



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

Board of Commissioner's Meeting

**1612 Sisk Road
Modesto, CA 95350**

MEETING AGENDA

Friday, September 11, 2026 – 12:00 P.M.

The Board of Commissioners welcomes and encourages public participation in the Commission meetings. Members of the public may be heard on any item on the Commission's agenda. A person addressing the Commission will be limited to 5 minutes unless the Chairperson grants a longer period of time. Comments by members of the public on any item on the agenda will only be allowed during consideration of the item by the Commission. Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission during the General Public Comment period.

1. Call Meeting to Order

2. Roll Call

3. Additions or Deletions to the Agenda

4. Elections

5. General Public Comment Period and Recognition of Guests

Members of the public desiring to be heard on matters under jurisdiction of the Commission, but not on the agenda, may address the Commission at this time. Comments will be limited to 5 minutes unless the Chairperson grants a longer period of time.

6. Minutes

1. Approval of the Minutes from the August 13, 2026 Special Board of Commissioners Meeting

7. CEO Report

1. Operational Updates
2. Development Report
3. Information Technology Report
4. Human Resources Report
5. Vacancy Report



8. Information/Discussion Items

1. None

9. Consent Calendar

1. Financial Report
2. Check Register

10. Written Correspondence

1. None

11. Action Agenda Continued

1. Resolution No. 25-26-43 Resolution Authorizing the Acquisition of Property Located at 100 S Abbie Street, Modesto CA, for the Development of Affordable Housing

12. Closed Session

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: Allure Apartments 2920 Healthcare Way Modesto CA 95356 Lease/purchase of a 100 unit Apartment Complex (Assessor's Parcel Number: 078-70-14)
Negotiating Parties: Stanislaus Regional Housing Authority and Aspen Real Estate Financial LLC
Under Negotiations: Price and Terms of Payment
2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: Twin Pines Apartments 19611 Elder Lane Groveland Ca purchase of a 39-unit Apartment Complex (Assessor's Parcel Number: 078-70-14)
Negotiating Parties: Stanislaus Regional Housing Authority and CalHFA
Under Negotiations: Price and Terms of Payment
3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8)
Property: Valley Apartments 156 Clarke St Bishop CA 93514 Purchase of a 19-unit Apartment Complex (Assessor's Parcel Number: 001-212-05-00)
Negotiating Parties: Stanislaus Regional Housing Authority and Housing and Community Development
Under Negotiations: Price and Terms of Payment

13. Commissioners Comments

1. None

14. Adjourn Meeting

Per Government Code Section 54954.2, any person with a disability who requires an accommodation, including auxiliary aids or services, in order to participate in the meeting, please contact the Board Secretary during Agency business hours by calling at least 48 hours prior to the start of the meeting (209) 557-2002. Writings that are public records under subdivision (a) and that are distributed during a public meeting shall be made available for public inspection at the meeting if prepared by the local agency or a member of its legislative body, or after the meeting if prepared by some other person. (Government Code, Section 54957(b)).

Matters Too Late for The Agenda - These may be presented by members of the Commission and Authority staff upon determination that an emergency exists, as defined by State Law or that the need to take action on the matter arose subsequent to the publishing of this agenda.

The Public is advised that the Board of Commissioners of Stanislaus Regional Housing Authority may not act on any item that is not on the Agenda unless (a) by a majority of vote of the Commissioners, they determine that an emergency situation exists. An emergency situation is defined as a work stoppage or other activity which severely impairs public health, safety or both, which is determined by majority of the Commissioners. An emergency situation can also be a crippling disaster which severely impairs public health, safety or both, as determined by the Commissioners; (b) the Commissioners by a two thirds (2/3) vote of all the Commissioners present, or by unanimous vote of those present if less than two thirds (2/3) of the total Commissioners are present, determines that the need to take action became apparent subsequent to the posting of the agenda; c) the particular time was posted for a prior meeting which occurred not more than five (5) Calendar days prior to the date action is actually taken on that item and at that prior meeting that item was continued to a meeting in which action is now being taken.



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MINUTES

Special Board Meeting
August 13, 2026 12:00 P.M.

The meeting was called to order by Vice-chair Schweininger at 12:01 P.M.

ROLL CALL:

PRESENT: Commissioner Ploof, Commissioner Johnson, Commissioner Cheeseman,
Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger,
Chairperson Estacio

ABSENT: None

OFFICERS: Jim Kruse, CEO
Thomas E. Lewis, General Counsel
Kimberly Ryan, Clerk of the Board/Deputy Director

DIRECTORS' AND/OR AGENCY ADDITION/DELETIONS TO THE AGENDA

On a motion by Vice-Chair Schweininger and seconded by Commissioner Johnson the agenda, as presented, was approved by a unanimous vote.

PUBLIC COMMENT PERIOD AND RECOGNITION OF GUESTS

APPROVAL OF MINUTES

On a motion by Commissioner Uranday and second by Commissioner Johnson, the minutes for the Regular Board Meeting held on June 25, 2026 were approved by a unanimous vote.

INFORMATION/DISCUSSION ITEMS

1. None

CONSENT CALENDAR:

On a motion by Commissioner Cheeseman and seconded by Commissioner Johnson, the Consent Calendar items were approved by a unanimous vote.

ACTION AGENDA:

1. **Resolution No. 25-26-40** Resolution Approving the Stanislaus Regional Housing Authority agreeing to the Transfer/Consolidation and Authorizing the Acceptance of a Voluntary Transfer of Public Housing Program, Funding, Development, and Units are Appropriate, from the City of Riverbank Housing Authority.

On a Motion by Commissioner Johnson, second by Commissioner Cheeseman, Resolution 25-26-40 was passed by the following roll call vote:

1612 Sisk Road, Modesto, CA 95350-2501 ■ P.O. Box 581918, Modesto, CA 95358-0033
TDD 711 ■ www.stanregionalha.org ■ Phone: (209) 557-2000 ■ Fax: (209) 557-2011

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

2. **Resolution No. 25-26-41** Resolution Approving the Contract for Parking Lot Repairs for Various Sites within Modesto, CA

On a Motion by Commissioner Johnson, second by Commissioner Uranday, Resolution 25-26-41 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

3. **Resolution No. 25-26-42** Resolution Approving the Contract for the Replacement of Windows at Various Sites within Stanislaus County.

On a Motion by Vice-Chair Schweininger, second by Commissioner Cheeseman, Resolution 25-26-342 was passed by the following roll call vote:

AYES: Commissioner Cheeseman, Commissioner Ploof, Commissioner Johnson, Commissioner Uranday, Commissioner Chima, Vice-Chair Schweininger, Chairperson Estacio
NAYS: None
ABSTAIN: None
ABSENT: None

CLOSED SESSION

On a Motion by Vice-Chair Schweininger and Seconded by Commissioner Uranday the board entered closed session at 12:39 pm by a unanimous vote

On a motion by Vice-Chair Schweininger and Seconded by Commissioner Cheeseman the board exited the closed session at 1:02 pm by a unanimous vote

ACTION TAKEN DURING CLOSED SESSION

No reportable action was taken during closed session

COMMISSIONERS COMMENTS

None

MEETING ADJOURNED

On a motion by Vice-Chair Schweininger and seconded by Commissioner Ploof the meeting was adjourned at 1:40 pm by unanimous vote

1. Program Activity and Occupancy Statistics

The Housing Choice Voucher (“HCV”) Program activity for the month ending August 31, 2026 was as follows:

- **4462** Households Assisted on the HCV Program
- **87.67%** Year to Date Lease up Percentage for the HCV Program
- **93.72%** of the Annual Budget Authority utilization

2. Operational Updates
3. Development Report
4. Information Technology Report
5. Human Resources Report
6. Vacancy Report

Edwards Estates at Village One (33 SFR - 2313 Bellingham Way, Modesto CA)

Five homes have been completed and are currently listed for sale, with construction actively underway on six additional homes.

Sales efforts remain active, with a realtor open house scheduled this weekend.

Park Street Cottages (3-unit complex & 5-unit complex – 1145 Park Street, Turlock CA)

The project consists of constructing a three-unit building and a five-unit building on the Park Street property. The site currently includes an existing three-unit complex and a single-family residence.

Staff and the County are working together to finalize the HOME agreement documents.

Abbie Street project (4 existing units plus 5 new units 100 Abbie St., Empire CA)

The proposed project involves acquiring a .96-acre parcel with four existing homes and the constructing five additional two-bedroom units.

Staff and the County are working together to finalize the HOME agreement documents.

1612 Phase 3 (New construction of 10-12 new units 1612 Sisk Rd Modesto CA)

Staff will begin working with the architect to finalize plans for the final phase of the 1612 property. Phase 3 will consist of 10-12 1-bedroom units along the northern portion of the property. The new construction will include additional parking, trash enclosures and fencing with access gates to the adjacent shopping area.

Great Valley Housing Development Partnership Projects:

Valley Dale – (56-unit Apartment Complex in Sonora CA)

The proposed project consists of new construction multifamily apartment buildings with 56 residential units, along with a community room, community kitchen, computer room, management office, playground, and laundry facilities.

We are currently awaiting confirmation on whether the project will be awarded HOME funding. The results were originally expected in August; however, it seems the announcement has been pushed back. HCD has not yet published a revised award date.

1701 Connie Way (Single family Home in Modesto CA)

Staff has been working closely with the City to reevaluate development options.

Website Development – IT has been developing the agency's new website to provide visitors with a crisp, clear data set of information that is both necessary to post and also meets their needs while maintaining compliance. IT is also researching AI powered chat for the site to answer questions and help guide visitors.

Yardi Software Projects – Yardi and Authority Staff are continuing to work together to implement the Marketplace Module which will allow for the largest corporate vendors that the Authority purchases inventory and supplies from to interface invoices directly into the procure to pay system. Additionally, IT staff has submitted the request for scheduling the roll out of their new AI invoice processing assistant which currently has an over 60% success rate at invoice processing for approval.

Rumble Rd. Apts. Update - The new perimeter fencing is up and the entrance has been fully sealed with concrete after the low voltage and electrical conduits were placed. The exit is now due for the same low voltage and electrical work which will be completed on Sept. 4th. The access control system is the same standardized one at existing agency sites and ties into the Authority's controller system for real-time management.

PREPARED BY: Eric Arguello, Director of Information Technology

Recruitment

A. Current Vacancies

As the Agency continues forward with its recruitment efforts, the following nine (9) positions remain open until filled:

FINANCE DEPARTMENT	
Accountant	1 Vacancy
Account Clerk	1 Vacancy
Senior General Ledger Clerk	1 Vacancy
PROPERTY MANAGEMENT DIVISION	
Maintenance Worker I/II	2 Vacancies
Maintenance Worker (PT – Valley Manor)	1 Vacancy
RENTAL ASSISTANCE DIVISION	
Compliance Specialist	1 Vacancy
Eligibility Specialist I/II	1 Vacancy
Office Assistant	1 Vacancy

Human Resources is in the process of holding 2nd interviews for the Office Assistant position, and we currently have two individuals going through the pre-employment physical and background check process for the positions of Maintenance Worker and Account Clerk.

B. Promotion Announcements

The Authority would like to congratulate Mary Ramirez on her promotion to Director of Real Estate and Development.

C. Save the Date – Upcoming Events

- **Open Enrollment for Medical, Dental and Vision Benefits:** September 14, 2026 – October 9, 2026
- **Employee Benefit Fair:** Wednesday, September 16, 2026 from 3:00 p.m. – 6:30 p.m.
- **Halloween Dress Up and Trick or Treat Festivities:** Wednesday, October 28, 2026
- **Thanksgiving Luncheon for All Staff:** Tuesday, November 17, 2026; 12pm – 2pm
- **Holiday Luncheon for All Staff:** Tuesday, December 15, 2026; 12pm – 2pm

8/31/2026 Month End- Housing Vacancy Report

Development	Address	Total # of units	Vacant Units
Conant Place Senior Apartments	Modesto - 3109 Conant Ave. - Units 1-81 (#1,#80 MGR)	81	11
Palm Valley - Family Complex	Modesto - 201 E. Coolidge Ave. - Units A1-A10, B1-B15, C1-C15	40	13
Pine Meadows - Family Complex	Modesto - 608 E. Granger Ave. Units 1-36	36	4
Meadow Glen (Youth after foster/homeless)	Modesto - 605 E. Coolidge Ave. Units 1-34 (#34 MGR)	33	6
Las Palmas Senior Complex	Patterson - 1075 W. Las Palmas Ave. Units 1-24 (#1 MGR)	23	1
Randazzo Ave Family Units	Modesto - Multiple duplex units on Randazzo Ave.	24	2
Town Center - Family Complex	Modesto - 2313 Bellingham Wy. Units 1-20	20	2
Miller Pointe Apartments (Shelter Plus Care)	Modesto - 2520 Miller Ave. Units 1-17 (#9 MGR)	16	0
Paramont Apartments - Family Complex	Modesto - 1901 Paramont Wy. Units 1-12	12	2
Downey Terrace Senior Apartments	Modesto - 416 Downey Ave. Units 1-11	11	2
Brighton - Family Complex	Modesto - 608 Brighton Ave. Units 1-11	11	4
Edith Kirk Richards - Senior Complex	Waterford - 408 F St. Units 1-5	5	0
Porsche Strasse - Family Units	Turlock - 2609, 2611, 2613 Porsche Strasse Wy.	3	1
623 Leon Ave	Modesto - 623 Leon Ave. Units A & B	2	0
2430 Glendale Ave. -Veteran Housing	Modesto - 2430 Glendale Ave. Units 1,2,3,4	4	0
Glendale Annex	Modesto - 1312-1316 Pearson, 1722 Atlantic, 525 Benson #1-3	6	2
Modesto/Salida NSP	Modesto/Salida- Multiple Units	13	0
Ceres NSP	Ceres-Multiple Units	11	0
Waterford NSP	Waterford- 117 Center St.	1	0
Patterson NSP	Patterson-1446 Berrandas St. / 152 Charbay Ct.	2	0
Newman NSP	Newman-2225 Orchard Creek Dr./1614 Brookhaven Wy./2112 Hidden Canyon Wy.	3	0
Grayson NSP	Grayson- 8504 River Rd.	1	0
Empire NSP	Empire -5017 Estates Dr.	1	0
Keyes NSP	Keyes - 4916 Audra Ct.	1	1
Tuolumne Hills Apts	Sonora - 241 Hospital Rd.	10	1
Westley Estates (mobile homes)	Westley - Beall Ci.	21	1
Grischott Bunkhouse	Westley--Livingston Circle	11	0
Birchwood Turlock	Turlock--573 & 591 Birchwood	2	0
TurPark	1143 Park Street	1	0
Central Valley Homes	Turlock - Park Street	3	0
Central Valley Homes	Helen White Court (1 MGR Unit)	12	2
Central Valley Homes	King Kennedy Cottages	23	0
Kestrel Ridge (BHRS-Shelter Plus Care)	401 E. Coolidge #1-8	8	1
Walker Pointe (BHRS-Shelter Plus Care)	6764 & 6768 Walker Lane (20 units)	20	2
Total		471	58

Migrant Developments

Empire Migrant Center	5132 South Ave.	92	2
Westley Migrant Center	Wildemuth Cir.	84	3
Patterson Migrant Center	Franquette Ct.	40	3
Arturo Ochoa Migrant Center	901 Arizona Cir. Gilroy	100	1
Buena Vista Migrant Center	113 Tierra Alta Dr. Watsonville	104	0
Total		420	9

Rural Housing

Modesto Farm Labor	1540 W. Hatch Rd 1-34, 1601 Boise Ave. 1-31, 201 Algen Ave. 1-26	91	7
Ceres Farm Labor	Multiple units (Glenda Wy. Dona Wy. Freda Wy. Linda Wy.)	104	4
Westley Farm Labor	Multiple Units (Beall, Haidlen, Walt, Deforest, Livingston Cir.)	85	6
Patterson Farm Labor	Multiple Units (Hartley, Franquette, Chase, Payne, Mayette)	76	1
Total		356	18

Public Housing

Oakdale Public Housing	D, E, 9th , 10th St.	26	2
Turlock Public Housing	Farr St. Castor St. Lane St. Spruce St.	30	1
Modesto Public Housing	Multitple street addresses	432	33
Ceres Public Housing	6th,8th,9th,10th,Holly,Lawrence,Kay,Park,Hackett,Pleasant,Roeding	48	4
Newman Public Housing	Multiple Units on Merced St.	16	1
Patterson Public Housing	Walnut, Eureka, Hartley, Mayette St.	30	4
Westley Public Housing	Walt Ave.	20	2
Hughson Public Housing	2nd, 3rd, 4th, 5th, 6th, 7th, Tully Rd., Palmer	45	0
Total		647	47

Project Based Section 8

Valley Manor Apartments	Newman - 719 Driskell Ave. Units 1-48 (#5 MGR)	48	10
Total		48	10

Kansas House

Kansas House	Modesto--722 Kansas Ave Units A101-D254 (A109 MGR)	103	13
Total		103	13



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DATE: September 11, 2026
TO: Board of Commissioners
FROM: Jim Kruse, CEO
SUBJECT: Monthly Financial Statements P.E. 07/31/2026
PREPARED BY: Linh Luong, Director of Finance

Attached are the Monthly Financial Reports for the Conventional Public Housing, Farm Labor and Housing Choice Voucher Programs.

CONVENTIONAL PUBLIC HOUSING AMP #1 (Newman, Patterson and Westley)

The year to date revenues are higher than budgeted due to higher HUD Operating Grants, interest income, other revenue, and offset by lower rent revenue. The total expenditures are higher than budgeted due to higher utilities expense, maintenance expense, offset by lower administrative expense, general expense, timing of payments. The program had a deficit of \$76,435 through July 2026.

CONVENTIONAL PUBLIC HOUSING AMP #2 (Oakdale, Turlock, Ceres and Hughson)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, general expense, timing of payments, and offset by a higher maintenance expense. The program had a deficit of \$1,908 through July 2026.

CONVENTIONAL PUBLIC HOUSING AMP #3 (Modesto)

The year to date revenues are higher than budgeted due to higher rent revenue, HUD Operating Grants, interest income, and offset by lower other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense, and timing of payments. The program had a surplus of \$161,695 through July 2026.



CONVENTIONAL PUBLIC HOUSING AMP #4 (Modesto)

The year to date revenues are lower than budgeted due to lower rent revenue, HUD Operating Grants, offset by higher interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense and timing of payments. The program has a deficit of \$30,476 through July 2026.

CONVENTIONAL PUBLIC HOUSING AMP #5 (Modesto)

The year to date revenues are lower than budgeted due to lower rent revenue and HUD operating grants, offset by higher interest income and other revenue. The total expenditures are higher than budgeted due to higher maintenance expense, offset by lower administrative expense, utilities expense, general expense and timing of payments. The program had a deficit of \$329,963 through July 2026.

CONVENTIONAL PUBLIC HOUSING COCC (Central Office Cost Center)

The year to date revenues are lower due to lower other revenue. The total expenses are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, timing of payments, and offset by higher general expense. The program had a deficit of \$19,623 through July 2026.

FARM LABOR

The year to date revenues are lower than budgeted due to lower dwelling income, offset by higher interest income and other revenue. The total expenditures are lower than budgeted due to lower administrative expense, utilities expense, maintenance expense, general expense and timing of payments. The program had a surplus of \$256,621 through July 2026.

HOUSING CHOICE VOUCHER (HCV)

The year to date revenues are lower than budgeted due to lower lease up. The total expenses are lower than budgeted due to lower administrative expense, contract expense, timing of payments, and offset by higher general expense. The program had a surplus of \$310,051 through the July 2026.

HOUSING CHOICE VOUCHER COCC (Central Office Cost Center)

The year to date revenue is lower than budgeted due to lower lease up. The total expenses are lower than budgeted due to lower administrative expense, maintenance expense, timing of payments, and offset by higher general expense. The program had a deficit of \$31,524 through July 2026.

Income Statement						
Conventional Public Housing - Newman, Patterson, and Westley (CA026-5, 6a, 6b, 8) AMP #1						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/26	Year to Date Budget 10/1/25-07/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 39,591.00	\$ 405,892.00	\$ 407,492.50	\$ (1,600.50)	\$ 488,991	
Total Rent Revenue	\$ 39,591.00	\$ 405,892.00	\$ 407,492.50	\$ (1,600.50)	\$ 488,991	
HUD Operating Grants	\$ 20,419.24	\$ 209,793.91	\$ 181,555.00	\$ 28,238.91	\$ 217,866	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 1,552.32	\$ 11,144.39	\$ 8,333.33	\$ 2,811.06	\$ 10,000	Higher interest rate than budgeted
Other Revenue	\$ 6,116.72	\$ 28,525.81	\$ 12,750.00	\$ 15,775.81	\$ 15,300	Higher tenant charges
Total Other Revenue	\$ 28,088.28	\$ 249,464.11	\$ 202,638.33	\$ 46,825.78	\$ 243,166	
TOTAL REVENUE	\$ 67,679.28	\$ 655,356.11	\$ 610,130.83	\$ 45,225.28	\$ 732,157.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 4,183.88	\$ 44,569.91	\$ 55,246.67	\$ (10,676.76)	\$ 66,296	Lower due to vacant position
Employee Benefits	\$ 8,497.18	\$ 27,843.55	\$ 31,760.00	\$ (3,916.45)	\$ 38,112	Lower due to vacant position
Other Administrative Fees	\$ 1,981.81	\$ 27,469.72	\$ 28,333.33	\$ (863.61)	\$ 34,000	
Bookkeeping & Property Management Fee Exp	\$ 5,816.40	\$ 59,372.68	\$ 60,570.00	\$ (1,197.32)	\$ 72,684	
Total Administrative	\$ 20,479.27	\$ 159,255.86	\$ 175,910.00	\$ (16,654.14)	\$ 211,092	
Utilities	\$ 19,812.99	\$ 178,112.49	\$ 175,000.00	\$ 3,112.49	\$ 210,000	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 7,843.53	\$ 62,656.16	\$ 89,611.67	\$ (26,955.51)	\$ 107,534	Lower due to vacant position
Employee Benefits	\$ 15,085.68	\$ 37,067.48	\$ 43,915.83	\$ (6,848.35)	\$ 52,699	Lower due to vacant position
Maintenance Materials	\$ 11,668.02	\$ 65,685.77	\$ 58,333.33	\$ 7,352.44	\$ 70,000	Higher due to Window Coverings, Electrical & HVAC Materials
Contract Costs	\$ 13,087.11	\$ 170,411.89	\$ 95,833.33	\$ 74,578.56	\$ 115,000	Higher due to Painting, Plumbing, Flooring & Turnover Maintenance
Total Ordinary Maintenance and Operation	\$ 47,684.34	\$ 335,821.30	\$ 287,694.17	\$ 48,127.13	\$ 345,233.00	
Protective Contract Costs	\$ 39.97	\$ 430.35	\$ 541.67	\$ (111.32)	\$ 650	
General Expenses:						
Insurance	\$ 3,272.43	\$ 35,392.82	\$ 42,723.33	\$ (7,330.51)	\$ 51,268	
Payments in Lieu of Taxes - PILOT	\$ 1,977.80	\$ 22,777.95	\$ 23,249.17	\$ (471.22)	\$ 27,899	
Collection Losses	\$ -	\$ -	\$ 4,226.67	\$ (4,226.67)	\$ 5,072	
Total General Expenses	\$ 5,250.23	\$ 58,170.77	\$ 70,199.17	\$ (12,028.40)	\$ 84,239.00	
TOTAL OPERATING EXPENSES	\$ 93,266.80	\$ 731,790.77	\$ 709,345.00	\$ 22,445.77	\$ 851,214.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 6,600.00	\$ (6,600.00)	\$ 7,920	
NET INCOME (DEFICIT)	\$ (25,587.52)	\$ (76,434.66)	\$ (105,814.17)	\$ 29,379.51	\$ (126,977.00)	

Income Statement						
Conventional Public Housing - Oakdale, Turlock, Ceres, and Hughson (CA026-1, 2, 4, 7, 10) AMP #2						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/26	Year to Date Budget 10/1/25-07/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 84,356.00	\$ 849,071.00	\$ 841,435.83	\$ 7,635.17	\$ 1,009,723	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 84,356.00	\$ 849,071.00	\$ 841,435.83	\$ 7,635.17	\$ 1,009,723	
HUD Operating Grants	\$ 39,368.72	\$ 407,977.72	\$ 359,550.00	\$ 48,427.72	\$ 431,460	Due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 6,435.10	\$ 54,266.98	\$ 36,036.67	\$ 18,230.31	\$ 43,244	Higher interest rate than budgeted
Other Revenue	\$ 9,219.63	\$ 24,730.21	\$ 16,500.00	\$ 8,230.21	\$ 19,800	
Total Other Revenue	\$ 55,023.45	\$ 486,974.91	\$ 412,086.67	\$ 74,888.24	\$ 494,504	
TOTAL REVENUE	\$ 139,379.45	\$ 1,336,045.91	\$ 1,253,522.50	\$ 82,523.41	\$ 1,504,227.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 19,549.22	\$ 185,173.91	\$ 229,859.17	\$ (44,685.26)	\$ 275,831	Lower due to vacant position
Employee Benefits	\$ 31,581.39	\$ 100,695.62	\$ 127,008.33	\$ (26,312.71)	\$ 152,410	Lower due to vacant position
Other Administrative Fees	\$ 4,007.25	\$ 48,923.04	\$ 48,916.67	\$ 6.37	\$ 58,700	
Bookkeeping & Property Management Fee Exp	\$ 13,668.54	\$ 136,278.04	\$ 137,228.33	\$ (950.29)	\$ 164,674	
Total Administrative	\$ 68,806.40	\$ 471,070.61	\$ 543,012.50	\$ (71,941.89)	\$ 651,615	
Utilities	\$ 25,370.90	\$ 249,867.40	\$ 270,500.00	\$ (20,632.60)	\$ 324,600	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 6,003.25	\$ 62,654.81	\$ 66,347.50	\$ (3,692.69)	\$ 79,617	
Employee Benefits	\$ 14,630.95	\$ 42,032.92	\$ 31,175.00	\$ 10,857.92	\$ 37,410	
Maintenance Materials	\$ 3,661.26	\$ 65,601.76	\$ 65,833.33	\$ (231.57)	\$ 79,000	
Contract Costs	\$ 27,743.06	\$ 314,122.81	\$ 264,583.33	\$ 49,539.48	\$ 317,500	Higher due to HVAC, Plumbing Contract & Turnover Services
Total Ordinary Maintenance and Operation	\$ 52,038.52	\$ 484,412.30	\$ 427,939.17	\$ 56,473.13	\$ 513,527.00	
Protective Contract Costs	\$ 90.17	\$ 970.74	\$ 1,616.67	\$ (645.93)	\$ 1,940	
General Expenses:						
Insurance	\$ 6,450.54	\$ 71,712.12	\$ 77,297.50	\$ (5,585.38)	\$ 92,757	
Payments in Lieu of Taxes - PILOT	\$ 5,898.51	\$ 59,920.36	\$ 57,093.33	\$ 2,827.03	\$ 68,512	Higher due to higher dwelling income & lower utilities exp
Collection Losses	\$ -	\$ -	\$ 7,640.00	\$ (7,640.00)	\$ 9,168	
Total General Expenses	\$ 12,349.05	\$ 131,632.48	\$ 142,030.83	\$ (10,398.35)	\$ 170,437.00	
TOTAL OPERATING EXPENSES	\$ 158,655.04	\$ 1,337,953.53	\$ 1,385,099.17	\$ (47,145.64)	\$ 1,662,119.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 14,900.00	\$ (14,900.00)	\$ 17,880	
NET INCOME (DEFICIT)	\$ (19,275.59)	\$ (1,907.62)	\$ (146,476.67)	\$ 144,569.05	\$ (175,772)	

Income Statement						
Conventional Public Housing - Modesto (CA026-3, 27) AMP #3						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/26	Year to Date Budget 10/1/25-07/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 111,687.00	\$ 1,131,638.00	\$ 1,121,549.17	\$ 10,088.83	\$ 1,345,859	Higher rental income per unit than budgeted
Total Rent Revenue	\$ 111,687.00	\$ 1,131,638.00	\$ 1,121,549.17	\$ 10,088.83	\$ 1,345,859	
HUD Operating Grants	\$ 37,443.72	\$ 407,198.72	\$ 394,643.33	\$ 12,555.39	\$ 473,572	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	\$ 6,528.38	\$ 54,795.13	\$ 52,324.17	\$ 2,470.96	\$ 62,789	Higher interest rate than budgeted
Other Revenue	\$ 6,578.21	\$ 28,575.49	\$ 33,750.00	\$ (5,174.51)	\$ 40,500	Lower due to lower Fee Revenue
Total Other Revenue	\$ 50,550.31	\$ 490,569.34	\$ 480,717.50	\$ 9,851.84	\$ 576,861	
TOTAL REVENUE	\$ 162,237.31	\$ 1,622,207.34	\$ 1,602,266.67	\$ 19,940.67	\$ 1,922,720.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 17,624.79	\$ 186,540.50	\$ 231,695.83	\$ (45,155.33)	\$ 278,035	Lower due to vacant position
Employee Benefits	\$ 35,281.21	\$ 111,176.91	\$ 126,355.00	\$ (15,178.09)	\$ 151,626	Lower due to vacant position
Other Administrative Fees	\$ 3,649.73	\$ 56,501.80	\$ 65,333.33	\$ (8,831.53)	\$ 78,400	Lower due to legal expense & timing of payments
Bookkeeping & Property Management Fee Exp	\$ 16,479.80	\$ 164,102.80	\$ 165,620.00	\$ (1,517.20)	\$ 198,744	
Total Administrative	\$ 73,035.53	\$ 518,322.01	\$ 589,004.17	\$ (70,682.16)	\$ 706,805	
Utilities	\$ 34,777.98	\$ 266,202.01	\$ 321,416.67	\$ (55,214.66)	\$ 385,700	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,722.86	\$ 54,785.71	\$ 60,440.00	\$ (5,654.29)	\$ 72,528	
Employee Benefits	\$ 13,938.85	\$ 34,822.13	\$ 29,804.17	\$ 5,017.96	\$ 35,765	
Maintenance Materials	\$ 3,895.89	\$ 111,587.69	\$ 140,833.33	\$ (29,245.64)	\$ 169,000	Lower due to Paint, Flooring & Maintenance Materials
Contract Costs	\$ 13,806.72	\$ 277,958.03	\$ 267,166.67	\$ 10,791.36	\$ 320,600	Higher due to Landscaping, Plumbing & Turnover Services
Total Ordinary Maintenance and Operation	\$ 37,364.32	\$ 479,153.56	\$ 498,244.17	\$ (19,090.61)	\$ 597,893.00	
Protective Contract Costs	\$ 109.51	\$ 19,321.86	\$ 10,091.67	\$ 9,230.19	\$ 12,110	
General Expenses:						
Insurance	\$ 8,135.05	\$ 90,968.91	\$ 97,869.17	\$ (6,900.26)	\$ 117,443	
Payments in Lieu of Taxes - PILOT	\$ 7,690.90	\$ 86,543.60	\$ 80,013.33	\$ 6,530.27	\$ 96,016	Higher due higher rental income and lower utilities exp
Collection Losses	\$ -	\$ -	\$ 6,003.33	\$ (6,003.33)	\$ 7,204	
Total General Expenses	\$ 15,825.95	\$ 177,512.51	\$ 183,885.83	\$ (6,373.32)	\$ 220,663.00	
TOTAL OPERATING EXPENSES	\$ 161,113.29	\$ 1,460,511.95	\$ 1,602,642.50	\$ (142,130.55)	\$ 1,923,171.00	
Asset Management Fee Expense	\$ -	\$ -	\$ 18,000.00	\$ (18,000.00)	\$ 21,600	
NET INCOME (DEFICIT)	\$ 1,124.02	\$ 161,695.39	\$ (18,375.83)	\$ 180,071.22	\$ (22,051)	

Income Statement						
Conventional Public Housing - Modesto (CA026-18, 26) AMP #4						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/26	Year to Date Budget 10/1/25-07/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 66,436.00	\$ 678,135.00	\$ 713,410.83	\$ (35,275.83)	\$ 856,093	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 66,436.00	\$ 678,135.00	\$ 713,410.83	\$ (35,275.83)	\$ 856,093	
HUD Operating Grants	\$ 14,302.96	\$ 150,864.96	\$ 166,872.50	\$ (16,007.54)	\$ 200,247	Lower due to Lower Operating Subsidy
Investment Income - Unrestricted	\$ 2,687.77	\$ 22,224.71	\$ 16,574.17	\$ 5,650.54	\$ 19,889	Higher interest rate than budgeted
Other Revenue	\$ -	\$ 16,948.10	\$ 9,416.67	\$ 7,531.43	\$ 11,300	Higher due to higher fee revenue
Total Other Revenue	\$ 16,990.73	\$ 190,037.77	\$ 192,863.33	\$ (2,825.56)	\$ 231,436	
TOTAL REVENUE	\$ 83,426.73	\$ 868,172.77	\$ 906,274.17	\$ (38,101.40)	\$ 1,087,529	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 13,295.60	\$ 133,554.96	\$ 160,395.00	\$ (26,840.04)	\$ 192,474	Lower due to vacant position
Employee Benefits	\$ 24,402.60	\$ 69,452.70	\$ 75,354.17	\$ (5,901.47)	\$ 90,425	Lower due to vacant position
Other Administrative Fees	\$ 2,249.23	\$ 30,997.80	\$ 34,166.67	\$ (3,168.87)	\$ 41,000	Lower due to timing of payments
Bookkeeping & Property Management Fee Exp	\$ 10,178.70	\$ 100,291.58	\$ 102,210.83	\$ (1,919.25)	\$ 122,653	
Total Administrative	\$ 50,126.13	\$ 334,297.04	\$ 372,126.67	\$ (37,829.63)	\$ 446,552	
Utilities	\$ 19,176.94	\$ 161,943.35	\$ 178,166.67	\$ (16,223.32)	\$ 213,800	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 5,626.43	\$ 55,443.90	\$ 56,657.50	\$ (1,213.60)	\$ 67,989	
Employee Benefits	\$ 12,210.38	\$ 26,670.30	\$ 26,704.17	\$ (33.87)	\$ 32,045	
Maintenance Materials	\$ 2,367.89	\$ 55,614.61	\$ 77,750.00	\$ (22,135.39)	\$ 93,300	Lower due to Plumbing, Electrical & Maintenance Materials
Contract Costs	\$ 10,268.77	\$ 154,339.56	\$ 137,500.00	\$ 16,839.56	\$ 165,000	Higher due to Maintenance Contract, Landscaping & Painting
Total Ordinary Maintenance and Operation	\$ 30,473.47	\$ 292,068.37	\$ 298,611.67	\$ (6,543.30)	\$ 358,334	
Protective Contract Costs	\$ 67.86	\$ 730.53	\$ 1,019.17	\$ (288.64)	\$ 1,223	
General Expenses:						
Insurance	\$ 5,196.73	\$ 57,989.99	\$ 62,363.33	\$ (4,373.34)	\$ 74,836	
Payments in Lieu of Taxes - PILOT	\$ 4,725.91	\$ 51,619.17	\$ 53,524.17	\$ (1,905.00)	\$ 64,229	Lower due lower rental income and utilities expense
Collection Losses	\$ -	\$ -	\$ 4,180.00	\$ (4,180.00)	\$ 5,016	
Total General Expenses	\$ 9,922.64	\$ 109,609.16	\$ 120,067.50	\$ (10,458.35)	\$ 144,081	
TOTAL OPERATING EXPENSES	\$ 109,767.04	\$ 898,648.45	\$ 969,991.67	\$ (71,343.22)	\$ 1,163,990	
Asset Management Fee Expense	\$ -	\$ -	\$ 11,100.00	\$ (11,100.00)	\$ 13,320	
NET INCOME (DEFICIT)	\$ (26,340.31)	\$ (30,475.67)	\$ (74,817.50)	\$ 44,341.83	\$ (89,781)	

Income Statement

Conventional Public Housing - Modesto (CA026-17, 19) AMP #5

July 31, 2026

	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/26	Year to Date Budget 10/1/25-07/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 86,321.00	\$ 919,050.00	\$ 961,101.67	\$ (42,051.67)	\$ 1,153,322	Lower rental income per unit than budgeted
Total Rent Revenue	\$ 86,321.00	\$ 919,050.00	\$ 961,101.67	\$ (42,051.67)	\$ 1,153,322	
HUD Operating Grants	\$ 14,884.72	\$ 179,469.72	\$ 205,176.67	\$ (25,706.95)	\$ 246,212	Due to lower Operating Subsidy
Investment Income - Unrestricted	\$ 3,493.74	\$ 26,587.72	\$ 11,190.83	\$ 15,396.89	\$ 13,429	Higher interest rate than budgeted
Other Revenue	\$ 7,682.34	\$ 29,937.57	\$ 21,500.00	\$ 8,437.57	\$ 25,800	Higher due to higher Fee Revenue
Total Other Revenue	\$ 26,060.80	\$ 235,995.01	\$ 237,867.50	\$ (1,872.49)	\$ 285,441	
TOTAL REVENUE	\$ 112,381.80	\$ 1,155,045.01	\$ 1,198,969.17	\$ (43,924.16)	\$ 1,438,763	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 17,159.22	\$ 172,475.08	\$ 206,482.50	\$ (34,007.42)	\$ 247,779	Lower due to vacant position
Employee Benefits	\$ 32,345.06	\$ 93,205.94	\$ 107,135.00	\$ (13,929.06)	\$ 128,562	Lower due to vacant position
Other Administrative Fees	\$ 3,042.19	\$ 48,456.37	\$ 46,333.33	\$ 2,123.04	\$ 55,600	Higher due to Consulting Services
Bookkeeping & Property Management Fee Exp	\$ 12,602.20	\$ 127,225.48	\$ 129,656.67	\$ (2,431.19)	\$ 155,588	
Total Administrative	\$ 65,148.67	\$ 441,362.87	\$ 489,607.50	\$ (48,244.63)	\$ 587,529	
Utilities	\$ 27,554.80	\$ 235,545.66	\$ 247,166.67	\$ (11,621.01)	\$ 296,600	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 9,409.01	\$ 94,262.89	\$ 95,590.83	\$ (1,327.94)	\$ 114,709	
Employee Benefits	\$ 21,367.35	\$ 50,863.48	\$ 45,155.83	\$ 5,707.65	\$ 54,187	
Maintenance Materials	\$ 2,928.07	\$ 150,934.45	\$ 102,916.67	\$ 48,017.78	\$ 123,500	Higher due to Appliances, Paint, Building & Maintenance Materials
Contract Costs	\$ 37,185.73	\$ 366,283.14	\$ 218,750.00	\$ 147,533.14	\$ 262,500	Higher due to Landscaping, Tree Service, HVAC Maintenance, Plumbing, Maintenance & Turnover Contract
Total Ordinary Maintenance and Operation	\$ 70,890.16	\$ 662,343.96	\$ 462,413.33	\$ 199,930.63	\$ 554,896	
Protective Contract Costs	\$ 85.78	\$ 923.55	\$ 1,521.67	\$ (598.12)	\$ 1,826	
General Expenses:						
Insurance	\$ 6,855.53	\$ 76,481.05	\$ 82,083.33	\$ (5,602.28)	\$ 98,500	
Payments in Lieu of Taxes - PILOT	\$ 5,876.62	\$ 68,350.43	\$ 71,393.33	\$ (3,042.90)	\$ 85,672	Lower due lower rental income and utilities expense
Collection Losses	\$ -	\$ -	\$ 11,283.33	\$ (11,283.33)	\$ 13,540	
Total General Expenses	\$ 12,732.15	\$ 144,831.48	\$ 164,760.00	\$ (19,928.52)	\$ 197,712	
TOTAL OPERATING EXPENSES	\$ 176,411.56	\$ 1,485,007.52	\$ 1,365,469.17	\$ 119,538.36	\$ 1,638,563	
Asset Management Fee Expense	\$ -	\$ -	\$ 14,100.00	\$ (14,100.00)	\$ 16,920	
NET INCOME (DEFICIT)	\$ (64,029.76)	\$ (329,962.51)	\$ (180,600.00)	\$ (149,362.51)	\$ (216,720)	

Income Statement						
Conventional Public Housing COCC						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/26	Year to Date Budget 10/1/25-07/31/26	Variance	%	Annual Budget 10/1/25-9/30/26
						Comments
REVENUE						
Management Fee (Interfund)	\$ 20,466.83	\$ 204,668.33	\$ 204,668.33	\$ (0.00)	\$ 245,602	
Bookkeeping & Property Management Fee Income	\$ 58,745.64	\$ 587,270.58	\$ 595,285.83	\$ (8,015.25)	\$ 714,343	
Total Fee Revenue	\$ 79,212.47	\$ 791,938.91	\$ 799,954.17	\$ (8,015.26)	\$ 959,945	
Investment Income - Unrestricted	\$ 863.34	\$ 8,022.59	\$ 5,771.67	\$ 2,250.92	\$ 6,926	Higher interest rate than budgeted
Other Revenue	\$ 42,266.41	\$ 289,500.50	\$ 428,712.50	\$ (139,212.00)	\$ 514,455	Due to lower charges to AMPs
Total Other Revenue	\$ 43,129.75	\$ 297,523.09	\$ 434,484.17	\$ (136,961.08)	\$ 521,381	
TOTAL REVENUE	\$ 122,342.22	\$ 1,089,462.00	\$ 1,234,438.33	\$ (144,976.33)	\$ 1,481,326	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 38,042.66	\$ 406,670.50	\$ 445,519.17	\$ (38,848.67)	\$ 534,623	Lower due to vacant position
Employee Benefits	\$ 44,206.19	\$ 159,664.18	\$ 221,558.33	\$ (61,894.15)	\$ 265,870	Lower due to vacant position
Other Administrative Fees	\$ 9,062.90	\$ 58,593.46	\$ 56,583.33	\$ 2,010.13	\$ 67,900	Higher due to timing of payments
Total Administrative	\$ 91,311.75	\$ 624,928.14	\$ 723,660.83	\$ (98,732.69)	\$ 868,393	
Utilities:	\$ 13,813.47	\$ 72,556.34	\$ 83,987.50	\$ (11,431.16)	\$ 100,785	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 20,708.11	\$ 190,443.56	\$ 256,168.33	\$ (65,724.77)	\$ 307,402	Lower due to vacant position
Maintenance - Temporary Help	\$ -	\$ -	\$ 16,600.00	\$ (16,600.00)	\$ 19,920	
Employee Benefits	\$ 40,529.21	\$ 126,648.20	\$ 130,525.83	\$ (3,877.63)	\$ 156,631	Lower due to vacant position
Maintenance Materials	\$ 1,414.17	\$ 21,587.43	\$ 33,583.33	\$ (11,995.90)	\$ 40,300	Lower due to Landscape Materials & Maintenance Equipment
Contract Costs	\$ 5,959.10	\$ 38,726.78	\$ 25,666.67	\$ 13,060.11	\$ 30,800	Higher due to Landscaping Contract & Vehicle Maintenance
Total Ordinary Maintenance and Operation	\$ 68,610.59	\$ 377,405.97	\$ 462,544.17	\$ (85,138.20)	\$ 555,053	
General Expenses:						
Insurance	\$ 2,184.40	\$ 34,194.88	\$ 28,735.00	\$ 5,459.88	\$ 34,482	
Total General Expenses	\$ 2,184.40	\$ 34,194.88	\$ 28,735.00	\$ 5,459.88	\$ 34,482	
TOTAL OPERATING EXPENSES	\$ 175,920.21	\$ 1,109,085.33	\$ 1,298,927.50	\$ (189,842.17)	\$ 1,558,713	
ASSET MANAGEMENT FEE INCOME	\$ -	\$ -	\$ 64,700.00	\$ (64,700.00)	\$ 77,640	
NET INCOME	\$ (53,577.99)	\$ (19,623.33)	\$ 210.83	\$ (19,834.16)	\$ 253	

Income Statement						
Farm Labor						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/26	Year to Date Budget 10/1/25-07/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	\$ 303,977.00	\$ 2,998,207.00	\$ 3,046,625.00	\$ (48,418.00)	\$ 3,655,950	
Total Rent Revenue	\$ 303,977.00	\$ 2,998,207.00	\$ 3,046,625.00	\$ (48,418.00)	\$ 3,655,950	
Investment Income - Unrestricted	\$ 8,950.08	\$ 83,021.25	\$ 60,479.17	\$ 22,542.08	\$ 72,575	Higher interest rate than budgeted
Other Revenue	\$ 9,528.48	\$ 91,313.09	\$ 82,500.00	\$ 8,813.09	\$ 99,000	Higher tenant charges
Total Other Revenue	\$ 18,478.56	\$ 174,334.34	\$ 142,979.17	\$ 31,355.17	\$ 171,575	
TOTAL REVENUE	\$ 322,455.56	\$ 3,172,541.34	\$ 3,189,604.17	\$ (17,062.83)	\$ 3,827,525.00	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 39,801.50	\$ 422,473.30	\$ 425,810.83	\$ (3,337.53)	\$ 510,973	
Employee Benefits	\$ 52,612.43	\$ 206,785.45	\$ 243,313.33	\$ (36,527.88)	\$ 291,976	
Other Administrative Fees	\$ 8,821.50	\$ 99,303.69	\$ 100,583.33	\$ (1,279.64)	\$ 120,700	
Total Administrative	\$ 101,235.43	\$ 728,562.44	\$ 769,707.50	\$ (41,145.06)	\$ 923,649	
Utilities	\$ 103,704.97	\$ 815,895.88	\$ 865,000.00	\$ (49,104.12)	\$ 1,038,000	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	\$ 22,663.52	\$ 218,020.80	\$ 315,949.17	\$ (97,928.37)	\$ 379,139	Lower due to vacant position
Employee Benefits	\$ 43,126.12	\$ 141,092.66	\$ 151,896.67	\$ (10,804.01)	\$ 182,276	Lower due to vacant position
Maintenance Materials	\$ 15,697.96	\$ 142,263.27	\$ 169,583.33	\$ (27,320.06)	\$ 203,500	Lower due to Landscape & Electrical Materials
Contract Costs	\$ 34,931.41	\$ 260,370.85	\$ 292,750.00	\$ (32,379.15)	\$ 351,300	Lower due to Tree Service, Painting & Flooring Contract
Total Ordinary Maintenance and Operation	\$ 116,419.01	\$ 761,747.58	\$ 930,179.17	\$ (168,431.59)	\$ 1,116,215	
General Expenses:						
Insurance	\$ 15,475.36	\$ 173,536.51	\$ 188,185.83	\$ (14,649.32)	\$ 225,823	
Interest Expense	\$ 2,529.27	\$ 26,560.66	\$ 28,712.50	\$ (2,151.84)	\$ 34,455	
Total General Expenses	\$ 18,004.63	\$ 200,097.17	\$ 216,898.33	\$ (16,801.16)	\$ 260,278	
TOTAL OPERATING EXPENSES	\$ 339,364.04	\$ 2,506,303.07	\$ 2,781,785.00	\$ (275,481.93)	\$ 3,338,142	
RESERVE REQUIREMENTS	\$ 23,733.33	\$ 237,333.33	\$ 237,333.33	\$ -	\$ 284,800	
LOAN PRINCIPAL	\$ 17,355.17	\$ 172,283.74	\$ 170,132.50	\$ (2,151.24)	\$ 204,159	
NET INCOME (DEFICIT)	\$ (57,996.98)	\$ 256,621.20	\$ 353.33	\$ 260,570.34	\$ 424	

Income Statement						
Housing Choice Voucher (HCV)						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-07/31/2026	Year to Date Budget 10/1/25-07/31/2026	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE						
HUD Oper. Grants - Adm Fees	\$ 457,306.00	\$ 4,247,552.00	\$ 4,405,987.50	\$ (158,435.50)	\$ 5,287,185	Lower due to lower lease up than budgeted
Other Revenue	\$ 1,451.74	\$ 12,644.38	\$ 32,891.67	\$ (20,247.29)	\$ 39,470	
TOTAL REVENUE	\$ 458,757.74	\$ 4,260,196.38	\$ 4,438,879.17	\$ (178,682.79)	\$ 5,326,655	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 135,856.21	\$ 1,359,002.29	\$ 1,741,500.00	\$ (382,497.71)	\$ 2,089,800	Lower due to vacant positions
Temporary Help - Administrative	\$ 4,191.19	\$ 50,493.84	\$ 27,200.00	\$ 23,293.84	\$ 32,640	
Employee Benefits	\$ 209,085.57	\$ 774,756.94	\$ 1,009,858.33	\$ (235,101.39)	\$ 1,211,830	Lower due to vacant positions
Other Administrative Fees	\$ 37,574.37	\$ 628,786.11	\$ 512,241.67	\$ 116,544.44	\$ 614,690	Higher due to higher re-certification service
Management and Bookkeeping Fees	\$ 84,763.15	\$ 847,674.38	\$ 914,616.67	\$ (66,942.29)	\$ 1,097,540	Lower due to lower lease up than budgeted
Total Administrative	\$ 471,470.49	\$ 3,660,713.56	\$ 4,205,416.67	\$ (544,703.11)	\$ 5,046,500	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ 705.94	\$ 8,611.36	\$ 9,508.33	\$ (896.97)	\$ 11,410	Lower due to timing of payments
Contract Costs	\$ 15,858.28	\$ 155,845.64	\$ 338,841.67	\$ (182,996.03)	\$ 406,610	Lower due to timing of payments
Total Ordinary Maintenance and Operation	\$ 16,564.22	\$ 164,457.00	\$ 348,350.00	\$ (183,893.00)	\$ 418,020	
General Expenses:						
Insurance	\$ 6,408.39	\$ 67,283.20	\$ 67,825.00	\$ (541.80)	\$ 81,390	
Other General Expenses	\$ 6,612.55	\$ 57,691.74	\$ 35,750.00	\$ 21,941.74	\$ 42,900	Increase due to increase in outgoing portable voucher
Total General Expenses	\$ 13,020.94	\$ 124,974.94	\$ 103,575.00	\$ 21,399.94	\$ 124,290	
TOTAL OPERATING EXPENSES	\$ 501,055.65	\$ 3,950,145.50	\$ 4,657,341.67	\$ (707,196.17)	\$ 5,588,810	
NET INCOME	\$ (42,297.91)	\$ 310,050.88	\$ (218,462.50)	\$ 528,513.38	\$ (262,155)	

Income Statement						
Housing Choice Voucher Central Office Cost Center (hcvccoc)						
July 31, 2026						
	Period to Date Actual 7/31/2026	Year to Date Actual 10/1/25-7/31/26	Year to Date Budget 10/1/25-7/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE						
Management and Bookkeeping Fees	\$ 84,763.15	\$ 847,674.38	\$ 914,616.67	\$ (66,942.29)	\$ 1,097,540	Lower due to lower lease up than budgeted
TOTAL REVENUE	\$ 84,763.15	\$ 847,674.38	\$ 914,616.67	\$ (66,942.29)	\$ 1,097,540	
EXPENSES:						
Administrative:						
Administrative Salaries	\$ 52,512.96	\$ 567,170.16	\$ 627,900.00	\$ (60,729.84)	\$ 753,480	Lower due to vacant position
Employee Benefits	\$ 50,824.43	\$ 211,944.78	\$ 280,858.33	\$ (68,913.55)	\$ 337,030	Lower due to vacant position
Other Administrative Fees	\$ 16,012.79	\$ 74,619.21	\$ 100,058.33	\$ (25,439.12)	\$ 120,070	Lower due to timing of payments
Total Administrative	\$ 119,350.18	\$ 853,734.15	\$ 1,008,816.67	\$ (155,082.52)	\$ 1,210,580	
Ordinary Maintenance & Operation:						
Maintenance Materials	\$ 54.24	\$ 705.74	\$ 3,100.00	\$ (2,394.26)	\$ 3,720	Lower due to timing of payments
Contract Costs	\$ 616.39	\$ 5,754.10	\$ 5,625.00	\$ 129.10	\$ 6,750	
Total Ordinary Maintenance and Operation	\$ 670.63	\$ 6,459.84	\$ 8,725.00	\$ (2,265.16)	\$ 10,470	
General Expenses:						
Insurance	\$ 1,699.42	\$ 19,004.32	\$ 17,416.67	\$ 1,587.65	\$ 20,900	
Total General Expenses	\$ 1,699.42	\$ 19,004.32	\$ 17,416.67	\$ 1,587.65	\$ 20,900	
TOTAL OPERATING EXPENSES	\$ 121,720.23	\$ 879,198.31	\$ 1,034,958.33	\$ (155,760.02)	\$ 1,241,950	
NET INCOME	\$ (36,957.08)	\$ (31,523.93)	\$ (120,341.67)	\$ 88,817.74	\$ (144,410)	

**COMMISSIONER'S REPORT
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DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
07/23/26	82890	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring at Various Properties	89.76	41.82	437.66		2,280.76	2,850.00
07/16/26	82836	ABBEY CARPET & INTERIORS	Flooring Installation at 442 Walnut Ave, Patterson & 8936 Walt Ave, Westley	6,341.00					6,341.00
07/23/26	82899	ABBEY CARPET & INTERIORS	Flooring Installation at 601 Livingston Cir #B, Westley					4,637.50	4,637.50
07/09/26	82750	ABS DIRECT INC.	Postage & Processing Charges 06/16/26-06/30/26	266.14	146.39	1,926.90	33.47	260.21	2,633.11
07/23/26	82863	ABS DIRECT INC.	Postage Advance 07/26	559.03	307.44	4,046.85	69.92	546.76	5,530.00
07/23/26	82908	ABS DIRECT INC.	Postage & Processing Charges 07/01/26-07/15/26	227.86	125.33	1,649.87	28.68	222.81	2,254.55
07/09/26	82771	AEI CONSULTANTS	Environmental Review for RAD Conversion of Public Housing units (CFP)					3,000.00	3,000.00
07/09/26	82762	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 7/2026			1,458.34			1,458.34
07/02/26	82682	AFSCME District Council 57	Union Dues Pay Period Ending 6/20/26					1,204.49	1,204.49
07/16/26	82817	AFSCME District Council 57	Union Dues Pay Period Ending 7/04/26					1,179.22	1,179.22
07/30/26	82932	AFSCME District Council 57	Union Dues Pay Period Ending 7/18/26					1,179.22	1,179.22
07/30/26	82949	AMAZON CAPITAL SERVICES, INC	Office Supplies, Office Equipment and Maintenance Materials	1,149.97	1,128.61	3,583.29	839.91	5,888.63	12,590.41
07/23/26	82900	AMERINAT	Loan for 608 Granger 07/2026					3,294.31	3,294.31
07/09/26	82781	AMERITAS LIFE INSURANCE CORP.	Dental and Vision Insurance Premium 07/2026					5,560.44	5,560.44
07/09/26	82777	ARRIS STUDIO ARCHITECTS	Architectural Services for Parque Rio					9,857.50	9,857.50
07/09/26	82786	B0012322	Tenant Move Out Refund	4,266.00					4,266.00
07/16/26	82843	B0017864	Tenant Move Out Refund	1,626.60					1,626.60
07/09/26	82754	BBSI	Temporary Services for W/E 06/14/26: Martinez; W/E 06/21/26, 06/28/26: Martinez & Hampton	533.07	138.03	1,541.34	1,781.88	89.76	4,084.08
07/16/26	82804	BBSI	Temporary Services for W/E 06/14/26, 06/21/26 & 06/028/26: Reyna; W/E 07/05/26: Martinez & Hampton	133.28	34.51	2,473.33	438.81	22.43	3,102.36
07/02/26	82704	BETTER HOME PROS, LLC	Gutter Cleaning at 3109 Conant Ave; Painting at 1336 Leonard Ave & 336 Farr Ave	8,385.00				6,270.00	14,655.00
07/23/26	82902	BETTER HOME PROS, LLC	Unit Turnover Services at 442 Walnut, Patterson; 544 Merced St, Newman & 1017 D St, Oakdale	15,695.00					15,695.00
07/02/26	82738	BORTON PETRINI, LLP	Legal Services 04/2026 & 05/2026	1,346.00			598.00	5,951.00	7,895.00
07/16/26	82815	BORTON PETRINI, LLP	Legal Services 10/2025 - 04/2026	6,506.17	1,640.36	3,081.68	1,224.71	23,634.08	36,087.00
07/16/26	82838	BRADY INDUSTRIES	Appliances & Janitorial Supplies	4,394.66	2,403.13	864.66		791.59	8,454.04
07/23/26	82888	BURNSIDE BODY SHOP	Vehicle 33 Repair	3,363.24			106.77	1,639.05	5,109.06
07/16/26	82802	CALIFORNIA APARTMENT ASSOCIATION	Annual Membership Dues	382.73	210.50		191.15	330.07	1,114.45
07/06/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 06/06/26					39,690.81	39,690.81
07/14/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 06/20/26					40,136.20	40,136.20
07/27/26	EFT	CALPERS	Annual Unfunded Accrued Liability - PEPRA					585,738.00	585,738.00
07/06/26	EFT	CALPERS MEDICAL	Medical Premiums 07/2026					132,781.42	132,781.42
07/14/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 07/04/26					6,073.76	6,073.76
07/27/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 07/18/26					13,117.33	13,117.33
07/23/26	82886	CENTER FOR HUMAN SERVICES	2026 Edible Extravaganza Sponsorship					2,500.00	2,500.00
07/23/26	82865	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18596 Patterson Migrant Center Dwelling Income 4/2026				2,171.69		2,171.69
07/23/26	82905	DIGITAL CAREER OPPORTUNITIES WORLDWIDE LLC	Unit Turnover at Various Properties	730.00				935.00	1,665.00
07/02/26	82695	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 6/20/2026					5,442.98	5,442.98
07/16/26	82827	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 7/04/2026					3,439.90	3,439.90
07/30/26	82944	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 7/18/2026					5,442.98	5,442.98
07/16/26	82797	FERGUSON ENTERPRISES, INC.	Appliances, Water Heaters & Plumbing Materials	15,378.24	6,025.81		2,743.39		24,147.44
07/16/26	82795	FRIAS, FRED UNION	Gas, Oil & Propane 06/2026	324.93	679.77		683.02	268.26	1,955.98
07/23/26	82915	FW FLEET CLEAN LLC	Car Wash Services 04/26-06/26	1,117.14	366.33	590.54	233.09	904.15	3,211.25
07/16/26	82834	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 07/2026	764.23	420.28		381.12	659.37	2,225.00
07/23/26	82895	GRAND CONSTRUCTION	Flooring Installation at Various Properties	18,675.00					18,675.00

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DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
07/02/26	82685	GREEN HORIZON, INC	Landscape Services at 201 Coolidge Ave, Modesto & 2003 Glenda Rd, Ceres		105.00			1,020.00	1,125.00
07/16/26	82818	GREEN HORIZON, INC	Landscape Maintenance 06/26 @ 556 Brighton, Leonard, 721 & 2300 Standiford, 149 & 150 Kingston, Coffee, 301 Coolidge, Corson, Fairmont, Scenic, Pecos, Bystrom, Lawrence, 5th St., Merced St., Castor, 9th Ave, 1701 Robertson Rd., Westview Gardens, Kestrel Ridge, Las Palmas, Miller Point, Paramount, Village One, Granger, Meadow Glen, Palm Valley, Conant Place, Valley Manor, Randazzo, 608 Brighton, Modesto Farm Labor, Ceres Farm Labor & Glendale Annex	14,120.00	4,528.34			16,179.99	34,828.33
07/23/26	82884	GREEN HORIZON, INC	Landscape Services at Various Properties	5,230.00	120.00				5,350.00
07/02/26	82702	HANKINS HAULING	Landscape Services at Various Properties					7,450.00	7,450.00
07/13/26	82792	HARRP	Property, Liability & Auto Insurance Renewal 07/01/26- 07/01/27	317,526.35	161,776.31	25,336.56	110,943.39	300,396.39	915,979.00
07/30/26	82920	HD SUPPLY FACILITIES MAINTENANCE, LTD	Paint, Maintenance Materials & Janitorial Supplies	3,914.96	151.55		1,243.76	1,790.79	7,101.06
07/02/26	82696	HERK'S PLUMBING, INC	Emergency Backflow Repair at 3252 Pelandale Ave, Modesto	8,000.00					8,000.00
07/02/26	82715	HOME DEPOT CREDIT SERVICES	Appliances, Small Tools, Plumbing Materials, Building Materials, Electrical Supplies & Paint	5,446.05	2,193.84		16,109.83	1,896.52	25,646.24
07/09/26	82749	HOME DEPOT CREDIT SERVICES	Appliances, Landscape Materials, Building Materials, HVAC Materials, Plumbing Materials, Small Tools	-1,403.54	585.77		304.85	3,267.98	2,755.06
07/17/26	82858	HOME DEPOT CREDIT SERVICES	Appliances, Small Tools, Plumbing Materials, Building Materials, Electrical Supplies & Paint	1,756.86	357.93		2,750.59	444.42	5,309.80
07/31/26	82967	HOME DEPOT CREDIT SERVICES	Building Materials, Hardware Supplies, Small Tools, Plumbing Materials	643.65	118.51		1,824.14	4,126.55	6,712.85
07/09/26	82742	HOUSING & DEVELOPMENT LAW INSTITUTE	On-site Fair Housing Training: 04/28/26-04/29/26	4,022.37	3,113.46	6,843.67	1,544.23	10,024.68	25,548.41
07/30/26	82941	HUNT & SONS, INC	Gas, Oil & Propane 07/01/2026-07/15/2026	1,175.20	535.03	187.52	366.30	942.06	3,206.11
07/23/26	82860	JOHNSTONE SUPPLY	HVAC Materials	1,728.17					1,728.17
07/02/26	82693	KARNDEAN DESIGNFLOORING, LLC	Flooring Materials				1,804.26		1,804.26
07/23/26	82885	KELLER AND ASSOCIATES LLP	Audit Fees: Single Audit FYE 9/30/25	769.83	337.13	798.19	5,660.00	684.85	8,250.00
07/30/26	82960	KIDD	Security Deposit Loan Program Payment: T0059873					1,102.00	1,102.00
07/30/26	82938	KRUSE	Travel Reimbursement: NAHRO Summer Symposium: Nashville 7/13/26-7/19/26		91.54		14.13	1,089.55	1,195.22
07/09/26	82779	LITT HEATING AND AIR CONDITIONING	HVAC Replacement at 146 Corson Unit C, Modesto	5,300.00					5,300.00
07/02/26	82703	LOCAL HERO HOME SERVICES	Unit Turnover Services at 201 E Coolidge Ave, Modesto & 608 E Granger Ave #22, Modesto					5,300.00	5,300.00
07/09/26	82775	LOCAL HERO HOME SERVICES	Plumbing Services and Maintenance Repairs at Various Properties	16,348.07					16,348.07
07/16/26	82835	LOCAL HERO HOME SERVICES	Replace water lines at 507 E. Coolidge Ave, Modesto					4,050.21	4,050.21
07/23/26	82898	LOCAL HERO HOME SERVICES	HVAC Maintenance at Various Properties		2,664.50			770.00	3,434.50
07/30/26	82952	LOCAL HERO HOME SERVICES	HVAC Maintenance at Various Properties	3,793.50	5,550.21				9,343.71
07/23/26	82889	LOWE'S	Appliances, Building Materials & Doors	13,407.72	1,273.18				14,680.90
07/09/26	82744	NAN MCKAY & ASSOCIATES INC.	Inspection Services 03/26-05/26 & Recertification Services 02/26-05/26			93,911.40			93,911.40
07/23/26	82907	OFFICE DEPOT	Office Supplies	753.85	395.15	882.17	78.79	511.02	2,620.98
07/27/26	82916	ORWACA AGENCY INSURANCE SERVICE, INC.	Annual Excess General Liability Insurance Renewal 7/2026-7/2027	3,523.35	2,011.31	2,010.80	1,749.28	3,962.20	13,256.94
07/02/26	82683	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 2430 Glendale Ave #4 & 1100 Superior Ave, Modesto	4,409.00				750.00	5,159.00
07/09/26	82758	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 2430 Glendale Ave #4, Modesto					1,109.00	1,109.00
07/23/26	82883	PACIFIC BREEZE AIR SYSTEMS	HVAC Replacement at 1601 Boise Ave #8, Modesto		8,025.00				8,025.00
07/02/26	82716	PACIFIC STORAGE COMPANY	File Storage 06/2026	241.03	142.14	1,487.42		270.51	2,141.10
07/30/26	82957	PLATINUM GENERAL ENGINEERING LLC	Pay App #2 Street Repairs at Holly Circle (CFP)					7,558.55	7,558.55
07/30/26	82965	PRINT TIME	Office Supplies & Signs	288.52	6.19		685.25	408.17	1,388.13
07/30/26	82937	R COMMUNICATIONS, LLC	Security Surveillance Trailers & Camera (CFP)					8,436.27	8,436.27
07/09/26	82764	RELYCO SALES INC	Checks Supplies	113.41	199.14	657.36	54.55	408.34	1,432.80
07/09/26	82753	ROBERT HALF	Temporary Services for W/E 06/19/26, 06/26/26 & 07/03/26: Garcia		228.26		98.51	3,885.52	4,212.29
07/16/26	82801	ROBERT HALF	Temporary Services for W/E 07/10/26: Garcia		79.85		34.45	1,359.23	1,473.53
07/23/26	82868	ROBERT HALF	Temporary Services for W/E 07/17/26: Garcia		107.60		46.44	1,831.47	1,985.51
07/30/26	82945	RYAN	Travel Reimbursement: NAHRO Summer Symposium: Nashville 7/14/26-7/17/26		42.36		24.53	1,205.77	1,272.66

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DATE	CHECK NO.	-----PAYEE-----	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
07/02/26	82698	SPHERION STAFFING, LLC	Temporary Services for W/E 06/14/26: Torres & Cervantes				1,747.20		1,747.20
07/16/26	82830	SPHERION STAFFING, LLC	Temporary Services for W/E 06/21/26: Torres & Cervantes				1,474.20		1,474.20
07/23/26	82896	SPHERION STAFFING, LLC	Temporary Services for W/E 06/28/26 & 07/12/26: Torres & Cervantes				2,164.40		2,164.40
07/09/26	82768	STANCO	Kansas House Management Fees and Maintenance Costs 05/26					40,167.66	40,167.66
07/23/26	82891	STANCO	Kansas House Management Fees and Maintenance Costs 06/26					42,653.27	42,653.27
07/02/26	82713	T0067001	Tenant Move Out Refund					1,408.00	1,408.00
07/16/26	82845	T0067416	Tenant Move Out Refund					1,258.00	1,258.00
07/23/26	82897	THE CHAMBERLAIN GROUP LLC	Security Gate Services - Central Valley Homes & Kansas House					3,030.16	3,030.16
07/02/26	82684	THE NELROD COMPANY	Utility allowance update study 2025: Public Housing & Project-based Section 8 (Valley Manor)	2,723.00				2,263.00	4,986.00
07/17/26	82859	USA BLUEBOOK	Westley Water Well Expenses		1,689.70				1,689.70
07/09/26	82790	VISA CARD SERVICES	Office Supplies, Maintenance Materials, Travel Expenses & Misc. Administrative Expenses	1,933.81	827.54	1,010.61	4,157.65	4,821.70	12,751.31
07/30/26	82956	WE THE CREATIVE	Website Redesign & Brand Evolution	1,435.61	846.60	8,857.42		1,610.37	12,750.00
07/09/26	82759	WESTSIDE LANDSCAPE & CONCRETE	Tree Services at 3109 Conant Ave, Modesto					5,040.00	5,040.00
07/09/26	82787	WONG	Security Deposit Loan Program Payment: T00113796					1,256.00	1,256.00
				509,455.82	211,771.45	163,637.58	166,406.34	1,410,710.19	2,461,981.38



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: September 10, 2026
TO: Board of Commissioners
FROM: Jim Kruse, CEO
SUBJECT: Action Item #1
Resolution Authorizing the Acquisition of Property Located at 100 S. Abbie Street, Modesto, California.

PREPARED BY: Kim Ryan, Deputy Executive Director

RESOLUTION NO: 25-26-43

HISTORY:

On October 9, 2025 Resolution 25-26-05 approving the Housing Authority to Apply for and Accept the Stanislaus County PLHA and HOME funding Allocations to Construct, Acquire and/or Rehabilitate Affordable Rental Housing and on May 14, 2026 Resolution 25-26-19 Approving the Required Match Contribution for the Abbie Street Project were approved by the Board of Commissioners. The Housing Authority must finalize the purchase of the Abbie St property to begin the development and construction portion of the project. The proposed Abbie Street project includes the acquisition of an approximately 1-acre lot that includes four existing two-bedroom single-family units. The Housing Authority proposes to add five additional two-bedroom units to the site during Phase I, with plans to develop the remainder of the property as funding becomes available.

RECOMMENDATION:

Staff is requesting that the Board of Commissioners approve the acquisition of the property located at 100 S. Abbie Street, Empire, CA 95319, for a purchase price of \$750,000, plus applicable closing costs, for the development of affordable housing.

FISCAL IMPACT

The fiscal impact associated with the proposed action is the purchase price of \$750,000, plus applicable closing costs. The acquisition will be funded with Housing Authority funds received from the Riverbank Commons bond transaction. Staff will also pursue alternative funding opportunities, such as SB-1, MHSA, federal appropriations, and any other available funding sources to supplement the project.

ATTACHMENTS:

Resolution No. 25-26-43
Purchase & Sales Agreement

RESOLUTION NO. 25-26-43

**RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT
100 S. ABBIE STREET IN MODESTO, CA, FOR THE DEVELOPMENT OF
AFFORDABLE HOUSING**

WHEREAS, the Stanislaus Regional Housing Authority (Housing Authority) seeks to acquire the property located at 100 S. Abbie Street, Empire, CA 95319 (Property), APN 133-017-004, for the development of affordable housing; and

WHEREAS, the Property consists of approximately 1 acre and is currently improved with four existing two-bedroom single-family units; the proposed Abbie Street project includes the addition of five new two-bedroom units during Phase I, with plans for future development of the remainder of the Property as funding becomes available; and

WHEREAS, the Housing Authority proposes to acquire the Property for a purchase price of \$750,000, plus applicable closing costs; and

WHEREAS, acquisition of the Property will facilitate the development of additional affordable housing and further the Housing Authority's mission to provide and preserve affordable housing opportunities within the community; and

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners that:

1. The CEO is authorized to proceed with the purchase of the property not to exceed the amount of \$750,000 plus any closing costs associated with the sale; and
2. The CEO is authorized, after legal review, to sign all necessary documents and take all necessary actions to complete the purchase the property.
3. This Resolution shall take place immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 10th day of September, 2026.

On motion of Commissioner ____, seconded by Commissioner ____, and on the following roll call vote:

AYES: .

NAYS:

ABSTAIN:

ABSENT:

Attest: _____
Secretary

Approved: _____
Chairperson