usted puede asistir a la audiencia pública en persona en la dirección indicada arriba.

Los elementos que se discutirán incluyen planes para el uso del dinero de los Fondos Capitales del Programa de Viviendas Públicas y revisiones al programa Moviéndose-a-Trabajar (MTW). Usted puede tener acceso a los documentos que se discutirán en nuestro sitio web en www.hatc.net, o puede solicitar los documentos mandando un correo electrónico a info@hatc.net o llamando al (559) 627-3700, extensión 116.

Cualquier individuo, grupo, o agencia puede someter sus comentarios por escrito sobre la enmendadura propuesta. Todos los comentarios recibidos por la Autoridad de Viviendas antes de las 5:00 P.M. el viernes, 12 de Febrero del 2026 serán considerados por la Mesa de Comisionados de la Autoridad de Viviendas antes de someter a HUD el Plan MTW y prioridades de Fondos Capitales. Se pueden hacer Comentarios el día de la audiencia, o por escrito mandándolos a:

Housing Authority of the County of Tulare
Post Office Box 791
Visalia, CA 93279

AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE

Por: KEN KUGLER, Director Ejecutivo



5140 W Cypress Ave • PO Box 791 • Visalia CA 93279
Voice: (559) 627-3700 • TTY: (800) 735-2929 • Fax: (559) 733-0169
This institution is an equal opportunity provider, and employer.



Section VI: Administrative (B) Documentation of Public Process

MINUTES & SIGN-IN SHEETS PENDING

Section VI: Administrative (C) Planned and Ongoing Evaluations

HATC does not plan nor does it have an ongoing evaluation or any other type of assessment with regard to the MTW program.

Section VI: Administrative (D) Lobbying Disclosures

Pending signature

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

(See reverse for public burden disclosure.)

Approved by CMB

0348-0048

1. Type of Federal Action: ☒ a. contract ☐ b. grant ☐ c. cooperative agreement ☐ d. loan ☐ e. loan guarantee ☐ f. loan insurance		2. Status of Federal Action: ☒ a. bid/offer/application ☐ b. initial award ☐ c. post-award		3. Report Type: ☒ a. initial filing ☐ b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: ☒ Prime ☐ Subawardee Tier _____ if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: Moving to Work Annual Plan FY2026 -2025 CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by the 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance may be placed by the law above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: Ken Kugler Title: Deputy Executive Director Telephone No.: (559) 627-3700 X 114 Date: 01/01/2026		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

Section VI: Administrative (D) Lobbying Disclosures

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 1/31/2027)

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing this collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and no 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 Report Management Officer, Office of Policy Development and Research, HUD, Department of Housing and Urban Development, 451 9th St SW, Room 4176 Washington, DC 20410-5000. When submitting comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Housing Authority of the County of Tulare

Program/Activity Receiving Federal Grant Funding

Moving-To-Work Annual Plan FY 2026-2027

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Ken Kugler

Title

Executive Director

Signature

Date (mm/dd/yyyy)

01/01/2026

Previous edition is obsolete

form HUD 50071 (01/14)

Appendix A: MTW HARDSHIP POLICY

MTW HARDSHIP POLICY

The Housing Authority recognizes that substantial, unforeseen hardships may arise, such that families cannot pay their full rent or would experience a significant rent increase. In such cases, the families may apply to the Housing Authority for relief. The Housing Authority shall consider such a request, taking into consideration other local resources available to the family. Such requests must be in writing, stating the reason for the hardship and the expected duration.

Relief may consist of the following:

1. Deferral of a portion of the rent.
2. Extension of the assistance period
3. Conversion to the income-based program (if family is on the program with a fixed subsidy and time limit)
4. A full or partial waiver of imputed income amounts per work-able family member
5. Extension for the repayment of the Deposit Loan Assistance.

Consideration will be given for hardship when a family has suffered a catastrophic change, which caused the death, illness or long-term disability of an adult family member, which resulted in the loss of income to the family. These families will be referred to CSET for an assessment of options and links to other community resources for recovery. A contract will be signed with the family stipulating the change to their Moving-to-Work assistance/rent and the steps the family will take to work toward self-sufficiency. The contract will specify the amount by which the family's portion of rent has changed, and for what duration. The amount by which the rent will be changed will be determined by Housing Authority staff on a case-by-case basis.

If all possible work-able family member(s) become(s) permanently disabled, the family will **automatically** be changed to a traditional income-based program with no time limit, without having an assessment done by CSET or submitting a hardship request in writing.

In order for the Committee to review the Extension for the repayment of the Deposit Loan Assistance hardship submitted by families they will need to list all factors that the committee should consider in determining whether to grant additional time. The Committee shall have the discretion to grant additional time to repay the Loan no more than 12 additional extra months to repay the Deposit Loan Assistance.

In cases where a CSET evaluation is not possible or productive, and where there are still possible work-able family members, the hardship request will be presented to a Hardship Committee made up of community citizens who have sufficient knowledge of the MTW program to make informed decisions as to the disposition of rental assistance for such families. Decisions of the Hardship Committee will be final.

This policy is not intended to apply to seasonal income fluctuations, nor minor or temporary reductions of income.



Housing Authority
of the
County of Tulare

DRAFT

VIA E-MAIL ONLY

January 21, 2026

Mr. Leticia Hinojosa, Executive Director of Programs
Kings Tulare Homeless Alliance
PO Box 1742
Visalia, CA 93279

**RE: HOUSING AUTHORITY OF THE COUNTY OF TULARE AND KINGS TULARE
HOMELESS ALLIANCE PARTNERSHIP**

Dear Ms. Hinojosa:

The Housing Authority of Tulare County is pleased to partner with the Kings Tulare Homeless Alliance through the Opening Doors program. In an effort to address the lack of affordable housing in our jurisdiction, we have set aside twenty (20) vouchers in our Housing Choice Vouchers (HCV) program to help support individuals and families move from Permanent Supportive Housing (PSH) to housing stability.

In order to comply with the FY2025 CoC Program competition NOFA, consider this letter to be documentation of coordination and engagement from the Housing Authority of the County of Tulare.

We look forward to the continued partnership with the Kings Tulare Homeless Alliance. Please contact me for further discussion, or with any questions or concerns at (559) 627-3700, extension 114.

Yours truly,

HOUSING AUTHORITY OF THE COUNTY OF TULARE

KEN KUGLER
Executive Director

KK/cl



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