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
Tuesday, November 3, 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. **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.

5. **Minutes**
   1. Approval of the Minutes from the September 2026 Board of Commissioners Meeting

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

7. **Information/Discussion Items**
    1. None

8. **Consent Calendar**
    1. Financial Report
    2. Check Register

9. **Written Correspondence**
    1. None

10. **Action Agenda Continued**
    1. Resolution No. 26-27-01 Resolution Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts from Tenants Vacated from Conventional Public Housing
    2. Resolution No. 26-27-02 Resolution Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts of Tenants Vacated the Units from Farm Labor Program at Ceres, Patterson, Westley and Modesto
    3. Resolution No. 26-27-03 Resolution Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts of Tenants Vacated from Valley Manor
    4. Resolution No. 26-27-04 Resolution Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts of Tenants Vacated from Small Programs
    5. Resolution No. 26-27-05 Resolution Amending the Bylaws of Stanislaus Regional Housing Authority
    6. Resolution No. 26-27-06 Resolution Authorizing the Establishment of a Pool of Pre-qualified Law Firms to Perform Legal Services
    7. Resolution No. 26-27-07 Resolution Authorizing Reimbursement of Medicare Income Related Monthly Adjustment Amount (IRMAA) Assessments for Eligible Retired Contract Employees.
    8. Resolution No. 26-27-08 Resolution Authorizing the Acquisition of Valley Apartments 156 Clarke St Bishop CA 93514 Purchase of a 19-unit Apartment Complex (Assessor's Parcel Number: 001-212-05-00) for the preservation of Affordable Housing.

11. **Closed Session**

    CONFERENCE WITH LEGAL COUNSEL – LITIGATION (*Government Code Section 54956.9(a); (Camp v. Stanislaus Regional Housing Authority, et al., Stanislaus Superior Court Case No. CV-25-007871*)

    CONFERENCE WITH LEGAL COUNSEL – LITIGATION (*Government Code Section 54956.9(a); (Garcia v. Stanislaus Regional Housing Authority, et al., Stanislaus Superior Court Case No. CV-25-003970*)

12. **Commissioners Comments**

13. **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
September 11, 2026 12:00 P.M.

The meeting was called to order by Chairperson Estacio at 12:02 P.M.

ROLL CALL:

PRESENT:	Commissioner Ploof, Commissioner Johnson, Commissioner Cheeseman, Vice-Chair Schweininger, Chairperson Estacio
ABSENT:	Commissioner Uranday, Commissioner Chima
OFFICERS:	Jim Kruse, CEO Thomas E. Lewis, General Counsel Kimberly Ryan, Clerk of the Board/Deputy Director

MOMENT OF SILENCE

Following Roll Call, Chairperson Estacio led the Board and attendees in a moment of silence to honor the victims and survivors of September 11th.

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

None

BOARD ELECTIONS

Chairperson Estacio nominated Vice-Chair Schweininger for Chair of the Board for the next Fiscal Year. There were no other nominations and Vice-Chair Schweininger was approved for the position by the following rollcall vote:

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

Vice-Chair Schweininger nominated Chairperson Estacio for Vice-Chair of the Board for the next fiscal year. There were no other nominations and Chairperson Estacio was approved for the position by the following rollcall vote:

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

Following the election, Chairperson Schweininger assumed the chair and presided over the remainder of the meeting.

APPROVAL OF MINUTES

On a motion by Commissioner Uranday and second by Commissioner Johnson, the minutes for the Special Board Meeting held on August 13, 2026 were approved by a unanimous vote.

INFORMATION/DISCUSSION ITEMS

1. None

CONSENT CALENDAR:

On a motion by Commissioner Johnson and seconded by Vice-Chair Estacio, the Consent Calendar items were approved by a unanimous vote.

ACTION AGENDA:

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.

   On a Motion by Commissioner Johnson, second by Commissioner Ploof, Resolution 25-26-43 was passed by the following roll call vote:

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

CLOSED SESSION

On a Motion by Vice-Chair Estacio and Seconded by Commissioner Johnson the board entered closed session at 12:30 p.m. by a unanimous vote

MOTION TO RETURN TO OPEN SESSION

On a motion by Commissioner Cheeseman and seconded by Vice-Chair Estacio, and carried unanimously, the Board voted to exit closed session and return to open session at 1:06 p.m.

REPORT OUT OF CLOSED SESSION

No reportable action was taken during closed session.

COMMISSIONERS COMMENTS

Commissioner Cheeseman discussed the importance of the NAHRO advocacy letter and video submission process. He recommended beginning early preparations for the August 2027 advocacy cycle to ensure adequate time for the future submissions.

MEETING ADJOURNED

On a motion by Vice-Chair Estacio and seconded by Commissioner Johnson, the meeting was officially adjourned at 1:07 p.m.

1. Program Activity and Occupancy Statistics

   The Housing Choice Voucher (“HCV”) Program activity for the month ending September 30, 2026 was as follows:

   - **4580** Households Assisted on the HCV Program
   - **87.72%** Year to Date Lease up Percentage for the HCV Program
   - **93.97%** 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)

Construction continues on six homes, with electrical wiring and gas lines installed and utility meters pending before final inspection, anticipated as early as next week.

The five completed homes remain active in sales and marketing. GC continues to maintain all lots to ensure a consistent, attractive presentation for prospective buyers.

Park Street Cottages (8-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 continues to coordinate with the County to finalize the HOME agreement and complete the required environmental review 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 continues to coordinate with the County to finalize the HOME agreement and complete the required environmental review documents.

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

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.

Staff will begin working with the architect to finalize plans for the final phase of the 1612 property.

<u>Great Valley Housing Development Partnership Projects:</u>

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, HCD has not yet published a revised award date.

1701 Connie Way (Single family Home in Modesto CA)

Staff is working with the City to exploring development opportunities for the lot and evaluate potential homeownership options at Conne Way.

Report prepared by Kim Ryan, Deputy Executive Director

HOTMA Changes in Yardi Software – IT worked with the HCV/PH staff and Yardi to coordinate several HOTMA updates to the system. HOTMA represents the biggest fundamental change to the 50058 reporting structure in roughly 20–25 years. There were a few smaller issues that we were able to remediate without too much trouble and the system is stable and fully updated.

Yardi Software Conference – Key Department heads, along with IT, were able to attend the annual Yardi Conference this year. The visit was prompted mostly due to major changes that are on the horizon for the platform. Yardi is leveraged to manage the bulk of the agency's property and housing system information and it's important for the agency to be at the forefront of these changes as to not fall behind in best practices, security, and system functionality. Some of the changes that we were educated on include integrated proprietary AI, workflow based graphical user interface changes, and new features within modules that the agency currently operates. The conference was very beneficial for understanding what's coming and what changes the agency should implement now.

AI Use Procedure – IT and Management staff are nearing completion of a formal Artificial Intelligence Use Procedure that has been created to provide guidance for the responsible use of AI tools throughout the Authority. The procedure establishes basic safeguards for privacy, security, and the appropriate use of agency information. In addition, it provides guidance on approved uses, employee responsibilities, training, and oversight. It will remain a living document that can be updated as AI technology, regulations, and Authority needs change.

PREPARED BY: Eric Arguello, Director of Information Technology

Recruitment

A. Current Vacancies

As the Agency continues forward with its recruitment efforts, the following seven (7) positions remain open until filled:

FINANCE DEPARTMENT	
Accountant	1 Vacancy – *Testing Scheduled*
Senior General Ledger Clerk	1 Vacancy – *Testing Scheduled*
PROPERTY MANAGEMENT DIVISION	
Maintenance Worker I/II	1 Vacancy – *Testing Scheduled*
Maintenance Worker (PT – Valley Manor)	1 Vacancy – *No Pending Candidates*
RENTAL ASSISTANCE DIVISION	
Compliance Specialist	1 Vacancy – *2nd Interview Scheduled*
Eligibility Specialist I/II	1 Vacancy – *Testing Scheduled*
Office Assistant	1 Vacancy – *2nd Interview Scheduled*

B. New Hire and Promotion Announcements

The Authority would like to welcome the following employees to the Agency:

- **Lizeth Sandoval** – Account Clerk (Start Date: 9/14/26)
- **Matthew Hampton** – Maintenance Worker II (Start Date: 9/28/26)

Upcoming Events

A. Save the Date

- **Staff Thanksgiving Luncheon** – November 17, 2026 from 12pm – 2pm
- **Staff Holiday Luncheon** – December 15, 2026 from 12pm – 2pm

PREPARED BY: Dawn Bonsu, J.D., Director of Business Operations

9/30/2026 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	12
Palm Valley - Family Complex	Modesto - 201 E. Coolidge Ave. - Units A1-A10, B1-B15, C1-C15	40	12
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	7
Las Palmas Senior Complex	Patterson - 1075 W. Las Palmas Ave. Units 1-24 (#1 MGR)	23	2
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	4
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	3
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	1
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	1
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	2
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	1
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
Riverbank Commons (RAD PBV)	**Riverbank**	90	9
Total		561	74
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	3
Westley Farm Labor	**Multiple Units (Beall, Haidlen, Walt, Deforest, Livingston Cir.)**	85	5
Patterson Farm Labor	**Multiple Units (Hartley, Franquette, Chase, Payne, Mayette)**	76	2
Total		356	17
Public Housing			
Oakdale Public Housing	**D, E, 9th , 10th St.**	26	3
Turlock Public Housing	**Farr St. Castor St. Lane St. Spruce St.**	30	2
Modesto Public Housing	**Mulitiple street addresses**	432	32
Ceres Public Housing	**6th,8th,9th,10th,Holly,Lawrence,Kay,Park,Hackett,Pleasant,Roeding**	48	1
Newman Public Housing	**Multiple Units on Merced St.**	16	1
Patterson Public Housing	**Walnut, Eureka, Hartley, Mayette St.**	30	5
Westley Public Housing	**Walt Ave.**	20	2
Hughson Public Housing	**2nd, 3rd, 4th, 5th, 6th, 7th, Tully Rd., Palmer**	45	0
Total		647	46
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	10
Total		103	10

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DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO

SUBJECT: Monthly Financial Statements P.E. 08/31/2026

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 $138,575 through August 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 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 $73,584 through August 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 $134,316 through August 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, general expense, timing of payments, and offset by higher maintenance expense,. The program has a deficit of $80,523 through August 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 $441,537 through August 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 $75,157 through August 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 $205,102 through August 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 $315,470 through the August 2026.

HOUSING CHOICE VOUCHER COCC (Central Office Cost Center)
The year to date revenue is 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 $62,266 through August 2026.

Income Statement

Conventional Public Housing - Newman, Patterson, and Westley (CA026-5, 6a, 6b, 8) AMP #1

August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/26	Year to Date Budget 10/1/25-08/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	$ 39,773.00	$ 445,665.00	$ 448,241.75	$ (2,576.75)	$ 488,991	
Total Rent Revenue	$ 39,773.00	$ 445,665.00	$ 448,241.75	$ (2,576.75)	$ 488,991	
HUD Operating Grants	$ 20,540.88	$ 230,334.79	$ 199,710.50	$ 30,624.29	$ 217,866	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	$ 865.88	$ 12,078.78	$ 9,166.67	$ 2,912.11	$ 10,000	Higher interest rate than budgeted
Other Revenue	$ 225.16	$ 28,750.97	$ 14,025.00	$ 14,725.97	$ 15,300	Higher tenant charges
Total Other Revenue	$ 21,631.92	$ 271,164.54	$ 222,902.17	$ 48,262.37	$ 243,166	
TOTAL REVENUE	**$ 61,404.92**	**$ 716,829.54**	**$ 671,143.92**	**$ 45,685.62**	**$ 732,157.00**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 6,080.05	$ 50,633.16	$ 60,771.33	$ (10,138.17)	$ 66,296	Lower due to vacant position
Employee Benefits	$ 2,383.68	$ 29,926.50	$ 34,936.00	$ (5,009.50)	$ 38,112	Lower due to vacant position
Other Administrative Fees	$ 1,969.94	$ 29,807.36	$ 31,166.67	$ (1,359.31)	$ 34,000	
Bookkeeping & Property Management Fee Exp	$ 5,719.46	$ 64,801.32	$ 66,627.00	$ (1,825.68)	$ 72,684	
Total Administrative	$ 16,153.13	$ 175,168.34	$ 193,501.00	$ (18,332.66)	$ 211,092	
Utilities	$ 19,252.79	$ 201,233.91	$ 192,500.00	$ 8,733.91	$ 210,000	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	$ 11,765.32	$ 74,421.48	$ 98,572.83	$ (24,151.35)	$ 107,534	Lower due to vacant position
Employee Benefits	$ 4,079.36	$ 41,146.86	$ 48,307.42	$ (7,160.56)	$ 52,699	Lower due to vacant position
Maintenance Materials	$ 28,203.58	$ 93,889.35	$ 64,166.67	$ 29,722.68	$ 70,000	Higher due to Flooring, Electrical & HVAC Materials
Contract Costs	$ 30,918.84	$ 205,790.70	$ 105,416.67	$ 100,374.03	$ 115,000	Higher due to Painting, Plumbing, Flooring & Turnover Maintenance
Total Ordinary Maintenance and Operation	$ 74,967.10	$ 415,248.39	$ 316,463.58	$ 98,784.81	$ 345,233.00	
Protective Contract Costs	$ 28.93	$ 459.28	$ 595.83	$ (136.55)	$ 650	
General Expenses:						
Insurance	$ 3,459.22	$ 38,851.89	$ 46,995.67	$ (8,143.78)	$ 51,268	
Payments in Lieu of Taxes - PILOT	$ 2,052.02	$ 24,443.11	$ 25,574.08	$ (1,130.97)	$ 27,899	Lower due lower rental income and higher utilities expense
Collection Losses	$ -	$ -	$ 4,649.33	$ (4,649.33)	$ 5,072	
Total General Expenses	$ 5,511.24	$ 63,295.00	$ 77,219.08	$ (13,924.08)	$ 84,239.00	
TOTAL OPERATING EXPENSES	**$ 115,913.19**	**$ 855,404.92**	**$ 780,279.50**	**$ 75,125.42**	**$ 851,214.00**	
Asset Management Fee Expense	**$ -**	**$ -**	$ 7,260.00	$ (7,260.00)	$ 7,920	
NET INCOME (DEFICIT)	**$ (54,508.27)**	**$ (138,575.38)**	**$ (116,395.58)**	**$ (22,179.80)**	**$ (126,977.00)**	

Income Statement

Conventional Public Housing - Oakdale, Turlock, Ceres, and Hughson (CA026-1, 2, 4, 7, 10) AMP #2

August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/26	Year to Date Budget 10/1/25-08/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	$ 83,525.00	$ 931,559.00	$ 925,579.42	$ 5,979.58	$ 1,009,723	Higher rental income per unit than budgeted
Total Rent Revenue	$ 83,525.00	$ 931,559.00	$ 925,579.42	$ 5,979.58	$ 1,009,723	
HUD Operating Grants	$ 39,603.64	$ 447,581.36	$ 395,505.00	$ 52,076.36	$ 431,460	Due to higher Operating Subsidy
Investment Income - Unrestricted	$ 4,668.57	$ 59,063.64	$ 39,640.33	$ 19,423.31	$ 43,244	Higher interest rate than budgeted
Other Revenue	$ 1,444.29	$ 26,845.84	$ 18,150.00	$ 8,695.84	$ 19,800	
Total Other Revenue	$ 45,716.50	$ 533,490.84	$ 453,295.33	$ 80,195.51	$ 494,504	
TOTAL REVENUE	**$ 129,241.50**	**$ 1,465,049.84**	**$ 1,378,874.75**	**$ 86,175.09**	**$ 1,504,227.00**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 28,664.56	$ 213,664.76	$ 252,845.08	$ (39,180.32)	$ 275,831	Lower due to vacant position
Employee Benefits	$ 9,220.97	$ 109,822.37	$ 139,709.17	$ (29,886.80)	$ 152,410	Lower due to vacant position
Other Administrative Fees	$ 4,082.77	$ 62,961.14	$ 53,808.33	$ 9,152.81	$ 58,700	Higher due to Legal Fees
Bookkeeping & Property Management Fee Exp	$ 13,571.60	$ 149,655.76	$ 150,951.17	$ (1,295.41)	$ 164,674	
Total Administrative	$ 55,539.90	$ 536,104.03	$ 597,313.75	$ (61,209.72)	$ 651,615	
Utilities	$ 30,371.00	$ 285,792.93	$ 297,550.00	$ (11,757.07)	$ 324,600	Lower due to timing of payments
Ordinary Maintenance & Operation:						
Maintenance - Salaries	$ 8,914.90	$ 71,569.71	$ 72,982.25	$ (1,412.54)	$ 79,617	
Employee Benefits	$ 2,710.92	$ 44,743.84	$ 34,292.50	$ 10,451.34	$ 37,410	
Maintenance Materials	$ 25,376.92	$ 90,978.68	$ 72,416.67	$ 18,562.01	$ 79,000	Higher due to Appliances & Flooring Materials
Contract Costs	$ 43,979.37	$ 365,289.28	$ 291,041.67	$ 74,247.61	$ 317,500	Higher due to HVAC, Plumbing Contract, Flooring Contract & Turnover Services
Total Ordinary Maintenance and Operation	$ 80,982.11	$ 572,581.51	$ 470,733.08	$ 101,848.43	$ 513,527.00	
Protective Contract Costs	$ 65.24	$ 1,035.98	$ 1,778.33	$ (742.35)	$ 1,940	
General Expenses:						
Insurance	$ 6,830.60	$ 78,542.67	$ 85,027.25	$ (6,484.58)	$ 92,757	
Payments in Lieu of Taxes - PILOT	$ 5,315.40	$ 64,576.61	$ 62,802.67	$ 1,773.94	$ 68,512	Higher due to higher dwelling income & lower utilities exp
Collection Losses	$ -	$ -	$ 8,404.00	$ (8,404.00)	$ 9,168	
Total General Expenses	$ 12,146.00	$ 143,119.28	$ 156,233.92	$ (13,114.64)	$ 170,437.00	
TOTAL OPERATING EXPENSES	**$ 179,104.25**	**$ 1,538,633.73**	**$ 1,523,609.08**	**$ 15,024.64**	**$ 1,662,119.00**	
Asset Management Fee Expense	**$ -**	**$ -**	$ 16,390.00	$ (16,390.00)	$ 17,880	
NET INCOME (DEFICIT)	**$ (49,862.75)**	**$ (73,583.89)**	**$ (161,124.33)**	**$ 87,540.45**	**$ (175,772)**	

Income Statement
Conventional Public Housing - Modesto (CA026-3, 27) AMP #3
August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/26	Year to Date Budget 10/1/25-08/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	$ 109,480.00	$ 1,236,078.00	$ 1,233,704.08	$ 2,373.92	$ 1,345,859	Higher rental income per unit than budgeted
Total Rent Revenue	$ 109,480.00	$ 1,236,078.00	$ 1,233,704.08	$ 2,373.92	$ 1,345,859	
HUD Operating Grants	$ 37,666.64	$ 444,865.36	$ 434,107.67	$ 10,757.69	$ 473,572	Higher due to higher Operating Subsidy
Investment Income - Unrestricted	$ 4,776.77	$ 59,690.18	$ 57,556.58	$ 2,133.60	$ 62,789	Higher interest rate than budgeted
Other Revenue	$ 1,387.50	$ 26,962.99	$ 37,125.00	$ (10,162.01)	$ 40,500	Lower due to lower Fee Revenue
Total Other Revenue	$ 43,830.91	$ 531,518.53	$ 528,789.25	$ 2,729.28	$ 576,861	
TOTAL REVENUE	**$ 153,310.91**	**$ 1,767,596.53**	**$ 1,762,493.33**	**$ 5,103.20**	**$ 1,922,720.00**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 25,818.06	$ 212,165.20	$ 254,865.42	$ (42,700.22)	$ 278,035	Lower due to vacant position
Employee Benefits	$ 9,457.72	$ 119,601.00	$ 138,990.50	$ (19,389.50)	$ 151,626	Lower due to vacant position
Other Administrative Fees	$ 4,311.89	$ 63,619.39	$ 71,866.67	$ (8,247.28)	$ 78,400	Lower due to legal expense
Bookkeeping & Property Management Fee Exp	$ 16,382.86	$ 180,291.78	$ 182,182.00	$ (1,890.22)	$ 198,744	
Total Administrative	$ 55,970.53	$ 575,677.37	$ 647,904.58	$ (72,227.21)	$ 706,805	
Utilities	$ 32,589.76	$ 299,120.71	$ 353,558.33	$ (54,437.62)	$ 385,700	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	$ 8,469.91	$ 63,255.62	$ 66,484.00	$ (3,228.38)	$ 72,528	
Employee Benefits	$ 2,498.30	$ 37,320.43	$ 32,784.58	$ 4,535.85	$ 35,765	
Maintenance Materials	$ 31,854.89	$ 143,442.58	$ 154,916.67	$ (11,474.09)	$ 169,000	Lower due to Paint, Flooring & Maintenance Materials
Contract Costs	$ 16,049.52	$ 301,278.65	$ 293,883.33	$ 7,395.32	$ 320,600	Higher due to Landscaping, Plumbing & Turnover Services
Total Ordinary Maintenance and Operation	$ 58,872.62	$ 545,297.28	$ 548,068.58	$ (2,771.30)	$ 597,893.00	
Protective Contract Costs	$ 709.22	$ 20,031.08	$ 11,100.83	$ 8,930.25	$ 12,110	
General Expenses:						
Insurance	$ 8,489.42	$ 99,458.15	$ 107,656.08	$ (8,197.93)	$ 117,443	
Payments in Lieu of Taxes - PILOT	$ 7,689.02	$ 93,695.73	$ 88,014.67	$ 5,681.06	$ 96,016	Higher due higher rental income and lower utilities exp
Collection Losses	$ -	$ -	$ 6,603.67	$ (6,603.67)	$ 7,204	
Total General Expenses	$ 16,178.44	$ 193,153.88	$ 202,274.42	$ (9,120.54)	$ 220,663.00	
TOTAL OPERATING EXPENSES	**$ 164,320.57**	**$ 1,633,280.32**	**$ 1,762,906.75**	**$ (129,626.43)**	**$ 1,923,171.00**	
Asset Management Fee Expense	**$ -**	**$ -**	$ 19,800.00	$ (19,800.00)	$ 21,600	
NET INCOME (DEFICIT)	**$ (11,009.66)**	**$ 134,316.21**	**$ (20,213.42)**	**$ 154,529.63**	**$ (22,051)**	

Income Statement
Conventional Public Housing - Modesto (CA026-18, 26) AMP #4
August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/26	Year to Date Budget 10/1/25-08/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	$ 66,605.00	$ 745,856.00	$ 784,751.92	$ (38,895.92)	$ 856,093	Lower rental income per unit than budgeted
Total Rent Revenue	$ 66,605.00	$ 745,856.00	$ 784,751.92	$ (38,895.92)	$ 856,093	
HUD Operating Grants	$ 14,388.52	$ 165,253.48	$ 183,559.75	$ (18,306.27)	$ 200,247	Lower due to Lower Operating Subsidy
Investment Income - Unrestricted	$ 1,934.80	$ 24,210.74	$ 18,231.58	$ 5,979.16	$ 19,889	Higher interest rate than budgeted
Other Revenue	$ -	$ 14,394.18	$ 10,358.33	$ 4,035.85	$ 11,300	Higher due to higher fee revenue
Total Other Revenue	$ 16,323.32	$ 203,858.40	$ 212,149.67	$ (8,291.27)	$ 231,436	
TOTAL REVENUE	**$ 82,928.32**	**$ 949,714.40**	**$ 996,901.58**	**$ (47,187.18)**	**$ 1,087,529**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 19,439.28	$ 152,882.14	$ 176,434.50	$ (23,552.36)	$ 192,474	Lower due to vacant position
Employee Benefits	$ 5,931.94	$ 75,019.05	$ 82,889.58	$ (7,870.53)	$ 90,425	Lower due to vacant position
Other Administrative Fees	$ 4,279.75	$ 38,216.95	$ 37,583.33	$ 633.62	$ 41,000	
Bookkeeping & Property Management Fee Exp	$ 10,178.70	$ 110,664.16	$ 112,431.92	$ (1,767.76)	$ 122,653	
Total Administrative	$ 39,829.67	$ 376,782.30	$ 409,339.33	$ (32,557.03)	$ 446,552	
Utilities	$ 18,481.09	$ 180,502.11	$ 195,983.33	$ (15,481.22)	$ 213,800	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	$ 7,872.00	$ 63,315.90	$ 62,323.25	$ 992.65	$ 67,989	
Employee Benefits	$ 1,831.03	$ 28,501.33	$ 29,374.58	$ (873.25)	$ 32,045	
Maintenance Materials	$ 17,650.68	$ 76,122.30	$ 85,525.00	$ (9,402.70)	$ 93,300	Lower due to Plumbing, Electrical & Maintenance Materials
Contract Costs	$ 27,215.57	$ 184,230.43	$ 151,250.00	$ 32,980.43	$ 165,000	Higher due to Maintenance Contract, Landscaping & Painting
Total Ordinary Maintenance and Operation	$ 54,569.28	$ 352,169.96	$ 328,472.83	$ 23,697.13	$ 358,334	
Protective Contract Costs	$ 49.08	$ 779.61	$ 1,121.08	$ (341.47)	$ 1,223	
General Expenses:						
Insurance	$ 5,477.47	$ 63,467.58	$ 68,599.67	$ (5,132.09)	$ 74,836	
Payments in Lieu of Taxes - PILOT	$ 4,812.39	$ 56,535.39	$ 58,876.58	$ (2,341.19)	$ 64,229	Lower due lower rental income and utilities expense
Collection Losses	$ -	$ -	$ 4,598.00	$ (4,598.00)	$ 5,016	
Total General Expenses	$ 10,289.86	$ 120,002.97	$ 132,074.25	$ (12,071.28)	$ 144,081	
TOTAL OPERATING EXPENSES	**$ 123,218.98**	**$ 1,030,236.95**	**$ 1,066,990.83**	**$ (36,753.88)**	**$ 1,163,990**	
Asset Management Fee Expense	**$ -**	**$ -**	$ 12,210.00	$ (12,210.00)	$ 13,320	
NET INCOME (DEFICIT)	**$ (40,290.66)**	**$ (80,522.55)**	**$ (82,299.25)**	**$ 1,776.70**	**$ (89,781)**	

Income Statement
Conventional Public Housing - Modesto (CA026-17, 19) AMP #5
August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/26	Year to Date Budget 10/1/25-08/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	$ 73,345.00	$ 990,113.00	$ 1,057,211.83	$ (67,098.83)	$ 1,153,322	Lower rental income per unit than budgeted
Total Rent Revenue	$ 73,345.00	$ 990,113.00	$ 1,057,211.83	$ (67,098.83)	$ 1,153,322	
HUD Operating Grants	$ 14,973.64	$ 194,443.36	$ 225,694.33	$ (31,250.97)	$ 246,212	Due to lower Operating Subsidy
Investment Income - Unrestricted	$ 2,244.15	$ 28,911.36	$ 12,309.92	$ 16,601.44	$ 13,429	Higher interest rate than budgeted
Other Revenue	$ 173.50	$ 30,111.07	$ 23,650.00	$ 6,461.07	$ 25,800	Higher due to higher Fee Revenue
Total Other Revenue	$ 17,391.29	$ 253,465.79	$ 261,654.25	$ (8,188.46)	$ 285,441	
TOTAL REVENUE	**$ 90,736.29**	**$ 1,243,578.79**	**$ 1,318,866.08**	**$ (75,287.29)**	**$ 1,438,763**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 25,094.17	$ 197,426.93	$ 227,130.75	$ (29,703.82)	$ 247,779	Lower due to vacant position
Employee Benefits	$ 7,963.70	$ 100,706.47	$ 117,848.50	$ (17,142.03)	$ 128,562	Lower due to vacant position
Other Administrative Fees	$ 3,155.51	$ 53,118.88	$ 50,966.67	$ 2,152.21	$ 55,600	Higher due to Consulting Services
Bookkeeping & Property Management Fee Exp	$ 12,117.50	$ 137,985.82	$ 142,622.33	$ (4,636.51)	$ 155,588	
Total Administrative	$ 48,330.88	$ 489,238.10	$ 538,568.25	$ (49,330.15)	$ 587,529	
Utilities	$ 28,695.22	$ 264,933.03	$ 271,883.33	$ (6,950.30)	$ 296,600	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	$ 13,428.86	$ 107,691.75	$ 105,149.92	$ 2,541.83	$ 114,709	
Employee Benefits	$ 3,756.21	$ 54,619.69	$ 49,671.42	$ 4,948.27	$ 54,187	
Maintenance Materials	$ 48,331.41	$ 183,333.22	$ 113,208.33	$ 70,124.89	$ 123,500	Higher due to Appliances, Paint, Building & Flooring Materials
Contract Costs	$ 49,031.73	$ 428,064.10	$ 240,625.00	$ 187,439.10	$ 262,500	Higher due to Landscaping, Tree Service, HVAC Maintenance, Plumbing, Maintenance & Turnover Contract
Total Ordinary Maintenance and Operation	$ 114,548.21	$ 773,708.76	$ 508,654.67	$ 265,054.09	$ 554,896	
Protective Contract Costs	$ 62.05	$ 985.60	$ 1,673.83	$ (688.23)	$ 1,826	
General Expenses:						
Insurance	$ 7,251.73	$ 83,732.70	$ 90,291.67	$ (6,558.97)	$ 98,500	
Payments in Lieu of Taxes - PILOT	$ 4,464.98	$ 72,518.00	$ 78,532.67	$ (6,014.67)	$ 85,672	Lower due lower rental income and utilities expense
Collection Losses	$ -	$ -	$ 12,411.67	$ (12,411.67)	$ 13,540	
Total General Expenses	$ 11,716.71	$ 156,250.70	$ 181,236.00	$ (24,985.30)	$ 197,712	
TOTAL OPERATING EXPENSES	**$ 203,353.07**	**$ 1,685,116.19**	**$ 1,502,016.08**	**$ 183,100.10**	**$ 1,638,563**	
Asset Management Fee Expense	**$ -**	**$ -**	$ 15,510.00	$ (15,510.00)	$ 16,920	
NET INCOME (DEFICIT)	**$ (112,616.78)**	**$ (441,537.40)**	**$ (198,660.00)**	**$ (242,877.40)**	**$ (216,720)**	

Income Statement
Conventional Public Housing COCC
August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/26	Year to Date Budget 10/1/25-08/31/26	Variance	%	Annual Budget 10/1/25-9/30/26	Comments
REVENUE							
Management Fee (Interfund)	$ 20,466.84	$ 225,135.17	$ 225,135.17	$ 0.00		$ 245,602	
Bookkeeping & Property Management Fee Income	$ 57,970.12	$ 643,938.84	$ 654,814.42	$ (10,875.58)		$ 714,343	
Total Fee Revenue	$ 78,436.96	$ 869,074.01	$ 879,949.58	$ (10,875.57)		$ 959,945	
Investment Income - Unrestricted	$ 722.59	$ 8,787.17	$ 6,348.83	$ 2,438.34		$ 6,926	Higher interest rate than budgeted
Other Revenue	$ 28,552.75	$ 318,053.25	$ 471,583.75	$ (153,530.50)		$ 514,455	Due to lower charges to AMPs
Total Other Revenue	$ 29,275.34	$ 326,840.42	$ 477,932.58	$ (151,092.16)		$ 521,381	
TOTAL REVENUE	**$ 107,712.30**	**$ 1,195,914.43**	**$ 1,357,882.17**	**$ (161,967.74)**		**$ 1,481,326**	
EXPENSES:							
Administrative:							
Administrative Salaries	$ 58,526.02	$ 465,196.52	$ 490,071.08	$ (24,874.56)		$ 534,623	Lower due to vacant position
Employee Benefits	$ 15,527.31	$ 175,191.49	$ 243,714.17	$ (68,522.68)		$ 265,870	Lower due to vacant position
Other Administrative Fees	$ 3,272.37	$ 65,148.39	$ 62,241.67	$ 2,906.72		$ 67,900	Higher due to travel expenses and administrative equipment
Total Administrative	$ 77,325.70	$ 705,536.40	$ 796,026.92	$ (90,490.52)		$ 868,393	
Utilities:	$ 8,903.71	$ 81,460.05	$ 92,386.25	$ (10,926.20)		$ 100,785	
Ordinary Maintenance & Operation:							
Maintenance - Salaries	$ 33,352.16	$ 223,795.72	$ 281,785.17	$ (57,989.45)		$ 307,402	Lower due to vacant position
Maintenance - Temporary Help	$ -	$ -	$ 18,260.00	$ (18,260.00)		$ 19,920	
Employee Benefits	$ 12,732.73	$ 137,661.09	$ 143,578.42	$ (5,917.33)		$ 156,631	Lower due to vacant position
Maintenance Materials	$ 3,731.20	$ 30,013.09	$ 36,941.67	$ (6,928.58)		$ 40,300	Lower due to Tools & Maintenance Equipment
Contract Costs	$ 14,166.23	$ 53,597.83	$ 28,233.33	$ 25,364.50		$ 30,800	Higher due to Landscaping & Plumbing Contract & Vehicle Maint.
Total Ordinary Maintenance and Operation	$ 63,982.32	$ 445,067.73	$ 508,798.58	$ (63,730.85)		$ 555,053	
General Expenses:							
Insurance	$ 4,092.26	$ 39,007.14	$ 31,608.50	$ 7,398.64		$ 34,482	
Total General Expenses	$ 4,092.26	$ 39,007.14	$ 31,608.50	$ 7,398.64		$ 34,482	
TOTAL OPERATING EXPENSES	**$ 154,303.99**	**$ 1,271,071.32**	**$ 1,428,820.25**	**$ (157,748.93)**		**$ 1,558,713**	
ASSET MANAGEMENT FEE INCOME	$ -	$ -	$ 71,170.00	$ (71,170.00)		$ 77,640	
NET INCOME	**$ (46,591.69)**	**$ (75,156.89)**	**$ 231.92**	**$ (75,388.81)**		**$ 253**	

Income Statement
Farm Labor
August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/26	Year to Date Budget 10/1/25-08/31/26	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE :						
Net Tenant Rent Revenue	$ 301,792.00	$ 3,297,105.00	$ 3,351,287.50	$ (54,182.50)	$ 3,655,950	
Total Rent Revenue	$ 301,792.00	$ 3,297,105.00	$ 3,351,287.50	$ (54,182.50)	$ 3,655,950	
Investment Income - Unrestricted	$ 7,548.59	$ 90,604.29	$ 66,527.08	$ 24,077.21	$ 72,575	Higher interest rate than budgeted
Other Revenue	$ 11,104.83	$ 101,613.00	$ 90,750.00	$ 10,863.00	$ 99,000	Higher tenant charges
Total Other Revenue	$ 18,653.42	$ 192,217.29	$ 157,277.08	$ 34,940.21	$ 171,575	
TOTAL REVENUE	**$ 320,445.42**	**$ 3,489,322.29**	**$ 3,508,564.58**	**$ (19,242.29)**	**$ 3,827,525.00**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 57,778.22	$ 479,985.64	$ 468,391.92	$ 11,593.72	$ 510,973	
Employee Benefits	$ 20,016.09	$ 227,191.09	$ 267,644.67	$ (40,453.58)	$ 291,976	
Other Administrative Fees	$ 10,750.64	$ 113,789.86	$ 110,641.67	$ 3,148.19	$ 120,700	
Total Administrative	$ 88,544.95	$ 820,966.59	$ 846,678.25	$ (25,711.66)	$ 923,649	
Utilities	$ 109,147.61	$ 936,729.33	$ 951,500.00	$ (14,770.67)	$ 1,038,000	
Ordinary Maintenance & Operation:						
Maintenance - Salaries	$ 34,062.29	$ 252,083.09	$ 347,544.08	$ (95,460.99)	$ 379,139	Lower due to vacant position
Employee Benefits	$ 12,794.19	$ 153,657.66	$ 167,086.33	$ (13,428.67)	$ 182,276	Lower due to vacant position
Maintenance Materials	$ 7,920.14	$ 161,839.63	$ 186,541.67	$ (24,702.04)	$ 203,500	Lower due to Landscape & Electrical Materials
Contract Costs	$ 24,620.44	$ 289,160.59	$ 322,025.00	$ (32,864.41)	$ 351,300	Lower due to Tree Service, Painting & Flooring Contract
Total Ordinary Maintenance and Operation	$ 79,397.06	$ 856,740.97	$ 1,023,197.08	$ (166,456.11)	$ 1,116,215	
General Expenses:						
Insurance	$ 16,452.11	$ 189,988.39	$ 207,004.42	$ (17,016.03)	$ 225,823	
Interest Expense	$ 2,529.27	$ 29,089.93	$ 31,583.75	$ (2,493.82)	$ 34,455	
Total General Expenses	$ 18,981.38	$ 219,078.32	$ 238,588.17	$ (19,509.85)	$ 260,278	
TOTAL OPERATING EXPENSES	**$ 296,071.00**	**$ 2,833,515.21**	**$ 3,059,963.50**	**$ (226,448.29)**	**$ 3,338,142**	
RESERVE REQUIREMENTS	**$ 23,733.33**	**$ 261,066.67**	**$ 261,066.67**	**$ -**	**$ 284,800**	
LOAN PRINCIPAL	**$ 17,355.17**	**$ 189,638.91**	**$ 187,145.75**	**$ (2,493.16)**	**$ 204,159**	
NET INCOME (DEFICIT)	**$ (16,714.08)**	**$ 205,101.50**	**$ 388.67**	**$ 209,699.16**	**$ 424**	

Income Statement
Housing Choice Voucher (HCV)
August 31, 2026

	Period to Date Actual 8/31/2026	Year to Date Actual 10/1/25-08/31/2026	Year to Date Budget 10/1/25-08/31/2026	Variance	Annual Budget 10/1/25-9/30/26	Comments
REVENUE						
HUD Oper. Grants - Adm Fees	$ 456,284.00	$ 4,703,836.00	$ 4,846,586.25	$ (142,750.25)	$ 5,287,185	Lower due to lower lease up than budgeted
Other Revenue	$ 1,401.24	$ 14,045.62	$ 36,180.83	$ (22,135.21)	$ 39,470	
TOTAL REVENUE	**$ 457,685.24**	**$ 4,717,881.62**	**$ 4,882,767.08**	**$ (164,885.46)**	**$ 5,326,655**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 189,292.15	$ 1,548,294.44	$ 1,915,650.00	$ (367,355.56)	$ 2,089,800	Lower due to vacant positions
Temporary Help - Administrative	$ 5,797.38	$ 58,535.82	$ 29,920.00	$ 28,615.82	$ 32,640	
Employee Benefits	$ 66,563.50	$ 841,419.05	$ 1,110,844.17	$ (269,425.12)	$ 1,211,830	Lower due to vacant positions
Other Administrative Fees	$ 49,028.35	$ 698,394.25	$ 563,465.83	$ 134,928.42	$ 614,690	Higher due to higher re-certification service
Management and Bookkeeping Fees	$ 85,718.65	$ 933,393.03	$ 1,006,078.33	$ (72,685.30)	$ 1,097,540	Lower due to lower lease up than budgeted
Total Administrative	$ 396,400.03	$ 4,080,036.59	$ 4,625,958.33	$ (545,921.74)	$ 5,046,500	
Ordinary Maintenance & Operation:						
Maintenance Materials	$ 1,391.03	$ 11,181.92	$ 10,459.17	$ 722.75	$ 11,410	
Contract Costs	$ 15,173.71	$ 171,376.54	$ 372,725.83	$ (201,349.29)	$ 406,610	Lower due to timing of payments
Total Ordinary Maintenance and Operation	$ 16,564.74	$ 182,558.46	$ 383,185.00	$ (200,626.54)	$ 418,020	
General Expenses:						
Insurance	$ 7,847.35	$ 74,962.93	$ 74,607.50	$ 355.43	$ 81,390	
Other General Expenses	$ 6,852.27	$ 64,853.94	$ 39,325.00	$ 25,528.94	$ 42,900	Increase due to increase in outgoing portable voucher
Total General Expenses	$ 14,699.62	$ 139,816.87	$ 113,932.50	$ 25,884.37	$ 124,290	
TOTAL OPERATING EXPENSES	**$ 427,664.39**	**$ 4,402,411.92**	**$ 5,123,075.83**	**$ (720,663.91)**	**$ 5,588,810**	
NET INCOME	**$ 30,020.85**	**$ 315,469.70**	**$ (240,308.75)**	**$ 555,778.45**	**$ (262,155)**	

Income Statement						
Housing Choice Voucher Central Office Cost Center (hcvcocc)						
August 31, 2026						
	Period to Date Actual 8/31/2026	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	$ 85,718.65	$ 933,393.03	$ 1,006,078.33	$ (72,685.30)	$ 1,097,540	Lower due to lower lease up than budgeted
TOTAL REVENUE	**$ 85,718.65**	**$ 933,393.03**	**$ 1,006,078.33**	**$ (72,685.30)**	**$ 1,097,540**	
EXPENSES:						
Administrative:						
Administrative Salaries	$ 78,695.51	$ 645,865.67	$ 690,690.00	$ (44,824.33)	$ 753,480	Lower due to vacant position
Employee Benefits	$ 21,369.15	$ 233,313.92	$ 308,944.17	$ (75,630.25)	$ 337,030	Lower due to vacant position
Other Administrative Fees	$ 2,874.91	$ 86,770.40	$ 110,064.17	$ (23,293.77)	$ 120,070	Lower due to timing of payments
Total Administrative	$ 102,939.57	$ 965,949.99	$ 1,109,698.33	$ (143,748.34)	$ 1,210,580	
Ordinary Maintenance & Operation:						
Maintenance Materials	$ 77.74	$ 800.10	$ 3,410.00	$ (2,609.90)	$ 3,720	Lower due to timing of payments
Contract Costs	$ 474.97	$ 6,317.72	$ 6,187.50	$ 130.22	$ 6,750	
Total Ordinary Maintenance and Operation	$ 552.71	$ 7,117.82	$ 9,597.50	$ (2,479.68)	$ 10,470	
General Expenses:						
Insurance	$ 3,047.00	$ 22,591.28	$ 19,158.33	$ 3,432.95	$ 20,900	
Total General Expenses	$ 3,047.00	$ 22,591.28	$ 19,158.33	$ 3,432.95	$ 20,900	
TOTAL OPERATING EXPENSES	**$ 106,539.28**	**$ 995,659.09**	**$ 1,138,454.17**	**$ (142,795.08)**	**$ 1,241,950**	
NET INCOME	**$ (20,820.63)**	**$ (62,266.06)**	**$ (132,375.83)**	**$ 70,109.77**	**$ (144,410)**	

COMMISSIONER'S REPORT
AUGUST 2026

DATE	CHECK NO.	----------PAYEE---------	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
08/06/26	83041	1st SECURITY AND SOUND, INC	Fire Alarm Monitoring at Various Properties	630.00				755.00	1,385.00
08/14/26	83108	A-1 GLASS CO. INC.	Window Repairs at 2609 Porsche Strasse Turlock & 201 E Coolidge Modesto					2,309.24	2,309.24
08/28/26	83282	A-1 GLASS CO. INC.	Window Repairs at 3229 6th St, Ceres, 1705 Pelton & 1101 Superior	1,112.03					1,112.03
08/06/26	83034	AFFORDABLE HOUSING NETWORK, LLC	Rent Reasonable Software 8/2026			1,458.34			1,458.34
08/13/26	83067	AFSCME District Council 57	Union Dues Pay Period Ending 8/01/26					1,153.95	1,153.95
08/28/26	83233	AFSCME District Council 57	Union Dues Pay Period Ending 8/15/26					1,153.95	1,153.95
08/14/26	83144	AMAZON CAPITAL SERVICES, INC	Maintenance Materials & Office Supplies	208.54	537.07	4.73	375.15	1,141.63	2,267.12
08/28/26	83261	AMAZON CAPITAL SERVICES, INC	Computer Supplies & Maintenance Materials	192.00	69.23	5,027.63	50.52	576.36	5,915.74
08/28/26	83295	AMAZON CAPITAL SERVICES, INC	Administrative Equipment, Maintenance Supplies & Office Supplies	1,023.18	39.28	1,472.00	270.89	371.69	3,177.04
08/28/26	83266	AMERINAT	Loan for 608 Granger 08/2026					3,294.31	3,294.31
08/13/26	83085	AMERITAS LIFE INSURANCE CORP.	Dental and Vision Insurance Premiums 08/2026					6,188.24	6,188.24
08/06/26	83013	APPLEGATE TEEPLES DRILLING CO INC	Emergency Leak Repair at 5132 South Ave Empire				6,868.97		6,868.97
08/06/26	83014	BBSI	Temporary Services for W/E 07/19/26 & 07/26/26: Martinez; W/E 07/26/26: Reyna	266.51	69.02	1,605.86	25.14	44.91	2,011.44
08/20/26	83181	BBSI	Temporary Services for W/E 08/09/26: Martinez; W/E 08/02/26 & 08/09/26: Reyna	158.24	40.97	2,336.78	14.93	26.67	2,577.59
08/06/26	83052	BETTER HOME PROS, LLC	Unit Turnover Maintenance at 3252 Pelandale Ave #8 Modesto	2,825.00					2,825.00
08/14/26	83147	BETTER HOME PROS, LLC	Unit Turnover Maintenance at 1711 Pelton Ave & 544 Merced St; Painting at 900 Pecos Ave #8	9,635.00					9,635.00
08/28/26	83268	BETTER HOME PROS, LLC	Unit Turnover Maintenance Services at Various Properties	15,120.00				900.00	16,020.00
08/20/26	83195	BLACK WATER CONSULTING ENGINEERS, INC	Engineering Services: Buena Vista Waste Water Rehab				1,525.48	653.77	2,179.25
08/28/26	83249	BOOT BARN, INC	Uniforms: Work Boots	676.23	58.80	132.27		691.20	1,558.50
08/28/26	83218	BURNSIDE BODY SHOP	Vehicle 16 Repairs (Insurance Claim)	1,336.08					1,336.08
08/20/26	83162	CENTRAL VALLEY AUTOMOTIVE	2026 Hyundai Elantra to replace Vehicle 18					24,923.68	24,923.68
08/06/26	83042	CI-MAK INC	Pest Control at Various Properties	1,419.00	150.00			1,903.00	3,472.00
08/14/26	83138	CI-MAK INC	Pest Control at Various Properties	1,802.00	1,000.00			3,727.00	6,529.00
08/28/26	83250	CI-MAK INC	Pest Control at Various Properties	526.00				1,119.00	1,645.00
08/06/26	83059	DAM	Security Deposit Loan Program: T0066405					1,155.00	1,155.00
08/20/26	83178	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18881 Arturo Ochoa Migrant Center 12/2025 Emergency Shelter Rents					8,160.00	8,160.00
08/20/26	83175	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18881 Arturo Ochoa Migrant Center 01/2026 Emergency Shelter Rents					14,400.00	14,400.00
08/20/26	83176	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18881 Arturo Ochoa Migrant Center 02/2026 Emergency Shelter Rents					14,400.00	14,400.00
08/20/26	83207	DEPT OF HOUSING AND COMMUNITY DEVELOPMENT	25-OMS-18584 Buena Vista Migrant Center 04/2026 Dwelling Income				33,989.54		33,989.54
08/06/26	82995	DUNN-EDWARDS CORPORATION	Paint Supplies	4,405.86	940.00			5,405.00	10,750.86
08/06/26	83055	E.L. SERVICES, INC	Landscape Services at Arturo Ochoa Migrant Center 07/2026				2,850.00		2,850.00
08/20/26	83202	ECONO ROOFING, INC	Roof Repair at 201 E. Coolidge A-10 Modesto					2,485.00	2,485.00
08/14/26	83160	EFI GLOBAL, INC	Partial Payment: CEQA & NEPA Environmental for Buena Vista				20,614.00		20,614.00
08/07/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 07/04/26					39,936.64	39,936.64
08/17/26	EFT	CALPERS	Retirement Contributions for Pay Period Ending 07/18/26					40,217.16	40,217.16
08/07/26	EFT	CALPERS MEDICAL	Medical Premiums 08/2026					137,508.92	137,508.92
08/12/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 08/01/26					6,521.61	6,521.61
08/25/26	EFT	CALPERS 457 PLAN	Deferred Compensation for Pay Period Ending 08/15/26					12,521.54	12,521.54
08/13/26	83077	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 08/01/26					3,439.90	3,439.90
08/28/26	83251	EMPOWER ANNUITY INS CO OF AMERICA	Deferred Compensation for Pay Period Ending 08/15/26					5,442.98	5,442.98
08/20/26	83196	EVERON	Security Alarm Installation at 1701 Robertson Rd Modesto, Community Center & Maintenance	5,897.99					5,897.99
08/28/26	83264	EVERON	Security Alarm Installation at 1701 Robertson Rd Modesto, Main Office	4,529.90					4,529.90
08/14/26	83101	FERGUSON ENTERPRISES, INC.	Water Heaters	831.72	5,822.03				6,653.75

COMMISSIONER'S REPORT
AUGUST 2026

DATE	CHECK NO.	----------PAYEE---------	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
08/28/26	83281	FERGUSON ENTERPRISES, INC.	Water Heaters	7,485.45					7,485.45
08/14/26	83153	FRIAS, FRED UNION	Gas, Oil & Propane 07/2026	282.13	502.31		525.39	404.67	1,714.50
08/14/26	83152	GA TECHNICAL SERVICES, INC	Plumbing and Electrical Services at 408 F St Waterford & 413 Vine St 9A Modesto					2,409.18	2,409.18
08/28/26	83296	GILSON SOFTWARE SOLUTIONS, LLC	Answering Service 08/2026	764.23	420.28		381.12	659.37	2,225.00
08/06/26	83044	GRAND CONSTRUCTION	Unit Turnover Services at 201 S Emerald Ave, Modesto	2,600.00					2,600.00
08/13/26	83069	GREEN HORIZON, INC	Landscape Maintenance 07/26 @ 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, Paramont, 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
08/14/26	83126	GREEN HORIZON, INC	Landscape Services at Various Properties	7,680.00	120.00			80.00	7,880.00
08/06/26	82999	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials, Building Supplies & Janitorial Supplies	25,954.64	21,473.31		5,380.23	2,247.93	55,056.11
08/14/26	83099	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Materials, Building Supplies & Janitorial Supplies	12,433.51	3,583.13		1,949.55	2,957.34	20,923.53
08/20/26	83168	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Building Materials, Maintenance Materials and Electrical Materials	252.78			1,032.95	7,531.65	8,817.38
08/28/26	83220	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Equipment, Electrical Materials and Building Materials	3,774.92	1,739.04		1,679.03	324.98	7,517.97
08/28/26	83279	HD SUPPLY FACILITIES MAINTENANCE, LTD	Appliances, Maintenance Equipment, Janitorial Supplies and Building Materials	25,322.68	119.21		2,789.92	5,106.21	33,338.02
08/20/26	83165	HERITAGE FORD	Vehicle Maintenance: Vehicles 32 & 38		2,018.68			7,070.46	9,089.14
08/14/26	83150	HERITAGE LANDSCAPE SUPPLY GROUP, INC	Landscape and Plumbing Materials		1,855.06			303.64	2,158.70
08/06/26	83043	HERK'S PLUMBING, INC	Plumbing Services at Various Properties	3,700.00	7,200.00				10,900.00
08/14/26	83140	HERK'S PLUMBING, INC	Plumbing Services at 319 De Forest Ave & 1729 Randazzo Ave		4,400.00			250.00	4,650.00
08/28/26	83253	HERK'S PLUMBING, INC	Plumbing Services at Various Properties	650.00	1,000.00			575.00	2,225.00
08/28/26	83294	HERK'S PLUMBING, INC	Plumbing Services at Various Properties	650.00	400.00			1,000.00	2,050.00
08/06/26	83005	HOME DEPOT CREDIT SERVICES	Appliances, Building & Equipment Supplies, Small Tools and Plumbing Materials		233.31		2,991.07	3,158.73	6,383.11
08/20/26	83171	HOME DEPOT CREDIT SERVICES	Building Materials, Plumbing Materials, Electrical Materials and Maintenance Materials		1,699.87		7,015.55	4,930.87	13,646.29
08/20/26	83166	HOUSING & DEVELOPMENT LAW INSTITUTE	Staff Training: Grievance Process Virtual Training 8/19/26-8/20/26	780.00	417.21		529.98	747.81	2,475.00
08/20/26	83180	HOUSING AUTHORITY OF MERCED	Refund for Cancellation of Training Session Fees 8/10/26-8/14/26					1,600.00	1,600.00
08/06/26	83051	IMPERIAL DADE	Westley Water Well Expenses		1,055.67				1,055.67
08/14/26	83146	IMPERIAL DADE	Westley Water Well Expenses		1,361.90				1,361.90
08/14/26	83109	JACKRABBIT	Cherry Picker Repair	1,277.39					1,277.39
08/06/26	82998	JOHNSTONE SUPPLY	HVAC Materials				1,405.01		1,405.01
08/14/26	83133	KELLY'S BACKFLOW SERVICES	Backflow Services at 1612 Sisk Rd, Modesto & 6764 Walker Ave, Hughson					3,825.00	3,825.00
08/20/26	83201	KINNEY CONSULTING, LLC	Consulting Service re: Community Project Funding Grant at Abbie St and Park St					3,700.00	3,700.00
08/13/26	83068	LANGUAGE LINE SERVICES	Translation & Interpretation Services 04/2026 - 06/2026	444.32	2,826.75	2,069.00		391.05	5,731.12
08/28/26	83241	LIEBERT CASSIDY WHITMORE	Membership Dues: 7/1/26-6/30/27	699.99	541.86	1,191.08	268.89	1,303.18	4,005.00
08/13/26	83060	LINCOLN NATIONAL LIFE INS CO	Life Insurance Premium 08/26					1,966.15	1,966.15
08/14/26	83149	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	1,400.00	2,050.00				3,450.00
08/28/26	83271	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at 8816 Walt Ave, Westley		1,350.00				1,350.00
08/28/26	83299	LITT HEATING AND AIR CONDITIONING	HVAC Maintenance at Various Properties	1,200.00	1,200.00			3,375.00	5,775.00
08/06/26	83050	LOCAL HERO HOME SERVICES	HVAC and Plumbing Services at Various Properties	255.00	247.50		1,320.00		1,822.50
08/14/26	83145	LOCAL HERO HOME SERVICES	Maintenance, HVAC and Plumbing Services at Various Properties	21,992.91	16.62		18.21	24,248.38	46,276.12
08/20/26	83197	LOCAL HERO HOME SERVICES	HVAC and Plumbing Services at Various Properties	7,200.00				2,205.00	9,405.00
08/28/26	83265	LOCAL HERO HOME SERVICES	Maintenance, HVAC and Plumbing Services at Various Properties	15,102.68	247.50			4,826.00	20,176.18
08/28/26	83297	LOCAL HERO HOME SERVICES	HVAC and Plumbing Services at Various Properties	1,290.00				6,065.12	7,355.12
08/14/26	83158	LOWE'S	Building Materials & Plumbing Materials	2,646.39	31.62			472.77	3,150.78

COMMISSIONER'S REPORT
AUGUST 2026

DATE	CHECK NO.	----------PAYEE---------	DESCRIPTION	PUBLIC HOUSING	FARM LABOR	HCV	OMS	OTHER	TOTAL
08/06/26	83046	NOBLE PLUMBING AND DRAIN	Plumbing Services at Various Properties	1,300.00				3,322.50	4,622.50
08/06/26	83040	ONTEL SECURITY SERVICES, INC	Security services at 201 E. Coolidge Ave, Modesto & 1612 Sisk Rd, Modesto	282.28	131.46	1,375.50		1,958.26	3,747.50
08/20/26	83190	ONTEL SECURITY SERVICES, INC	Security Services at 1612 Sisk Rd, Modesto	303.53	141.35	1,479.01		205.11	2,129.00
08/06/26	83029	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 3252 Pelandale Ave #3, Modesto	4,325.00					4,325.00
08/20/26	83183	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 6600 3rd St, Riverbank and 1075 W Las Palmas Ave #1, Patterson					1,644.00	1,644.00
08/28/26	83235	PACIFIC BREEZE AIR SYSTEMS	HVAC Maintenance at 1100 Superior Ave, Modesto	1,026.00					1,026.00
08/06/26	83037	R COMMUNICATIONS, LLC	Fire Alarm Wiring Repair at 719 Driskell Rd, Newman					9,066.00	9,066.00
08/06/26	83048	RENTGROW, INC.	Credit Checks/Criminal Reports	550.00	213.00	1,877.00		1,127.00	3,767.00
08/14/26	83131	RESTORATION MANAGEMENT COMPANY	HVAC Duct Cleaning at 1075 W Las Palmas Ave #4, Patterson					2,571.71	2,571.71
08/06/26	83011	ROBERT HALF	Temporary Services for W/E 07/24/26: Garcia		102.85		44.40	1,750.85	1,898.10
08/13/26	83063	ROBERT HALF	Temporary Services for W/E 07/31/26: Garcia		103.53		44.69	1,762.37	1,910.59
08/20/26	83179	ROBERT HALF	Temporary Services for W/E 08/07/26: Garcia		106.25		45.86	1,808.43	1,960.54
08/28/26	83252	SCHWEININGER	Travel Reimbursement: NAHRO Summer Symposium: Nashville 7/15/26-7/19/26		100.21		61.43	1,031.51	1,193.15
08/06/26	83012	SEEGER'S PRINTING	Envelopes	385.22	211.95	2,129.45	280.18	316.53	3,323.33
08/06/26	83039	SERVICEWEAR APPAREL INC	Uniforms	1,183.60	724.45		783.87	146.22	2,838.14
08/14/26	83148	SIMPLIFIED INTEGRATIONS	Fire Extinguisher & Sprinkler Inspection Services at Various Properties		401.00		1,433.00	838.00	2,672.00
08/20/26	83198	SIMPLIFIED INTEGRATIONS	Fire Extinguisher & Sprinkler Inspection Service at 3252 Pelandale Ave Modesto	2,277.50					2,277.50
08/06/26	83045	SPHERION STAFFING, LLC	Temporary Services for W/E 07/05/26 & 07/19/26: Torres				1,456.00		1,456.00
08/14/26	83143	SPHERION STAFFING, LLC	Temporary Services for W/E 02/15/26: Cervantes; W/E 02/22/26: Torres & Espinoza; W/E 04/05/26: Torres; W/E 04/12/26: Espinoza, Torres & Cervantes; W/E 04/19/26, 04/26/26: Torres & Cervantes; W/E 07/26/26 & 08/02/26: Torres				10,512.96	672.00	11,184.96
08/28/26	83248	STANCO	Kansas House Management Fees and Maintenance Costs 07/26					29,558.02	29,558.02
08/13/26	83084	STANISLAUS EQUITY PARTNERS, INC	Reimbursement for Walker Point Property Tax es					10,482.02	10,482.02
08/20/26	83205	T0066979	Tenant Move Out Refund					1,925.50	1,925.50
08/28/26	83273	URANDAY	Travel Reimbursement: NAHRO Summer Symposium: Nashville 7/15/26-7/19/26		111.13		68.13	1,143.99	1,323.25
08/14/26	83107	VALLEY DOOR & ENTRY SYSTEMS, INC	Gate Repair at 416 Downey Ave & 1701 Roberston Rd, Modesto	400.00				753.00	1,153.00
08/06/26	83049	VANGUARD CLEANING SYSTEMS	Janitorial Services at 1612 Sisk Rd & 3109 Conant Place 05/2026	621.09	292.19	3,057.37		780.35	4,751.00
08/20/26	83194	VANGUARD CLEANING SYSTEMS	Janitorial Services at 1612 Sisk Rd & 3109 Conant Place 06/2026 & 07/2026	1,273.26	592.92	6,203.66		1,560.16	9,630.00
08/06/26	83036	VISA CARD SERVICES	Office Supplies, Maintenance Materials, Travel Expenses & Misc. Administrative Expenses	2,367.46	2,627.63	840.77	1,581.08	18,493.05	25,909.99
08/14/26	83124	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at Various Properties	2,310.00	3,330.00			1,350.00	6,990.00
08/20/26	83184	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at 623 Leon Ave, Modesto					1,155.00	1,155.00
08/28/26	83236	WESTSIDE LANDSCAPE & CONCRETE	Landscape Services at Various Properties	1,050.00	2,160.00			3,750.00	6,960.00
				232,209.24	**82,715.49**	**32,260.45**	**110,183.12**	**551,614.41**	**1,008,982.71**

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Action Item #1: Approving the Stanislaus Regional Housing Authority Write-Off of Uncollectible Accounts From Tenants Vacating From Conventional Public Housing

PREPARED BY: Linh Luong, Director of Finance

Resolution No. 26-27-01

RECOMMENDATION
Staff recommends the Board of Commissioners the approval of Resolution No. 26-27-01 authorizing the write-off of $279,676.22 of tenant accounts receivable as uncollectible.

SUMMARY
The attached resolution lists accounts to be written off. These accounts are being written off in accordance with the Stanislaus Regional Housing Authority ("Authority") collection procedures. The amounts being written off reflect losses resulting in costs associated with move outs. These tenants have left the program owing the Authority varying amounts for back rent, maintenance charges, legal fees and miscellaneous charges.

FISCAL IMPACT
The fiscal impact for Conventional Public Housing is $279,676.22

ATTACHMENT
Resolution No. 26-27-01

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 26-27-01

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS FROM TENANTS VACATING FROM CONVENTIONAL PUBLIC HOUSING

WHEREAS, the Stanislaus Regional Housing Authority has made every reasonable effort to collect the delinquent accounts; and

WHEREAS, the accounts listed in Exhibit "A" are considered to be uncollectible; and

WHEREAS, as a part of year-end closing, accounts are written off of current accounts receivable as a matter of good accounting practice;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Stanislaus Regional Housing Authority, that

1. Exhibit "A" includes the accounts are charged off to collection loss accounts of the books as of September 30, 2026.

2. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 3rd day of November, 2026. On a motion of Commissioner ___, seconded by Commissioner_____, and of the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____ Attest: _____
Chairperson Secretary

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

EXHIBIT A
RESOLUTION NO. 26-27-01

STANISLAUS REGIONAL HOUSING AUTHORITY
CONVENTIONAL PUBLIC HOUSING
UNCOLLECTIBLE ACCOUNTS RECEIVABLE WRITE-OFFS

Tenant Number		Amount Owed	Rent	Charges
AMP #1	**PATTERSON**	**26-6A**		
0009046		$ 28,668.22	$ 27,306.00	$ 1,362.22
0019390		$ 113.50		$ 113.50
	Total	$ 28,781.72	$ 27,306.00	$ 1,475.72
AMP #1	**WESTLEY**	**26-08**		
0016806		$ 66,539.23	$ 63,977.00	$ 2,562.23
	Total	$66,539.23	$63,977.00	$2,562.23
TOTAL AMP #1		**$ 95,320.95**	**$ 91,283.00**	**$ 4,037.95**
AMP #2	**OAKDALE**	**26-01**		
0052080		$ 16,783.29	$ 15,324.00	$ 1,459.29
	Total	$ 16,783.29	$ 15,324.00	$ 1,459.29
AMP #2	**TURLOCK**	**26-02**		
0027698		$ 2,946.55	$ 2,147.00	$ 799.55
0016976		$ 1,184.64	$ -	$ 1,184.64
	Total	$ 4,131.19	$ 2,147.00	$ 1,984.19
AMP #2	**HUGHSON**	**26-10**		
0020700		$ 1,290.00	$ 1,290.00	$ -
	Total	$ 1,290.00	$ 1,290.00	$ -
TOTAL AMP #2		**$ 22,204.48**	**$ 18,761.00**	**$ 3,443.48**

EXHIBIT A
RESOLUTION NO. 26-27-01

STANISLAUS REGIONAL HOUSING AUTHORITY
CONVENTIONAL PUBLIC HOUSING
UNCOLLECTIBLE ACCOUNTS RECEIVABLE WRITE-OFFS

Tenant Number		Amount Owed	Rent	Charges
AMP #3	**MODESTO**	**26-03**		
0028187		$ 593.60	$ 212.25	$ 381.35
0000534		$ 48,530.00	$ 48,510.00	$ 20.00
0016976		$ 172.45	$ 24.00	$ 148.45
0001128	DECEASED	$ 5,473.50	$ 3,986.00	$ 1,487.50
	Total	$ 54,769.55	$ 52,732.25	$ 2,037.30
TOTAL AMP #3		**$ 54,769.55**	**$ 52,732.25**	**$ 2,037.30**
AMP #4	**MODESTO**	**26-18**		
0020026		$ 5,177.00	$ 5,177.00	$ -
0019559		$ 2,013.78	$ 1,018.50	$ 995.28
0001623		$ 765.00	$ 705.00	$ 60.00
	Total	$ 7,955.78	$ 6,900.50	$ 1,055.28
AMP #4	**MODESTO**	**26-26**		
0068322		$ 611.00	$ 611.00	$ -
0013691		$ 1,924.00	$ 1,924.00	$ -
	Total	$ 2,535.00	$ 2,535.00	$ -
TOTAL AMP #4		**$ 10,490.78**	**$ 9,435.50**	**$ 1,055.28**
AMP #5	**MODESTO**	**26-17**		
0019199		$ 1,485.13	$ 697.85	$ 787.28
	Total	$ 1,485.13	$ 697.85	$ 787.28

EXHIBIT A
RESOLUTION NO. 26-27-01

STANISLAUS REGIONAL HOUSING AUTHORITY
CONVENTIONAL PUBLIC HOUSING
UNCOLLECTIBLE ACCOUNTS RECEIVABLE WRITE-OFFS

Tenant Number		Amount Owed	Rent	Charges
AMP #5	**MODESTO**	**26-19**		
0019752		$ 40,861.02	$ 39,518.00	$ 1,343.02
0026897		$ 5,486.50	$ 3,985.00	$ 1,501.50
0023422		$ 1,275.20	$ 527.00	$ 748.20
0018991		$ 12,857.00	$ 12,857.00	$ -
0019151		$ 34,925.61	$ 32,791.00	$ 2,134.61
	Total	$ 95,405.33	$ 89,678.00	$ 5,727.33
TOTAL AMP #5		**$ 96,890.46**	**$ 90,375.85**	**$ 6,514.61**
GRAND TOTALS		**$ 279,676.22**	**$ 262,587.60**	**$ 17,088.62**

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Action Item #2: Approving the Stanislaus Regional Housing Authority Write-Off of Uncollectible Accounts From Tenants Vacating From the Farm Labor Program at Ceres, Patterson, Westley and Modesto

PREPARED BY: Linh Luong, Director of Finance

Resolution No. 26-27-02

RECOMMENDATION

Staff recommends the Board of Commissioners the approval of Resolution No. 26-27-02, authorizing the write-off of $68,251.15 tenant accounts receivable as uncollectible.

SUMMARY

The attached resolution lists the accounts to be written off. These accounts are being written off in accordance with the Stanislaus Regional Housing Authority ("Authority") collection procedures. The amounts being written off reflect losses resulting in costs associated with move out. These tenants have left the program owing the Authority varying amounts for back rent, maintenance charges, legal fees and miscellaneous charges.

FISCAL IMPACT

The fiscal impact for Farm Labor Program is $68,251.15

ATTACHMENT

Resolution No. 26-27-02

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 26-27-02
RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS OF TENANTS VACATED THE UNITS FROM FARM LABOR PROGAM AT CERES, PATTERSON, WESTLEY AND MODESTO

WHEREAS, the Stanislaus Regional Housing Authority has made every reasonable effort to collect the delinquent accounts; and

WHEREAS, the accounts listed in Exhibit "A" are considered to be uncollectible; and

WHEREAS, as a part of year-end closing, accounts are written off of current accounts receivable as a matter of good accounting practice;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Stanislaus Regional Housing Authority, that

1. Exhibit "A" includes the accounts are charged off to collection loss accounts of the books as of September 30, 2026.

2. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 3rd day of November, 2026. On a motion of Commissioner _____, seconded by Commissioner_____, and of the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____ Attest: _____
Chairperson Secretary

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

EXHIBIT A
RESOLUTION NO. 26-27-02

STANISLAUS REGIONAL HOUSING AUTHORITY
FARM LABOR PROGRAM AT CERES, PATTERSON, WESTLEY and MODESTO
UNCOLLECTIBLE ACCOUNTS RECEIVABLE WRITE-OFFS

Tenant Number		Amount Owed	Rent	Charges
	WESTLEY	**LC-30**		
0061255		$ 22,254.08	$ 20,145.00	$ 2,109.08
0060051		$ 37,903.07	$ 33,132.00	$ 4,771.07
0065999		$ 1,156.50	$ 1,156.50	$ -
Total Ceres		**$ 61,313.65**	**$ 54,433.50**	**$ 6,880.15**
	MODESTO	**LC-31**		
0011407	DECEASED	$ 1,353.50	$ 487.00	$ 866.50
0002874		$ 97.00	$ 67.00	$ 30.00
0059493		$ 740.50	$ 522.00	$ 218.50
0066719		$ 4,746.50	$ 4,366.00	$ 380.50
Total Modesto		**$ 6,937.50**	**$ 5,442.00**	**$ 1,495.50**
GRAND TOTALS		**$ 68,251.15**	**$ 59,875.50**	**$ 8,375.65**

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Action Item #3: Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts From Tenants Vacating From Valley Manor

PREPARED BY: Linh Luong, Director of Finance

Resolution No. 26-27-03

RECOMMENDATION
Staff recommends the Board of Commissioners the approval of Resolution No. 26-27-03, authorizing the write-off of $109,629.36 tenant accounts receivable as uncollectible.

SUMMARY
The attached resolution lists accounts to be written off. These accounts are being written off in accordance with the Stanislaus Regional Housing Authority ("Authority") collection procedures. The amounts being written off reflect losses resulting in costs associated with move outs. These tenants have left the program owing the Authority varying amounts for back rent, maintenance charges, legal fees and miscellaneous charges.

FISCAL IMPACT
The fiscal impact for Valley Manor Program is $109,629.36

ATTACHMENT
Resolution No. 26-27-03

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 26-27-03

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS OF TENANTS VACATED FROM VALLEY MANOR

WHEREAS, the Stanislaus Regional Housing Authority has made every reasonable effort to collect the delinquent accounts; and

WHEREAS, the accounts listed in Exhibit "A" are considered to be uncollectible; and

WHEREAS, as a part of year-end closing, accounts are written off of current accounts receivable as a matter of good accounting practice;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Stanislaus Regional Housing Authority, that

1. Exhibit "A" includes the accounts are charged off to collection loss accounts of the books as of September 30, 2026.

2. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 3rd day of November, 2026. On a motion of Commissioner ____, seconded by Commissioner_____, and of the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____ Attest: _____
Chairperson Secretary

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

EXHIBIT A
RESOLUTION NO. 26-27-03

STANISLAUS REGIONAL HOUSING AUTHORITY
VALLEY MANOR
UNCOLLECTIBLE ACCOUNTS RECEIVABLE WRITE-OFFS

Tenant Number	Amount Owed	Rent	Charges
0017966	$ 50,311.19	$ 44,420.24	$ 5,890.95
0014952	$ 26,267.00	$ 26,127.00	$ 140.00
0020113	$ 4,355.93	$ 2,369.00	$ 1,986.93
0059288	$ 28,695.24	$ 25,303.00	$ 3,392.24
GRAND TOTALS	**$ 109,629.36**	**$ 98,219.24**	**$ 11,410.12**

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Action Item #4: Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts From Tenants Vacating From Brighton, Conant Place, Central Valley Homes, Downey Terrace, Glendale Annex, Pine Meadows, Home Ownership, Kansas House, Kestrel Ridge, Leon, Meadow Glen, Miller Point, Paramont, Palm Valley, Tuolumne Hill, Porsche Strasse, Village One and Walker Place

PREPARED BY: Linh Luong, Director of Finance

Resolution No. 26-27-04

RECOMMENDATION

Staff recommends the Board of Commissioners the approval of Resolution No. 26-27-04, authorizing the write-off of $390,062.25 tenant accounts receivable as uncollectible.

SUMMARY

The attached resolution lists accounts to be written off. These accounts are being written off in accordance with the Stanislaus Regional Housing Authority ("Authority") collection procedures. The amounts being written off reflect losses resulting in costs associated with move outs. These tenants have left the program owing the Authority varying amounts for back rent, maintenance charges, legal fees and miscellaneous charges.

FISCAL IMPACT

The fiscal impact for Small Programs are as follows:

a. Brighton - $11,139.50
b. Conant Place - $13,783.73
c. Central Valley Homes - $4,205.94
d. Downey Terrace - $3,664.00
e. Glendale Annex - $1,025.00
f. Pine Meadows - $517.00
g. Home Ownership - $22,902.35
h. Kansas House - $97,654.78
i. Kestrel Ridge - $14,915.45
j. Leon - $7,591.00

k. Meadow Glen - $25,991.00
l. Miller Point - $1,031.00
m. Paramont - $7,915.00
n. Palm Valley - $19,234.09
o. Tuolumne Hill - $16,791.71
p. Porsche Strasse - $24,848.03
q. Village One - $80,343.50
r. Walker Place - $36,509.17

ATTACHMENT
Resolution No. 26-27-04

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 26-27-04

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS OF TENANTS VACATED FROM BRIGHTON, CONANT PLACE, CENTRAL VALLEY HOMES, DOWNEY TERRACE, GLENDALE ANNEX, PINE MEADOWS, KANSAS HOUSE, HOME OWNERSHIP, KANSAS HOUSE, KESTREL RIDGE, LEON, MEADOW GLEN, MILLER POINT, PARAMONT, PALM VALLEY, TUOLUMNE HILL, PORSCHE STRASSE, VILLAGE ONE AND WALKER PLACE

WHEREAS, the Stanislaus Regional Housing Authority has made every reasonable effort to collect the delinquent accounts; and

WHEREAS, the accounts listed in Exhibit "A" are considered to be uncollectible; and

WHEREAS, as a part of year-end closing, accounts are written off of current accounts receivable as a matter of good accounting practice;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Stanislaus Regional Housing Authority, that

1. Exhibit "A" includes the accounts are charged off to collection loss accounts of the books as of September 30, 2026.

2. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 3rd day of November, 2026. On a motion of Commissioner ___, seconded by Commissioner_____, and of the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____ Attest: _____
Chairperson Secretary

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

EXHIBIT A
RESOLUTION NO. 26-27-04

STANISLAUS REGIONAL HOUSING AUTHORITY
SMALL PROGRAMS

Tenant Number		Amount Owed	Rent	Charges
	BRIGHTON			
0000015		$ 11,139.50	$ 10,347.00	$ 792.50
	Total	**$ 11,139.50**	**$ 10,347.00**	**$ 792.50**
	CONANT PLACE			
0011292	DECEASED	$ 21.23	$ -	$ 21.23
0008226	DECEASED	$ 3,378.50	$ 2,116.00	$ 1,262.50
0019484	DECEASED	$ 1,227.50	$ 426.00	$ 801.50
0061562		$ 3,398.50	$ 2,325.00	$ 1,073.50
0012952	DECEASED	$ 355.00	$ 320.00	$ 35.00
0012271	DECEASED	$ 179.50	$ -	$ 179.50
0002168		$ 5,223.50	$ 3,931.00	$ 1,292.50
	Total	**$ 13,783.73**	**$ 9,118.00**	**$ 4,665.73**
	CENTRAL VALLEY HOMES			
0066942		$ 3,795.44	$ 2,716.00	$ 1,079.44
0066841	DECEASED	$ 410.50	$ -	$ 410.50
	Total	**$ 4,205.94**	**$ 2,716.00**	**$ 1,489.94**
	DOWNEY TERRACE			
0061246	DECEASED	$ 1,779.50	$ 1,367.00	$ 412.50
0031583		$ 1,884.50	$ 1,752.50	$ 132.00
	Total	**$ 3,664.00**	**$ 3,119.50**	**$ 544.50**
	GLENDALE ANNEX			
0059222		$ 351.50	$ -	$ 351.50
0059383	DECEASED	$ 673.50	$ -	$ 673.50
	Total	**$ 1,025.00**	**$ -**	**$ 1,025.00**

EXHIBIT A
RESOLUTION NO. 26-27-04

STANISLAUS REGIONAL HOUSING AUTHORITY
SMALL PROGRAMS

Tenant Number		Amount Owed	Rent	Charges
	PINE MEADOWS			
0059093		$ 517.00	$ 517.00	$ -
	Total	**$ 517.00**	**$ 517.00**	**$ -**
	HOME OWNERSHIP			
0016196		$ 22,902.35	$ 19,005.00	$ 3,897.35
	Total	**$ 22,902.35**	**$ 19,005.00**	**$ 3,897.35**
	KANSAS HOUSE			
0063550		$ 150.00	$ -	$ 150.00
0059827		$ 21,513.00	$ 20,781.00	$ 732.00
0062026		$ 8,205.08	$ 7,478.00	$ 727.08
0062909		$ 8,802.50	$ 7,960.00	$ 842.50
0068275		$ 1,266.00	$ 1,266.00	$ -
0063271		$ 10,586.39	$ 7,670.00	$ 2,916.39
0060954		$ 33,334.30	$ 32,401.00	$ 933.30
0061012		$ 12,305.00	$ 10,387.00	$ 1,918.00
0064584	DECEASED	$ 1,237.51	$ 863.00	$ 374.51
0059980		$ 255.00	$ 255.00	$ -
	Total	**$ 97,654.78**	**$ 89,061.00**	**$ 8,593.78**
	KESTREL RIDGE			
0067000		$ 14,915.45	$ 14,915.45	$ -
	Total	**$ 14,915.45**	**$ 14,915.45**	**$ -**
	LEON			
0062481		$ 7,591.00	$ 6,892.50	$ 698.50
	Total	**$ 7,591.00**	**$ 6,892.50**	**$ 698.50**

EXHIBIT A
RESOLUTION NO. 26-27-04

STANISLAUS REGIONAL HOUSING AUTHORITY
SMALL PROGRAMS

Tenant Number		Amount Owed	Rent	Charges
	MEADOW GLEN			
0018762		$ 14,221.50	$ 9,689.00	$ 4,532.50
0060985		$ 5,181.00	$ 4,435.00	$ 746.00
0067231		$ 6,588.50	$ 5,991.00	$ 597.50
	Total	**$ 25,991.00**	**$ 20,115.00**	**$ 5,876.00**
	MILLER POINT			
0016278		$ 1,031.00	$ -	$ 1,031.00
	Total	**$ 1,031.00**	**$ -**	**$ 1,031.00**
	PARAMONT			
0066915		$ 7,915.00	$ 7,783.00	$ 132.00
	Total	**$ 7,915.00**	**$ 7,783.00**	**$ 132.00**
	PALM VALLEY			
0059381	DECEASED	$ 11,931.37	$ 10,130.00	$ 1,801.37
0061208		$ 7,130.78	$ 6,988.00	$ 142.78
0063247		$ 171.94	$ -	$ 171.94
	Total	**$ 19,234.09**	**$ 17,118.00**	**$ 2,116.09**
	TUOLUMNE HILL			
0066983		$ 16,791.71	$ 15,496.00	$ 1,295.71
	Total	**$ 16,791.71**	**$ 15,496.00**	**$ 1,295.71**
	PORSCHE STRASSE			
0062743		$ 24,848.03	$ 21,243.70	$ 3,604.33
	Total	**$ 24,848.03**	**$ 21,243.70**	**$ 3,604.33**

EXHIBIT A
RESOLUTION NO. 26-27-04

STANISLAUS REGIONAL HOUSING AUTHORITY
SMALL PROGRAMS

Tenant Number		Amount Owed	Rent	Charges
	VILLAGE ONE			
0013876		$ 948.50	$ 536.00	$ 412.50
0059794		$ 61,209.24	$ 58,251.00	$ 2,958.24
0060126		$ 18,185.76	$ 17,802.88	$ 382.88
	Total	**$ 80,343.50**	**$ 76,589.88**	**$ 3,753.62**
	WALKER PLACE			
0064666		$ 4,197.76	$ 3,155.00	$ 1,042.76
0064664		$ 32,311.41	$ 30,513.00	$ 1,798.41
	Total	**$ 36,509.17**	**$ 33,668.00**	**$ 2,841.17**
GRAND TOTALS		**$ 390,062.25**	**$ 347,705.03**	**$ 42,357.22**

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO

SUBJECT: Action Item #5:

A Resolution amending the Bylaws of Stanislaus Regional Housing Authority

Prepared by: Kim Ryan, Deputy Executive Director

Resolution#: 26-27-05

BACKGROUND & RECOMMENDATION:

The Bylaws of Stanislaus Regional Housing Authority establish the framework for the organization, administration, and conduct of business of the Authority and its Board of Commissioners.

Staff has reviewed the existing Bylaws and is recommending various revisions to update terminology, clarify administrative responsibilities and signing authority, align meeting procedures with current practices, and ensure consistency with the Authority's governance requirements.

A summary of the proposed revisions is attached for the Board's review. The revised Bylaws incorporating the proposed changes are also attached for consideration and approval.

Staff recommends that the Board of Commissioners adopt the attached resolution approving the proposed amendments to the Bylaws of Stanislaus Regional Housing Authority.

FISCAL IMPACT:
There is no fiscal impact anticipated.

ATTACHMENTS:

1. Resolution Amending the Bylaws of Stanislaus Regional Housing Authority
2. Summary of Changes to the Bylaws
3. Revised Bylaws of Stanislaus Regional Housing Authority

RESOLUTION NO. 26-27-05

RESOLUTION AMENDING THE BYLAWS OF STANISLAUS REGIONAL HOUSING AUTHORITY

WHEREAS, the Board of Commissioners of Stanislaus Regional Housing Authority ("Authority") has adopted Bylaws governing the organization, administration, and conduct of business of the Authority; and

WHEREAS, the Board of Commissioners has reviewed the existing Bylaws and desires to amend certain provisions to improve clarity, consistency, and the administration of the Authority's affairs; and

WHEREAS, the proposed amendments to the Bylaws are set forth in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, Article IV, Section 1, of the Bylaws provides that amendments to the Bylaws require the approval of at least three members of the Authority at a regular or special meeting, provided that at least three days' written notice of the proposed amendment has been given to all members of the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority as follows:

1. Amendment to Bylaws. The Bylaws of Stanislaus Regional Housing Authority are hereby amended as set forth in Exhibit A, attached hereto and incorporated herein by reference. Exhibit A reflects the revised Bylaws incorporating the amendments approved by the Board of Commissioners.

2. Superseding Provision: To the extent any provisions of the existing Bylaws are inconsistent with the revised Bylaws adopted herein, the revised Bylaws shall govern.

3. Remaining Provisions. Except as expressly amended by this Resolution, all other provisions of the Bylaws shall remain unchanged and in full force and effect.

4. Effective Date. This Resolution and the amendments to the Bylaws shall become effective upon adoption in accordance with Article IV, Section 1, of the Bylaws and applicable law.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this **3rd day of November, 2026**.

On a motion by Commissioner _____, seconded by Commissioner _____, and on the following roll call vote:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Approved:

_____
Chairperson

Attest:

_____
Secretary

Stanislaus Regional Housing Authority

Summary of Changes to the By-Laws

Article I – The Authority

- Section 3: Changed the location to reflect 1612 Sisk Road, Modesto, CA 95350.

Article II – Officers

- Sections 2 and 3: Updated the language for Chairman and Vice-Chairman to Chairperson and Vice-Chairperson.
- Sections 4 and 5: Replaced Executive Director with CEO and added language to reflect that, in the event the CEO retires, the next assuming position would be Executive Director. This way, with changes in agency leadership, the by-laws will remain intact and will cover all based on the signers of all legal documents. The language added states that the CEO, and in the absence of the CEO, the Executive Director or a designee of the CEO, is authorized to sign.
- Sections 6 and 7: Updated the language from Chairman and Vice-Chairman to Chairperson and Vice-Chairperson.

Article III – Meetings

- Section 1: Updated the annual meeting date to be consistent with the regular Board meeting date and time. The meeting was changed from the third Tuesday to the second Thursday at noon.
- Section 2: Updated the language to reflect a proper statement “meetings shall be held with proper legal notice”.
- Section 3: Updated the term Chairman to Chairperson and changed the term members to commissioners.
- Section 5: Updated the order of business to reflect how the agenda is presented to the Board and ensure it matched the proper agenda outline.
- Section 6: Updated the voting for the consent calendar, financial reports, and staff report to reflect voice voting rather than roll call.

Article IV – Amendments

- Section 1: Updated the number of members required for approval from three to four to match the quorum requirements.

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

BY-LAWS OF STANISLAUS REGIONAL HOUSING AUTHORITY

ARTICLE 1 – THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be "Stanislaus Regional Housing Authority".

Section 2. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3. Office of Authority. The office of the Authority shall be at ~~such location~~1612 Sisk Road, Modesto, CA in the County of Stanislaus, State of California, as the Authority may from time to time designate by resolution. The Authority may hold its meetings as such places as it may from time to time designate by resolution.

ARTICLE II – OFFICERS

Section 1. Officers. The officers of the Authority shall be a Chairman, a Vice-Chairman and a Secretary.

Section 2. ~~Chairman~~Chairperson. The ~~Chairman~~ Chairperson shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the ~~Chairman~~ Chairperson shall sign all contracts, deeds and other instruments made by the Authority. At each meeting the ~~Chairman~~ Chairperson shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority.

Section 3. ~~Vice-Chairman~~Vice-Chairperson. The ~~Vice-Chairman~~Vice-Chairperson shall perform the duties of the ~~Chairman~~ Chairperson in the absence or incapacity of the ~~Chairman~~Chairperson; and in case of the resignation or death of the ~~Chairman~~Chairperson, the ~~Vice-Chairman~~Vice-Chairperson shall perform such duties as are imposed on the ~~Chairman~~ Chairperson until such time as the Authority shall select a new ~~Chairman~~Chairperson.

Section 4. Secretary. The Secretary shall be the ~~Executive Director~~CEO of the Authority and, as ~~Executive Director~~CEO, ~~he~~ and shall have general supervision over the administration of its business and affairs, subject to the direction of the authority. ~~He~~ The CEO shall be charged with the management of the housing projects of the Authority. In the absence of the CEO the Executive Director shall assume the duties of the CEO.

As Secretary, ~~he~~ the CEO shall keep the records of the Authority, shall set as secretary of the meetings of the Authority and record all votes and shall keep a record of the proceedings of the authority in a journal of proceedings to be kept for such purpose and shall perform all duties incident to his office. The CEO~~He~~ shall keep in safe custody the seal of the Authority and shall have power to affix such

seal to all contracts and instruments authorized to be executed by the Authority. In the absence of the CEO the Executive Director or a designee of the CEO is authorized to carry out the duties of the CEO including the execution and signing of resolutions, agreements, and other legal documents.

The Secretary shall also be the Treasurer of the Authority. As the Treasurer, ~~he~~ the CEO shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks as the Authority may select. ~~He~~ The CEO shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the ~~Chairman~~Chairperson. ~~He~~ The CEO shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or oftener when rested), an account of his transactions and also of the financial condition of the Authority. ~~He~~ The CEO shall give such bond for the faithful performance of his duties as the Authority may determine.

The compensation of the Secretary shall be determined by the Authority, provided that a temporary appointee selected from among the commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

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Section 5. Additional Duties. The officers of the Authority shall perform such other duties and functions as may be from time to time be required by the Authority or the by-laws or rules and regulations of the Authority.

Section 6. Election or Appointment. The ~~Chairman~~ Chairperson and ~~Vice-Chairman~~Vice-Chairperson shall be elected at the annual meeting of the Authority from among the commissioners of the Authority, and shall hold office for one year or until their successors are elected and qualified; provided, however, that the first ~~Chairman~~ Chairperson shall hold office until the expiration of ~~his thier~~their term as Commissioner.

The Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as the Authority fixes, but no commissioner or the Authority shall be eligible to this office except as a temporary appointee.

Section 7. Vacancies. Should the offices of ~~Chairman~~ Chairperson or ~~Vice-Chairman~~Vice-Chairperson become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid.

Section 8. Additional Personnel. The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authorities Law of California and all other laws of the State of California applicable thereto. The selection and compensation of such personnel (including the Secretary) shall be determined by the Authority subject to the laws of the State of California.

ARTICLE III – MEETINGS

Section 1. Annual Meeting. ~~The annual meeting of the Authority shall be held on the third Tuesday of September in each year at 5:30 o'clock p. m. at the regular meeting place of the Authority. In the event such date shall fall on a legal holiday, the annual meeting shall be held on the next succeeding day.~~The annual meeting of the Authority shall be held on the second Thursday of September in each year at 12:00 noon at the regular meeting place of the Authority, consistent with the schedule for regular meeting of the Board. In the event such date shall fall on a legal holiday, the annual meeting shall be held on the next succeeding day.

Section 2. Regular Meeting. Regular meetings shall be held ~~without~~ with proper legal notice at such times and places as the Authority may determine from time to time by resolution or direction of the Chairperson~~.~~

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Section 3. Special Meetings. The ~~Chairman~~ Chairperson of the Authority may, when ~~he~~ they deem~~s~~ it expedient, and shall, upon the written request of two ~~members~~ commissioners of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each ~~member~~ commissioner of the Authority at any time prior to the meeting, or may be mailed to the business or home address of each ~~member~~ commissioner of the Authority at least two days prior to the date of such special meeting, or may be waived by written waiver signed by all the members of the Authority prior to the meeting. At such special meeting no business shall be considered other than as designated in the call, but if ~~al~~all of the ~~members~~ commissioners of the Authority are pre-sent at a special meeting or have signed a waiver of notice of such meeting, any and all business may be transacted at such special meeting.

Section 4. Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Four Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a ~~quorum~~quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present.

Section 5. Order of Business. At the regular meetings of the Authority the following shall be the order of business.

1. ~~Roll call.~~Call Meeting to Order
2. ~~Reading and approval of the minutes of the previous meeting~~Roll Call.
3. ~~Bills and communications~~Additions or Deletions to the Agenda.
4. ~~Report of the Secretary.~~Reading and approval of the minutes of the previous meeting.
5. ~~Reports of the Committees.~~Report of the Secretary

6. ~~Unfinished business.~~Report of the Departments

~~7. New business.~~

7. ~~Adjournment.~~Consent Calendar

8. Written Communications

9. Action Agenda Items

10. Closed Session

11. Adjournment

~~8.~~12.

All resolutions shall be in writing and shall be entered in a journal of proceedings of the Authority.

Section 6. Manner of Voting. The voting for in person meetings for routine items such as addition/deletion to the agenda, consent calendar, approval/acceptance of staff and financial reports, and adjournments maybe done by voice voting. The voting on all other questions coming before the Authority shall be by roll call, and the yeas and nays shall be entered upon the minutes of such meeting.

ARTICLE IV – AMENDMENTS

Section 1. Amendments to the By-Laws. The by-laws of the Authority shall be amended only with the approval of at least ~~three of the members~~four commissioners of the Authority at a regular or a special meeting, but no such amendment shall be adopted unless at least three days written notice thereof has been previously given to all of the members of the Authority.

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Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, Chief Executive Officer

SUBJECT: Action Item #6: Authorization to Establish a Pool of Pre-Qualified Firms for Legal Services

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 26-27-06

RECOMMENDATION:

Stanislaus Regional Housing Authority recommends the Board of Commissioners approve the selection of the law firms identified herein to provide professional legal services to the Stanislaus Regional Housing Authority (Authority), pursuant to Request for Proposals (RFP) #2526-32.

SUMMARY

The Authority's mission is to provide affordable housing and rental assistance programs throughout its jurisdictions, including the administration of federally subsidized housing programs, property management operations, and housing development activities. Given the complexity of federal and state housing regulations, public agency governance, labor and employment matters, litigation, and real estate transactions, the Authority requires access to experienced legal counsel with specialized expertise in representing public housing authorities and public agencies in California.

To meet these needs, the Authority issued RFP #2526-32, soliciting proposals from qualified law firms to provide legal services in one or more of the following six practice areas:

1. **General Counsel Services:** Public agency governance, Board advisory services, Brown Act and Public Records Act compliance, contracts, policies and risk management.
2. **Labor and Employment Law:** Collective bargaining, labor negotiations, personnel matters, disciplinary proceedings, grievances, and employment-related litigation.
3. **Litigation Defense:** Representation in administrative, civil, and appellate proceedings, including coordination with insurance carriers and third-party administrators.
4. **Unlawful Detainers and Landlord-Tenant Matters:** Eviction proceedings, lease enforcement, tenant compliance, fair housing and reasonable accommodation matters.
5. **Development and Real Estate**: Housing development, property acquisition and

disposition, financing, land use and related real estate transactions.

6. **Low-Income Housing Tax Credit (LIHTC) and Finance:** Tax credit transactions, regulatory agreements, partnership structures, financing documentation, and compliance with applicable tax credit requirements.

The RFP permitted firms to submit proposals for one, multiple, or all practice areas and expressly reserved the Authority's right to award contracts to multiple firms based on their respective areas of expertise.

Accordingly, Stanislaus Regional Housing Authority solicited the professional legal services RFP #2526-32 in Public Purchase, as required by the Authority's procurement policy.

The RFP progressed as follows:

Initial Attempt (RFP #: 2526-32):

- Posted: March 12, 2026
    - RFP was delivered to 799 vendors through Public Purchase.
    - 70 Vendors accessed the RFQ through Public Purchase.
- Closing Date: April 9, 2026 at 10:00 a.m.
- Number of Responses Received: Six (6)

Ranked List of Legal Firms:

Ranking	Firm Name	Firm Location
1	**Law Offices of Thomas E. Lewis**	**Merced, CA**
2	**Borton Petrini, LLP**	**Modesto, CA**
3	**Best, Best & Krieger**	**Sacramento, CA**
4	**Aleshire & Wynder**	**Fresno, CA**
5	**Mullen & Filippi LLP**	**Sacramento, CA**
6	**Renne Public Law Group**	**San Francisco, CA**

The evaluation committee reviewed all submissions and deemed that all respondents were responsible, responsive and met the specified qualifications as required in the RFP. Therefore, the committee recommends all respondents be approved and ranked in the group of pre-qualified legal firms to provide future legal services for an initial contract term of one (1) years, with four (4) additional one-year renewal options.

Based upon the evaluation results, each of the firms above demonstrated the qualifications, relevant experience, and technical capacity necessary to provide legal representation in their respective practice areas. The selection of specialized counsel will provide the Authority with access to appropriate legal expertise while allowing flexibility in assigning matters based on their nature and complexity.

Fiscal Impact:

There is no immediate fiscal impact; however, the work performed by the legal firms will be funded using various budgets related to the specific projects, and will conform with the Authority's procurement limits. Each professional services agreement will establish a not-

to-exceed amount of $500,000 for each firm, with expenditures charged to the Authority operating program, or development budgets, as appropriate.

Because legal services will be requested on an as-needed basis, actual expenditures will depend upon the volume and complexity of legal matters requiring representation.

ATTACHMENT:

Resolution No. 26-27-06

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 26-27-06

RESOLUTION AUTHORIZING THE ESTABLISHMENT OF A POOL OF PRE-QUALIFIED LAW FIRMS TO PERFORM LEGAL SERVICES

WHEREAS, Stanislaus Regional Housing Authority has solicited qualifications of firms to provide legal services through a Request for Proposals process; and

WHEREAS, based on its review of the responses received to the Authority's Request for Qualifications, the Stanislaus Regional Housing Authority has determined that the legal firms have the experience and qualifications which best meet the Authority's selection criteria; and

WHEREAS, Stanislaus Regional Housing Authority desires to establish a pool of pre-qualified legal firms to provide the legal services required by the Authority.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority, that

1. The legal firms of Law Offices of Thomas E. Lewis; Borton & Petrini; Best Best & Kreiger; Aleshire and Wynder; Mullen and Filippi, LLP; and Renee Public Law Group are approved as qualified to provide the legal services required by Stanislaus Regional Housing Authority.

2. The Chief Executive Officer is designated the Contract Officer and is authorized to execute the contracts and to act on behalf of the Authority during the administration of these contracts.

3. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 3rd day of November 2026. On a motion by Commissioner ____, seconded by Commissioner____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved:_____ Attest:_____
Chairperson Secretary

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Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, Chief Executive Officer

SUBJECT: Action Item #7: Authorization to Approve Medicare Income-Related Monthly Adjustment Amount (IRMAA) Reimbursement for Retired Contract Employees

PREPARED BY: Dawn Bonsu, Director of Business Operations

RESOLUTION NO: 26-27-07

RECOMMENDATION:

Stanislaus Regional Housing Authority recommends the Board of Commissioners approve the reimbursement of Medicare Income-Related Monthly Adjustment Amount (IRMAA) assessments imposed by the Social Security Administration (SSA) on eligible retired contract employees in an amount not to exceed $450 per month, or $5,400 annually, effective November 1, 2026 through November 30, 2029.

The Medicare Income-Related Monthly Adjustment Amount (IRMAA) is an additional premium assessed by the Social Security Administration on Medicare beneficiaries whose modified adjusted gross income exceeds certain federally established thresholds. These assessments apply to Medicare Part B and Medicare Part D premiums and are determined annually based on income information provided by the Internal Revenue Service.

As a result, certain retired contract employees may incur additional Medicare premium expenses beyond the standard Medicare premiums depending on their reported income.

Stanislaus Regional Housing Authority (Authority) recognizes the importance of maintaining competitive and equitable post-retirement health benefits for individuals who have served the Authority in executive leadership capacities.

In consideration of the additional Medicare expenses that may be incurred by retired contract employees, staff proposes establishing a limited reimbursement benefit for eligible IRMAA assessments.

SUMMARY

Staff recommends that the Board authorize the Authority to reimburse eligible retired contract employees for IRMAA assessments imposed by the Social Security Administration, subject to the

following conditions:

1. **Eligibility:** Reimbursement shall be limited to retired contract employees who served under an employment contract with the Authority and are otherwise eligible for retiree medical benefits under the terms of their applicable employment agreements.
2. **Reimbursement Amount:** The Authority shall reimburse actual IRMAA assessments incurred by an eligible retired contract employee, not to exceed $450 per month or $5,400 annually.
3. **Covered Assessments:** Reimbursement shall apply exclusively to Medicare Part B and Medicare Part D IRMAA assessments attributable to the eligible retired contract employee. IRMAA assessments imposed on a spouse or dependent shall not be eligible for reimbursement.
4. **Verification:** Eligible retired contract employees shall provide documentation issued by the Social Security Administration or other acceptable supporting documentation verifying the applicable IRMAA assessment. Reimbursement shall be limited to amounts actually incurred and substantiated.
5. **Effective Date and Duration:** The reimbursement benefit shall become effective November 1, 2026, and shall remain in effect through November 30, 2029, unless otherwise modified or extended by subsequent action of the Board of Commissioners.
6. **Administration:** The Authority's Human Resources and Finance departments shall be responsible for administering the reimbursement benefit, verifying eligibility, and ensuring compliance with the established reimbursement limits.

The proposed reimbursement benefit is intended to supplement existing retiree medical benefits and shall not otherwise modify or diminish any benefits provided under an eligible retired contract employee's employment agreement. Approval of the proposed IRMAA reimbursement benefit will provide additional financial assistance to eligible retired contract employees who incur increased Medicare premium expenses as a result of income-related assessments.

Fiscal Impact:

The maximum financial obligation under the proposed reimbursement benefit is $450 per month, or $5,400 annually, per eligible retired contract employee.

Actual expenditures will depend on the number of eligible retired contract employees, their respective IRMAA assessments and the supporting documentation submitted for reimbursement.

Funding for the reimbursement benefit shall be incorporated into the Authority's applicable operating budgets for the duration of the approved benefit period.

ATTACHMENT:

Resolution No. 26-27-07

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 26-27-07

RESOLUTION AUTHORIZING REIMBURSEMENT OF MEDICARE INCOME-RELATED MONTHLY ADJUSTMENT AMOUNT (IRMAA) ASSESSMENTS FOR ELIGIBLE RETIRED CONTRACT EMPLOYEES

WHEREAS, Stanislaus Regional Housing Authority recognizes the importance of providing competitive retirement benefits to individuals who have served the Authority in executive leadership capacities; and

WHEREAS, the Social Security Administration (SSA) assesses an Income-Related Monthly Adjustment Amount (IRMAA) on certain Medicare beneficiaries whose modified adjusted gross income exceeds federally established income thresholds; and

WHEREAS, IRMAA assessments result in additional Medicare Part B and Part D premium expense for affected retired contract employees beyond the standard Medicare premiums; and

WHEREAS, Stanislaus Regional Housing Authority has determined that establishing a defined reimbursement benefit, subject to specified eligibility requirements, reimbursement limits, and a designated benefit period, is appropriate and in the best interests of the Authority.

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Stanislaus Regional Housing Authority, that

1. Authority is authorized to reimburse eligible retired contract employees for Medicare Part B and Part D Income-Related Monthly Adjustment Amount (IRMAA) assessments imposed by the Social Security Administration, subject to the terms and conditions established herein.

2. Eligible retired contract employees shall submit documentation issued by the Social Security Administration establishing the applicable IRMAA assessment, as well as proof of payment of said assessment acceptable to the Authority to support the reimbursement request.

3. The reimbursement benefit established by this Resolution is intended to supplement existing retiree medical benefits and shall not otherwise modify, reduce, or supersede any retirement benefits provided pursuant to an eligible retired contract employee's employment agreement.

4. The Chief Executive Officer is designated the Contract Officer and is authorized to implement and administer the reimbursement benefit in accordance with this

Resolution, including establishing reasonable administrative procedures for verifying eligibility, processing reimbursement requests and maintaining appropriate financial records.

5. This Resolution shall take effect immediately. The reimbursement benefit authorized by this Resolution shall become effective November 1, 2026, and shall expire November 30, 2029.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of Stanislaus Regional Housing Authority this 3rd day of November 2026. On a motion by Commissioner ____, seconded by Commissioner____, and on the following roll call vote:

AYES:

NAYS

ABSENT:

ABSTAIN:

Approved:_____ Attest:_____
Chairperson Secretary

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO

SUBJECT: Action Item #8 Resolution Authorizing the Acquisition of Property Located at 156 East Clarke St, Bishop CA APN # 001-212-05 a 19-unit affordable housing complex currently serving senior and disabled residents.

PREPARED BY: Jim Kruse, CEO

RESOLUTION NO: 26-27-08

Background:

Housing and Community Development Department contacted the Housing Authority in early 2026 to discuss the possible acquisition of an affordable housing complex located in Bishop California.

The complex is a historic affordable housing property focused on senior and disabled living. Originally a 1950s motel, the property was converted to permanent housing and managed in connection with local assistance programs, having historically been tied to the Inyo Mono Association for Community Action (IMACA) and recently undergoing a major infrastructure revitalization project led by the regional non-profit Eastern Sierra Community Housing (ESCH). The renovation work has not been completed and Housing Authority staff is negotiating the transfer of at least $3,000,000 of the Portfolio Reinvestment Program (PRP) loan awarded to the project as part of the sale.

HCD staff has indicated a willingness to work with the Housing Authority toward the acquisition, stabilization and preservation of the affordable housing development under the following terms:

Purchase price: $550,000

Transfer of PRP Loan: At least $3,000,000 (original award amount was approximately $4,800,000)

Revise unit mixed AMI levels from the existing 30% AMI for all units to:

AMI Levels
5 units - 30%
9 units - 50%
4 unis - 80%

RECOMMENDTION:

Staff is requesting that the Board of Commissioners approve the acquisition of the property located at 156 East Clarke St, Bishop CA APN # 001-212-05, for a purchase price of $550,000, plus applicable closing costs and acceptance of the transfer of any PRP loan funds for the preservation of affordable housing.

FISCAL IMPACT

The fiscal impact associated with the proposed action is the purchase price of $550,000, plus applicable closing costs. The acquisition will be funded with Housing Authority funds received from the Riverbank Commons bond transaction. Receipt of PRP loan funds for the project will increase the property debt by the PRP loan amount to be repaid through residual receipts from the property.

ATTACHMENTS:

Resolution No. 26-27-08

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

Resolution 26-27-08

RESOLUTION AUTHORIZING THE ACQUISITION OF PROPERTY LOCATED AT 156 EAST CLARKE ST, BISHOP CA APN # 001-212-05, FOR THE PRESEVATION DEVELOPMENT OF AFFORDABLE HOUSING

WHEREAS, the Stanislaus Regional Housing Authority (Housing Authority) seeks to acquire the property located at 156 East Clarke St, Bishop CA APN # 001-212-05, for the preservation of affordable housing; and

WHEREAS, the Property consists of 19 studio units serving seniors and disabled individuals; and

WHEREAS, the Housing Authority proposes to acquire the Property for a purchase price of $550,000, plus applicable closing costs; and

WHEREAS, the Housing Authority will accept any Portfolio Reinvestment Program (PRP) loan proceeds to be used for the property rehabilitation and any other permitted uses per program regulations; and

WHEREAS, acquisition of the Property will facilitate the addition of 19 affordable units to the Housing Authority's portfolio 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 $550,000 plus any closing costs associated with the sale; and
2.
3. The CEO is authorized to accept any Portfolio Reinvestment Program (PRP) loan proceeds: and

4. The CEO is authorized, after legal review, to sign all necessary documents and take all necessary actions to complete the purchase the property.

5. 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: _____ Approved: _____
Secretary Chairperson

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