



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

**DATE:** MONDAY, MARCH 24, 2025

**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

**ALTERNATE LOCATIONS WITH ZOOM CONNECTON OPEN TO THE PUBLIC:**

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

**2. ROLL CALL**

Chair Vacant

Vice Chair Kathleen Ballesteros

Commissioner Kevin Healy

Commissioner Francine Goodwin

Commissioner Maria Orozco

Commissioner Yuri Anderson

Commissioner Vacant

**PRESENT**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ABSENT**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**ADDITIONS AND CORRECTIONS BY THE EXECUTIVE DIRECTOR**

The President/CEO 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. COMMENTS FROM THE PUBLIC**

**4. MINUTES**

A. Approval of Minutes of the Regular Board Meeting held on February 24, 2025.

**5. REPORTS OF COMMITTEES**

Board Reports Ad Hoc Committee  
Policy Ad Hoc Committee

Commissioners Healy & Anderson  
Commissioners Ballesteros & Goodwin

**6. REPORT OF SECRETARY**

A. Executive Report

**7. NEW BUSINESS**

- A. Resolution 3133: PHA Certification of Compliance With the 2025 Agency Annual Plan and Related Regulations
- B. Resolution 3134: Resolution Approving the 2025-2027 Fiscal Year Operation and Maintenance Contract Between the State of California Department of Housing and Community Development and The Housing Authority of the County of Monterey for King City Migrant Center

**8. INFORMATION**

- A. Human Resource Report
- B. Finance Report
- C. Property Management Report
- D. Development Report
- E. Housing Programs Report
- F. Properties by Program
- G. Property Spotlight: Salinas FLC

**9. COMMISSIONER COMMENTS**

**10. ADJOURNMENT**

\*\*\*\*\*

This agenda was posted on the Housing Authority's Bulletin Boards at 123 Rico Street, Salinas, CA.

The Board of Commissioners will next meet at the Regular Board Meeting on **April 28, 2025, at 5:00 p.m.**

\*\*\*\*\*

## **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](mailto:grivero@hamonterey.org)





ACTION  
MINUTES OF THE REGULAR BOARD MEETING OF  
THE HOUSING AUTHORITY OF THE COUNTY OF MONTEREY  
HELD FEBRUARY 24, 2025

**SUMMARY ACTION MINUTES**

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

**CALL TO ORDER:**

Vice Chair Ballesteros called the meeting to order at 5:01 p.m.

**2. ROLL CALL:**

**PRESENT:**

Vice-Chair Kathleen Ballesteros  
Commissioner Kevin Healy  
Commissioner Francine Goodwin  
Commissioner Yuri Anderson  
Commissioner Maria Orozco

**ABSENT:**

Also present: Zulieka Boykin, Executive Director; James Maynard-Cabrera, Director of Human Resources; Jin Lu, Director of Finance; Keith Gregory, Director of Development Recorder: Gabriela Rivero.

The regularly scheduled January 2025 meeting was canceled due to lack of quorum. No official business was conducted.

**3. COMMENTS FROM THE PUBLIC**

- A. Olivia Martinez, SEIU Local 521
- B. Richard Walandouw

**4. MINUTES**

- A. Minutes - Approval of Minutes of the Regular Board Meeting held on December 16, 2024.

Motion to approve the Minutes of the Regular Board Meeting held on December 16, 2024, was made by Commissioner Anderson and seconded by Commissioner Orozco. The motion was carried through a roll call vote.

AYES: Ballesteros, Goodwin, Anderson, Healy, Orozco

NOES: None

ABSENT: None

## 5. **REPORTS OF COMMITTEES**

Board Reports Ad Hoc Committee: Commissioners Healy & Anderson

No meeting took place this month.

Policy Ad Hoc Committee: Commissioners Ballesteros, & Goodwin

The committee met; there were no new matters to address.

## 6. **REPORT OF SECRETARY**

A. Executive Report – Presented by Executive Director, Zulieka Boykin.

Ms. Boykin reported that a federal funding freeze was rescinded on January 29, 2025, and community concerns were addressed on the agency website. She is attending NAHRO's 2025 Housing Updates – Washington Series for national policy updates. The agency is working with the Coalition of Homeless Service Providers to begin implementation of the Foster Youth grant. SEMAP Corrective Action Plan was submitted to HUD, and a separate compliance review response is underway, with findings consistent with prior audit results affecting the HCV program. Development efforts continue with the Cities of Salinas and Soledad, and the County of Monterey. Property Management is restructuring operations and improving rent collections, now overseen by the Director of Development. Finance is on track with year-end and HUD audits. The Development Department is targeting March 31, 2025, for project completions. The Pacific Meadows transfer was completed, and a new Director of Development started on January 6. The HCV Department is addressing inspections, rent increases, and budget constraints, with approximately 4,600 clients housed. No new vouchers will be issued except for special programs or attrition. An application has been submitted for additional Mainstream Program funding, and a waiver was sent to HUD to maintain 120% of Fair Market Rents through 2025. Human Resources is finalizing recruitment and reviewing staff survey results. There were no updates for MCHI/MCHI AA.

## 7. **NEW BUSINESS**

A. Resolution 3131: Resolution Approving the RFP Packet for Roof and Gutter Replacement

Motion to approve Resolution 3131: Resolution Approving the RFP Packet for Roof and Gutter Replacement was made by Commissioner Anderson and seconded by Commissioner Goodwin. The motion was carried through a roll call vote.

AYES: Ballesteros, Goodwin, Anderson, Healy, Orozco

NOES: None

ABSENT: None

B. Resolution 3132: A Resolution Ratifying and Approving Certain Transactions Relating to The Acquisition of the General Partner Interest of Pacific Meadows Senior Housing, L.P.

Motion to approve Resolution 3132: A Resolution Ratifying and Approving Certain Transactions Relating to The Acquisition of the General Partner Interest of Pacific Meadows Senior Housing, L.P. was made by Commissioner Orozco and seconded by Commissioner Goodwin. The motion was carried through a roll call vote.

AYES: Ballesteros, Goodwin, Anderson, Healy, Orozco

NOES: None

ABSENT: None

C. Schedule for PHA Annual Plan FYB July 2025 Submission – Informational Only

This item outlines the timeline and key milestones for preparing and submitting the Public Housing Agency (PHA) Annual Plan for the Fiscal Year Beginning (FYB) July 2025. The Annual Plan is a HUD-required document that details the agency’s goals, strategies, and policy updates for the upcoming year. The schedule includes internal review periods, opportunities for public comment, a required public hearing, and final board approval before the official submission to HUD. Staying on track with this schedule ensures compliance with federal regulations and allows the agency to continue receiving HUD funding and support.

**8. INFORMATION**

**In a departure from traditional board reporting methods, we're adopting a new approach. Going forward, reports won't be verbally presented as before. Instead, they'll be provided as is for commissioners to review. Any questions or comments can be addressed during the meeting. This shift aims to streamline the process and ensure that meeting time is used efficiently.**

- A. Human Resource Report – Presented by James Maynard-Cabrera, Director of Human Resources
- B. Finance Report – Presented by Jin Lu, Director of Finance
- C. Property Management Report – Presented by Keith Gregory, Director of Development
- D. Development Report – Presented by Keith Gregory, Director of Development
- E. Housing Programs Report – Presented by Zulieka Boykin, Executive Directors

**9. COMMISSIONER COMMENTS**

The commissioners collectively thanked everyone involved in today’s meeting.

**10. ADJOURNMENT**

With no additional matters to address, the Board concluded the meeting and adjourned it to 5:33 p.m.

Respectfully submitted,

\_\_\_\_\_  
Gabriela Rivero  
Executive Assistant/Clerk of the Board

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



## **REPORTS OF COMMITTEES**

Board Reports Ad Hoc Committee

Commissioners: Healy & Anderson

Policy Ad Hoc Committee

Commissioners: Ballesteros & Goodwin

# MEMORANDUM

TO: Board of Commissioners

FROM: Zulieka Boykin, Executive Director

RE: **Executive Director Report**

DATE: March 19, 2025



---

## **INFORMATIONAL UPDATE**

HACM was HUD mandated as of March 06th to cease the issuance of all vouchers except for existing project-based vouchers and VASH. This is being implemented as an attempt to decrease the authority's probability of entering shortfall this year. We will monitor the Housing Choice Voucher Program to address any financial issues that may occur.

### **CHSP – Coalition of Homeless Service Providers**

No Updates

### **San Francisco HUD Field Office**

- We are working with our field office to address any concerns or issues that may arise for the voucher program.
- The corrective action plan for the compliance review has been submitted to the HUD field office.

### **City of Salinas - Community Development Department**

- We are continually working with the city to address affordable housing and the homelessness initiatives. We have several projects that are close to fruition.

### **City of Soledad**

- We are working with the city on a development project designed to assist foster youth. More details will be available in upcoming meetings. There are no updates at this time.

## **County of Monterey**

- We are working on four projects with the county for development and supportive services. There will be additional information available in the upcoming meetings. Two of these projects are close to completion and will be updated in next month's board meeting.

## **HACM/HDC**

### **PROPERTY MANAGEMENT**

- Property management has been successful in reducing vacancies throughout the portfolio. This will assist in stabilizing funds for operations by increasing rent collections.

### **FINANCE DEPARTMENT**

- The department is finalizing end-of-year audits and completing the agency audit for HUD submission. We are currently on time with agency audits by HUD's standards. There are no additional updates.

### **DEVELOPMENT DEPARTMENT**

- Many projects have a tentative date of March 31, 2025, for completion.
- Pacific Meadows general partnership transfer is scheduled for March 31, 2025.

### **HCV DEPARTMENT**

- The department is finalizing inspections, rent increases, and end of the year budget concerns. Any potential shortages are being addressed to the program analyst for request. This will be on-going.
- Payment Standards are being reviewed for the necessary changes. A waiver was submitted to the HUD Field Office to continue using 120% of Fair Market Rents for calendar year 2025. This waiver will limit the number of changes to previously approved payment standards. There has been no update on the waiver and payment standards may require adjustments.

### **HUMAN RESOURCES DEPARTMENT**

- Human Resources is diligently searching for new recruits for the open positions.

### **MCHI/MCHI AA**

- No Updates

## **MISCELLANEOUS**

A presentation of the agencies' successes and achievements was presented to the Board of Supervisors during the March 11<sup>th</sup> meeting. The presentation was well received by the Supervisors and supported by the Board of Commissioners.



**TO:** Board of Commissioners

**FROM:** Zulieka Boykin  
Executive Director/Chief Executive Officer

**RE:** **Schedule for 5-Year PHA Plan & Annual PHA Plan  
FYB July 2025 -Submission  
*Informational Only***

**DATE:** February 24, 2025

---

The Housing Authority of the County of Monterey is currently updating its 5-Year PHA Plan and Annual PHA Plan in compliance with the U.S. Department of Housing and Urban Development Code of Federal Regulations, Title 24, Section 903.

The following is a tentative brief timeline of the PHA 5-Year Plan & PHA Annual Plan process:

February 24 <sup>th</sup> - April 10 <sup>th</sup> , 2025	Display 5-Year PHA Plan & Annual PHA Plan-drafts for public review and comment at HACM
February 24 <sup>th</sup> , 2025	Submit 5-Year PHA Plan & Annual PHA Plan drafts to the Board of Commissioners for review
March 18, 2025	Meeting with the Resident Advisory Board
March 19, 2025	Public Hearing
March 24, 2025	Submit 5-Year PHA Plan & Annual PHA Plan for approval to the Board of Commissioners
February 24 <sup>th</sup> - April 10 <sup>th</sup> , 2025	Review of any additional Public & Resident Advisory Board comments (make changes at the discretion of HACM)
April 14, 2025	Submit finalized 5-Year PHA Plan and Annual PHA Plan FYB July 2025 to HUD

**ACTION:** *For Information Only.*



## **RESOLUTION 3133**

### **PHA CERTIFICATION OF COMPLIANCE WITH THE 2025 AGENCY ANNUAL PLAN AND RELATED REGULATIONS**

**WHEREAS**, the Housing Authority of the County of Monterey certified that the Agency Annual Plan is consistent with the applicable comprehensive housing affordability strategy of all entitlement cities in the County of Monterey where the PHA is located; and

**WHEREAS**, the Housing Authority of the County of Monterey certified that it complied with and incorporated all the requirements of the Department of Housing and Urban Development into the Agency Annual Plan FY July 2025; and

**NOW, THEREFORE BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the Executive Director to submit the plan to the U.S. Department of Housing and Urban Development and to execute any and all documents to implement said plan.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

PASSED AND ADOPTED, this 24<sup>th</sup> day of March 2025, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, and carried by the following vote-to-wit:

AYES:

NOES:

ABSENT:

# **Certifications of Compliance with PHA Plan and Related Regulations (Standard, Troubled, HCV-Only, and High Performer PHAs)**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
**OMB No. 2577-0226**  
**Expires 3/31/2024**

## **PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the   X   5-Year and/or   X   Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 1, 2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
  12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
  13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the County of Monterey  
PHA Name

CA033  
PHA Number/HA Code

  X   Annual PHA Plan for Fiscal Year 2025

  X   5-Year PHA Plan for Fiscal Years 2025 - 2030

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

Name of Executive Director: <u>Zulieka Boykin</u>		Name Board Chairman: <u>Kathleen Ballesteros</u>	
Signature	Date	Signature	Date

---

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Numbe

# Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 3/31/2024

## Civil Rights Certification

### Annual Certification and Board Resolution

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning July 1, 2025 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Housing Authority of the County of Monterey  
PHA Name

CA033  
PHA Number/HA Code

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

Name of Executive Director: Zulieka Boykin

Name of Board Chairperson: Kathleen Ballesteros

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

# MEMORANDUM

TO: Board of Commissioners

FROM: Zulieka Boykin, Executive Director

RE: **Resolution 3134: Approving the 2025-2027 Fiscal Year Operation  
And Maintenance Contract Between The State of California  
Department of Housing and Community Development and HACM**

DATE: March 21, 2025

---



The attached resolution authorizes The Executive Director to execute the contract between Housing and Community Development and the Housing Authority County of Monterey. This contract is the Fiscal Years 2025 – 2027 Rehabilitation Contract for the King City Migrant Center. The contract is amount **not to exceed \$1,555,862.00**, for the period.

Board Action: Approve Resolution

## RESOLUTION 3134

### RESOLUTION APPROVING THE 2025-2027 FISCAL YEAR OPERATION AND MAINTENANCE CONTRACT BETWEEN THE STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND THE COUNTY OF MONTEREY FOR KING CITY MIGRANT CENTER

#### CONTRACT # 25-OMS-18591

**WHEREAS,** the California Department of Housing and Community Development has provided an Operation and Maintenance Contract, also known as a Standard Agreement, for the **2025-2027** Fiscal Year for the King City Migrant Center; and

**WHEREAS,** the Housing Authority of the County of Monterey, acting through its Board of Commissioners, having the authority to enter into this contract, desires to approve this Operation and Maintenance Contract for the **2025-2027** operation of the King City Migrant Center.

**NOW, THEREFORE, BE IT RESOLVED,** the Board of Commissioners of the Housing Authority of the County of Monterey, hereby approves the Operation and Maintenance Contract # 25-OMS-18591 in an amount **not to exceed \$1,555,862** and authorizes Executive Director, Zulieka Boykin to execute said contract, and any amendments to said contract, on behalf of the Housing Authority of the County Monterey.

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date

PASSED AND ADOPTED, this 24<sup>th</sup> day of March 2025, upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, and carried by the following vote-to-wit:

AYES:

NOES:

ABSENT:

## MEMORANDUM

TO: Board of Commissioners

THRU: Zulieka Boykin  
**Executive Director/CEO**

FROM: James Maynard-Cabrera  
**Director of Human Resources**

RE: **Human Resources Report**

DATE: March 10, 2025



---

### Building Stability, Enhancing Efficiency

---

The Human Resources Department at HACM remains committed to strengthening our workforce, improving operational efficiency, and ensuring alignment with HACM's strategic goals. Throughout March, our team has focused on enhancing employee engagement, refining HR policies, and reinforcing compliance with labor agreements and regulations to support a productive and collaborative work environment.

This report provides an overview of the HR department's efforts, workforce trends, and strategic recommendations to ensure HACM remains an employer of choice while effectively supporting both employees and the communities we serve.



---

### HR at a Glance – Key Priorities & Challenges

---

#### Refinements in Onboarding Processes and Policy Updates

- The HR team continues to refine onboarding processes to ensure new hires receive a structured, welcoming, and informative introduction to HACM.
- This includes streamlining paperwork, improving orientation materials, and enhancing role-specific training to set employees up for success.
- A key initiative under this effort is the development of an Onsite Living Policy, which will outline eligibility, expectations, and guidelines for employees living in HACM-managed properties. This policy is especially critical as HACM welcomes new employees from the upcoming property management acquisition, ensuring a smooth transition and clear housing arrangements for those opting to live onsite.

#### Scheduling of VAWA (Violence Against Women Act) Training

- HACM is prioritizing training for both the Housing Choice Voucher (HCV) and Property Management teams to strengthen their understanding of VAWA protections for tenants.



- The VAWA training will focus on educating staff about tenant rights, confidentiality requirements, emergency transfer plans, and best practices for supporting survivors of domestic violence, dating violence, sexual assault, and stalking.
- This training aligns with federal compliance standards and ensures that HACM staff are equipped to handle VAWA-related cases with professionalism and sensitivity.

#### **Ongoing Collaboration with SEIU Local 521 on Employee Relations**

- HR continues to engage in regular discussions and proactive problem-solving with SEIU Local 521 to address employee concerns, ensure contract compliance, and foster a more transparent and collaborative working relationship.
- Recent discussions have focused on clarifying work expectations, addressing grievances efficiently, and improving overall communication between HACM leadership and union representatives.
- These efforts are intended to create a more stable and productive work environment, prevent disputes, and promote fair and equitable workplace practices.

#### **Launching a New Partnership with the Department of Rehabilitation**

- HACM HR is developing an internship program in collaboration with the Department of Rehabilitation, designed to offer real-world HR experience to a selected individual who may face employment barriers.
- The program will provide hands-on exposure to key HR functions, including recruitment, employee relations, compliance, training, and HR administration.
- This initiative aims to support workforce development efforts, promote inclusivity, and create opportunities for individuals to gain valuable experience in a public sector HR environment, with a focus on affordable housing operations.

#### **Ongoing Improvements in HR Technology Utilization (Paylocity Enhancements)**

- HR is leveraging Paylocity's full capabilities to enhance tracking, compliance, and efficiency across multiple HR processes.

##### Key improvements include:

- Improving how employee performance data is stored, reviewed, and used for professional development.
- Ensuring timely tracking of training, certifications, and policy acknowledgments for all employees.
- Enabling real-time workforce analytics to support strategic decision-making.

These ongoing enhancements are designed to streamline HR operations, improve transparency, and ensure accurate record-keeping for HACM's workforce.



## HR Goals & Progress Tracking

Goal	Target Date	Status	Details
Standardize HR SOP's	06/30/2025	In Progress	Documenting, reviewing, and training staff on SOPs.
Enhance Leadership Development Programs	12/31/2025	In Progress	Expanding management training through Yardi Aspire & Paylocity.
Strengthen Succession Planning	09/30/2025	In Progress	Developing structured career growth programs.
Increase Employee Retention	12/31/2025	In Progress	Implementing mentorship programs & career pathways.



## Employee Spotlight – March 2025

Each month, we recognize employees who exemplify HACM's values, dedication, and commitment to excellence.

### **Elizabeth Gonzalez – March 2025 Employee Spotlight**

Elizabeth Gonzalez was chosen as the March 2025 Employee Spotlight because of her nearly two decades of dedication to HACM, her strong expertise in the Section 8 department, and her genuine passion for helping others. Starting as an intern in 2005, Elizabeth has worked her way up, proving to be a key player in the team. Her efforts in the Sherwood Voucher event and the implementation of Rent Café have made a real difference in making processes more efficient and ensuring applicants get the help they need. Beyond her daily work, she's also a go-to person for new hires, always willing to share her knowledge and offer support. Her commitment, leadership, and impact on the team make her more than deserving of this recognition. Thank you, Elizabeth!

NEWSLETTER

# Employee Spotlight

HOUSING AUTHORITY      MARCH, 2025      SECTION 8 DEPARTMENT

## MEET ELIZABETH GONZALEZ

**SHE'S BEEN WITH 'HACM' AS A HOUSING PROGRAMS SPECIALIST AND IT'S TIME FOR HER TO TAKE THE SPOTLIGHT!**



**WHAT IS YOUR ROLE AT OUR COMPANY?**

*Housing Program Specialist*

**WHAT HAS BEEN YOUR FAVORITE PROJECT SO FAR?**

*My favorite project has been the Sherwood Voucher event, we came together as an agency, and we were able to help applicants get housing vouchers.*

*Also, the implementation of rent café has been very efficient.*

**WHAT IS ONE FUN FACT ABOUT YOURSELF?**

*I have horses and love riding them.*

**WHAT IS YOUR GO-TO MEAL FOR LUNCH?**

*Favorite lunch meal is enchiladas.*

This month, we are proud to highlight Elizabeth Gonzalez, a dedicated member of our team since June, 2005. 6 months away from 20 years with the Housing Authority! Starting as an intern with HACM, Elizabeth has risen through the ranks to become a Housing Programs Specialist, demonstrating exceptional commitment and expertise along the way. She plays a vital role in the Section 8 department, not only ensuring the success of our housing programs but also serving as a guiding influence for new hires. Her leadership, experience, and passion for helping others make her an invaluable asset to our organization. Thank you, Elizabeth, for your dedication and hard work!



## Workforce Profile & Recruitment

### I. Workforce Overview

- **Total Employees:** 65
- **Turnover Rate:** 13.4% (January 2025 – March 2025)
- **Average Employee Tenure:** 9.8 years

### II. Workforce Demographics

- **Employment Type:**
  - 70.8% Hourly | 29.2% Salary
- **Gender Representation:**
  - 57.5% Female | 42.5% Male
- **Generational Breakdown:**
  - Baby Boomers: 5.3%
  - Generation X: 16.7%
  - Millennials: 52.6%
  - Generation Z: 10.5%

### III. Ethnicity Breakdown

- **Hispanic:** 54.8%
- **Black:** 2.7%
- **Asian:** 1.4%
- **Native Hawaiian or Pacific Islander:** 2.7%
- **Other:** 2.7%
- **Not Defined:** 37.0%



### **Workers' Compensation & Workplace Safety**

---

The HR Department remains committed to workplace safety and proactive management of workers' compensation claims to reduce risks and enhance employee well-being. This month, we focused on early intervention strategies, ergonomic adjustments, and safety training reinforcement to minimize risks and address recurring workplace injuries.

#### **Workers' Compensation Overview** *(January – March 2025)*

- ❖ **Total Open Claims:** 14 (*↓ from 16 in February*)
- ❖ **Total Closed Claims:** 463 (*↑ from 461 in February*)
- ❖ **Total Claims Processed:** 477 (*No change*)
- ❖ **New Claims for the Period:** 1 medical-only claim (*↓ from 2 in February*)
- ❖ **Recent Closed Claims:** 2 indemnity claims closed in February and March.

#### **Department-Specific Risk Areas & Targeted Solutions**

- Maintenance & Property Management: Higher risk of slips, trips, and falls, prompting additional floor safety assessments and training on hazard prevention.
- Office & Administrative Roles: Repetitive strain and musculoskeletal injuries remain a top concern, leading to expanded ergonomic adjustments for workstations.
- HCV & Property Management Teams: VAWA training was scheduled to educate employees on handling safety concerns related to tenant protections.

*Establishing Consistency, Enhancing Efficiency, and Strengthening the Future!*

# **MEMORANDUM**

TO: Board of Commissioners

THRU: Zulieka Boykin, Executive Director

FROM: Jin Lu, Director of Finance

RE: **January 2025 Finance Report**

**Status Report: Finance Report for January 2025**

DATE: March 10, 2025

---



## **Highlights:**

### **HACM/HDC - Non-Quarterly Financial Reports**

- Voucher Funding and HCV Payments
- Department Transactions Statistics
- Revenue Sources by Property
- Balance Sheets - HACM/HDC
- Budget Comparisons - HACM/Voucher Program / HDC
- 12 Month Income Statement Reports - HACM/Voucher Program/HDC

### **Audit Status Summary**

- FY 2023-2024 LP Audits – 6 of 24 Audits have been initiated, 2 finalized.
  - 14/24 Draft audits have been provided.
- HACM and HDC FY24 Financial Audits will be completed to ensure PHA financial reporting due on time Mar 31,2025

### **Key Departmental Activities:**

- Implementation of Elevate-Procure to Pay-Payscan for automated AP: invoice validation setup and Procure to Pay- Vendor Café will be next to consider.
- Decentralized warehouse procedure discussion started in early March
- Unclaimed property 2024 report will be submitted to State Controller office by mid-March.
- Payroll Projection Jul2025-Jun 2026, raw data collected, estimate final completion in mid-April 2025
- Prepare for taking back 2 Benito FLC and Tynan bookkeeping while 20 bank accounts will be opened under Mechanics bank in April.
- Single financial audit timeline/deadline follow up request on going
- Accounting staff and procurement staff job responsibility review
- Creating standard of procedure (SOP) and updating accounting policies on an ongoing basis
- Smartsheet for calendar function and tracking of projects and corporate due dates-project hold
- Once rent café become acceptable, “cash handling of rent in new module/scanner used by property management” will not be considered as an option

**Hi-Level Explanation of Financial Results Jan 2025 (FY2025)**  
(thousands of \$)

		<b>Jan</b>						<b>YTD</b>			
<b>HACM Results</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>		<b>HACM Results</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>	
Revenue	\$ 8,287	\$ 7,855	\$ 432	5.5%		Revenue	\$ 65,594	\$ 54,983	\$ 10,611	19.3%	
Operating Expenses	\$ 9,062	\$ 7,706	\$ (1,356)	-17.6%		Operating Expenses	\$ 57,756	\$ 53,945	\$ (3,811)	-7.1%	
Other Inc/Expense	\$ 50	\$ 56	\$ 6	10.7%		Other Inc/Expense	\$ 170	\$ 389	\$ 219	56.3%	
<b>Net Income</b>	<b>\$ (825)</b>	<b>\$ 93</b>	<b>\$ (918)</b>	<b>-987.1%</b>		<b>Net Income</b>	<b>\$ 7,668</b>	<b>\$ 649</b>	<b>\$ 7,019</b>	<b>1081.5%</b>	

		<b>Jan</b>						<b>YTD</b>			
<b>HDC Results</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>		<b>HDC Results</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>	
Revenue	\$ 263	\$ 325	\$ (62)	-19.1%		Revenue	\$ 2,095	\$ 2,272	\$ (177)	-7.8%	
Operating Expenses	\$ 241	\$ 269	\$ 28	10.4%		Operating Expenses	\$ 1,425	\$ 1,880	\$ 455	24.2%	
Other Inc/Expense	\$ 62	\$ 62	\$ -	0.0%		Other Inc/Expense	\$ 431	\$ 433	\$ 2	0.5%	
<b>Net Income</b>	<b>\$ (40)</b>	<b>\$ (6)</b>	<b>\$ (34)</b>	<b>566.7%</b>		<b>Net Income</b>	<b>\$ 239</b>	<b>\$ (41)</b>	<b>\$ 280</b>	<b>-682.9%</b>	

		<b>Jan</b>						<b>YTD</b>			
<b>Total Entity</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>		<b>Total Entity</b>	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>	
Revenue	\$ 8,550	\$ 8,180	\$ 370	4.5%		Revenue	\$ 67,689	\$ 57,255	\$ 10,434	18.2%	
Operating Expenses	\$ 9,303	\$ 7,975	\$ (1,328)	-16.7%		Operating Expenses	\$ 59,181	\$ 55,825	\$ (3,356)	-6.0%	
Other Inc/Expense	\$ 112	\$ 118	\$ 6	5.1%		Other Inc/Expense	\$ 601	\$ 822	\$ 221	26.9%	
<b>Net Income</b>	<b>\$ (865)</b>	<b>\$ 87</b>	<b>\$ (952)</b>	<b>-1094.3%</b>		<b>Net Income</b>	<b>\$ 7,907</b>	<b>\$ 608</b>	<b>\$ 7,299</b>	<b>1200.5%</b>	

## **Commentary:**

### **HACM - Revenue**

Tenant rent is less than the budget YTD \$155K.

Voucher revenue has consistently exceeded budget due to the significant increase in vouchers being placed in the community.

YTD HACM total revenue is favorable \$10.6M or 19.3%. Of this number, HAP increased \$9.3M (including \$3.5M 2024 shortfall payment ) and PDM capital grant \$2.8M (expenditure will be capitalized), other revenue decreased \$1.5M

### **HACM - Expenses**

Total expenses YTD are \$3.8M more than budget. The increased HAP \$7M was offset by decrease of admin and admin fees \$2.6M, Maintenance \$276K and tenant service \$516K

### **HACM - Bottomline**

HACM YTD net gain is \$7.7M, including \$2.8M PDM capital grant (expenditure will be capitalized), interest income \$533K,

\$3.5M HAP subsidies FY24 short fall payment, HAP negative contribution to net income \$1.3M (FY25 HAP subsidies increase \$9.3M vs HAP payment increase \$7.1M),

Other income less than budget \$1.4M, less spending Admin and Admin fee, Maintenance and Tenant service fee contribute to net income \$3.4M.

### **HDC - Revenue**

Total revenue YTD is \$176K less than budget. This is due primarily to tenant rent unfavorable \$587K and other income unfavorable \$80K which was offset by increased interest income \$491K.

### **HDC - Expenses**

Total expenses YTD are \$454K favorable to budget, including Administrative expenses \$281K favorable due to lower headcount, maint and utility \$167K favorable.

HDC - Bottomline is \$239K, \$280K favorable to budget, budget is loss \$41K YTD Jan 2025

### **Total - Entity**

Entity revenue favorable due to higher voucher placements \$9M (including HAP FY24 short fall payment \$3.5M), other income unfavorable \$1.5M and PDM capital grant \$2.8M, total entity revenue YTD is favorable \$10M or 18.2%.

HACM expenses is unfavorable \$3.3M, due to higher voucher payments unfavorable \$7M and less admin expense.

Bottomline for the agency is actual YTD net gain \$7.9M, including PDB grant \$2.8M and HAP FY24 shortfall payment in July \$3.5M.

**Attached is a table that shows what each property produces in revenue, expenses and bottomline for Jan 2025**

## HOUSING AUTHORITY BALANCE SHEET SUMMARY JAN 2025

(thousands of \$)

	<u>HDC</u>	<u>HACM</u>	<u>TOTAL</u>
CASH	\$ 4,668	\$ 17,660	\$ 22,328
INVESTMENTS	\$ -	\$ 1,063	\$ 1,063
TOTAL CASH	\$ 4,668	\$ 18,723	\$ 23,391
RECEIVABLES	\$ 11,133	\$ 22,619	\$ 33,752
DEFERRED CHARGES	\$ (258)	\$ 987	\$ 729
TOTAL CURRENT ASSETS	\$ 15,543	\$ 42,329	\$ 57,872
FIXED ASSETS (NET)	\$ 17,449	\$ 10,798	\$ 28,247
CONSTRUCTION IN PROGRESS	\$ 392	\$ 900	\$ 1,292
NOTE RECEIVABLE	\$ 36,170	\$ 72,360	\$ 108,530
OTHER NONCURRENT ASSETS	\$ 1	\$ 3,459	\$ 3,460
<b>TOTAL ASSETS</b>	<b>\$ 69,555</b>	<b>\$ 129,846</b>	<b>\$ 199,401</b>
CURRENT LIABILITIES	\$ 3,330	\$ 1,964	\$ 5,294
LONG TERM LIABILITIES	\$ 23,056	\$ 6,096	\$ 29,152
TOTAL LIABILITIES	\$ 26,386	\$ 8,060	\$ 34,446
RETAINED EARNINGS			
PRIOR YEAR	\$ 33,129	\$ 95,624	\$ 128,753
CURRENT YEAR	\$ 10,040	\$ 26,162	\$ 36,202
TOTAL EQUITY	\$ 43,169	\$ 121,786	\$ 164,955
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>\$ 69,555</b>	<b>\$ 129,846</b>	<b>\$ 199,401</b>



**DETAIL OF CASH BALANCES FOR PROPERTIES (Cash  
Change during the period)**

	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY	ACTIVITY
	YTD 07.24	YTD 08.24	YTD 09.24	YTD 10.24	YTD 11.24	YTD 12.24
<b>Starting July</b>						
204 OAK GROVE						
205^206 PUEBLO DEL MAR	2,826,760.43	2,593,360.63	2,331,647.05	2,120,872.04	2,090,471.35	1,756,443.30
212 PORTOLA VISTA	103,487.20	80,040.25	74,225.08	106,153.70	(647,334.04)	(554,706.48)
214 MONTECITO WATSON	8,177.75	13,511.42	19,095.48	21,674.54	(7,433.10)	(4,044.02)
904 CHULAR FLC	12.17	23.24	34.67	2,803.66	31,122.82	61,835.34
906 SALINAS FLC	30.73	58.67	87.54	2,873.97	64,159.63	119,012.37
<b>TOTAL HACM PROPERTIES</b>	<b>2,938,468.28</b>	<b>2,686,994.21</b>	<b>2,425,089.82</b>	<b>2,254,377.91</b>	<b>1,530,986.66</b>	<b>1,378,540.51</b>
<b>Starting January</b>						
400 HDC ADMIN	(107,762.35)	(166,165.65)			(466,447.47)	(487,288.85)
552 SINGLE FAMILY HOMES	28,748.24	54,629.46	80,661.69	109,946.92	143,734.13	172,271.37
555 CASANOVA	100,738.38	63,523.48	150,775.30	176,564.21	250,363.95	366,479.82
<b>TOTAL HDC</b>	<b>21,724.27</b>	<b>(48,012.71)</b>	<b>231,436.99</b>	<b>286,511.13</b>	<b>(72,349.39)</b>	<b>51,462.34</b>
801 SOUTH COUNTY RAD	65,527.50	65,449.86	46,537.21	36,230.59	64,467.58	90,169.98
802 SALINAS FAMILY RAD	265,713.80	279,664.90	298,463.74	229,395.14	211,454.00	330,801.65
803 EAST SALINAS FAMILY RAD	419,575.67	440,766.53	538,106.33	472,580.74	413,120.50	624,588.79
804 GONZALES FAMILY RAD	37,224.97	56,340.82	75,759.38	87,542.29	102,609.88	133,263.78
960^970 RIPPLING RIVER	(4,820.35)	(94,381.28)	(62,216.88)	(24,646.65)	(8,217.65)	31,171.64
965 TYNAN	755,752.01	832,722.34	878,193.30	916,771.46	1,015,265.58	1,158,169.70
972 BENITO FLC	145,094.39	98,532.34	118,779.44	95,498.48	(2,213.32)	(4,326.72)
973 MONTEREY AFFORDABLE	195,121.10	207,995.02	201,925.66	209,773.47	135,904.48	86,991.63
974 BENITO STREET AFFORDABLE	393,108.62	458,463.69	531,175.45	568,520.31	642,931.72	704,557.47
980 FANOE	501,438.98	582,340.86	662,593.90	724,958.77	453,266.34	299,115.01
984 CASTROVILLE	21,458.55	3,136.93	50,579.41	26,078.37	49,220.85	90,852.32
985 HACIENDA 1	11,712.16	37,372.13	82,567.52	111,642.05	(67,691.23)	5,037.73
986^987 HACIENDA 2	147,235.08	142,111.73	150,476.80	165,011.44	51,159.27	98,080.04
988 HACIENDA SR	182,714.58	184,208.66	204,124.10	220,626.25	248,056.67	288,484.94
989 HACIENDA 3	224,775.73	223,826.39	244,385.40	244,178.19	162,293.85	235,276.30
990 OAK PARK 1	142,921.57	165,989.19	183,276.59	192,067.93	238,296.47	277,433.05
991 OAK PARK 2	84,364.29	112,995.15	138,446.79	166,347.06	(79,325.79)	(36,952.82)
992 ONE PARKSIDE	(547,527.39)	(497,627.77)	(463,300.18)	(423,726.13)	(395,917.52)	(345,101.34)
<b>TOTAL LIMITED PARTNERSHIPS</b>	<b>3,041,391.26</b>	<b>3,299,907.49</b>	<b>3,879,873.96</b>	<b>4,018,849.76</b>	<b>3,234,681.68</b>	<b>4,067,613.15</b>
<b>TOTAL PROPERTIES</b>	<b>6,001,583.81</b>	<b>5,938,888.99</b>	<b>6,536,400.77</b>	<b>6,559,738.80</b>	<b>4,693,318.95</b>	<b>5,497,616.00</b>

THIS SCHEDULE SHOWS THE CHANGE IN CASH BY PROPERTY.

YTD PERFORMANCE SUMMARY FOR AGENCY JAN25

		TOTAL			NET		ADJUSTED		
Starting July		REVENUE	EXPENSES	OTHER	EXPENSES	BOTTOM LINE	DEPRECIATION	BOTTOM LINE	CUMULATIVE
	204 OAK GROVE	\$ 62,184.00	\$ 49,857.73	\$ -	\$ 49,857.73	\$ 12,326.27	\$ -	\$ 12,326.27	\$ 12,326.27
	205^206 PUEBLO DEL MAR	\$ 2,825,724.16	\$ 371,901.69		\$ 371,901.69	\$ 2,453,822.47		\$ 2,453,822.47	\$ 2,466,148.74
	212 PORTOLA VISTA	\$ 876,668.87	\$ 410,349.11		\$ 410,349.11	\$ 466,319.76		\$ 466,319.76	\$ 2,932,468.50
	214 MONTECITO WATSON	\$ 92,661.43	\$ 78,220.88		\$ 78,220.88	\$ 14,440.55		\$ 14,440.55	\$ 2,946,909.05
	904 CHULAR FLC	\$ 217,236.36	\$ 148,047.66		\$ 148,047.66	\$ 69,188.70	\$ -	\$ 69,188.70	\$ 3,016,097.75
	906 SALINAS FLC	\$ 476,219.23	\$ 283,397.31		\$ 283,397.31	\$ 192,821.92	\$ -	\$ 192,821.92	\$ 3,208,919.67
	TOTAL HACM PROPERTIES	\$ 4,550,694.05	\$ 1,341,774.38	\$ -	\$ 1,341,774.38	\$ 3,208,919.67	\$ -	\$ 3,208,919.67	
Starting July									
	400 HDC ADMIN	\$ 563,360.63	\$ 342,775.32	\$ 431,051.80	\$ 773,827.12	\$ (210,466.49)	\$ -	\$ (210,466.49)	\$ (210,466.49)
	552 SINGLE FAMILY HOMES	\$ 228,385.94	\$ 64,784.88		\$ 64,784.88	\$ 163,601.06		\$ 163,601.06	\$ (46,865.43)
	555 CASANOVA	\$ 1,303,886.92	\$ 1,017,842.22		\$ 1,017,842.22	\$ 286,044.70		\$ 286,044.70	\$ 239,179.27
	TOTAL HDC	\$ 2,095,633.49	\$ 1,425,402.42	\$ 431,051.80	\$ 1,856,454.22	\$ 239,179.27	\$ -	\$ 239,179.27	
Starting January									
	801 SOUTH COUNTY RAD	\$ 49,493.37	\$ 57,075.35	\$ 24,489.55	\$ 81,564.90	\$ (32,071.53)	\$ (24,489.55)	\$ (7,581.98)	\$ (7,581.98)
	802 SALINAS FAMILY RAD	\$ 163,721.71	\$ 182,528.66	\$ 67,693.99	\$ 250,222.65	\$ (86,500.94)	\$ (67,693.99)	\$ (18,806.95)	\$ (26,388.93)
	803 EAST SALINAS FAMILY RAD	\$ 306,652.84	\$ 218,534.75	\$ 70,518.04	\$ 289,052.79	\$ 17,600.05	\$ (70,518.04)	\$ 88,118.09	\$ 61,729.16
	804 GONZALES FAMILY RAD	\$ 36,573.00	\$ 34,264.18	\$ 15,935.38	\$ 50,199.56	\$ (13,626.56)	\$ (15,935.38)	\$ 2,308.82	\$ 64,037.98
	960^970 RIPPLING RIVER	\$ 46,294.70	\$ 179,430.92	\$ 32,068.46	\$ 211,499.38	\$ (165,204.68)	\$ (32,068.46)	\$ (133,136.22)	\$ (69,098.24)
	965 TYNAN	\$ 402,188.33	\$ 294,599.90	\$ 118,071.05	\$ 412,670.95	\$ (10,482.62)	\$ (109,788.35)	\$ 99,305.73	\$ 30,207.49
	972 BENITO FLC	\$ 97,836.31	\$ 105,517.29	\$ 70,304.94	\$ 175,822.23	\$ (77,985.92)	\$ (54,773.12)	\$ (23,212.80)	\$ 6,994.69
	973 MONTEREY AFFORDABLE	\$ 89,352.17	\$ 76,242.67	\$ 37,122.80	\$ 113,365.47	\$ (24,013.30)	\$ (34,746.59)	\$ 10,733.29	\$ 17,727.98
	974 BENITO STREET AFFORDABLE	\$ 139,421.74	\$ 127,553.91	\$ 64,543.33	\$ 192,097.24	\$ (52,675.50)	\$ (62,312.00)	\$ 9,636.50	\$ 27,364.48
	980 FANOE	\$ 127,840.96	\$ 52,757.41	\$ 27,702.43	\$ 80,459.84	\$ 47,381.12	\$ (26,658.27)	\$ 74,039.39	\$ 101,403.87
	984 CASTROVILLE	\$ 99,103.10	\$ 84,275.67		\$ 84,275.67	\$ 14,827.43		\$ 14,827.43	\$ 116,231.30
	985 HACIENDA 1	\$ 116,612.63	\$ 73,151.39	\$ 33,079.74	\$ 106,231.13	\$ 10,381.50	\$ (33,079.74)	\$ 43,461.24	\$ 159,692.54
	986^987 HACIENDA 2	\$ 81,348.58	\$ 64,132.44	\$ 37,845.66	\$ 101,978.10	\$ (20,629.52)	\$ (37,845.66)	\$ 17,216.14	\$ 176,908.68
	988 HACIENDA SR	\$ 60,430.13	\$ 49,826.88	\$ 28,286.58	\$ 78,113.46	\$ (17,683.33)	\$ (28,286.58)	\$ 10,603.25	\$ 187,511.93
	989 HACIENDA 3	\$ 105,570.20	\$ 99,872.76	\$ 65,900.33	\$ 165,773.09	\$ (60,202.89)	\$ (65,900.33)	\$ 5,697.44	\$ 193,209.37
	990 OAK PARK 1	\$ 122,203.50	\$ 76,878.30	\$ -	\$ 76,878.30	\$ 45,325.20	\$ -	\$ 45,325.20	\$ 238,534.57
	991 OAK PARK 2	\$ 112,886.35	\$ 76,900.80		\$ 76,900.80	\$ 35,985.55	\$ -	\$ 35,985.55	\$ 274,520.12
	992 ONE PARKSIDE	\$ 159,844.76	\$ 163,680.74		\$ 163,680.74	\$ (3,835.98)	\$ -	\$ (3,835.98)	\$ 270,684.14
	TOTAL LIMITED PARTNERSHIPS	\$ 2,317,374.38	\$ 2,017,224.02	\$ 693,562.28	\$ 2,710,786.30	\$ (393,411.92)	\$ (664,096.06)	\$ 270,684.14	
	TOTAL PROPERTIES	\$ 8,963,701.92	\$ 4,784,400.82	\$ 1,124,614.08	\$ 5,909,014.90	\$ 3,054,687.02	\$ (664,096.06)	\$ 3,718,783.08	
Starting July									
	602 HR	\$ 54.00	\$ 181,062.91	\$ -	\$ 181,062.91	\$ (181,008.91)	\$ -	\$ (181,008.91)	
	604 FINANCE	\$ 3,067.29	\$ 674,844.44	\$ -	\$ 674,844.44	\$ (671,777.15)	\$ -	\$ (671,777.15)	
	601 ADMIN	\$ 1,287,453.32	\$ 297,370.33	\$ -	\$ 297,370.33	\$ 990,082.99		\$ 990,082.99	
	670 MAINTENANCE	\$ -	\$ 104,768.71		\$ 104,768.71	\$ (104,768.71)	\$ -	\$ (104,768.71)	
	660 PROPERTY MANAGEMENT	\$ -	\$ 102,203.17	\$ -	\$ 102,203.17	\$ (102,203.17)	\$ -	\$ (102,203.17)	
	TOTAL OVERHEAD	\$ 1,290,574.61	\$ 1,360,249.56	\$ -	\$ 1,360,249.56	\$ (69,674.95)	\$ -	\$ (69,674.95)	
Starting July									
	059 S8 FSS ADMIN	\$ 106,881.03	\$ 90,189.95	\$ -	\$ 90,189.95	\$ 16,691.08	\$ -	\$ 16,691.08	
	078 MAINSTREAM	\$ 732,344.00	\$ 754,377.00		\$ 754,377.00	\$ (22,033.00)	\$ -	\$ (22,033.00)	
	080 EHV HOMELESS	\$ 4,191,552.00	\$ 4,081,130.40		\$ 4,081,130.40	\$ 110,421.60	\$ -	\$ 110,421.60	
	PLUG ALL OTHER S8	\$ 52,779,984.96	\$ 49,616,710.19	\$ -	\$ 49,616,710.19	\$ 3,163,274.77	\$ -	\$ 3,163,274.77	
	TOTAL SECTION 8	\$ 57,810,761.99	\$ 54,542,407.54	\$ -	\$ 54,542,407.54	\$ 3,268,354.45	\$ -	\$ 3,268,354.45	
	TOTAL S8	\$ 57,810,761.99	\$ 54,542,407.54	\$ -	\$ 54,542,407.54	\$ 3,268,354.45	\$ -	\$ 3,268,354.45	
	TOTAL HACM OTHER	\$ 7,782,784.92	\$ 3,214,062.46	\$ 169,581.81	\$ 3,383,644.27	\$ 4,399,140.65		\$ 4,399,140.65	
	TOTAL HACM	\$ 65,593,546.91	\$ 57,756,470.00	\$ 169,581.81	\$ 57,926,051.81	\$ 7,667,495.10	\$ -	\$ 7,667,495.10	
	TOTAL HDC	\$ 2,095,633.49	\$ 1,425,402.42	\$ 431,051.80	\$ 1,856,454.22	\$ 239,179.27	\$ -	\$ 239,179.27	
	TOTAL AGENCY	\$ 67,689,180.40	\$ 59,181,872.42	\$ 600,633.61	\$ 59,782,506.03	\$ 7,906,674.37	\$ -	\$ 7,906,674.37	

# REVENUE SOURCES BY PROPERTY

Jan-25

		Tenant Rental Revenue		Non Dwelling Rent		Subsidy		Type of Subsidy
		CY - 2025	FY 2024-2025	CY - 2025	FY 2024-2025	CY - 2025	FY 2024-2025	
440	Tynan Land Lease	0.00		5,184.51		0.00		Bakery / HDC Office Rental Income
		\$ -	\$ -	\$ 5,184.51	\$ -	\$ -	\$ -	
205	Pueblo Del Mar		0.00		0.00		0.00	Grant Income
903	King City Migrant		0.00		0.00		0.00	OMS
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
204	Oak Grove		8,446.00		0.00		0.00	HCV
552	Single Family Homes		29,400.00		0.00		0.00	HCV
555	Casanova		178,419.00		0.00		0.00	HCV
934	Jardines		0.00		0.00		0.00	HCV
970	Rippling River - New	49,321.74		0.00		-3,487.74		HCV
960	Rippling River	0.00		0.00		0.00		HCV
965	Tynan Affordable	391,755.00		0.00		-7,051.00		HCV
973	Monterey Affordable	94,325.00		0.00		-5,004.00		HCV
974	Benito Affordable	139,494.00		750.00		-1,597.00		HCV
980	Fanoe Vista	126,561.00		0.00		0.00		HCV
985	Haciendas 1	107,085.00		0.00		0.00		HCV
986	Haciendas 2	81,310.00		0.00		0.00		HCV
988	Haciendas Senior	64,033.42		0.00		-5,000.42		HCV
989	Haciendas 3	105,169.19		0.00		-666.19		HCV
990	Oak Park 1	109,346.48		0.00		12,674.52		HCV
991	Oak Park 2	110,152.00		1,400.00		0.00		HCV / USDA
		\$ 1,378,552.83	\$ 216,265.00	\$ 2,150.00	\$ -	\$ (10,131.83)	\$ -	
212	Portola Vista		24,088.00		0.00		104,558.00	PBRA
214	Montecito Watson		8,392.00		0.00		4,835.00	PBRA
801	South County RAD	26,642.00		0.00		22,490.00		PBRA
802	Salinas Family RAD	119,603.13		0.00		48,811.87		PBRA
803	East Salinas Family RAD	240,296.74		0.00		61,834.26		PBRA
804	Gonzales Family RAD	27,499.00		0.00		9,049.00		PBRA
		\$ 414,040.87	\$ 32,480.00	\$ -	\$ -	\$ 142,185.13	\$ 109,393.00	
992	One Parkside	158,155.00		0.00		0.00		PBV
		\$ 158,155.00	\$ -	\$ -	\$ -	\$ -	\$ -	
904	Chualar FLC		27,544.00		0.00		3,260.00	USDA
906	Salinas FLC		55,150.00		0.00		12,620.00	USDA
972	Benito FLC	75,348.00		0.00		19,818.00		USDA
984	Castroville FLC	52,640.55		0.00		44,738.45		USDA
		\$ 127,988.55	\$ 82,694.00	\$ -	\$ -	\$ 64,556.45	\$ 15,880.00	
TOTAL		\$ 2,078,737.25	\$ 331,439.00	\$ 7,334.51	\$ -	\$ 196,609.75	\$ 125,273.00	
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Note:

Tynan Land Lease	\$ -
Tenant Rev FY Total	\$ 331,439.00
Subsidy FY Total	\$ 125,273.00
Total:	\$ 456,712.00

HACM Tenant Revenue	\$ 120,353.00
HACM Tenant Subsidy	\$ 128,540.00
HDC Tenant Revenue	\$ 59,029.00
HDC Tenant Subsidy	\$ 148,790.00
Total:	\$ 456,712.00

Variance:	\$ -
-----------	------

Voucher Funding and HCV Payments

	30-Nov	30-Dec	30-Jan	Total
HUD Grant - HAP Payments	\$ 9,139,852	\$ 6,998,986	\$ 7,164,978	\$ 23,303,816
Total Housing Assistance Payments	\$ 8,069,017	\$ 8,122,523	\$ 8,241,265	\$ 24,432,805

Finance Transactional Statistics January 2025	HCV		AP		TOTALS	
	Transactions	Amounts	Transactions	Amounts	Transactions	Amounts
Receipts	53	\$ 4,744	2605	\$ 1,754,300	2658	\$ 1,759,044
Charges	73	\$ 249	2633	\$ 1,580,708	2706	\$ 1,580,957
Journal Entries	320	\$ 72,669	548	\$ 20,725,107	868	\$ 20,797,776
Payables	5746	\$ 8,269,943	908	\$ 1,298,798	6654	\$ 9,568,741
Checks	1688	\$ 8,293,266	211	\$ 1,834,639	1899	\$ 10,127,905
Transaction Amts Processed*	7880	\$ 16,640,872	6905	\$ 27,193,551	14785	\$ 43,834,423

# Housing Authority of the County of Monterey

## Balance Sheet

Period = Jan 2025

		Current Balance
<b>1000-000</b>	<b>ASSETS</b>	
1100-000	CURRENT ASSETS	
1110-000	Cash:	
1110-010	Cash - Unrestricted	9,751,035.36
1110-020	Cash - Restricted	7,908,655.46
1199-000	Total Cash	17,659,690.82
1200-000	Accounts Receivable:	
1210-000	Accounts Receivable - Tenants	840,160.86
1220-000	Accounts Receivable - Agency	1,628,720.39
1240-000	Accounts Receivable - Other	438,960.21
1250-000	Accrued Interest Receivable	20,762,135.58
1260-000	Less: Allowance for Doubtful Accounts	-1,050,871.61
1269-000	Total Receivables, Net of Allowance	22,619,105.43
1300-000	Current Investments:	
1300-010	Investments - Unrestricted	1,063,386.25
1399-000	Total Current Investments	1,063,386.25
1420-010	Prepaid Expenses	217,593.53
1430-010	Inventories, Net of Obsolete Inventories	289,488.42
1440-010	Interprogram - Due From	480,250.20
1500-000	TOTAL CURRENT ASSETS	42,329,514.65
1600-000	NONCURRENT ASSETS	
1610-000	Capital Assets:	
1610-010	Land	3,569,623.47
1610-020	Buildings & Improvements	21,251,256.67
1610-025	Site Improvements	3,055.41
1610-030	Furniture & Equipment	816,018.40
1610-040	Less: Depreciation	-14,841,504.23
1669-000	Total Capital Assets, Net of Depreciation	10,798,449.72
1670-010	Construction In Progress	900,104.44
1700-010	Notes Receivable	72,360,225.14
1740-010	Other Noncurrent Assets	4,048,321.44
1790-000	Less: Accumulated Amortization	-589,664.88
1800-000	TOTAL NONCURRENT ASSETS	87,517,435.86
1900-000	TOTAL ASSETS	129,846,950.51

# Housing Authority of the County of Monterey

## Balance Sheet

Period = Jan 2025

		Current Balance
<b>3000-000</b>	<b>LIABILITIES &amp; EQUITY</b>	
3000-010	LIABILITIES	
3000-020	CURRENT LIABILITIES	
3110-000	Accounts Payable:	
3110-010	Accounts Payable - Vendors	-370,651.19
3110-020	Accounts Payable - Other	-6,709.01
3110-030	Accrued Wages/Taxes/Benefits Payable	280,057.26
3110-040	Accrued Interest Payable	715,430.18
3110-050	Accounts Payable - Agency	2,648.30
3100-060	Tenant Security Deposits	109,523.78
3199-000	Total Accounts Payable	730,299.32
3420-010	Deferred Revenues	220,991.29
3430-010	Developer Fees Payable	30,000.00
3450-010	FSS Escrows	609,420.72
3460-010	Other Current Liabilities	373,041.60
	TOTAL CURRENT LIABILITIES	1,963,752.93
3500-000	NONCURRENT LIABILITIES	
3510-010	Long-Term Hard Debt	7,170,081.00
3510-020	Long-Term Subordinate Debt	-1,073,442.47
3600-000	TOTAL NONCURRENT LIABILITIES	6,096,638.53
3999-000	TOTAL LIABILITIES	8,060,391.46
5000-000	EQUITY/NET ASSETS:	
5000-010	Equity/Net Assets at Prior Year-end	95,624,015.96
5000-020	Current Year Retained Earnings	26,162,542.80
6000-000	TOTAL LIABILITIES AND EQUITY	129,846,950.22

# Monterey County Housing Development Corp.

## Balance Sheet

Period = Jan 2025

		Current Balance
<b>1000-000</b>	<b>ASSETS</b>	
1100-000	CURRENT ASSETS	
1110-000	Cash:	
1110-010	Cash - Unrestricted	4,359,010.84
1110-020	Cash - Restricted	309,013.46
1199-000	Total Cash	4,668,024.30
1200-000	Accounts Receivable:	
1210-000	Accounts Receivable - Tenants	99,646.07
1220-000	Accounts Receivable - Agency	327,269.00
1230-000	Accounts Receivable - Developer Fees	3,179,441.22
1240-000	Accounts Receivable - Other	3,094,473.99
1250-000	Accrued Interest Receivable	4,432,507.36
1269-000	Total Receivables, Net of Allowance	11,133,337.64
1420-010	Prepaid Expenses	13,637.98
1440-010	Interprogram - Due From	-272,001.80
1500-000	TOTAL CURRENT ASSETS	15,542,998.12
1600-000	NONCURRENT ASSETS	
1610-000	Capital Assets:	
1610-010	Land	5,009,826.00
1610-020	Buildings & Improvements	13,959,608.07
1610-030	Furniture & Equipment	19,947.46
1610-040	Less: Depreciation	-1,540,280.06
1669-000	Total Capital Assets, Net of Depreciation	17,449,101.47
1670-010	Construction In Progress	391,838.55
1700-010	Notes Receivable	36,170,054.44
1740-010	Other Noncurrent Assets	1,401.00
1800-000	TOTAL NONCURRENT ASSETS	54,012,395.46
1900-000	TOTAL ASSETS	69,555,393.58

# Monterey County Housing Development Corp.

## Balance Sheet

Period = Jan 2025

		Current Balance
<b>3000-000</b>	<b>LIABILITIES &amp; EQUITY</b>	
3000-010	LIABILITIES	
3000-020	CURRENT LIABILITIES	
3110-000	Accounts Payable:	
3110-010	Accounts Payable - Vendors	34,546.87
3110-040	Accrued Interest Payable	1,590,694.71
3100-060	Tenant Security Deposits	119,956.62
3199-000	Total Accounts Payable	1,745,198.20
3420-010	Deferred Revenues	1,161,290.16
3430-010	Developer Fees Payable	404,393.00
3460-010	Other Current Liabilities	19,315.92
	TOTAL CURRENT LIABILITIES	3,330,197.28
3500-000	NONCURRENT LIABILITIES	
3510-010	Long-Term Hard Debt	9,965,027.27
3510-020	Long-Term Subordinate Debt	13,272,250.00
3550-010	Other Noncurrent Liabilities	-180,803.80
3600-000	TOTAL NONCURRENT LIABILITIES	23,056,473.47
3999-000	TOTAL LIABILITIES	26,386,670.75
5000-000	EQUITY/NET ASSETS:	
5000-010	Equity/Net Assets at Prior Year-end	33,129,057.56
5000-020	Current Year Retained Earnings	10,039,665.27
6000-000	TOTAL LIABILITIES AND EQUITY	69,555,393.58



Housing Authority of the County of Monterey  
Statement (12 months)

Period = Jul 2024-Jan 2025

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Total
7000	REVENUE:								
7031	Tenant Rents	121,019.06	121,377.06	122,173.06	118,382.00	118,414.00	118,753.00	120,353.00	840,471.18
7037	Tenant Subsidies	122,714.00	122,671.00	121,035.00	123,306.00	123,804.00	128,162.00	128,540.00	870,232.00
7041	Other Tenant Income	606.00	1,225.00	643.09	143.80	227.00	1,519.50	1,042.25	5,406.64
7050	Total Tenant Revenue	244,339.06	245,273.06	243,851.15	241,831.80	242,445.00	248,434.50	249,935.25	1,716,109.82
7071	Section 8 HAP Subsidies	10,036,282.00	7,289,061.00	6,818,547.00	6,742,832.00	9,139,852.00	6,998,986.00	7,164,978.00	54,190,538.00
7081	Section 8 Administrative Fees	667,711.58	598,130.26	439,474.21	420,852.07	621,671.29	457,729.84	480,982.78	3,686,552.03
7060060000	PDM Hope Housing Project	2,825,492.00	0.00	0.00	0.00	0.00	0.00	0.00	2,825,492.00
7095	Operating Grants (Non-HUD)	42,302.80	47,018.78	50,217.01	43,693.55	40,976.32	25,231.26	0.00	249,439.72
7151	Other Income	77,593.08	122,248.12	125,148.80	132,687.16	119,612.49	210,682.74	133,213.99	921,186.38
7152	Interest Income	201,492.78	201,634.26	201,472.68	204,200.47	167,808.18	769,982.07	257,638.52	2,004,228.96
7999	Total Revenue	14,095,213.30	8,503,365.48	7,878,710.85	7,786,097.05	10,332,365.28	8,711,046.41	8,286,748.54	65,593,546.91
	EXPENSES:								
9051	Administrative	84,845.27	409,777.14	511,527.26	528,636.12	621,263.65	501,478.86	487,411.20	3,144,939.50
9101	Administrative Fees	18,920.08	18,920.08	18,920.08	18,920.08	18,920.08	18,920.08	18,920.08	132,440.56
9201	Tenant Services	9,318.02	9,006.99	8,240.21	12,565.41	16,785.29	16,091.28	18,843.17	90,850.37
9301	Utilities	45,755.30	52,528.90	42,669.29	51,068.28	29,913.94	29,567.17	47,913.23	299,416.11
9401	Maintenance	140,867.31	142,878.48	121,942.69	150,633.39	130,838.87	116,183.40	102,562.06	905,906.20
9501	Protective Services	7,384.93	0.00	3,051.00	678.71	0.00	2,946.00	765.80	14,826.44
9611	Insurance	32,505.02	33,143.53	41,768.74	34,381.36	38,417.49	33,467.44	31,464.45	245,148.03
9621	Other General Expenses	24,664.60	18,053.50	18,053.50	19,097.51	18,053.50	18,053.50	93,404.97	209,381.08
9631	Payments in Lieu of Taxes	0.00	14,017.95	8,098.92	7,372.92	20,353.89	7,008.97	7,008.97	63,861.62
9671	Housing Assistance Payments	6,934,926.19	6,972,068.38	7,027,578.26	7,100,557.40	8,045,986.90	8,099,565.66	8,218,257.98	52,398,940.77
9681	FSS Escrows	40,280.00	28,245.00	27,903.00	46,762.32	42,476.00	29,446.00	35,647.00	250,759.32
9691	Total Operating Expenses	7,339,466.72	7,698,639.95	7,829,752.95	7,970,673.50	8,983,009.61	8,872,728.36	9,062,198.91	57,756,470.00
9702	Interest Expense	51,929.96	13,672.75	13,597.75	13,626.50	13,551.43	13,579.98	49,623.44	169,581.81
9999	NET INCOME	6,703,816.62	791,052.78	35,360.15	-198,202.95	1,335,804.24	-175,261.93	-825,073.81	7,667,495.10

Monterey County Housing Development Corp.  
Statement (12 months)

Period = Jul 2024-Jan 2025

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Total
7000	REVENUE:								
7031	Tenant Rents	62,506.00	63,545.00	61,335.00	62,905.00	62,223.00	62,145.00	59,029.00	433,688.00
7037	Tenant Subsidies	159,054.00	158,766.00	156,771.00	158,381.00	155,883.00	153,779.00	148,790.00	1,091,424.00
7041	Other Tenant Income	464.00	1,356.94	469.00	444.00	43,660.31	469.00	420.00	47,283.25
7050	Total Tenant Revenue	222,024.00	223,667.94	218,575.00	221,730.00	261,766.31	216,393.00	208,239.00	1,572,395.25
7151	Other Income	-30.75	2,188.71	2,080.67	1,947.51	2,022.31	1,945.82	1,988.31	12,142.58
7152	Interest Income	83,978.94	83,978.46	84,107.08	83,979.10	52,783.67	69,482.82	52,785.59	511,095.66
7999	Total Revenue	305,972.19	309,835.11	304,762.75	307,656.61	316,572.29	287,821.64	263,012.90	2,095,633.49
	EXPENSES:								
9051	Administrative	46,783.84	98,350.64	101,259.10	118,876.28	130,239.96	153,576.76	135,716.35	784,802.93
9101	Administrative Fees	21,714.36	21,745.08	21,495.37	21,710.08	21,549.87	21,311.61	20,847.06	150,373.43
9301	Utilities	20,353.44	27,855.26	20,019.58	22,917.32	16,030.77	33,202.54	33,689.54	174,068.45
9401	Maintenance	20,630.97	24,113.96	26,248.31	20,348.50	26,470.98	26,898.88	33,512.08	178,223.68
9501	Protective Services	502.50	0.00	607.50	355.00	0.00	2,002.50	1,882.52	5,350.02
9611	Insurance	16,716.47	16,878.71	15,283.58	14,667.53	16,331.40	17,338.38	15,714.73	112,930.80
9621	Other General Expenses	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00
9631	Payments in Lieu of Taxes	0.00	0.00	11,200.00	0.00	7,453.11	0.00	0.00	18,653.11
9691	Total Operating Expenses	127,701.58	188,943.65	196,113.44	198,874.71	218,076.09	254,330.67	241,362.28	1,425,402.42
9702	Interest Expense	61,269.71	62,037.11	61,942.35	61,129.53	61,844.67	61,034.75	61,793.68	431,051.80
9999	NET INCOME	117,000.90	58,854.35	46,706.96	47,652.37	36,651.53	-27,543.78	-40,143.06	239,179.27

Voucher Program Only  
Statement (12 months)

Period = Jul 2024-Jan 2025

		Jul 2024	Aug 2024	Sep 2024	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Total
7000	REVENUE:								
7037	Tenant Subsidies	0.00	0.00	0.00	189.00	0.00	0.00	0.00	189.00
7041	Other Tenant Income	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.09
7050	Total Tenant Revenue	0.00	0.00	0.09	189.00	0.00	0.00	0.00	189.09
7071	Section 8 HAP Subsidies	10,036,282.00	7,289,061.00	6,818,547.00	6,742,832.00	9,139,852.00	6,998,986.00	7,164,978.00	54,190,538.00
7081	Section 8 Administrative Fees	667,711.58	598,130.26	439,474.21	420,852.07	621,671.29	457,729.84	480,982.78	3,686,552.03
7151	Other Income	-64,861.31	0.00	0.00	-1,798.00	0.00	0.00	-450.00	-67,109.31
7152	Interest Income	58.89	86.42	90.41	87.23	87.70	95.01	86.52	592.18
7999	Total Revenue	10,639,191.16	7,887,277.68	7,258,111.71	7,162,162.30	9,761,610.99	7,456,810.85	7,645,597.30	57,810,761.99
	EXPENSES:								
9051	Administrative	109,162.79	193,891.51	202,745.26	276,474.98	279,709.16	195,691.85	215,149.58	1,472,825.13
9201	Tenant Services	9,318.02	9,006.99	8,240.21	12,565.41	16,785.29	16,091.28	18,843.17	90,850.37
9401	Maintenance	444.83	12,075.41	1,087.97	1,906.55	4,724.98	2,444.87	2,958.34	25,642.95
9611	Insurance	9,011.16	9,552.99	15,924.84	11,166.16	13,262.55	11,993.70	12,075.60	82,987.00
9671	Housing Assistance Payments	6,952,671.19	6,994,365.38	7,054,102.26	7,123,667.40	8,069,016.90	8,122,522.66	8,241,264.98	52,557,610.77
9681	FSS Escrows	40,280.00	28,245.00	27,903.00	46,762.32	42,476.00	29,446.00	35,647.00	250,759.32
9691	Total Operating Expenses	7,120,887.99	7,247,137.28	7,310,003.54	7,472,542.82	8,425,974.88	8,378,190.36	8,525,938.67	54,480,675.54
9999	NET INCOME	3,518,303.17	640,140.40	-51,891.83	-310,380.52	1,335,636.11	-921,379.51	-880,341.37	3,330,086.45

## Housing Authority of the County of Monterey Budget Comparison

Period = Jul 2024-Jan 2025

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7000	REVENUE:									
7031	Tenant Rents	840,471.18	1,033,993.31	-193,522.13	-18.72	840,471.18	1,033,993.31	-193,522.13	-18.72	1,772,559.56
7037	Tenant Subsidies	870,232.00	824,082.00	46,150.00	5.60	870,232.00	824,082.00	46,150.00	5.60	1,412,711.00
7041	Other Tenant Income	5,406.64	12,803.00	-7,396.36	-57.77	5,406.64	12,803.00	-7,396.36	-57.77	21,935.57
7050	Total Tenant Revenue	1,716,109.82	1,870,878.31	-154,768.49	-8.27	1,716,109.82	1,870,878.31	-154,768.49	-8.27	3,207,206.13
7071	Section 8 HAP Subsidies	54,190,538.00	44,854,016.62	9,336,521.38	20.82	54,190,538.00	44,854,016.62	9,336,521.38	20.82	76,892,600.00
7081	Section 8 Administrative Fees	3,686,552.03	4,063,113.25	-376,561.22	-9.27	3,686,552.03	4,063,113.25	-376,561.22	-9.27	6,965,337.00
7060060000	PDM Hope Housing Project	2,825,492.00	0.00	2,825,492.00	N/A	2,825,492.00	0.00	2,825,492.00	N/A	0.00
7095	Operating Grants (Non-HUD)	249,439.72	317,219.00	-67,779.28	-21.37	249,439.72	317,219.00	-67,779.28	-21.37	543,807.00
7151	Other Income	921,186.38	2,406,418.07	-1,485,231.69	-61.72	921,186.38	2,406,418.07	-1,485,231.69	-61.72	4,125,302.00
7152	Interest Income	2,004,228.96	1,471,220.31	533,008.65	36.23	2,004,228.96	1,471,220.31	533,008.65	36.23	2,522,090.00
7999	Total Revenue	65,593,546.91	54,982,865.56	10,610,681.35	19.30	65,593,546.91	54,982,865.56	10,610,681.35	19.30	94,256,342.13
	EXPENSES:									
9051	Administrative	3,144,939.50	4,808,719.09	1,663,779.59	34.60	3,144,939.50	4,808,719.09	1,663,779.59	34.60	8,243,421.40
9101	Administrative Fees	132,440.56	1,044,785.00	912,344.44	87.32	132,440.56	1,044,785.00	912,344.44	87.32	1,791,041.00
9201	Tenant Services	90,850.37	607,370.33	516,519.96	85.04	90,850.37	607,370.33	516,519.96	85.04	1,041,206.25
9301	Utilities	299,416.11	281,820.07	17,596.04	-6.24	299,416.11	281,820.07	17,596.04	-6.24	483,073.00
9401	Maintenance	905,906.20	1,181,977.30	276,071.10	23.36	905,906.20	1,181,977.30	276,071.10	23.36	2,026,262.08
9501	Protective Services	14,826.44	9,807.00	5,019.44	-51.18	14,826.44	9,807.00	5,019.44	-51.18	16,796.00
9611	Insurance	245,148.03	163,565.36	81,582.67	-49.88	245,148.03	163,565.36	81,582.67	-49.88	280,403.50
9621	Other General Expenses	209,381.08	282,101.12	72,720.04	25.78	209,381.08	282,101.12	72,720.04	25.78	483,602.00
9631	Payments in Lieu of Taxes	63,861.62	63,084.00	777.62	-1.23	63,861.62	63,084.00	777.62	-1.23	108,130.00
9671	Housing Assistance Payments	52,398,940.77	45,425,181.69	6,973,759.08	-15.35	52,398,940.77	45,425,181.69	6,973,759.08	-15.35	77,871,740.00
9681	FSS Escrows	250,759.32	77,000.00	173,759.32	-225.66	250,759.32	77,000.00	173,759.32	-225.66	132,000.00
9691	Total Operating Expenses	57,756,470.00	53,945,410.96	3,811,059.04	-7.06	57,756,470.00	53,945,410.96	3,811,059.04	-7.06	92,477,675.23
9702	Interest Expense	169,581.81	249,984.00	80,402.19	32.16	169,581.81	249,984.00	80,402.19	32.16	428,557.00
9711	Extraordinary Maintenance	0.00	39,522.00	39,522.00	100.00	0.00	39,522.00	39,522.00	100.00	67,763.00
9741	Depreciation Expense	0.00	99,166.69	99,166.69	100.00	0.00	99,166.69	99,166.69	100.00	170,000.00
9999	NET INCOME	7,667,495.10	648,781.91	7,018,713.19	1,081.83	7,667,495.10	648,781.91	7,018,713.19	1,081.83	1,112,346.90

## Housing Authority of the County of Monterey Budget Comparison (with PTD)

Period = Jul 2024-Jan 2025

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
7000	REVENUE:								
7031	Tenant Rents	120,353.00	147,713.33	-27,360.33	-18.52	840,471.18	1,033,993.31	-193,522.13	-18.72
7037	Tenant Subsidies	128,540.00	117,726.00	10,814.00	9.19	870,232.00	824,082.00	46,150.00	5.60
7041	Other Tenant Income	1,042.25	1,829.00	-786.75	-43.02	5,406.64	12,803.00	-7,396.36	-57.77
7050	Total Tenant Revenue	249,935.25	267,268.33	-17,333.08	-6.49	1,716,109.82	1,870,878.31	-154,768.49	-8.27
7071	Section 8 HAP Subsidies	7,164,978.00	6,407,716.66	757,261.34	11.82	54,190,538.00	44,854,016.62	9,336,521.38	20.82
7081	Section 8 Administrative Fees	480,982.78	580,444.75	-99,461.97	-17.14	3,686,552.03	4,063,113.25	-376,561.22	-9.27
7060060000	PDM Hope Housing Project	0.00	0.00	0.00	N/A	2,825,492.00	0.00	2,825,492.00	N/A
7095	Operating Grants (Non-HUD)	0.00	45,317.00	-45,317.00	-100.00	249,439.72	317,219.00	-67,779.28	-21.37
7151	Other Income	133,213.99	343,774.01	-210,560.02	-61.25	921,186.38	2,406,418.07	-1,485,231.69	-61.72
7152	Interest Income	257,638.52	210,174.33	47,464.19	22.58	2,004,228.96	1,471,220.31	533,008.65	36.23
7999	Total Revenue	8,286,748.54	7,854,695.08	432,053.46	5.50	65,593,546.91	54,982,865.56	10,610,681.35	19.30
	EXPENSES:								
9051	Administrative	487,411.20	686,959.87	-199,548.67	29.05	3,144,939.50	4,808,719.09	-1,663,779.59	34.60
9101	Administrative Fees	18,920.08	149,255.00	-130,334.92	87.32	132,440.56	1,044,785.00	-912,344.44	87.32
9201	Tenant Services	18,843.17	86,767.19	-67,924.02	78.28	90,850.37	607,370.33	-516,519.96	85.04
9301	Utilities	47,913.23	40,260.01	7,653.22	-19.01	299,416.11	281,820.07	17,596.04	-6.24
9401	Maintenance	102,562.06	168,853.90	-66,291.84	39.26	905,906.20	1,181,977.30	-276,071.10	23.36
9501	Protective Services	765.80	1,401.00	-635.20	45.34	14,826.44	9,807.00	5,019.44	-51.18
9611	Insurance	31,464.45	23,366.48	8,097.97	-34.66	245,148.03	163,565.36	81,582.67	-49.88
9621	Other General Expenses	93,404.97	40,300.16	53,104.81	-131.77	209,381.08	282,101.12	-72,720.04	25.78
9631	Payments in Lieu of Taxes	7,008.97	9,012.00	-2,003.03	22.23	63,861.62	63,084.00	777.62	-1.23
9671	Housing Assistance Payments	8,218,257.98	6,489,311.67	1,728,946.31	-26.64	52,398,940.77	45,425,181.69	6,973,759.08	-15.35
9681	FSS Escrows	35,647.00	11,000.00	24,647.00	-224.06	250,759.32	77,000.00	173,759.32	-225.66
9691	Total Operating Expenses	9,062,198.91	7,706,487.28	1,355,711.63	-17.59	57,756,470.00	53,945,410.96	3,811,059.04	-7.06
9702	Interest Expense	49,623.44	35,712.00	13,911.44	-38.95	169,581.81	249,984.00	80,402.19	32.16
9711	Extraordinary Maintenance	0.00	5,646.00	5,646.00	100.00	0.00	39,522.00	39,522.00	100.00
9741	Depreciation Expense	0.00	14,166.67	14,166.67	100.00	0.00	99,166.69	99,166.69	100.00
9999	NET INCOME	-825,073.81	92,683.13	-917,756.94	-990.21	7,667,495.10	648,781.91	7,018,713.19	1,081.83

**Monterey County Housing Development Corp.**  
**Budget Comparison**

Period = Jul 2024-Jan 2025

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7000	REVENUE:									
7031	Tenant Rents	433,688.00	1,139,712.00	-706,024.00	-61.95	433,688.00	1,139,712.00	-706,024.00	-61.95	393,438.00
7037	Tenant Subsidies	1,091,424.00	1,015,000.00	76,424.00	7.53	1,091,424.00	1,015,000.00	76,424.00	7.53	1,740,000.00
7041	Other Tenant Income	47,283.25	5,258.75	42,024.50	799.13	47,283.25	5,258.75	42,024.50	799.13	-1,550.00
7050	Total Tenant Revenue	1,572,395.25	2,159,970.75	-587,575.50	-27.20	1,572,395.25	2,159,970.75	-587,575.50	-27.20	2,131,888.00
7151	Other Income	12,142.58	92,447.88	-80,305.30	-86.87	12,142.58	92,447.88	-80,305.30	-86.87	142,235.00
7152	Interest Income	511,095.66	19,465.25	491,630.41	2,525.68	511,095.66	19,465.25	491,630.41	2,525.68	33,347.00
7999	Total Revenue	2,095,633.49	2,271,883.88	-176,250.39	-7.76	2,095,633.49	2,271,883.88	-176,250.39	-7.76	2,307,470.00
	EXPENSES:									
9051	Administrative	784,802.93	1,066,786.14	281,983.21	26.43	784,802.93	1,066,786.14	281,983.21	26.43	1,597,322.00
9101	Administrative Fees	150,373.43	123,496.38	-26,877.05	-21.76	150,373.43	123,496.38	-26,877.05	-21.76	156,482.00
9201	Tenant Services	0.00	2,916.69	2,916.69	100.00	0.00	2,916.69	2,916.69	100.00	4,960.00
9301	Utilities	174,068.45	231,963.69	57,895.24	24.96	174,068.45	231,963.69	57,895.24	24.96	88,599.00
9401	Maintenance	178,223.68	287,645.75	109,422.07	38.04	178,223.68	287,645.75	109,422.07	38.04	136,101.00
9501	Protective Services	5,350.02	4,438.00	-912.02	-20.55	5,350.02	4,438.00	-912.02	-20.55	2,519.00
9611	Insurance	112,930.80	130,274.69	17,343.89	13.31	112,930.80	130,274.69	17,343.89	13.31	131,081.00
9621	Other General Expenses	1,000.00	29,418.69	28,418.69	96.60	1,000.00	29,418.69	28,418.69	96.60	50,072.00
9631	Payments in Lieu of Taxes	18,653.11	2,641.31	-16,011.80	-606.21	18,653.11	2,641.31	-16,011.80	-606.21	3,090.00
9691	Total Operating Expenses	1,425,402.42	1,879,581.34	454,178.92	24.16	1,425,402.42	1,879,581.34	454,178.92	24.16	2,170,226.00
9702	Interest Expense	431,051.80	403,666.69	-27,385.11	-6.78	431,051.80	403,666.69	-27,385.11	-6.78	453,280.00
9711	Extraordinary Maintenance	0.00	5,833.31	5,833.31	100.00	0.00	5,833.31	5,833.31	100.00	10,000.00
9720	Casualty Losses - Non-Capitalized	0.00	8,166.69	8,166.69	100.00	0.00	8,166.69	8,166.69	100.00	14,000.00
9741	Depreciation Expense	0.00	15,113.00	15,113.00	100.00	0.00	15,113.00	15,113.00	100.00	74,699.00
9999	NET INCOME	239,179.27	-40,477.15	279,656.42	690.90	239,179.27	-40,477.15	279,656.42	690.90	-414,735.00

**Monterey County Housing Development Corp.**  
**Budget Comparison (with PTD)**

Period = Jul 2024-Jan 2025

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
7000	REVENUE:								
7031	Tenant Rents	59,029.00	162,816.00	-103,787.00	-63.74	433,688.00	1,139,712.00	-706,024.00	-61.95
7037	Tenant Subsidies	148,790.00	145,000.00	3,790.00	2.61	1,091,424.00	1,015,000.00	76,424.00	7.53
7041	Other Tenant Income	420.00	751.25	-331.25	-44.09	47,283.25	5,258.75	42,024.50	799.13
7050	Total Tenant Revenue	208,239.00	308,567.25	-100,328.25	-32.51	1,572,395.25	2,159,970.75	-587,575.50	-27.20
7151	Other Income	1,988.31	13,206.84	-11,218.53	-84.94	12,142.58	92,447.88	-80,305.30	-86.87
7152	Interest Income	52,785.59	2,780.75	50,004.84	1,798.25	511,095.66	19,465.25	491,630.41	2,525.68
7999	Total Revenue	263,012.90	324,554.84	-61,541.94	-18.96	2,095,633.49	2,271,883.88	-176,250.39	-7.76
	EXPENSES:								
9051	Administrative	135,716.35	152,398.02	16,681.67	10.95	784,802.93	1,066,786.14	281,983.21	26.43
9101	Administrative Fees	20,847.06	17,642.34	-3,204.72	-18.16	150,373.43	123,496.38	-26,877.05	-21.76
9201	Tenant Services	0.00	416.67	416.67	100.00	0.00	2,916.69	2,916.69	100.00
9301	Utilities	33,689.54	33,137.67	-551.87	-1.67	174,068.45	231,963.69	57,895.24	24.96
9401	Maintenance	33,512.08	41,092.25	7,580.17	18.45	178,223.68	287,645.75	109,422.07	38.04
9501	Protective Services	1,882.52	634.00	-1,248.52	-196.93	5,350.02	4,438.00	-912.02	-20.55
9611	Insurance	15,714.73	18,610.67	2,895.94	15.56	112,930.80	130,274.69	17,343.89	13.31
9621	Other General Expenses	0.00	4,202.67	4,202.67	100.00	1,000.00	29,418.69	28,418.69	96.60
9631	Payments in Lieu of Taxes	0.00	377.33	377.33	100.00	18,653.11	2,641.31	-16,011.80	-606.21
9691	Total Operating Expenses	241,362.28	268,511.62	27,149.34	10.11	1,425,402.42	1,879,581.34	454,178.92	24.16
9702	Interest Expense	61,793.68	57,666.67	-4,127.01	-7.16	431,051.80	403,666.69	-27,385.11	-6.78
9711	Extraordinary Maintenance	0.00	833.33	833.33	100.00	0.00	5,833.31	5,833.31	100.00
9720	Casualty Losses - Non-Capitalized	0.00	1,166.67	1,166.67	100.00	0.00	8,166.69	8,166.69	100.00
9741	Depreciation Expense	0.00	2,159.00	2,159.00	100.00	0.00	15,113.00	15,113.00	100.00
9999	NET INCOME	-40,143.06	-5,782.45	-34,360.61	-594.22	239,179.27	-40,477.15	279,656.42	690.90

**Voucher Program Only  
Budget Comparison**

Period = Jul 2024-Jan 2025

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7000	REVENUE:									
7037	Tenant Subsidies	189.00	0.00	189.00	N/A	189.00	0.00	189.00	N/A	0.00
7041	Other Tenant Income	0.09	0.00	0.09	N/A	0.09	0.00	0.09	N/A	0.00
7050	Total Tenant Revenue	189.09	0.00	189.09	N/A	189.09	0.00	189.09	N/A	0.00
7071	Section 8 HAP Subsidies	54,190,538.00	44,854,016.62	9,336,521.38	20.82	54,190,538.00	44,854,016.62	9,336,521.38	20.82	76,892,600.00
7081	Section 8 Administrative Fees	3,686,552.03	4,063,113.25	-376,561.22	-9.27	3,686,552.03	4,063,113.25	-376,561.22	-9.27	6,965,337.00
7151	Other Income	-67,109.31	118,125.00	-185,234.31	-156.81	-67,109.31	118,125.00	-185,234.31	-156.81	202,500.00
7152	Interest Income	592.18	0.00	592.18	N/A	592.18	0.00	592.18	N/A	0.00
7999	Total Revenue	57,810,761.99	49,035,254.87	8,775,507.12	17.90	57,810,761.99	49,035,254.87	8,775,507.12	17.90	84,060,437.00
	EXPENSES:									
9051	Administrative	1,472,825.13	1,975,187.20	502,362.07	25.43	1,472,825.13	1,975,187.20	502,362.07	25.43	3,386,035.00
9101	Administrative Fees	0.00	910,000.00	910,000.00	100.00	0.00	910,000.00	910,000.00	100.00	1,560,000.00
9201	Tenant Services	90,850.37	598,620.33	507,769.96	84.82	90,850.37	598,620.33	507,769.96	84.82	1,026,206.25
9401	Maintenance	25,642.95	5,250.00	-20,392.95	-388.44	25,642.95	5,250.00	-20,392.95	-388.44	9,000.00
9611	Insurance	82,987.00	36,432.55	-46,554.45	-127.78	82,987.00	36,432.55	-46,554.45	-127.78	62,455.75
9621	Other General Expenses	0.00	7,583.31	7,583.31	100.00	0.00	7,583.31	7,583.31	100.00	13,000.00
9671	Housing Assistance Payments	52,557,610.77	45,425,181.69	-7,132,429.08	-15.70	52,557,610.77	45,425,181.69	-7,132,429.08	-15.70	77,871,740.00
9681	FSS Escrows	250,759.32	77,000.00	-173,759.32	-225.66	250,759.32	77,000.00	-173,759.32	-225.66	132,000.00
9691	Total Operating Expenses	54,480,675.54	49,035,255.08	-5,445,420.46	-11.11	54,480,675.54	49,035,255.08	-5,445,420.46	-11.11	84,060,437.00
9999	NET INCOME	3,330,086.45	-0.21	3,330,086.66	1,585,755,552.38	3,330,086.45	-0.21	3,330,086.66	1,585,755,552.38	0.00



**Voucher Program Only  
Budget Comparison (with PTD)**

Period = Jul 2024-Jan 2025

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
7000	REVENUE:								
7037	Tenant Subsidies	0.00	0.00	0.00	N/A	189.00	0.00	189.00	N/A
7041	Other Tenant Income	0.00	0.00	0.00	N/A	0.09	0.00	0.09	N/A
7050	Total Tenant Revenue	0.00	0.00	0.00	N/A	189.09	0.00	189.09	N/A
7071	Section 8 HAP Subsidies	7,164,978.00	6,407,716.66	757,261.34	11.82	54,190,538.00	44,854,016.62	9,336,521.38	20.82
7081	Section 8 Administrative Fees	480,982.78	580,444.75	-99,461.97	-17.14	3,686,552.03	4,063,113.25	-376,561.22	-9.27
7151	Other Income	-450.00	16,875.00	-17,325.00	-102.67	-67,109.31	118,125.00	-185,234.31	-156.81
7152	Interest Income	86.52	0.00	86.52	N/A	592.18	0.00	592.18	N/A
7999	Total Revenue	7,645,597.30	7,005,036.41	640,560.89	9.14	57,810,761.99	49,035,254.87	8,775,507.12	17.90
	EXPENSES:								
9051	Administrative	215,149.58	282,169.60	67,020.02	23.75	1,472,825.13	1,975,187.20	502,362.07	25.43
9101	Administrative Fees	0.00	130,000.00	130,000.00	100.00	0.00	910,000.00	910,000.00	100.00
9201	Tenant Services	18,843.17	85,517.19	66,674.02	77.97	90,850.37	598,620.33	507,769.96	84.82
9401	Maintenance	2,958.34	750.00	-2,208.34	-294.45	25,642.95	5,250.00	-20,392.95	-388.44
9611	Insurance	12,075.60	5,204.65	-6,870.95	-132.02	82,987.00	36,432.55	-46,554.45	-127.78
9621	Other General Expenses	0.00	1,083.33	1,083.33	100.00	0.00	7,583.31	7,583.31	100.00
9671	Housing Assistance Payments	8,241,264.98	6,489,311.67	-1,751,953.31	-27.00	52,557,610.77	45,425,181.69	-7,132,429.08	-15.70
9681	FSS Escrows	35,647.00	11,000.00	-24,647.00	-224.06	250,759.32	77,000.00	-173,759.32	-225.66
9691	Total Operating Expenses	8,525,938.67	7,005,036.44	-1,520,902.23	-21.71	54,480,675.54	49,035,255.08	-5,445,420.46	-11.11
9999	NET INCOME	-880,341.37	-0.03	-880,341.34	-2,934,471,133.33	3,330,086.45	-0.21	3,330,086.66	1,585,755,552.38

# MEMORANDUM

To: Board of Commissioners  
 Thru: Zulieka Boykin, Executive Director  
 From: Keith Gregory, Director of Development  
 Date: March 10, 2025  
 Re: Property Management Report

---

## Occupancy

Property	Total Units	Offline/Excluded Units	Available Units	Vacant Units	Total Occupied Units	Occupancy Rate
Rippling River	79	0	79	3	76	96.2%
Gonzales Family RAD	30	0	30	0	30	100.0%
South County RAD	70	0	70	2	68	97.1%
King City Migrant Center*	81	81	0	0	0	100.0%
Watson	13	0	13	0	13	100.0%
PDM	56	56	0	0	56	100.0%
Cassanova	86	0	86	6	80	93.0%
Oak Grove	5	0	5	0	5	100.0%
Portola Vista	64	0	64	1	63	98.4%
Castroville FLC	54	0	54	1	53	98.1%
One Parkside	80	0	80	1	79	98.8%
Salinas FLC	57	0	57	1	56	98.2%
Single Family Homes	9	0	9	0	9	100.0%
East Salinas Family RAD	202	0	202	1	201	99.5%
One Haciendas	56	0	56	0	56	100.0%
Haciendas 2	46	0	46	0	46	100.0%
Haciendas 3	50	0	50	0	50	100.0%
Dai-Ichi Village (H4)	41	0	41	4	37	90.2%
Salinas Family RAD	170	0	170	1	169	99.4%
Chualar FLC	29	0	29	2	27	93.1%
<b>Total</b>	<b>1278</b>	<b>105</b>	<b>1173</b>	<b>23</b>	<b>1150</b>	<b>98.0%</b>

\*King City Migrant Center is offline due to seasonal use

\*\*Pueblo Del Mar site is utilized by MCBH, they oversee leasing to their clientele. They lease the entire property from HACM.

## Wait List

Property	Total Units	Total Number on Waitlist	Waitlist Goal	Performance to Goal
Rippling River**	79	0	395	0%
Gonzales Family RAD	30	1465	150	977%
South County RAD	70	558	350	159%
King City Migrant Center*	81	81	405	20%
Watson	13	212	65	326%
PDM	56	0	280	0%
Cassanova	86	0	430	0%
Oak Grove	5	0	25	0%
Portola Vista	64	8	320	3%
Castroville FLC	54	435	270	161%
One Parkside**	80	0	400	0%
Salinas FLC	57	288	285	101%
Single Family Homes**	9	0	45	0%
East Salinas Family RAD	202	703	1010	70%
One Haciendas	56	2218	280	792%
Haciendas 2	46	2183	230	949%
Haciendas 3	50	906	250	362%
Dai-Ichi Village (H4)**	41	0	205	0%
Salinas Family RAD	170	1131	850	133%
Chualar FLC	29	339	145	234%
<b>Total</b>	<b>1278</b>	<b>10527</b>	<b>6390</b>	<b>164.7%</b>

\*Waitlist goal is 5 times the number of units

## Evictions

There are 2 pending evictions

## Rent Collection

Property	Total Rent Roll	Rent Collected	Collection Rate
Rippling River	\$ 166,335	\$ 168,668	101.4%
Gonzales Family RAD	\$ 36,548	\$ 35,426	96.9%
South County RAD	\$ 47,252	\$ 48,931	103.6%
King City Migrant Center**	\$ -	\$ -	0.0%
Watson	\$ 13,296	\$ 13,458	101.2%
PDM*	\$ -	\$ -	0.0%
Cassanova	\$ 177,593	\$ 171,901	96.8%
Oak Grove	\$ 9,104	\$ 11,166	122.6%
Portola Vista	\$ 132,460	\$ 133,274	100.6%
Castroville FLC	\$ 95,852	\$ 84,167	87.8%
One Parkside	\$ 156,106	\$ 138,586	88.8%
Salinas FLC	\$ 66,980	\$ 69,775	104.2%
Single Family Homes	\$ 29,460	\$ 28,994	98.4%
East Salinas Family RAD	\$ 222,475	\$ 225,203	101.2%
One Haciendas	\$ 111,385	\$ 115,436	103.6%
Haciendas 2	\$ 86,055	\$ 97,689	113.5%
Haciendas 3	\$ 106,372	\$ 107,128	100.7%
Dai-Ichi Village (H4)	\$ 72,513	\$ 78,833	108.7%
Salinas Family RAD	\$ 170,486	\$ 169,494	99.4%
Chualar FLC	\$ 30,677	\$ 33,696	109.8%
<b>Total</b>	<b>\$ 1,730,949</b>	<b>\$ 1,731,825</b>	<b>100.1%</b>

\*Pueblo Del Mar not included – Operated by Sun Street Centers/MCBH

\*\*King City Migrant Center not included – Closed for season

## Work Orders

Property	Total Units	Routine Work Orders Completed	Average Time to Complete (days)		Emergency Work Orders Completed	Average Time to Complete (days)
Rippling River	79	139	2		0	3
Gonzales Family RAD	30	39	1		4	0
South County RAD	70	79	3		4	1
King City Migrant Center*	81	0	0		0	0
Watson	13	13	1		0	0
PDM	56	73	1		1	0
Cassanova	86	70	2		5	2
Oak Grove	5	9	2		1	0
Portola Vista	64	68	1		8	1
Castroville FLC	54	50	0		1	0
One Parkside	80	26	11		2	0
Salinas FLC	57	133	8		2	1
Single Family Homes	9	10	2		1	0
East Salinas Family RAD	202	171	3		31	3
One Haciendas	56	40	4		7	0
Haciendas 2	46	59	0		4	0
Haciendas 3	50	31	3		3	0
Dai-Ichi Village (H4)	41	20	3		0	1
Salinas Family RAD	170	166	2		9	1
Chualar FLC	29	23	10		0	1
<b>Total</b>	<b>1278</b>	<b>1219</b>	<b>3</b>		<b>83</b>	<b>1</b>

## Recertifications

Property	Total Units	Recertifications Due	Recertifications Completed	Late Recertifications	
Rippling River	79	1	0	1	late due to eviction
Gonzales Family RAD	30	2	2	6	past due from January / February
South County RAD	70	0	0	3	past due from December / January
King City Migrant Center*	81	0	0	0	
Watson	13	0	0	0	
PDM	56	0	0	0	
Cassanova	86	0	0	0	
Oak Grove	5	0	0	0	
Portola Vista	64	3	3	0	
Castroville FLC	54	4	0	4	
One Parkside	80	15	15	0	
Salinas FLC	57	1	0	1	
Single Family Homes	9	0	0	0	
East Salinas Family RAD	202	0	0	0	
One Haciendas	56	0	0	4	past due from December
Haciendas 2	46	1	0	1	past due from December
Haciendas 3	50	0	0	0	
Dai-Ichi Village (H4)	41	6	0	1	late due to abandonment/noncompliance
Salinas Family RAD	170	7	7	0	
Chualar FLC	29	0	0	0	
<b>Total</b>	<b>1278</b>	<b>40</b>	<b>27</b>	<b>21</b>	

## Audit Updates

Agency	Scheduled Date	Findings	Status
Tax Credit Allocation Committee – Castroville	Physical Audit/Inspection completed, June 4, 2024	Corrections submitted to CTCAC on 7/31/24	Under Review
Tax Credit Allocation Committee – Dia-Ichi Village	Physical Audit/ Inspection completed, June 6, 2024	Corrections submitted to CTCAC on 7/31/24	Under Review
City of Salinas Audit	2021, 2022 & 2023	Corrections submitted for internal review	Pending action plan approval
NEF -RADs	July 12, 2024	Submitted July 11, 2024, follow up sent 10/14/24.	Pending Close out
HCD – PDM	July 18, 2024- fulfilled	N/A-Pending closed out. After final visit in 06/2025	HCD to schedule second visit once units 98% occupied.
Tax Credit – One Parkside	September 12, 2024, audit & inspection completed	Corrections submitted to CTCAC on 11/29/24	Review completed pending close out letter
Hudson Audit – One Parkside	September 16, 2024	Audit is closed, no findings reported	Pending final report
USDA -Salinas & Chualar FLC's	January 15, 2025	Corrections submitted 02/06/2025	Pending close out letter
USDA King City Migrant Center	January 16, 2025	Working on corrections	N/A
HUD- MOR – Salinas Family RAD	January 21, 2025	Pending close out letter	Pending close out letter
JLL Investor- Casanova Plaza	January 22, 2025	N/A	Pending final report
MOR Montecito/Watson	February 11, 2025	N/A	On Notice

## Rent Café Adoption

Property	Total Units	% Registered	Num. Regd.	Num. Paying	% Paying
Haciendas 1	53	91%	48	14	26%
Haciendas 2	46	70%	32	5	11%
Dai-Ichi Village	41	73%	30	8	20%
Haciendas 3	50	78%	39	19	38%
Casanova Plaza	86	38%	33	7	8%
Castroville FLC	54	76%	41	17	31%
Chualar FLC	29	48%	14	2	7%
Salinas FLC	57	70%	40	20	35%
East Salinas Fam. RAD	202	78%	158	47	23%
Gonzales Fam. RAD	30	37%	11	0	0%
Salinas Fam. RAD	170	65%	110	18	11%
South Co. Fam. RAD	70	26%	18	1	1%
Montecito/Watson	13	46%	6	1	8%
Oak Grove	5	40%	2	0	0%
One Parkside	80	34%	27	3	4%
Portola Vista	64	48%	31	5	8%
Single Family Homes	9	56%	5	2	22%
Rippling River	79	28%	22	0	0%
<b>Total:</b>	<b>1138</b>	<b>59%</b>	<b>667</b>	<b>169</b>	<b>25%</b>
<b><i>Paid Online = \$154,129.00</i></b>					

## MEMORANDUM

**To:** Board of Commissioners  
**From:** Keith Gregory, Director of Development  
**Thru:** Zulieka Boykin, Executive Director/President/CEO  
**Date:** March 3, 2025  
**Re:** MONTHLY DEVELOPMENT DEPARTMENT REPORT



---

### Development Department Highlights

---

#### Funding/Financing

1. The Development Department is working on securing credit facility of up to \$125M from Keybank that will be utilized to secure and launch development projects without the need for complex layers of federal and state financing. This activity should decrease project start times substantially.
2. The Development Department is researching the viability of securing a credit rating that can be used to raise funding from global credit markets. By doing so HACM/HCD would be able to access financing at wholesale rates and provide ourselves with considerably better terms than we have traditionally received.

#### Pacific Meadows General Partner Interest:

Approvals from the Investor and Freddie Mac have been obtained, pending HUD and HCD approval. Proposed conversion date to HACM ownership is April 1, 2025.

#### HUD Service Coordinator Grants:

HUD issued a notice of Service Coordinators in Multifamily Housing (SCMF) Discretionary funds to support resident services at qualified sites. On May 23, 2024, we submitted applications for the South County RAD and Portola Vista. We are waiting to receive notice of approval/denial on our applications.

1. South County RAD, LP (Casa De Oro in Gonzales and Los Ositos in Greenfield) – Requested funds to support one full-time and one part-time position. The funds requested were \$540,816.00.
2. Portola Vista (in Monterey) - Requested \$359,575.00 to support one full-time position.

#### Limited Partnership Interest – 15-year buyouts (Benito FLC, LP & Benito Street Affordable Housing, LP):

All necessary approvals for the conversion to HACM ownership have been completed for Benito Affordable Housing LP as of 2/24. Part of this conversation including the payout of all Developer Fee owed to MCHADC which was paid out in the amount of \$1,029,990.00.

Benito FLC is pending approval from Berkadia and Freddie Mac, approvals are expected within two weeks and conversion will follow immediately.



## Las Viviendas:

We are looking at alternative locations for the Foster Youth project, as the City of Soledad has informed us that, due to time restrictions on their end, they will be acquiring the property for other purposes.

### Funds secured to support the project to date:

1. Community Project Funding (Acquisition and Operations):	\$2,000,000.00
2. HHAP Round 4 Funding (Operations):	\$225,292.00
3. HHAP Round 5 Funding (Operations):	\$225,506.00
4. Youth Homelessness Demonstration Program (Drop-In Center):	\$2,119,000.00
<b>Total Funds:</b>	<b>\$4,569,798.00</b>

## Potential Development Opportunities

---

### Salinas:

#### Division Street

Project Type: Workforce and Affordable  
Units: 52  
Estimated Cost: \$30.2M  
Financing: Local funds, debt, land donation

#### Funds secured to support this project to date:

Donation of Land Value:	\$1,380,000.00
Local Housing Trust Funds:	\$1,700,000.00
<b>Total Funds (to date):</b>	<b>\$3,080,000.00</b>

#### 1030 Fairview

Project Type: Permanent Supportive Housing  
Units: 45  
Estimated Cost: \$8M

#### Funds secured to support this project to date:

City HOME Funds:	\$2,500,000.00
County Funds:	\$2,500,000.00
State of California Funds (estimated):	\$3,000,000.00
<b>Total Funds:</b>	<b>\$8,000,000.00</b>

#### Parcel B New Construction (Partnership with Milestone Development)

Project Type: Family Housing  
Units: 77  
Estimated Cost: \$45.8M  
Financing: LIHTC, State/local funding

### Greenfield:

#### Elm Street New Construction (Partnership with Milestone Development)

Project Type: Senior Housing  
Units: 65  
Estimated Cost: \$33.3M  
Financing: LIHTC, State/local funding

## Carmel Valley

### **Rippling River Redevelopment**

Project Type: Senior Affordable

Units: 100

Estimated Cost: \$50M

Financing: Refinance of existing debt + refinance of building equity

## King City

### **Days Inn**

Project Type: Permanent Support Housing

Units: 46 Units

Estimated Cost: \$15.5M

#### **Funds secured to support this project to date:**

Encampment Resolution Funding Grant:	\$6,134,596.50
CCAH Grant:	\$5,178,680.21
CAL AIM Funding:	\$450,000.000
City Commitment of Fee Waivers:	\$420,000.00
City PLHA/General Funds:	\$510,000.00
County Health Department Construction Grant Funds:	\$300,000.00
HCD Funding:	\$2,100,000.00
COC HHAP 3 Grant for Construction:	\$465,056.95
<b>Total Funds:</b>	<b>\$15,558,333.66</b>

## MEMORANDUM

**TO:** Board of Commissioners  
**FROM:** Zulieka Boykin, Executive Director/CEO  
**SUBJECT:** Housing Programs Report – February 2025  
**DATE:** March 18, 2025



### **Executive Summary**

---

#### ***HUD Happenings***

- The Housing Authority is projected to enter a shortfall later this year which has caused HUD to place the agency on an action plan. This is something occurring with many authorities due to growing funding concerns. To adhere to the action, plan the housing authority will not issue new vouchers except for previously awarded project-based vouchers and VASH vouchers. This mandate became effective as of March 6, 2025.
- The HUD Compliance Review Corrective Action Plan items have been submitted to the executive office for inclusion in the HUD submittal.

#### ***Housing Programs Updates/Concerns***

Staff are working on a filing project/cleanup to redistribute all case files and perform a quality control check. To eliminate unbalanced caseloads once accounted for all

#### ***Staff Training***

Senior staff completed training on HOTMA and HIP in February. New hires completed Housing Choice Voucher Specialist training in March. All HPS Specialist are certified. The new staff members must become HQS certified to perform inspections. This training is being coordinated by Human Resources. Additionally, we have one Eligibility Specialist and one Family Self Sufficiency Coordinator that will be enrolled in a certification program.

#### **January 2025**

For the month of January, the agency has 4,583 vouchers leased. The total HAP expense was \$8,298,398. Next month we will begin a new chart for tracking, but I wanted to present calendar year 2024 in its entirety because these are the numbers that will be used to determine the agency's budget authority for 2025. Staff are working on improving performance time for annual recertifications and inspections. [OBJ]

#### **February 2025**

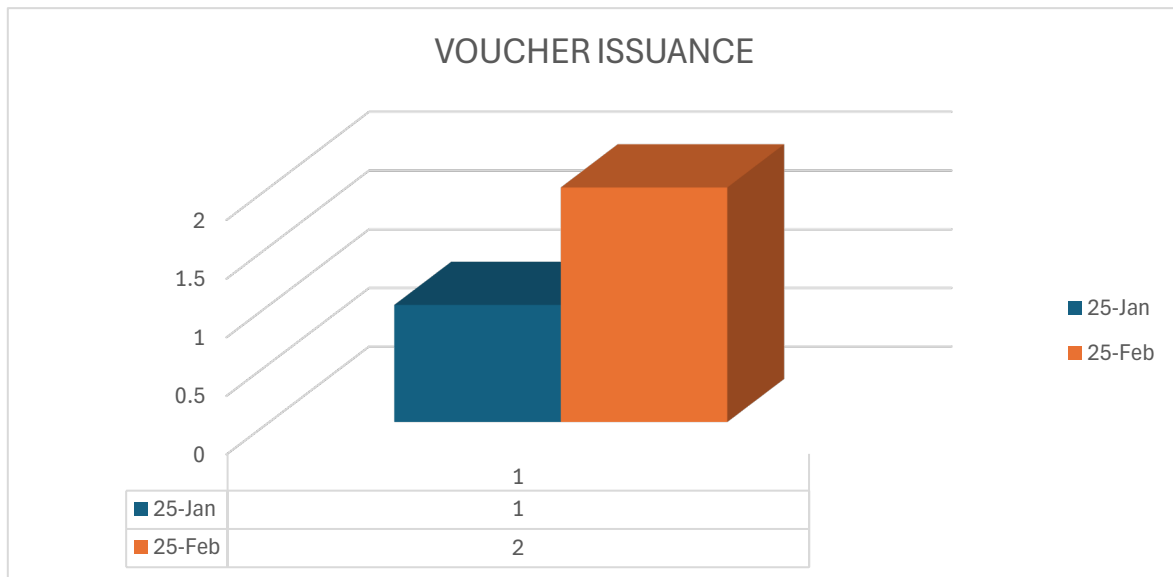
For the month of February, the agency has 4,644 vouchers leased. The total HAP expense was \$8,466,016. We are working to stabilize HAP expenses while awaiting our budget authority award for CY2025.

Housing Authority of the County of Monterey HCV Report February 2025												
HCV Annual Budget Authority	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly HUD HAP Disbursements	\$7,164,978	\$7,164,978										
Monthly HAP Payments	\$8,298,398	\$8,466,016										
YTD HAP Expenditure	\$8,298,398	\$16,764,414										
Monthly HAP Difference	-\$1,133,411	-\$1,301,038										
FMC Additional Payments	0.00	0.00										
Initial 2025 Budget Authority Funding	N/A	N/A										
<b>Voucher Utilization (Includes Mainstream and EHV)</b>												
Voucher Allocation	5117	5117	5117	5117	5117	5117	5117	5117				
Vouchers Leased-Up	4583	4644										
Per Unit Cost	\$1,811	\$1,823										
<b>Eligibility</b>												
Vouchers Issued	01	02										
<b>Annual Reexaminations</b>												
Completed	130	126										
Late Reexaminations	34	187										
<b>Watchlist Programs (Utilization Under 90%)</b>												
PBV	712	710										
FYI	14	16										
<b>Family Self-Sufficiency Program</b>												
Total Participating Families	130	134										
Monthly Escrow Accrued	\$35,185	\$31,524										
Escrow Balance	\$705,320	\$645,005										
<b>Reasonable Accommodation</b>												
Reasonable Accommodation Requests	66	27										
Requests Approved	63	25										
Requests Denied	3	2										

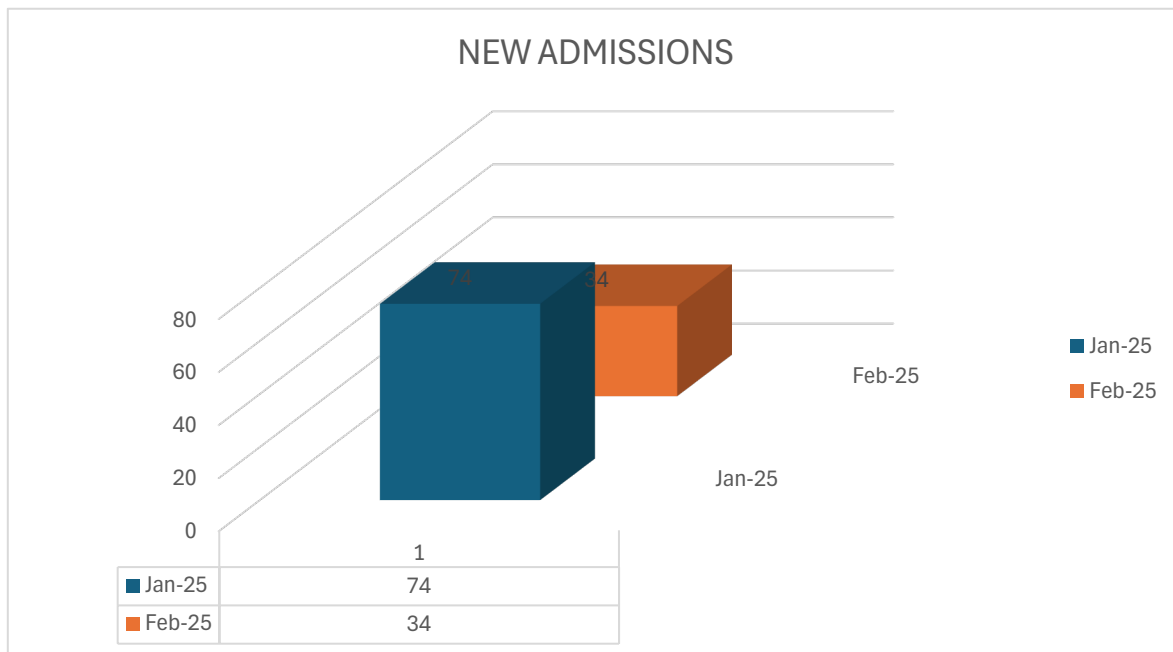
**\*\* We reported the shortage to HUD FMC Analyst and a \$4,000,000 additional deposit will be reflected in March 2025\*\***

**SEMAP Report August 2025**

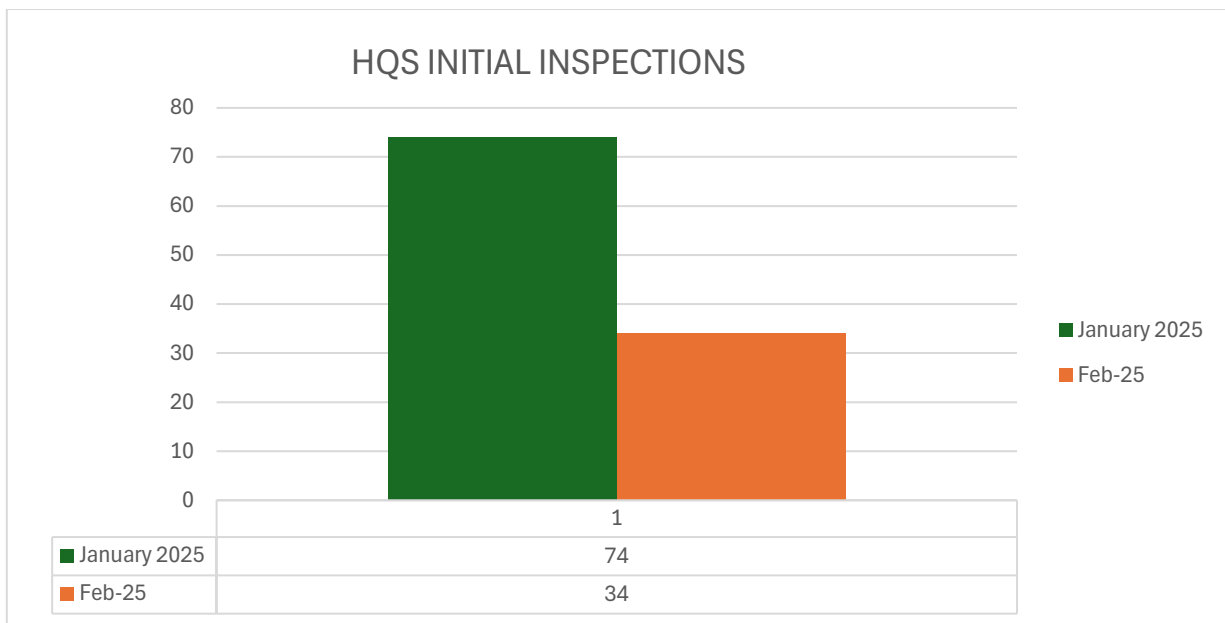
SEMAP Indicator	Possible Points	Maximum Score	FY2024 Score	Q1 FY2025 Score	Score Notes
1. Selection from the Waiting List (QC)	0 or 15	15	15	N/A	
2. Reasonable Rent (QC)	0, 15 or 20	20	20	N/A	
3. Determination of Adjusted Income (QC)	0, 15 or 20	20	20	N/A	
4. Utility Allowance Schedule (QC)	0 or 5	5	5	N/A	
5. HQS Quality Control Inspections (QC)	0 or 5	5	5	N/A	
6. HQS Enforcement (QC)	0 or 10	10	10	N/A	
7. Expanding Housing Opportunities (QC)	0 or 5	5	5	N/A	
8. Payment Standards (QC)	0 or 5	5	5	N/A	
9. Annual Reexaminations (PIC)	0, 5 or 10	10	10	2	85 Late certifications in PIC
10. Correct Tenant Rent Calculations (PIC)	0 or 5	5	5	N/A	
11. Pre-Contract HQS Inspections (PIC)	0 or 5	5	5	N/A	
12. Annual HQS Inspections (PIC)	0, 5 or 10	10	0	-14	527 Late inspections in PIC
13. Lease-up (VMS)	0, 15 or 20	20	0	20	
14. Family Self-Sufficiency (PIC)	0, 3, 5, 8 or 10	10	10	N/A	
15. Bonus Indicator - Deconcentration (QC)	0 or 5	N/A	N/A	N/A	
	Total	145	115	N/A	
		Percentage	79%	N/A	



Voucher Issuance is the number of new vouchers issued to new program participants.



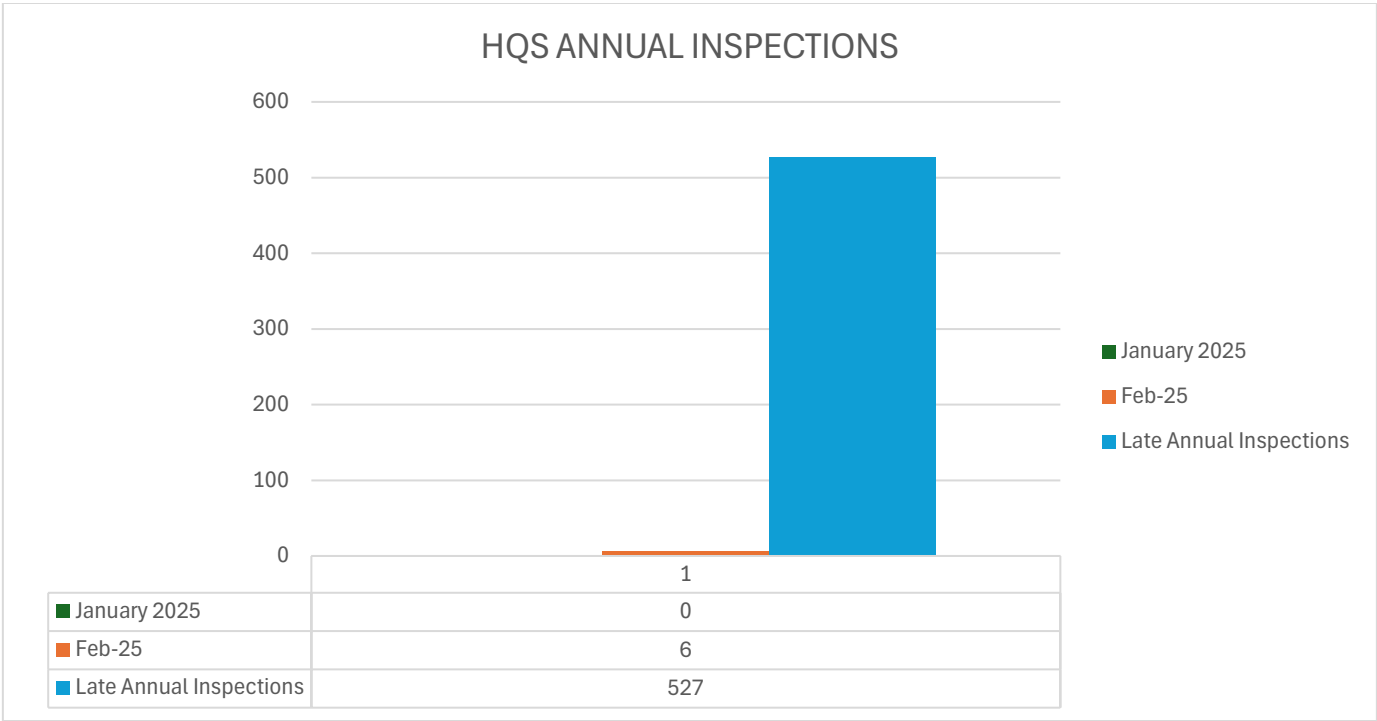
New admissions are clients that previously were issued a new voucher and have been leased in units. This is the number of new participants to the program. The numbers will not match the month issued because there is 120-day window possible for searching.



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



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.



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). We are currently behind due to processing failures.



Farm Labor Center	Rental Assistance Demonstration	50059	Tax Credit	Housing Choice Voucher/ Project Based	Market Rate	Supportive Housing
Castroville FLC	Montecito/Watson	Portola Vista	Casanova Plaza	Rippling River	Oak Grove	Pueblo Del Mar
Salinas FLC	South County Family RAD		Haciendas 1	One Parkside		
Chualar FLC	Salinas Family RAD		Haciendas 2	Single Family Homes		
King City Migrant Center	East Salinas Family RAD		Haciendas 3			
	Gonzales Family RAD		Haciendas 4			

# CHUALAR & SALINAS FLC



CHUALAR FLC & SALINAS FLC ARE AN 86 -UNIT MULTIFAMILY COMMUNITY COMPOSED OF 3 SEPARATE SITES LOCATED IN CHUALAR AND SALINAS. RECENT UPGRADES INCLUDE UPGRADED CABINETS, COUNTERTOPS, AND FLOORING.

AMENITIES: CHILDREN'S PLAY STRUCTURE, COMMUNITY CENTER, LAUNDRY FACILITIES, PICNIC TABLES, AND ON-SITE MANAGEMENT.

## FUNDED BY:

- U.S. DEPARTMENT OF AGRICULTURE
- OFFICE OF MIGRANT SERVICES

## FINANCIAL

- YTD RENT COLLECTION: \$768,651
- YTD PROFIT/(LOSS): \$197,442

## EXISTING DEBT

- USDA/CCRC: \$148,678
- USDA/CCRC: \$4,962



## Property Spotlight: Chualar/Salinas Farm Labor Center



Chualar FLC & Salinas FLC is a 86 -Unit Multifamily community composed of 3 separate sites located in Chualar and Salinas CA. The most recent upgrades were completed in 2021, rehabbing unit interiors by upgrading the cabinets, countertops, and the flooring.

The communities' amenities include a children's play structure, a community center, laundry facilities, picnic tables, and onsite management.

Eligible prospects must successfully pass a credit and background check, meet the 50% AMI income limits, etc.

This community is funded by:

- Office of Migrant Services
- U.S Department of Agriculture

### Financial Data

YTD: net collection as of 02/2025 \$768,650.75

YTD: profit or loss as of 02/2025: \$197,442.25

Holder: U.S. Department of Agriculture

Maturity Date: USDA – January 2035 (for both USDA loans)

Loan Balance: CCRC- USDA \$148,678 & \$4,962





**COMMISSIONER COMMENTS**

**&**

**ADJOURNMENT**



**AGENDA  
REGULAR BOARD MEETING FOR  
WISH MONTEREY COUNTY  
BOARD OF DIRECTORS**

**DATE:** MONDAY, MARCH 24, 2025

**TIME:** (Follows Immediately After HACM/HDC Meeting)

**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**

**2. ROLL CALL**

Director Maria Orozco  
Director Francine Goodwin  
Director Kathleen Ballesteros  
Director VACANT  
Director VACANT  
Director VACANT  
Director VACANT

**PRESENT**

**ABSENT**

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**ADDITIONS AND CORRECTIONS BY THE PRESIDENT/CEO**

The President/CEO 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. COMMENTS FROM THE PUBLIC**

**4. NEW BUSINESS**

A. Appoint Board Members to WISH Monterey County Board

**5. DIRECTOR COMMENTS**

**6. ADJOURNMENT**

\*\*\*\*\*

This agenda was posted on the Housing Authority's Bulletin Boards at 123 Rico Street, Salinas, CA.

The Board of Directors will next meet at the Regular Board Meeting on **April 28, 2025, Immediately After HACM/HDC Meeting.**



## 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](mailto:grivero@hamonterey.org)



**DIRECTOR COMMENTS**

**&**

**ADJOURNMENT**