AGENDA
HYBRID REGULAR BOARD MEETING OF
THE HOUSING AUTHORITY OF THE COUNTY OF MONTEREY
BOARD OF COMMISSIONERS

DATE: MONDAY, NOVEMBER 23, 2026

TIME: 5:00 P.M.

QR CODE:

LINK: https://us02web.zoom.us/j/3501891938?pwd=N3d4QWM3MjRQQUtnYnYwZ3dtekxDdz09

Phone: (669) 900-6833 (*9 to raise hand, *6 to unmute)
Meeting ID: 350 189 1938
Passcode: 438419

LOCATION: Housing Authority of the County of Monterey
Central Office, 123 Rico Street, Salinas, CA 93907

1. **CALL TO ORDER** (Pledge of Allegiance)

2. **ROLL CALL**

	PRESENT	ABSENT
Chair Kathleen Ballesteros	_____	_____
Vice Chair Maria Orozco	_____	_____
Commissioner Francine Goodwin	_____	_____
Commissioner Kevin Healy	_____	_____
Commissioner Yuri Anderson	_____	_____
Commissioner Eleanor Elliott	_____	_____
Commissioner Joseph Hertlein	_____	_____

ADDITIONS AND CORRECTIONS BY THE EXECUTIVE DIRECTOR

The Executive Director will announce agenda corrections and proposed additions, which may be acted on by the Board in accordance with Section 54954.2 of the California Government Code.

3. **GENERAL PUBLIC COMMENT**

Members of the public may address the board on matters within HACM's jurisdiction that are not listed on the agenda. The board generally cannot take action on matters not listed on the agenda.

4. **PUBLIC COMMENTS ON AGENDA ITEMS**

Members of the public may address the board on items listed on the agenda before the board considers those items, including closed session items.

5. REPORT OF SECRETARY

A. Executive Report

6. NEW BUSINESS

A. Resolution 3168: Approving Participation in the Special District Risk Management Authority (SDRMA) Health Benefits Program

B. Resolution 3169: Approval of 2027 Housing Choice Voucher Payment Standard

7. INFORMATION

A. Human Resource Report

B. Property Management Report

C. Housing Programs Report

i. 2027 HCV Utility Allowance Schedules and Reasonable Accommodation Medical Equipment Allowances (Informational Only)

D. Development Report

E. Finance Report

8. CLOSED SESSION

A. CONFERENCE WITH LABOR NEGOTIATORS:
Pursuant to Government Code Section 54957.6
Agency Designated Representatives: Zulieka Boykin, Executive Director
Employee Organization: SEIU Local 521

B. EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957
Title: Executive Director

9. COMMISSIONER COMMENTS

10. ADJOURNMENT

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This agenda was posted on the Housing Authority's Bulletin Boards at 123 Rico Street, Salinas, CA.
The Board of Commissioners will meet next at the Regular Board Meeting on **January 25, 2027, at 5:00 p.m.**

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THE PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag of the United States of America

And to the Republic for which it stands

One nation, under God

Indivisible with liberty and justice for all



COMMENTS FROM THE PUBLIC



California's Brown Act mandates public comment periods in government meetings, but it's crucial to understand that these sessions aren't intended for dialogue. Instead, they provide citizens with a platform to express their views or concerns, while officials typically refrain from engaging in discussion or debate during this time.

For inquiries regarding specific items in the report, please send questions to **grivero@hamonterey.org**

M E M O R A N D U M

TO: Board of Commissioners

FROM: Zulieka Boykin
Executive Director

RE: Executive Director Report

DATE: November 16, 2026

HOUSIN
AUTHORIT
COUNTY OF MONTER

The following are some of the highlights of accomplishments or pending projects in process:

INFORMATIONAL UPDATE
FEDERAL GOVERNMENT

CHSP – Coalition of Homeless Service Providers

- Attended monthly meetings

San Francisco HUD Field Office

- No new updates

City of Salinas

- Working on further required information about the Stability grant utilized in the Housing Choice Voucher Program in 2024.

- Completion of all required information for homes purchased through the Family Homelessness Award.

County of Monterey

- No updates

HACM/HDC

PROPERTY MANAGEMENT

- Continually working with the Union about the on-site management requirements for all properties.

- Preparing for multiple CTAC Inspections and audits.

- Assisting Supervisors with operations during the absence of the Property Management Director.

FINANCE DEPARTMENT

- Recruiting a new Finance Supervisor

- Analyzing all duties and BDO contract to determine if additional staffing for the financial specialist position is needed

DEVELOPMENT DEPARTMENT

- Working on project with Veterans Transition Center
- Working on Student Housing Project
- Working on potential Farm Labor Expansion
- Working on Casanova Site

HCV DEPARTMENT - UPDATED FIGURES

- Enclosed is a board memo and resolution for Payment Standards effective January 1, 2027
- HUD Approved Corrective Action Plan is included for your review as an informational item.

HUMAN RESOURCES DEPARTMENT

- Enclosed is a board memo for a revised MOU with the healthcare broker and resolution
- Union negotiations are still ongoing along with discussion about the onsite property manager/maintenance requirements.
- Working on Administrative tasks in the HR Department while the HR Director is out.
    - Engaged a contract employee to assist as a Sr. HR Generalist through Robert Half.
    - Seeking a HR Administrative Assistant
    - Recruiting a new Payroll/HR Specialist

MISCELLANEOUS

- No updates at this time

Housing Choice Voucher Program Corrective Action Plan Report

Housing Authority of the County of Monterey

Introduction

The Housing Authority of the County of Monterey developed and submitted a corrective action plan in response to a projected Housing Assistance Payments (HAP) funding shortfall identified through HUD's Shortfall Prevention Team review process. The corrective action plan outlines the operational and financial measures being implemented to preserve housing assistance for current participants, maintain compliance with federal regulations, and improve the long-term financial stability of the Housing Choice Voucher (HCV) Program. The Housing Authority also submitted the required Board Chair Shortfall Letter 2026 acknowledging the projected shortfall and the Board's commitment to oversight of the program.

Projected Funding Shortfall

Based on HUD and Housing Authority projections, the Housing Choice Voucher Program is expected to experience a projected funding shortfall of approximately $847,301 by December 31, 2026. In response, the Housing Authority applied for HUD shortfall funding assistance and began implementing cost-containment measures recommended by HUD's Shortfall Prevention Team.

Corrective Actions Implemented

The Housing Authority suspended general voucher issuance, limited admissions as required by HUD, discontinued absorption of incoming portability participants, eliminated exception payment standards except where required, suspended additional project-based voucher commitments, and implemented cost containment measures including minimum rent requirements and ongoing expenditure monitoring.

Current Program Status

No participant terminations are anticipated as a result of the projected funding shortfall. Current participants continue to receive housing assistance without interruption, and all required documentation has been submitted to HUD.

Board Oversight

HUD required confirmation that the Board of Commissioners has been informed of the projected shortfall and corrective measures. Through submission of the Board Chair letter, the Board acknowledged the financial challenges facing the Housing Choice Voucher Program and committed to continued oversight.

Actions and Timeline Identified in the Board Chair Letter

Action	Status	Completion Date
Adopt cost-saving measures and work with HUD's Shortfall Prevention Team	Completed	August 28, 2026

Submit complete shortfall funding application to HUD	Completed	August 28, 2026
Restrict conversion of Emergency Housing Voucher (EHV) families to turnover HCV assistance	Completed	September 30, 2026
Suspend issuance of tenant-based vouchers except where specifically permitted by HUD	Completed	August 28, 2026
Discontinue absorption of portability vouchers	Completed	August 28, 2026
Suspend new PBV Requests for Proposals and selections	Completed	August 28, 2026

Summary: The Housing Authority has completed all corrective actions required under HUD's Shortfall Prevention Plan. Implementation of the majority of required actions was completed on August 28, 2026, with the restriction on the conversion of Emergency Housing Voucher (EHV) families to turnover Housing Choice Voucher assistance completed on September 30, 2026. Staff will continue to monitor Housing Assistance Payments expenditures, leasing levels, and funding utilization and will provide periodic updates to the Board regarding the financial status of the Housing Choice Voucher Program.

Conclusion

The Housing Authority has taken proactive steps to address the projected funding shortfall and will continue monitoring funding levels and program stability.

M E M O R A N D U M

TO: Board of Directors

FROM: Zulieka Boykin, Executive Director/CEO

RE: **Resolution 3168: Approving Participation in th SDRMA Health Benefit Program**

DATE: November 18, 2026

Purpose

The purpose of this memorandum is to request Board approval of the updated SDRMA Health Benefits MOU between the Special District Risk Management Authority (SDRMA) and the Housing Authority of the County of Monterey for participation in the PRISM Health and Employee Benefits Small Group Program.

Background

The Housing Authority participates in the PRISM Health and Employee Benefits Small Group Program, which is administered by SDRMA. SDRMA recently updated its Memorandum of Understanding governing participation in the program and provided a summary of changes for participating agencies.

Key Changes to the Agreement

Key revisions include expanded definitions, clarified program entry requirements, updated eligibility and participation requirements, enhanced premium and billing provisions, revised assessment and dividend provisions, updated withdrawal requirements, addition of binding arbitration language, and strengthened amendment provisions.

Fiscal Impact

Approval of the revised Memorandum of Understanding does not create an immediate increase in employee benefit costs. Future premiums and assessments will continue to be established through the PRISM governance process.

Recommendation

I highly recommend that the Board of Commissioners approve the revised SDRMA Health Benefits MOU and authorize the Executive Director/CEO to execute the agreement on behalf of the Housing Authority of the County of Monterey.

Attachments

1. SDRMA Health Benefits MOU-HACM-10.19.2026 (1).pdf

2. Revised-MOU for Health Benefits 2026 Redline (1).pdf

3. Summary of Changes 08.06.2026 (1).pdf

RESOLUTION 3168

A RESOLUTION OF THE OF THE (GOVERNING BODY) OF Housing Authority of the County of Monterey APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF UNDERSTANDING AND AUTHORIZING PARTICIPATION IN THE SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY'S HEALTH BENEFITS PROGRAM

WHEREAS, Housing Authority of the County of Monterey, a public agency duly organized and existing under and by virtue of the laws of the State of California (the "ENTITY"), has determined that it is in the best interest and to the advantage of the ENTITY to participate in the Health Benefits Program offered by Special District Risk Management Authority (the "Authority"); and

WHEREAS, the Authority was formed in 1986 in accordance with the provisions of California Government Code 6500 *et seq.,* for the purpose of providing risk financing, risk management programs and other coverage protection programs; and

WHEREAS, participation in Authority programs requires the ENTITY to execute and enter into a Memorandum of Understanding which states the purpose and participation requirements for the Health Benefits Program; and

WHEREAS, all acts, conditions and things required by the laws of the State of California to exist, to have happened and to have been performed precedent to and in connection with the consummation of the transactions authorized hereby do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the ENTITY is now duly authorized and empowered, pursuant to each and every requirement of law, to consummate such transactions for the purpose, in the manner and upon the terms herein provided.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE ENTITY AS FOLLOWS:

Section 1. Findings. The ENTITY's Governing Body hereby specifically finds and determines that the actions authorized hereby relate to the public affairs of the ENTITY.

Section 2. Memorandum of Understanding. The Memorandum of Understanding, to be executed and entered into by and between the ENTITY and the Authority, in the form presented at this meeting and on file with the ENTITY's Secretary, is hereby approved. The ENTITY's Governing Body and/or Authorized Officers ("The Authorized Officers") are hereby authorized and directed, for and in the name and on behalf of the ENTITY, to execute and deliver to the Authority the Memorandum of Understanding.

Section 3. Program Participation. The ENTITY's Governing Body approves participating in the Special District Risk Management Authority's Health Benefits Program.

Section 4. Severability. If any provision of this resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the resolution which can be given effect without the invalid provision or application, and to this end the provisions of this resolution are severable.

Section 5. Other Actions. The Authorized Officers of the ENTITY are each hereby authorized and directed to execute and deliver any and all documents which are necessary in order to consummate the transactions authorized hereby and all such actions heretofore taken by such officers are hereby ratified, confirmed and approved.

Section 6. Effective Date. This resolution shall take effect immediately upon its passage.

PASSED AND ADOPTED this _____ day of _____, 20_____ by the following vote:

AYES: _____

NOES: _____

ABSENT: _____

_____
Name

_____
Title

_____
ENTITY Secretary

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (HEREAFTER "MEMORANDUM") IS ENTERED INTO BY AND BETWEEN THE SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY (HEREAFTER "SDRMA") AND THE PARTICIPATING PUBLIC ENTITY (HEREAFTER "ENTITY") WHO IS SIGNATORY TO THIS MEMORANDUM.

WHEREAS, on August 1, 2006, SDRMA in its capacity as a member of Public Risk Innovation, Solutions and Management (PRISM) and having executed the Joint Powers Agreement (JPA) governing PRISM, was appointed administrator for the purpose of enrolling small public entities into the PRISM Health and/or Employee Benefits Small Group Program (hereinafter "Program"); and

WHEREAS, the terms and conditions of the Program as well as benefit coverage, rates, assessments, and premiums are governed by the PRISM Health Committee and/or PRISM Employee Benefits Committee for the Program (the "Committee") and not SDRMA; and

WHEREAS, ENTITY desires to enroll and participate in the Program, acknowledging that SDRMA acts solely in an administrative capacity and does not establish Program terms.

NOW THEREFORE, SDRMA and ENTITY agree as follows:

1. DEFINITIONS. For purposes of this MEMORANDUM, unless the context otherwise requires, the following terms when capitalized have the respective meanings set out below and are applicable to the singular as well as to the plural forms of such terms and to the masculine as well as to the feminine and neuter genders of such terms.

a. "Committee" means the PRISM Health Committee and/or PRISM Employee Benefits Committee for the Program.

b. "Coverage Documents" means, except as otherwise provided herein, coverage documents from each carrier outlining the coverage provided, including terms and conditions of coverage, are controlling with respect to the coverage of the Program and will be provided by SDRMA to each ENTITY. Documents will be made available through the online SDRMA Portal and be accessible to approved users of the ENTITY.

c. "Program Participation Agreement" means the agreement issued by PRISM/Alliant Underwriting Services (AUS) to the ENTITY that details the final terms of acceptance and any special exceptions or terms that have been made a part of the underwriting approval and is required to be completed and executed in order to constitute full acceptance as a member of the PRISM Small Group Program.

d. "Program" or "PRISM" means the Public Risk Innovation, Solutions and Management (PRISM) Health and/or Employee Benefits Small Group Program.

e. "Program Documents" means the following: SDRMA Program Administrative Guidelines, SDRMA Resolution, Program Underwriting application and any required underwriting documents, Program approval, Program Underwriting & Eligibility Rules and Program Participation Agreement.

2. PURPOSE**.** ENTITY is signatory to this MEMORANDUM for the sole purpose of enrolling in the Program.

3. ENTRY INTO PROGRAM**.** ENTITY shall apply for participation in the Program by executing any and all forms prescribed by SDRMA. SDRMA shall submit the completed forms to the Program's Underwriter who has the authority to accept or reject ENTITY'S application in its sole discretion based on the Program's governing documents and in accordance with the Program's eligibility guidelines.

4. MAINTENANCE OF EFFORT**.** Program provides health benefits to all active employees, retired employees, dependents of an active or retired employee and public officials of the ENTITY who satisfy requirements for participation. ENTITY public officials may participate in the Program only if they are currently being covered and their own ENTITY's enabling act, plans and policies allow it. ENTITY must contribute at least the minimum percentage required by the eligibility requirements

5. PREMIUMS. ENTITY agrees and acknowledges that premiums and rates for the Program are set by the Committee and that SDRMA's Administrative Fee is set by SDRMA for each billing cycle. ENTITY will remit the total monthly amount billed by SDRMA for each category of participants and the census of covered employees, public officials, dependents and retirees. Premiums are based on a full month, and there are no partial months or prorated Premiums. Enrollment for mid-year qualifying events and termination of coverage will be made in accordance with the SDRMA Program Administrative Guidelines.

Late Payment Penalties. ENTITY shall pay all Premium invoices as billed to SDRMA, regardless of any changes to eligibility or adjustments to Premiums that may occur during the billing month and not reflected in the Premium invoice. SDRMA shall issue Premium invoices to ENTITY prior to the coverage month in which they are due. Premium invoices are due by the due date stated on the invoice and considered delinquent thirty (30) calendar days from the due date. In addition to the outstanding balance due for any unpaid invoice, ENTITY shall be liable to SDRMA for a late payment penalty of 1% of the outstanding balance of any unpaid portion of such invoice effective (30) calendar days after the invoice due date. SDRMA reserves the right to terminate the MEMORANDUM and ENTITY'S Participation Agreement, including immediate cessation

of all services under the Program, any time after it provides written notice to ENTITY of its failure to pay the amount due of any invoice.

6. BENEFITS. Benefits provided to ENTITY participants shall be as set forth in ENTITY's Plan Summary for the Program and as agreed upon between the ENTITY and its recognized employee organizations as applicable. Not all plan offerings will be available to ENTITY, and plans requested by ENTITY must be submitted to Program underwriter for approval.

7. ASSESSMENTS AND DIVIDENDS. The Program annual premium, as approved by the Committee will be established at a level which is anticipated to provide adequate overall funding. The Program will directly manage surpluses and deficits. Premiums are targeted to fund expected claims (including incurred-but-not-reported (IBNR) and run-out), reinsurance (if any), Program/administrative expenses, and any reserve or margin adopted by the Committee.

   If Program funds are insufficient (including funding IBNR), the Committee may impose premium assessments on all applicable participating Entities, consistent with the JPA, including ENTITY signing this MEMORANDUM. Entities that have withdrawn from the Program are liable for assessments attributable to plan year(s) in which they participated.

   After appropriate reserves and obligations are funded and any Committee-approved margin is achieved, the Committee may declare a dividend or premium credit, using a formula recommended by the Program underwriters and actuary.

8. WITHDRAWAL. ENTITY may withdraw from this MEMORANDUM and terminate its Program Participation Agreement for a subsequent calendar year subject to the following condition: ENTITY shall notify SDRMA in writing of its intent to withdraw from this MEMORANDUM and terminate its Program Participation Agreement at least 120 days prior to January 1st of the subsequent calendar year in which it shall be effective. No withdrawal shall become effective until December 31 of the year that notice of termination is received. ENTITY may rescind its notice of intent to withdraw and terminate no later than October 1st. Once ENTITY withdraws from the Program, there is a 3-year waiting period to come back into the Program, and the ENTITY will be subject to underwriting approval.

9. ARBITRATION OF DISPUTES. To the extent permitted by law, all controversies between the ENTITY and SDRMA that may arise out of or relate to any of the services provided by SDRMA under the MEMORANDUM, or the construction, performance or breach of this or any other agreement between the ENTITY and SDRMA, whether entered into prior to, on or subsequent to the date hereof, shall be settled by binding arbitration in the City of Sacramento, California, under the Commercial Arbitration Rules of the American

Arbitration Association. Judgment upon any award rendered by the arbitrator(s) shall be final and may be entered into any court having jurisdiction.

10. GOVERNING LAW. This MEMORANDUM shall be governed in accordance with the laws of the State of California.

11. VENUE. Venue for any dispute or enforcement shall be in the City of Sacramento, California.

12. ATTORNEY FEES. The prevailing party in any dispute shall be entitled to an award of reasonable attorney fees.

13. COMPLETE AGREEMENT. This MEMORANDUM together with the related Program Documents constitutes the full and complete agreement of the ENTITY.

14. SEVERABILITY. Should any provision of this MEMORANDUM be judicially determined to be void or unenforceable, such determination shall not affect any remaining provision.

15. AMENDMENT OF MEMORANDUM; WAIVER. This MEMORANDUM may not be modified, nor shall any provision hereof be waived or amended, except in a writing duly signed by authorized representatives of SDRMA and ENTITY. The failure of either Party to enforce at any time any provision of the MEMORANDUM shall not be construed to be a waiver of such provision, nor in any way to affect the validity of the MEMORANDUM or the right of either party thereafter to enforce each and every such provision. If ENTITY fails or refuses to execute an amendment to this MEMORANDUM by the deadline included in written notice of SDRMA'S execution of said amendment, SDRMA reserves the right to terminate this MEMORANDUM and ENTITY'S Program Participation Agreement effective as of the next annual renewal date.

16. EFFECTIVE DATE. This MEMORANDUM shall become effective on the later of the first date of coverage for the ENTITY or the last date of signing of this MEMORANDUM by the Chief Executive Officer or Board President of SDRMA and the authorized person for the ENTITY.

17. EXECUTION IN COUNTERPARTS. This MEMORANDUM may be executed in several counterparts, each of which shall be an original, all of which shall constitute but one and the same instrument.

In Witness Whereof, the undersigned have executed the MEMORANDUM as of the date set forth below.

Dated: _____ By: _____

Special District Risk
Management Authority

Dated: _____ By: _____

Housing Authority of the County of Monterey

Tel 800.537.7790
Fax 916.231.4111
www.sdrma.org

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (HEREAFTER "MEMORANDUM") IS ENTERED INTO BY AND BETWEEN THE SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY (HEREAFTER "SDRMA") AND THE PARTICIPATING PUBLIC ENTITY (HEREAFTER "ENTITY") WHO IS SIGNATORY TO THIS MEMORANDUM.

WHEREAS, on August 1, 2006, SDRMA in its capacity as a member of Public Risk Innovation, Solutions and Management (PRISM) and having executed the Joint Powers Agreement (JPA) governing PRISM, was appointed administrator for the purpose of enrolling small public entities into the ~~Public Risk Innovation, Solutions and Management~~ (PRISM) Health and/or Employee Benefits Small Group Program (hereinafter "P~~ROGRAM~~rogram"); and

WHEREAS, the terms and conditions of the PROGRAM as well as benefit coverage, rates, assessments, and premiums are governed by the PRISM Health Committee and/or PRISM Employee Benefits Committee for the P~~ROGRAM~~rogram (the "C~~OMMITTEE~~ommittee") and not SDRMA; and

WHEREAS, ENTITY desires to enroll and participate in the P~~ROGRAM~~rogram, acknowledging that SDRMA acts solely in an administrative capacity and does not establish Program terms.

NOW THEREFORE, SDRMA and ENTITY agree as follows:

1. DEFINITIONS. For purposes of this MEMORANDUM, unless the context otherwise requires, the following terms when capitalized have the respective meanings set out below and are applicable to the singular as well as to the plural forms of such terms and to the masculine as well as to the feminine and neuter genders of such terms.

a. "Committee" means the PRISM Health Committee and/or PRISM Employee Benefits Committee for the Program.

b. "Coverage Documents" means, except as otherwise provided herein, coverage documents from each carrier outlining the coverage provided, including terms and conditions of coverage, are controlling with respect to the coverage of the Program and will be provided by SDRMA to each ENTITY. Documents will be made available through the online SDRMA Portal and be accessible to approved users of the ENTITY.

c. "Program Participation Agreement" means the agreement issued by PRISM/AUS Underwriting to the Entity that details the final terms of acceptance and any special exceptions or terms that have been made a part of the underwriting approval and is required to be

completed and executed in order to constitute full acceptance as a member of the PRISM Small Group Program.

d. "Program" or "PRISM" means the Public Risk Innovation, Solutions and Management (PRISM) Health and/or Employee Benefits Small Group Program.

e. "Program Documents" means the following: SDRMA Program Administrative Guidelines, SDRMA Resolution, Program Underwriting application and any required underwriting documents, Program approval, Program Underwriting & Eligibility Rules and Program Participation Agreement.

~~1~~2. PURPOSE**.** ENTITY is signatory to this MEMORANDUM for the ~~express~~ sole purpose of enrolling in the Program~~ROGRAM~~.

~~2~~3. ENTRY INTO PROGRAM**.** ENTITY shall ~~enroll~~ apply for participation in the Program~~ROGRAM~~ by ~~making application through~~ executing and all forms prescribed by SDRMA. ~~-~~SDRMA shall submit the completed forms to ~~which shall be subject to approval by~~ the Program~~ROGRAM~~'s Underwriter who has the authority to accept or reject Entity's application in its sole discretion based on the Program's ~~and~~ governing documents and in accordance with the Program's~~applicable~~ eligibility guidelines.

~~3~~4. MAINTENANCE OF EFFORT**.** Program ~~ROGRAM is designed to provide an alternative~~ provides health benefit~~s solution~~ to all ~~participants~~ active employees, retired employees, dependents of an active or retired employee and public officials of the ENTITY who satisfy requirements for participation. ~~of the ENTITY including active employees, retired employees (optional), dependents (optional) and public officials (optional).~~ ENTITY public officials may participate in the Program~~ROGRAM~~ only if they are currently being covered and their own ENTITY's enabling act, plans and policies allow it. ENTITY must contribute at least the minimum percentage required by the eligibility requirements

~~4~~5. PREMIUMS. ENTITY ~~understands~~ agrees and acknowledges that premiums and rates for the Program ~~ROGRAM~~ are set by the ~~COMMITTEE~~Committee and that SDRMA's Administrative Fee is set by SDRMA For each billing cycle,. ENTITY will remit the total monthly ~~premiums based upon rates established~~ amount billed by SDRMAfor each category of participants and the census of covered employees, public officials, dependents and retirees. PREMIUMs are based on a full month, and there are no partial months or prorated PREMIUMs. Enrollment for mid-year qualifying events and termination of coverage will be made in accordance with the SDRMA Program Administrative Guidelines.

~~Rates for the ENTITY and each category of participant will be determined by the COMMITTEE designated for the PROGRAM based upon advice from its consultants and/or a consulting Benefits Actuary and insurance carriers. In addition, SDRMA adds an administrative fee to premiums and rates for costs associated with administering the PROGRAM. Rates may vary depending upon factors including, but not limited to, demographic characteristics, loss experience of all public entities participating in the PROGRAM and differences in benefits provided (plan design), if any.~~

~~SDRMA will administrate a billing to ENTITY each month, with payments due by the date specified by SDRMA. Payments received after the specified date will accrue penalties up to and including termination from the PROGRAM. Premiums are based on a full month, and there are no partial months or prorated premiums. Enrollment for mid-year qualifying events and termination of coverage will be made in accordance with the SDRMA Program Administrative Guidelines~~.

Late Payment Penalties. ENTITY shall pay all PREMIUM invoices as billed to SDRMA, regardless of any changes to eligibility or adjustments to PREMIUMS that may occur during the billing month and not reflected in the PREMIUM invoice. SDRMA shall issue PREMIUM invoices to ENTITY prior to the coverage month in which they are due. PREMIUM invoices are due by the due date stated on the invoice and considered delinquent thirty (30) calendar days from the due date. In addition to the outstanding balance due for any unpaid invoice, ENTITY shall be liable to SDRMA for a late payment penalty of 1% of the outstanding balance of any unpaid portion of such invoice effective (30) calendar days after the invoice due date. SDRMA reserves the right to terminate the MEMORANDUM and ENTITY'S Participation Agreement, including immediate cessation of all services under the Program, any time after it provides written notice to ENTITY of its failure to pay the amount due of any invoice.

~~5~~6. BENEFITS. Benefits provided to ENTITY participants shall be as set forth in ENTITY's Plan Summary for the Program ~~ROGRAM~~ and as agreed upon between the ENTITY and its recognized employee organizations as applicable. Not all plan offerings will be available to ENTITY, and plans requested by ENTITY must be submitted to Program~~ROGRAM~~ underwriter for approval.

6. ~~COVERAGE DOCUMENTS. Except as otherwise provided herein, coverage documents from each carrier outlining the coverage provided, including terms and conditions of coverage, are controlling with respect to the coverage of the PROGRAM and will be provided by SDRMA to each ENTITY. SDRMA will provide each ENTITY with additional documentation, defined as the SDRMA Program Administrative Guidelines which provide further details on administration of the PROGRAM.~~

7. ~~PROGRAM FUNDING. It is the intent of this MEMORANDUM to provide for a fully funded PROGRAM by any or all of the following: pooling risk; purchasing individual stop loss~~

~~coverage to protect the pool from large claims; and purchasing aggregate stop loss coverage.~~

~~8. ASSESSMENTS. Should the PROGRAM not be adequately funded for any reason, pro-rata assessments to the ENTITY may be utilized to ensure the approved funding level for applicable policy periods. Any assessments which are deemed necessary to ensure approved funding levels shall be made upon the determination and approval of the COMMITTEE in accordance with the following:~~

~~a. Assessments/dividends will be used sparingly. Generally, any over/under funding will be factored into renewal rates.~~

~~b. If a dividend/assessment is declared, allocation will be based upon each ENTITY's proportional share of total premiums paid for the preceding 3 years. An ENTITY must be a current participant to receive a dividend, except upon termination of the PROGRAM and distribution of assets.~~

~~c. ENTITY will be liable for assessments for 12 months following withdrawal from the PROGRAM.~~

~~d. Fund equity will be evaluated on a total PROGRAM-wide basis as opposed to each year standing on its own.~~

7. ASSESSMENTS AND DIVIDENDS. The Program annual premium, as approved by the Committee will be established at a level which is anticipated to provide adequate overall funding. The Program will directly manage surpluses and deficits. Premiums are targeted to fund expected claims (including incurred-but-not-reported (IBNR) and run-out), reinsurance (if any), Program/administrative expenses, and any reserve or margin adopted by the Committee.

If Program funds are insufficient (including funding IBNR), the Committee may impose premium assessments on all applicable participating Entities, consistent with the JPA, including ENTITY signing this MEMORANDUM. Entities that have withdrawn from the Program are liable for assessments attributable to plan year(s) in which they participated.

After appropriate reserves and obligations are funded and any Committee-approved margin is achieved, the Committee may declare a dividend or premium credit, using a formula recommended by the Program Underwriters and actuary.

~~9~~8. WITHDRAWAL. ENTITY may withdraw from this MEMORANDUM and terminate its Program Participation Agreement for a subsequent calendar year subject to the following condition: ~~ENTITY shall notify SDRMA and the PROGRAM in writing of its~~

~~intent to withdraw at least 90 days prior to their requested withdrawal date~~. ENTITY shall notify SDRMA in writing of its intent to withdraw from this MEMORANDUM and terminate its Program Participation Agreement at least 120 days prior to January 1st of the subsequent calendar year in which it shall be effective . No withdrawal shall become effective until December 31 of the year that notice of termination is received. ENTITY may rescind its notice of intent to withdraw and terminate no later than October 1st. Once ENTITY withdraws from the Program~~ROGRAM~~, there is a 3-year waiting period to come back into the Program~~ROGRAM~~, and the ENTITY will be subject to underwriting approval ~~again~~.

~~10. LIAISON WITH SDRMA. Each ENTITY shall maintain staff to act as liaison with SDRMA and between the ENTITY and SDRMA's designated PROGRAM representative.~~

9. ARBITRATION OF DISPUTES. To the extent permitted by law, all controversies between the ENTITY and SDRMA that may arise out of or relate to any of the services provided by SDRMA under the MEMORANDUM, or the construction, performance or breach of this or any other agreement between the ENTITY and SDRMA, whether entered into prior to, on or subsequent to the date hereof, shall be settled by binding arbitration in the City of Sacramento, California, under the Commercial Arbitration Rules of the American Arbitration Association. Judgment upon any award rendered by the arbitrator(s) shall be final, and may be entered into any court having jurisdiction.

~~11~~10. GOVERNING LAW. This MEMORANDUM shall be governed in accordance with the laws of the State of California.

~~12~~11. VENUE. Venue for any dispute or enforcement shall be in the City of Sacramento, California.

~~13~~12. ATTORNEY FEES. The prevailing party in any dispute shall be entitled to an award of reasonable attorney fees.

~~14.~~13. COMPLETE AGREEMENT. This MEMORANDUM together with the related Program~~ROGRAM documents~~ Documents constitutes the full and complete agreement of the ENTITY.

~~15~~14. SEVERABILITY. Should any provision of this MEMORANDUM be judicially determined to be void or unenforceable, such determination shall not affect any remaining provision.

~~16~~15. AMENDMENT OF MEMORANDUM; WAIVER. This MEMORANDUM may not be modified, nor shall any provision hereof be waived or amended, except in a writing duly signed by authorized representatives of SDRMA and ENTITY. The failure of either Party to enforce at any time any provision of the MEMORANDUM shall not be construed to be a waiver of such provision, nor in any way to affect the validity of the MEMORANDUM or the

right of either party thereafter to enforce each and every such provision.~~may be amended by the SDRMA Board of Directors and such amendments are subject to approval of ENTITY's designated representative, or alternate, who shall have authority to execute this MEMORANDUM.~~ ~~Any~~ If ENTITY ~~who~~ fails or refuses to execute an amendment to this MEMORANDUM ~~,~~ by the deadline included in written notice of SDRMA'S execution of said amendment, SDRMA reserves the right to terminate ~~shall be deemed to have withdrawn~~ this MEMORANDUM and ENTITY'S Program Participation Agreement ~~from the PROGRAM~~ effective as of ~~on~~ the next annual renewal date.

~~17~~16. EFFECTIVE DATE. This MEMORANDUM shall become effective on the later of the first date of coverage for the ENTITY or the last date of signing of this MEMORANDUM by the Chief Executive Officer or Board President of SDRMA and the authorized person for the ENTITY.

~~18~~17. EXECUTION IN COUNTERPARTS. This MEMORANDUM may be executed in several counterparts, each of which shall be an original, all of which shall constitute but one and the same instrument.

In Witness Whereof, the undersigned have executed the MEMORANDUM as of the date set forth below.

Dated: _____ By: _____

Special District Risk
Management Authority

Dated: _____ By: _____

~~Agency~~ ENTITY Name

Section	Previous Language	Revised Language	Description of Change
Definitions	Various terms and definitions, some not clearly defined or missing.	Expanded and clarified definitions for "Committee," "Coverage Documents," "Program Participation Agreement," "Program," and "Program Documents."	Improved clarity and specificity of key terms for better understanding and administration.
Entry into Program	ENTITY shall enroll in the Program by making application through SDRMA.	ENTITY shall apply for participation by executing all forms prescribed by SDRMA, subject to approval by the Program's Underwriter.	Clarifies the application process and emphasizes underwriter approval.
Maintenance of Effort	Program provides health benefits to all participants of the ENTITY.	Specifies eligible participants (active employees, retired employees, dependents, public officials) and outlines optional participation for some groups.	Clarifies eligibility and participation requirements.
Premiums	ENTITY will remit monthly premiums based on rates established by SDRMA.	Premiums and rates are set by the Committee; SDRMA adds an administrative fee. Details on billing, penalties for late payment, and termination for non-payment added.	Adds detail on premium calculation, billing, and consequences for late payment.
Benefits	Benefits as set forth in ENTITY's Plan Summary.	Benefits must be agreed upon with employee organizations and approved by the Program underwriter.	Adds requirement for underwriter approval of plan selections.

Assessments & Dividends	Assessments/dividends used sparingly; allocation based on premiums paid.	Committee may impose premium assessments if funds are insufficient; details on liability for withdrawn entities and dividend formula.	Expands on funding adequacy, assessment process, and dividend distribution.
Withdrawal	ENTITY may withdraw with 90 days' notice.	Notice period extended to 120 days prior to January 1; rescission deadline added; 3-year waiting period for re-entry after withdrawal.	Tightens withdrawal process and re-entry requirements.
Arbitration	Not previously specified.	Adds binding arbitration clause for disputes, specifying Sacramento, CA as venue.	Introduces formal dispute resolution process.
Amendment	Amendments require written agreement by both parties.	Clarifies amendment process, including SDRMA's right to terminate if ENTITY does not execute required amendments.	Strengthens amendment and termination provisions.

MEMORANDUM

TO: Board of Commissioners

FROM: Lucila Vera, Director of Housing Programs

THROUGH: Zulieka Boykin, Executive Director/CEO

DATE: November 23, 2026

SUBJECT: **Resolution 3169: Approval of** 2027 Housing Choice Voucher Payment Standards

---

The Housing Authority of the County of Monterey administers a Housing Choice Voucher Program, which must follow HUD rules and regulations. Under 24 CFR § 982.503, PHA's must assess their payment standards each year using the Fair Market Rents (FMRs) published by HUD. Payment standards must stay within the basic range, which is 90 to 110 percent of the FMR, and a housing authority must revise its payment standards within three months of the FMR effective date when a change is needed to stay in that range. Any payment standard below 90 percent or above 110 percent requires HUD approval before it can be used.

HUD published the FY2027 FMRs on September 1, 2026, with an effective date of October 1, 2026. Using its standard methodology, HUD's calculated FY2027 FMRs for the Salinas, CA MSA, which covers all of Monterey County, resulted in between 13 and 20 percent lower than the FY2026 FMRs. HUD does not allow an FMR to fall below 90 percent of the prior year's FMR, so for every unit size HUD replaced the calculated amount with a floor equal to 90 percent of the FY2026 FMR. As a result, the final FY2027 FMRs for our county are 10 percent lower than FY2026 for every unit size, as shown below.

Unit Size	FY2026 FMR	HUD Calculated FY2027 FMR	Final FY2027 FMR (90% Floor)	Change from FY2026
Studio	$2,173	$1,810	$1,956	($217)
One Bedroom	$2,232	$1,942	$2,009	($223)
Two Bedroom	$2,684	$2,295	$2,416	($268)
Three Bedroom	$3,623	$2,951	$3,261	($362)
Four Bedroom	$3,945	$3,144	$3,551	($394)

2027 Payment Standards

HACM's current payment standards, effective January 1, 2026, are set at 100 percent of the FY2026 FMRs. Because HUD lowered the FMRs to the 90 percent floor, the current payment standards are now about 111 percent of the FY2027 FMRs, which is over the 110 percent maximum allowed under federal regulations. HACM must revise its payment standards by January 1, 2027, and is adopting payment standards at 100 percent of the FY2027 FMRs, effective January 1, 2027.

The 2027 Payment Standards are shown below next to the current payment standards.

Unit Size	Current 2026 Payment Standard (100% of FY2026 FMR)	2027 Payment Standard (100% of FY2027 FMR)	Change
Studio	$2,173	$1,956	($217)
One Bedroom	$2,232	$2,009	($223)
Two Bedroom	$2,684	$2,416	($268)
Three Bedroom	$3,623	$3,261	($362)
Four Bedroom	$3,945	$3,551	($394)
Five Bedroom	$4,537	$4,084	($453)

Key Points

- The 2027 Payment Standards are set at 100 percent of HUD's FY2027 FMRs and would take effect January 1, 2027. Each payment standard is 10 percent lower than the current 2026 amount, a monthly decrease ranging from $217 for a studio to $453 for a five-bedroom unit.
- The 2027 Payment Standards apply uniformly across Monterey County to all new admissions and to current participants who move to a new unit on or after January 1, 2027.
- Current participants who stay in their unit will keep the payment standard they have now, and it will continue to be used for their annual and interim rent calculations. Under HACM's Administrative Plan, HACM will not reduce the payment standard for a family under a HAP contract as long as that HAP contract remains in effect.
- For voucher holders who are currently searching for a unit, the payment standard is based on the date the HAP contract is executed. HAP contracts executed before January 1, 2027, will use the 2026 Payment Standards, and HAP contracts executed on or after January 1, 2027, will use the updated 2027 Payment Standards. Voucher holders finalizing a unit close to January 1, 2027, are encouraged to contact their HACM Housing Specialist for guidance.
- Families renting units above the 2027 Payment Standards may qualify to pay the difference, since a family’s share of rent at initial occupancy can go up to 40 percent of its monthly adjusted income, so some higher rent units may be approvable.
- Payment standards are the maximum monthly assistance HACM can pay, not the approved rent. The approved rent is still set through rent reasonableness, which compares the unit to similar units in the area, and the rent reasonableness process is not affected by the change in payment standards.
- Landlords whose tenants are not moving do not need to take any action, and the 2027 Payment Standards do not affect landlord screening practices.
- Upon approval, HACM is issuing a Public Notice in English and Spanish to inform participants and landlords of these changes.

Board Action

The attached resolution, presented for Board approval, adopts 2027 Payment Standards at 100 percent of the HUD FY2027 Fair Market Rents, effective January 1, 2027, for the Housing Authority of the County of Monterey.

Attachments

1. Resolution adopting the 2027 Payment Standards, with Exhibit A
2. Payment Standards Effective January 1, 2027, memo
3. Public Notice: 2027 Payment Standards (English and Spanish)

RESOLUTION 3169

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF MONTEREY TO ADJUST ITS PAYMENT STANDARDS RELATING TO THE HOUSING CHOICE VOUCHER PROGRAM

WHEREAS, annually, the U.S. Department of Housing and Urban Development ("HUD") publishes fair market rents ("FMRs");

WHEREAS, public housing agencies participating in the housing choice voucher program are required to adopt a payment standard schedule that establishes voucher payment standards for each FMR area in the public housing agency's jurisdiction;

WHEREAS, subject to certain exceptions, the payment standard amount must be in the range of 90 to 110 percent of the published FMR for unit size;

WHEREAS, on September 1, 2026, HUD published its Fiscal Year 2027 FMRs, effective October 1, 2026, for areas within the Housing Authority of the County of Monterey's ("Housing Authority") jurisdiction;

WHEREAS, the Fiscal Year 2027 FMRs for the Housing Authority's jurisdiction decreased from the Fiscal Year 2026 FMRs, and the Housing Authority's current payment standards are above the 110 percent of the Fiscal Year 2027 FMRs;

WHEREAS, the Housing Authority needs to adjust its payment standards to track revisions to FMRs pursuant to federal regulations, which require the Housing Authority to revise its payment standards no later than three months after the effective date of the published FMRs when a change is needed to remain within the 90 to 110 percent range;

WHEREAS, the adjusted payment standards attached hereto as Exhibit A are 100% of the Fiscal Year 2027 FMRs and will take effect January 1, 2027; and

WHEREAS, the Housing Authority desires to hold households which are already leasing residential units based on the Housing Authority's previously adopted payment standards harmless from any additional rent burden which would otherwise be triggered by the Housing Authority's action to adjust its payment standards.

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF MONTEREY DOES HEREBY RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The Housing Authority adopts the payment standards attached hereto as Exhibit A, effective January 1, 2027.

SECTION 3. For those households under a HAP contract executed before January 1, 2027, the Housing Authority will continue to apply the payment standard in effect for the household for as long as the household remains in its current unit under that HAP contract.

The payment standards set forth in Exhibit A shall apply to all HAP contracts executed on or after January 1, 2027.

SECTION 4. This action is not a Project subject to CEQA.

SECTION 5. The Clerk of the Board shall certify to the adoption of this Resolution, which shall, in turn, have immediate effect.

PASSED, APPROVED, and ADOPTED this _____ day of _____ 2026.

_____

Chair

ATTEST:

_____

Secretary

EXHIBIT A: ADJUSTED PAYMENT STANDARDS

Exhibit A

Housing Choice Voucher Program payment standards, effective January 1, 2027, set at 100% of the HUD Fiscal Year 2027 Fair Market Rents for the Salinas, CA MSA (Monterey County).

Unit Size	FY2027 Fair Market Rent	2027 Payment Standard (100% of FMR)
Studio	$1,956	$1,956
One Bedroom	$2,009	$2,009
Two Bedroom	$2,416	$2,416
Three Bedroom	$3,261	$3,261
Four Bedroom	$3,551	$3,551
Five Bedroom	$4,084	$4,084

The five bedroom amount is calculated at 115% of the four bedroom FMR, following HUD's FMR methodology for larger units.

Housing Authority of the County of Monterey
123 Rico Street, Salinas CA 93907
831.775.5000 • Fax: 831.424.9153 • TDD: 831.754.2951
http://www.hamonterey.org
Housing Choice Voucher Program
Payment Standards Effective January 1, 2027

Payment Standards Effective January 1, 2027

In compliance with federal requirements, the Housing Authority of the County of Monterey (HACM) is providing the updated 2027 Payment Standards chart below. These standards reflect HUD's newly published Fair Market Rents for 2027 and represent the maximum subsidy amounts the Housing Choice Voucher Program may apply toward rent and utilities based on unit size. The 2027 Payment Standards are based on HUD's 2027 Fair Market Rents for Monterey County, which decreased from 2026. The updated payment standards will apply to all new admissions and to currently assisted households that move to another unit on or after January 1, 2027.

Households currently assisted under the Housing Choice Voucher Program that stay in their current unit will keep the payment standard they have now. HACM will continue to use that payment standard for their annual recertifications and interim changes. The 2027 Payment Standards will apply to these households only if they move to a different unit on or after January 1, 2027.

Bedroom Size	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
Payment Standard	$1,956	$2,009	$2,416	$3,261	$3,551	$4,084

For families with a voucher who are currently searching for a unit, the payment standard that applies is based on the date the Housing Assistance Payments (HAP) contract is executed. If the HAP contract is executed before January 1, 2027, the 2026 Payment Standards will apply. If the HAP contract is executed on or after January 1, 2027, the 2027 Payment Standards will apply.

HACM will continue to use HUD's standard countywide Fair Market Rents for its 2027 Payment Standards, which apply uniformly across Monterey County. HACM is not required by HUD to adopt ZIP code based Fair Market Rents and does not use payment standard exceptions by ZIP code.

Housing Authority of the County of Monterey
123 Rico Street, Salinas, CA 93907
Phone: (831) 775-5000 • Fax: (831) 424-9153 • TDD: (831) 754-2951
www.hamonterey.org

PUBLIC NOTICE

HOUSING CHOICE VOUCHER PROGRAM

Effective January 1, 2027 - Updated Payment Standards

The Housing Authority of the County of Monterey (HACM) announces the implementation of updated Payment Standards for the Housing Choice Voucher Program, effective January 1, 2027. These changes are based on the 2027 HUD-published Fair Market Rents (FMRs) and represent the maximum subsidy amounts that may be applied toward rent and utilities for participating households in the Housing Choice Voucher Program.

Beginning January 1, 2027

The 2027 Payment Standards will apply uniformly across Monterey County to all new admissions and to current participant households who move to a new unit on or after January 1, 2027. Current participant households who stay in their unit will keep the payment standard they have now, and it will continue to be used for their annual and interim rent calculations. The 2027 Payment Standards will apply to these households only if they move to a new unit on or after January 1, 2027.

Current participants who are planning to move, or who receive a notice to vacate, are strongly encouraged to contact HACM before beginning a housing search so that unit affordability can be reviewed in advance.

2027 Payment Standards (Effective January 1, 2027)

Bedroom Size	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Payment Standard	$1,956	$2,009	$2,416	$3,261	$3,551	$4,084

What Landlords Need to Know

- Payment Standards are the maximum amount of housing assistance HACM can contribute toward rent and utilities for a voucher assisted household.
- The 2027 Payment Standards do not affect landlord screening practices; owners may continue to apply customary rental criteria in accordance with applicable laws and program requirements.
- The 2027 Payment Standards apply only to new admissions and to current participants who move to a new unit on or after January 1, 2027. Current participants who stay in their unit will keep the payment standard they have now.
- No action is required by landlords whose tenants are not moving.

Voucher Holders Currently Searching for a Unit

Voucher holders who are currently searching for a unit should know that the payment standard for their new rental unit is based on the date the Housing Assistance Payments (HAP) contract is executed (signed). The HAP contract is the agreement between HACM and the landlord that sets the terms for the monthly rent payments HACM makes to the landlord for a voucher holder's unit.

- If the HAP contract is executed before January 1, 2027, the current 2026 Payment Standards will apply.
- If the HAP contract is executed on or after January 1, 2027, the new 2027 Payment Standards will apply.

Voucher holders who are finalizing a unit close to January 1, 2027, when the new 2027 Payment Standards take effect, are encouraged to contact their HACM Housing Specialist for guidance. Their Housing Specialist can help determine which payment standard will apply and provide information on the approval and qualification process.

What Current Participants Need to Know

- The new Payment Standards take effect January 1, 2027.
- If you stay in your current unit, the payment standard you have now will continue to apply, and your housing assistance will not change because of the 2027 Payment Standards.
- If you move to a new unit on or after January 1, 2027, your housing assistance will be calculated using the 2027 Payment Standards, which may affect the amount of assistance available for the new unit.
- If you are planning to move, or if you receive a notice to vacate from your landlord, please contact HACM before starting a housing search. Staff can review unit affordability and voucher limits under the new 2027 Payment Standards with you and help you understand what rental amounts may be affordable.
- You must notify HACM before you move, and HACM must review and approve the new unit before housing assistance can begin.

Questions?

For inquiries or assistance, please contact:

Housing Authority of the County of Monterey
123 Rico Street, Salinas, CA 93907
Phone: (831) 775-5000 • Fax: (831) 424-9153
TDD: (831) 754-2951
Website: www.hamonterey.org

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www.hamonterey.org

AVISO PÚBLICO

PROGRAMA DE VALES DE ELECCIÓN DE VIVIENDA

Vigente a partir del 1 de enero de 2027 - Estándares de Pago Actualizados

La Autoridad de Vivienda del Condado de Monterey (HACM, por sus siglas en inglés) anuncia la implementación de Estándares de Pago actualizados para el Programa de Vales de Elección de Vivienda, vigentes a partir del 1 de enero de 2027. Estos cambios se basan en las Rentas Justas del Mercado (FMR, por sus siglas en inglés) de 2027 publicadas por HUD (Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos) y representan las cantidades máximas de subsidio que se pueden aplicar a la renta y los servicios públicos de los hogares participantes en el Programa de Vales de Elección de Vivienda.

A partir del 1 de enero de 2027

Los Estándares de Pago de 2027 se aplicarán de manera uniforme en todo el Condado de Monterey a todas las nuevas admisiones y a los hogares participantes actuales que se muden a una nueva unidad a partir del 1 de enero de 2027. Los hogares participantes actuales que permanezcan en su unidad conservarán el estándar de pago que tienen ahora, y este se seguirá usando para sus cálculos de renta anuales e cambios. Los Estándares de Pago de 2027 se aplicarán a estos hogares solamente si se mudan a una nueva unidad a partir del 1 de enero de 2027.

Se recomienda a los participantes actuales que planean mudarse, o que reciban un aviso para desocupar su unidad, que se comuniquen con HACM antes de comenzar a buscar vivienda para que se pueda revisar con anticipación que unidad es asequible.

Estándares de Pago de 2027 (Vigentes a partir del 1 de enero de 2027)

Recámaras	Estudio	1 Recámara	2 Recámaras	3 Recámaras	4 Recámaras	5 Recámaras
Estándar de Pago	$1,956	$2,009	$2,416	$3,261	$3,551	$4,084

Lo que los Propietarios deben saber

- Los Estándares de Pago son la cantidad máxima de asistencia de vivienda que HACM puede aportar para la renta y los servicios públicos de un hogar con asistencia de vale de vivienda.
- Los Estándares de Pago de 2027 no afectan las prácticas de evaluación de inquilinos; los propietarios pueden seguir aplicando sus criterios habituales de renta de acuerdo con las leyes aplicables y los requisitos del programa.
- Los Estándares de Pago de 2027 se aplican solamente a las nuevas admisiones y a los participantes actuales que se muden a una nueva unidad a partir del 1 de enero de 2027. Los participantes actuales que permanezcan en su unidad conservarán el estándar de pago que tienen ahora.
- Los propietarios con inquilinos que no se van a mudar no necesitan tomar ninguna acción.

Familias con vale que actualmente buscan una unidad

Las familias con vale que actualmente buscan una unidad deben saber que el estándar de pago para su nueva unidad de renta se basa en la fecha en que se ejecuta (firma) el contrato de Pagos de Asistencia de Vivienda (HAP, por sus siglas en inglés). El contrato HAP es el acuerdo entre HACM y el propietario que establece los términos de los pagos mensuales de renta que HACM hace al propietario por la unidad del titular del vale.

- Si el contrato HAP se firma antes del 1 de enero de 2027, se aplicarán los Estándares de Pago actuales del 2026.
- Si el contrato HAP se firma a partir del 1 de enero de 2027, se aplicarán los nuevos Estándares de Pago del 2027.

Se recomienda a las familias con vale que estén por finalizar la renta de una unidad cerca del 1 de enero de 2027, fecha en que son efectivos los nuevos Estándares de Pago de 2027, que se comuniquen con su Especialista de Vivienda de HACM para recibir orientación. Su Especialista de Vivienda puede ayudarles a determinar qué estándar de pago se aplicará y darles información sobre el proceso de aprobación y calificación.

Lo que los participantes actuales deben saber

- Los nuevos Estándares de Pago son efectivos el 1 de enero del 2027.
- Si usted permanece en su unidad actual, el estándar de pago que tiene ahora se seguirá aplicando, y su asistencia de vivienda no cambiará debido a los Estándares de Pago del 2027.
- Si usted se muda a una nueva unidad a partir del 1 de enero del 2027, su asistencia de vivienda se calculará usando los Estándares de Pago del 2027, lo cual puede afectar la cantidad de asistencia disponible para la nueva unidad.
- Si planea mudarse, o si recibe un aviso para desocupar de parte de su propietario, comuníquese con HACM antes de comenzar a buscar vivienda. La agencia puede revisar con usted la asequibilidad de la unidad y los límites de su vale bajo los nuevos Estándares de Pago del 2027, y ayudarle a entender qué cantidades de renta pueden ser asequibles.
- Usted debe notificar a HACM antes de mudarse, y HACM debe revisar y aprobar la nueva unidad antes de que pueda comenzar la asistencia de vivienda.

¿Preguntas?

Para preguntas o asistencia, comuníquese con:

Autoridad de Vivienda del Condado de Monterey
123 Rico Street, Salinas, CA 93907
Teléfono: (831) 775-5000 • Fax: (831) 424-9153
TDD: (831) 754-2951
Sitio web: www.hamonterey.org

M E M O R A N D U M

TO: Board of Commissioners

FROM: Zulieka Boykin, Executive Director/CEO

RE: Human Resources Report

DATE: November 18, 2026

EXECUTIVE SUMMARY

Human Resources has been overseen by the Executive Director/CEO during the absence of the Human Resource Director. All regular HR functions have continued including but not limited to the Union Negotiations.

LABOR RELATIONS AND EMPLOYEE RELATIONS

Labor negotiations with SEIU Local 521 remain active following the expiration of the 2023–2026 Memorandum of Understanding on August 31, 2026. Executive leadership and labor attorneys have been working diligently to finalize agreements on a new contract. We are hopeful that a contract will be agreed upon by December 1st. There have been several meetings and the number of issues for discussion has decreased significantly.

We are currently accepting applications for three positions. The positions are listed below.

- Finance Supervisor
- HR Administrative Assistant
- HR Payroll Specialist

The Authority is accepting applications and working with staffing agencies to gain a larger pool of qualified applicants for these positions.

HEALTH BENEFITS

Enclosed in this board packet is a revised MOU and resolution for SDRM, our healthcare broker. The board memo explains the changes to the existing MOU and that this action does not impact the coverage or cost of the healthcare plans. The changes provide greater clarification and related administrative information.

DEMOGRAPHICS

Workplace demographics have not changed, and more detailed information will be presented in the December board report.

CALIFORNIA HUMAN RESOURCE LAW CHANGES FOR 2027

- The State Minimum Wage will increase to $17.40 per hour on January 1,2027.
- The Exempt Salary Threshold will rise to $72,384 per year.

MEMORANDUM

To: Board of Commissioners
Thru: Zulieka Boykin, Executive Director
From: Ruben Larios and Alphonso Ochoa, Property Management Supervisors
Date: November 15, 2026
Re: Property Management Report

Occupancy

Occupancy Rate (Goal: 98%)

Property	Total Units	Offline/Excluded Units	Available	Vacant Units	Total Occupied Units	Occupancy Rate
One Parkside	80	1	79	4	75	93.8%
Single Family Homes	9	0	9	0	9	100.0%
Pacific Meadows	200	0	200	12	188	94.0%
Rippling River	79	0	79	2	77	97.5%
Haciendas 1	52	0	52	2	50	96.2%
Haciendas 2	46	0	46	0	46	100.0%
Haciendas 3	50	0	50	2	48	96.0%
Haciendas Senior	41	0	41	2	39	95.1%
South County RAD	70	0	70	2	68	97.1%
Salinas Family RAD	170	0	170	6	164	96.5%
East Salinas Family RAD	202	0	202	5	197	97.5%
Gonzales Family RAD	30	0	30	2	28	93.3%
Montecito Watson	13	0	13	0	13	100.0%
Oak Grove	5	0	5	0	5	100.0%
Portola Vista	64	0	64	1	63	98.4%
Pueblo Del Mar	56	0	56	12	44	78.6%
Salinas FLC	57	0	57	0	57	100.0%
Chualar FLC	29	0	29	0	29	100.0%
Castroville FLC	54	0	54	1	53	98.15%
King City Migrant Center	82	0	82	80	2	2.5%
Casanova Plaza	86	86	0	0	0	N/A
Fairview	46	0	46	1	45	97.8%
Casa de Esperanza	46	0	46	11	38	82.6%
Tynan Village	171	0	171	5	166	97%
Fanoe Vista	44	0	44	0	44	100.0%
Benito Street Affordable	71	0	71	2	69	97.1%
Benito Street FLC	73	0	73	4	69	94.5%
Monterey Street Affordable	52	0	52	1	51	98.1%
Total	**1978**	**87**	**1891**	157	1737	**See property rates**

Vacancy Status Update

Staff is processing files for move-in, however vacancies are currently on hold to support any needs during the Caretaker transition

Evictions

4 in Progress

Wait List

Waitlist (Goal: 5x Total Units)

Property	Total Units	Total Number on Waitlist	Waitlist Goal	Performance to Goal
One Parkside	79	Managed by Section 8	N/A	N/A
Single Family Homes	9	Managed by Section 8	N/A	N/A
Pacific Meadows	200	459	1000	No
Rippling River	79	Managed by Section 8	N/A	N/A
Haciendas 1	52	1978	260	Yes
Haciendas 2	46	1808	230	Yes
Haciendas 3	50	774	250	Yes
Haciendas Senior	41	Managed by Section 8	N/A	N/A
South County RAD	70	0	350	No
Salinas Family RAD	170	600	850	No
East Salinas Family RAD	202	910	1010	No
Gonzales Family RAD	30	1465	150	Yes
Montecito Watson	13	121	65	Yes
Oak Grove	5	Section 8 listing	N/A	N/A
Portola Vista	64	64	320	No
Pueblo Del Mar	67	Coordinated Entry; MCBH	N/A	N/A
Salinas FLC	157	157	785	No
Chualar FLC	29	114	145	No
Castroville FLC	54	259	270	Yes
King City Migrant Center	82	Closed for season	N/A	N/A
Fairview	46	Coordinated Entry	N/A	N/A
Casa de Esperanza	46	Coordinated Entry	N/A	N/A
Tynan Village	171	414	855	No
Fanoe Vista	44	Managed by Section 8	220	N/A
Benito Street Affordable	71	246	355	No
Benito Street FLC	73	63	365	No
Monterey Street Affordable	52	195	260	No
Total:	**1,848**		**9,240**	**90%**

Rent Collection

Tenant Payments (Goal: 95% Rent Collection)

Property	Rent Billed	Variance	Rent Collected	Collection Rate	Total Arrears
One Parkside	$ 30,411	($886)	$ 29,525	97.1%	N/A
Single Family Homes	$ 29,485	N/A	N/A	N/A	N/A
Pacific Meadows	$ 149,799	($27,531.08)	$ 122,267.92	81.6%	N/A
Rippling River	$ 33,637	$5,812.28	$ 39,449.28	117.3%	N/A
Haciendas 1	$ 47,974	($8,290)	$ 39,684	82.7%	$ 22,187
Haciendas 2	$ 51,326	$1,121	$ 52,447	102.2%	$ 6,485
Haciendas 3	$ 46,480	$6,671	$ 53,151	114.4%	$ 26,981
Haciendas Senior	$ 13,851	($401)	$ 13,450	97.1%	$ (4,677)
South County RAD	$ 26,227	$1,769	$ 27,996	106.7%	$ 11,244
Salinas Family RAD	$ 148,936	$1,536	$ 150,472	101.0%	$ 12,496
East Salinas Family RAD	$ 198,202	$5,965.68	$ 204,167.68	103.0%	N/A
Gonzales Family RAD	$ 37,339	($7,433)	$ 29,906	80.1%	$ 23,663
Montecito Watson	$ 7,770	($18)	$ 7,752	99.8%	N/A
Oak Grove	$ 6,003	$41	$ 6,044	100.7%	$ 966
Portola Vista	$ 24,818	$6,295.16	$ 31,113.16	125.4%	N/A
Pueblo Del Mar	$ 64,184	$0	$ 64,184	100.0%	$ -
Salinas FLC	$ 58,769	($13)	$ 58,756	100.0%	$ (980)
Chualar FLC	$ 31,902	($916)	$ 30,986	97.1%	$ (4,796)
Castroville FLC	$ 57,186	($710)	$ 56,476	98.8%	$ (3,057)
King City Migrant Center	$ 25,730	($189)	$ 25,541	99.3%	$ -
Fairview	$ 10,171	$3,262	$ 13,433	132.1%	$ 28,307
Casa de Esperanza	$ 9,430	($433)	$ 8,997	95.4%	$ 111,498
Tynan Village	$ 293,302	($8,833)	$ 284,469	97.0%	$ 2,084
Fanoe Vista	$ 35,519	($2,543)	$ 32,976	92.8%	$ (1,277)
Benito Street Affordable	$ 73,336	$11,398	$ 84,734	115.5%	$ (357)
Benito Street FLC	$ 74,561	($2,511)	$ 72,050	96.6%	$ 7,065
Monterey Street Affordable	$ 66,829	($5,027)	$ 61,802	92.5%	$ 4,226
Total	$1,653,177	N/A*	$1,601,829.04*	N/A*	N/A*

Collections Comments

Rent Collection Notes:

Single Family Homes: 1 unit did not pay rent, tenant is seeking rental assistance

Pacific Meadows: 17 units underpaid or did not submit payment, non-payments and collecting past due balances

Haciendas 1: 3 units did not pay, seeking rental assistance, 1 new move in who paid rent in October

Gonzales Family Rad: 1 eviction completed on November 18 2026, 3 attempting to collect rent in November

Monterey Street Affordable: 2 units did not pay; one eviction completed on October 30th 2026, 1 pending rent payment

Fanoe Vista: 2 units attempting to collect rent in November

Benito Affordable FLC: 1 unit is in eviction, 2 units attempting to collect rent in November

Tynan Village: 9 units are on re-payment agreements to collect in November

Portola Vista: 10 units underpaid, management is working on a plan to collect all past due balances

HAP Collection

Housing Assistance Payments (HAP) (Goal: 100% Collection)

Property	HAP Billed	HAP Adj.	HAP Collected	Collection Rate	Total Arrears
One Parkside	$ 138,168	$ 8,822	$ 146,990	106.4%	$ (16,055)
Single Family Homes	$ 19,001	$ 25	$ 19,026	100.1%	$ (200)
Pacific Meadows	$ 39,719	$ 18,479	$ 58,198	146.5%	$ 14,284
Rippling River	$ 153,843	$ 10,738	$ 164,581	107.0%	$ (24,497)
Haciendas 1	$ 72,645	$ 227	$ 72,872	100.3%	$ (123,328)
Haciendas 2	$ 42,953	$ 73	$ 43,026	100.2%	$ (63,381)
Haciendas 3	$ 69,578	$ 1,070	$ 70,648	101.5%	$ (93,879)
Haciendas Senior	$ 76,749	$ 679	$ 77,428	100.9%	$ (101,488)
South County RAD	$ 26,416	$ -	$ 26,416	100.0%	$ 468
Salinas Family RAD	$ 52,423	$ -	$ 52,423	100.0%	$ 1,863
East Salinas Family RAD	$ 48,301	$ -	$ 48,301	100.0%	$ 10,965
Gonzales Family RAD	$ 8,295	$ -	$ 8,295	100.0%	$ 9,162
Montecito Watson	$ 5,296	$ -	$ 5,296	100.0%	$ 6,406
Oak Grove	$ 3,757	$ -	$ 3,757	100.0%	$ (1,155)
Portola Vista	$ 113,098	$ -	$ 113,098	100.0%	$ 112,990
Salinas FLC	$ 14,675	$ -	$ 14,675	100.0%	N/A
Chualar FLC	$ 3,847	$ -	$ 3,847	100.0%	N/A
Castroville FLC	$ 42,970	$ -	$ 42,970	100.0%	$ 9,454
Fairview	$ 78,534	$ 102,375	$ 180,909	230.4%	$ 131,123
Casa de Esperanza	$ 43,002	$	$ 43,002	100%	$ 106,544
Tynan Village	$ 73,685	$	$ 73,685	100%	$ 18,035
Fanoe Vista	$ 88,952	$	$ 88,952	100%	$ 4,201
Benito Street Affordable	$ 65,140	$	$ 65,140	100%	$ (24)
Benito Street FLC	$ 17,935	$	$ 17,935	100%	$ 621
Monterey Street Affordable	$ 27,002	$	$ 27,002	100%	$ 172
Total	**$1,325,984**	**$142,488**	**$1,468,472**	**110.7%**	**N/A***

HAP Comments

HAP Collection Notes:

Fairview: retro payment received, anticipated to see at least one more retro payment in October

Recertifications

Recertifications (Goal = 0 Late)

Property	Total Units	Prior Months Past Due	Current Month Due on 1st of Month	Completed for Current/ Past Due	YTD Late
One Parkside	79	0	0	0	0
Single Family Homes	9	0	0	0	0
Pacific Meadows	200	111	10	0	121
Rippling River	79	19	0	0	9
Haciendas 1	52	0	0	0	0
Haciendas 2	46	0	0	0	0
Haciendas 3	50	0	0	0	0
Haciendas Senior	41	0	0	0	0
South County RAD	70	0	0	0	0
Salinas Family RAD	170	2	0	0	2
East Salinas Family RAD	202	1	0	0	1
Gonzales Family RAD	30	1	0	0	1
Montecito Watson	13	1	0	0	1
Portola Vista	64	3	2	1	2
Pueblo Del Mar	56	22	2	0	24
Salinas FLC	57	2	0	0	2
Chualar FLC	29	2	0	0	2
Castroville FLC	54	0	0	0	0
Fairview	46	0	0	0	0
Casa de Esperanza	46	0	0	0	0
Tynan Village	171	36	9	0	36
Fanoe Vista	44	3	0	0	3
Benito Street Affordable	71	0	0	0	0
Benito Street FLC	73	4	0	0	4
Monterey Street Affordable	52	29	0	0	29
Total	**1804**	**236**	**23**	**1**	**237**

Pacific Meadows	Onboarding new staff, in the process of outlining plans to address past due certifications
Rippling River	Recertifications due by November 15, working with non-compliant families
Pueblo Del Mar	MCBH provided updated files, still pending some information for a few files to complete certifications
Salinas Family RAD	1 eviction completed on October 30th 2026, 1 unit pending items to close out in November
Gonzales Family RAD	1unit under eviction
East Salinas Family RAD	1 unit under legal action
Montecito Watson	past due recertifications will be completed by November 5
Portola Vista	past due recertifications will be completed by November 5
Salinas FLC	2 units under eviction
Fanoe Vista	Missing information from 3units, goal is to close by November
Benito FLC	Missing information from 4 units, goal is to close by November
Tynan Village	Onboarding new staff, in the process of outlining a plan to address past due certifications

Rent Café

Property	Total Units	Units Registered	% Registered	Paying Online	% Paid Online	Paid Online
1 Haciendas	51	50	98.00%	12	24.00%	$9,642.09
2 Haciendas	45	40	88.90%	5	12.50%	$7,499.80
Benito Street Affordable	67	57	85.10%	23	31.51%	$25,530.39
Benito Street FLC	73	55	75.30%	20	27.4%	$23,631.65
Casa De Esperanza	29	3	10.30%	0	0.00%	$0.00
Castroville FLC	54	53	98.10%	29	53.7%	$29,249.35
Chualar FLC	29	20	69.00%	9	31.03%	$10,323.00
Dai-Ichi Village	41	38	92.70%	5	13.20%	$1,350.85
East Salinas Family RAD	197	162	82.20%	41	25.30%	$47,598.35
Fairview	43	0	0.00%	0	0.00%	$0.00
Fanoe Vista	44	34	77.30%	12	27.27%	$11,826.65
Gonzales Family RAD	29	14	48.30%	0	0.00%	$0.00
Haciendas 3	49	47	95.90%	19	40.40%	$23,547.10
Montecito/Watson	13	6	46.20%	1	16.70%	$323.95
Monterey Street Affordable	52	42	80.80%	9	17.31%	$11,302.70
Oak Grove	5	2	40.00%	0	0.00%	$0.00
One Parkside	77	71	92.20%	7	9.90%	$3,446.75
Pacific Meadows	193	58	30.10%	17	29.30%	$14,890.75
Portola Vista	63	32	50.80%	3	9.40%	$1,325.95
Rippling River Apartments	79	64	81.00%	16	25.00%	$7,259.70
Salinas Family RAD	168	165	98.21%	39	23.21%	$49,829.06
Salinas FLC	57	51	80.95%	26	45.61%	$28,339.93
Single Family Homes	9	6	66.70%	2	33.30%	$3,135.16
South County RAD	70	26	37.14%	0	0%	$0
Tynan Village	170	55	32.40%	5	9.10%	$6,027.80
Total:	**1707**	**1130**	**66%**	**290**	**17%**	**$290,077.35**

Audit & Inspection Updates

Agency & Property	Scheduled Date	Findings	Status
HUD NSPIRE- East Salinas Fam. RAD	July 15-16, 2026	Final score: 99	Inspection closed out
CTCAC- East Salinas Family RAD	April 7, 2026	-Corrections submitted July 27; -Follow up notice received, corrections due September 18 All corrections under review	Pending close out notice
CTCAC – Salinas Family RAD	June 3, 2026	Second set of corrections submitted August 13 All corrections under review	Pending close out notice
CTCAC – Gonzales Family RAD	September 17, 2026	Findings received, corrections under review for submission	Pending close out notice
CTCAC – South County RAD	September 16, 2026	Findings received, corrections under review for submission	Pending close out notice
Housing Community Development- Pueblo del Mar	August 17, 2026	Findings received, corrections under review for submission	Corrections submitted to State. Waiting for reply.
Annual Agency File Audit: East Salinas RAD, Portola Vista, and KCMC	August 19, 2026	Corrections submitted in September	Pending close out notice
HUD MOR – Portola Vista	August 20, 2026	Findings received, due date October 8, 2026	Pending full corrections completed for submission. Requesting extension
CCRC Investor – Salinas Fam. RAD	August 26, 2026	Required items submitted August 30, 2026	Pending close out notice
HUD NSPIRE- Salinas Fam. RAD	September 3, 2026	Final Score: 96	Inspection closed out
NEF Desktop Audit – 4 RAD sites	September 1, 2026	Corrections submitted September	Pending close out notice
CTCAC – Haciendas 1	On calendar for 2026	N/A	N/A
CTCAC – Haciendas 2	On calendar for 2026	N/A	N/A
CTCAC – Haciendas 3	On calendar for 2026	N/A	N/A
CCRC - Haciendas 3	Nov 19, 2026	N/A	N/A

Work Orders

Routine													
Work Order Detail	Tynan Village	Fanoe Vista	Monterey Street Aff.	Benito Street Aff.	Benito Street FLC	Salinas FLC	Chualar FLC	Castroville FLC	King City Migrant Center	Casa De Esperanza	South County RAD	Salinas Family RAD	Gonzales Family RAD
Balance Forward	16	0	3	6	3	6	0	1	0	0	0	6	2
Created	24	4	9	8	5	7	38	5	21	7	18	7	10
Closed	40	4	12	14	8	13	38	6	21	7	18	13	12
Balance End	0	0	0	0	0	0	0	0	0	0	0	0	0
Average Days	46	0	18	18	19	10	8	3	0	1	5	1	4
Emergency													
Balance Forward	0	0	0	0	0	0	0	0	0	0	0	0	0
Created	3	1	0	3	0	9	10	2	0	1	1	9	2
Closed	3	1	0	3	0	9	10	2	0	1	1	9	2
Balance End	0	0	0	0	0	0	0	0	0	0	0	0	0
Average Days	0	0	0	1	0	0	1	0	0	1	0	0	0
Preventative													
Balance Forward	0	0	0	0	0	0	0	0	0	0	0	0	1
Created	0	0	0	0	0	0	15	1	1	0	2	0	0
Closed	0	0	0	0	0	0	15	1	1	0	2	0	1
Balance End	0	0	0	0	0	0	0	0	0	0	0	0	0
Average Days	0	0	0	0	0	0	7	7	0	0	0	0	2

Routine Notes:

Tynan Village Aclamating staff to turn-over time frame, to increase efficiency in next 30-days

Monterey St Aff. Aclamating staff to turn-over time frame, to increase efficiency in next 30-days

Benito FLC Aclamating staff to turn-over time frame, to increase efficiency in next 30-days

Benito St. Aff Aclamating staff to turn-over time frame, to increase efficiency in next 30-days

Emergency Notes:

Work Orders

Routine

Work Order Detail	One Parkside	Single Family Homes	Rippling River	One Haciendas	Haciendas 2	Haciendas 3	Haciendas Senior	East Salinas Family RAD	Montecitio Watson	Oak Grove	Portola Vista	Pueblo Del Mar	Fairview	Pacific Meadows
Balance Forward	7	6	3	3	0	5	3	5	12	11	29	2	4	35
Created	27	1	27	29	12	19	17	92	3	0	14	18	18	39
Closed	24	4	24	27	12	21	18	90	5	1	20	20	17	53
Balance End	10	3	6	5	0	3	2	7	10	10	23	0	5	21
Average Days	1	8	1	7	1	5	2	1	23	5	45	23	10	38

Chualar FLC 8 of the WO's were on-call after hours

Emergency

Balance Forward	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Created	1	0	1	1	2	0	0	2	1	1	1	4	2	2
Closed	1	0	1	1	2	0	0	2	1	1	1	4	2	2
Balance End	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Average Days	1	0	1	1	1	0	0	1	1	1	0	0	2	1

Preventative

Balance Forward	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Created	0	0	12	0	0	0	0	0	0	0	0	0	0	0
Closed	0	0	12	0	0	0	0	0	0	0	0	0	0	0
Balance End	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Average Days	0	0	1	0	0	0	0	0	0	0	0	0	0	0

Routine Notes:

Portola Vista
Pueblo Del Mar
Oak Grove
Montecito/Watson

Mainteance staff shortagein all 4 sites for the reporting period

Pacific Meadows Site is short on Maintenace Personnel

Final review notes: Rent Collected total includes only properties with a reported collection amount; Single Family Homes is not included. Rent variance, collection rate and arrears totals are not presented where complete comparable data are unavailable. HAP arrears total is not presented because some property balances are N/A. Work order ending balances have been reconciled mathematically to beginning balance + created − closed; confirm against Yardi where original ending balances differed. Occupancy and waitlist figures reflect the supplied property snapshots, which may be dated after October 2026. Rent Café was left unchanged as requested.

MEMORANDUM

TO: Board of Commissioners

FROM: Lucila Vera, Housing Programs Director

THRU: Zulieka Boykin, Executive Director/CEO

SUBJECT: Housing Programs Report – October 2026

DATE: November 23, 2026

Executive Summary

HUD Happenings:

HACM continues to work closely with HUD's Shortfall Prevention Team on cost saving measures to manage the agency's remaining 2026 funding. As directed by HUD, the issuance of new vouchers remains on hold. HACM is also preparing for the transition of 221 Emergency Housing Voucher (EHV) families to Tenant Protection Vouchers (TPVs), which is scheduled for December 1, 2026. HACM is currently waiting for HUD's final directive on the transition, staff is ready to move forward once it is received so that these families continue to receive rental assistance without interruption.

Housing Programs Updates:

In October 2026, staff completed 431 annual recertifications, with 102 still pending. Because tenants must receive 30 days' notice of any rent increase resulting from an annual recertification, recertifications effective December 1, 2026, must be completed by November 1, 2026. Staff are prioritizing the remaining pending recertifications to ensure this deadline is met. Th

As of October 31, 2026, the PIC system shows 141 late annual recertifications, down from 164 on September 30, 2026. HACM has been working with HUD to correct old data in PIC, and the number of late recertifications keeps going down as those corrections are completed. Because PIC updates at the end of each month instead of in real time, this number does not yet include all of the corrections staff have made. Staff are resubmitting corrected certifications and their related actions to bring these records current, and corrections made after October 31 will show up in the next PIC update.

As noted in earlier reports, the Department temporarily shifted its focus away from HQS inspections to work on several priority projects. These include PIC data corrections, identity verification discrepancies in tenant records, and preparation for the HOTMA changes taking effect January 1, 2027. During October, the Department continued its focus on this cleanup work to be ready for the upcoming changes. Staff are also continuing to prepare for the move from HQS to NSPIRE, which HACM will implement for the Housing Choice Voucher and Project-Based Voucher programs on February 1, 2027. Until the transition, inspections for participants who are moving will continue under HQS.

Staff Training and Improved Operations:

Management and staff continue to make process improvements in case management and program workflows to strengthen efficiency and compliance. Staff have started working on annual recertifications effective January 1, 2027, applying the new HOTMA requirements.

Housing Program Specialists are scheduled for NSPIRE training through Nan McKay & Associates on December 1 through 3, 2026. This three-day live webinar includes course certification and prepares staff for HUD's transition from HQS to NSPIRE inspections, which take effect February 1, 2027.

The **FSS Coordinator** is scheduled to complete Nan McKay's Family Self-Sufficiency Coordinator certification training through a live webinar on December 8 through 10, 2026. The three-day course covers the full FSS program, including HUD regulations, the program coordinating committee, intake and family selection, contracts of participation, escrow account calculations, portability, marketing and collaboration with resources to support participating families.

The **Housing Programs Analyst** is scheduled to attend Nan McKay's Fair Housing and Reasonable Accommodation live webinar on December 15 and 16, 2026. This training covers best practices for processing reasonable accommodation requests, preparation and best practices for HUD and FHEO civil rights monitoring and complaint investigations, and compliance VAWA requirements.

Professionalism (Repeated Action)
The Housing Programs team remains committed to providing participants with a positive, respectful experience. Building on the progress from prior months, the team continues to strengthen its customer service practices and deliver consistent, reliable service across all caseloads.

Areas of Concern:
Annual Recertifications: As of October 31, 2026, PIC reflects 141 outstanding annual \recertifications. The number continues to decrease as staff work through the remaining corrections.

HQS Annual Inspections: As of October 31, 2026, PIC shows 1,654 annual inspections as overdue. The Department is focused on correcting HQS inspection submission errors in PIC. This work is being done in preparation for the upcoming NSPIRE and HOTMA changes.

Housing Authority of the County of Monterey HCV Report 2026												
HCV Annual Budget Authority	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Monthly HUD HAP Disbursements	**$9,042,431**	**9,530,529**	**$8,824,970**	**$9,554,243**	**$9,290,691***	**$9,226,050**	**$9,462,542**	**$8,870,747**	**$9,577,776**	**$9,474,641**		
Monthly HAP Payments	**$8,679,224**	**$8,673,151**	**$8,605,451**	**$8,407,784**	**$8,636,488**	**$8,702,545**	**$8,675,468**	**$8,725,724**	**$8,750,326**	**$8,780,952**		
YTD HAP Expenditure	**$8,796,177**	**$17,352,375**	**$25,957,826**	**$34,365,610**	**$43,002,098**	**$51,704,643**	**$60,380,111**	**$69,105,835**	**$77,856,161**	**$86,637,113**		
Monthly HAP Difference	**$246,254**	**$857,378**	**$219,519**	**$1,146,459**	**$654,203***	**$523,505**	**$787,074**	**$145,023**	**$827,450**	**$693,689**		
FMC Additional Payments	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**		
Initial 2026 Budget Authority Funding	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**		
Voucher Utilization (Includes Mainstream and EHV)												
Voucher Allocation	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**
Vouchers Leased Up	**4568**	**4584**	**4563**	**4,510**	**4,519**	**4502**	**4,508**	**4502**	**4511**	**4503**		
Per Unit Cost	**$1,899**	**$1,892**	**$1,886**	**$1,864**	**$1,911**	**$1,933**	**$1,924**	**$1,938**	**$1,940**	**$1,950**		
Eligibility												
Vouchers Issued	**11**	**4**	**0**	**3**	**0**	**1**	**0**	**1**	**0**	**0**		
Annual Reexaminations												
Completed	**279**	**286**	**372**	**257**	**268**	**278**	**282**	**306**	**314**	**431**		
Late Reexaminations	**177**	**120**	**105**	**212**	**45**	**34**	**39**	**77**	**26**	**102**		
Watchlist Programs (Utilization Under 90%)												
PBV	**776**	**774**	**780**	**760**	**774**	**774**	**801**	**808**	**830**	**834**		
FYI – this will not increase due to shortfall	**17**	**17**	**17**	**16**	**16**	**15**	**15**	**15**	**15**	**15**		
Family Self-Sufficiency Program												
Total Participating Families	**170**	**189**	**177**	**179**	**193**	**197**	**194**	**200**	**201**	**205**		
Monthly Escrow Accrued	**$40,649**	**$41,385**	**$42,475**	**$47,146**	**$46,812**	**$54,035**	**$56,020**	**$57,748**	**$58,502**	**$58,227**		
Escrow Balance	**$745,169.84**	**$739,126.56**	**$736,482.86**	**$765,476.10**	**$804,936.82**	**$856,208.46**	**$911,831.16**	**$958,245.82**	**$1,018,723.57**	**$1,083,571.65**		
Reasonable Accommodation	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Reasonable Accommodation Requests	**25**	**31**	**30**	**33**	**28**	**24**	**22**	**19**	**18**	**17**		
Requests Approved	**10**	**14**	**16**	**15**	**15**	**13**	**12**	**15**	**9**	**11**		
Requests Denied	**15**	**17**	**14**	**18**	**13**	**11**	**10**	**4**	**9**	**6**		

*Correction to Monthly HAP disbursement & Monthy HAP diffrence for May 2026

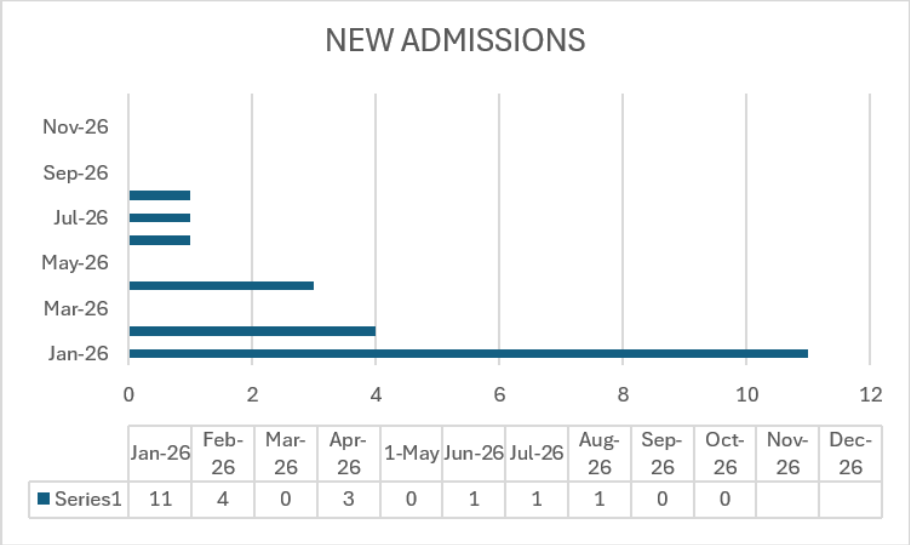
SEMAP Report January 2026

SEMAP Indicator	Possible Points	Maximum Score	FY2025 Score	Q1 FY2026 Score	Score Notes
1. Selection from the Waiting List (QC)	0 or 15	15	15	**15**	
2. Reasonable Rent (QC)	0, 15 or 20	20	20	**20**	
3. Determination of Adjusted Income (QC)	0, 15 or 20	20	20	**20**	
4. Utility Allowance Schedule (QC)	0 or 5	5	5	**5**	
5. HQS Quality Control Inspections (QC)	0 or 5	5	5	**5**	
6. HQS Enforcement (QC)	0 or 10	10	10	**5**	
7. Expanding Housing Opportunities (QC)	0 or 5	5	5	**5**	
8. Payment Standards (QC)	0 or 5	5	5	**5**	
9. Annual Reexaminations (PIC)	0, 5 or 10	10	10	**-10**	PIC Corrections and Submission need completion timely
10. Correct Tenant Rent Calculations (PIC)	0 or 5	5	5	**5**	
11. Pre-Contract HQS Inspections (PIC)	0 or 5	5	5	**5**	
12. Annual HQS Inspections (PIC)	0, 5 or 10	10	0	**-10**	Backlogged inspections need to be processed and reported timely
13. Lease-up (VMS)	0, 15 or 20	20	20	**20**	
14. Family Self-Sufficiency (PIC)	0, 3, 5, 8 or 10	10	N/A	**N/A**	We are discussing mandatory versus non-mandatory slots with our HUD Representative. If slots are mandatory, we may receive SEMAP points.
15. Bonus Indicator - Deconcentrating (QC)	0 or 5	N/A	N/A	**N/A**	
	Total	145	125	**125**	
		Percentage	**93%**	**82%**	

We received 125 points out of 135 for the 2025CY.

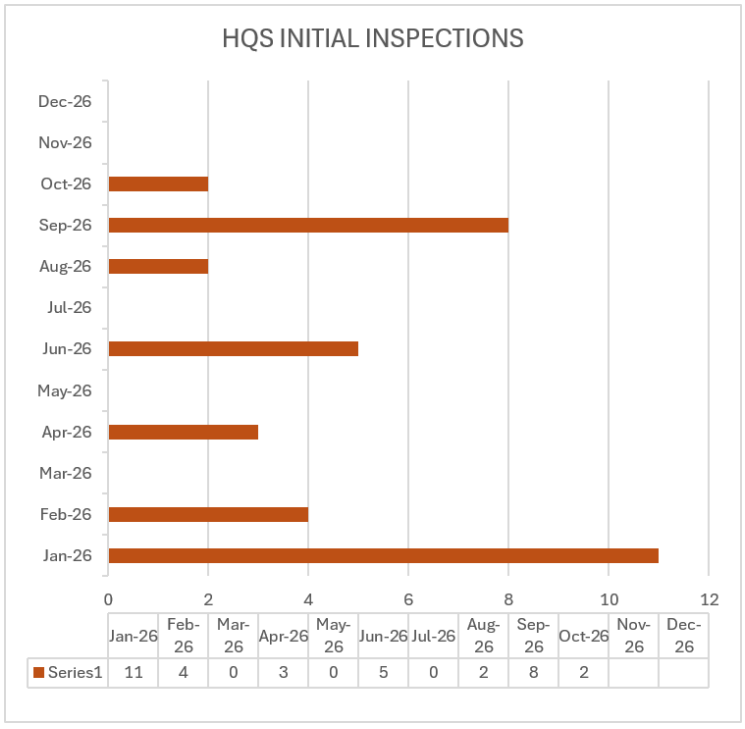
Voucher Issuance is the number of new vouchers issued to new program participants. The Department of Housing Programs is not issuing any vouchers until the agency is no longer under Shortfall, and funding is available. The graph will be included and updated once new vouchers can be issued. The number of new vouchers will be zero except for VASH and preauthorized project-based units.

New admissions are clients that previously were issued a new voucher and have been leased in units. This is the number of new participants in the program. The numbers will not match the month issued because there is a 120-day window possible for searching.



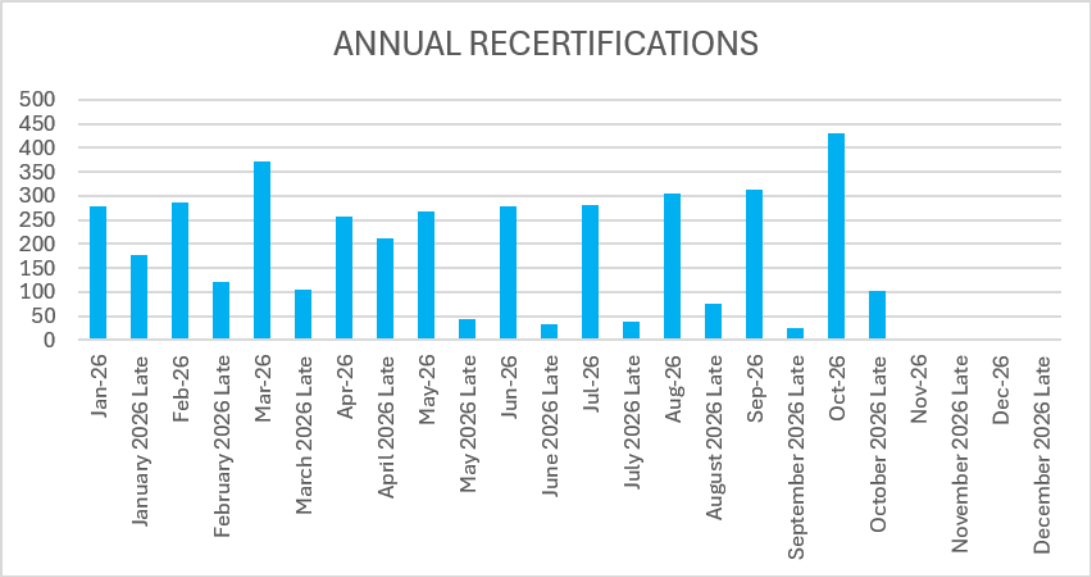
	Jan-26	Feb-26	Mar-26	Apr-26	1-May	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
Series1	11	4	0	3	0	1	1	1	0	0		

HQS Initial Inspections are the inspections performed for the newly housed participants. This number will match the number of new admissions.

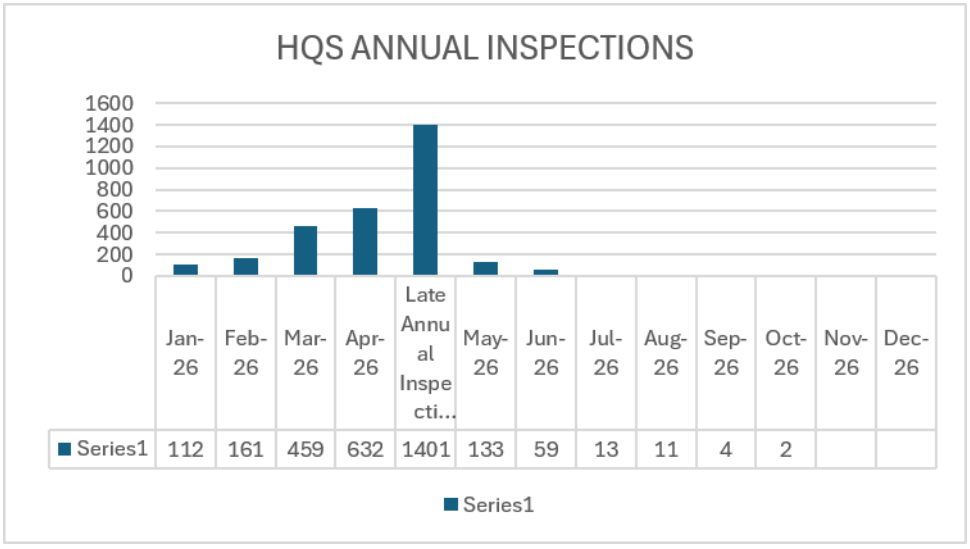


	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
Series1	11	4	0	3	0	5	0	2	8	2		

Annual recertifications are processed every 12 months to ensure continued eligibility. Each annual recertification is required to have a matching inspection before the HAP contract is executed. These numbers do include past tenants. Our goal is to complete certification 60 days in advance to eliminate late recertifications.



The HQS Annual Inspections are directly related to the number of annual recertifications processed; however, HACM is on a biennial cycle for annual inspections (every two years). The number is increasing as new inspections are due; however, once the late inspections are concluded it should decrease.



MEMORANDUM

TO: Board of Commissioners

FROM: Lucila Vera, Director of Housing Programs

THRU: Zulieka Boykin, Executive Director

DATE: November 23, 2026

SUBJECT: 2027 Housing Choice Voucher Utility Allowance Schedules and Reasonable Accommodation Medical Equipment Allowances (Informational Only)

Informational Only

This report is for the Board's information, and no action is required. As part of its annual review under 24 CFR § 982.517, HACM has updated its Housing Choice Voucher utility allowance schedules, and the following changes will take effect February 1, 2027:

1. The 2027 Housing Choice Voucher utility allowance schedules (Standard, Energy Star and Energy Efficient Retrofit) for all five building types, based on the November 1, 2026, UApro utility allowance study.
2. The UApro reasonable accommodation medical equipment allowance schedule, for staff to use when a higher utility allowance is approved as a reasonable accommodation for a household member with a disability.

Background

HUD requires HACM to establish and maintain utility allowances so that tenant rent contributions accurately reflect the reasonable cost of utilities paid directly by the household. Under 24 CFR § 982.517, HACM must:

- Maintain a utility allowance schedule for all tenant paid utilities and services, based on typical costs for energy conservative households in similar housing types in the locality;
- Review the schedule every year and revise the allowance for any utility category whose rate has changed by 10 percent or more since the last revision (24 CFR § 982.517(c)(1));
- Keep records supporting each annual review and any revisions; and
- Approve a higher utility allowance as a reasonable accommodation when one is needed for a household member with a disability.

These requirements ensure accurate rent calculations for participating families and support compliance during HUD reviews, SEMAP scoring, and audits. The current schedules took effect February 1, 2026.

The 2027 study was completed by UApro, a web-based utility allowance tool developed by Zappling. UApro uses the same consumption database and equations as the HUD Utility Schedule Model, which Zappling helped develop under a HUD contract. Allowances are based on the Department of Energy's Residential Energy Consumption Survey, adjusted for local weather data from NOAA and current local utility rates.

The UApro package includes an updated utility cost analysis, rate documentation, compliance documents, and the supporting material required for HUD verification, audits, and SEMAP scoring. All documentation will be retained to meet federal recordkeeping standards.

The study covers single family houses, single family attached homes, low rise apartments (2 to 4 units), large apartments (5+ units) and manufactured homes, for 0 to 5 bedrooms. The Energy Star and Energy Efficient Retrofit schedules reflect an 18 percent energy savings for qualifying units.

Comparison Results from 2026 to 2027

Two utility categories crossed HUD's 10 percent threshold: *electric allowances* decreased by roughly 18 to 19 percent, and *sewer* increased by 17.6 percent. Staff compared all 15 schedules against the February 2026 schedules, and every other category stayed under 10 percent.

Utility category	Change from February 2026	Meets 10% threshold
Electric (heating, cooking, other electric, water heating)	**Decrease of 16% to 23% across all schedules**	**Yes**
Sewer	**$68 to $80 for all bedroom sizes (17.6% increase)**	**Yes**
Natural gas heating and water heating	Decrease of 0% to 9%	No
Bottle gas	Decrease of 0% to 6%	No
Water	Increase of $1 to $2 (0.7% to 2.4%)	No
Trash collection	$40 to $41 (2.5% increase)	No
Range/microwave	$22 to $24 (9.1% increase)	No
Refrigerator	$25, unchanged	No
Natural gas cooking and air conditioning	Changes of $1 on amounts of $1 to $11	No (rounding only)

Because the electric and sewer categories met HUD's 10 percent threshold, HACM is required to update those allowances under 24 CFR § 982.517. HACM is adopting the full updated schedule rather than only the two required categories, so that every amount traces to a single current study. Keeping the entire schedule current supports compliance with HUD requirements and reduces the risk of errors during audits, HUD reviews, and SEMAP evaluations. The PG&E California Climate Credit reference lines are $6 for electric and $6 for natural gas; HACM continues to not deduct these credits from allowances.

Reasonable Accommodation Medical Equipment Allowances

As part of the study, Zappling also completed a reasonable accommodation analysis that sets standard monthly allowances for ten common types of electric medical equipment, ranging from

$1 to $73 per month. HUD requires HACM to approve a higher utility allowance when a family member with a disability needs one as a reasonable accommodation (24 CFR 982.517(e) and 24 CFR part 8). This schedule gives staff a consistent, documented basis for calculating that amount.

Each allowance is the equipment's estimated monthly electricity use multiplied by the local electric rate of $0.330799 per kWh. When a request is approved, the amount for the verified equipment is added to the household's standard utility allowance.

Equipment	Typical use	Monthly kWh	Monthly allowance
Oxygen concentrator	18 hrs/day at 400 W	220	$73
Low air-loss mattress	24 hrs/day at 120 W	88	$30
Power wheelchair/scooter	8 hrs/day at 360 W	88	$30
Alternating pressure mattress	24 hrs/day at 70 W	52	$18
Dialysis machine/equipment	1.8 hrs/day at 710 W	39	$13
Feeding tube pump	3 hrs/day at 120 W	11	$4
CPAP machine	7.5 hrs/day at 30 W	7	$3
Nebulizer	1.3 hrs/day at 75 W	3	$1
Electric hospital bed	0.2 hrs/day at 200 W	2	$1
Leg compression pump	1.5 hrs/day at 30 W	2	$1

Requests for equipment not on this list, or for usage well above these estimates, would continue to be reviewed on a case-by-case basis.

Implementation

The revised schedules take effect February 1, 2027, and will be applied to participant households according to the Administrative Plan, which is at each participant's annual recertification, initial participation and as applicable. This effective date aligns with HUD timing expectations, gives participants and landlords adequate notice, and allows time for system programming, staff training, and distribution of required notices. Reasonable accommodation allowances will be applied when a request is approved and the need for the equipment is verified.

Attachments

1. UApro Technical Manual and Compliance Documentation
2. 2027 Utility Allowance Schedules
3. UApro Water and Sewer Allowance Report, November 1, 2026
4. UAPro Wood Calculations
5. UApro Reasonable Accommodation Medical Equipment Allowances, November 1, 2026

Utility Allowance Services for Tax Credit, Public Housing, and Section 8 Housing Choice Voucher Programs

TECHNICAL DOCUMENTATION

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Contents

1. Zappling Background and Experience
2. UApro™ Development
3. Methodology and variations
4. Demonstrated Compliance

Context

Utility allowances typically must be at least annually reviewed and updated when there is change of 10% or more per IRS and HUD regulations. [26 CFR § 1.42-10 & 24 CFR § 982.517]

For example, per 24 CFR 982.517(c)(1), a PHA must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.

This technical documentation report serves to provide context and methodology for utility allowance calculations.

1. Zappling Background and Experience

Zappling was founded in 1994 to provide timely and professional engineering services to a variety of clients. Zappling places special emphasis on energy and water conservation services in its practices. The Zappling professional staff includes licensed engineering professionals, certified energy managers, utility allowance specialists, RESNET professionals, and support staff.

Zappling has worked with agencies that administer affordable housing programs since 1985. Through our work with authorities who provide housing for as many as 25,000 tenants and as few as 150 tenants, we have a keen understanding of Housing and Urban Development (HUD) requirements as they relate to operating and capital budgets, codes and standards, and special incentive programs.

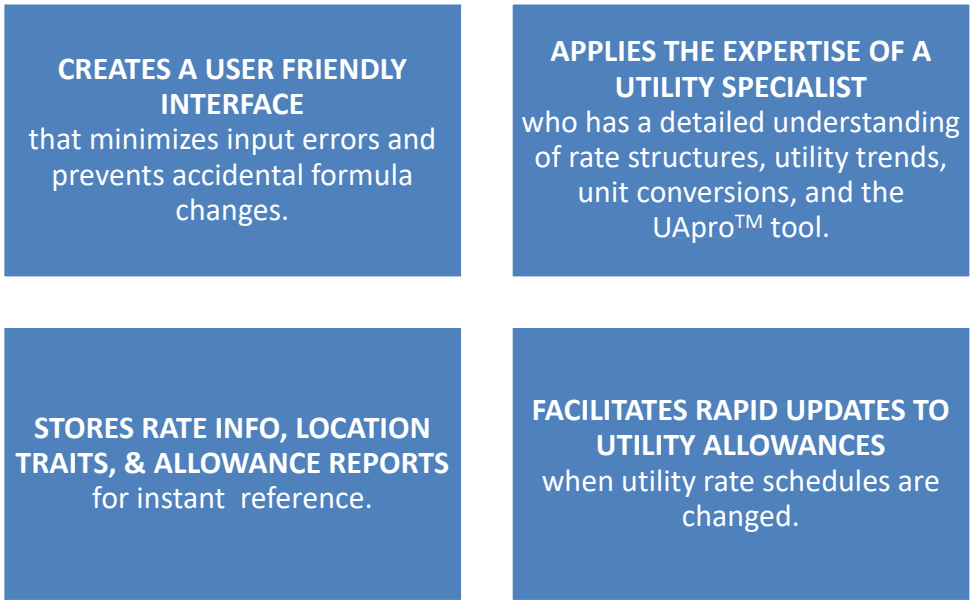
Zappling has calculated utility allowances for Public Housing Authorities with individually metered utilities since 1994. **In September 2005, HUD Washington contracted with Zappling (P.O. S4C5AAC0062) as the technical member of the team that evaluated, modified and verified a spreadsheet for calculating allowances for Section 8 housing units**. Zappling engineers developed techniques to improve the accuracy of the allowances; we added formulas to account for residence age and the presence of heat pumps. Zappling's work is detailed in "Utility Model Evaluation HUD Report 050930.pdf." **Zappling's revisions and additions were merged into the HUD Utility Schedule Model, which is a spreadsheet published on the HUD User web site as an acceptable method for calculating utility allowances.**

Using the data and regressions that we submitted to HUD, Zappling developed the web-based tool UApro™ in 2006. Currently, Zappling services over 200 housing authorities, 100s of private properties, and has performed thousands of utility allowance studies to date. **Over 95% of our clients renew their subscription after their first year** – their testament to customer satisfaction.

2. UApro™ Development

After contributing to the calculations behind the HUD Utility Schedule Model, Zappling saw opportunities for improving its usability. Zappling was unsatisfied with the Excel format of the HUD Model published on the HUD User website. The spreadsheet format was cumbersome and posed a high risk of accidentally changing cells that should not be modified – mistakes that could be amplified over the course of several years. Zappling aimed to create a higher-performance tool that incorporated the same equations while minimizing the potential for input errors and maximizing the efficiency of the calculation process. In response, Zappling created the web based tool UApro™ in 2006.

UApro™ has a user-friendly web interface that references the same consumption database and accounts for the same variables as the HUD Utility Schedule Model. **Given the same utility rate schedules, the allowances generated by UApro™ replicate those generated with the HUD Utility Schedule Model.**
However, UApro™ has additional advantages because it:

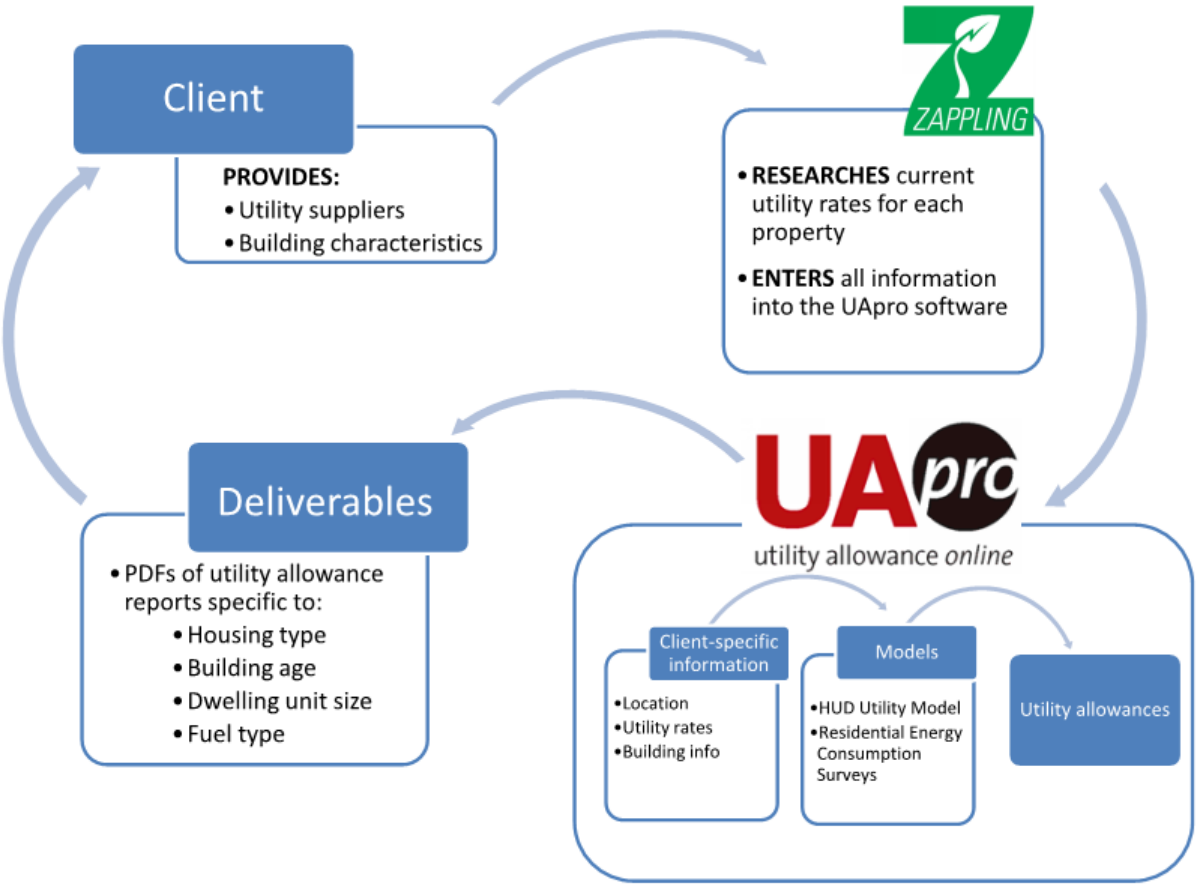


3. Methodology

The HUD spreadsheet linked to UApro™ uses average consumption data along with local utility rates and weather trends to compute utility allowances for specific unit types at specific locations. Regressions from an energy consumption database are used to estimate reasonable consumption values for a specific location. Energy consumption data are available from the Residential Energy Consumption Survey (RECS), which is a nation-wide study conducted and periodically updated by the United States Department of Energy. The RECS database is formatted such that utility data for climate region, housing unit type, size, heating system, fuel, and end-use can be extracted with multi-variate linear regressions. These regressions are then used to compute consumption allowances specific to individual unit characteristics. Finally, location-specific weather data[1] are applied to localize the heating and cooling consumption values. For bedroom sizes greater than five, a linear regression extrapolation will be used based on the utility allowances dollar values for bedrooms one through five.

Water and sewer data is collected from a variety of sources[2] and varies by state, per HUD's formulas. For public housing authorities, if client requests a different water/sewer consumption to be used, Zappling may utilize an engineering methodology or rely on a consumption-based approach based on a per capita consumption number scaled to occupancy per bedroom. Consumption reports available upon request.

Visual Overview of the UApro™ System



1 Heating degree days, cooling degree days, and typical low temperature are provided by the National Oceanic and Atmospheric Administration

Additional allowances and variations
Beyond base allowances, there are variations or adjustments that may be needed to either reflect energy performance characteristics of the housing stock, and/or reflect needs to the tenants. These are enumerated as follows:

Energy Savings Design (Green schedules)

- Energy Star Certification – represents 18% in energy savings, if the residence being estimated meets the Environmental Protection Agency (EPA) standard as an Energy Star property.
- LEED certification – represents a 25% energy reduction, if the property meets the LEED standards according to the U.S. Green Building Council (USGBC).
- Significant Green Retrofit - signifies an 18% impact on energy efficiency, if the building has had an energy saving rehabilitation to any of the following systems in the last 5 years: 1.Heating 2. Cooling 3. Lighting 4. DHW systems 5. Appliances 6. Building envelope 7. Water measures 8. On-site generation. If the respective property qualifies, as verified by Zappling personnel through Zappling's Green retrofit procedure, Zappling will separately attach the respective checklist and rationale as supporting documentation

Medical equipment allowances/reasonable accommodation for housing agencies
Concordant with 24 CFR part 8, a family with an individual with disabilities may make a request to the housing agency, if they need a higher utility allowance as a reasonable accommodation. The housing agency must approve the higher utility allowance to make the program accessible to, and usable by, the family member with a disability (24 CFR 982.517(e)). Zappling medical equipment allowances are a standardized schedule that specifies common medical equipment, usage characteristics, and expected monthly allowance based on recent local utility rates. These, if requested by the housing authority, will be prepared and attached separately.

Utility hook-up fees for housing agencies
Under 24 CFR 982.624, the PHA is required to establish utility allowance for manufactured home space rentals that for the first twelve months of assistance must include a reasonable amount for utility hook-up charges payable by the family. These fee schedules are attached separately

Simplified allowances for housing agencies
Simplified allowances leverage the most common structure and utility types to generate a distilled allowance schedule that is broadly applicable to the authority. If applicable, documentation outlining the key structure type/types, utility types, and approach will be attached separately

Other attachments provided separately (if applicable)

- Rate documentation – rates may rely on averages, regressions, or most common utility type
- Locality-specific compliance documentation
- Utility allowance schedules
- Green retrofit checklist documentation for Significant Green Retrofit option
- Medical equipment/reasonable accommodation schedule
- Utility hook-up schedule
- Simplified allowance documentation

4. Demonstrated Compliance

UApro™ is compliant with Federal Regulations governing the development and use of utility allowances for Low Income Housing Tax Credit units. Effective July 29, 2008, 26 CFR 1.42-10 was updated to include a wider variety of acceptable calculation methodologies, including the HUD Utility Schedule Model and the Energy Consumption Model. Table 1 details how UApro™ complies with the requirements of the HUD Utility Schedule Model calculation method.

Table 1: IRS Regulation Comparison - Utility Allowances for Tax Credit

Calculation Method	26 CFR 1.42-10	UApro™
HUD Utility Schedule Model	A building owner may calculate a utility estimate using the "HUD Utility Schedule Model" that can be found on the Low-Income Housing Tax Credits page at *http://www.huduser.org/datasets/lihtc.html* (or successor URL).	Zappling was part of the technical team that developed the HUD Utility Schedule Model. UApro™'s database uses the same Residential Energy Consumption Survey (RECS) data as the HUD Utility Schedule Model. In addition, UApro™ uses the same regressions to connect regional climate data with energy consumption patterns for heating and cooling.
	Utility rates used for the HUD Utility Schedule Model must be no older than the rates in place 60 days prior to the beginning of the 90-day period under paragraph (c)(1)of this section.	Specialists at Zappling research the most currently available utility rates at the beginning of each annual subscription as part of our professional setup.

UApro™ is also compliant with the HUD regulations for Section 8 Housing Choice Voucher and public housing utility allowances. Tables 2 and 3 highlight the key ways in which UApro™ complies with 24 CFR 982.517 and 24 CFR 965.501-507.

Table 2: HUD Regulation Comparison - Utility Allowances for Section 8

24 CFR 982.517	UApro™
The PHA must maintain a utility allowance schedule for all tenant-paid utilities, for cost of tenant-supplied refrigerators and ranges, and for other tenant-paid housing services.	UApro™ provides an online library of all utility allowances for electricity, gas, oil, water, sewer, and trash for typical dwelling units and typical tenant-supplied appliances.
The utility allowance schedule must be determined based on typical cost of utilities and services paid by energy-conservative households that occupy housing of similar size and type in the same locality. In developing the schedule, the PHA must use normal patterns of consumption for the community as a whole and current utility rates.	UApro™ uses the extensive RECS database produced by the US Energy Information Administration for similar housing sizes and types in the locality. The data is adjusted to the local weather determined by the Housing Authority code. UApro™ facilitates the use of the actual and current rate schedules as published by the utility companies.
In the utility allowance schedule, the PHA must classify utilities and other housing services according to the following general categories: space heating; air conditioning; cooking; water heating; water; sewer; trash collection; other electric; refrigerator; range; and other specified housing services.	UApro™ calculates space heating, air conditioning, cooking, water heating, water, sewer, trash collection, other electric, refrigerator, range, and other specified housing services as individual items and presents them on the output forms.
A PHA must review its schedule of utility allowances each year and must revise its allowance for a utility category if there has been a change of 10 percent or more in the utility rate since the last time the utility allowance schedule was revised. The PHA must maintain information supporting its annual review of utility allowances and any revisions made in its utility allowance schedule.	UApro™ provides supporting documentation for all utility rates used in the utility allowance calculations that be submitted in the annual review or audit process.

Table 3: HUD Regulation Comparison - Utility Allowances for Public Housing

24 CFR 965.501-507	Regulation	UApro™
§ 965.505 (a)	The objective of a PHA in designing methods of establishing utility allowances for each dwelling unit category and unit size shall be to approximate a reasonable consumption of utilities by an energy conservative household of modest circumstances consistent with the requirements of a safe, sanitary, and healthful living environment.	UApro™ calculates utility allowances using a model developed for HUD based on the Energy Information Administration's Residential Energy Consumption Survey (RECS) database. The data is a sampling of typical households throughout the US.
§ 965.505 (b)	Allowances for both PHA-furnished and resident-purchased utilities shall be designed to include such reasonable consumption for major equipment or for utility functions furnished by the PHA for all residents (e.g., heating furnace, hot water heater), for essential equipment whether or not furnished by the PHA (e.g., range and refrigerator), and for minor items of equipment (such as toasters and radios) furnished by residents.	By using the RECS database, UApro™ includes all applicable consumptions for a typical residence throughout the United States.
§ 965.505 (b2)	The climatic location of the housing project.	UApro™ adjusts for local climate conditions based upon the PHA's HA code or zip code.
§ 965.505 (b3)	The size of the dwelling units and the number of occupants per dwelling unit.	UApro™ calculates allowances for zero (0) through five (5) bedrooms.
§ 965.505 (b4)	Type of construction and design of the housing project.	UApro™ calculates allowances for single family detached, single family attached, low rise apartments (2-4 units), larger apartment buildings (5+ units), and manufactured homes.
§ 965.505 (b6)	The utility consumption requirements of appliances and equipment whose reasonable consumption is intended to be covered by the total resident payment.	The data used by UApro™ includes samplings from a wide range of households throughout the country.

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey	Energy Star	Large Apartment (5+ units)	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$26	$31	$35	$41	$46	$51
	Bottle Gas	$35	$41	$46	$52	$57	$62
	Electric Resistance	$18	$22	$33	$41	$48	$55
	Electric Heat Pump	$16	$19	$26	$30	$33	$37
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$8	$13	$17	$22	$29
	Other						
Other Electric		$27	$32	$44	$57	$70	$84
Air Conditioning		$1	$1	$1	$2	$2	$2
Water Heating	Natural Gas	$10	$12	$17	$23	$29	$35
	Bottle Gas	$14	$17	$24	$31	$39	$46
	Electric	$17	$21	$27	$36	$45	$52
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type		Weather Code	Date
2026 - Housing Authority of the County of Monterey		Energy Star	Lowrise Apartment (2-4 units)		CA033	2026-11-01
Utility/Service		Monthly Dollar Allowances				
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$40	$48	$53	$58	$62	$66
	Bottle Gas	$53	$63	$67	$71	$75	$79
	Electric Resistance	$29	$36	$47	$56	$65	$74
	Electric Heat Pump	$21	$27	$34	$39	$43	$47
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$8	$13	$17	$24	$29
	Other						
Other Electric		$33	$39	$54	$71	$87	$106
Air Conditioning		$1	$1	$1	$2	$2	$3
Water Heating	Natural Gas	$13	$15	$22	$29	$37	$45
	Bottle Gas	$18	$21	$30	$39	$48	$58
	Electric	$22	$27	$36	$48	$56	$65
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey		Energy Star	Manufactured	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$39	$47	$56	$63	$71	$78
	Bottle Gas	$52	$61	$69	$76	$84	$92
	Electric Resistance	$62	$73	$75	$77	$79	$81
	Electric Heat Pump	$28	$33	$40	$45	$50	$54
	Fuel Oil						
Cooking	Natural Gas	$6	$7	$10	$13	$15	$18
	Bottle Gas	$8	$9	$13	$17	$21	$26
	Electric	$9	$11	$18	$24	$30	$36
	Other						
Other Electric		$48	$57	$81	$108	$136	$164
Air Conditioning		$1	$1	$2	$2	$3	$4
Water Heating	Natural Gas	$15	$18	$27	$36	$46	$55
	Bottle Gas	$21	$25	$37	$48	$59	$70
	Electric	$28	$35	$48	$58	$69	$79
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey		Energy Star	Single Family Attached	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$35	$42	$48	$55	$61	$67
	Bottle Gas	$47	$55	$61	$67	$74	$80
	Electric Resistance	$29	$36	$47	$56	$65	$74
	Electric Heat Pump	$20	$26	$33	$37	$41	$45
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$9	$13	$18	$24	$29
	Other						
Other Electric		$34	$40	$56	$73	$91	$110
Air Conditioning		$1	$1	$1	$2	$3	$3
Water Heating	Natural Gas	$13	$15	$22	$29	$37	$45
	Bottle Gas	$18	$21	$30	$39	$48	$58
	Electric	$22	$27	$37	$48	$56	$65
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey		Energy Star	Single Family House	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$37	$44	$53	$60	$67	$74
	Bottle Gas	$50	$59	$66	$74	$81	$89
	Electric Resistance	$45	$55	$64	$72	$81	$89
	Electric Heat Pump	$25	$32	$38	$43	$48	$53
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$9	$13	$20	$24	$29
	Other						
Other Electric		$39	$46	$66	$86	$108	$131
Air Conditioning		$1	$1	$2	$2	$3	$4
Water Heating	Natural Gas	$13	$15	$22	$29	$37	$45
	Bottle Gas	$18	$21	$30	$39	$48	$58
	Electric	$23	$27	$38	$48	$56	$65
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey	None	Large Apartment (5+ units)	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$32	$38	$44	$51	$57	$63
	Bottle Gas	$43	$50	$57	$63	$69	$76
	Electric Resistance	$24	$30	$41	$50	$59	$68
	Electric Heat Pump	$20	$26	$33	$37	$41	$45
	Fuel Oil						
Cooking	Natural Gas	$6	$7	$10	$13	$15	$18
	Bottle Gas	$8	$9	$13	$17	$21	$26
	Electric	$9	$10	$16	$22	$30	$36
	Other						
Other Electric		$33	$38	$54	$70	$87	$106
Air Conditioning		$1	$1	$1	$2	$2	$3
Water Heating	Natural Gas	$12	$15	$21	$28	$36	$44
	Bottle Gas	$17	$20	$29	$38	$47	$56
	Electric	$22	$26	$36	$47	$55	$63
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey	None	Lowrise Apartment (2-4 units)	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$50	$60	$67	$72	$77	$82
	Bottle Gas	$65	$76	$81	$86	$91	$96
	Electric Resistance	$38	$46	$58	$69	$80	$91
	Electric Heat Pump	$29	$35	$42	$47	$52	$58
	Fuel Oil						
Cooking	Natural Gas	$6	$7	$10	$13	$15	$18
	Bottle Gas	$8	$9	$13	$17	$21	$26
	Electric	$9	$11	$16	$24	$30	$36
	Other						
Other Electric		$40	$47	$67	$87	$110	$133
Air Conditioning		$1	$1	$2	$2	$3	$3
Water Heating	Natural Gas	$15	$18	$27	$36	$46	$55
	Bottle Gas	$21	$25	$37	$48	$59	$70
	Electric	$28	$33	$47	$58	$69	$79
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey		None	Manufactured	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$39	$47	$56	$63	$71	$78
	Bottle Gas	$52	$61	$69	$76	$84	$92
	Electric Resistance	$62	$73	$75	$77	$79	$81
	Electric Heat Pump	$28	$33	$40	$45	$50	$54
	Fuel Oil						
Cooking	Natural Gas	$6	$7	$10	$13	$15	$18
	Bottle Gas	$8	$9	$13	$17	$21	$26
	Electric	$9	$11	$18	$24	$30	$36
	Other						
Other Electric		$48	$57	$81	$108	$136	$164
Air Conditioning		$1	$1	$2	$2	$3	$4
Water Heating	Natural Gas	$15	$18	$27	$36	$46	$55
	Bottle Gas	$21	$25	$37	$48	$59	$70
	Electric	$28	$35	$48	$58	$69	$79
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey	None	Single Family Attached	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$43	$52	$61	$68	$75	$83
	Bottle Gas	$57	$67	$75	$82	$90	$97
	Electric Resistance	$38	$46	$58	$69	$80	$91
	Electric Heat Pump	$27	$33	$40	$45	$50	$54
	Fuel Oil						
Cooking	Natural Gas	$6	$7	$10	$13	$15	$18
	Bottle Gas	$8	$9	$13	$17	$21	$26
	Electric	$9	$11	$16	$24	$30	$36
	Other						
Other Electric		$41	$49	$70	$91	$115	$138
Air Conditioning		$1	$1	$2	$3	$3	$4
Water Heating	Natural Gas	$15	$18	$27	$36	$46	$55
	Bottle Gas	$21	$25	$37	$48	$59	$70
	Electric	$28	$33	$48	$58	$69	$79
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey		None	Single Family House	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$46	$56	$66	$75	$83	$92
	Bottle Gas	$61	$72	$81	$90	$99	$108
	Electric Resistance	$58	$68	$78	$88	$98	$108
	Electric Heat Pump	$33	$39	$47	$53	$58	$64
	Fuel Oil						
Cooking	Natural Gas	$6	$7	$10	$13	$15	$18
	Bottle Gas	$8	$9	$13	$17	$21	$26
	Electric	$9	$11	$18	$24	$30	$36
	Other						
Other Electric		$48	$57	$81	$108	$136	$164
Air Conditioning		$1	$1	$2	$3	$4	$5
Water Heating	Natural Gas	$15	$18	$27	$36	$46	$55
	Bottle Gas	$21	$25	$37	$48	$59	$70
	Electric	$28	$35	$48	$58	$69	$79
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey	Retrofit	Large Apartment (5+ units)	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$26	$31	$35	$41	$46	$51
	Bottle Gas	$35	$41	$46	$52	$57	$62
	Electric Resistance	$18	$22	$33	$41	$48	$55
	Electric Heat Pump	$16	$19	$26	$30	$33	$37
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$8	$13	$17	$22	$29
	Other						
Other Electric		$27	$32	$44	$57	$70	$84
Air Conditioning		$1	$1	$1	$2	$2	$2
Water Heating	Natural Gas	$10	$12	$17	$23	$29	$35
	Bottle Gas	$14	$17	$24	$31	$39	$46
	Electric	$17	$21	$27	$36	$45	$52
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey	Retrofit	Lowrise Apartment (2-4 units)	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$40	$48	$53	$58	$62	$66
	Bottle Gas	$53	$63	$67	$71	$75	$79
	Electric Resistance	$29	$36	$47	$56	$65	$74
	Electric Heat Pump	$21	$27	$34	$39	$43	$47
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$8	$13	$17	$24	$29
	Other						
Other Electric		$33	$39	$54	$71	$87	$106
Air Conditioning		$1	$1	$1	$2	$2	$3
Water Heating	Natural Gas	$13	$15	$22	$29	$37	$45
	Bottle Gas	$18	$21	$30	$39	$48	$58
	Electric	$22	$27	$36	$48	$56	$65
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey		Retrofit	Manufactured	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$39	$47	$56	$63	$71	$78
	Bottle Gas	$52	$61	$69	$76	$84	$92
	Electric Resistance	$62	$73	$75	$77	$79	$81
	Electric Heat Pump	$28	$33	$40	$45	$50	$54
	Fuel Oil						
Cooking	Natural Gas	$6	$7	$10	$13	$15	$18
	Bottle Gas	$8	$9	$13	$17	$21	$26
	Electric	$9	$11	$18	$24	$30	$36
	Other						
Other Electric		$48	$57	$81	$108	$136	$164
Air Conditioning		$1	$1	$2	$2	$3	$4
Water Heating	Natural Gas	$15	$18	$27	$36	$46	$55
	Bottle Gas	$21	$25	$37	$48	$59	$70
	Electric	$28	$35	$48	$58	$69	$79
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality	Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey	Retrofit	Single Family Attached	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$35	$42	$48	$55	$61	$67
	Bottle Gas	$47	$55	$61	$67	$74	$80
	Electric Resistance	$29	$36	$47	$56	$65	$74
	Electric Heat Pump	$20	$26	$33	$37	$41	$45
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$9	$13	$18	$24	$29
	Other						
Other Electric		$34	$40	$56	$73	$91	$110
Air Conditioning		$1	$1	$1	$2	$3	$3
Water Heating	Natural Gas	$13	$15	$22	$29	$37	$45
	Bottle Gas	$18	$21	$30	$39	$48	$58
	Electric	$22	$27	$37	$48	$56	$65
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

Allowances for Tenant-Furnished Utilities and Other Services

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

Locality		Green Discount	Unit Type	Weather Code	Date
2026 - Housing Authority of the County of Monterey		Retrofit	Single Family House	CA033	2026-11-01

Utility/Service		Monthly Dollar Allowances					
		0 BR	**1 BR**	**2 BR**	**3 BR**	**4 BR**	**5 BR**
Space Heating	Natural Gas	$37	$44	$53	$60	$67	$74
	Bottle Gas	$50	$59	$66	$74	$81	$89
	Electric Resistance	$45	$55	$64	$72	$81	$89
	Electric Heat Pump	$25	$32	$38	$43	$48	$53
	Fuel Oil						
Cooking	Natural Gas	$5	$5	$8	$10	$13	$15
	Bottle Gas	$6	$8	$11	$14	$18	$21
	Electric	$7	$9	$13	$20	$24	$29
	Other						
Other Electric		$39	$46	$66	$86	$108	$131
Air Conditioning		$1	$1	$2	$2	$3	$4
Water Heating	Natural Gas	$13	$15	$22	$29	$37	$45
	Bottle Gas	$18	$21	$30	$39	$48	$58
	Electric	$23	$27	$38	$48	$56	$65
	Fuel Oil						
Water							
Sewer							
Electric Fee		-$6	-$6	-$6	-$6	-$6	-$6
Natural Gas Fee		-$6	-$6	-$6	-$6	-$6	-$6
Fuel Oil Fee							
Bottled Gas Fee							
Trash Collection		$41	$41	$41	$41	$41	$41
Range/Microwave		$24	$24	$24	$24	$24	$24
Refrigerator		$25	$25	$25	$25	$25	$25
Other – specify							

ALLOWANCES FOR TENANT-FURNISHED UTILITIES & OTHER SERVICES

REPORT DATE: 2026-11-01

PROPERTY: Housing Authority of the County of Monterey

LOCATION: Salinas, CA

TABLE 1: MONTHLY UTILITY ALLOWANCES

Unit Type	Water	Sewer	Total
0 BR	*$43*	*$80*	*$123*
1 BR	*$45*	*$80*	*$125*
2 BR	*$65*	*$80*	*$145*
3 BR	*$98*	*$80*	*$178*
4 BR	*$136*	*$80*	*$216*
5 BR	*$179*	*$80*	*$259*

TABLE 2: MONTHLY UTILITY CONSUMPTION

Unit Type	Water/Sewer (CCF)
0 BR	*2.72*
1 BR	*3.27*
2 BR	*6.54*
3 BR	*9.81*
4 BR	*13.08*
5 BR	*16.35*

UApro+™ is compliant with IRS regulation 26 CFR 1.42-10. See technical documentation for further details on compliance, methodology, and additional data.

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WOOD FOR HEAT
2026

DETACHED HOUSE

Pacific Firewood and Lumber

info@pacificfirewood.com emailed 10/31/22

$495/cord eucalyptus, $495/cord fir/pine; oak is $550/cord; almond not currently available

$100 delivery charge in place to Salinas **see 261008_Zappling Mail - Firewood Pricing.pdf

*see Salinas, California Sales Tax.pdf Sales Tax: 9.25%

Estimate two cords per winter for three-bedroom house with one fireplace. (from HA spreadsheet, 2012)

	One Cord	Two Cord	2.5 Cord
Eucalyptus	$650.04	$1,190.83	$1,461.22
Fir/Pine	$650.04	$1,190.83	$1,461.22
Oak	$710.13	$1,311.00	$1,611.44
Average	**$650.04**	**$1,190.83**	**$1,461.22**

$650.04	divided by	12	$54	studio thru 2BR (like 2013 HA calcs)
$1,190.83	divided by	12	$99	3BR thru 5BR (like 2013 HA calcs)
$1,461.22	divided by	12	$122	assume 2.5 cords for 6+ BRs

BDRM	ALLOWANCE
Studio	$54
One	$54
Two	$54
Three	$99
Four	$99
Five	$99
Six	$122
Seven	$122
Eight	$122

UApro
utility allowance online

REASONABLE ACCOMMODATION
MEDICAL EQUIPMENT ALLOWANCES

REPORT DATE: 11/1/2026
PROPERTY: Housing Authority of the County of Monterey
LOCATION: Monterey, CA

Item	Hours/day*	Wattage*	Monthly kWh	Energy Charge	Utility Allowance
Oxygen Concentrator	18	400	220	$ 0.330799	$ 73.00
Nebulizer	1.3	75	3	$ 0.330799	$ 1.00
Electric Hospital Bed	0.2	200	2	$ 0.330799	$ 1.00
Alternating Pressure Mattress	24	70	52	$ 0.330799	$ 18.00
Low Air-Loss Mattress	24	120	88	$ 0.330799	$ 30.00
Power Wheelchair/Scooter	8	360	88	$ 0.330799	$ 30.00
Feeding Tube Pump	3	120	11	$ 0.330799	$ 4.00
CPAP Machine	7.5	30	7	$ 0.330799	$ 3.00
Leg Compression Pump	1.5	30	2	$ 0.330799	$ 1.00
Dialysis Machine/Equipment	1.8	710	39	$ 0.330799	$ 13.00

*Based on literature search and online sources

Higher utility allowance as reasonable accommodation for a person with disabilities. On request from a family that includes a person with disabilities, the PHA must approve a utility allowance which is higher than the applicable amount on the utility allowance schedule if a higher utility allowance is needed as a reasonable accommodation in accordance with 24 CFR part 8 to make the program accessible to and usable by the family member with a disability.

Oxygen Concentrator
Oxygen concentrators take in air from the room and filter out nitrogen. The process provides the higher amounts of oxygen needed for oxygen therapy.

Nebulizer
A nebulizer is a type of breathing machine that lets you inhale medicated vapors. Nebulizers are used 3-4 times per day for 20 minutes at a time.

Electric Hospital Bed
Electric hospital bed for home use features electric motor controls that raise the head, foot and height of the bed frame with a push of a button. Usage depends on adjustments.

Alternating Pressure Mattress
The alternating pressure mattress features air cells which periodically redistribute pressure by repeatedly loading and unloading the pressure beneath the body. This creates movement which alleviates pain from bed sores and ulcers. Used 24 hours a day for someone who is bed-ridden.

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Low Air-Loss Mattress

A low air loss mattress is essentially an air mattress covered with tiny holes. These holes are designed to let out air very slowly which helps keep the skin dry and wicks away any moisture. The pressure changes cycle every 10-25 minutes.

Power Wheelchair/Scooter

In order to keep the motorized scooter operating effectively, it's recommended to charge it every night as you sleep. Optimal charge time is at least eight hours.

Feeding Tube Pump

A feeding tube pump delivers nutrition throughout the day. The pump is used 5-6 times per day for 30 minutes at a time.

CPAP Machine

A CPAP machine provides air at a pressure just high enough to prevent the collapse of a person's airway. The recommended usage time is 7.5 hours a night.

Leg Compression Pump

Leg compression pumps treat vein problems (venous insufficiency) by compressing the lower extremities. The compression pump automatically inflates and deflates to force fluids back into the veins. Maximum usage is up to 3 times per day for 30 minutes at a time.

Dialysis Machine/Equipment

Equipment that removes waste and fluids from the body when the kidneys no longer work well enough to keep the body healthy. Treatment is done 3 times a week for 3-4 hours per day.

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MEMORANDUM

To: Board of Commissioners

From: Nora Ruvalcaba, Director of Development

Thru: Zulieka Boykin, Executive Director/President/CEO

Date: November 16, 2026

Re: **MONTHLY DEVELOPMENT DEPARTMENT REPORT**

Development Department Highlights

Funding/Financing/Acquisition

1. **Parcel B Funding – Salinas (New Construction)**
   The project received a funding commitment on 11/8/2025 for $3,837,000.00 from the City of Salinas through the 2025 Multifamily program.

   At the June 16th City Council Meeting, the Council unanimously approved the project's Planned Unit Development Permit (PUD) and Conditional Use Permit (CUP).

   The Tax Credit application was submitted on September 8, 2026. We are awaiting results and notification of a potential award by early December 2026.

   If successful in obtaining the award, we will be able to move forward with the construction start in May 2027.

2. **Rippling River Affordable Housing LP – Carmel Valley (Re-syndication and Renovation)**
   Staff has engaged the Architectural Firm and Engineering Firm to assist with project physical site assessment and drafting the scope of work.

   Staff is building the financing plan to support the renovations to include exterior buildings, interior of units, community space, common areas, gardens, walking trails, cliff erosion, septic system, and leach lines.

   Priority has been addressing health and safety issues including the cliff erosion, the septic system, and wooden walkways.

3. **Chualar FLC – Chualar (Redevelopment)**
   The County of Monterey Housing and Community Development Department Hosted Community Workshops in October to engage residents to discuss their proposed Community Plan for the town of Chualar. The proposed Monterey County corridor redevelopment efforts centered on Chualar, primarily involving major transportation safety and community planning projects along the US 101 corridor and within the unincorporated town of Chualar. Part of these efforts includes hosting these workshops to keep the community informed and to engage their suggestions.

The Development staff have attended these meetings to obtain insight into what the community wants and needs as we move forward with site assessments for the HACM-owned site, Chualar FLC, a twenty-nine-unit Farm Labor Center that was built in 1982 and, due to the aging infrastructure, is in need of redevelopment.

The team has engaged the Architectural Firm to draft a conceptual plan and is working on building the proposed financing plan to support the redevelopment, to include potential funding from the housing funds being made available through Proposition 1 (Joe Serna Jr. Farmworker Grant), USDA – Rural Development, County of Monterey HOME/CDBG/HTF, and Low-Income Housing Tax Credits.

4. **Family Homeless Challenge Funds - Salinas (Acquisition)**
The City of Salinas awarded HACM funds in the amount of *$1,450,000* to support the acquisition of 1-2 units to operate Permanent Supportive Housing (PSH) for families experiencing homelessness within the City of Salinas.

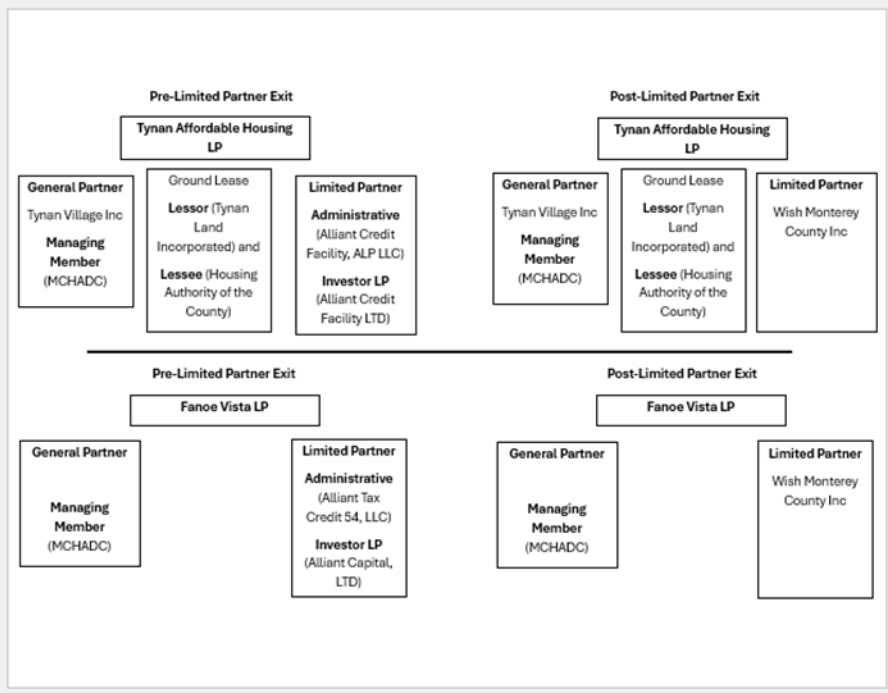
Escrow on both homes closed on 9/15/2026 in compliance with the City's established deadline to expense the funds.

Staff is now working on identifying qualified households through the HMIS waitlist referral process and securing Tenant-Based Rental Assistance through the County to support the program participants.

We are targeting leasing up both homes by the end of November 2026.

5. **Tynan Affordable Housing LP and Fanoe Vista LP – Salinas/Gonzales (Limited Partner Buy-out)**
The transactions to have the Limited Partner exit the entity structures of these two projects closed on 8/28/2026. The exiting Limited Partner, Walker & Dunlop, previously known as Alliant Tax Credit Fund, assigned its Limited Partnership interest to Wish Monterey County, Inc.

Below is a chart demonstrating the organizational structure prior to the Limited Partner exit and the post-closing organizational structure.



6. **Division Street – Salinas (Acquisition/New Construction)**
   The City of Salinas has changed its proposed approach for the Division Street parcels previously committed to the Housing Authority of the County of Monterey for an affordable housing development. City development staff have indicated that the City intends to retain the property while considering whether to pursue entitlements to position the parcels for a future development opportunity.

   As a result, the Housing Authority of the County of Monterey is removing the Division Street project from its active development pipeline pending clarification from the City regarding its intended next steps, timeline, and the Housing Authority's potential role. We will update the Board when the City provides further direction and reassess the opportunity at that time.

7. **Senior Project – Greenfield (New Construction)**
   Staff continues to explore funding opportunities to support the project and its operations until we can move forward with applying to CDLAC, which is projected to be in 2027-2028 once the Moratorium has ended.

   The project is on hold.

8. **Casa de Esperanza – Lease-up (Acquisition and Renovation)**
   All interior and exterior work is complete, and the final certificate of occupancy has been issued.

   Step-up and HACM Property Management/HCV staff continue to work on eligibility determination and lease-up of unoccupied units.

9. **Fairview Home key – Lease-up (Acquisition)**
   Step-up and HACM Property Management/HCV staff continue to work on eligibility determinations and lease-up of unoccupied units.

   In addition to the Project-Based Vouchers committed to the site, the project has received a commitment from the City of Salinas in the amount of *$1,190,337* from the California Opioid Settlement Funds to support the operations of the project.

10. **South County RAD, Salinas Family RAD, East Salinas Family RAD and Gonzales Family RAD – (Developer Fee Payments)**

    There is an outstanding Developer Fee being held in escrow and related to the 2016 closing of the four RAD projects that was not previously disbursed. These funds are now due and payable to the Monterey County Housing Authority Development Corporation. Staff is working with the Investor to release these funds before year-end.

Active Development Projects

Parcel B - New Construction (Partnership with Milestone Development)

Location: Salinas
Project Type: Family Housing
Units: 88
Estimated Cost: $45.8M
Financing: LIHTC, State/local funding

Next Steps: Submission of LIHTC application to CTCAC (9-9-2026), Award by November 2026 and Construction Start by May 2027.

Projected Operating Pro-Forma (Year 1):

Revenue:	$2,046,196.00
Expense:	$1,970,315.00
Projected Net Income:	**$75,881.00**

Elm Street - New Construction (Partnership with Milestone Development)

Location: Greenfield
Project Type: Senior Housing
Units: 65
Estimated Cost: $33.3M
Financing: LIHTC, State/local funding
Next Steps: Site plan development, predevelopment, entitlements, and Submission of LIHTC application to HCD (On Hold due to Moratorium until the end of 2027 or end of Moratorium).

Projected Operating Pro-Forma (Year 1):

Revenue:	$1,556,037.00
Expense:	$1,485,798.00
Projected Net Income:	**$70,239**

Rippling River Affordable Housing LP – Modernization/Re-syndication:

Location: Carmel Valley
Project Type: Senior Housing
Units: 79
Estimated Cost: $30.55M
Financing: LIHTC, State/local funding
Next Steps: Site plan development and Submission of LIHTC application to CTCAC in 2027.

M E M O R A N D U M

TO: Board of Commissioners

THRU: Zulieka Boykin, Executive Director

FROM: Jin Lu, Director of Finance

RE: Sep2026 Finance Report

DATE: Nov13, 2026

Highlights:

HACM/HDC - Non-Quarterly Financial Reports

- MS program will be ending in Dec2026, EHV program merged to regular HCV program, bank account will remain HCV and HCV admin fee
- Department Transactions Statistics
- Revenue Sources by Property (HACM, HDC & S8)
- Balance Sheets - HACM/HDC
- HACM & HDC Actual vs Budget Comparisons-high level
- Property YTD Actual vs Budget Comparison – detail high level
- Cash Analysis will be present on quarterly basis, Jun 30, Sep 30, Dec 31 and Mar31.

Audit Status Summary

- CY 2025 individual Audits all completed- Benito FLC is done Oct15
- Pending on HDC fiscal year change request from 6.30 to 12.31.
- FY 2026 Audits have started

Key Departmental Activities:

- LP property CY27 budget completed on Nov1. 3 FLC (984^925^990) budget submitted to USDA. FLH property (904^906) budget is under USDA review. Will work on KCM (903) FY27-29 due Dec 11.
- Unclaimed property reports due on Oct31, extension to Nov 30 was approved.
- Recruiting Financial Supervisor: 3 candidates were selected, interview set up on Nov 16 and 17
- Auditor II/Mihir will be back on Nov16.
- Work performance review in Nov: Michael Romero (3 years) and Jacqueline Zhang (6 months)
- AR completed 1st billing to city of Salinas for Fairview (113) on Nov10, Yardi training will be provided by Ms. Zulieka Boykin, ED
- Yardi: PO and invoice workflow setup review is done; will follow up the user issue to make sure workflow can work efficient.
- Recommend: understanding proposed budget training for stakeholders provided by USDA, understanding rent revenue category.
- On going: Review USDA loan payment to make sure the loan is paid on time especially when there is no rent revenue, but scheduled loan payment is requested.
- On going plan to review and analyze cash flow distribution, cost allocation and AP template

HOUSING AUTHORITY BALANCE SHEET SUMMARY SEPTEMBER 2026

(thousands of $)

	HDC	HACM	TOTAL
CASH	$ 8,235	$ 32,334	$ 40,569
INVESTMENTS	$ -	$ 1,202	$ 1,202
TOTAL CASH	$ 8,235	$ 33,536	$ 41,771
RECEIVABLES	$ 13,362	$ 26,057	$ 39,419
DEFERRED CHARGES	$ (2,485)	$ 1,846	$ (639)
TOTAL CURRENT ASSETS	$ 19,112	$ 61,439	$ 80,551
FIXED ASSETS (NET)	$ 15,044	$ 12,753	$ 27,797
CONSTRUCTION IN PROGRESS	$ 639	$ 45	$ 684
NOTE RECEIVABLE	$ 35,589	$ 72,077	$ 107,666
OTHER NONCURRENT ASSETS	$ 61	$ 3,387	$ 3,449
TOTAL ASSETS	**$ 70,445**	**$ 149,702**	**$ 220,148**
CURRENT LIABILITIES	$ 3,018	$ 6,605	$ 9,623
LONG TERM LIABILITIES	$ 22,448	$ 7,644	$ 30,092
TOTAL LIABILITIES	$ 25,466	$ 14,249	$ 39,715
RETAINED EARNINGS			
PRIOR YEAR	$ 32,565	$ 95,041	$ 127,605
CURRENT YEAR	$ 12,415	$ 40,413	$ 52,827
TOTAL EQUITY	$ 44,979	$ 135,453	$ 180,432
TOTAL LIABILITIES & EQUITY	**$ 70,445**	**$ 149,702**	**$ 220,147**

Hi-Level Explanation of Financial Results SEPTEMBER 2026 (FY2026)

(thousands of $)

	September				YTD			
HACM Results	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Revenue	$ 10,212	$ 10,362	$ (150)	-1.4%	$ 30,111	$ 31,086	$ (975)	-3.1%
Operating Expenses	$ 737	$ 1,021	$ 284	27.8%	$ 2,432	$ 3,062	$ 631	20.6%
Other Inc/Expense	$ 8,820	$ 8,774	$ (47)	-0.5%	$ 26,299	$ 26,322	$ 23	0.1%
Net Income	**$ 655**	**$ 567**	**$ 88**	**15.5%** *	**$ 1,380**	**$ 1,702**	**$ (321)**	**-18.9%** *

*YTD Sep26 HAP subsidies $28M received, actual expense $26.4M

	September				YTD			
HDC Results	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Revenue	$ 138	$ 450	$ (312)	-69.4%	$ 344	$ 1,350	$ (1,006)	-74.5%
Operating Expenses	$ 146	$ 349	$ 203	58.2%	$ 631	$ 1,046	$ 415	39.7%
Other Inc/Expense	$ -	$ 4	$ 4	100.0%	$ -	$ 12	$ 12	100.0%
Net Income	**$ (8)**	**$ 97**	**$ (105)**	**-108.2%** *	**$ (287)**	**$ 292**	**$ (579)**	**-198.4%** *

YTD Sep26 budgeted developer fee revenue $467K not received, HAP revenue $414K less than budget, tenant revenue $134K less than budget.

Actual admin cost $165K and general expenses $165K less than budget, with $106K in interest expense.

	September				YTD			
Total Entity	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Revenue	$ 10,350	$ 10,812	$ (462)	-4.3%	$ 30,455	$ 32,436	$ (1,981)	-6.1%
Operating Expenses	$ 883	$ 1,370	$ 487	35.6%	$ 3,063	$ 4,108	$ 1,046	25.5%
Other Inc/Expense	$ 8,820	$ 8,778	$ (43)	-0.5%	$ 26,299	$ 26,334	$ 35	0.1%
Net Income	**$ 647**	**$ 664**	**$ (17)**	**-2.6%** *	**$ 1,093**	**$ 1,993**	**$ (900)**	**-45.1%** *

*YTD Sep26 HAP subsidies $28M received, actual expense $26.4M

Attached is a table that shows what each property produces in revenue, expenses and bottomline for September 2026

UNAUDITED-YTD PERFORMANCE SUMMARY FOR AGENCY SEPTEMBER 2026

		Actual REVENUE	Budget REVENUE	Actual EXPENSES	Budget EXPENSES	Actual BOTTOM LINE	Budget BOTTOM LINE	Actual DEPR/AMORT	Budget DEPR/AMORT	Actual INTEREST	Budget INTEREST	Actual Earning bef Dep/Amort	before Excl Depr/Amort ADJ- Actual BOTTOM LINE	before Excl Depr/Amort ADJ-Budget BOTTOM LINE	before Excl Depr & Int ADJ- Actual BOTTOM LINE	before Excl Depr & Int ADJ-Budget BOTTOM LINE
Starting January-LP property																
801	SOUTH COUNTY RAD	$ 480,278.12	$ 499,860.00	$ 860,994.12	$ 438,714.00	$ (380,716.00)	$ 61,146.00	$ 220,573.51	$ 1,764.00	$ 169,742.53	$ -	$ (160,142.49)	$ (160,142.49)	$ 62,910.00	$ 9,600.04	$ 62,910.00
802	SALINAS FAMILY RAD	$ 1,761,078.64	$ 2,251,962.00	$ 2,338,992.33	$ 1,125,954.00	$ (577,913.69)	$ 1,126,008.00	$ 613,068.77	$ 6,264.00	$ 595,604.43	$ -	$ 35,155.08	$ 35,155.08	$ 1,132,272.00	$ 630,759.51	$ 1,132,272.00
803	EAST SALINAS FAMILY RAD	$ 2,239,103.90	$ 2,223,225.00	$ 2,730,463.99	$ 1,349,163.00	$ (491,360.09)	$ 874,062.00	$ 637,700.95	$ 4,707.00	$ 595,358.37	$ -	$ 146,340.86	$ 146,340.86	$ 878,769.00	$ 741,699.23	$ 878,769.00
804	GONZALES FAMILY RAD	$ 370,554.03	$ 510,525.00	$ 505,724.29	$ 326,763.00	$ (135,170.26)	$ 183,762.00	$ 145,798.71	$ -	$ 144,247.61	$ -	$ 10,628.45	$ 10,628.45	$ 183,762.00	$ 154,876.06	$ 183,762.00
970^960	RIPPLING RIVER	$ 1,683,386.93	$ 1,690,605.00	$ 2,168,775.27	$ 964,323.00	$ (485,388.34)	$ 726,282.00	$ 288,901.45	$ -	$ 861,745.07	$ -	$ (196,486.89)	$ (196,486.89)	$ 726,282.00	$ 665,258.18	$ 726,282.00
915^965	TYNAN	$ 3,603,466.03	$ 3,822,444.00	$ 2,970,433.81	$ 2,415,667.00	$ 633,032.22	$ 1,406,777.00	$ 988,345.15	$ -	$ 907,573.63	$ 945,648.00	$ 1,621,377.37	$ 1,621,377.37	$ 1,406,777.00	$ 2,528,951.00	$ 2,352,425.00
925^972	BENITO FLC	$ 830,781.32	$ 1,004,230.53	$ 1,222,088.68	$ 767,331.00	$ (391,307.36)	$ 236,899.53	$ 492,958.08	$ -	$ 184,795.60	$ 62,550.00	$ 101,650.72	$ 101,650.72	$ 236,899.53	$ 286,446.32	$ 299,449.53
950^973	MONTEREY AFFORDABLE	$ 809,350.58	$ 821,754.00	$ 930,898.28	$ 736,227.00	$ (121,547.70)	$ 85,527.00	$ 312,719.31	$ 2,790.00	$ 166,135.12	$ 165,807.00	$ 191,171.61	$ 191,171.61	$ 88,317.00	$ 357,306.73	$ 254,124.00
920^974	BENITO STREET AFFORDABLE	$ 1,316,352.32	$ 1,287,279.00	$ 1,244,635.42	$ 932,238.00	$ 71,716.90	$ 355,041.00	$ 559,440.00	$ 936.00	$ 236,459.47	$ 192,726.00	$ 631,156.90	$ 631,156.90	$ 355,977.00	$ 867,616.37	$ 548,703.00
955^980	FANOE	$ 1,083,497.43	$ 1,173,060.00	$ 618,684.45	$ 695,052.00	$ 464,812.98	$ 478,008.00	$ 239,924.43	$ -	$ 235.80	$ -	$ 704,737.41	$ 704,737.41	$ 478,008.00	$ 704,973.21	$ 478,008.00
984	CASTROVILLE	$ 909,978.22	$ 981,504.00	$ 1,134,239.27	$ 742,446.00	$ (224,261.05)	$ 239,058.00	$ 398,297.52	$ -	$ 450,318.74	$ 222,363.00	$ 174,036.47	$ 174,036.47	$ 239,058.00	$ 624,355.21	$ 461,421.00
985	HACIENDA 1	$ 1,126,016.82	$ 1,146,330.00	$ 979,826.89	$ 738,729.00	$ 146,189.93	$ 407,601.00	$ 297,840.61	$ 9,801.00	$ 120,810.88	$ 60,408.00	$ 444,030.54	$ 444,030.54	$ 417,402.00	$ 564,841.42	$ 477,810.00
986^987	HACIENDA 2	$ 835,385.77	$ 850,617.00	$ 1,030,702.66	$ 739,548.00	$ (195,316.89)	$ 111,069.00	$ 342,185.27	$ 2,547.00	$ 190,509.26	$ 183,474.00	$ 146,868.38	$ 146,868.38	$ 113,616.00	$ 337,377.64	$ 297,090.00
988	HACIENDA SR	$ 859,536.71	$ 794,736.00	$ 638,100.12	$ 427,554.00	$ 221,436.59	$ 367,182.00	$ 256,413.12	$ 2,673.00	$ 72,829.44	$ 56,358.00	$ 477,849.71	$ 477,849.71	$ 369,855.00	$ 550,679.15	$ 426,213.00
989	HACIENDA 3	$ 1,054,340.55	$ 1,033,569.00	$ 1,385,572.83	$ 753,400.00	$ (331,232.28)	$ 280,169.00	$ 594,042.44	$ 3,996.00	$ 359,444.49	$ 293,715.00	$ 262,810.16	$ 262,810.16	$ 284,165.00	$ 622,254.65	$ 577,880.00
990	OAK PARK 1	$ 1,157,927.82	$ 1,148,436.00	$ 1,033,134.78	$ 675,846.00	$ 124,793.04	$ 472,590.00	$ 6,067.50	$ -	$ 113,155.06	$ 30,582.00	$ 130,860.54	$ 130,860.54	$ 472,590.00	$ 244,015.60	$ 503,172.00
991	OAK PARK 2	$ 1,079,161.84	$ 1,181,745.00	$ 1,351,613.83	$ 897,543.00	$ (272,451.99)	$ 284,202.00	$ 332,645.02	$ 9,063.00	$ 190,607.09	$ 181,719.00	$ 60,193.03	$ 60,193.03	$ 293,265.00	$ 250,800.12	$ 474,984.00
992	ONE PARKSIDE	$ 1,572,755.66	$ 1,577,196.00	$ 2,115,428.69	$ 646,227.00	$ (542,673.03)	$ 930,969.00	$ 658,848.75	$ 7,497.00	$ 913,671.17	$ -	$ 116,175.72	$ 116,175.72	$ 938,466.00	$ 1,029,846.89	$ 938,466.00
	TOTAL LIMITED PARTNERSHIPS	$ 22,772,952.69	$ 23,999,077.53	$ 25,260,309.71	$ 15,372,725.00	$ (2,487,357.02)	$ 8,626,352.53	$ 7,385,770.59	$ 52,038.00	$ 6,273,243.76	$ 2,395,350.00	$ 4,898,413.57	$ 4,898,413.57	$ 8,678,390.53	$ 11,171,657.33	$ 11,073,740.53
Starting July-HACM property																
204	OAK GROVE	$ 27,968.00	$ 29,311.23	$ 13,347.91	$ 30,859.32	$ 14,620.09	$ (1,548.09)	$ -	$ 1,998.00			$ 14,620.09	$ 14,620.09	$ 449.91	$ 14,620.09	$ 449.91
205^206	PUEBLO DEL MAR	$ 68,779.12	$ 226,960.92	$ 42,773.22	$ 162,977.46	$ 26,005.90	$ 63,983.46	$ -	$ 34,572.51	$ 7,143.21	$ 7,143.24	$ 26,005.90	$ 26,005.90	$ 98,555.97	$ 33,149.11	$ 105,699.21
212	PORTOLA VISTA	$ 402,534.12	$ 430,339.56	$ 247,847.63	$ 200,352.12	$ 154,686.49	$ 229,987.44	$ -	$ 13,650.00	$ 27,462.45	$ 27,138.24	$ 154,686.49	$ 154,686.49	$ 243,637.44	$ 182,148.94	$ 270,775.68
214	MONTECITO WATSON	$ 42,679.14	$ 48,238.65	$ 45,136.59	$ 67,696.56	$ (2,457.45)	$ (19,457.91)	$ -	$ 9,324.99			$ (2,457.45)	$ (2,457.45)	$ (10,132.92)	$ (2,457.45)	$ (10,132.92)
904	CHULAR FLC	$ 118,065.68	$ 117,022.08	$ 65,187.88	$ 94,877.22	$ 52,877.80	$ 22,144.86	$ -	$ 4,755.24	$ 109.30	$ 137.76	$ 52,877.80	$ 52,877.80	$ 26,900.10	$ 52,987.10	$ 27,037.86
906	SALINAS FLC	$ 259,527.63	$ 224,142.27	$ 113,342.05	$ 165,708.78	$ 146,185.58	$ 58,433.49	$ -	$ 28,825.74	$ 139.59	$ 185.49	$ 146,185.58	$ 146,185.58	$ 87,259.23	$ 146,325.17	$ 87,444.72
	TOTAL HACM PROPERTIES	$ 919,553.69	$ 1,076,014.71	$ 527,635.28	$ 722,471.46	$ 391,918.41	$ 353,543.25	$ -	$ 93,126.48	$ 34,854.55	$ 34,604.73	$ 391,918.41	$ 391,918.41	$ 446,669.73	$ 426,772.96	$ 481,274.46
Starting July-HDC property																
400-499	HDC	$ 213,478.70	$ 701,839.17	$ 272,941.24	$ 590,083.62	$ (59,462.54)	$ 111,755.55	$ -	$ -	$ -	$ -	$ (59,462.54)	$ (59,462.54)	$ 111,755.55	(59,462.54)	$ 111,755.55
552	SINGLE FAMILY HOMES	$ 95,108.00	$ 85,060.02	$ 25,141.36	$ 62,378.97	$ 69,966.64	$ 22,681.05	$ -	$ 5,836.26			$ 69,966.64	$ 69,966.64	$ 28,517.31	64,130.38	$ 28,517.31
555	CASANOVA	$ 35,545.38	$ 563,244.00	$ 333,013.57	$ 405,930.00	$ (297,468.19)	$ 157,314.00	$ -	$ 6,456.00	$ 177,319.98	$ 71,079.00	$ (297,468.19)	$ (297,468.19)	$ 163,770.00	(303,924.19)	$ 234,849.00
	TOTAL HDC	$ 344,132.08	$ 1,350,143.19	$ 631,096.17	$ 1,058,392.59	$ (286,964.09)	$ 291,750.60	$ -	$ 12,292.26	$ 177,319.98	$ 71,079.00	$ (286,964.09)	$ (286,964.09)	$ 304,042.86	$ (299,256.35)	$ 375,121.86

Starting July_HACM admin		Actual REVENUE	Budget REVENUE	Actual EXPENSES	Budget EXPENSES	Actual BOTTOM LINE	Budget BOTTOM LINE
602	HR			$ 84,311.57	$ 91,766.94	$ (84,311.57)	$ (91,766.94)
604	FINANCE			$ 420,234.20	$ 358,192.59	$ (420,234.20)	$ (358,192.59)
601	ADMIN	$ 397,860.94	$ 1,337,658.54	$ 266,172.09	$ 162,257.52	$ 131,688.85	$ 1,175,401.02
670	MAINTENANCE			$ 17,792.57	$ 43,338.03	$ (17,792.57)	$ (43,338.03)
660	PROPERTY MANAGEMENT			$ 79,165.17	$ 20,656.77	$ (79,165.17)	$ (20,656.77)
TOTAL OVERHEAD		**$ 397,860.94**	**$ 1,337,658.54**	**$ 867,675.60**	**$ 676,211.85**	**$ (469,814.66)**	**$ 661,446.69**
Starting July- Section 8							
059	S8 FSS ADMIN	$ 80,130.00	$ 70,527.00	$ 56,352.68	$ 70,769.58	$ 23,777.32	$ (242.58)
078	MAINSTREAM	$ 57,771.00	$ 356,910.00	$ 319,220.00	$ 336,768.51	$ (261,449.00)	$ 20,141.49
080	EHV HOMELESS	$ 1,564,060.00	$ 1,658,780.01	$ 1,583,028.47	$ 1,721,838.21	$ (18,968.47)	$ (63,058.20)
PLUG	ALL OTHER S8	$ 26,296,611.40	$ 25,770,985.41	$ 25,053,560.90	$ 25,418,092.47	$ 1,243,050.50	$ 352,892.94
TOTAL	**SECTION 8**	**$ 27,998,572.40**	**$ 27,857,202.42**	**$ 27,012,162.05**	**$ 27,547,468.77**	**$ 986,410.35**	**$ 309,733.65**
TOTAL	**S8**	$ 27,998,572.40	$ 27,857,202.42	$ 27,012,162.05	$ 27,547,468.77	$ 986,410.35	$ 309,733.65
TOTAL	**HACM OTHER**	$ 2,112,637.47	$ 3,228,301.26	$ 1,718,381.06	$ 1,836,544.05	$ 394,256.41	$ 1,391,757.21
	TOTAL HACM	**$ 30,111,209.87**	**$ 31,085,503.68**	**$ 28,730,543.11**	**$ 29,384,012.82**	**$ 1,380,666.76**	**$ 1,701,490.86**
TOTAL	**HDC**	**$ 344,132.08**	**$ 1,350,143.19**	**$ 631,096.17**	**$ 1,058,392.59**	**$ (286,964.09)**	**$ 291,750.60**
TOTAL	**AGENCY**	**$ 30,455,341.95**	**$ 32,435,646.87**	**$ 29,361,639.28**	**$ 30,442,405.41**	**$ 1,093,702.67**	**$ 1,993,241.46**

Note: * all properties should have its depreciation, some are booked monthly, some at YE, the annual depreciation is consistant, no big variance.
as annual depreciation is consistant and it is non cash expense and not required by operating budget, so sometimes there is no budge prepared for it, but at year end, annual depreciation has to be booked.

*Property financial comparison focuses on ADJ-Actual and ADJ-budget bottom lines. 2 scenarios are "excluding depreciation/Amortization" and "excluding both Depr and Interest"
Depreciation /Amortization is a non cash expense. Interest expense includes cash paid portion due to hard loans and no cash paid due to soft loans

Casanova, YTD Sep26 Unfavorable $528K in revenue due to no rev is received after fire damage in Mar2026

*LP properties look ok in total.
*802 SALINAS FAMILY RAD Unfavorable $501K - Mainly due to HUD Pmt not received as budgeted;
*803 EAST SALINAS FAMILY RAD Unfavorable $137K - Mainly associated with unf $105K maint costs with $75K in S&B
*915/965 TYNAN Favorable $176K - Unf $219K in REV for subsidies not received as budgeted; Fav $162K in Admin for less S&B, Fav $109K in Maintenance & $75K in bad debt.
*920/974 BENITO ST AFFORDABLE Favorable $319K - Fav $161K in Admin with $146K in S&B, $59K in Tenant Cost & $38K in Insurance, WC & Bad debt.
*955/980 FANOE Favorable $227K - Fav $184K in Admin with $89K S&B and $56K in Mgmt fees, $71K in Tenant Services
*984 CASTROVILLE Favorable $163K - Fav $116K Admin exp with $69K in S&B and $29K in Caretaker rent
*988 HACIENDA SR Favorable $124K - Fav $64K in rev and $50K in Maint
*990 OAK PARK 1 Unf $259K - $236K in Maint with $225K in Contract Costs
*991 OAK PARK 2 Unf $224K - Unf $103K rev with $89K in S8 pmts; unf $156K in maint contract costs
*992 ONE PARKSIDE Favorable $91K - Other Income of $293K PPA recorded in Jun26 for interfund adj with 942 Parkside for HAP subsidy and Tenant paid rent in Jun 2021.

*HACM 601 admin departments/overhead YTD Sep26 Unf $1.044M - Unf $940K in revenue for management fees for most of the properties were not recorded monthly as budgeted. Unf $78K legal fee

*HACM section8 propgram: YTD Sep26 HAP subsidies $28M received, actual expense $26.4M.
Favorable $677K - $468K in Mgmt fee and Bookkeeping fee for not being booked yet; $159K in S&B.

QUARTERLY DETAIL OF CASH BALANCES FOR PROPERTIES		Cash	Cash	Cash	Operating Cash	Operating Cash	Operating Cash	interfund HACM AR/(AP)	interfund HACM AR/(AP)	interfund HACM AR/(AP)
Starting July		ending 03.31.26	ending 06.30.26	ending 09.30.26	ending 03.31.26	ending 06.30.26	ending 09.30.26	ending 03.31.26	ending 06.30.26	ending 09.30.26
204	OAK GROVE	-	-		-			(37,059.07)	(45,778.54)	(63,597.78)
205^206	PUEBLO DEL MAR	1,788,324.14	2,017,495.67	1,699,766.17	787,098.85	1,461,976.36	1,138,065.66	3,281,066.34	3,259,454.08	3,301,865.87
212	PORTOLA VISTA	1,070,405.30	1,579,694.67	1,576,540.88	428,381.04	917,496.68	895,937.30	(142,446.83)	106,166.36	68,345.13
214	MONTECITO WATSON	186,450.17	204,121.43	208,775.77	36,993.46	54,652.26	59,294.01	(71,078.88)	(42,753.98)	(25,179.90)
904	CHULAR FLC	522,302.09	570,894.62	638,876.79	175,793.79	224,352.73	292,300.94	131,911.36	145,756.64	175,436.61
906	SALINAS FLC	1,528,606.71	1,634,130.73	1,725,898.15	654,978.12	760,417.33	852,099.00	70,305.38	85,666.52	70,404.06
	TOTAL HACM PROPERTIES	5,096,088.41	6,006,337.12	5,849,857.76	2,083,245.26	3,418,895.36	3,237,696.91	3,232,698.30	3,508,511.08	3,527,273.99
400	HDC undevelopment	2,113,725.76	12,021,395.94	7,509,100.52	2,113,725.76	9,521,395.94	7,509,100.52	(961,176.48)	3,199,418.69	1,257,478.55
552	SINGLE FAMILY HOMES	296,525.81	13,453.48	108,088.16	283,073.00		94,634.00	70,147.79	72,254.15	97,657.51
555	CASANOVA	1,611,567.63	748,492.31	519,836.71	1,238,998.44	370,578.18	124,826.52	193,149.81	330,493.03	401,930.63
	TOTAL HDC	4,021,819.20	12,783,341.73	8,137,025.39	3,635,797.20	9,891,974.12	7,728,561.04	(697,878.88)	3,602,165.87	1,757,066.69
Starting Janyary										
801	SOUTH COUNTY RAD	989,589.49	1,039,253.34	1,027,353.17	80,136.72	124,927.62	97,586.76	43,114.55	88,804.68	42,884.31
802	SALINAS FAMILY RAD	2,952,736.32	2,662,465.06	2,870,019.73	646,993.91	333,207.18	246,481.40	73,567.99	42,162.78	378,994.05
803	EAST SALINAS FAMILY RAD	3,184,424.60	2,615,828.27	2,891,614.67	1,095,917.52	505,009.34	740,128.81	92,659.95	77,133.15	173,774.85
804	GONZALES FAMILY RAD	898,477.93	886,155.19	952,050.92	189,138.50	172,772.70	218,955.24	8,053.98	29,559.84	75,724.91
960^970	RIPPLING RIVER	1,900,965.43	3,173,912.71	3,165,480.88	1,269,323.14	1,969,619.18	1,866,003.05	51,349.22	(2,752,647.82)	(2,710,193.49)
915^965	TYNAN	5,438,877.96	5,764,315.32	5,916,125.31	3,151,794.59	3,455,212.80	3,584,583.83	223,881.30	55,931.80	(10,600.28)
925^972	BENITO FLC	2,463,061.02	2,546,697.11	2,477,283.67	1,281,320.47	1,364,790.31	1,295,208.75	77,020.43	80,829.35	35,800.93
950^973	MONTEREY AFFORDABLE	1,469,698.19	1,215,293.46	1,338,835.13	1,166,924.62	909,351.42	1,029,805.24	251,235.38	(14,417.47)	53,752.23
920^974	BENITO STREET AFFORDABLE	3,919,145.67	3,886,783.11	4,029,433.05	2,476,153.81	2,435,593.91	2,569,717.69	249,977.41	46,642.55	41,454.55
955/980	FANOE	3,072,698.16	3,113,415.94	3,413,257.81	2,575,239.54	2,615,949.47	2,915,778.80	181,372.58	26,915.48	1,777,324.75
984	CASTROVILLE	1,531,129.13	1,590,092.48	1,624,434.25	639,813.95	685,276.21	706,116.88	667.11	68,715.02	78,219.40
985	HACIENDA 1	2,987,602.62	2,489,960.61	2,850,281.95	2,526,694.08	2,023,599.36	2,380,438.38	111,043.81	91,257.33	(27,174.20)
986^987	HACIENDA 2	1,381,212.58	1,061,236.73	1,233,733.81	1,074,296.65	750,428.23	918,955.15	331,950.06	133,567.81	271,977.98
988	HACIENDA SR	1,576,917.90	1,441,327.65	1,510,548.13	1,236,576.12	1,097,739.67	1,163,649.05	29,565.35	(79,276.98)	23,283.68
989	HACIENDA 3	1,194,378.64	952,034.78	1,086,506.33	881,005.11	633,683.31	764,346.44	80,904.11	54,114.70	86,339.91
990	OAK PARK 1	3,078,314.40	3,126,144.25	3,090,087.55	1,786,794.08	1,819,627.10	1,768,402.68	(23,642.42)	(23,642.42)	(23,642.42)
991	OAK PARK 2	1,355,523.51	898,224.38	1,022,672.78	655,218.66	189,857.62	306,461.29	(21,909.01)	(21,909.01)	(21,909.01)
992	ONE PARKSIDE	2,838,000.97	2,091,167.08	2,520,228.39	1,255,371.66	514,672.01	918,245.13	87,459.23	(161,971.08)	(114,199.22)
	TOTAL LIMITED PARTNERSHIPS	42,232,754.52	40,554,307.47	43,019,947.53	23,988,713.13	21,601,317.44	23,490,864.57	1,848,271.03	(2,258,230.29)	131,812.93
	TOTAL PROPERTIES	51,350,662.13	59,343,986.32	57,006,830.68	29,707,755.59	34,912,186.92	34,457,122.52	4,383,090.45	4,852,446.66	5,416,153.61

HOUSING AUTHORITY COUNTY OF MONTEREY

REVENUE SOURCES BY PROPERTY

HOUSING HDC DEVELOPMENT

Sep-26

		Tenant Rental Revenue		Non Dwelling Rent		Subsidy		Type of Subsidy
		CY - 2026	FY 2026-2027	CY - 2026	FY 2026-2027	CY - 2026	FY 2026-2027	
440	Tynan Land Lease	0.00		0.00		0.00		Bakery / HDC Office Rental Income
		$ -	$ -	$ -	$ -	$ -	$ -	
205	Pueblo Del Mar		6,830.00		0.00		0.00	Grant Income
903	King City Migrant		3,887.00		0.00		0.00	OMS
		$ -	$ 10,717.00	$ -	$ -	$ -	$ -	
204	Oak Grove		9,760.00		0.00		0.00	HCV
552	Single Family Homes		31,666.00		0.00		0.00	HCV
555	Casanova		0.00		0.00		0.00	HCV
934	Jardines		0.00		0.00		0.00	HCV
970	Rippling River - New	190,076.73		0.00		190.00		HCV
960	Rippling River	0.00		0.00		0.00		HCV
915	Tynan Affordable - NEW	422,869.00		0.00		0.00		HCV
965	Tynan Affordable	0.00		0.00		0.00		HCV
950	Monterey Aff. - NEW	98,531.00		0.00		0.00		HCV
973	Monterey Affordable	0.00		0.00		0.00		HCV
920	Benito Affordable - NEW	136,298.00		0.00		0.00		HCV
974	Benito Affordable	0.00		0.00		0.00		HCV
955	Fanoe Vista - NEW	120,865.00		0.00		0.00		HCV
980	Fanoe Vista	0.00		0.00		0.00		HCV
985	Haciendas 1	122,553.00		0.00		0.00		HCV
986	Haciendas 2	98,499.00		0.00		0.00		HCV
988	Haciendas Senior	93,006.00		0.00		0.00		HCV
989	Haciendas 3	119,139.00		0.00		0.00		HCV
990	Oak Park 1	115,889.00		0.00		19,238.00		HCV
991	Oak Park 2	119,158.00		1,416.67		0.00		HCV / USDA
		$ 1,636,883.73	$ 41,426.00	$ 1,416.67	$ -	$ 19,428.00	$ -	
212	Portola Vista		23,067.00		0.00		107,321.00	PBRA
214	Montecito Watson		7,721.00		0.00		6,406.00	PBRA
801	South County RAD	29,384.00		0.00		26,519.00		PBRA
802	Salinas Family RAD	161,869.00		0.00		51,411.00		PBRA
803	East Salinas Family RAD	208,277.60		0.00		50,708.75		PBRA
804	Gonzales Family RAD	30,965.00		0.00		7,433.00		PBRA
		$ 430,495.60	$ 30,788.00	$ -	$ -	$ 136,071.75	$ 113,727.00	
992	One Parkside	170,984.00		0.00		0.00		PBV
		$ 170,984.00	$ -	$ -	$ -	$ -	$ -	
904	Chualar FLC		31,889.00		0.00		3,792.00	USDA
906	Salinas FLC		61,056.97		0.00		14,341.00	USDA
972	Benito FLC	0.00		0.00		0.00		USDA
925	Benito FLC - NEW	77,451.00		0.00		17,862.00		USDA
984	Castroville FLC	58,171.00		0.00		42,355.00		USDA
		$ 135,622.00	$ 92,945.97	$ -	$ -	$ 60,217.00	$ 18,133.00	
	TOTAL	$ 2,373,985.33	$ 175,876.97	$ 1,416.67	$ -	$ 215,716.75	$ 131,860.00	
		$ 3,887.00		$ -		$ -		

Note:

Tynan Land Lease	$	-
Tenant Rev FY Total	$	175,876.97
Subsidy FY Total	$	131,860.00
Total:	$	*307,736.97*

HACM Tenant Revenue	$	140,453.97
HACM Tenant Subsidy	$	135,617.00
HDC Tenant Revenue	$	12,615.00
HDC Tenant Subsidy	$	19,051.00
Total:	$	*307,736.97*

Variance:	$	-

2026

October

	HAP	AF	Total
HCV	$ 8,216,229.00	$ 503,578.00	$ 8,719,807.00
HCV 2nd	$ 112,449.00		$ 112,449.00
EHV	$ 603,118.00	$ 39,267.00	$ 642,385.00
MS			$ -
	$ 8,931,796.00	$ 542,845.00	$ 9,474,641.00

HOUSING AUTHORITY
COUNTY OF MONTEREY

Voucher Funding and HCV Payments

	Jul-26	Aug-26	Sep-26	Total
HUD Grant - HAP Payments	$ 8,907,136	$ 8,269,250	$ 9,043,221	**$ 26,219,607**
Total Housing Assistance Payments	$ 8,767,796	$ 8,646,418	$ 8,787,161	**$ 26,201,375**

Finance Transactional Statistics	HCV		AP		TOTALS	
Sep-26	Transactions	Amounts	Transactions	Amounts	Transactions	Amounts
Receipts	6	$ 5,242	3,304	$ 2,292,747	3,310	$ 2,297,989
Charges	75	$ 72,246	3,263	$ 2,854,795	3,338	$ 2,927,041
Journal Entries	395	$ 60,392	467	$ 19,071,203	862	$ 19,131,595
Payables	5,599	$ 8,872,839	1,135	$ 1,118,245	6,734	$ 9,991,084
Checks	1,701	$ 8,817,701	202	$ 1,803,189	1,903	$ 10,620,890
Transaction Amts Processed*	**7,776**	**$ 17,828,420**	**8,371**	**$ 27,140,180**	**16,147**	**$ 44,968,599**

Housing Authority of the County of Monterey
Statement (12 months)
Period = Jul 2026-Sep 2026

		Jul 2026	Aug 2026	Sep 2026	Total
7000	REVENUE:				
7031	Tenant Rents	142,184.00	227,455.95	140,453.97	510,093.92
7037	Tenant Subsidies	155,232.00	154,151.00	135,617.00	445,000.00
7041	Other Tenant Income	25.00	507.00	240.00	772.00
7050	Total Tenant Revenue	297,441.00	382,113.95	276,310.97	955,865.92
7071	Section 8 HAP Subsidies	8,907,136.00	8,269,250.00	9,043,221.00	26,219,607.00
7081	Section 8 Administrative Fees	582,116.00	628,207.00	561,265.00	1,771,588.00
7095	Operating Grants (Non-HUD)	53,396.49	0.00	0.00	53,396.49
7151	Other Income	187,030.98	177,907.95	123,913.92	488,852.85
7152	Interest Income	207,292.18	207,304.45	207,302.98	621,899.61
7999	Total Revenue	10,234,412.65	9,664,783.35	10,212,013.87	30,111,209.87
	EXPENSES:				
9051	Administrative	393,339.69	644,406.43	550,138.90	1,587,885.02
9160410003	MS Admin Expenses	0.00	237.82	0.00	237.82
9101	Administrative Fees	19,694.05	9,473.05	856.96	30,024.06
9201	Tenant Services	13,223.97	20,914.36	20,909.98	55,048.31
9301	Utilities	35,364.20	66,783.83	41,833.48	143,981.51
9401	Maintenance	91,977.65	105,816.17	87,344.46	285,138.28
9501	Protective Services	6,142.00	940.50	2,946.00	10,028.50
9611	Insurance	22,354.02	32,941.79	29,932.97	85,228.78
9621	Other General Expenses	18,234.00	42,316.58	320.50	60,871.08
9631	Payments in Lieu of Taxes	0.00	104,549.72	0.00	104,549.72
9671	Housing Assistance Payments	8,745,104.41	8,621,505.06	8,761,576.75	26,128,186.22
9681	FSS Escrows	56,147.00	55,692.00	58,846.00	170,685.00
9691	Total Operating Expenses	9,401,580.99	9,705,577.31	9,554,706.00	28,661,864.30
9702	Interest Expense	11,683.89	54,613.85	2,381.07	68,678.81
9999	NET INCOME	821,147.77	-95,407.81	654,926.80	1,380,666.76

Monterey County Housing Development Corp.

Statement (12 months)

Period = Jul 2026-Sep 2026

		Jul 2026	Aug 2026	Sep 2026	Total
7000	REVENUE:				
7031	Tenant Rents	12,665.00	12,665.00	12,615.00	37,945.00
7037	Tenant Subsidies	19,001.00	19,001.00	19,051.00	57,053.00
7041	Other Tenant Income	30.00	50.00	30.00	110.00
7050	Total Tenant Revenue	31,696.00	31,716.00	31,696.00	95,108.00
7150004000	Insurance Proceeds Revenue	0.00	0.00	35,322.24	35,322.24
7151	Other Income	18,565.49	18,783.21	18,024.49	55,373.19
7152	Interest Income	52,777.22	52,776.16	52,775.27	158,328.65
7999	Total Revenue	103,038.71	103,275.37	137,818.00	344,132.08
	EXPENSES:				
9051	Administrative	64,663.40	126,819.95	96,541.46	288,024.81
9101	Administrative Fees	12,218.72	2,231.09	2,218.72	16,668.53
9301	Utilities	12,819.91	10,346.75	3,961.99	27,128.65
9401	Maintenance	34,003.46	13,471.62	5,170.36	52,645.44
9501	Protective Services	19,875.00	19,344.00	577.50	39,796.50
9611	Insurance	2,203.66	2,112.50	1,996.10	6,312.26
9631	Payments in Lieu of Taxes	0.00	23,200.00	0.00	23,200.00
9691	Total Operating Expenses	145,784.15	197,525.91	110,466.13	453,776.19
9702	Interest Expense	58,640.01	83,384.49	35,295.48	177,319.98
9999	NET INCOME	-101,385.45	-177,635.03	-7,943.61	-286,964.09

Voucher Program Only
# Statement (12 months)
Period = Jul 2026-Sep 2026

		Jul 2026	Aug 2026	Sep 2026	Total
7000	REVENUE:				
7071	Section 8 HAP Subsidies	8,907,136.00	8,269,250.00	9,043,221.00	26,219,607.00
7081	Section 8 Administrative Fees	582,116.00	628,207.00	561,265.00	1,771,588.00
7151	Other Income	1,790.32	2,226.18	2,892.35	6,908.85
7152	Interest Income	158.00	153.03	157.52	468.55
7999	Total Revenue	9,491,200.32	8,899,836.21	9,607,535.87	27,998,572.40
	EXPENSES:				
9051	Administrative	155,312.13	195,307.48	203,774.48	554,394.09
9160410003	MS Admin Expenses	0.00	237.82	0.00	237.82
9201	Tenant Services	13,223.97	20,914.36	20,909.98	55,048.31
9401	Maintenance	2,523.40	1,832.49	926.56	5,282.45
9611	Insurance	7,296.61	8,128.24	8,399.31	23,824.16
9671	Housing Assistance Payments	8,767,796.41	8,646,418.06	8,787,160.75	26,201,375.22
9681	FSS Escrows	56,579.00	56,124.00	59,297.00	172,000.00
9691	Total Operating Expenses	9,002,731.52	8,928,962.45	9,080,468.08	27,012,162.05
9999	NET INCOME	488,468.80	-29,126.24	527,067.79	986,410.35

CLOSED SESSION

COMMISSIONER COMMENTS

&

ADJOURNMENT