

## AGENDA

REGULAR MEETING OF  
THE BOARD OF COMMISSIONERS OF THE  
HOUSING AUTHORITY OF THE COUNTY OF TULARE  
4:00 P.M.  
WEDNESDAY, MAY 20, 2020  
5140 W. CYPRESS AVENUE  
VISALIA, CALIFORNIA

Mission Statement

*To provide affordable, well-maintained rental housing to qualified low and very low-income families.  
Priority shall be given to working families, seniors, and the disabled.  
Tenant self-sufficiency and responsibility shall be encouraged.  
Programs shall be self-supporting to the maximum extent feasible.*

1. Roll Call / Call to Order.
2. Public-Comment Period.
3. Approval of Minutes of Regular Meeting Held on April 15, 2020.
4. Approval of Bills for April 2020 Operations.
5. Request for Consideration of the HOME Tenant-Based Rental Assistance Program Agreement between the City of Tulare and the Housing Authority of the County of Tulare.
6. Authorization to Advance Moving-to-Work Funds to Kaweah Management Company, Inc. for the purchase of 10 units at 540 E. Lakeview Avenue in Woodlake, CA 93286, in the Amount up to \$910,000.
7. Presentation of Scholarship Program and Update.
8. Executive Director's Report.
9. Attorney/Client Conference.
10. **CLOSED SESSION:**
  - a) Conference with Legal Counsel re Existing Litigation (Government Code 54956.9(d)(1)): 1 case:
    - DIR-OSHA Administrative Action, Inspection No. 1370054
11. Adjournment.

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In compliance with the *Americans with Disabilities Act* and the *California Ralph M. Brown Act*, if you need special assistance to participate in this meeting, or to be able to access this agenda and documents in the agenda packet, please contact Cynthia Lopez at 559-627-3700, extension 122. Notification forty-eight (48) hours prior to the meeting will enable the Authority to make reasonable arrangements to ensure accessibility to this meeting and/or provision of an appropriate alternative format of the agenda and documents in the agenda packet. (28 CFR 35.102-35.104 ADA Title II). Materials related to an item on this Agenda submitted to the legislative body after distribution of the agenda packet are available for public inspection at 5140 W. Cypress Avenue, Visalia, CA 93277, during normal business hours.

## AGENDA

REUNIÓN REGULAR DE  
LA MESA DE COMISIONADOS DE  
LA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE  
4:00 P.M.  
MIÉRCOLES, 20 DE MAYO DEL 2020  
5140 W. CYPRESS AVENUE  
VISALIA, CALIFORNIA

*Nuestra Misión*

*Proveer viviendas habitables y de renta aceptable para familias de bajos o muy bajos ingresos que califiquen.  
La prioridad es para familias que trabajen, personas de edad avanzada y personas incapacitadas.  
La responsabilidad y autosuficiencia del inquilino debe ser fomentada.  
Los programas deben mantener por si solos su máxima extensión factible.*

1. Pase de Lista / Llamada en Orden.
2. Periodo de Comentario Público.
3. Aprobación de los Minutos de la Reunión Regular del 15 de Abril del 2020.
4. Aprobación de las Facturas de las Operaciones de Abril del 2020.
5. Petición para la Consideración del Acuerdo para el Programa HOME de Asistencia con el Alquiler Basado en el Inquilino entre la Cuidada de Tulare y la Autoridad de Viviendas del Condado de Tulare.
6. Autorización para Avanzarle Fondos de Moviéndose-a-Trabajar a Kaweah Management Company, Inc. para la Compra de 10 Unidades en el 540 E. Lakeview Avenue en la Ciudad de Woodlake, CA 93286 en la Cantidad de hasta \$910,000
7. Presentación y Actualización sobre el Programa de Becas.
8. Reporte del Director Ejecutivo.
9. Conferencia Abogado/Cliente.
10. **Sesión Cerrada:**
  - a.) Conferencia con Asesoría Legal sobre Litigación Existente (Conforme al Código Gubernamental § 54956.9 (d) (1)), 1 caso.  
-Acción Administrativa por DIR-OSHA, Inspección No. 1370054
11. Clausura.

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En cumplimiento con el *Acto de Incapacidad de Americanos* y el *Acto de California Ralph M. Brown*, si Ud. Necesita asistencia especial en participar en esta junta o poder acceder a esta agenda y documentos en el paquete de la agenda, por favor de comunicase con Cynthia Lopez, teléfono 559-627-3700, extensión 122. Notificación de 48 horas antes de la junta podrá de que la Autoridad pueda hacer arreglos razonables para asegurarse de accesibilidad a esta junta y / o provisión de un formato alternativo apropiado de la agenda y documentos en el paquete de la agenda. (28 CFR 35.102-35.104 *Titulo de ADA II*) Materiales Relacionados con los objetos en esta Agenda sometidos al cuerpo legislativo después de la distribución de este paquete de Agenda estarán disponibles para inspección del público en el 5140 W. Cypress Ave, Visalia, CA 93277 durante las horas normales de trabajo.

**MINUTES OF THE REGULAR MEETING VIA TELECONFERENCE  
OF THE  
HOUSING AUTHORITY OF THE COUNTY OF TULARE**

**WEDNESDAY, APRIL 15, 2020**

**1. ROLL CALL / CALL TO ORDER:** Chairperson Hess called the meeting to order at 4:02 P.M., and a roll call showed the following members in attendance:

PRESENT: John Hess, Chairperson  
Judy Silicato, Vice Chairperson  
Irene Rodrigues, Commissioner  
Tomas Velasquez, Commissioner  
Sharon E. Chavarria, Commissioner

ABSENT: Joanne Walters, Commissioner

STAFF MEMBERS PRESENT:

Ken Kugler, Executive Director  
Amy Powell, Human Resources Manager  
Cynthia Lopez, Executive Assistant/Office Manager  
Julia Lew, Attorney

ABSENT: None

There being a quorum present, Chairperson Hess declared the meeting ready to transact business.

**2. PUBLIC-COMMENT PERIOD:** Chairperson Hess declared the public-comment period open. There was no one present from the public to comment.

**3. APPROVAL OF MINUTES OF REGULAR MEETING HELD ON MARCH 18, 2020:** Commissioner Rodrigues presented a motion to approve the minutes of the regular meeting of March 18, 2020. Commissioner Silicato seconded the motion, which was passed by the following vote:

AYES: Hess, Silicato, Rodrigues, Velasquez

NAYES: None

ABSTAIN: None

ABSENT: Walters, Chavarria

**4. APPROVAL OF BILLS FOR MARCH 2020 OPERATIONS:** The bills for the March 2020 operations were presented to the Board for their review and approval.

Commissioner Silicato inquired about the \$1,193,960 paid to Chicago Title. Mr. Kugler reported those are the properties that were approved for purchase that closed escrow.

Commissioner Silicato asked about the \$76,866 paid to Severo Cano. Mr. Kugler stated this payment was for the rehab construction work at Orangewood Apartments in Lindsay.

Commissioner Rodrigues inquired about the \$2,200 paid to CTL – See’s Inc. Mr. Kugler reported this was the cost for Phase 1 Report and soil analysis conducted for the Kingsburg vacant land property in escrow and for the Santa Fe/Paradise vacant lot in Visalia recently purchased.

Commissioner Velasquez presented a motion ratifying payment of the bills for March 2020 operations, as presented. Commissioner Silicato seconded the motion, which was passed by the following vote:

AYES: Hess, Silicato, Rodrigues, Velasquez

NAYES: None

ABSTAIN: None

ABSENT: Walters, Chavarria

**5. PRESENTATION OF SINGLE AUDIT REPORT FOR YEAR ENDED JUNE 30, 2019:** This item was tabled for next month's meeting.

**6. PRESENTATION OF ADMINISTRATIVE FUND AUDIT FOR YEAR ENDED JUNE 30, 2019:** This item was tabled for next month's meeting.

**COMMISSIONER CHAVARRIA ENTERED THE MEETING AT 4:09 P.M.**

**7. RESOLUTION 2020-06, IN THE MATTER OF APPROVING THE THIRD AMENDMENT TO AMENDED AND RESTATED MOVING-TO-WORK AGREEMENT WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO SIGN THE THIRD AMENDMENT AND SUBMIT IT TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT:** Mr. Kugler reported this amendment is concerning independent-entity inspection requirements. In approving this amendment, the Agency will be replacing the language in the agreement that authorizes the Agency to determine property eligibility criteria, including types of units currently prohibited by Section 8 regulations and shared living facilities, subject to HUD's subsidy layering requirements. The Agency may also waive the independent entity requirements for PHA-owned units. If the Agency chooses to use this authorization, it will need to provide a transition plan to both the affected residents and HUD prior to the end of the demonstration. The form utilized will be approved or provided by HUD. The additional changes include authorizing the Agency to project-base Section 8 assistance at properties owned directly or indirectly by the Agency that are not public housing, subject to HUD's requirements regarding subsidy layering. Lastly, all units that receive project-based Section 8 assistance must meet either (i) existing HQS standards established by the

Secretary or (ii) a local standard for communities receiving project-based Section 8 assistance developed by the Agency and approved by the Secretary pursuant to the MTW Agreement, as applicable. The Agency is authorized to perform HQS inspections on PHA-owned HCV and PBV units in lieu of the independent inspection requirements.

Commissioner Silicato presented a motion to approve the Third Amendment to Amended and Restated Moving-to-Work Agreement with the United States Department of Housing and Urban Development for execution, as presented. Commissioner Rodrigues seconded the motion, which was passed by the following vote:

AYES: Hess, Silicato, Rodrigues, Velasquez, Chavarria

NAYES: None

ABSTAIN: None

ABSENT: Walters

**8. AUTHORIZATION TO ADVANCE MOVING-TO-WORK FUNDS TO KAWEAH MANAGEMENT COMPANY, INC. FOR THE PURCHASE OF 7 UNITS AT 514 S. BRIDGE STREET IN VISALIA, CA, IN THE AMOUNT UP TO \$550,000:** Mr. Kugler provided the Board with the property information and reported these units are near the Paradise/Santa Fe vacant land we recently purchased and will be a good addition to our portfolio. A total of five of these units are occupied. We may be able to do income verification for the residents and they may be eligible to participate in the Section 8 Voucher Program. We may also be able to utilize these with the Tulare County Department of Mental Health. The purchase price is good for seven units.

Commissioner Chavarria presented a motion to approve advancing Moving-to-Work funds to Kaweah Management Company, Inc. for the purchase of 7 units at 514

S. Bridge Street in Visalia, CA. in the amount up to \$550,000, as presented. Commissioner Rodrigues seconded the motion, which was passed by the following vote:

AYES: Hess, Silicato, Rodrigues, Velasquez, Chavarria

NAYES: None

ABSTAIN: None

ABSENT: Walters

**9. AUTHORIZATION TO ADVANCE MOVING-TO-WORK FUNDS TO KAWEAH MANAGEMENT COMPANY, INC. FOR THE PURCHASE OF 4 UNITS AT 2922-2928 N ZACHARY IN VISALIA, CA, IN THE AMOUNT UP TO \$660,000:** Mr.

Mr. Kugler reported these units are in great condition and will be a great addition. Two of the units are three-bedroom two-bath and the other two units are two-bedroom two-bath. These units have carports. These units are in the same area as other units we already own. The units have ceramic tile counter tops and are great sized units. We did identify a possible small leak in the shower at 2926 N. Zachary, but other than that, they are in great condition. These will be managed by Equity Group, a property management company.

Commissioner Rodrigues presented a motion to approve advancing Moving-to-Work funds to Kaweah Management Company, Inc. for the purchase of 4 units at 2922-2928 N. Zachary in Visalia, CA. in the amount up to \$660,000, as presented. Commissioner Silicato seconded the motion, which was passed by the following vote:

AYES: Hess, Silicato, Rodrigues, Velasquez, Chavarria

NAYES: None

ABSTAIN: None

ABSENT: Walters

**10. PRESENTATION OF INVESTMENT REPORT FOR QUARTER ENDED**

**MARCH 31, 2020:** Ken Kugler presented a summation of Housing Authority investment accounts for the quarter-ended March 31, 2020, for all the different programs. He reported where all the monies were invested at the end of the quarter broken down by funds. Mr. Kugler specified which banking institutions were being used, types of accounts and fund balances for all investments as of March 31, 2020. The total invested value as of March 31, 2020, was \$68,588,311.

Ken reported the detailed summary of investment accounts as of March 31, 2020 as follows: Bank of the West shows a total of \$29,432,185; Stifel Nicolaus Bonds shows a total of \$33,963,524; Stifel Nicolaus Cash shows a total of \$54,701; Prudential Huntoon Impound shows \$1,197,930; Local Agency Investment Fund shows a total of \$147,412; Rabo Bank shows \$389,711; CBNT/BOA/Union Bank shows \$935,089; Mortgage Holder Replacement Reserve shows \$910,536; Developer/Ownership/Others shows \$1,524,272 balance. The report detailed the purchase date, face value, and estimated annual income for each account for the Board's review.

Commissioner Velasquez presented a motion to approve the Investment Report for quarter ended March 31, 2020, as presented. Commissioner Rodrigues seconded the motion, which was passed by the following vote:



AYES: Hess, Silicato, Rodrigues, Velasquez, Chavarria

NAYES: None

ABSTAIN: None

ABSENT: Walters

**11. REQUEST FOR APPROVAL OF THE PROVOST & PRITCHARD 123 TRICHLOROPROPANE (TCP) MITIGATION FEASIBILITY STUDY DATED MARCH**

**19, 2020:** Mr. Kugler presented the Feasibility Study completed by Provost & Pritchard to the Board and reported the Woodville Farm Labor Center has two water wells and because we have those we need to conduct various types of water testing. These are submitted to the State Water Resources Control Board for their review and to ensure we are in compliance with State water requirements. We received a Compliance Order from the State Water Resources Control Board informing the Agency that the TCP levels are exceeding the allowable amount. We are now required to prepare a Corrective Action Plan in order to establish a timeline in which Agency plans address and correct the TCP levels to meet the standards provided by the State. It was determined that both wells located at the Woodville Farm Labor Center are contaminated with TCP. Provost & Pritchard Consulting Group prepared this feasibility study in an effort to establish the required steps needed to mitigate the contamination of the water at Woodville and the cost associated with the process. All tenants are informed on a quarterly basis the results of the testing and we are reporting to the State Water Resource Control Board. In approving this study, we can proceed with the next steps to get closer to resolving this issue. We are also going through the litigation process with the companies responsible for the TCP in the soil. Approval of this study allows us to present the cost

as evidence for the litigation with DOW Chemical et. al. and also helps us move forward in completing the Compliance Order.

Commissioner Chavarria presented a motion to approve the Provost & Pritchard 123 Trichloropropane Mitigation Feasibility Study dated March 19, 2020, as presented. Commissioner Rodrigues seconded the motion, which was passed by the following vote:

AYES: Hess, Silicato, Rodrigues, Velasquez, Chavarria

NAYES: None

ABSTAIN: None

ABSENT: Walters

**12. CLOSED SESSION:**

**A) DISCUSSION OF EXECUTIVE DIRECTOR'S EVALUATION, PURSUANT TO GOVERNMENT CODE 54957 (B)(1):** No reportable action was taken.

**B) CONFERENCES WITH LEGAL COUNSEL RE EXISTING LITIGATION (GOVERNMENT CODE 54959.9 (d)(1)):** 3 CASES

**1. HOUSING AUTHORITY V. THE DOW CHEMICAL CO. ET. AL.:**  
No reportable action was taken.

**2. DIR-OSHA ADMINISTRATIVE ACTION, INSPECTION NO. 1370054:** No reportable action was taken.

**3. WORKERS' COMPENSATION APPEAL CASE NO. ADJ11162005:** No reportable action was taken.

**13. CONSIDERATION OF RENEWAL OF EXECUTIVE DIRECTOR'S CONTRACT, FOR JULY 1, 2020 THROUGH JUNE 30, 2022, UTILIZING THE**

**PRIOR/EXISTING AGREEMENT'S FORMULAS, FOR AN ANNUAL SALARY IN THE AMOUNT OF \$211,340, AN INCREASE ANNUALLY OF 2%, WITH THE RETIREMENT CONTRIBUTION TO REMAIN AT 26%:** The Board reviewed the contract and agreed to a revision of the term concerning the annual increase to reflect the annual increase be made in conjunction with the annual merit increase when approved for all employees and the retirement contribution to remain at 26%.

Commissioner Chavarria presented a motion to approve the renewal of the Executive Directors contract for July 1, 2020 through June 30, 2022, as revised with the annual salary in the amount of \$211,340, an increase of two-percent be made in conjunction with the annual merit increase when approved for all employees with the retirement contribution to remain at 26%, as presented. Commissioner Silicato seconded the motion, which was passed by the following vote:

AYES: Hess, Silicato, Rodrigues, Velasquez, Chavarria

NAYES: None

ABSTAIN: None

ABSENT: Walters

**14. EXECUTIVE DIRECTOR'S REPORT:** Mr. Kugler provided everyone an update on how the COVID-19 has been addressed within our Agency. We received the notice of Shelter in Place orders on Thursday, March 19<sup>th</sup> and we then came in on Friday, March 20<sup>th</sup> morning and reviewed the order and determined it was best for our maintenance staff and inspector to be sent home. We instructed our inspector and maintenance staff not working on emergency items to return to their offices and clean and disinfect their vehicles and were asked to go home. We proceeded to inform all our

office staff to start to conduct business through phone, text, fax, email or regular mail and we closed all our offices to public access. We only addressed emergency situations for repairs and called out 3<sup>rd</sup> party vendors when possible during this time to assist on repairs needed for tenants. After a two-week period, we were able to have our inspector and maintenance staff return to work, as it was determined they are also considered essential employees. All employees were provided face masks and gloves. We continue to encourage staff to wear a mask and social distance as much as possible. We asked maintenance to work independently as much as possible when it was safe to do so. We directed them to work on vacant units or on repairs that were outside as much as possible. When they have to enter units, it's only based on emergency situations. We also ask that they wear a face-mask and gloves and social distance as much as possible. Our clerks are able to accept copies of signed documents instead of originals during this time and our eligibility clerks are working with clients to send those via other methods than in person. We have a waiver for our voucher inspections by HUD. We are also able to have landlords verify the inspection checklist and self-certify on annuals or renewals. Our inspector is conducting inspections on vacant units only and original inspections. We have received by HUD approval to proceed to a bi-annual inspection for our Voucher inspections, but we still feel that it's important to conduct annual inspections to ensure the quality of the units meet our standards. Our construction jobs are moving forward and we continue to get these done. Our Dinuba shop building and the companies hired to do the work are working independently on these. The fire sprinkler system is being installed. Our crew that was building the mezzanine are done with it. We continue to advise staff to sanitize their work stations and asking them to

wear masks. We ordered hand sanitizers and 1000 face masks to distribute to staff and we will continue to order and replenish these items. We are having trouble with the lease ups right now because so many are sheltering in place and are not looking for units at this time. We have very few tenants postponing their rent payments due to COVID-19. We are still issuing a notice informing them of their balance, but we are not conducting evictions or notices related to evictions.

We signed documents HUD needed from our banks regarding our program voucher reserves and submitted to them. These are for the Stifel Nicolas and Bank of the West.

The project next to our Houston and Burke site is set for approval and has been placed on the City of Visalia's agenda for review and approval. This site is 830 E. Roosevelt in the Visalia. It will consist of four units with garage and carport parking. We are restricting one unit to program participants that meet the extremely low-income threshold, which is 30-percent or below of the median income.

Our Myrtle Court project did not meet the award for Tax Credits, but we will work on resubmitting.

We continue to look for new property to develop. The 627 Fulgham in Visalia site is still pending development. We had recent conversation with Tulare County Health and Human Services about collaborating on this site. If not, we can move forward with a tax-credit development.

We are discussing the possibility of working with Citizens Bank with a portfolio of units and financing them in order to utilize the loan for future developments. All those

projects have good cash flow and would work for us to refinance. Some the investors are holding off on selling due to the COVID-19 fear.

**15. ATTORNEY/CLIENT CONFERENCE:** There was nothing to report.

**16. ADJOURNMENT:** There being no further business to come before the Board, Chairperson Hess declared the meeting adjourned at 5:30 P.M., subject to call.

Respectfully submitted,

By \_\_\_\_\_

KEN KUGLER, Secretary

MW/Minutes/April2020.doc

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						
ADMIN LOAN	92,506.46						3,030.15					42,347.20			
		9,542.54													
				4,768.05						1,301.52	4,130.52				
		2,925.57		1,139.02	954.26	9,084.62						2,410.98			
				1,875.81	2,489.55										
					6,506.67										
AFFORDABLE HOUSING RISK	1,353.00											49.00			
									743.28			560.72			
ALLY AUTO	545.67									545.67					
AMERICAN EXPRESS	8,714.48	2,583.17	843.65	87.02			26.58	93.03	53.16	91.85					
		53.16	53.16	53.16	13.29					26.58	53.16		13.29		
		53.16			26.58			26.58		4,271.52			26.58		
		26.58		13.29	13.29		13.29		13.29			26.58			
			13.29	26.58		26.58						13.29			
						79.74									
AMERICAN INCORPORATED	557.00							557.00							

**Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020**

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
AMERICAN POOL CARE, INC	195.00	1													1
		2													2
		3													3
		4											195.00		4
		5													5
		6													6
		7													7
AMERITAS GROUP	8,657.80	1									8,657.80				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
ANGELINA BARRAGAM	3,525.00	1	1,745.00								520.00				1
		2													2
		3			360.00										3
		4					380.00								4
		5													5
		6							260.00						6
		7				260.00									7
ANTHEM BLUE CROSS	825.94	1									825.94				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
APPLEONE ACCOUNTING &	10,217.76	1	715.30	1,379.40	204.37			102.19	715.26	204.37					1
		2	204.37	204.37	255.45						102.19	102.19		102.19	2
		3	255.45			102.19			204.37		2,707.70			204.37	3
		4	153.26		153.26				102.19	306.53	102.19		102.19	51.08	4
		5		102.19		51.08	102.19	102.19		101.83			102.19		5
		6		102.19	102.19	102.19				204.37	102.19				6
		7				306.53									7



Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						
AT & T	7,169.93	1,741.90	384.35	32.20				277.04	37.52	127.20					
				777.40							128.61		170.49		
		216.79		563.52						1,675.57					
					332.34						5.77	434.68	6.35		
		10.98				91.44					155.78				
AUTO OIL CHANGERS, INC	231.60	215.16	16.44												
AUTOMATED OFFICE SYSTEMS	432.58	149.85	37.69	13.16				14.75							0.22
		0.45								216.46					
B.R. FUNSTEN & CO DBA TOM	1,233.54									1,233.54					
BAYNE PEST CONTROL, INC	3,750.00	750.00		50.00			100.00	1,250.00							
			250.00	100.00											
		50.00		50.00	100.00			100.00							
		250.00		100.00	100.00										
			50.00	50.00	100.00	200.00									
											50.00				
		50.00			100.00										

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
BERKADIA COMMERCIAL	52,619.80	1													1
		2												4,887.09	2
		3			8,481.48				35,605.42						3
		4								3,645.81					4
		5													5
		6													6
		7													7
BGJ INDUSTRIES INC. / RIDX PEST	30.00	1	15.00												1
		2													2
		3													3
		4											15.00		4
		5													5
		6													6
		7													7
BOB RUFFA ELECTRIC, INC	46.55	1								46.55					1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
BONNEVILLE MULTIFAMILY	17,097.10	1													1
		2													2
		3	12,944.68												3
		4				4,152.42									4
		5													5
		6													6
		7													7
BRADFORD STEEL, INC	19,929.53	1	19,929.53												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7	
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1	
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2	
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3	
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4	
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5	
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6	
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7	
BRYAN COMPANY	14,800.00	1	14,800.00													1
		2														2
		3														3
		4														4
		5														5
		6														6
		7														7
BSK & ASSOCIATES, INC	612.00	1	612.00													1
		2														2
		3														3
		4														4
		5														5
		6														6
		7														7
C C PROCESS SERVICES	50.00	1	50.00													1
		2														2
		3														3
		4														4
		5														5
		6														6
		7														7
CAL STATE DISTRIBUTING INC	3,889.93	1	2,815.78								1,074.15					1
		2														2
		3														3
		4														4
		5														5
		6														6
		7														7
CALIFORNIA BANK & TRUST	28,999.85	1														1
		2		28,999.85												2
		3														3
		4														4
		5														5
		6														6
		7														7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
CALIFORNIA WATER SERVICE	20,524.95	1	7,009.14	527.77	2.35			335.68	128.15		525.25		62.53		1
		2	1,568.21		2,519.71	347.28					538.51				2
		3				646.16		52.72			129.98				3
		4	955.44				55.59		248.40		312.21				4
		5		272.80	302.67										5
		6			174.09				220.02	159.91	399.32		98.64		6
		7		629.72		2,302.70									7
CALPERS FISCAL SERVICES	61,416.02	1									61,416.02				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
CAMPENSINA	250.00	1		250.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
CDW GOVERNMENT	2,751.53	1									2,751.53				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
CENTRAL VALLEY COALITION FOR	5,291.65	1													1
		2													2
		3	833.33		250.00	416.66									3
		4				416.66							833.33		4
		5	625.00				1,250.00						666.67		5
		6													6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
Charles A Lovenburg	123.11	1													1
		2													2
		3							123.11						3
		4													4
		5													5
		6													6
		7													7
CHARTER COMMUNICATIONS	201.47	1													1
		2													2
		3													3
		4													4
		5					201.47								5
		6													6
		7													7
CHICAGO TITLE COMPANY	902,826.69	1											902,826.69		1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
CHRISTIAN DUERSKEN/ CA	518.98	1													1
		2			518.98										2
		3													3
		4													4
		5													5
		6													6
		7													7
CINTAS CORPORATION	4,203.62	1	1,272.86	750.12	59.20			4.18	155.09	49.29	1,223.03				1
		2	9.25	70.51	11.30	1.42					4.29	40.40		34.71	2
		3	5.63		5.66	3.54		0.37	7.30		353.94			54.16	3
		4	6.75		0.88	3.89	0.55	1.02	1.33	3.50	1.42	0.67	7.30	7.06	4
		5	12.16	0.98	1.54	0.45							2.34		5
		6							0.18	0.18	4.80	0.84	0.18		6
		7	0.18	4.61		16.96	0.10			0.21					7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7
CITIZENS BUSINESS BANK	10,326.53														1
															2
															3
		7,507.91													4
							2,818.62								5
															6
															7
CITY OF DINUBA	12,010.93	7,479.62													1
															2
		4,531.31													3
															4
															5
															6
															7
CITY OF EXETER	5,659.51														1
															2
															3
															4
												5,049.34			5
															6
		610.17													7
CITY OF FARMERSVILLE	5,575.82														1
															2
					3,117.16										3
						2,458.66									4
															5
															6
															7
CITY OF KINGSBURG	2,346.20														1
			2,346.20												2
															3
															4
															5
															6
															7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						
CITY OF LINDSAY	2,955.49														
											1,021.73				
		1,933.76													
CITY OF PORTERVILLE	23,757.95	7,957.49						4,853.24	4,707.46	170.51					
		7.08	53.18			5,082.20								906.86	
CITY OF TULARE	51,244.80	21,074.43		4,260.69							1,664.76			227.75	
									6,396.35						
				1,467.51			461.55			3,797.95				4,966.87	
			6,352.11			324.97									
										249.86					
CITY OF TULARE FINANCE	138.30														
							138.30								
CITY OF VISALIA	36,361.96	10,411.25	867.57	3.43				544.37			1,205.74			111.40	
		3,431.98		3,622.70	545.42	363.59					1,298.55				
					1,171.28			1,387.77			291.12				
		2,203.08				164.17			418.37		443.98				
			608.57	552.69											
				336.55				201.97	510.73	1,506.18	341.60	215.90			
			1,078.85		2,523.15										

**Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020**

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1	
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2	
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3	
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4	
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5	
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6	
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7	
CLASSIC PEST CONTROL INC	200.00		200.00												
CLINE'S BUSINESS EQUIPMENT INC	1,138.36	381.32	113.84	11.38							631.82				
COLONY SQUARE HOMEOWNERS	468.00											468.00			
COMCAST	307.94			89.97											
CORNERSTONE POOL SERVICE	160.00												160.00		



Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7	
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1	
		VGV	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2	
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3	
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4	
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5	
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6	
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7	
COULTERS INTERIORS. INC	1,083.64															1
																2
																3
					1,083.64											4
																5
																6
																7
COUNTER TOPS BY CHET RICHARD	1,445.00	760.00														1
			685.00													2
																3
																4
																5
																6
																7
CRYSTAL CLEAR POOL SERVICE INC	850.00															1
																2
																3
																4
																5
										850.00						6
																7
CUTLER PUBLIC UTILITY DISTRICT	3,410.00	3,410.00														1
																2
																3
																4
																5
																6
																7
DAN MUSTIN DBA CAL-AIR COOLING	2,429.81	683.14														1
																2
																3
										941.73						4
			804.94													5
																6
																7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
DAVID J. ADAMS, DBA TWIN PALMS	37,435.00	1	11,666.70	406.38					965.00	4,165.00	1,428.00		100.00		1
		2	4,215.00		2,185.00	760.00	335.00					1,500.00			2
		3	1,250.00		1,150.00	750.00		200.00			223.92				3
		4	600.00				425.00		150.00						4
		5		375.00			1,000.00								5
		6							100.00			360.00	225.00		6
		7	210.00	525.00		2,165.00									7
DEL ORO WATER COMPANY	733.66	1	733.66												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
DEPARTMENT OF INDUSTRIAL	450.00	1													1
		2													2
		3													3
		4				450.00									4
		5													5
		6													6
		7													7
DINUBA LUMBER COMPANY INC	50.44	1	50.44												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
DON ERICKSON INC DBA COAST	199.80	1													1
		2													2
		3													3
		4													4
		5					140.27								5
		6							9.55						6
		7				49.98									7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
DOORKING, INC	87.45	1													1
		2													2
		3													3
		4								87.45					4
		5													5
		6													6
		7													7
EMPIRE SUPPLY COMPANY, INC	3,176.24	1								126.69	2,941.81				1
		2													2
		3	107.74												3
		4													4
		5													5
		6													6
		7													7
EVANS PROPERTY MANAGEMENT	2,125.00	1													1
		2									2,125.00				2
		3													3
		4													4
		5													5
		6													6
		7													7
EVERGREEN LANDSCAPE INC	175.00	1													1
		2													2
		3													3
		4								175.00					4
		5													5
		6													6
		7													7
EZEQUIEL DE LIMA	275.00	1													1
		2													2
		3													3
		4													4
		5													5
		6									275.00				6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7
FERGUSON ENTERPRISES INC	191.91									191.91					1
															2
															3
															4
															5
															6
															7
FLOWERS BY PETER PERKENS	86.70									86.70					1
															2
															3
															4
															5
															6
															7
FRANCHISE TAX BOARD STATE OF	200.00									200.00					1
															2
															3
															4
															5
															6
															7
FRONTIER CALIFORNIA INC.	220.50														1
															2
															3
															4
												220.50			5
															6
															7
FRUIT GROWERS SUPPLY	165.66		165.66												1
															2
															3
															4
															5
															6
															7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR FLC TFLC SBRIDGE KBURGLD CC SFP LS ADMIN RETIRE KAWO VICKIE	VGW LINMAR MILLCR ROBIN JACOB SHADY CYPGRD DOUGLS WPV POPLAR CRNSHW PARKSD	EUCLID GW1 VILGRV CT&PDS GROVES ENCINA TULEV WTRL VCHR ALLOC GW II SULTAN	MYRTLE 1634 S GRDN OAKWD PALOMR TRCYCT NSP EKAW CYPCVE FAIRVW ASHLAN ASPEN LOTAS	SEQVIL TMHSA WILLOW LYNORA NEWCOM ORIOLE LVRSLN CTYMNR VISGAR BRDMRS BELMNT AVENAL	KPC SCNTRL SCROWE LESLIE VICWD ORNGWD S GRDN KMCCTRL PACCOURT SSFETPLX VASSAR BATES	QUINCE 1844SGRD FULGHAM KIMBAL S1STDIBA LARK ROOSEVLT LYRA TPX							
G & M CULVER PARTNERSHIP DBA	146.01								146.01						
GENERAL ELECTRIC CO	5,943.01									5,260.96					227.35
GEORGE YBARRA	26,680.00	1,100.00													
						4,880.00									
		1,280.00				2,370.00									
										15,950.00					
								1,100.00							
GOMEZ POOL SERVICE	500.00				500.00										
GOSHEN COMMUNITY	840.00	840.00													

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7
GRAINGER, INC	49.74										49.74				
															1
															2
															3
															4
															5
															6
															7
GUTIERREZ TREE CARE 1	850.00	850.00													
															1
															2
															3
															4
															5
															6
															7
HAULAWAY STORAGE	170.00	170.00													
															1
															2
															3
															4
															5
															6
															7
HAYES GARAGE DOOR	135.00	135.00													
															1
															2
															3
															4
															5
															6
															7
HAYSLETT & HAYSLETT	7,856.28	4,640.00		1,136.28											
															1
															2
															3
											320.00				4
															5
								1,760.00							6
															7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7	1	2	3	4	5	6	7		
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE											
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD											
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN											
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS											
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL											
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES											
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX															
HCI SYSTEMS, INC	1,392.00																							
HOME DEPOT CREDIT SERVICES	6,666.56	3,600.65	111.72	2.12				257.20	80.85	1,046.20														
		135.11																						
								229.15	123.58															
		59.25																						
		55.10																						
HOME DEPOT U.S.A. , INC. THE	1,377.16																							
IRENE RODRIGUES	100.00																							
JAMES A BRAY /DBA TEXAS PRIDE	18,024.48	18,024.48																						

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
JANET YOUNG DBA AMERICAN BLIND	949.38	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7					949.38								7
JC LANSDOWNE, INC	970.01	1									970.01				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
JENSEN & PILEGARD	326.32	1	176.07	13.45							136.80				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
JIM REESE CORPORATION	6,975.00	1	2,925.00		4,050.00										1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
Joanne M Walters	50.00	1									50.00				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7



Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
JOHN LOGAN HESS	111.79	1									111.79				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
JOHN R CONARD - COMPANY COMING	165.00	1													1
		2													2
		3						165.00							3
		4													4
		5													5
		6													6
		7													7
JORGENSEN & COMPANY INC	1,655.00	1	160.00								480.00				1
		2													2
		3													3
		4													4
		5		48.00									60.00		5
		6													6
		7				907.00									7
JULIA A SILICATO	100.00	1									100.00				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
KAWEAH MANAGEMENT	65,894.23	1													1
		2				3,589.32									2
		3													3
		4					2,360.05		2,550.53						4
		5			212.75			1,974.23		6,978.68	8,157.21				5
		6					841.43		1,293.76	9,930.08	9,260.72	2,200.97	1,634.08	3,212.62	6
		7	550.00	7,075.20			876.94	2,040.87		1,154.79					7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
LANDSCAPE DEVELOPMENT	10,498.00	1	2,812.00		805.00			350.00				290.00			1
		2										1,500.00		675.00	2
		3							1,390.00						3
		4			503.00					1,398.00			775.00		4
		5													5
		6													6
		7													7
LINCOLN NATIONAL LIFE	4,292.52	1										4,292.52			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
LONDON COMMUNITY	1,590.00	1	1,590.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
LOWES	4,423.84	1	154.17	651.69				238.10	178.49	280.49	1,278.30				1
		2										282.93			2
		3													3
		4													4
		5	699.53										153.58		5
		6									506.56				6
		7													7
MATSON ALARM, INC	427.00	1													1
		2			71.00							71.00			2
		3			69.00										3
		4													4
		5		80.00			65.00								5
		6													6
		7				71.00									7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
MCCORMICK, KABOT, JENNER &	7,532.00	1	1,752.04	272.22	24.59			12.38		162.50	1,503.65				1
		2	37.13	172.50		4.95					9.90				2
		3	390.00			19.80					1,730.21				3
		4	282.30		1.73	37.13		0.33	7.43		4.95				4
		5		2.48		0.57						660.00	4.95		5
		6									14.85	4.91			6
		7				126.00			292.50						7
MEDICAL EYE SERVICES	1,170.83	1									1,170.83				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
MID VALLEY DISPOSAL	11,355.95	1	1,735.20	8,788.92											1
		2													2
		3			432.75										3
		4				399.08									4
		5													5
		6													6
		7													7
MINERAL KING PUBLISHING	480.00	1		480.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
OACYS Technology	149.85	1													1
		2										49.95			2
		3			24.98										3
		4				24.97									4
		5											49.95		5
		6													6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
OFELIA'S CLEANING	3,045.00	1	1,380.00		560.00					375.00					1
		2													2
		3			375.00										3
		4			355.00										4
		5													5
		6													6
		7													7
OFFICE DEPOT	5,400.06	1	1,704.42	73.69	30.25				12.42	7.69	3,297.73				1
		2										5.92			2
		3									253.75				3
		4										1.19		1.30	4
		5	2.24				9.46								5
		6													6
		7													7
OFFICE PRIDE	1,295.00	1	463.28	105.36	9.45										1
		2													2
		3									716.91				3
		4													4
		5													5
		6													6
		7													7
PACIFIC GAS & ELECTRIC	648.58	1	255.31												1
		2		57.94										2.35	2
		3	199.66								133.32				3
		4													4
		5													5
		6													6
		7													7
PACWEST DIRECT	210.50	1	70.53	21.05	2.11										1
		2													2
		3									116.81				3
		4													4
		5													5
		6													6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1	
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2	
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3	
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4	
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5	
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6	
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7	
PALM OCCUPATIONAL	460.00										460.00				
PAULINE F. RICHMOND DBA	325.50	109.08	32.56	3.26											
										180.60					
PEDRO GUTIERREZ TREE	4,550.00	750.00					3,800.00								
PENA'S DISPOSAL, INC	3,842.43	2,558.37													
													0.58		
		164.87								33.21			1,085.40		
PERFECT CARE LANDSCAPE MAINT	1,945.00														
		970.00				487.50									
										487.50					

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
PERSONNEL SOLUTIONS	7,581.58	1	1,876.57	121.74	25.46			286.66	63.64	76.37	106.53				1
		2	25.46	90.77	208.09	177.65					12.73			65.31	2
		3	156.06		31.82	213.07					2,437.97			32.65	3
		4	864.96		12.73	12.73			121.74	12.73	30.44		12.73		4
		5		149.68	228.28		12.73						12.73		5
		6							45.65				30.44		6
		7				25.46									7
PITNEY BOWES GLOBAL	827.34	1	277.17	82.74	8.27										1
		2													2
		3									459.16				3
		4													4
		5													5
		6													6
		7													7
POPLAR COMMUNITY	2,495.00	1													1
		2										2,495.00			2
		3													3
		4													4
		5													5
		6													6
		7													7
PROTECTION ONE ALARM	2,416.48	1	589.56	666.83	11.74										1
		2												435.28	2
		3									395.68				3
		4											227.62		4
		5											89.77		5
		6													6
		7													7
PROVOST & PRITCHARD	2,900.00	1		2,900.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7	
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1	
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2	
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3	
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4	
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5	
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6	
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7	
PRUDENTIAL HUNTOON PAIGE	39,876.59							26,260.01	13,616.58							1
																2
																3
																4
																5
																6
																7
QLT CONSUMER LEASE CONSUMER	21.82							21.82								1
																2
																3
																4
																5
																6
																7
QUADIENT FINANCE USA, INC	6,721.83	2,382.62	390.43	105.23												1
													4.04			2
		8.08								3,831.43						3
																4
																5
																6
																7
QUADIENT LEASING USA, INC	1,752.72	639.88	68.71	25.56												1
															2.88	2
		5.77								1,009.92						3
																4
																5
																6
																7
RABOBANK, N.A LOAN SERVICING	7,584.82															1
																2
																3
												7,584.82				4
																5
																6
																7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
RANDALL LEE ROQUE DBA	450.00	1													1
		2													2
		3	450.00												3
		4													4
		5													5
		6													6
		7													7
RAUL V ACEVEDO DBA ACE HEATING	477.64	1	477.64												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
REDI-ROOTER PLUMBING, INC	3,631.07	1	1,503.79								390.00				1
		2	245.00		133.36	216.19	145.00								2
		3			105.00	365.81									3
		4													4
		5													5
		6									145.00				6
		7				381.92									7
S.A. CASSADAY SERVICE, INC	900.46	1	472.28												1
		2			288.18										2
		3													3
		4													4
		5													5
		6													6
		7				140.00									7
SAN GABRIEL TEMPORARY	1,102.41	1													1
		2													2
		3													3
		4													4
		5										1,102.41			5
		6													6
		7													7



Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
SAN JOAQUIN VALLEY UNIFIED	42.00	1	14.07	4.21	0.42										1
		2													2
		3									23.30				3
		4													4
		5													5
		6													6
		7													7
SHARON ETHRIDGE	100.00	1									100.00				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
SIDNEY C WHEELER DBA	2,473.77	1	1,062.96												1
		2										1,085.81			2
		3													3
		4												325.00	4
		5													5
		6													6
		7													7
SLAKEY BROS INC	5,005.11	1									5,005.11				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
SONDRA K JONES	432.00	1													1
		2													2
		3			432.00										3
		4													4
		5													5
		6													6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7	
		1 LR FLC TFLC SBRIDGE KBURGLD CC SFP LS ADMIN RETIRE KAWO VICKIE														1
		2 VGV LINMAR MILLCR ROBIN JACOB SHADY CYPGRD DOUGLS WPV POPLAR CRNSHW PARKSD														2
		3 EUCLID GW1 VILGRV CT&PDS GROVES ENCINA TULEV WTRL VCHR ALLOC GW II SULTAN														3
		4 MYRTLE 1634 S GRDN OAKWD PALOMR TRCYCT NSP EKAW CYPCVE FAIRVW ASHLAN ASPEN LOTAS														4
		5 SEQVIL TMHSA WILLOW LYNORA NEWCOM ORIOLE LVRSLN CTYMNR VISGAR BRDMRS BELMNT AVENAL														5
		6 KPC SCNTRL SCROWE LESLIE VICWD ORNGWD S GRDN KMCCTRL PACCOURT SSFETPLX VASSAR BATES														6
		7 QUINCE 1844SGRD FULGHAM KIMBAL S1STDIBA LARK ROOSEVLT LYRA TPX														7
SOUTHERN CALIFORNIA	15,507.74	1 2,840.61 2,161.32 187.62						103.84	4,968.39	113.57	22.21					1
		2 81.49			187.03		79.78									2
		3			206.77	94.86		89.38	72.30		925.02					3
		4			69.51	543.98			77.11	189.54		38.79	537.53	152.31		4
		5 20.56 19.18					771.25						240.55			5
		6											65.06			6
		7 40.71 45.58														7
SOUTHERN CALIFORNIA GAS	1,210.40	1 215.51 372.74 29.21						41.29								1
		2		86.83	43.24											2
		3 75.02			57.40	28.23										3
		4				115.58			12.42			28.91				4
		5		33.15									25.48			5
		6														6
		7														7
SPRINT COMMUNICATIONS	88.43	1 29.61 8.84 0.88														1
		2														2
		3									49.10					3
		4														4
		5														5
		6														6
		7														7
STATE WATER RESOURCES	110.00	1 110.00														1
		2														2
		3														3
		4														4
		5														5
		6														6
		7														7
STOP ALARM, INC	114.00	1 114.00							114.00							1
		2														2
		3														3
		4														4
		5														5
		6														6
		7														7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7	1
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE			1
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD			2
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN			3
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS			4
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL			5
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES			6
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX							7
SULTANA COMMUNITY	3,090.29															1
																2
																3
																4
																5
																6
																7
SUMMIT TECHNOLOGY	397.15	123.52														1
																2
										273.63						3
																4
																5
																6
																7
TEKTEGRITY INC	179.00															1
																2
																3
						179.00										4
																5
																6
																7
TERRA BELLA IRRIGATION	341.30		341.30													1
																2
																3
																4
																5
																6
																7
THC MECHANICAL INC	23,698.70		23,698.70													1
																2
																3
																4
																5
																6
																7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7
THE CARPET SHOPPE	749.00														
								749.00							
THE GLASS SHOP INC	98.72	98.72													
THE HOME DEPOT SUPPLY	12,860.31	23.01	66.82							12,736.22			0.57		
		1.16								32.53					
THE SHERWIN-WILLIAM	2,328.81	407.78	31.15							1,783.79					
													106.09		
THYSSENKRUPP ELEVATOR CORP	1,088.85							1,088.85							

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1	
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2	
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3	
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4	
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5	
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6	
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7	
TOMAS J VELASQUEZ	100.00									100.00					
TOYOTA FINANCIAL	796.92	796.92													
TRACTOR SUPPLY CO	216.45	216.45													
TRANS UNION CORPORATION	472.26	333.95	64.01	0.08											
										4.37					
				6.41											
							38.02				25.42				
TRAVER SEWER	365.00	365.00													

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Vendor Name	CheckTotal	1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCSCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
TROPICAL LAWN SERVICE, INC	465.00	1													1
		2													2
		3													3
		4				465.00									4
		5													5
		6													6
		7													7
TUCOEMAS FEDERAL CREDIT	11,904.00	1									11,904.00				1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
TULARE COUNTY ENVIRONMENTAL	485.00	1													1
		2													2
		3													3
		4													4
		5					485.00								5
		6													6
		7													7
TULARE COUNTY SOLID WASTE	355.92	1	271.10	16.42	0.14				2.03	1.25	0.04				1
		2		22.10								0.97			2
		3							7.00		10.08				3
		4			7.48	15.00						0.19		0.21	4
		5	0.37				1.54								5
		6													6
		7													7
TULARE COUNTY TAX COLLECTOR	2,436.10	1													1
		2													2
		3													3
		4													4
		5			2,436.10										5
		6													6
		7													7

Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7
TULARE GLASS COMPANY, INC	189.92	88.66		65.27											
				35.99											
UNITED STATES TREASURY	183,291.00										183,291.00				
VALLEY ELECTRICAL	286.99			286.99											
VALLEY EXPETEC	118.00	39.53	11.79	1.18							65.50				
Vicki Needham	95.00		95.00												

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Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE		1
		VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD		2
		EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN		3
		MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS		4
		SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL		5
		KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES		6
		QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX						7
VISALIA LUMBER COMPANY, INC	5,438.97	1	5,025.35							413.62					1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
VISALIA TIMES-DELTA	87.00	1								87.00					1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
WAGeworks INC	1,348.44	1								1,348.44					1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
WASTE MANAGEMENT USA	10,697.72	1	8,302.92												1
		2									2,394.80				2
		3													3
		4													4
		5													5
		6													6
		7													7
WEST HILLS OIL, INC	8,155.81	1	2,454.91	1,454.53	76.46		34.74	298.51	118.90	1,607.88					1
		2	72.17	112.37	184.08	13.82				41.61	117.87		34.11		2
		3	371.74		80.65	17.36	3.67	8.95		39.15			212.51		3
		4	57.85		8.91	36.39	3.06	10.85	8.73	36.97	12.56	5.11	8.13	8.53	4
		5	17.95	9.15	12.97	4.28	62.26				176.90		24.63		5
		6					0.75		0.75		53.86	6.73	0.75		6
		7	0.75	38.83		184.92	5.88			1.37					7



**Accounts Payable Monthly Billing Report for the Period 04/01/2020 through 04/30/2020**

Vendor Name	CheckTotal	1	2	3	4	5	6	7	1	2	3	4	5	6	7
		1	LR	FLC	TFLC	SBRIDGE	KBURGLD	CC	SFP	LS	ADMIN	RETIRE	KAWO	VICKIE	1
		2	VGW	LINMAR	MILLCR	ROBIN	JACOB	SHADY	CYPGRD	DOUGLS	WPV	POPLAR	CRNSHW	PARKSD	2
		3	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	VCHR	ALLOC	GW II	SULTAN	3
		4	MYRTLE	1634 S GRDN	OAKWD	PALOMR	TRCYCT	NSP	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	4
		5	SEQVIL	TMHSA	WILLOW	LYNORA	NEWCOM	ORIOLE	LVRSLN	CTYMNR	VISGAR	BRDMRS	BELMNT	AVENAL	5
		6	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	S GRDN	KMCCTRL	PACCOURT	SSFETPLX	VASSAR	BATES	6
		7	QUINCE	1844SGRD	FULGHAM	KIMBAL	S1STDIBA	LARK	ROOSEVLT	LYRA TPX					7
<b>TOTAL</b>	<b>2,071,071.01</b>	1	188,983.51	34,215.21	10,748.10			5,210.16	42,419.93	24,223.24	144,461.94		945,724.57		1
		2	19,620.87	29,148.55	40,748.50	5,669.34	923.37	3,800.00		743.28	5,659.36	9,304.68	560.72	6,898.97	2
		3	22,525.60		16,080.18	8,835.54		1,963.06	44,229.96		206,514.68			4,812.05	3
		4	14,188.13		7,722.59	13,209.76	3,388.42	625.34	3,698.25	9,666.77	3,151.00	5,688.24	15,726.78	1,458.70	4
		5	7,284.45	11,410.80	2,476.50	1,873.11	18,791.32	4,895.04		7,080.51	8,157.21	2,120.51	10,743.95		5
		6		102.19	2,488.64	2,591.74	842.36	1,760.00	2,880.88	26,755.09	13,137.54	3,030.11	2,447.99	3,212.62	6
		7	1,476.20	9,392.92		18,459.96	882.92	2,040.87	292.50	1,893.73					7

**HOME PROGRAM  
AGREEMENT FOR SERVICES**

THIS AGREEMENT FOR SERVICES is executed by the City of Tulare (“Grantee”) of the HOME Investment Partnerships Program (“HOME”), and the Housing Authority of Tulare County, Subrecipient (hereinafter referred to as “Program Operator”).

A. The Grantee has applied for and received funds from the California State Department of Housing and Community Development HOME Investment Partnerships Program funding allocated to the State from the U.S. Department of Housing and Urban Development (“HUD”) under Title II of the Cranston-Gonzalez National Affordable Housing Act of 1990, in federal implementing regulations set forth in Title 24 of the Code of Federal Regulations, part 92, and in Title 25 of the California Code of Regulations commencing with section 8200.

B. The Grantee wishes to engage the Program Operator to assist the Grantee in utilizing such funds.

NOW, THEREFORE, it is agreed between the parties as follows:

1. SCOPE OF SERVICE

A. Activities. The Program Operator will be responsible for administering a HOME Investment Partnerships Grant, hereinafter referred to as “HOME TBRA” Tenant-Based Rental Assistance Program in the City of Tulare, in a manner satisfactory to the Grantee and consistent with all standards required by the 18-HOME-12601 Standard Agreement between the Grantee and the California State Department of Housing and Community Development or any additional Standard Agreements for any future HOME awards received by Grantee during the term of this Agreement (collectively “the Standard Agreement”). The Program Operator is responsible to the Grantee for all provisions of the Standard Agreement including monitoring the Grantee for conformity with the Standard Agreement provisions. Such program will include the following activities eligible under the HOME Program Grant:

(1) Program Delivery. Program Operator will provide the following delivery activities:

Tenant-Based Rental Assistance Program: application processing and selection, income determination, inspect prospective units, and determine unit eligibility selected by applicant to meet Housing Qualify Standards established by HUD.

(2) General Administration. The Program Operator shall provide the following administrative activities: program outreach and marketing, annual occupancy monitoring if applicable, and preparation of reports required by the HOME Program, including HOME TBRA Project Setup/Completion Report, Draw Information, and Project Drawdown Requests.

B. Levels of Accomplishment. In addition to the normal administrative services required as part of this Agreement, the Program Operator agrees to provide the following levels of program services:

The Program Operator shall provide a minimum of 10 income eligible household’s tenant-based rental assistance for a minimum of 6 months to a maximum of 12 months and/or security deposits up to 2x monthly rent within the city of Tulare. In addition, at least 90% of households served must have incomes at or below 60% AMI and up to 10% may have incomes up to 80% AMI.

C. Staffing. The Program Operator shall provide staff to operate the programs. Staff

assigned to the programs may include a Housing Rehabilitation Specialist, Affordable Housing Representative, Housing Secretary, Office Assistant, Housing Inspector, Housing Specialist, and Housing Manager.

D. Performance Monitoring. The Grantee will monitor the performance of the Program Operator against goals and performance standards required herein. Substandard performance as solely determined by the Grantee will constitute material breach of, and non-compliance with this Agreement. If action to correct such substandard performance is not taken by the Grantee within a specified period of time after being notified by the Grantee, contract suspension or termination procedures will be initiated.

2. TIME OF PERFORMANCE. This Agreement shall start on the \_\_\_\_ day of \_\_\_\_\_, 2020, and end on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ for a term of three (3) years. The term of this Agreement and the provisions herein shall be extended to cover any extensions of the 18-HOME-12601 Standard Agreement.

3 BUDGET.

Tenant-Based Rental Assistance	\$ 83,571
TBRA Administration	\$ 2,250
Activity Delivery Cost	\$ 4,179
Program Administration Fee	<u>\$ 11,121</u>
Total	\$101,121

Grantee has approved the budget as outlined above. Grantee may require a more detailed budget breakdown and the Program Operator shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the Grantee. Any amendments to this budget must be approved in writing by the Grantee and the Program Operator.

4. PAYMENT. It is expressly agreed and understood that the total amount to be paid by the Grantee under this Agreement shall not exceed \$105,300 for the payment of eligible expenses shall be made against the line item budgets specified in Section 3, herein, and in accordance with performance on a time and material basis. Expenses for general administration shall also be paid against the line item budget specified in Section 3 and in accordance with performance. The Program Operator shall comply with the provisions in 2 CFR Part 200-Uniform Administrative Requirements regarding charges for services and will charge Grantee for actual costs rather than a fixed fee. The Program Operator shall track time spend on activity delivery as well as administration time spend administering the HOME TBRA program to claim staff time reimbursement.

5. NOTICES. Communication and details concerning this Directive shall be directed to the following contract representatives:

Grantee:  
City of Tulare  
Rob A. Hunt, City Manager  
411 E. Kern Ave.  
Tulare, CA 93274  
(559) 684-4200

Program Operator:  
Housing Authority of Tulare County  
Ken Kugler, Executive Director  
5140 W. Cypress Ave.  
Visalia, CA 93277  
(559) 627-3700 Ext. 116

6. SPECIAL CONDITIONS.

A. General Compliance. The Program Operator agrees to comply with the requirements of 24 CFR 92 and Section 8200 through, and including, Section 8220 of Title 25 of the California Code of Regulations concerning the HOME Investment Partnerships Program except that (1) the Program Operator does not assume the recipient's environmental responsibilities described in 24 CFR 50 and 58. The Program Operator also agrees to comply with all other applicable Federal,

state and local laws, regulations, and policies governing the funds provided under this contract. The Program Operator further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

B. Hold Harmless. The Program Operator shall hold harmless, defend and indemnify the Grantee from any and all claims, actions, suits, charges and judgments whatsoever that arise out of the Program Operator's performance or nonperformance of the services or subject matter called for in this Agreement.

C. Workers' Compensation. The Program Operator shall provide Workers' Compensation Insurance coverage for all of its employees involved in the performance of this Agreement.

D. Amendments. The Grantee or Program Operator may amend this Agreement at any time provided that such amendments make specific reference to this Agreement, and are executed in writing, signed by a duly authorized representative of each organization, and approved by the Grantee's governing body. Such amendments shall not invalidate this Agreement, nor relieve or release the Grantee or Program Operator from its obligations under this Agreement.

The Grantee may, in its discretion, amend this Agreement to conform with Federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or schedule of the activities to be undertaken as part of this Agreement, such modifications will be incorporated only by written amendment signed by both Grantee and Program Operator.

E. Suspension or Termination. In accordance with 24 CFR 85.43, the Grantee may suspend or terminate this Agreement if the Program Operator materially fails to comply with any terms of this Agreement, which include (but are not limited to) the following:

Failure to comply with any of the rules, regulations or provisions referred to herein, or such statutes, regulations, executive orders, and HUD guidelines, policies or directives as may become applicable at any time;

Failure, for any reason, of the Program Operator to fulfill in a timely and proper manner its obligations under this Agreement;

Ineffective or improper use of funds provided under this Agreement; or

Submission by the Program Operator to the Grantee reports that are incorrect or incomplete in any material respect.

In accordance with 24 CFR 85.44, this Agreement may also be terminated for convenience by either the Grantee or the Program Operator, in whole or in part, by setting forth the reasons for such termination, the effective date, and, in the case of partial termination, the portion to be terminated. However, if in the case of a partial termination, the Grantee determines that the remaining portion of the award will not accomplish the purpose for which the award was made, the Grantee may terminate the award in its entirety.

## 7. ADMINISTRATIVE REQUIREMENTS.

A. Documentation and Record-Keeping.

(1) Records to be maintained. The Program Operator shall maintain all documents and records required by the Federal regulations specified in 24 CFR Part 92.508 and State regulations specified in 8216 that are pertinent to the activities to be funded under this Agreement. Title to and ownership of all such documents and records shall be in Grantee,

which shall at all times be entitles to access to, and possession and copies of, such documents and records. Such documents and records shall include, but not be limited to:

- (a) Records providing a full description of each activity undertaken;
- (b) Records required to determine the eligibility of activities;
- (c) Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with HOME assistance;
- (d) Records documenting compliance with the fair housing and equal opportunity components of the HOME program;
- (e) Financial records as required by 24 CFR Part 200.

(2) Retention. The shall retain all records pertinent to expenditures incurred under this Agreement for a period of five (5) years after the termination of all activities funded under this Agreement. Records for any displaced person must be kept for three (3) years after s/he has received final payment or five (5) years after the termination of all activities funded under this Agreement, whichever occurs later. Notwithstanding the above, if there is litigation, claims, audits, negotiations or other actions that involve any of the records cited and that have started before the expiration of the five-year period, then such records must be retained until completion of the actions and resolution of all issues, or the expiration of the five-year period, whichever occurs later.

(3) Client Data. The Program Operator shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to Grantee monitors or their designees for review upon request.

(4) Disclosure. The Program Operator understands that client information collected under this Agreement is private and the use or disclosure of such information, when not directly connected with the administration of the Grantee's or Program Operator's responsibilities with respect to services provided under this Agreement, is prohibited unless written consent is obtained from such persons receiving service and, in the case of a minor, that of responsible parent/guardian. Notwithstanding the foregoing, Program Operator understands and agrees that such information is not private or confidential as to Grantee in Grantee's administration and oversight of Program Operator's responsibilities under this Agreement, and that Program Operator shall at all reasonable times provide Grantee with complete access to and complete copies of such information, including without limitation all documents, records and materials retained by Program Operator, as determined to be necessary by Grantee.

(5) Close-Outs. The Program Operator's obligation to the Grantee shall not end until all close-out requirements are completed.

(6) Audits, Access and Inspections. Notwithstanding any other provision of this Agreement, all Program Operators documents, information , books, records and other materials with respect to any matters covered by this shall be made available to the Grantee, grantor agency, their designees or the Federal and State Government, at any time during normal business hours, as often and as promptly as the Grantee or grantor agency deems necessary, to audit, examine, copy and make excerpts or transcripts of all relevant information and data. Any deficiencies noted in audit reports must be fully cleared by the Program Operator to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments. The

Program Operator hereby agrees to comply with current Grantee policy concerning Program Operator's year-end audit/financial statement requirements, as applicable, in 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirement for Federal Awards.

C. Reporting and Payment Procedures

(1) Program Income. The Grantee will collect all payments from the borrowers who are obligated to make payments under the terms of their loans. The Grantee will establish policies and procedures for the administration and utilization of Program Income received. All revenue received from HOME funded activities will be deposited into a revolving loan account.

(2) Payment Procedures. The Grantee will pay the Program Operator funds available under this Agreement based upon information submitted by the Program Operator and consistent with any approved budget and Grantee's policy concerning payments. Payments will be made for eligible expenses actually incurred by the Program Operator.

Grantee will be responsible for disbursing payments to contractors based upon the Program Operator's recommendation and consistent with the Grantee's policy concerning payments.

(3) Progress Report. The Program Operator shall submit regular Progress Reports to the Grantee in the form and content as required by the Grantee.

D. Procurement.

(1) OMB Standards. Unless specified otherwise within this agreement, the Program Operator shall procure all materials, property, or services in accordance with the requirements of 24 CFR 92.505.

(2) Travel. The Program Operator shall obtain written approval from the Grantee for any travel outside the metropolitan area with funds provided under this Agreement.

8. RELOCATION, REAL PROPERTY ACQUISITION AND ONE-FOR-ONE HOUSING REPLACEMENT. The Subrecipient agrees to comply with (a) the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and implementing regulations at 49 CFR Part 24; and Section 104 (d) of the Housing and Community Development Act of 1974, as amended, with implementing regulation at 24 CFR 92, and applicable State HOME Regulations.

9. PERSONNEL AND PARTICIPANT CONDITIONS.

A. Civil Rights.

(1) Compliance. The Program Operator agrees to comply with all applicable local and state law, including, but not limited to, 14-S01, the California Fair Employment and Housing Act and 14-F03, the California Civil Rights Act of 1964, as amended, and with Title VI of the Civil Rights Act of 1964, as amended, Title VII of the Civil Rights Act of 1968, as amended, Section 104 (b) and Section 109 of Title I of the Housing and Community Development Act of 1974, as amended, Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990, the Age Discrimination Act of 1976, Executive Order 11063, and with Executive Order 11246 as amended by Executive Orders 11375 and 12086.

(a) The Program Operator further certifies that its physical facilities are accessible in compliance with Section 504 of the Rehabilitation Act of 1973.

(b) The Program Operator certifies that it has made provisions in its program for communicating with hearing and speech impaired persons.

(c) The Program Operator certifies that its advertising and outreach materials contain the Program Operator's TDD/TTY number or the telephone number of the California Relay Service.

(2) Nondiscrimination. The Program Operator will not discriminate against any employee or applicant for employment because of race, color, creed, religion, ancestry, national origin, sex, disability or other handicap, age, marital/familial status, or status with regard to public assistance. The Program Operator will take affirmative action to insure that all employment practices are free from such discrimination. Such employment practices include but are not limited to the following: hiring, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff, termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The Program Operator agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by Grantee setting forth the provisions of this nondiscrimination clause.

(a) The Program Operator will conduct an analysis of racial and ethnic participation rates in its programs, as well as the participation rates by female-headed households and persons with disabilities where applicable, to determine whether any group is actually, or is projected to be, participating at levels below the representation of these groups in the City's population, based on general population data available from the U.S. Census. Program Operator will develop an affirmative marketing strategy to promote interest among such under represented groups in the Grantee's programs. The Program Operator will include information in its performance report as to the affirmative outreach methods it has employed within the past year in compliance with this provision.

(3) Land Covenants. The Agreement is subject to the requirements of Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and 24 CFR 570.601 and 602. In regard to the sale, lease, or other transfer of land acquired, cleared or improved with assistance provided under this Agreement, the Program Operator shall cause or require a covenant running with the land to be inserted in the deed or lease for such transfer, prohibiting discrimination as herein defined, in the sale, lease or improvements erected thereon, providing that the Grantee and the United States are beneficiaries of and entitled to enforce such covenants. The Program Operator, in undertaking its obligation to carry out the program assisted hereunder, agrees to take such measures as are necessary to enforce such covenant, and will not, itself, so discriminate.

(4) Section 504. The Program Operator agrees to comply with any Federal regulations issued pursuant to compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 706), which prohibits discrimination against the handicapped in any Federally assisted program. The Grantee shall provide the Program Operator with any guidelines necessary for compliance with that portion of the regulations in force during the term of this Agreement.

**B. Affirmative Action.**

(1) Approved Plan. The Program Operator agrees that it shall be committed to carry out pursuant to the Grantee's specifications an Affirmative Action Program in keeping with the principles as provided in President's executive Order 11246 of September 24, 1965.

(2) W/MBE. The Program Operator will use its best efforts to afford minority-women-owned business enterprises the maximum practicable opportunity to participate in the performance of this Agreement. As used in this Agreement, the term "minority and female business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish-heritage Americans, Asian-Americans, and American Indians. The Program Operator may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an Independent investigation.

(3) Access to Records. The Program Operator shall furnish and cause each of its own Sub recipient's to furnish all information and reports required hereunder and will permit access to its books, records and accounts by the Grantee, HCD, HUD or its agent, or other authorized State and Federal officials for purposes of investigation to ascertain compliance with the rules, regulations and provisions stated herein.

(4) Notifications. The Program Operator will send to each labor union or representative of workers with which it has a collective bargaining Directive or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union of worker's representative of the Grantee's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

(5) EEO/AA Statement. The Program Operator will, in all solicitations or advertisements for employees placed by or on behalf of the Community Development Department state that it is an Equal Opportunity or Affirmative Action employer.

(6) Subcontract Provisions. The Program Operator will include the provisions of Paragraphs 9.A, Civil Rights, and 9.B, Affirmative Action, in every subcontract or purchase order, specifically or by reference, so that such provisions will be binding upon each of its own divisions or subcontractors.

C. Employment Restrictions.

(1) Prohibited Activity. The Program Operator is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; sectarian or religious activities; lobbying, political patronage, and nepotism activities.

(2) Labor Standards. The Program Operator agrees to comply with the requirements of the Secretary of Labor in accordance with the Davis-Bacon Act as amended, the provisions of Contract Work Hours and Safety Standards Act, the Copeland "Anti-Kickback" Act (40 U.S.C. 276a-276a-5; 40 U.S.C. 276c) and all other applicable Federal, state and local laws and regulations pertaining to labor standards insofar as those acts apply to the performance of this Directive. The Program Operator shall maintain documents of this part. Such documentation shall be made available to the Grantee for review upon request.

(3) The Program Operator agrees that, except with respect to the rehabilitation or construction of residential property containing (12) twelve or more HOME-assisted units shall comply with HUD requirements pertaining to such contracts and the applicable requirements of the regulations of the Department of Labor, under 29 CFR Parts 1, 3, 5 and 7 governing the payment of wages and ratio of apprentices and trainees to journey workers; provided, that if wage rates higher than those required under the regulations are imposed by state or local law, nothing hereunder is intended to relieve the Program Operator of its obligation, if any, to require payment of the higher wage. The Program Operator shall cause or require to be inserted in full, in all such contracts subject to such regulations, provisions meeting the requirement if this paragraph.



(4) "Section 3" Clause.

(a) Compliance. Compliance with the provisions of Section 3, the regulations set forth in 24 CFR 135, and all applicable rules and orders issued hereunder prior to the execution of this Directive, shall be a condition of the Federal financial assistance provided under this Agreement and binding upon Grantee, the Program Operator and any of the sub recipients and subcontractors. Failure to fulfill these requirements shall subject the Grantee, the Program Operator and any of the Program Operator's subcontractors, their successors and assigns, to those sanctions specified by the Agreement through which Federal assistance is provided. The Program Operator certifies and agrees that no contractual or other disability exists which would prevent compliance with these requirements.

The Program Operator further agrees to comply with these "Section 3" requirements and to include the following language in all subcontracts executed under this Agreement:

"The work to be performed under this Agreement is a project assisted under a program provided direct Federal financial assistance from HUD and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low and very low-income residents of the project area and contracts for work in connection with the project be awarded to business concerns that provide economic opportunities for low- and very low-income persons residing in the metropolitan area in which the project is located."

The Program Operator further agrees to ensure that opportunities for training and employment arising in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to low- and very low-income persons residing within the metropolitan area in which the HOME-funding project is located; where feasible, priority should be given to low- and very low-income persons with the service area of the project or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs; and award contracts for work undertaken in connection with a housing rehabilitation (including reduction and abatement of lead-based paint hazards), housing construction, or other public construction project are given to business concerns that provide economic opportunities for low- and very low-income persons residing within the metropolitan area in which the HOME-funded project is located; where feasible, priority should be given to business concerns which provide economic opportunities to low- and very low-income residents within the service area or the neighborhood in which the project is located, and to low- and very low-income participants in other HUD programs.

The Program Operator certifies and agrees that no contractual or other legal incapacity exists which would prevent compliance with these requirements.

(b) Notifications. The Program Operator agrees to send to each labor organization or representative of workers with which it has a collective bargaining Agreement or other contract or understanding, if any, a notice advising said labor organization or worker's representative of its commitments under the Section 3 clause and shall post copies of the notice in conspicuous places available to employees and applicants for employment or training.

(c) Subcontracts. The Program Operator will include the Section 3 clause in every subcontract and will take appropriate action pursuant to the subcontract upon a finding that the subcontractor is in violation of regulations issued by the grantor agency. The Program Operator will not subcontract with any entity where it has notice or knowledge that the latter has been found in violation of regulations under 24 CFR 135 and will not let any subcontract unless the entity has first provided it with a preliminary statement of ability to comply with the requirements of these regulations.

(5) Drug Free Workplace. The Program Operator agrees to comply with the requirements of the Secretary of the Department of Housing and Urban Development in accordance with the Drug-Free Workplace requirements and all other applicable Federal, state and local laws and regulations pertaining to drug-free workplace standards, insofar as those acts apply to the performance of this Directive. The Program Operator shall maintain a written Drug-Free Workplace policy. Such policy shall be made available to the Grantee for review upon request.

D. Conduct.

(1) Assignability. The Program Operator shall not assign or transfer any interest in this Agreement without the prior written consent of the Grantee thereto; provided, however, that claims for money due to become due to the Program Operator from the Grantee under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer shall be furnished to the Grantee.

(2) Subcontracts.

(a) Approvals. The Program Operator shall not enter into any subcontracts with any agency or individual in the performance of this Agreement without the written consent of the Grantee prior to the execution of such Agreement.

(b) Monitoring. The Program Operator will monitor all subcontracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.

(c) Content. The Subrecipient shall cause all of the provisions of this Directive in its entirety to be included in a made a part of any subcontract executed in the performance of this Agreement.

(d) Selection Process. The Program Operator shall undertake to insure that all subcontracts let in the performance of this Agreement shall be awarded on a fair and open competition basis. Executed copies of all subcontracts shall be forwarded to the Grantee along with documentation concerning the selection process.

(3) Hatch Act. The Program Operator agrees that no funds provided, nor personnel employed under this Agreement shall be in any way or to any extent engaged in the conduct of political activities in violation of Chapter 15 of Title V United States Code.

(4) Conflict of Interest. The Program Operator agrees to abide by the provisions of 24 CFR 85.36 with respect to conflicts of interest for procurement of program and with 24 CFR 84.42 for procurement of services. In all cases not governed by these two sections, the Grantee and Program Operator shall comply with 24 CFR 92.356. The Program Operator covenants that in the performance of this Agreement no persons having such a financial

interest shall be employed or retained by the Program Operator hereunder. These conflict of interest provisions apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the Grantee, or of any designated public agencies are receiving funds under the HOME program.

(5) Lobbying. The Program Operator hereby certifies that:

(a) No Federal or State appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative Agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative Directive;

(b) If any other than Federal or State appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative Agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions;

(c) It will require that the language of paragraph (d) of this certification be included in the award documents for all sub awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative Agreements) and that all Program Operator Sub recipients shall certify and disclose accordingly; and

(d) Lobbying Certification - Paragraph d. This certificate is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000.00 and not more than \$100,000.00 for each such failure.

(6) Faith-based Activities. The Program Operator shall comply with the requirements of 24 CFR 92.257 which provide, in part, that "Organizations that are directly funded under the HOME Program may not engage in inherently religious activities, such as worship, religious instruction, or proselytization, as part of the assistance funded under this part.

## 10. ENVIRONMENTAL CONDITIONS.

A. The Program Operator agrees to comply with National Environment Policy Act (NEPA) contained in 42 USC 4321-4347 and the implementing regulations at 24 CFR 50 and 58. Not actions by any party (including the Grantee, the developer, owner, or sponsor) shall be undertaken for any activity that would have adverse environmental impact or limit the choice or reasonable alternatives under 24 CFR 58.22 until HUD or HCD has issued an environmental clearance.

B. Flood Disaster Protection. In accordance with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001), the Program Operator shall assure that for activities located in an area identified by FEMA as having special flood hazards, flood insurance under the National Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).

C. **Lead-Based Paint.** The Program Operator agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35. Such regulations pertain to all HUD-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be undertaken.

D. **Historic Preservation.** The Program Operator agrees to comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470) and the procedures set forth in 36 CFR, Part 800, and Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of the Agreement.

In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a Federal, state, or local historic property list.

11. **GENERAL COMPLIANCE.** The Program Operator agrees to comply with the requirements of Title 24 of the Code of Federal Regulations, Part 92 (the Housing and Urban Development regulations concerning HOME Investment Partnerships Program) and California Health and Safety Code Section 50886, and Title 25, Division 1, Chapter 7, Subchapter 17 of the California Code of Regulations, Sections 8200 through 8220 (the "State Regulations"). The Program Operator also agrees to comply with all other applicable Federal, state and local laws, regulations, permit conditions, mitigation measures and policies governing the funds provided under the Agreement.

**GRANTEE:**  
**City of Tulare**

**PROGRAM OPERATOR:**  
**Housing Authority of Tulare County**

\_\_\_\_\_  
Rob A. Hunt, City Manager

\_\_\_\_\_  
Ken Kugler, Executive Director

Attest:

Attest:

\_\_\_\_\_  
Roxanne Yoder, City Clerk

\_\_\_\_\_  
John L. Hess, Chairperson of the Board of Commissioners

Approved As To Form:

Approved As To Form:

\_\_\_\_\_  
Mario Zamora, City Attorney

\_\_\_\_\_  
Julia M. Lew, Authority General Counsel

**Residential Income - 5+ Units**  
**MLS#: 204484**  
**Active - 05/06/2020**

**540 E Lakeview Avenue**  
**Woodlake, CA 93286**  
**List Price: \$995,000**

**Public Report**  
**ADOM/CDOM: 10 / 10**  
**Price/SqFt: \$105.76**



**Property Information**

County;;Tulare  
 Number of Units: 10  
 Number of Buildings: 4  
 Bedrooms:20  
 Total Baths: 16  
 Appx SqFt/Source: 9,408 / Public Records  
 Lot SqFt/Source: 30,056 / Public Records  
 Year Built/Source: 2007 / Public Records  
 New Construction: No  
 Area;;WoodLake  
 Cap Rate:  
 Stories;;1  
 Pool/Spa/Fireplace: No//  
 Lot Acres: 0.69  
 APN: 061100014000  
 Additional Parcels Included: No  
 Directions to Property: Intersection of Valencia Blvd. and Ave. 344, travel north on N. Valencia Blvd., turn right on E. Lakeview Ave. traveling East until reaching subject property on the left.

**Remarks**

**Marketing Remarks:** Great investment near down town Woodlake!!! 10 single story units in close proximity to city parks, shopping centers and much more. Gross annual income \$96,600.00 with low annual expenses. 4 units each 1026 sqft 3bed/ 2ba rent for \$850mo. 6 units each 884sqft 2bed/ 2ba rent for \$775mo. Please do not walk grounds or disturb residents.

Interior	Exterior
Cooling: Central Air Construction: Stone Veneer; Stucco Foundation: Slab Heating: Central Laundry Features: Inside Utilities: Electricity Connected; Natural Gas Connected	HOA: No Lot Dimensions: 100 x 295 Parking Features: Carport Patio and Porch Features: Front Porch Roofing: Composition Sewer: Public Sewer Water: Public

**Unit Information**

Unit	#Bedrooms	#Baths	SqFt	Floor	Gar. Attached	#Gar. Spaces	Leased	Rent	Description
1	3	2	1,026				Yes	850	
2	3	2	1,026				Yes	850	
3	3	2	1,026				Yes	850	
4	3	2	1,026				Yes	850	
5	2	2	884				Yes	775	
6	2	2	884				Yes	775	
7	2	2	884				Yes	775	
8	2	2	884				Yes	775	

**Financial**

**Income Includes:** Parking

**Owner Pays:** Trash Collection; Water  
**Tenant Pays:** Electricity; Gas

Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by Timothy J Sciacqua on Thursday, May 14, 2020 9:27 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.