HOUSING AUTHORITY
COUNTY OF MONTEREY

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

DATE: MONDAY, SEPTEMBER 28, 2026

TIME: 5:00 P.M.

QR CODE:

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

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

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

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

2. **ROLL CALL**

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

ADDITIONS AND CORRECTIONS BY THE EXECUTIVE DIRECTOR

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

3. **COMMENTS FROM THE PUBLIC**

4. **REPORTS OF COMMITTEES**
   Policy Ad Hoc Committee — Commissioners Ballesteros & Goodwin

5. **REPORT OF SECRETARY**
   A. Executive Report

6. **NEW BUSINESS**
   A. ELECTIONS
   B. Resolution 3066: Adopting the 2026 Revised Administrative Plan for the Housing Choice Voucher and Project-Based Voucher Programs
   C. Resolution 3067: Approving Revised Tenant Selection Plans for Properties Administered by the

Housing Authority of the County of Monterey

7. INFORMATION

A. Human Resource Report
B. Property Management Report
C. Housing Programs Report
D. Development Report
E. Finance Report

8. CLOSED SESSION

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

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 meet next at the Regular Board Meeting on **October 26, 2026, 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

HOUSING AUTHORITY COUNTY OF MONTEREY

HOUSING DEVELOPMENT

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**

REPORTS OF COMMITTEES

Policy Ad Hoc Committee Commissioners: Ballesteros & Goodwin

M E M O R A N D U M

TO: Board of Commissioners

FROM: Zulieka Boykin
Executive Director

RE: Executive Director Report

DATE: September 20, 2026

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

INFORMATIONAL UPDATE
FEDERAL GOVERNMENT

CHSP – Coalition of Homeless Service Providers

- Attended monthly meetings

San Francisco HUD Field Office

- Discussed the process for Emergency Housing Voucher families and how it impacts the Housing Choice Voucher Program; further discussion was also had on the Housing Choice Voucher Program Shortfall. More information is under the Housing Choice Voucher section.

City of Salinas

- Held discussions on future projects and what those partnerships would include for HACM and Salinas.

County of Monterey

- No current updates

HACM/HDC

PROPERTY MANAGEMENT

- Attached are final versions of the Tenant Selection Plans for all properties. No changes have been made since the drafts were provided at the August 2026 board meeting. A resolution is attached for your review and consideration.

- Completing submission of HUD Form 9250 to officially change the required monthly deposit amounts for the properties below. This is the final step in the corrective action procedures.

Gonzales
Montecito Watson
Salinas Family

FINANCE DEPARTMENT

- No updates at this time

DEVELOPMENT DEPARTMENT

- The joint propsal for the surplus property located on Imijin has been submitted for potential award. The project would house 121 seniors in the City of Marina.

- The application for Parcel B has been accepted through the first proccesses of the Low Income Housing Tax Credit Program. We are awaiting further updates. This is the family site for the City of Salinas.

HCV DEPARTMENT - UPDATED FIGURES

- Finalization of Administrative Plan – a board memorandum and resolution are enclosed for your consideration.

- The HCV Program has been designated in Shortfall. We are working with the HUD Shortfall team on the Corrective Action Plan and preventative measures. The HACM continued administering the HCV Program under the previously required Corrective Action Plan; however, we are in a high rental market, and shortfall could not be averted. However, the actions did minimize the Shortfall amount and are expected to be approximately $2 million dollars. The program is funded on a calendar year, and our Shortfall is expected to occur in late November or beginning of December. Funding has been applied for with the HUD office.

- Our Emergency Housing Voucher Program is expected to enter Shortfall in late November/beginning of December. This is the last year HUD will fund the program, which is the reason a waiver request has been submitted to place our EHV clients on the HCV waiting list. Shortfall funding has also been requested for the EHV program. In an effort to retain all EHV clients, we are anticipating transferring them to the HCV program.

HUMAN RESOURCES DEPARTMENT

- Union negotiations are still ongoing

MISCELLANEOUS

- Various future meetings are scheduled to discuss housing development opportunites for families, seniors, and students.

Election of Board Chair and Vice Chair

TO: Board of Commissioners

FROM: Gabriela V. Rivero, Clerk of the Board

DATE: September 25, 2026

RE: Annual Election of Chair and Vice Chair

RECOMMENDATION

Nominate and elect a Chair and Vice Chair from among the current Commissioners at the September 28, 2026, annual meeting in accordance with Article II, Section 6 of the HACM Bylaws.

BACKGROUND AND ELIGIBILITY

Article II, Section 6 requires nomination by motion and second and election by a majority of Commissioners present. It provides one-year terms, a limit of two consecutive years, and at least one year out of office before another term after that limit is reached.

The current Board consists of seven Commissioners. Hans Buder vacated the Chair position while Kathleen Ballesteros was serving as Vice Chair. Kathleen was elected Chair in September 2025. As of September 2026, Kathleen serves as Chair and Maria Orozco serves as Vice Chair. All current Commissioners may be considered for either office, subject to the consecutive-term limit in Article II, Section 6.

The Chair is completing her first year in that office, and the Vice Chair appears eligible to stand for another term based on the information provided. Section 6 does not expressly say whether consecutive service as Vice Chair and Chair counts together toward the two-year limit.

Commissioner	Seat
Kathleen Ballesteros	District 1
Kevin Healy	District 2
Maria Orozco	District 3
Yuri Anderson	District 4
Joseph Hertlein	District 5
Francine Goodwin	Tenant Commissioner
Eleanor Elliott	Tenant Commissioner

ELECTION PROCEDURE

Commissioners may email proposed names to the Clerk in advance for meeting preparation. These suggestions are not formal nominations. At the public meeting, invite nominations for Chair by motion and second, take the vote, and then repeat the process for Vice Chair. Announce and record the votes and results in the minutes. **Advance suggestions should not be circulated among Commissioners or used to poll support before the meeting.**

MEMORANDUM

TO: Board of Commissioners

FROM: Lucila Vera, Housing Programs Director

THRU: Zulieka Boykin, Executive Director/CEO

SUBJECT: Revised Agency Administrative Plan Adoption *(Action Item)*

DATE: September 28, 2026

PURPOSE

The Housing Choice Voucher Program is required by the U.S. Department of Housing and Development to operate in accordance with a board approved Administrative Plan which follows the Rules and Regulations of HUD. Over the past few years HUD has made incremental changes to the required policies under the Housing Opportunity Through Modernization Act (HOTMA). The board has previously approved and adopted sections of this act to maintain compliance with HOTMA implementations. These changes affected sections; however, this newly revised plan updates the entire plan to meet HUD regulations. The last approved Administrative Plan was in 2022.

This memo requests that the Board of Commissioners approve Resolution No. 3166 adopting the 2026 Revised Agency Administrative Plan for the Housing Choice Voucher and Project-Based Voucher programs.The memo also provides an update on the public review and comment period, including a summary of the one public comment HACM received, and explains how adoption of the Plan prepares the agency for implementation of the remaining provisions of the Housing Opportunity Through Modernization Act (HOTMA) Sections 102 and 104 by January 1, 2027.

BACKGROUND

On August 24, 2026, staff provided the Board with an informational memo announcing the completion of the draft revised Agency Administrative Plan and describing its key revisions. The revised Administrative Plan uses a parallel structure in which Chapters 6.A, 7.A, 8.A, and 11.A contain HACM's current policies and Chapters 6.B, 7.B, 8.B, and 11.B contain the HOTMA and NSPIRE procedures that will apply once implementation is required.

HUD established January 1, 2027, as the compliance deadline for all remaining provisions of HOTMA Sections 102 and 104 for agencies administering the HCV and PBV programs. Section 102 changes how income is defined and how income reviews are conducted, and Section 104 establishes asset limits for program eligibility and continued assistance. Adopting the revised Administrative Plan ensures that HACM's written policies and workflow processes are in place ahead of the implementation deadline and gives staff time to prepare for the transition.

PUBLIC REVIEW AND COMMENT PERIOD

The draft revised Administrative Plan was made available for public review and comment from August 27, 2026, through September 10, 2026, as described in HACM's public notice. The draft plan was linked in the notice at https://bit.ly/2026APDraft. HACM received one written comment from a member of the public during the review period, and a copy of that comment is attached to this memo.

SUMMARY OF PUBLIC COMMENT

The public comment received focused on income determinations, notices to applicants, and access to records. The commenter's main concern is that applicants should be able to understand how a decision about their application was reached. The commenter recommended that notices of ineligibility or waiting list removal based on income provide enough detail for an applicant to understand how the agency reached its conclusion and suggested cross-referencing the existing income exclusion for certain caregiving payments in the related eligibility and income sections.

The comment also asked that the Administrative Plan, or a procedure it references, explain how applicants can request records about their application, identify who at the agency is responsible for handling and responding to those requests. For PBV site-based waiting lists, the commenter asked that the plan make clear whether the agency or the owner is responsible for eligibility decisions and notices. Overall, the commenter's central concern is that applicants should be able to understand how a decision about their application was made.

STAFF RESPONSE

Staff thanked the commenter for reviewing the proposed revised Administrative Plan and acknowledged the value of the comments on income determinations, applicant notices, access to records, and PBV waiting list responsibilities. Staff also noted that Chapter 17 assigns preliminary PBV waiting list eligibility determinations and related denial notices to the owner, when HACM delegates those determinations, while HACM makes final program eligibility determinations. Staff explained that the Administrative Plan is intended to establish HACM's policies in accordance with HUD requirements and regulations, and that detailed operational procedures such as staff responsibilities, internal routing of requests, and records handling are generally addressed through the agency's internal policies and procedures rather than the plan itself. Staff noted that the suggestions will be considered as internal processes and procedures are developed and updated, particularly those related to explaining decisions to applicants, identifying points of contact, and routing requests internally, and that the suggestion to cross-reference income exclusions was helpful in identifying areas where additional clarity may benefit staff and participants. The full comment and response is included with this report as Attachment A.

IMPLEMENTATION AND HOTMA PREPARATION

Upon Board approval, the Revised Administrative Plan will take effect, and HACM will continue to operate under the current policies in Chapters 6.A, 7.A, 8.A, and 11.A until the corresponding revised provisions apply, subject to HUD provisions already in effect. For transactions effective January 1, 2027, and later, HACM will implement the remaining HOTMA procedures in Chapters 6.B, 7.B, and 11.B in accordance with HUD's compliance deadline. Chapter 8.B will be implemented in accordance with HUD's NSPIRE implementation date for the HCV and PBV programs, scheduled to be in effect February 1, 2027.

Additionally, to support a smooth transition, Housing Programs staff are participating in a two-day HOTMA webinar on September 28 and 29, 2026. Adopting the revised plan allows staff to apply these policies consistently as annual and interim reexaminations are processed under the new HOTMA/HUD requirements and implementation date of January 1, 2027.

RECOMMENDATION

I highly recommend that the Board of Commissioners approve Resolution No. 3166 adopting the 2026 Revised Agency Administrative Plan for the Housing Choice Voucher and Project-

Based Voucher programs, effective upon Board approval, with the remaining HOTMA Sections 102 and 104 provisions taking effect for applicable transactions on January 1, 2027, subject to HUD requirements already in effect.

ATTACHMENTS

Attachment A: Public Comment Received on the Proposed Revised Administrative Plan

Attachment B: Resolution 3166

Outlook

Response to Public Comments on HACM’s Proposed Revised Administrative Plan

From Lucila Vera <lvera@hamonterey.org>
Date Mon 9/21/2026 7:08 AM
To [redacted]

Dear [redacted]

Thank you for taking the time to review the Housing Authority of the County of Monterey’s proposed revised Administrative Plan and for sharing your thoughtful comments and suggestions.

We appreciate your observations regarding income determinations, applicant notices, access to records, and the responsibilities associated with Project-Based Voucher waiting lists. Your comments regarding providing clear information to applicants and ensuring that they understand how to obtain additional information or assistance are valuable considerations as we continue to improve our program operations.

The Administrative Plan is developed primarily to establish the Housing Authority's policies in accordance with applicable U.S. Department of Housing and Urban Development (HUD) requirements and regulations. As such, the Administrative Plan generally addresses program policy and regulatory requirements rather than providing detailed step-by-step procedures for how individual processes and procedures are carried out by the agency. More detailed operational procedures, staff responsibilities, internal routing, and records-handling practices are typically addressed through the agency's internal policies, procedures, and other administrative guidance.

We will take your suggestions into consideration as we develop, review, and update our internal processes and procedures. In particular, your comments regarding providing applicants with clear information concerning decisions, identifying appropriate points of contact, and ensuring requests are appropriately routed internally are helpful as we evaluate opportunities to improve communication and customer service.

We also appreciate your suggestion regarding cross-referencing income exclusions within applicable sections of the Administrative Plan. Comments such as these are helpful in identifying areas where additional clarity may assist staff and program participants in understanding the applicable requirements and their eligibility.

Thank you again for your articulate and thorough review of the proposed revised Administrative Plan and for taking the time to provide Housing Authority with your valuable input and suggestions. We appreciate your participation in the public comment process and your interest in improving the administration of the Housing Choice Voucher and Project-Based Voucher programs.

Sincerely,

Lucila Vera
Director of Housing Programs
831-210-5069 TDD 831-754-2951

FAX: 831-424-0443
lvera@hamonterey.org
123 Rico Street, Salinas, CA 93907

HOUSING AUTHORITY
COUNTY OF MONTEREY

From: Info <info@hamonterey.org>
Sent: Tuesday, September 8, 2026 9:38 AM
To: Lucila Vera <lvera@hamonterey.org>
Subject: FW: ATTN: Lucila Vera re: Agency Plan

TRUSTED FOR
Inbox Delivery

Good morning Lucila,

Please see email below. Thank you.

Sincerely,

Nancy Ochoa
Receptionist
123 Rico Street
Salinas, CA 93907
(831) 775-5000

From: [redacted]
Sent: Sunday, September 6, 2026 11:04 AM
To: Info <info@hamonterey.org>
Subject: ATTN: Lucila Vera re: Agency Plan

[EXTERNAL EMAIL] This email originated from outside your organization. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Public Comments on HACM's Proposed Revised Administrative Plan

Lucila Vera
Director of Housing Programs
Housing Authority of the County of Monterey

Dear Ms. Vera:

I reviewed the proposed revised Administrative Plan and would like to share a few comments about income determinations, notices to applicants, and access to records. My main concern is that applicants should be able to understand how a decision was made and know where to go when they have questions about it.

Income determinations and notices

The proposed plan says that HACM will document how the figures used in income and rent calculations were determined, along with verification attempts and decisions made. I think applicants should also receive enough information to understand an income-based eligibility decision. If a family is determined ineligible because its income exceeds the applicable income limit, it would be helpful to know what income was counted, what exclusions were applied, what annual income HACM determined, and what income limit was used.

The same applies to notices of ineligibility or removal from a waiting list. A statement such as "income exceeds maximum" may tell an applicant the general reason, but it does not necessarily explain how HACM reached that conclusion. Giving enough information to understand the decision would also make the informal review process more meaningful.

I also noticed that Section 6-I.J addresses certain payments for caregiving services that are excluded from income. I think it would be useful to cross-reference this exclusion in the eligibility, verification, and income-calculation sections so it is easier for both applicants and staff to identify when it applies.

Access to records and responsibility for requests

I think the plan, or a records procedure clearly referenced in the plan, should explain how an applicant can request records related to his or her own application or eligibility decision. This could include income calculations, verification records, eligibility determinations, and notices of ineligibility or waiting-list removal.

It should also be clear who at HACM receives a records request, who follows up on it, and who communicates with the requester. If the request reaches an employee who does not handle records requests, the applicant should not have to figure out which employee or department to contact next. The request should be routed internally, and the requester should be told where it was sent and who is responsible for the response.

I also think requesters should receive a clear final response explaining what records were found, what records do not exist or could not be located, and whether anything was withheld or redacted under an applicable legal basis. The plan could also explain how requests for an applicant's own file relate to privacy protections and the California Public Records Act.

Not every HACM employee needs to process records requests, but staff who work directly with applicants should at least know the basic procedure and where a request needs to go. That would make the process clearer for both applicants and staff.

PBV waiting lists

The proposed plan also discusses site-based Project-Based Voucher waiting lists and different responsibilities that may belong to HACM or to an owner or property manager. I think applicants should be able to easily tell who is responsible for eligibility decisions, removal from a waiting list, required notices, and the records supporting those decisions. An applicant should not have to determine on his or her own which entity made the decision or which entity has the records.

Closing

Overall, I think the process should make it easy for an applicant to answer a few basic questions: Who made the decision? How was it made? What records support it? Who can I contact if I have questions? And how can I get the records related to the decision?

Thank you for the opportunity to comment on the proposed revised Administrative Plan.

Respectfully,

[redacted].

Get [Outlook for iOS]

RESOLUTION 3166

ADOPTING THE 2026 REVISED ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER AND PROJECT-BASED VOUCHER PROGRAMS

WHEREAS, the Housing Authority of the County of Monterey ("HACM") administers the Housing Choice Voucher and Project-Based Voucher programs and maintains an Administrative Plan setting forth its policies for administering those programs in accordance with U.S. Department of Housing and Urban Development ("HUD") requirements; and

WHEREAS, under 24 CFR 982.54, revisions to the Administrative Plan are formally adopted by the Board of Commissioners or other authorized officials; and

WHEREAS, HACM has prepared the 2026 Revised Administrative Plan to update its program policies and address applicable requirements of the Housing Opportunity Through Modernization Act of 2016 ("HOTMA") and the National Standards for the Physical Inspection of Real Estate ("NSPIRE"); and

WHEREAS, the revised plan identifies current policies in Chapters 6.A, 7.A, 8.A, and 11.A and corresponding policies and procedures in Chapters 6.B, 7.B, 8.B, and 11.B for implementation as applicable under HUD requirements; and

WHEREAS, HACM made the draft revised Administrative Plan available for public review from August 27 through September 10, 2026, received one written public comment, and provided the comment and staff response to the Board for its consideration; and
WHEREAS, the Board has reviewed the revised Administrative Plan, the September 28, 2026, Board memorandum, and the public comment and staff response;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Monterey that:

1. The Board hereby adopts the 2026 Revised Administrative Plan for the Housing Choice Voucher and Project-Based Voucher programs in the form presented to the Board, effective upon adoption, subject to the implementation schedule in this Resolution.
2. HACM shall apply the current policies identified in Chapters 6.A, 7.A, 8.A, and 11.A, and the applicable policies already required by HUD, until the corresponding revised provisions become applicable. The remaining HOTMA Sections 102 and 104 policies in Chapters 6.B, 7.B, and 11.B shall be implemented for applicable transactions effective January 1, 2027, in accordance with HUD Notice PIH 2026-15 and any subsequent controlling HUD guidance. Policies in Chapter 8.B shall be implemented when the applicable NSPIRE requirements take effect under HUD guidance.

3. The Executive Director or designee is authorized to implement the Administrative Plan, make nonsubstantive corrections consistent with this approval, and make the adopted plan available to the public as required by HUD. Any substantive change requiring Board adoption shall be returned to the Board.

____
Chairperson

ATTEST:

____
Secretary

____
Date

PASSED AND ADOPTED this 28th day of September 2026, upon motion of ________________, seconded by ________________ , and carried by the following vote to-wit:

AYES:
NOES:
ABSENT:

The Clerk of the Housing Authority of the County of Monterey attests or certifies as a witness to the board meeting held on September 28, 2026, and swears or confirms that the foregoing information in this resolution is true and correct and has not been altered or amended.

Signed: __________________________________
Gabriela V. Rivero, Clerk of the Board

MEMORANDUM

DATE: September 28, 2026

TO: Board of Commissioners

FROM: Mayra Zesati, Director of Property Management

THRU: Zulieka Boykin, Executive Director

RE: Resolution 3167: Revised Tenant Selection Plans

I highly recommends that the HACM Board of Commissioners approve Resolution 3167 adopting five revised Tenant Selection Plan (TSP) versions for use at applicable HACM-administered properties beginning October 1, 2026. The revisions address program-specific requirements and incorporate provisions of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) where applicable. HOTMA provisions will be implemented in accordance with the applicable program requirements and HUD compliance schedule.

HUD Notice H 2025-07 extends the full HOTMA compliance date for covered HUD Multifamily owners to January 1, 2027. The other TSP versions will be administered according to their respective USDA Rural Development, tax credit, or local program requirements, as applicable. Approval of the revised TSPs on October 1, 2026, does not alter the applicable compliance dates.

The revised TSPs will be available to the public on the HACM website and at the applicable properties following Board approval.

The full Tenant Selection Plans are available at the links below. Due to their size, the plans are not reproduced in this Board packet. The five versions presented for Board approval are:

- HUD Multifamily (50059): https://bit.ly/TSP59
- HUD Multifamily (50059) and Tax Credit: https://bit.ly/TSP59TAXCR
- USDA Rural Development: https://bit.ly/TSPRD
- USDA Rural Development and Tax Credit: https://bit.ly/TSPRDTAXCR
- Local Programs for Permanent Supportive Housing: https://bit.ly/TSPLOCAL

The following charts outline the revisions to the TSPs.

Cover Page (front page)	The cover page was updated to reflect the leasing office name and address along with the HACM logo
Headers (top of page)	The blue ribbon header was updated to reflect the program types
Definitions (section 7)	The type of individuals housed at project
Income Limits (section 7)	Income limits per project and program type
Employee Names (sections 40 & 49)	Removed employee names and updated language to reflect job title

Use of Electronic Management Software (section 15-16)	Accessibility of the Application process Use of Electronic Signatures Transmissions of Forms, Notices, and Documents Effective communication to persons with disabilities

Marketing (section 23)	In accordance with Affirmative Fair Housing Marketing Plan practices

Methods of Verification (section 25)	Hierarchy chart

Provisions required under HOTMA (section 55)	De Minimis Errors

Asset Limitation for New Admissions (section 56)	(no subcategories, rule outlined)

Self-Certification of Certain Assets (section 57)	Verification at Admission Self-certification Cycles Verification Every Three Years Asset and Income from Assets

Interim Recertifications (section 58-59)	Interim Decreases Interim Increases Household Reporting

Revocation of Consent Form HUD 9886 (section 60)	(no subcategories, rule outlined)

Use of Other Program Income Determinations “Safe Harbor” (section 60)	(no subcategories, rule outlined)

Streamlined Income Determinations (section 61)	(no subcategories, rule outlined)

Enterprise Income Verification (EIV) Usage (section 62)	Interim Recertification Annual Recertifications

RESOLUTION 3167

APPROVING REVISED TENANT SELECTION PLANS FOR PROPERTIES ADMINISTERED BY THE HOUSING AUTHORITY OF THE COUNTY OF MONTEREY

WHEREAS, the HUD Notice H 2025-07 extends the full HOTMA compliance date for covered HUD Multifamily owners to January 1, 2027, and each Tenant Selection Plan must be administered according to the requirements of the program and properties to which it applies; and

WHEREAS, the Property Management Department has prepared five revised Tenant Selection Plan versions for HUD Multifamily (50059), HUD Multifamily (50059) and Tax Credit, USDA Rural Development, USDA Rural Development and Tax Credit, and local permanent supportive housing programs; and

WHEREAS, the revisions described in the September 28, 2026, Board memorandum address program definitions, income limits, accessibility of application processes, electronic communications, affirmative marketing, verification practices, and other tenant selection policies, with HOTMA and Enterprise Income Verification provisions incorporated where applicable to each program; and

WHEREAS, HUD Notice H 2025-07 extends the full HOTMA compliance date for covered HUD Multifamily owners to January 1, 2027. January 1, 2027, as the full compliance date for covered HUD Multifamily owners under the applicable HOTMA guidance, and each plan must be administered according to the requirements of the programs and properties to which it applies; and

WHEREAS, HACM intends to make the approved plans available on its website and at the applicable properties;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Monterey that:

1. The Board hereby approves the five revised Tenant Selection Plan versions identified by title and linked in the September 28, 2026, Board memorandum, for use at the applicable HACM-administered properties beginning October 1, 2026, subject to applicable program requirements and compliance dates..
2. The Executive Director or designee is authorized to implement the approved plans, make nonsubstantive corrections consistent with this approval, and make them available to the public on HACM's website and at the applicable properties. Any substantive change requiring Board approval shall be returned to the Board.

____

Chairperson

ATTEST:

____
Secretary

____
Date

PASSED AND ADOPTED this 28th day of September 2026, upon motion of ________________, seconded by ________________, and carried by the following vote to-wit:

AYES:
NOES:
ABSENT:

The Clerk of the Housing Authority of the County of Monterey attests or certifies as a witness to the board meeting held on September 28, 2026, and swears or confirms that the foregoing information in this resolution is true and correct and has not been altered or amended.

Signed: ____________________________________
Gabriela V. Rivero, Clerk of the Board

MEMORANDUM

TO: Board of Commissioners

THRU: Zulieka Boykin
Executive Director/CEO

FROM: James Maynard-Cabrera
Director of Human Resources

RE: **Human Resources Report**

DATE: September 21, 2026

Executive Summary

September was an active month for Human Resources, with significant attention focused on labor relations, employee relations, recruitment and staffing, performance evaluations, employee benefits, and preparation for the 2027 open enrollment period. In addition to these larger priorities, HR continued managing the day-to-day needs of employees and departments, including leave administration, personnel actions, benefit questions, employee relations matters, and ongoing HR system support.

With the SEIU Local 521 Memorandum of Understanding expiring on August 31, 2026, Human Resources continued working closely with Executive Leadership and labor counsel on successor agreement negotiations. This included coordination surrounding the September bargaining session, responses to union information requests, and continued meet-and-confer discussions regarding matters affecting represented employees.

Preparation also continued for the October 1 through October 28, 2026, open enrollment period. HR has been coordinating with benefit vendors to provide employees with opportunities to review their 2027 benefit options, ask questions, and complete applicable enrollment changes. Additional employee communication and vendor support will continue throughout October to help ensure employees have the information needed to make informed benefit elections.

These priorities, along with ongoing leave administration, workers' compensation, workplace training compliance, and other HR operations, continue to make up a significant portion of HR's day-to-day work as HACM moves into the final quarter of 2026. Human Resources will continue working with Executive Leadership and department management to maintain consistent practices, strengthen communication, and address workforce needs as they arise.

Labor Relations and Employee Relations

Collective bargaining with SEIU Local 521 remained a major Human Resources priority during September following the expiration of the 2023–2026 MOU on August 31, 2026. HR continued working with Executive Leadership and labor counsel to prepare for bargaining, coordinate proposals and responses, and maintain appropriate documentation throughout the negotiation process.

During the month, HR also coordinated responses to union information requests and continued meet-and-confer discussions regarding operational matters affecting represented employees. These discussions require ongoing coordination between HR, department leadership, Executive Leadership, and labor counsel to ensure that operational needs are addressed while applicable labor obligations are followed.

Recruitment, Staffing and Workforce Development

Human Resources continued coordinating recruitment, onboarding, and staffing activity across several departments during September. Recruitment efforts remain focused on supporting departments with current staffing needs while also ensuring that hiring and onboarding processes are completed consistently and in accordance with agency requirements.

Finance welcomed a new Accounting Assistant II at the end of August, with HR continuing to support the employees' onboarding and benefit enrollment. Recruitment activity also continued for additional Finance staffing as management reviewed candidates for current vacancies.

In addition to current recruitment activity, HR continues working with department leadership to evaluate staffing needs as vacancies arise and to determine the most appropriate recruitment approach based on operational needs, position requirements, and available resources.

HR will continue working with department leadership to fill vacancies, support employee transitions, and strengthen onboarding practices so employees receive clear information and support as they begin new assignments or move into new roles within HACM.

Employee Benefits and Human Resources Operations

Human Resources is preparing for HACM's 2027 open enrollment period, which will run from October 1 through October 28, 2026. Open enrollment is a significant annual HR activity and requires coordination among employees, benefit providers, payroll, and Human Resources to ensure elections are completed accurately and within established timelines.

HR is coordinating with Alliant on updated benefit information and an employee presentation and is also working with AFLAC to provide multiple enrollment support dates throughout October. Providing several enrollment opportunities will allow employees additional time to meet with benefit representatives, ask questions, review available options, and make changes based on their individual and family needs.

HR will also be providing ongoing communication throughout the enrollment period regarding deadlines, required forms, available benefit resources, and any changes that employees should be aware of for the 2027 plan year. HR continues administering employee leave and benefit matters, including family and bonding leaves, benefit applications, and transitions between paid and unpaid leave when applicable. These matters often require coordination between the employee, department management, payroll, benefit providers, and HR to ensure leave and benefit records remain accurate.

Employee Assistance Program resources through TELUS Health also remain available following the July 1 transition, and HR continues providing employees with information regarding available support services when appropriate.

Operationally, HR also continues reviewing internal HR processes to improve consistency in areas such as leave administration, performance evaluations, benefit coordination, payroll-related personnel changes, and employee documentation. This ongoing work is intended to provide employees and managers with clearer guidance and help reduce delays or confusion when HR action is required.

Workforce Snapshot

As of August 2026, HACM's workforce remains relatively stable. Human Resources continues monitoring overall staffing, turnover, vacancies, employee tenure, recruitment needs, and department staffing levels to identify both immediate and longer-term workforce needs.

Workforce Overview

- **New Hires:** 6
- **Separations:** 3
- **Vacancies:** 1
- **Total Employees:** 80
- **Turnover Rate:** 3.8% *(August 2026)*
- **Average Employee Tenure:** 8.5 years

Employee Tenure

- **Less than 3 Months:** 7
- **3–12 Months:** 12
- **1–3 Years:** 18
- **3–5 Years:** 11
- **5–10 Years:** 10
- **10+ Years:** 22

HACM continues to benefit from a good balance of newer employees and employees who have been with the Authority for many years. Of the Authority's 80 employees, 22 have more than 10 years of service. These employees provide important institutional knowledge and experience that support continuity across departments.

At the same time, newer employees continue bringing new perspectives and opportunities for future development. As we move forward, Human Resources will continue focusing on retention, knowledge transfer, professional development, and succession planning so HACM is better prepared for future workforce changes.

Workforce Demographics

Employment Type

- **58** Regular Hourly Employees
- **21** Regular Salaried Employees
- **1** Temporary Employee

HACM continues to rely primarily on regular employees, with temporary staffing representing only a small portion of the agency's overall workforce.

Gender Representation

- **53.8%** Female
- **46.3%** Male

Gender representation remains relatively balanced across the agency, with women representing a slight majority of HACM's workforce.

Generational Breakdown

- **Baby Boomers: 5%**
- **Generation X: 45%**
- **Millennials: 35%**
- **Generation Z: 15%**

Generation X and Millennials continue to represent the largest portions of HACM's workforce. HR will continue monitoring generational workforce trends as part of long-term recruitment, employee development, and workforce planning.

Ethnicity Breakdown

- **Hispanic: 38.8%**
- **Black: 2.5%**
- **White: 7.5%**
- **Asian: 6.3%**
- **Native Hawaiian or Pacific Islander: 1.3%**
- **Two or More Races: 2.5%**
- **Not Defined: 40%**
- **Unknown: 1.1%**

A significant portion of HACM's ethnicity information continues to be categorized as "Not Defined." Human Resources will continue reviewing workforce demographic information and identifying opportunities to improve data reporting while maintaining appropriate employee privacy. Workforce data provides HR and Executive Leadership with additional information to evaluate staffing trends, recruitment needs, employee retention, development opportunities, and future workforce planning.

Risk Management, Workers' Compensation and Safety

Human Resources continues overseeing HACM's workers' compensation and workplace safety activities in coordination with the California Housing Workers' Compensation Authority (CHWCA), claims administrators, department leadership, supervisors, and employees. HR monitors claim activity, coordinates injury reporting and return-to-work matters and works with departments to address workplace safety concerns and reduce preventable injuries.

Workers' Compensation Update

As of August 31, 2026, CHWCA's agency-wide claims summary reflects **487 total** historical workers' compensation claims, consisting of **474 closed** claims and **13 open claims**.

For calendar year 2026, CHWCA reflects three open claims: one indemnity claim and two medical-only claims. One new medical-only claim was entered during August 2026. As of August 31, the new claim reflected no incurred cost.

During the August reporting period, $9,410.46 in claim payments were issued across the open claims included in CHWCA's cost-detail report. Of this amount, $7,801.65 represented medical expenses and $1,608.81 represented legal expenses.

Understanding Open-Claim Costs

CHWCA also provides a separate cost-detail report for claims that remain open. As of August 31, 2026, this report included 12 open claims. The cost-detail report excludes claims without a reporting category, which is why its claim count differs from the 13 open claims reflected in the agency-wide summary.

For the 12 claims included in the open-claims cost detail:

- Approximately $1.68 million has been paid over the life of these claims.
- Approximately $3.35 million is currently recorded as reserves for anticipated future claim costs.
- Approximately $5.03 million represents total incurred costs, which reflects amounts already paid plus outstanding reserves.
- $142,701.92 has been recorded in recoveries, representing amounts recovered or reimbursed in connection with the claims.

It is important to note that these figures are cumulative amounts associated with claims that remain open, including claims originating in prior years. They do not represent what HACM spent during August 2026 or during calendar year 2026 alone.

For broader historical context, CHWCA's agency-wide report reflects approximately $9.37 million in total incurred workers' compensation costs across all historical claims, both open and closed. The approximately $5.03 million discussed above is a narrower figure relating only to the claims included in CHWCA's current open-claims cost-detail report.

Workers' Compensation Program Snapshot

As of August 31, 2026, HACM's workers' compensation reporting reflects:

- **Total Historical Claims:** 487
- **Closed Claims:** 474
- **Open Claims Agency-Wide:** 13
- **Open Claims Included in Cost Detail:** 12
- **Open 2026 Claims:** 3
- **New Claims Entered During August:** 1 medical-only claim
- **August Claim Payments:** $9,410.46
    - Medical: $7,801.65
    - Legal: $1,608.81
- **Open-Claim Paid Costs:** Approximately $1.68 million
- **Open-Claim Reserves:** Approximately $3.35 million
- **Open-Claim Total Incurred Costs:** Approximately $5.03 million
- **Open-Claim Recoveries:** $142,701.92
- **Historical Total Incurred Costs – All Claims:** Approximately $9.37 million

Workplace Safety and Prevention

Human Resources continues supporting HACM's Safety Committee and agency-wide injury prevention efforts, with emphasis on timely injury reporting, supervisor communication, hazard awareness, and appropriate corrective action when workplace safety concerns are identified.

HR will continue working with departments to identify and address potential hazards, reinforce safe work practices, and support employees following workplace injuries. When an employee is placed on temporary work restrictions, HR coordinates with the employee and department to determine whether appropriate modified or alternative work can be provided. These efforts support employee recovery while also helping HACM manage workers' compensation exposure and reduce unnecessary lost work time.

HR Focus Moving Forward

October will be a particularly active month for Human Resources. Key priorities will include continuing successor MOU negotiations with SEIU Local 521, administering the 2027 open enrollment period, coordinating employee benefit presentations and AFLAC enrollment support, and continuing recruitment and onboarding activity.

HR will also continue keeping Executive Leadership and the Board informed of significant developments affecting labor relations, workforce planning, benefits, employee relations, risk management, and organizational operations while maintaining appropriate confidentiality regarding individual personnel matters.

Building Engagement. Strengthening Leadership. Supporting People.

MEMORANDUM

To: Board of Commissioners
Thru: Zulieka Boykin, Executive Director
From: Mayra Zesati, Director of Property Management
Date: September 4, 2026
Re: Property Management Report

Occupancy

Occupancy Rate (Goal: 98%)

Property	Total Units	Offline/Excluded Units	Available	Vacant Units	Total Occupied Units	Occupancy Rate
One Parkside	80	1	79	4	75	94.9%
Single Family Homes	9	0	9	0	9	100.0%
Rippling River	79	0	79	0	79	100.0%
Haciendas 1	52	0	52	2	50	96.2%
Haciendas 2	46	0	46	1	45	97.8%
Haciendas 3	50	0	50	0	50	100.0%
Haciendas Senior	41	0	41	0	41	100.0%
South County RAD	70	0	70	1	69	98.6%
Salinas Family RAD	170	0	170	6	164	96.5%
East Salinas Family RAD	202	0	202	6	196	97.0%
Gonzales Family RAD	30	0	30	1	29	96.7%
Montecito Watson	13	0	13	0	13	100.0%
Oak Grove	5	0	5	0	5	100.0%
Portola Vista	64	0	64	1	63	98.4%
Pueblo Del Mar	56	0	56	0	56	100.0%
Salinas FLC	57	0	57	0	57	100.0%
Chualar FLC	29	0	29	0	29	100.0%
Castroville FLC	54	0	54	0	54	100.0%
King City Migrant Center	82	0	82	0	82	100.0%
Casanova Plaza	86	86	0	0	0	N/A
Fairview	46	0	46	2	44	95.7%
Casa de Esperanza	46	0	46	21	25	54.3%
Total	**1367**	**87**	**1280**	**45**	**1235**	**96.5%**

Vacancy Status Update

One Parkside

1 unit -remains offline due to grease-top fire

3 units turning

Haciendas 1

1 Unit pending to be housed due to water heater issue

1 unit -move in scheduled for August

Haciendas 2

1 Unit pending to be housed due to water heater issue

Gonzales Family RAD

waitlist in process of purging to obtain new applicants

East Salinas Family RAD

2units transferred, 4 units processing for eligibility

Casanova Plaza

all units completely offline due to fire

Casa de Esperanza

Step Up pending 20 referrals from HMIS

Salinas Family RAD
4-Unints scheduled for move-
in August
1 processing for eligibility
1 unit turning

7 units pending background check

1 unit scheduled for move in in September

Fairview

Applicant turned down unit; pending new referral

South County RAD

1 unit -calling from waitlist

Evictions in process:	9

Wait List

Waitlist (Goal: 5x Total Units)

Property	Total Units	Total Number on Waitlist	Waitlist Goal	Performance to Goal
One Parkside	79	Managed by Section 8	N/A	N/A
Single Family Homes	9	Managed by Section 8	N/A	N/A
Rippling River	79	Managed by Section 8	N/A	N/A
Haciendas 1	52	1979	260	Yes
Haciendas 2	46	1808	230	Yes
Haciendas 3	50	774	250	Yes
Haciendas Senior	41	Managed by Section 8	N/A	N/A
South County RAD	70	534	350	Yes
Salinas Family RAD	170	862	850	Yes
East Salinas Family RAD	202	913	1010	Yes
Gonzales Family RAD	30	1465	150	No
Montecito Watson	13	121	65	No
Oak Grove	5	Section 8 listing	N/A	N/A
Portola Vista	64	64	320	No
Pueblo Del Mar	67	Coordinated Entry; MCBH	N/A	N/A
Salinas FLC	157	157	785	No
Chualar FLC	29	114	145	Yes
Castroville FLC	54	277	270	Yes
King City Migrant Center	82	Closed for season	N/A	N/A
Fairview	46	Coordinated Entry	N/A	N/A
Casa de Esperanza	46	Coordinated Entry	N/A	N/A
Total	**1,477**	**8,534**	**4,685**	**182%**

PM Waitlist Notes:

To be purged in upcoming months:

Haciendas 1, 2, 3

Gonzales Family RAD

Rent Collection

Tenant Payments (Goal: 95% Rent Collection)

Property	Rent Billed	Variance	Rent Collected	Collection Rate	Total Arrears
One Parkside	$ 29,876	$ (754)	$ 29,122	97%	$ (12,523)
Single Family Homes	$ 12,665	$ 1,108	$ 13,773	109%	$ (8,015)
Rippling River	$ 33,933	$ (1,799)	$ 32,134	95%	$ (1,383)
Haciendas 1	$ 45,569	$ (2,987)	$ 42,582	93%	$ 5,086
Haciendas 2	$ 49,067	$ 4,581	$ 53,648	109%	$ (7,075)
Haciendas 3	$ 46,913	$ (5,858)	$ 41,055	88%	$ 23,340
Haciendas Senior	$ 13,801	$ 722	$ 14,523	105%	$ (4,491)
South County RAD	$ 25,950	$ (1,372)	$ 24,578	95%	$ 7,260
Salinas Family RAD	$ 152,122	$ (4,864)	$ 147,258	97%	$ (5,582)
East Salinas Family RAD	$ 200,786	$ (7,425)	$ 193,361	96%	$ 12,356
Gonzales Family RAD	$ 31,365	$ 670	$ 32,035	102%	$ 14,418
Montecito Watson	$ 8,851	$ 113	$ 8,964	101%	$ (22,639)
Oak Grove	$ 5,837	$ (81)	$ 5,756	99%	$ 1,007
Portola Vista	$ 24,989	$ (2,333)	$ 22,656	91%	$ (11,984)
Pueblo Del Mar	$ 64,184	$ 0	$ 64,184	100.0%	$ -
Salinas FLC	$ 58,990	$ 2,727	$ 61,717	105%	$ (5,259)
Chualar FLC	$ 32,466	$ 1,182	$ 33,648	104%	$ (4,978)
Castroville FLC	$ 56,270	$ (742)	$ 55,528	98.7%	$ (2,546)
King City Migrant Center	$ 27,187	$ (3,636)	$ 23,551	86.6%	$ -
Fairview	$ 10,171	$ -	$ 13,798	135.7%	$ 22,382
Casa de Esperanza	$ 5,329	$ -	$ 3,228	60.6%	$ 65,005
Total	**$ 936,321**	**$ (20,748)**	**$ 917,099**	**97.9%**	**$ 148,198**

Collections Comments

Rent Collection Notes:

Haciendas 1: 2 units are pending rental assistance from the city of Salinas

Haciendas 3: 8 units pending rent payment, and over $500 in rent adjustments from the programs department

Portola Vista: under collection in rent, working on collecting shortage

Fairview: several units not paid; Step Up working on gathering financial assistance

Casa de Esperanza: 5 units not paid rent (resident services looking for assistance), and 2 units in eviction

Arrears Notes: *in process for write-off review*

Gonzales Family RAD: 10K of unpaid rent for 1 unit under eviction

Casa De Esperanza: most balances are due to security deposits; Pending payment from Step Up
Fairview: most balances are due to security deposits; Pending payment from Step Up & city of Salinas

All other: need review/clearance for write off if validated

HAP Collection

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

Property	HAP Billed	HAP Adj.	HAP Collected	Collection Rate	Total Arrears
One Parkside	$ 142,114	$ 5,907	$ 148,021	104.2%	$ (2,574)
Single Family Homes	$ 19,001	$ 25	$ 19,026	100.1%	$ (225)
Rippling River	$ 154,323	$ 43	$ 154,366	100.0%	$ (13,903)
Haciendas 1	$ 73,204	$ (332)	$ 72,872	99.5%	$ (123,826)
Haciendas 2	$ 42,953	$ 73	$ 43,026	100.2%	$ (63,381)
Haciendas 3	$ 69,122	$ 1,525	$ 70,647	102.2%	$ (93,879)
Haciendas Senior	$ 76,643	$ 684	$ 77,327	100.9%	$ (101,488)
South County RAD	$ 29,003	$ -	$ 29,003	100.0%	$ 569
Salinas Family RAD	$ 56,467	$ -	$ 56,467	100.0%	$ (4,179)
East Salinas Family RAD	$ 48,621	$ -	$ 48,621	100.0%	$ 9,732
Gonzales Family RAD	$ 8,696	$ -	$ 8,696	100.0%	$ 1,729
Montecito Watson	$ 5,296	$ -	$ 5,296	100.0%	$ -
Oak Grove	$ 3,267	$ 146	$ 3,413	104.5%	$ 2,197
Portola Vista	$ 110,083	$ -	$ 110,083	100.0%	$ 27
Salinas FLC	$ 12,884	$ -	$ 12,884	100.0%	N/A
Chualar FLC	$ 3,395	$ -	$ 3,395	100.0%	N/A
Castroville FLC	$ 25,991	$ -	$ 25,991	100.0%	$ 9,481
Fairview	$ 78,534	$ -	$ -	0.0%	$ 233,537
Casa de Esperanza	$ 23,403	$ -	$ -	0.0%	$ 106,544
Total	**$ 1,003,673**	**$ 8,087**	**$ 909,823**	**91%**	**$ (18,731)**

HAP Comments

HAP Collection Notes:

One Parkside: retro payment for one unit for corrected move in date
Haciendas 3: HAP portion
adjustments
Fairview: HAP Payment paid/ to be applied in September for 26 unis only; pending the remaining subsidy

Casa de Esperanza: HAP payment paid/ to be applied in Sept for 25 units; pending HAP for 2 units

Recertifications

Recertifications (Goal = 0 Late)

Property	Total Units	Prior Months Past Due	Current Month Due on 1st of Month	Completed for Current/ Past Due	YTD Late
One Parkside	79	0	0	0	0
Single Family Homes	9	0	0	0	0
Rippling River	79	0	0	0	0
Haciendas 1	52	0	0	0	0
Haciendas 2	46	0	0	0	0
Haciendas 3	50	0	0	0	0
Haciendas Senior	41	0	0	0	0
South County RAD	70	0	0	0	0
Salinas Family RAD	170	6	2	0	2
East Salinas Family RAD	202	1	1	0	1
Gonzales Family RAD	30	3	3	0	3
Montecito Watson	13	0	1	0	1
Portola Vista	64	0	2	0	0
Pueblo Del Mar	56	46	55	0	55
Salinas FLC	57	0	0	0	0
Chualar FLC	29	0	0	0	0
Castroville FLC	54	0	1	0	1
Fairview	46	0	0	0	0
Casa de Esperanza	46	0	0	0	0
Total	**1366**	**56**	**65**	**0**	**63**

Pueblo Del Mar	October 2025 to Current

HACM made an attempt in late August of 2026 to collect the past due files from Sun Street Centers at the property; however there was no successfully. HACM has since reached to MCBH once more with proposed dates to gather the required information in September of 2026. Pending response from MCBH.

Salinas Family RAD	2 files in eviction, unable to complete the recertification
Gonzales Family RAD	1 unit under eviction and 2 pending next legal steps for failing to recertify
East Salinas Family RAD	1 under legal action
Montecito Watson	1 recertification past due, working with resident to close in September
Portola Vista	2recertification past due, working with resident to close in September
Salinas FLC	1 unit under eviction and 2 pending next legal steps for failing to recertify
Castroville FLC	does not qualify for Tax Credit program

Work Orders

Work Order Detail	One Parkside	Single Family Homes	Rippling River	One Haciendas	Haciendas 2	Haciendas 3	Haciendas Senior	South County RAD	Salinas Family RAD	East Salinas Family RAD	Gonzales Family RAD	Montecitio Watson	Oak Grove	Portola Vista	Pueblo Del Mar	Salinas FLC	Chualar FLC	Castroville FLC	King City Migrant Center	Fairview	Casa De Esperanza
Routine																					
Balance Forward	0	4	4	5	0	3	1	4	38	1	0	8	7	17	15	2	1	4	10	1	6
Created	19	5	22	26	20	10	6	40	205	103	47	8	5	34	31	26	11	51	31	12	21
Closed	14	3	25	28	20	8	4	41	121	109	14	4	1	22	24	23	11	51	30	9	15
Balance End	5	6	1	3	0	5	3	3	122	5	33	12	11	29	22	5	1	4	11	4	12
Average Days	1	3	27	2	4	1	5	4	3	3	4	6	1	5	63	1	1	1	1	12	1
Emergency																					
Balance Forward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Created	3	0	1	2	3	0	0	1	35	10	0	1	1	1	4	0	0	1	0	2	4
Closed	0	0	1	2	3	0	0	1	35	10	0	1	1	1	4	0	0	1	0	2	4
Balance End	0	0	0	0	0	0	0	0	0	0	0	0	0	10	1	0	0	0	0	0	0
Average Days	1	0	1	1	1	0	0	1	3	1	0	1	1	0	0	0	0	1	0	2	1
Preventative																					
Balance Forward	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Created	0	0	3	0	0	0	0	5	11	0	1	0	0	0	0	2	0	8	0	0	0
Closed	0	0	3	0	0	0	0	5	11	0	1	0	0	0	0	2	0	8	0	0	0
Balance End	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Average Days	0	0	1	0	0	0	0	2	12	0	2	0	0	0	0	1	0	8	0	0	0

Routine Notes:

Rippling River 27 day average due to work order re-opened from Feb 2026 for an exterior ramp, employee was advised to open a new work order form as a follow up instead of re-opening past WO

Hacienda Senior 5-day average - work order for vendor- pest control

Montecito Watson 11-day average - staff addressed backlog of work orders

Hacienda 2 4 day average- water heater failure, obtained new through vendor

South Co. RAD 4average day average- vendor called out for assessment

Gonzales Fam. RAD 4-day average - vendor contact for pest control

Portola Vista 5-day average - due to work order for Reasonable Accommodation- timely due to ADA compliance checks

Pueblo Del Mar 63-day average due to- work order re-opened from May to repair windows staff advised to open a follow up WO instead of re-opening past WO

Fairview 12-day average - staff to improve days WO closed

Preventative Notes:

On average, preventative work orders are address through out the month by maintenance staff when time permits, or by coordinating vendors
It is not uncommon to have work orders open during the month longer than the established goals

Audit & Inspection Updates

Agency & Property	Scheduled Date	Findings	Status
City of Salinas Audit: One Parkside	July 23, 2025 2022, 2023, and 2024	N/A	Submission under review
City of Salinas Audit: Haciendas 1-4	July 23, 2025	N/A	Submission under review
HUD NSPIRE- East Salinas Fam. RAD	July 15-16, 2026	Findings submitted	Pending final score
CTCAC- East Salinas Family RAD	April 7, 2026	-Corrections submitted July 27; -Follow up notice received, corrections due September 18	-CTCAC confirmed corrections are under review. -Working on follow up corrections
CTCAC – Salinas Family RAD	June 3, 2026	Second set of corrections submitted August 13	Pending confirmation that corrections are received/ being reviewed
CTCAC – Gonzales Family RAD	September 17, 2026	N/A	N/A
CTCAC – South County RAD	September 16, 2026	N/A	N/A
CTCAC – Haciendas 1	On calendar for 2026	N/A	N/A
CTCAC – Haciendas 3	On calendar for 2026	N/A	N/A
Annual Agency File Audit: East Salinas RAD, Portola Vista, and KCMC	August 19, 2026	N/A	Required items submitted September 1, 2026
HUD MOR – Portola Vista	August 20, 2026	N/A	Pending report – 30 days from MOR
CCRC Investor – Salinas Fam. RAD	August 26, 2026	N/A	Required items submitted August 30, 2026
HUD NSPIRE- Salinas Fam. RAD	September 3, 2026	Findings received	Health & Safety findings submitted September 4. All others are due in 30 days
NEF Desktop Audit – 4 RAD sites	September 1, 2026	N/A	Required items submitted September 1, 2026

Rent Café

Property	Total Units	Units Registered	% Registered	Paying Online	% Paid Online	Paid Online
1 Haciendas	51	49	98.00%	12	24.50%	$9,439.00
2 Haciendas	45	40	88.90%	5	12.50%	$7,458.00
Castroville FLC	54	53	98.10%	22	41.50%	$18,943.30
Chualar FLC	29	19	69.00%	9	45.00%	$10,799.00
Dai-Ichi Village	41	37	90.20%	5	13.00%	$1,450.85
East Salinas Family RAD	197	163	82.70%	41	25.00%	$44,219.50
Fairview	43	0	0.00%	0	0.00%	$0.00
Gonzales Family RAD	29	14	48.30%	0	0.00%	$0.00
Haciendas 3	49	45	93.90%	19	41.00%	$18,818.25
King City Migrant	80	0	0.00%	0	0.00%	$0.00
Montecito/Watson	13	6	46.20%	1	16.70%	$223.95
Oak Grove	5	2	40.00%	0	0.00%	$0.00
One Parkside	78	72	89.60%	7	10.00%	$2,146.75
Portola Vista	63	31	50.00%	3	16.10%	$793.00
Rippling River Apartments	79	64	82.00%	16	24.00%	$7,141.70
Salinas Family RAD	167	152	90.00%	52	34.00%	$45,395.72
Salinas FLC	57	46	80.00%	27	58.70%	$28,113.93
Single Family Homes	9	6	66.00%	2	33.30%	$1,211.95
South County RAD	69	21	31.00%	1	4.00%	$421.00
Fairview	43	0	0.00%	0	0.00%	$0.00
Casa De Esperanza	16	0	4.00%	0	0.00%	$0.00
Total	**1217**	**820**	**67.38%**	**222**	**18.24%**	**$196,575.90**

MEMORANDUM

TO: Board of Commissioners

FROM: Lucila Vera, Housing Programs Director

THRU: Zulieka Boykin, Executive Director/CEO

SUBJECT: Housing Programs Report – August 2026

DATE: September 28, 2026

Executive Summary

HUD Happenings

HACM remains in regular communication with HUD's Shortfall Prevention Team as the Agency manages its remainder of 2026 funding. Consistent with HUD's direction, the Agency is continuing its cost-saving measures, which include keeping new voucher issuance on hold and are also coordinating with HUD on the Emergency Housing Voucher (EHV) program.

Housing Programs Updates/Concerns

In August 2026, staff completed 306 annual certifications, with 77 still pending. Since all annual certifications require tenants to receive 30 days' notice of any rental changes, certifications effective November 2026 must be completed by October 1, 2026. Staff are prioritizing completion of the remaining 77 pending certifications to meet this regulatory deadline.

As of August 31, 2026, the PIC system reflects 202 late annual recertifications. This figure does not yet account for the corrections staff have already completed, because IMS/PIC updates at the end of each month rather than in real time. Staff are actively resubmitting corrected certifications and their related sequential actions to bring outstanding records current and keep reporting accurate. Corrections made since August 31 will show up in the next PIC update and further reduce the late count, and the number of outstanding recertifications is expected to keep going down as the corrected data appears in each reporting cycle.

Housing Quality Standards (HQS) inspections will be resuming, as the Department temporarily shifted its focus to several priority projects. These included cleaning up errors in HUD's PIC system to ensure accurate reporting, resolving identity verification discrepancies in tenant records, and preparing for the upcoming HOTMA changes that take effect on January 1, 2027. The Department is also preparing for the transition from HQS to HUD's new National Standards for the Physical Inspection of Real Estate (NSPIRE), which is a HUD requirement for the Housing Choice Voucher and Project-Based Voucher programs beginning February 1, 2027. Although staff completed NSPIRE training in 2024, the Department is arranging full training for all employees so that the entire team is prepared when the new standards take effect. Inspections will continue under HQS until the transition.

Staff Training and Process Improvement

Management and staff continue to implement process improvements in case management and program workflows to strengthen efficiency and compliance. To prepare for upcoming regulatory changes, HOTMA training has been scheduled for staff ahead of the January 1, 2027 implementation date, and NSPIRE training will be scheduled in the near future to prepare staff for the transition from HQS inspections.

HOTMA Compliance Training:
Housing Programs staff are scheduled to participate in a two-day webinar presented by the National Center for Housing Management (NCHM) on September 28 and 29, 2026. The training will serve as a refresher for staff who have previously attended HOTMA training and will provide updated guidance for newer staff with the mandated regulatory changes.

This training is an important step in the Housing Programs Department's preparation for implementing HOTMA Sections 102 and 104, which HUD has confirmed will take effect for the Housing Choice Voucher and Project-Based Voucher programs on January 1, 2027. These regulatory changes revise how family income is calculated, including changes to what is counted as income and how deductions are applied, and they change how annual and interim reexaminations are conducted. They also establish new asset limits.

To prepare for changes that may affect rent calculations, eligibility determinations, the Department is preparing staff ahead of the effective date of implementation. This allows time to update internal procedures and workflows where needed, and to ensure the transition is as smooth as possible for both staff and the families we serve.

Professionalism (Repeated Action)
Staff continue to discuss customer as part of an ongoing effort to improve the experience participants have when working with the department. The team is continuing to explore practical ways to provide this additional support while maintaining a consistent level of service for all participants.

Areas of Concern: HUD PIC Data Cleanup & HQS Inspections
Annual Recertifications: As of August 31, 2026, PIC reflects 202 outstanding annual recertifications. Since September 1, 2026, staff have corrected an additional 76 records, which brings the actual number down to about 126. Because PIC updates on a monthly basis, these corrections are not yet reflected in the system. The number continues to decrease as staff work through the remaining corrections.

HQS Annual Inspections – PIC currently shows 1,593 annual inspections as overdue. Staff will be working through these annual HQS inspections to ensure they are completed in a timely manner and that HACM remains in compliance with HUD requirements while the department prepares for and implements the transition to NSPIRE.

Housing Authority of the County of Monterey HCV Report 2026												
HCV Annual Budget Authority	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**
Monthly HUD HAP Disbursements	**$9,042,431**	**9,530,529.00**	**$8,824,970**	**$9,554,243**	**$9,290,691***	**$9,226,050**	**$9,462,542**	**$8,870,747**				
Monthly HAP Payments	**$8,679,224**	**$8,673,151**	**$8,605,451**	**$8,407,784**	**$8,636,488**	**$8,702,545**	**$8,675,468**	**$8,725,724**				
YTD HAP Expenditure	**$8,796,177**	**$17,352,375**	**$25,957,826**	**$34,365,610**	**$43,002,098**	**$51,704,643**	**$60,380,111**	**$69,105,835**				
Monthly HAP Difference	**$246,254**	**$857,378**	**$219,519**	**$1,146,459**	**$654,203***	**$523,505**	**$787,074**	**$145,023**				
FMC Additional Payments	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**				
Initial 2026 Budget Authority Funding	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**	**$96,999,983**				
Voucher Utilization (Includes Mainstream and EHV)												
Voucher Allocation	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	**5112**	***5112***	***5112***	**5112**	**5112**	**5112**
Vouchers Leased Up	**4568**	**4584**	**4563**	**4,510**	**4,519**	**4502**	**4,508**	**4502**				
Per Unit Cost	**$1,899**	**$1,892**	**$1,886**	**$1,864**	**$1,911**	**$1,933**	**$1,924**	**$1,938**				
Eligibility												
Vouchers Issued	**11**	**4**	**0**	**3**	**0**	**1**	**0**	**1**				
Annual Reexaminations												
Completed	**279**	**286**	**372**	**257**	**268**	**278**	**282**	**306**				
Late Reexaminations	**177**	**120**	**105**	**212**	**45**	**34**	**39**	**77**				
Watchlist Programs (Utilization Under 90%)												
PBV	**776**	**774**	**780**	**760**	**774**	**774**	**801**	**808**				
FYI – this will not increase due to shortfall	**17**	**17**	**17**	**16**	**16**	**15**	**15**	**15**				
Family Self-Sufficiency Program												
Total Participating Families	**170**	**189**	**177**	**179**	**193**	**197**	**194**	**200**				
Monthly Escrow Accrued	**$40,649**	**$41,385**	**$42,475**	**$47,146**	**$46,812**	**$54,035**	**$56,020**	**$57,748**				
Escrow Balance	**$745,169.84**	**$739,126.56**	**$736,482.86**	**$765,476.10**	**$804,936.82**	**$856,208.46**	**$911,831.16**	**$958,245.82**				
Reasonable Accommodation	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**June**	**July**	**Aug**	**Sept**	**Oct**	**Nov**	**Dec**
Reasonable Accommodation Requests	**25**	**31**	**30**	**33**	**28**	**24**	**22**	**19**				
Requests Approved	**10**	**14**	**16**	**15**	**15**	**13**	**12**	**15**				
Requests Denied	**15**	**17**	**14**	**18**	**13**	**11**	**10**	**4**				

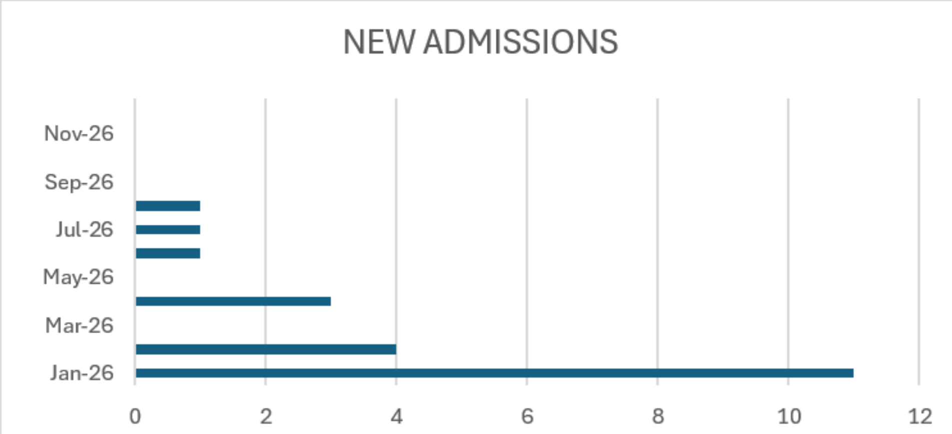
*Correction to Monthly HAP disbursement & Monthy HAP diffrence for May 2026

SEMAP Report January 2026					
SEMAP Indicator	**Possible Points**	**Maximum Score**	**FY2025 Score**	**Q1 FY2026 Score**	**Score Notes**
1. Selection from the Waiting List (QC)	0 or 15	15	15	**15**	
2. Reasonable Rent (QC)	0, 15 or 20	20	20	**20**	
3. Determination of Adjusted Income (QC)	0, 15 or 20	20	20	**20**	
4. Utility Allowance Schedule (QC)	0 or 5	5	5	**5**	
5. HQS Quality Control Inspections (QC)	0 or 5	5	5	**5**	
6. HQS Enforcement (QC)	0 or 10	10	10	**5**	
7. Expanding Housing Opportunities (QC)	0 or 5	5	5	**5**	
8. Payment Standards (QC)	0 or 5	5	5	**5**	
9. Annual Reexaminations (PIC)	0, 5 or 10	10	10	**-10**	PIC Corrections and Submission need completion timely
10. Correct Tenant Rent Calculations (PIC)	0 or 5	5	5	**5**	
11. Pre-Contract HQS Inspections (PIC)	0 or 5	5	5	**5**	
12. Annual HQS Inspections (PIC)	0, 5 or 10	10	0	**-10**	Backlogged inspections need to be processed and reported timely
13. Lease-up (VMS)	0, 15 or 20	20	20	**20**	
14. Family Self-Sufficiency (PIC)	0, 3, 5, 8 or 10	10	N/A	**N/A**	We are discussing mandatory versus non-mandatory slots with our HUD Representative. If slots are mandatory, we may receive SEMAP points.
15. Bonus Indicator - Deconcentrating (QC)	0 or 5	N/A	N/A	**N/A**	
	Total	145	125	**125**	
		Percentage	**93%**	**82%**	

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

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

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

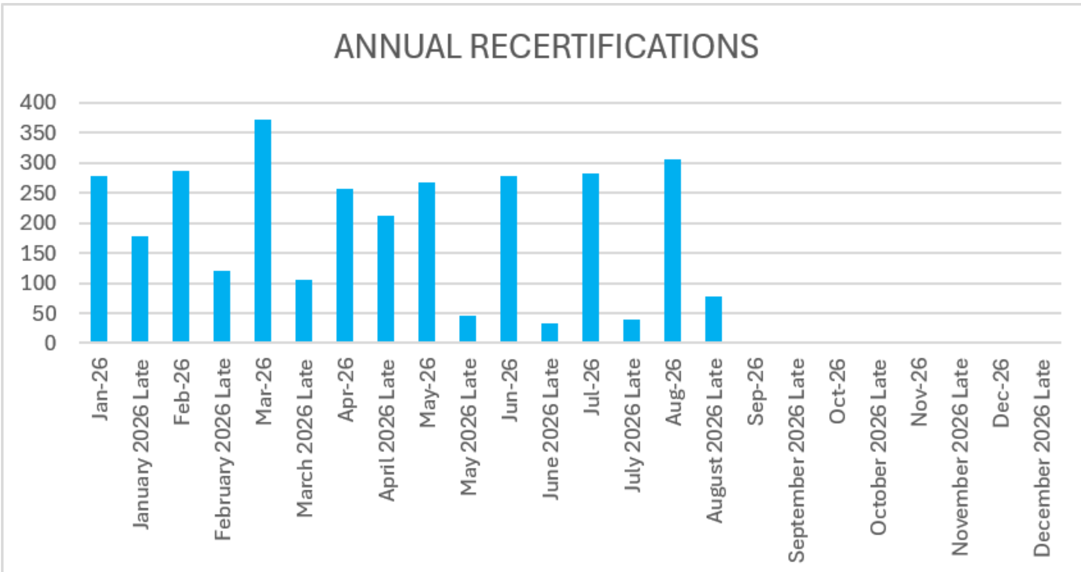


	Jan-26	Feb-26	Mar-26	Apr-26	1-May	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
Series1	11	4	0	3	0	1	1	1				

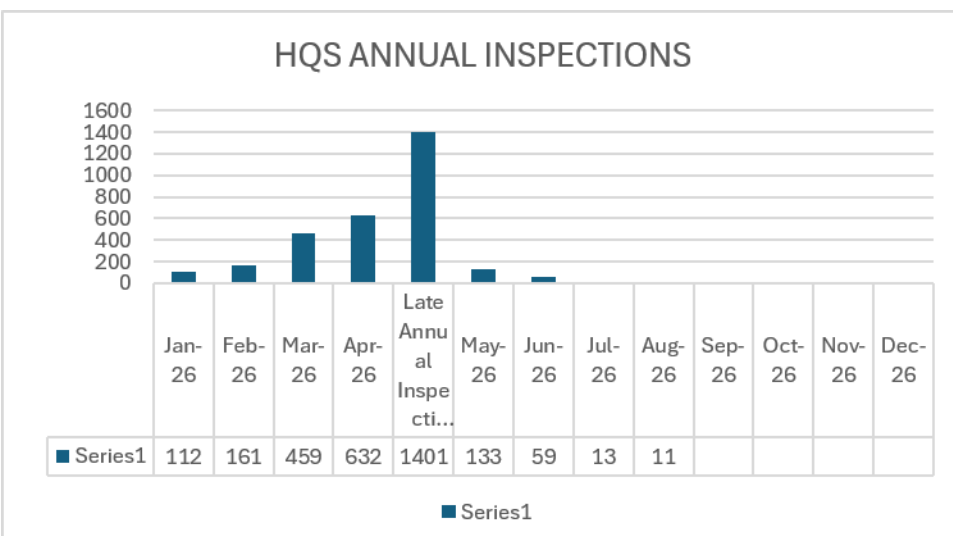
HQS Initial Inspections are the inspections performed for the newly housed participants. This number will match the number of new admissions.

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

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



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



MEMORANDUM

To: Board of Commissioners

From: Nora Ruvalcaba, Director of Development

Thru: Zulieka Boykin, Executive Director/President/CEO

Date: September 16, 2026

Re: **MONTHLY DEVELOPMENT DEPARTMENT REPORT**

Development Department Highlights

Funding/Financing/Acquisition

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

   There have been preliminary discussions regarding the potential for additional funds to be requested and available to the site to support the construction of the daycare center out of the 2026-2027 funding allocations.

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

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

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

   The project is moving forward in accordance with project milestones.

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

   Staff identified two single-family homes and obtained Board approval to proceed with the acquisitions.

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

   Staff are now working to set up the waitlist through HMIS to be able to move forward to house the homes with families that meet the requirements of the target population.

3. **Division Street – Salinas (Acquisition/New Construction)**
The City of Salinas has revised the original commitment of funds to support the acquisition of the site and provide funding for the construction of the site. This is a deviation from the original commitment to support the acquisition and predevelopment remediation of the site.

City staff have committed to securing additional funding to support the original intent through the available Housing Successor Agency funds. These funds are crucial given the expected high cost associated with clearing the site to be able to successfully satisfy environmental requirements.

Total commitment to date to support this project is *$1,380,000* in appraised land value and *$1,700,000* for construction costs and an additional *$1,700,000* to support the predevelopment remediation costs of the site.

Staff are working with staff from the City of Salinas to finalize agreements to move forward with predevelopment work.

4. **Salinas Valley Health Surplus Land – Marina (New Construction)**
On July 2nd, staff submitted a letter of interest to Salinas Valley Memorial Healthcare Systems to acquire Surplus Land available in Marina pursuant to the California Surplus Land Act, Government Code Sections 54220-54234.

On July 31, 2026, HACM received a response to our submission with a request for a Detailed Proposal. Staff are working on preparing a formal response to include proposed use, project description, conceptual plan, and financial funding plan.

Staff proceeded with a joint submission of a conceptual plan in conjunction with the Veterans Transition Center (VTC) and the Marina Water District on August 26th.

5. **Rippling River Affordable Housing LP – Carmel Valley (Renovation)**
Staff have begun the preliminary site assessment to move forward with planning for the renovation of the buildings and site.

Staff have engaged our Architect, Engineering Firm, and other vendors to move forward with developing the scope of work.

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

The project is on hold.

7. **Rippling River & Benito FLC – Refinancing with JPMorgan Chase**
The Rippling River refinance of existing debt closed on June 24, 2026.

The original loan was paid off, and the excess funds of *$2,888,330.52* have been set aside to perform priority capital improvements.

We are finalizing due diligence for the Benito FLC refinancing of existing debt. The final item pending is USDA approval, which was received on September 18, 2026. The target rate lock date is 9/22/26, and final closing is at the end of September.

The Rippling River Affordable Housing LP transaction has been finalized.

The Benito FLC LP transaction is pending rate lock and closing.

8. **Haciendas 1 LP and Haciendas 2 LP – Capital Contribution Final Pay-in**
   Haciendas 1 LP: Staff have submitted all required due diligence documentation to the Investor (US Bank) to close out the sixth and final capital contribution.

   Our submission has been reviewed by our assigned Asset Manager and forwarded for final approval and distribution of *$324,839*. The revised date of payment provided is September 21, 2026.

   Haciendas 2 LP: Staff have submitted all required due diligence documentation to the Investor (US Bank) to close out the third and final capital contribution.

   Our submission is under review by our assigned Asset Manager. Once approved it will be forwarded for final approval and distribution of *$334,205*. Payment is expected by September 28, 2026.

9. **One Parkside LP – Capital Contribution Final Pay-in**
   The Investor (Hudson Housing) has released the fourth and final capital contribution to pay down the Developer Fee in the amount of *$244,047*. This item has not been closed out.

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

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

    Staff are working on reconciling final billing for the remainder of funds from Monterey County ERF3 Funding, City of King City, California Department of Housing and Community Development, and Central California Alliance for Health.

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

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

Active Development Projects

Parcel B - New Construction (Partnership with Milestone Development)

Location: Salinas
Project Type: Family Housing
Units: 88

Estimated Cost: $45.8M
Financing: LIHTC, State/local funding
Next Steps: Submission of LIHTC application to CTCAC (9-9-2026), Award by November 2026 and Construction Start by May 2027.

Projected Operating Pro-Forma (Year 1):

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

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

Projected Operating Pro-Forma (Year 1):

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

Division Street – New Construction
Location: Salinas
Project Type: Affordable/Workforce Housing
Units: 60
Estimated Cost: $30.2M
Financing: Local funds, debt, land donation
Next Steps: City of Salinas Subordination Agreements, Site plan development, Purchase and Sale Agreement, predevelopment, and entitlements.

Projected Operating Pro-Forma (Year 1):

Revenue:	$2,719,812.00
Expense:	$2,304,836.00
Projected Net Income:	**$414,976.00**

Funds secured to support this project to date:

Donation of Land Value:	$1,380,000.00
Housing Successor Agency Funds	$1,700,000.00
Local Housing Trust Funds:	$1,700,000.00
Total Funds Secured (to date):	**$4,780,000.00**

Rippling River Affordable Housing LP – Modernization/Re-syndication:
Location: Carmel Valley
Project Type: Senior Housing

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

M E M O R A N D U M

TO: Board of Commissioners

THRU: Zulieka Boykin, Executive Director

FROM: Jin Lu, Director of Finance

RE: Jul 2026 Finance Report

DATE: Sep19, 2026

Highlights:

HACM/HDC - Non-Quarterly Financial Reports

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

Audit Status Summary

- CY 2025 individual Audits – Benito FLC is pending, all else are completed.
- Working on HDC fiscal year change request from 6.30 to 12.31.
- FY 2026 Audits have started

Key Departmental Activities:

- HACM unaudited financial statement/FDS to HUD due on Aug31 2026, submitted on Aug22 2026
- LP property budget starts. Financial Specialist provides first review then presents to Finance Director, FD reports to ED.
- Recruiting hourly position completed: 2 AP and 1 AR, 1 temp AP stays until all AP backlogs are caught up. Salaried position pending: Financial Supervisor
- Auditor II/Mihir will take 2-month FLMA until end of Oct, Financial Specialist/Jackie will take over the jobs during the 2 months.
- Department wide training regarding AP AR PO: provided and hosted by Ms. Zulieka Boykin, ED on Sep 15-18,2026
- On going: Review Section 8 HAP contract price vs property revenue both tenant pay and HAP subsidy, to make sure property receives full amount of contract price.
- On going: Review USDA loan payment to make sure the loan is paid on time especially when there is no rent revenue, but scheduled loan payment is requested.
- On going plan to review and analyze cash flow distribution.
- On going plan to review cost allocation and AP template
- In the department meeting on Jun3, Director to do list issued on May 14, 2026, by ED was discussed.

HOUSING AUTHORITY BALANCE SHEET SUMMARY JULY 2026

(thousands of $)

	HDC	HACM	TOTAL
CASH	$ 9,500	$ 28,780	$ 38,279
INVESTMENTS	$ -	$ 1,202	$ 1,202
TOTAL CASH	$ 9,500	$ 29,981	$ 39,481
RECEIVABLES	$ 13,318	$ 25,644	$ 38,962
DEFERRED CHARGES	$ (3,759)	$ 1,334	$ (2,425)
TOTAL CURRENT ASSETS	$ 19,059	$ 56,959	$ 76,018
FIXED ASSETS (NET)	$ 15,044	$ 12,803	$ 27,847
CONSTRUCTION IN PROGRESS	$ 909	$ 45	$ 954
NOTE RECEIVABLE	$ 35,589	$ 72,077	$ 107,666
OTHER NONCURRENT ASSETS	$ 11	$ 3,387	$ 3,399
TOTAL ASSETS	**$ 70,612**	**$ 145,272**	**$ 215,884**
CURRENT LIABILITIES	$ 2,986	$ 2,543	$ 5,529
LONG TERM LIABILITIES	$ 22,486	$ 7,794	$ 30,280
TOTAL LIABILITIES	$ 25,472	$ 10,337	$ 35,808
RETAINED EARNINGS			
PRIOR YEAR	$ 32,565	$ 95,041	$ 127,606
CURRENT YEAR	$ 12,576	$ 39,894	$ 52,470
TOTAL EQUITY	$ 45,140	$ 134,935	$ 180,075
TOTAL LIABILITIES & EQUITY	**$ 70,612**	**$ 145,272**	**$ 215,884**

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

(thousands of $)

	July				YTD			
HACM Results	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Revenue	$ 10,214	$ 10,362	$ (148)	-1.4%	$ 10,214	$ 10,362	$ (148)	-1.4%
Operating Expenses	$ 601	$ 1,021	$ 420	41.2%	$ 601	$ 1,021	$ 420	41.2%
Other Inc/Expense	$ 8,801	$ 8,774	$ (27)	-0.3%	$ 8,801	$ 8,774	$ (27)	-0.3%
Net Income	**$ 812**	**$ 567**	**$ 245**	**43.2%** *	**$ 812**	**$ 567**	**$ 245**	**43.2%** *

*YTD Jul26 HAP subsidies $9.5M received, actual expense $8.8M.

	July				YTD			
HDC Results	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Revenue	$ 103	$ 450	$ (347)	-77.1%	$ 103	$ 450	$ (347)	-77.1%
Operating Expenses	$ 229	$ 349	$ 120	34.3%	$ 229	$ 349	$ 120	34.3%
Other Inc/Expense	$ -	$ 4	$ 4	100.0%	$ -	$ 4	$ 4	100.0%
Net Income	**$ (126)**	**$ 97**	**$ (223)**	**-229.5%** *	**$ (126)**	**$ 97**	**$ (223)**	**-229.5%** *

YTD Jul26 budgeted developer fee revenue $156K not received, HAP revenue $137k less than budget, actual admin cost $80K and general expenses $63K less than budget.

	July				YTD			
Total Entity	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Revenue	$ 10,317	$ 10,812	$ (495)	-4.6%	$ 10,317	$ 10,812	$ (495)	-4.6%
Operating Expenses	$ 830	$ 1,370	$ 540	39.4%	$ 830	$ 1,370	$ 540	39.4%
Other Inc/Expense	$ 8,801	$ 8,778	$ (23)	-0.3%	$ 8,801	$ 8,778	$ (23)	-0.3%
Net Income	**$ 686**	**$ 664**	**$ 22**	**3.3%** *	**$ 686**	**$ 664**	**$ 22**	**3.3%** *

*YTD Jul26 HAP subsidies $9.5M received, actual expense $8.8M.

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

UNAUDITED-YTD PERFORMANCE SUMMARY FOR AGENCY JULY 2026

		Actual REVENUE	Budget REVENUE	Actual EXPENSES	Budget EXPENSES	Actual BOTTOM LINE	Budget BOTTOM LINE	Actual DEPR/AMORT	Budget DEPR/AMORT	Actual INTEREST	Budget INTEREST	Actual Earning bef Dep/Amort	before Excl Depr/Amort ADJ- Actual BOTTOM LINE	before Excl Depr/Amort ADJ-Budget BOTTOM LINE	before Excl Depr & Int ADJ- Actual BOTTOM LINE	before Excl Depr & Int ADJ-Budget BOTTOM LINE
Starting January-LP property																
801	SOUTH COUNTY RAD	$ 367,375.32	$ 388,780.00	$ 672,398.40	$ 341,222.00	$ (305,023.08)	$ 47,558.00	$ 171,594.41	$ 1,372.00	$ 133,849.83	$ -	$ (133,428.67)	$ (133,428.67)	$ 48,930.00	$ 421.16	$ 48,930.00
802	SALINAS FAMILY RAD	$ 1,335,922.51	$ 1,751,526.00	$ 1,800,674.92	$ 875,742.00	$ (464,752.41)	$ 875,784.00	$ 477,680.79	$ 4,872.00	$ 455,161.90	$ -	$ 12,928.38	$ 12,928.38	$ 880,656.00	$ 468,090.28	$ 880,656.00
803	EAST SALINAS FAMILY RAD	$ 1,713,806.69	$ 1,729,175.00	$ 2,132,779.61	$ 1,049,349.00	$ (418,972.92)	$ 679,826.00	$ 496,664.87	$ 3,661.00	$ 457,069.06	$ -	$ 77,691.95	$ 77,691.95	$ 683,487.00	$ 534,761.01	$ 683,487.00
804	GONZALES FAMILY RAD	$ 295,593.54	$ 397,075.00	$ 393,925.33	$ 254,149.00	$ (98,331.79)	$ 142,926.00	$ 113,927.95	$ -	$ 109,297.70	$ -	$ 15,596.16	$ 15,596.16	$ 142,926.00	$ 124,893.86	$ 142,926.00
970^960	RIPPLING RIVER	$ 1,302,583.79	$ 1,314,915.00	$ 1,647,087.71	$ 750,029.00	$ (344,503.92)	$ 564,886.00	$ 224,764.53	$ -	$ 617,051.35	$ -	$ (119,739.39)	$ (119,739.39)	$ 564,886.00	$ 497,311.96	$ 564,886.00
915^965	TYNAN	$ 2,800,846.90	$ 2,973,012.00	$ 2,306,899.03	$ 1,878,464.00	$ 493,947.87	$ 1,094,548.00	$ 768,768.45	$ -	$ 704,818.32	$ 735,504.00	$ 1,262,716.32	$ 1,262,716.32	$ 1,094,548.00	$ 1,967,534.64	$ 1,830,052.00
925^972	BENITO FLC	$ 642,214.37	$ 781,068.19	$ 960,862.01	$ 596,813.00	$ (318,647.64)	$ 184,255.19	$ 383,411.84	$ -	$ 146,341.00	$ 48,650.00	$ 64,764.20	$ 64,764.20	$ 184,255.19	$ 211,105.20	$ 232,905.19
950^973	MONTEREY AFFORDABLE	$ 624,267.69	$ 639,142.00	$ 730,296.27	$ 572,621.00	$ (106,028.58)	$ 66,521.00	$ 243,226.13	$ 2,170.00	$ 129,361.21	$ 128,961.00	$ 137,197.55	$ 137,197.55	$ 68,691.00	$ 266,558.76	$ 197,652.00
920^974	BENITO STREET AFFORDABLE	$ 1,046,928.72	$ 1,001,217.00	$ 952,033.02	$ 725,074.00	$ 94,895.70	$ 276,143.00	$ 435,120.00	$ 728.00	$ 183,576.36	$ 149,898.00	$ 530,015.70	$ 530,015.70	$ 276,871.00	$ 713,592.06	$ 426,769.00
955^980	FANOE	$ 838,551.47	$ 912,380.00	$ 490,492.06	$ 540,596.00	$ 348,059.41	$ 371,784.00	$ 186,607.89	$ -	$ 183.40	$ -	$ 534,667.30	$ 534,667.30	$ 371,784.00	$ 534,850.70	$ 371,784.00
984	CASTROVILLE	$ 708,174.41	$ 763,392.00	$ 952,585.73	$ 577,458.00	$ (244,411.32)	$ 185,934.00	$ 398,297.52	$ -	$ 351,509.73	$ 172,949.00	$ 153,886.20	$ 153,886.20	$ 185,934.00	$ 505,395.93	$ 358,883.00
985	HACIENDA 1	$ 874,312.61	$ 891,590.00	$ 746,220.32	$ 574,567.00	$ 128,092.29	$ 317,023.00	$ 231,681.13	$ 7,623.00	$ 87,539.42	$ 46,984.00	$ 359,773.42	$ 359,773.42	$ 324,646.00	$ 447,312.84	$ 371,630.00
986^987	HACIENDA 2	$ 641,160.38	$ 661,591.00	$ 818,530.58	$ 575,204.00	$ (177,370.20)	$ 86,387.00	$ 266,493.95	$ 1,981.00	$ 147,900.11	$ 142,702.00	$ 89,123.75	$ 89,123.75	$ 88,368.00	$ 237,023.86	$ 231,070.00
988	HACIENDA SR	$ 672,135.32	$ 618,128.00	$ 494,105.09	$ 332,542.00	$ 178,030.23	$ 285,586.00	$ 199,839.96	$ 2,079.00	$ 55,677.02	$ 43,834.00	$ 377,870.19	$ 377,870.19	$ 287,665.00	$ 433,547.21	$ 331,499.00
989	HACIENDA 3	$ 813,090.86	$ 803,887.00	$ 1,076,445.15	$ 585,980.00	$ (263,354.29)	$ 217,907.00	$ 462,241.78	$ 3,108.00	$ 278,385.09	$ 228,445.00	$ 198,887.49	$ 198,887.49	$ 221,015.00	$ 477,272.58	$ 449,460.00
990	OAK PARK 1	$ 895,168.16	$ 893,228.00	$ 740,574.73	$ 525,658.00	$ 154,593.43	$ 367,570.00	$ 6,067.50	$ -	$ 106,904.53	$ 23,786.00	$ 160,660.93	$ 160,660.93	$ 367,570.00	$ 267,565.46	$ 391,356.00
991	OAK PARK 2	$ 836,126.60	$ 919,135.00	$ 1,182,649.86	$ 698,089.00	$ (346,523.26)	$ 221,046.00	$ 332,645.02	$ 7,049.00	$ 159,686.42	$ 141,337.00	$ (13,878.24)	$ (13,878.24)	$ 228,095.00	$ 145,808.18	$ 369,432.00
992	ONE PARKSIDE	$ 1,200,916.27	$ 1,226,708.00	$ 1,788,282.54	$ 502,621.00	$ (587,366.27)	$ 724,087.00	$ 658,848.75	$ 5,831.00	$ 720,710.71	$ -	$ 71,482.48	$ 71,482.48	$ 729,918.00	$ 792,193.19	$ 729,918.00
	TOTAL LIMITED PARTNERSHIPS	$ 17,609,175.61	$ 18,665,949.19	$ 19,886,842.36	$ 11,956,178.00	$ (2,277,666.75)	$ 6,709,771.19	$ 6,057,882.47	$ 40,474.00	$ 4,845,023.16	$ 1,863,050.00	$ 3,780,215.72	$ 3,780,215.72	$ 6,750,245.19	$ 8,625,238.88	$ 8,613,295.19
Starting July-HACM property																
204	OAK GROVE	$ 9,104.00	$ 9,770.41	$ 3,396.86	$ 10,286.44	$ 5,707.14	$ (516.03)	$ -	$ 666.00			$ 5,707.14	$ 5,707.14	$ 149.97	$ 5,707.14	$ 149.97
205^206	PUEBLO DEL MAR	$ 29.24	$ 75,653.64	$ 17,519.10	$ 54,325.82	$ (17,489.86)	$ 21,327.82	$ -	$ 11,524.17	$ 2,381.07	$ 2,381.08	$ (17,489.86)	$ (17,489.86)	$ 32,851.99	$ (15,108.79)	$ 35,233.07
212	PORTOLA VISTA	$ 134,131.20	$ 143,446.52	$ 43,878.87	$ 66,784.04	$ 90,252.33	$ 76,662.48	$ -	$ 3,583.33	$ 9,177.90	$ 9,046.08	$ 90,252.33	$ 90,252.33	$ 80,245.81	$ 99,430.23	$ 89,291.89
214	MONTECITO WATSON	$ 14,274.09	$ 16,079.55	$ 10,533.28	$ 22,565.52	$ 3,740.81	$ (6,485.97)	$ -	$ 3,108.33			$ 3,740.81	$ 3,740.81	$ (3,377.64)	$ 3,740.81	$ (3,377.64)
904	CHULAR FLC	$ 42,807.44	$ 39,007.36	$ 24,579.91	$ 31,625.74	$ 18,227.53	$ 7,381.62	$ -	$ 1,585.08	$ 54.86	$ 45.92	$ 18,227.53	$ 18,227.53	$ 8,966.70	$ 18,282.39	$ 9,012.62
906	SALINAS FLC	$ 92,890.68	$ 74,714.09	$ 37,441.55	$ 55,236.26	$ 55,449.13	$ 19,477.83	$ -	$ 9,608.58	$ 70.06	$ 61.83	$ 55,449.13	$ 55,449.13	$ 29,086.41	$ 55,519.19	$ 29,148.24
	TOTAL HACM PROPERTIES	$ 293,236.65	$ 358,671.57	$ 137,349.57	$ 240,823.82	$ 155,887.08	$ 117,847.75	$ -	$ 30,075.49	$ 11,683.89	$ 11,534.91	$ 155,887.08	$ 155,887.08	$ 147,923.24	$ 167,570.97	$ 159,458.15
Starting July-HDC property																
400-499	HDC	$ 71,339.90	$ 233,946.39	$ 109,061.83	$ 196,694.54	$ (37,721.93)	$ 37,251.85	$ -	$ -	$ -	$ -	$ (37,721.93)	$ (37,721.93)	$ 37,251.85	(37,721.93)	$ 37,251.85
552	SINGLE FAMILY HOMES	$ 31,696.00	$ 28,353.34	$ 8,243.16	$ 20,792.99	$ 23,452.84	$ 7,560.35	$ -	$ 1,945.42			$ 23,452.84	$ 23,452.84	$ 9,505.77	21,507.42	$ 9,505.77
555	CASANOVA	$ 2.81	$ 187,748.00	$ 111,795.17	$ 135,310.00	$ (111,792.36)	$ 52,438.00	$ -	$ 2,152.00	$ 58,640.01	$ 23,693.00	$ (111,792.36)	$ (111,792.36)	$ 54,590.00	(113,944.36)	$ 78,283.00
	TOTAL HDC	$ 103,038.71	$ 450,047.73	$ 229,100.16	$ 352,797.53	$ (126,061.45)	$ 97,250.20	$ -	$ 4,097.42	$ 58,640.01	$ 23,693.00	$ (126,061.45)	$ (126,061.45)	$ 101,347.62	$ (130,158.87)	$ 125,040.62

Starting July_HACM admin		Actual REVENUE	Budget REVENUE	Actual EXPENSES	Budget EXPENSES	Actual BOTTOM LINE	Budget BOTTOM LINE
602	HR			$ 2,833.75	$ 30,588.98	$ (2,833.75)	$ (30,588.98)
604	FINANCE			$ 84,295.99	$ 119,397.53	$ (84,295.99)	$ (119,397.53)
601	ADMIN	$ 150,302.26	$ 445,886.18	$ 66,877.40	$ 54,085.84	$ 83,424.86	$ 391,800.34
670	MAINTENANCE			$ (337.49)	$ 14,446.01	$ 337.49	$ (14,446.01)
660	PROPERTY MANAGEMENT			$ 22,478.81	$ 6,885.59	$ (22,478.81)	$ (6,885.59)
TOTAL OVERHEAD		**$ 150,302.26**	**$ 445,886.18**	**$ 176,148.46**	**$ 225,403.95**	**$ (25,846.20)**	**$ 220,482.23**
Starting July- Section 8							
059	S8 FSS ADMIN	$ 26,710.00	$ 23,509.00	$ 13,672.04	$ 23,589.86	$ 13,037.96	$ (80.86)
078	MAINSTREAM	$ -	$ 118,970.00	$ 109,529.00	$ 112,256.17	$ (109,529.00)	$ 6,713.83
080	EHV HOMELESS	$ 483,650.00	$ 552,926.67	$ 535,291.26	$ 573,946.07	$ (51,641.26)	$ (21,019.40)
PLUG	ALL OTHER S8	$ 8,980,840.32	$ 8,590,328.47	$ 8,332,741.22	$ 8,472,697.49	$ 648,099.10	$ 117,630.98
TOTAL	**SECTION 8**	**$ 9,491,200.32**	**$ 9,285,734.14**	**$ 8,991,233.52**	**$ 9,182,489.59**	**$ 499,966.80**	**$ 103,244.55**
TOTAL	**S8**	$ 9,491,200.32	$ 9,285,734.14	$ 8,991,233.52	$ 9,182,489.59	$ 499,966.80	$ 103,244.55
TOTAL	**HACM OTHER**	$ 113,974,998.13	$ 108,341,907.49	$ 107,044,573.35	$ 75,496,270.39	$ 6,930,424.78	$ 32,845,637.10
	TOTAL HACM	**$ 123,466,198.45**	**$ 117,627,641.63**	**$ 116,035,806.87**	**$ 84,678,759.98**	**$ 7,430,391.58**	**$ 32,948,881.65**
TOTAL	**HDC**	**$ 103,038.71**	**$ 450,047.73**	**$ 229,100.16**	**$ 352,797.53**	**$ (126,061.45)**	**$ 97,250.20**
TOTAL	**AGENCY**	**$ 123,569,237.16**	**$ 118,077,689.36**	**$ 116,264,907.03**	**$ 85,031,557.51**	**$ 7,304,330.13**	**$ 33,046,131.85**

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

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

Casanova, YTD Jul26 Unfavorable $188K in revenue due to no rev is received after fire damage in Mar2026

*LP properties look ok in total.
*802 SALINAS FAMILY RAD Unfavorable $412K - Mainly due to HUD Pmt not received as budgeted;
*803 EAST SALINAS FAMILY RAD Unfavorable $149K - Mainly associated with $100K more in maint costs
*984 CASTROVILLE Favorable $146K - Mainly due to less Admin fees (less S&B).
*988 HACIENDA SR Favorable $102K - $54K in rev and $40K in Maint
*990 OAK PARK 1 Unf $124K - $94K in Maint
*991 OAK PARK 2 Unf $224K - Unf $83K rev mainly in S8 payments, and unf $153K in maint costs
*992 ONE PARKSIDE - Other Income of $293K PPA recorded in Jun26 for interfund adj with 942 Parkside for HAP subsidy and Tenant paid rent in Jun 2021.

*HACM 601 admin departments/overhead YTD Jul26 Unf $308K - Unf $296K in revenue for management fees for most of the properties were not recorded as budgeted.

*HACM section8 propgram: YTD Jul26 HAP subsidies $9.5M received, actual expense $8.8M

REVENUE SOURCES BY PROPERTY

Jul-26

		Tenant Rental Revenue		Non Dwelling Rent		Subsidy		Type of Subsidy
		CY - 2026	FY 2026-2027	CY - 2026	FY 2026-2027	CY - 2026	FY 2026-2027	
440	Tynan Land Lease	8,000.00		5,184.51		0.00		Bakery / HDC Office Rental Income
		$ 8,000.00	**$ -**	**$ 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		9,104.00		0.00		0.00	HCV
552	Single Family Homes		31,666.00		0.00		0.00	HCV
555	Casanova		0.00		0.00		0.00	HCV
934	Jardines		0.00		0.00		0.00	HCV
970	Rippling River - New	190,436.00		0.00		0.00		HCV
960	Rippling River	0.00		0.00		0.00		HCV
915	Tynan Affordable - NEW	391,075.00		0.00		-2,538.00		HCV
965	Tynan Affordable	0.00		0.00		0.00		HCV
950	Monterey Aff. - NEW	98,071.00		0.00		-2,520.00		HCV
973	Monterey Affordable	0.00		0.00		0.00		HCV
920	Benito Affordable - NEW	142,775.00		0.00		0.00		HCV
974	Benito Affordable	0.00		0.00		0.00		HCV
955	Fanoe Vista - NEW	122,082.00		0.00		0.00		HCV
980	Fanoe Vista	0.00		0.00		0.00		HCV
985	Haciendas 1	125,247.39		0.00		0.00		HCV
986	Haciendas 2	101,109.00		0.00		0.00		HCV
988	Haciendas Senior	92,906.00		0.00		0.00		HCV
989	Haciendas 3	118,287.00		0.00		0.00		HCV
990	Oak Park 1	117,033.00		0.00		12,764.00		HCV
991	Oak Park 2	118,487.00		1,416.67		0.00		HCV / USDA
		$ 1,617,508.39	**$ 40,770.00**	**$ 1,416.67**	**$ -**	**$ 7,706.00**	**$ -**	
212	Portola Vista		22,527.00		0.00		111,570.00	PBRA
214	Montecito Watson		8,974.00		0.00		5,296.00	PBRA
801	South County RAD	27,148.87		0.00		27,383.00		PBRA
802	Salinas Family RAD	160,668.00		0.00		53,891.00		PBRA
803	East Salinas Family RAD	217,970.00		0.00		48,409.00		PBRA
804	Gonzales Family RAD	17,643.00		0.00		8,611.00		PBRA
		$ 423,429.87	**$ 31,501.00**	**$ -**	**$ -**	**$ 138,294.00**	**$ 116,866.00**	
992	One Parkside	188,391.00		0.00		0.00		PBV
		$ 188,391.00	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	
904	Chualar FLC		34,298.00		0.00		7,531.00	USDA
906	Salinas FLC		62,548.00		0.00		27,568.00	USDA
972	Benito FLC	0.00		0.00		0.00		USDA
925	Benito FLC - NEW	76,495.00		0.00		16,782.00		USDA
984	Castroville FLC	56,089.00		0.00		44,734.00		USDA
		$ 132,584.00	**$ 96,846.00**	**$ -**	**$ -**	**$ 61,516.00**	**$ 35,099.00**	
	TOTAL	**$ 2,369,913.26**	**$ 169,117.00**	**$ 6,601.18**	**$ -**	**$ 207,516.00**	**$ 151,965.00**	
		$ -		$ -		$ -		

Note:

Tynan Land Lease	$	8,000.00
Tenant Rev FY Total	$	169,117.00
Subsidy FY Total	$	151,965.00
Total:	***$***	***329,082.00***

HACM Tenant Revenue	$	142,184.00
HACM Tenant Subsidy	$	155,232.00
HDC Tenant Revenue	$	12,665.00
HDC Tenant Subsidy	$	19,001.00
Total:	***$***	***329,082.00***

Variance:	$	-

2026

July

	HAP	AF	Total
HCV	$ 8,346,737.00	$ 524,066.00	$ 8,870,803.00
HCV 2nd	$ 108,089.00		$ 108,089.00
EHV	$ 452,310.00	$ 31,340.00	$ 483,650.00
			$ -
	$ 8,907,136.00	$ 555,406.00	$ 9,462,542.00

HOUSING AUTHORITY
COUNTY OF MONTEREY

Voucher Funding and HCV Payments

	May-26	Jun-26	Jul-26	Total
HUD Grant - HAP Payments	$ 8,749,242	$ 8,670,644	$ 8,907,136	**$ 26,327,022**
Total Housing Assistance Payments	$ 8,700,320	$ 8,656,014	$ 8,767,796	**$ 26,124,130**

Finance Transactional Statistics	HCV		AP		TOTALS	
Jul-26	**Transactions**	**Amounts**	**Transactions**	**Amounts**	**Transactions**	**Amounts**
Receipts	6	$ 5,104	3,712	$ 2,895,975	3,718	$ 2,901,079
Charges	55	$ 58,914	4,266	$ 2,971,143	4,321	$ 3,030,057
Journal Entries	400	$ 58,080	569	$ 27,288,339	969	$ 27,346,419
Payables	5,372	$ 8,843,642	1,556	$ 3,685,388	6,928	$ 12,529,030
Checks	1,668	$ 8,838,362	300	$ 3,757,928	1,968	$ 12,596,291
Transaction Amts Processed*	**7,501**	**$ 17,804,103**	**10,403**	**$ 40,598,773**	**17,904**	**$ 58,402,876**

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

		Jul 2026	Total
7000	REVENUE:		
7031	Tenant Rents	142,184.00	142,184.00
7037	Tenant Subsidies	155,232.00	155,232.00
7041	Other Tenant Income	25.00	25.00
7050	Total Tenant Revenue	297,441.00	297,441.00
7071	Section 8 HAP Subsidies	8,907,136.00	8,907,136.00
7081	Section 8 Administrative Fees	582,116.00	582,116.00
7095	Operating Grants (Non-HUD)	53,396.49	53,396.49
7151	Other Income	166,087.69	166,087.69
7152	Interest Income	207,292.18	207,292.18
7999	Total Revenue	10,213,469.36	10,213,469.36
	EXPENSES:		
9051	Administrative	381,841.69	381,841.69
9101	Administrative Fees	19,694.05	19,694.05
9201	Tenant Services	13,223.97	13,223.97
9301	Utilities	35,364.20	35,364.20
9401	Maintenance	91,977.65	91,977.65
9501	Protective Services	6,142.00	6,142.00
9611	Insurance	22,354.02	22,354.02
9621	Other General Expenses	18,234.00	18,234.00
9671	Housing Assistance Payments	8,745,104.41	8,745,104.41
9681	FSS Escrows	56,147.00	56,147.00
9691	Total Operating Expenses	9,390,082.99	9,390,082.99
9702	Interest Expense	11,683.89	11,683.89
9999	NET INCOME	811,702.48	811,702.48

Monterey County Housing Development Corp.
Statement (12 months)

Period = Jul 2026

		Jul 2026	Total
7000	REVENUE:		
7031	Tenant Rents	12,665.00	12,665.00
7037	Tenant Subsidies	19,001.00	19,001.00
7041	Other Tenant Income	30.00	30.00
7050	Total Tenant Revenue	31,696.00	31,696.00
7151	Other Income	18,565.49	18,565.49
7152	Interest Income	52,777.22	52,777.22
7999	Total Revenue	103,038.71	103,038.71
	EXPENSES:		
9051	Administrative	64,663.40	64,663.40
9101	Administrative Fees	12,218.72	12,218.72
9301	Utilities	12,819.91	12,819.91
9401	Maintenance	48,059.46	48,059.46
9501	Protective Services	30,495.00	30,495.00
9611	Insurance	2,203.66	2,203.66
9691	Total Operating Expenses	170,460.15	170,460.15
9702	Interest Expense	58,640.01	58,640.01
9999	NET INCOME	-126,061.45	-126,061.45

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

		Jul 2026	Total
7000	REVENUE:		
7071	Section 8 HAP Subsidies	8,907,136.00	8,907,136.00
7081	Section 8 Administrative Fees	582,116.00	582,116.00
7151	Other Income	1,790.32	1,790.32
7152	Interest Income	158.00	158.00
7999	Total Revenue	9,491,200.32	9,491,200.32
	EXPENSES:		
9051	Administrative	143,814.13	143,814.13
9201	Tenant Services	13,223.97	13,223.97
9401	Maintenance	2,523.40	2,523.40
9611	Insurance	7,296.61	7,296.61
9671	Housing Assistance Payments	8,767,796.41	8,767,796.41
9681	FSS Escrows	56,579.00	56,579.00
9691	Total Operating Expenses	8,991,233.52	8,991,233.52
9999	NET INCOME	499,966.80	499,966.80

<u>CLOSED SESSION</u>

COMMISSIONER COMMENTS

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ADJOURNMENT