

AGENDA
**REGULAR MEETING OF
THE BOARD OF COMMISSIONERS OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE**
4:00 P.M.
WEDNESDAY, MAY 21, 2025
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. #1 Approval of Minutes of the Regular Meeting Held on April 16, 2025, and Bills for April 2025 Operations.
4. Presentation of Single Audit Report for Year Ended June 30, 2024.
5. #55 **Resolution No. 2025-04** Presentation and Request for Approval of the Updated Blood-Borne Pathogens Policy.
6. #72 **Resolution No. 2025-05** Presentation and Request for Approval of the Updated HATC Fall Protection Policy.
7. #87 Presentation and Request for Approval to enter into Contract with Gerald Turner for Consulting Services for HOMEKey+ Program for 627 S. Fulgham St.
8. Presentation and Request for Approval to enter into Contract with the County of Tulare Health & Human Services Agency for Field Based Services for HOMEKey+ Program for 627 S. Fulgham St.
9. #139 **Resolution No. 2025-06** The Housing Authority of the County of Tulare Submission of Application and Participation in the HOMEKey+ Program for 627 S. Fulgham St.
10. #142 Consideration/Approval of Executive Director Employment Agreement, for a Two-Year Term Commencing July 1, 2025, with a current Annual Salary of \$256,893.00
11. Executive Director's Report.
12. **CLOSED SESSION:**
 1. Conference with Legal Counsel Regarding Significant Exposure to Litigation (Gov. Code 54956.9(d)(3)). Three cases: Facts not Known to Potential Plaintiffs.
13. Attorney/Client Conference.
14. Adjournment.

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 Ana Fuerte 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. Notification of forty-eight hours (48) hours prior to the meeting will enable the Authority to provide interpreting services in other languages.

AGENDA
REUNIÓN REGULAR DE
LA MESA DE COMISIONADOS DE
LA AUTORIDAD DE VIVIENDAS DEL CONDADO DE TULARE
4:00 P.M.
MIERCOLES, 21 DE MAYO DEL 2025
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 a su máxima extensión factible.

1. Pase de Lista / Llamada a Orden.
2. Periodo de Comentario Público.
3. Aprobación de los Minutos de la Reunión Regular del 16 de Abril del 2025 y Aprobación de las Facturas de las Operaciones de Abril del 2025.
4. Presentación del Reporte de la Auditoria Singular para el Año que Termino el 30 de Junio del 2024.
5. **Resolución No. 2025-04** Presentación y Solicitud de Aprobación de la Política Actualizada sobre Patógenos Transmitidos por la Sangre.
6. **Resolución No. 2025-05** Presentación y Solicitud de Aprobación de la Política Actualizada de Protección contra Caídas de HATC.
7. Presentación y Solicitud de Aprobación para Firmar un Contrato con Gerald Turner para Servicios de Consultoría para el Programa HOMEKey+ para 627 S. Fulgham St.
8. Presentación y Solicitud de Aprobación para Entrar en un contrato con la Agencia de Servicios de Salud y Humanos del Condado de Tulare para Servicios Basados para el programa HOMEKey+ en 627 S. Fulgham St.
9. **Resolución No. 2025-06** La Autoridad de Vivienda del Condado de Tulare Autoriza la Participación en el Programa HOMEKey+ para 627 S. Fulgham St.
10. Consideración/Aprobación del Acuerdo de Empleo del Director Ejecutivo, por un Periodo de Dos años a Partir del 1 de Julio de 2025, con un Salario Anual actual de \$256,893.00.
11. Reporte del Director Ejecutivo.
12. **SECCION CERRADA:**
 1. Conferencia con el Asesor Legal Sobre la Exposición Significativa a Litigios (Código del Gobierno 54956.9(d)(3)). Tres Casos: Hechos no Conocidos por los Posibles Demandantes.
13. Conferencia Abogado/Cliente.
14. Clausura.

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 Yeni Capetillo, 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 Título 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. Notificación de cuarenta y ocho (48) horas antes de la junta le permitirá a la Autoridad que pueda proveer servicios de interpretación en otros idiomas.

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

WEDNESDAY, APRIL 16, 2025

1. ROLL CALL/CALL TO ORDER: Chairperson Hess called the meeting to order at 4:00 P.M., and a roll call showed the following members in attendance:

COMMISSIONERS PRESENT:

Judy Silicato, Vice Chairperson
Tomas Velasquez, Commissioner
Joanne Walters, Commissioner
Raymond Macareno, Commissioner
Sharon Chavarria, Commissioner Arrived at 4:10
Katheleen Marrione, Commissioner

COMMISSIONERS ABSENT:

John Hess, Chairperson

STAFF MEMBERS PRESENT:

Ken Kugler, Executive Director
Cynthia Lopez, Deputy Executive Director
Julia M. Lew, Attorney
Janice Avila, Human Resources Manager
Ana Fuerte, Administrative Assistant

STAFF MEMBERS ABSET:

None

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

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

3. APPROVAL OF MINUTES OF REGULAR MEETING HELD APRIL 16, 2025 AND BILLS FOR APRIL OPERATIONS:

Commissioner Velasquez presented a motion to approve the minutes of the regular meeting held March 19, 2025, and the bills for March 2025 operations as presented. Commissioner Macareno seconded the motion, which passed by the following vote:

AYES: Walters, Velasquez, Silicato, Chavarria, Macareno, Marrione

NAYES: None

ABSTAIN: None

ABSENT: Hess

4. PRESENTATION OF INVESTMENT REPORT FOR QUARTER ENDED MARCH 31, 2025.

Mr. Kugler informed the board of the different investment accounts that we hold as follows. BMO with \$46 million in the bank, investments in Wells Fargo \$62 million and some cash that we are looking into to invest. The end of quarter cash balance was \$116,192,861.

Mr. Kugler added that we have now reached our commitment of \$3.6 million for the Demaree Street Apartments construction. He added that we wouldn't start to collect interest on the construction loan until the construction is complete and leased.

5. PRESENTATION AND REQUEST FOR APPROVAL TO ENTER INTO AGREEMENT TO REDEVELOP THE GOSHEN PUBLIC HOUSING UNITS CAL 30-04 WITH RPH DEVELOPMENT LLC THROUGH THE RENTAL ASSISTANCE DEMONSTRATION PROGRAM.

Mr. Kugler informed the Board about the Goshen Public Housing units that need to be demoed and rebuilt. There have been new apartment complexes that have been built around the Goshen area. A lot of tenants want a more modern unit and they go to

these other locations where they have access to a pool and a much nicer looking unit. Much of these also do not require any landscape maintenance on the tenant's side, which is also something that drives a tenant to these other locations. Our current units are stand alone; concrete block homes built in the early 1960's. They have large yards that are not cost effective. Landscape at this site is costing around \$40 thousand dollars a year for the 20 units.

Commissioner Velasquez asked if the Housing Authority would be managing the site. Mr. Kugler clarified that we could potentially manage or may look into outsourcing to a third-party management company.

Mr. Kugler stated that the hardest part will be relocating the tenants and find available units for them. In addition, getting the clearance from environmental to knock down the units and the changing of the lot lines will be a challenge. This will take a couple years to complete. Our next site in Cutler (20 units) will have the same dynamic. These are the units that flooded recently.

Commissioner Velasquez presented a motion to approve to enter into agreement to redevelop the Goshen Public Housing units CAL 30-04 with RPH Development LLC through the Rental Assistance Demonstration Program as presented. Commissioner Chavarria seconded the motion, which passed by the following vote:

- AYES: Walters, Velasquez, Silicato, Chavarria, Macareno, Marrione
- NAYES: None
- ABSTAIN: None
- ABSENT: Hess

6. REVISIONS TO HCV MTW POLICIES.

Mr. Kugler informed the Board about the preference that has been created to utilize our vouchers more quickly. The individual will be on the waiting list and renting a unit providing that their landlord would be willing to participate in the HCV program. The Lease in Place preference was created to have those individuals, after 90 days, that are in good standing, have the contract as long as the landlord is willing to work with us. Because we are under the 97% utilization for our vouchers, we are wanting to bring those numbers up. They would have the preference of by-passing the waitlist to receive assistance if they qualify.

Mr. Kugler added that there are individuals coming out of their 5-year term going back around and applying for the Lease in Place preference. They are waiting for the 90 days and are coming back under the Lease in Place preference without having to go back on the waiting list. A clarification is needed on the verbiage in the policy. The verbiage that would be added would say "As long as you haven't been or received assistance under our MTW program". Our policy now doesn't specify if you can or you cannot.

Commissioner Chavarria presented a motion to approve the revisions to the HCV MTW Policies as presented. Commissioner Velasquez seconded the motion, which passed by the following vote:

AYES: Walters, Velasquez, Silicato, Chavarria, Macareno

NAYES: None

ABSTAIN: None

ABSENT: Hess

7. REVIEW AND DISCUSSION OF 20- UNIT HOMEKEY+ PROJECT AT 627 FULGAM WITH TULARE COUNTY HHSA AND GERALD TURNER CONSULTANT

SERVICES FOR THE DEVELOPMENT OF 16 VETERAN UNITS AND 4 HHSA

SPECIAL NEEDS: Mr. Kugler reminded the Board that this was presented at the previous meeting. Because this is a special scenario, an RFP is not needed. HHSA will commit on their portion to provide services on their end. With HHSA and the Veterans being in on the project, the application will need to be completed by the end of May. He stated that this project is ongoing and we are very hopeful on what it will bring to the community and with Veteran units, this will bring a broader range of individuals that have not been honorably discharged.

One question might be if an individual is violent, how would we go about handling that situation? We would have to make sure that the Veterans office would be making the right recommendations when it comes to selecting an individual to place. Ms. Lopez stated that this project will come with supportive services that would be available on site.

Commissioner Silicato added her concern on the project about the intakes and questionnaires and sitting down with individuals. She stated we need to protect the occupants. Mr. Kugler added that all that aspect will be coordinated as part of our partnership with our social services plan.

8. PRESENTATION OF THE 2025 HOUSING AUTHORITY SCHOLARSHIP PROGRAM.

Mr. Kugler informed the Board how the Scholarship program came about. It started with a refund that was given from an insurance pool. These monies have been in the bank and have been earning interest to fund the scholarships.

Ms. Avila added that in order for the individual to be eligible, they must be a graduating senior and college bound, a legal US citizen, carry a 3.0 GPA and their parent or gradian must be receiving some type of assistance through the Housing Authority. The

student must complete an application and attach a copy of their transcripts and provide three reference letters. In addition, an essay is to be written. This year's topic for the essay is "If you could give any advice to an incoming Freshman, on their High School years, what would you tell that incoming Freshman?"

The Scholarship Committee is made up from individuals including Joanne Walters, who represents the Board, and employees from different locations. This year 10 applications were received. Out of the 10, 4 individuals were selected based on their academic achievements, extracurricular activities and how involved they were in school. In addition, their reference letters and essays were reviewed.

Four scholarships are being awarded as follows. Daniela Marquez Gutierrez from Farmersville High School to Cal State Stanislaus, Paola de la Cruz Dinuba High School to San Jose State or Fresno State. Saul Lopez, Dinuba High School to Reedley City College, and Lilyana Montero Moreno, Mt. Whitney High School to College of the Sequoias.

The scholarships will be given at each school's award night. We are inviting the commissioners to join us in giving these awards. Commissioner Macareno, Chavarria and Silicato expressed interest.

Commissioner Velasquez asked what the secret was to receiving 10 applications this year. Ms. Avila stated that COVID slowed everything down and slowly, the application numbers are coming back up. A letter is sent out to program participants, the educational institutions and is also posted on our website.

9. CONSIDERATION/APPROVAL OF EXECUTIVE DIRECTOR EMPLOYEMENT AGREEMENT, FOR A TWO-YEAR TERM COMMENCING JULY 1, 2025, WITH A CURRENT ANNUAL SALARY OF \$256,893.00.

Ms. Lew informed the Board that the direction was to have a 2 year with the current salary remaining in place. Included in the contract is a 6-month severance. Because the Board had not seen the agreement, Commissioner Velasquez asked for item to be tabled and added to the next agenda. Commissioner Chavarria seconded the motion that carried with the following vote:

AYES: Walters, Velasquez, Silicato, Chavarria, Macareno

NAYES: None

ABSTAIN: None

ABSENT: Hess

10. EXECUTIVE DIRECTOR'S REPORT: Mr. Kugler shared pictures of the progress for the Demaree Street Apartments. The first phase will be available to rent out in December. This will be managed by a third-party management company.

Mr. Kugler added the discussion still continues about our compliance work on internal file review. We will be reviewing proposals received by third party vendors. Some proposals received stated a turnaround time of 2 days, with a cost of \$39 per file. Zeffert is one company that could be used. A higher level of quality control for reviews or audits will ensure that audits are completed correctly. In addition, it will provide an opportunity to reinforce back to our clerks the standard of work that won't be challenged. The standard is 45 minutes each file and we are spending much more time than that in doing the reviews.

Traver's 10-unit AC conversions have started. The plumbing work component has been completed. The first 5 units will be ready and running by the end of May. If no issues arise, the next 5 will be started shortly after.

Basketball courts at Linnell are underway with the demo being done and concrete waiting to be poured.

Palomar, Santa Fe Plaza elevator. With not being able to count on a vendor that can assist with our needs, legal council has been asked to assist.

Lovers Lane and Goshen Avenue site, zoning delay at planning committee.

We are still working on environmental for units on S. Garden and cleaning up site for Tax Credit design. We will be removing 2 old homes and this project will give us 75 to 100 units.

There are 64 units for sale in Porterville, Sequoia Village. Pending a few questions to be answered and reviewed. The property in between Village Grove and Palomar Senior are back up for sale.

8. ATTORNEY/CLIENT CONFERENCE:

9. ADJOURMENT: There being no further business to come before the Board, Chairperson Hess declared the meeting adjourned at 05:30 pm.

Respectfully Submitted,

By _____

KEN KUGLER, Secretary

Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
36 NORTH OIL CHANGERS, LLC	75.49	1	75.49												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
ABILITY ANSWERING	219.07	1	73.42	21.91	2.19										1
		2													2
		3													3
		4		121.55											4
		5													5
		6													6
		7													7
		8													8
		9													9
ADMIN LOAN	335,511.41	1								3,030.15					1
		2		259,572.15		9,542.54					1,257.47				2
		3													3
		4								4,768.05					4
		5				5,091.95			2,925.57		1,181.79		9,084.62		5
		6					2,410.98			1,511.86	2,732.82	3,076.98		22,817.81	6
		7										6,506.67			7
		8													8
		9													9
AFFORDABLE HOUSING RISK	2,974.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9							2,974.00						9

Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
ALL HAZARD EHS, INC	1,300.00	1													1
		2													2
		3						1,300.00							3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
AMADOR ORTIZ / QUALITY WINDOW	7,027.97	1													1
		2							2,152.97						2
		3					3,720.00								3
		4													4
		5													5
		6													6
		7										1,155.00			7
		8													8
		9													9
AMERICAN EXPRESS	7,971.22	1	2,065.90	2,353.99	62.35					0.92		5.50	3.67	5.50	1
		2				3.67	2.75	2.75	0.92						2
		3	1.83	3.67		0.92	1.83			1.83			3.67		3
		4		3,419.35			0.92	2.75		0.92	1.83		0.92		4
		5		0.92		0.92	1.83		0.92	1.83	0.92		3.67		5
		6				3.67	0.92								6
		7			0.92					0.84		5.50			7
		8													8
		9													9
AMERITAS GROUP	14,488.32	1												14,488.32	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

10

Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
ANGELINA PABLO	200.00	1		200.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
AT & T	8,833.19	1	2,023.58	385.81	33.97							274.22	47.12	33.13	1
		2													2
		3		155.39		98.48	153.71		803.41						3
		4		1,775.05							530.19				4
		5				7.24	1,271.10	7.98	13.78				121.83		5
		6				1,097.20									6
		7													7
		8													8
		9													9
B.R. FUNSTEN & CO DBA TOM	8,438.91	1												8,438.91	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
BANC OF CALIFORNIA	38,774.81	1													1
		2													2
		3													3
		4													4
		5													5
		6				10,843.85									6
		7													7
		8								27,930.96					8
		9													9

Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	1	2	3	4	5	6	7	8	9
		LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN						
		RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS						
		WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL						
		SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA						
		EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE						
		LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD						
		S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK						
		ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY						
		STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE								
BENIGNO'S TREE SERVICE	975.00	1	975.00																
		2																	
		3																	
		4																	
		5																	
		6																	
		7																	
		8																	
		9																	
BERKADIA COMMERCIAL	31,038.56	1																	
		2																	
		3			1,904.46			8,481.99				20,652.11							
		4																	
		5																	
		6																	
		7																	
		8																	
		9																	
BONNEVILLE MULTIFAMILY	15,915.33	1																	
		2																	
		3				11,662.91													
		4								4,252.42									
		5																	
		6																	
		7																	
		8																	
		9																	
BOVEE ENVIRONMENTAL	450.00	1	450.00																
		2																	
		3																	
		4																	
		5																	
		6																	
		7																	
		8																	
		9																	

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
BRIAN SHIRER / SUPERIOR DRAIN	28,500.00	1	28,500.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
BUZZ KILL PEST CONTROL	300.00	1	100.00	100.00											1
		2													2
		3				100.00									3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
C C PROCESS SERVICES	605.00	1	250.00	175.00											1
		2													2
		3											65.00		3
		4													4
		5											50.00		5
		6													6
		7													7
		8													8
		9													9
CAL STATE DISTRIBUTING INC	4,035.12	1												4,035.12	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
CALIFORNIA COMPUFORMS	1,182.28	1												1,182.28	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CALIFORNIA STATE DISBURSEMENT	1,367.96	1												1,367.96	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CALIFORNIA WATER SERVICE	23,787.89	1	6,084.11	446.70	1.83					327.09				615.25	1
		2		48.33		1,314.24		4,159.55	619.51		78.58		170.29		2
		3	593.74							768.97		53.57			3
		4		101.86				1,072.99				98.18			4
		5	859.23		420.78					189.98	362.08				5
		6									296.90				6
		7	70.96	245.39	388.50	123.14	133.18			726.40		2,480.50			7
		8								936.06					8
		9													9
CALPERS FISCAL SERVICES	69,783.26	1												69,783.26	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
CDW	1,591.00	1												1,591.00	1
GOVERNMENT		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
Cedric Castro / Brite	500.00	1	500.00												1
Now Bathtub		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
Central Heating and	4,794.06	1													1
Cooling Inc.		2				4,575.00							219.06		2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CENTRAL VALLEY	5,458.33	1													1
COALITION FOR		2													2
		3								416.66					3
		4													4
		5							625.00				1,250.00		5
		6				1,250.00	666.67								6
		7													7
		8								1,250.00					8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	WTUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
CHARTER COMMUNICATIONS	126.25	1													1
		2													2
		3													3
		4													4
		5											126.25		5
		6													6
		7													7
		8													8
		9													9
CINTAS CORPORATION NO	489.50	1	61.32	108.53										319.65	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CINTAS CORPORATION	4,119.27	1	1,437.36	650.06	90.86					2.40		55.83	39.81	1,168.10	1
		2		0.28		3.25	71.79	7.99	1.17		1.62		0.32		2
		3	2.60	18.20		35.98	1.68		2.14	2.23		0.63	7.13		3
		4		346.01			53.82	4.62		3.31	3.78	0.53	1.77	0.38	4
		5	1.02	7.96	1.81	1.01	6.41	6.59	12.94	4.78	1.77	0.53	18.67		5
		6				8.48	2.17								6
		7	1.83		2.92	1.80	0.16		1.42	0.79		11.36	0.08		7
		8		1.85						2.60				4.51	8
		9			0.16										9
CITIZENS BUSINESS BANK	48,865.11	1													1
		2		16,617.06				18,624.62							2
		3													3
		4						9,348.08							4
		5												4,275.35	5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCCURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
CITY OF DINUBA	12,904.07	1	8,090.92												1
		2													2
		3					4,813.15								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CITY OF EXETER	3,925.12	1													1
		2													2
		3													3
		4													4
		5													5
		6					3,418.76								6
		7							506.36						7
		8													8
		9													9
CITY OF FARMERSVILLE	6,021.48	1													1
		2													2
		3							3,184.70						3
		4									2,836.78				4
		5													5
		6													6
		7													7
		8													8
		9													9
CITY OF KINGSBURG	2,639.88	1													1
		2					2,639.88								2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
CITY OF LINDSAY	2,576.50	1													1
		2													2
		3													3
		4													4
		5				489.08			2,087.42						5
		6													6
		7													7
		8													8
		9													9
CITY OF PORTERVILLE	33,944.17	1	11,058.17									6,008.63	6,047.46	251.71	1
		2													2
		3		28.45											3
		4													4
		5						678.64	20.31	744.72			9,106.08		5
		6													6
		7													7
		8													8
		9													9
CITY OF TULARE	59,422.59	1	22,060.32		4,400.75									1,879.15	1
		2		235.99											2
		3											6,732.35		3
		4								1,839.08			485.52	266.24	4
		5		3,859.12			5,252.61			1,566.03					5
		6				6,877.32									6
		7													7
		8		1,207.18										2,760.93	8
		9													9
CITY OF TULARE FINANCE	138.30	1													1
		2													2
		3													3
		4											138.30		4
		5													5
		6													6
		7													7
		8													8
		9													9



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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCCURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
COMCAST	482.62	1													1
		2						102.97							2
		3					101.01								3
		4													4
		5													5
		6													6
		7										177.63			7
		8								101.01					8
		9													9
CONTINENTAL FLOORING	68,438.02	1												68,438.02	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
COPower ADMINISTRATORS,	1,278.61	1												1,278.61	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CORNERSTONE POOL SERVICE	219.00	1													1
		2													2
		3													3
		4													4
		5											219.00		5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
COUNTER TOPS BY CHET RICHARD	6,195.00	1	2,870.00												1
		2													2
		3			1,585.00										3
		4													4
		5									1,740.00				5
		6													6
		7													7
		8													8
		9													9
COUNTY OF TULARE SHERIFF'S	350.00	1												170.00	1
		2						180.00							2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
CRYSTAL CLEAR POOL SERVICE	525.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7			525.00										7
		8													8
		9													9
CUTLER PUBLIC UTILITY DISTRICT	3,410.00	1	3,410.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
CYPRESS GARDENS OF	1,552.00	1													1
		2											1,552.00		2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
D.E Equity Group, Inc.	3,700.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9							3,700.00						9
Dale Pilkenton	66.27	1												66.27	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DAN MUSTIN DBA CAL-AIR COOLING	15,603.51	1	3,252.44		798.01									598.34	1
		2				965.91		685.58							2
		3						599.85					220.00		3
		4								2,841.89					4
		5					240.22								5
		6													6
		7										4,325.00			7
		8													8
		9				1,076.27									9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
DAN TRONG NGUYEN / TLD	227.24	1												227.24	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DAVE SCOTT DBA DAVES TUB &	2,675.00	1	1,625.00											475.00	1
		2													2
		3													3
		4													4
		5					575.00								5
		6													6
		7													7
		8													8
		9													9
DEL ORO WATER COMPANY	674.34	1	674.34												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DELL COMPUTER C/O DELL USA L.P	2,874.04	1												2,874.04	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
DIAMOND LUMBER INC.	909.13	1	555.91												1
		2													2
		3													3
		4						353.22							4
		5													5
		6													6
		7													7
		8													8
		9													9
DINUBA GLASS COMPANY	423.16	1	423.16												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DINUBA LUMBER COMPANY INC	89.31	1	89.31												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
DJJ INDUSTRIES DBA CLEAR	101.70	1	101.70												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025[illegible]

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
EMPIRE SUPPLY COMPANY, INC	25,435.81	1	1,727.87	6,458.12							126.73		78.66	16,948.28	1
		2													2
		3		30.59											3
		4													4
		5						13.11	21.85				30.60		5
		6													6
		7													7
		8													8
		9													9
EVANS PROPERTY MANAGEMENT	2,750.00	1													1
		2													2
		3	2,750.00												3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
EVERGREEN LANDSCAPE INC	800.00	1	800.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
EVERON LLC	3,216.57	1	819.88	801.96	15.77										1
		2													2
		3				98.37	10.81								3
		4		877.80											4
		5					160.64								5
		6				304.09	127.25								6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
EWING IRRIGATION	241.85	1	224.68	17.17											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
EXPRESS SERVICES, INC	12,084.72	1	2,037.24	1,169.92										5,768.04	1
		2						804.18							2
		3	214.44						1,661.98						3
		4													4
		5													5
		6					160.84								6
		7			268.08										7
		8													8
		9													9
FERGUSON ENTERPRISES INC	11,091.67	1												5,916.05	1
		2													2
		3				52.89	3,163.95								3
		4													4
		5					1,958.78								5
		6													6
		7													7
		8													8
		9													9
FLOORING LIQUIDATORS INC.	8,093.46	1	2,099.22												1
		2													2
		3													3
		4													4
		5					5,994.24								5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVV	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
FRANK'S APPLIANCE, INC	129.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
FRANZEN-HILL	750.00	1												750.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
FRONTIER CALIFORNIA INC.	343.44	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
GARY L SPRAGUE DBA HOUSE OF	1,421.23	1	1,421.23												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
GENERAL ELECTRIC CO	579.14	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
GEORGE YBARRA	17,500.00	1	9,400.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
GIL DUYST & SON INC	121.82	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
GIOTTO' ALARM-TECH INC.	930.54	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
GOSHEN COMMUNITY	840.00	1	840.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
GOWIN GREEN INC	580.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8												580.00	8
		9													9
GRAINGER, INC	2,811.00	1												2,595.04	1
		2													2
		3													3
		4									215.96				4
		5													5
		6													6
		7													7
		8													8
		9													9
HANCOCK AC & HEATING	284.95	1	284.95												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
HAYES GARAGE DOOR	5,775.00	1	3,080.00												1
		2						1,780.00							2
		3											295.00		3
		4													4
		5							325.00		295.00				5
		6													6
		7													7
		8													8
		9													9
HCI SYSTEMS, INC	605.00	1													1
		2													2
		3													3
		4													4
		5													5
		6					605.00								6
		7													7
		8													8
		9													9
HIRE UP STAFFING SERVICES	24,008.24	1	1,065.20		1,065.20										1
		2					1,065.20	1,065.20							2
		3		1,065.20		639.12			1,065.20				903.54		3
		4		8,777.76				1,065.20							4
		5					1,065.20		639.12				1,065.20		5
		6				1,065.20									6
		7			1,065.20							266.30			7
		8												1,065.20	8
		9													9
HOME DEPOT CREDIT SERVICES	7,996.93	1	3,197.43	752.08	26.50					43.37		68.30	113.10	788.84	1
		2				346.90									2
		3		573.40	844.80				42.73	101.31					3
		4													4
		5			77.65			322.15	0.93	145.24			397.51		5
		6													6
		7													7
		8												154.69	8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCRTL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
JMP OFFICE TECHNOLOGIES	442.46	1	172.99		30.09										1
		2													2
		3													3
		4		239.38											4
		5													5
		6													6
		7													7
		8													8
		9													9
Joanne M Walters	51.19	1												51.19	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
JOHNSON CONTROLS	951.45	1										951.45			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
JORGENSEN & COMPANY INC	7,444.53	1	73.43	173.17											1
		2													2
		3				175.88									3
		4									375.00				4
		5					4,742.87			172.17					5
		6				1,732.01									6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
JULIA A SILICATO	60.29	1												60.29	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
KAWEAH MANAGEMENT	297,257.28	1				5,260.50	2,666.55								1
		2			10,824.44				4,375.33	2,766.75	2,636.76	2,710.95	15,503.69	16,610.28	2
		3			1,921.36										3
		4	2,871.65					3,950.70	2,048.24			2,384.91		2,062.43	4
		5	4,373.06					3,175.28			212.75	1,643.90		671.92	5
		6		7,250.94	8,157.21								1,019.69		6
		7	1,444.71	11,007.47	9,604.10	4,406.28	7,085.12	3,954.51	3,111.36	7,169.62			876.94	2,785.63	7
		8	11,979.46	7,862.47	3,811.60			6,855.30				4,678.67	2,740.36	26,324.68	8
		9	3,513.78	10,943.79	3,038.41	4,318.73	8,052.32	16,235.42	17,339.34			13,017.92			9
KEY EVIDENCE LOCK & SAFE, INC	170.83	1												170.83	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
LANDSCAPE DEVELOPMENT	47,921.00	1	20,439.77	969.23	832.00					375.00		1,404.00	936.00	2,657.00	1
		2		156.00			1,840.00								2
		3	3,045.00	2,808.00		700.00	2,218.00					1,674.00	1,430.00		3
		4								416.00					4
		5		1,439.00			800.00						1,872.00		5
		6				1,442.00									6
		7				234.00			234.00						7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCCURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
LONDON COMMUNITY	1,590.00	1	1,590.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
LOWE'S	3,380.99	1	1,522.50	112.24	142.98					72.09		544.56		230.02	1
		2													2
		3							61.82						3
		4													4
		5			39.03										5
		6													6
		7			557.92							63.10			7
		8													8
		9			34.73										9
MAJCO INC DBA BIG BRAND TIRE	479.88	1	148.76									139.17	86.38		1
		2													2
		3		33.59											3
		4													4
		5						14.39	24.00				33.59		5
		6													6
		7													7
		8													8
		9													9
MARTIN TERMITE & PEST CONTROL	1,492.00	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7										1,492.00			7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN			1
		RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS			2
		WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL			3
		SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA			4
		EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE			5
		LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD			6
		S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK			7
		ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY			8
		STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE					9
MATSON ALARM, INC	363.32	1														1
		2					52.50									2
		3		52.50				49.50								3
		4														4
		5							106.82				49.50			5
		6														6
		7									52.50					7
		8														8
		9														9
MCCORMICK, KABOT & LEW	5,363.24	1	2,642.33	356.95	15.95											1
		2														2
		3	305.00													3
		4		884.93												4
		5					555.58									5
		6					458.50									6
		7														7
		8												144.00		8
		9														9
MECHANICS BANK	7,584.82	1														1
		2														2
		3														3
		4														4
		5					7,584.82									5
		6														6
		7														7
		8														8
		9														9
MID VALLEY DISPOSAL	15,299.29	1	2,278.32	11,333.30												1
		2														2
		3						536.26								3
		4								629.42						4
		5				521.99										5
		6														6
		7														7
		8														8
		9														9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVV	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
OFELIA'S CLEANING	5,160.00	1	2,645.00												1
		2													2
		3	465.00						385.00						3
		4													4
		5													5
		6				955.00									6
		7													7
		8								710.00					8
		9													9
OFFICE DEPOT	8,096.53	1	2,287.98	25.85	212.97							223.49	138.28	1,746.28	1
		2													2
		3		106.47		11.88	23.76								3
		4		3,064.28											4
		5				21.24		23.41	40.45				170.19		5
		6													6
		7													7
		8													8
		9													9
OFFICE PRIDE	2,846.98	1	1,102.63	94.51	9.45							170.49	105.48	3.29	1
		2													2
		3		81.22		6.36	12.74								3
		4		1,066.05											4
		5				16.21		17.85	30.86				129.84		5
		6													6
		7													7
		8													8
		9													9
PACIFIC GAS & ELECTRIC	1,260.93	1	442.90												1
		2					304.16								2
		3				4.87	232.37								3
		4		276.63											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	1	2	3	4	5	6	7	8	9
		LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN						
		RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS						
		WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL						
		SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA						
		EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE						
		LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD						
		S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK						
		ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY						
		STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE								
PARKER & PARKER PLUMBING	8,601.11	1	3,378.92	1,922.45															
		2			1,482.70							547.02							
		3																	
		4						1,110.02											
		5				160.00													
		6																	
		7																	
		8																	
		9																	
PAULINE F. RICHMOND DBA	165.00	1	55.33	16.51	1.65														
		2																	
		3																	
		4		91.51															
		5																	
		6																	
		7																	
		8																	
		9																	
PDQ SUPPLY INC	910.11	1											910.11						
		2																	
		3																	
		4																	
		5																	
		6																	
		7																	
		8																	
		9																	
PENA'S DISPOSAL, INC	5,087.55	1	3,311.62																
		2																	
		3				1.49	348.47												
		4		84.61			1,341.36												
		5																	
		6																	
		7																	
		8																	
		9																	

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
PERFECT CARE LANDSCAPE MAINT	31,301.62	1	3,872.21									67.96	42.05	326.31	1
		2				3,093.00		5,695.62	1,450.00		395.00				2
		3		32.38		6.85	13.69		1,795.00	985.00					3
		4		460.91				770.00				730.00		295.00	4
		5	495.00			446.46		737.12	497.30	1,280.00			51.76		5
		6					765.00			185.00					6
		7	195.00	410.00	620.00					595.00		3,190.00			7
		8		503.00						985.00					8
		9			315.00										9
PERSONNEL SOLUTIONS	32,871.73	1	8,321.32		718.97					51.38		2,468.74	1,570.24	185.39	1
		2		102.76		205.49	205.49	205.49	102.76		102.76				2
		3	102.76	931.32		102.76	154.10		256.86	102.76			562.74		3
		4		10,098.97				102.76		300.45	102.76		49.26	29.69	4
		5	51.38	616.24	51.38	185.85	566.35	200.69	353.40	580.64			1,591.60	102.48	5
		6				641.69	102.76								6
		7										205.49			7
		8		128.21										355.59	8
		9													9
PEST CONTROL NOW , INC.	1,183.00	1	50.00									885.00		248.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
PETTY CASH - O. VALDEZ	78.81	1	72.96												1
		2					5.85								2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
PORTERVILLE DOOR & TRIM	1,474.89	1													1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
PROVOST & PRITCHARD	188.00	1		188.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
PRUDENTIAL HUNTOON PAIGE	57,548.60	1										29,632.38	27,916.22		1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
PSWRC - NAHRO	698.72	1	234.07	69.87	6.99										1
		2													2
		3													3
		4		387.79											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
QLT CONSUMER	21.82	1										21.82			1
LEASE CONSUMER		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
QUADIENT	5,474.20	1	1,953.69	348.26	66.66										1
FINANCE USA, INC		2													2
		3				5.05	10.09								3
		4		3,090.45											4
		5													5
		6													6
		7													7
		8													8
		9													9
QUADIENT INC	381.38	1												381.38	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
QUADIENT	1,712.93	1	624.32	69.26	24.83										1
LEASING USA, INC		2													2
		3				2.76	5.53								3
		4		986.23											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
RANDALL LEE ROQUE DBA	450.00	1													1
		2													2
		3					450.00								3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
RAYMOND C MACARENO	56.16	1												56.16	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
REIGN POOLS	525.00	1													1
		2						525.00							2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
RICARDO'S YARD CARE	1,000.00	1	1,000.00												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
ROBERSON MCLAUGHLIN	296.68	1	296.68												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
ROBINSON'S INTERIORS, INC	1,401.22	1												1,401.22	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
S.A. CASSADAY SERVICE, INC	1,088.43	1	165.00		610.95										1
		2						177.83							2
		3								134.65					3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SAN JOAQUIN VALLEY UNIFIED	42.00	1	14.07	4.21	0.42										1
		2													2
		3													3
		4		23.30											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
SANTOS HERRERA INC / CALIFORNIA	13,358.95	1	11,471.35												1
		2													2
		3							1,887.60						3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SCELZI EQUIPMENT, INC	157.21	1												157.21	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SECRETARY OF STATE	20.00	1												20.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SHARON J ETHRIDGE	62.67	1												62.67	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
SIDNEY C WHEELER DBA	6,522.73	1	4,660.00												1
		2													2
		3		1,215.46											3
		4													4
		5						313.00		334.27					5
		6													6
		7													7
		8													8
		9													9
SIGN TIME	97.65	1												97.65	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SLAKEY BROS INC	8,644.47	1												8,644.47	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
SOUTHERN CALIFORNIA	28,653.24	1	4,036.16	4,330.24	169.45					208.15		8,406.79	137.59	181.74	1
		2				129.57		618.31							2
		3		314.98		205.89			125.72	120.25		273.31	77.10		3
		4		1,684.83						63.14	518.77	27.74			4
		5	153.24	182.65		18.56	656.12			227.75			1,110.16		5
		6		542.63		719.48	123.82				96.05				6
		7			183.69	139.47			25.88	30.93		1,512.34			7
		8		21.99						1,278.75					8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
SOUTHERN CALIFORNIA GAS	6,539.35	1	2,440.62	699.07	238.82					178.30		17.86		83.31	1
		2				26.51	102.89	137.23							2
		3	15.96	273.41		73.25	145.45		211.45	4.82			10.64		3
		4		694.43				30.37		66.85	75.46				4
		5	22.26	13.44		35.46	98.90	68.98		29.67			187.80		5
		6				120.50	32.11				22.54				6
		7		6.54	91.92				15.84			266.69			7
		8													8
		9													9
STAPLES CONTRACT AND	1,200.18	1												1,200.18	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
STOP ALARM, INC	89.00	1	17.51									16.57	10.25	0.32	1
		2													2
		3		7.89											3
		4		17.52											4
		5				1.58		1.74	3.00				12.62		5
		6													6
		7													7
		8													8
		9													9
SULTANA COMMUNITY	3,090.29	1													1
		2													2
		3													3
		4					3,090.29								4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
TEKTEGRITY INC	229.00	1													1
		2													2
		3													3
		4									229.00				4
		5													5
		6													6
		7													7
		8													8
		9													9
TERRA BELLA IRRIGATION	189.86	1		189.86											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
THE CARPET SHOPPE INC	22,179.00	1	10,437.00	4,880.00											1
		2													2
		3													3
		4													4
		5	3,624.00												5
		6				1,019.00									6
		7													7
		8												2,219.00	8
		9													9
THE GLASS SHOP INC	6,512.65	1	5,609.59											41.65	1
		2						70.43							2
		3													3
		4						60.58							4
		5				519.16									5
		6													6
		7													7
		8													8
		9				211.24									9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
THE HOME DEPOT SUPPLY	31,089.69	1	142.04	171.39								132.89	82.47	28,114.77	1
		2													2
		3		32.08		2,345.31									3
		4													4
		5						13.76	22.91				32.07		5
		6													6
		7													7
		8													8
		9													9
THE SHERWIN-WILLIAM	8,599.66	1	1,897.25											5,744.40	1
		2				171.58							47.81		2
		3	96.59												3
		4													4
		5													5
		6				291.08									6
		7					65.22					36.25			7
		8								249.48					8
		9													9
TK ELEVATOR CORP	4,169.87	1										4,169.87			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
T-MOBILE USA INC	160.65	1	53.81	16.06	1.61										1
		2													2
		3													3
		4		89.17											4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
TOMAS J VELASQUEZ	73.73	1												73.73	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TOTAL INDUSTRIES	199.00	1												199.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TRAVER SEWER	612.90	1	612.90												1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
TULARE COUNTY ENVIRONMENTAL	558.00	1													1
		2													2
		3													3
		4													4
		5											558.00		5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAW	CYPCVE	FAIRWW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
TULARE COUNTY SOLID WASTE	805.94	1	604.08		9.65										1
		2													2
		3				38.08	77.40								3
		4		76.73											4
		5													5
		6													6
		7													7
		8													8
		9													9
TULARE COUNTY TAX COLLECTOR	26,627.06	1											2,347.42		1
		2		14.67									22,100.43		2
		3					212.07			1,793.22					3
		4													4
		5													5
		6													6
		7	27.92		131.33										7
		8													8
		9													9
TULARE GLASS COMPANY, INC	1,840.71	1	506.82		1,068.61										1
		2													2
		3													3
		4													4
		5		265.28											5
		6													6
		7													7
		8													8
		9													9
UPH Porterville, LP	1,166.00	1												1,166.00	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN			
		RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS			
		WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL			
		SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA			
		EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE			
		LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD			
		S GRDN	KMCSCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK			
		ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY			
		STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE					
VALLEY EXPETEC	140.00	1	46.90	14.00	1.40											
		2														
		3														
		4		77.70												
		5														
		6														
		7														
		8														
		9														
VAST NETWORKS	1,800.00	1	919.08	60.00	6.00						111.72	69.12	2.16			
		2														
		3		53.22												
		4		451.08												
		5				10.62		11.70	20.22			85.08				
		6														
		7														
		8														
		9														
VISALIA TIMES-DELTA	79.17	1	26.55	7.92	0.79											
		2														
		3														
		4		43.91												
		5														
		6														
		7														
		8														
		9														
VOLT MANAGEMENT	10,779.26	1	2,850.78	456.08	114.00				57.00		386.60	967.49	101.56			
		2				114.00	85.52	142.52	28.52							
		3	57.00	418.68			57.00		57.00	57.00						
		4		1,824.24				57.00								
		5	57.00	114.00	57.00	333.24		260.13	841.09		57.00	57.00	914.13			
		6														
		7			57.00	57.16					142.52					
		8														
		9														

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVL	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VG	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKA	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCCTRL	PACCOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
WAGEWORKS INC	6,138.19	1												6,138.19	1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
WASTE MANAGEMENT USA	13,801.42	1		10,805.00											1
		2													2
		3		2,996.42											3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
WATER SYSTEM SOLUTIONS LLC	7,550.00	1		7,550.00											1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9
WEISENBERGERS	254.32	1	21.83									232.49			1
		2													2
		3													3
		4													4
		5													5
		6													6
		7													7
		8													8
		9													9

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Accounts Payable Monthly Billing Report for the Period 04/01/2025 through 04/30/2025

Vendor Name	CheckTotal	1	LOW RENT	FLC	TFLC	ELMWD	SBRIDGE	KBURGLD	PDISE LD	CC	830E RVLT	SFP	LA SERENA	ADMIN	1
		2	RETIRE	KAWO	VICKIE	VGW	LINMAR	MILLCRK	ROBIN	ZACRY	JACOB	SHADY	CYPGRD	DOUGLS	2
		3	WPV	POPLAR	CRNSHW	PARKSD	EUCLID	GW1	VILGRV	CT&PDS	GROVES	ENCINA	TULEV	WTRL	3
		4	SALLEE	VCHR	ALLOC	GW II	SULTAN	MYRTLE	1634S GRDN	OAKWD	PALOMAR	TRCYCT	NSP	MANZTA	4
		5	EKAU	CYPCVE	FAIRVW	ASHLAN	ASPEN	LOTAS	SEQVIL	TMHSA	WILLOW	NLYNORA	NEWCOMB	ORIOLE	5
		6	LVRSLN	CTYMNR	VISGAR	MISSIONCT	BELMNT	AVENAL	KPC	SCNTRL	SCROWE	LESLIE	VICWD	ORNGWD	6
		7	S GRDN	KMCSCtrl	PACcOURT	SSFE TPLX	VASSAR	BATES	QUINCE	1844SGRD	FULGHAM	KIMBAL	1ST DINUBA	LARK	7
		8	ROOSEVLT	LYRA TPX	LAKEVIEW	99PALM	TBRA	W TUL	CDBG	MYRTLESNR	EHV	S COURT	CONYER	CHERRY	8
		9	STJOHN	CREPE MYTL	1233BURKE	VILLA	MERRIT	MONARCH	NOBLE	DEMAREE	GARDINER	EASTRIDGE			9
WEST HILLS OIL, INC	11,318.65	1	4,320.34	878.82	87.94					62.12		727.41	131.81	1,619.61	1
		2		5.16		124.80	260.86	160.74	23.59		34.44		8.75		2
		3	68.17	122.16		164.44	239.26		56.58	74.02		15.38	87.86		3
		4		190.96			217.00	121.37	36.10		120.90	25.87	10.32	4.65	4
		5	29.05	98.36	43.69		72.40	16.80	57.24	75.31	49.34		95.69		5
		6		1.08		102.83	59.03								6
		7	37.59		65.29	39.85	3.26		34.05	21.83		245.73	13.17		7
		8	1.08	22.70						72.04				55.49	8
		9			4.32										9
TOTAL	1,931,541.62	1	267,206.97	61,912.31	13,255.53	5,260.50	2,666.55			4,992.30		59,558.62	40,980.02	277,394.64	1
		2		276,864.26	10,824.44	26,992.99	6,584.39	39,640.64	9,302.04	2,766.75	4,829.02	2,710.95	40,392.19	16,610.28	2
		3	9,079.48	11,566.10	4,351.16	10,008.81	29,131.54		21,339.77	5,916.06		3,405.17	32,453.47		3
		4	2,871.65	73,187.58			4,703.39	20,503.44	2,048.24	7,543.90	12,809.13	3,432.09	686.09	2,658.39	4
		5	10,166.85	6,796.97	1,656.59	7,181.41	33,216.06	5,883.32	8,563.31	6,085.85	4,480.64	1,701.43	28,367.46	5,049.75	5
		6		7,794.65	8,157.21	33,528.40	9,734.08			1,696.86	3,565.95	3,076.98	1,019.69	22,817.81	6
		7	1,980.86	12,182.43	15,134.31	5,860.93	8,183.14	3,954.51	3,928.91	9,740.41		26,607.92	890.19	2,785.63	7
		8	11,980.54	9,747.40	3,811.60			6,855.30		37,832.95	903.38	4,678.67	2,740.36	37,934.63	8
		9	3,513.78	10,943.79	4,730.13	4,318.73	8,052.32	16,235.42	24,013.34			13,017.92			9

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**BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA**

-oOo-

**IN THE MATTER OF REVISING THE) RESOLUTION NO. 2025-04
CURRENT HOUSING AUTHORITY)
SAFETY POLICY: BLOODBORNE)
PATHOGEN EXPOSURE CONTROL PLAN)**

-oOo-

At a duly constituted meeting of the Board of Commissioners of the Housing Authority of the County of Tulare, a public body corporate and politic (the "Housing Authority"), held on May 21, 2025, the following resolution was adopted:

WHEREAS, the Housing Authority of the County of Tulare recognizes its responsibility to maintain and administer a fair and equitable system of personnel administration and acknowledges that the existing Safety Policy: Bloodborne Pathogen Exposure Control Plan was adopted on December 2014; and

WHEREAS, revisions are necessary from time to time to change, clarify, and update current policy; and

WHEREAS, it is currently necessary to revise the existing policy;

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

- 1. The revised Safety Policy: Bloodborne Pathogen Exposure Control Plan dated May 21, 2025, is hereby adopted, effective immediately.**

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Tulare hereby revises the safety policy.

The foregoing resolution was adopted upon a motion presented by Commissioner _____, and seconded by Commissioner _____, at a regular meeting held on the 21th day of May, 2025. Motion carried by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

KEN KUGLER, Secretary



HOUSING AUTHORITY OF TULARE COUNTY SAFETY POLICY

Bloodborne Pathogen Exposure Control Plan

Revised Date: May 21, 2025

Policy and Elements of the Plan

The Housing Authority of the County of Tulare (HATC) provides a safe and healthful workplace for employees. Our agency's policy is to establish, implement, and maintain an effective exposure control plan as required by the blood borne pathogens (BBP) regulation in *California Code of Regulations, Title 8 (8 CCR), Section 5193*. This written plan is designed to prevent or minimize employees' occupational exposure to blood and other potentially infectious materials (OPIM). The plan is consistent with the requirements of the Cal/OSHA Injury and Illness Prevention Program (8 CCR 3203).

Our exposure control plan is made available upon request, for examination and copying, to our employees, the Chief of Cal/OSHA, and the National Institute for Occupational Health and Safety (or their respective designees) in accord with 8 CCR 3204, "Access to Employee Exposure and Medical Records."

Our organization's written exposure control plan contains at least the following elements:

- Responsibility
- Exposure Determination
- Methods of Compliance
- Hepatitis B Vaccination
- Post Exposure Evaluation and Follow-up
- Communication of Hazards
- Information and Training
- Record Keeping

Exposure Determination

Employees of the HATC have some occupational exposure to blood borne pathogens. *Occupational exposure* means reasonably anticipated skin, eye, mucous membrane, or parenteral contact with blood or OPIM that may result from the performance of an employee's duties. *Parenteral contact* means piercing mucous membranes or the skin barrier through such events as needlesticks, human bites, cuts, and abrasions. OPIM includes various contaminated human body fluids, unfixed human tissues or organs (other than skin), and other materials known or reasonably likely to be infected with human immunodeficiency virus (HIV), hepatitis B virus (HBV), or hepatitis C virus (HCV) through cells, tissues, blood, organs, culture mediums, or solutions.

Our policy is to conduct exposure determinations throughout our facilities without regard to the use of personal protective equipment (PPE). We have lead person(s) or other individuals who conduct, evaluate, and periodically review exposure determinations. This process involves

identifying all the job classifications, tasks, or procedures in which our employees may have occupational exposure to blood or OPIM.

Job Classifications in Which All Employees Have Occupational Exposure

No employees of the HATC have been identified as having a heightened occupational exposure to bloodborne pathogens.

Job Classifications in Which Some Employees Have Occupational Exposure

The only individuals who have occupational exposure in the job classifications listed below are those who perform the tasks/procedures noted.

Job Classification	Tasks/Procedures in these Jobs that Have Occupational Exposure
Maintenance Persons and Journey Persons	Cleaning and repairing residential housing
Inspectors	Inspections
Area Managers	Move-ins, move-outs and home inspections
Assistant Area Managers	Move-ins, move-outs and home inspections

Methods of Implementation

Our agency has developed a schedule and methods of implementation for the applicable subsections (d) through (h) of 8 CCR 5193. We have determined which subsections are applicable to our organization and documented the pertinent information as follows:

Areas addressed in order to eliminate or minimize exposure to bloodborne pathogens include:

- 1. Universal Precautions (Total Body Substance Precautions)
- 2. Engineering and Work Practice Controls
- 3. Personal Protective Equipment (PPE)

1. Universal Precautions (Total Body Substance Precautions)

The HATC requires the use of universal precautions in order to prevent contact with blood or OPIM. Universal precautions are an infection control practice. It means all human blood and certain body fluids are treated as if they are known to be infected with HBV, HCV, HIV, and other diseases carried and transmitted by blood.

We consider all human blood or OPIM as infectious regardless of the source.

2. Engineering and Work Practice Controls

The HATC utilizes engineering and work practice controls to eliminate or minimize blood or OPIM exposure to employees. PPE will be utilized in conjunction with engineering controls. These engineering controls will be examined and updated on a regular schedule. We provide and enforce the use of the engineering and work practice controls, which could include:

- a. Prohibited Practices
- b. Requirements for Handling Contaminated Sharps
- c. Hand Washing
- d. Regulated Waste
- e. Other Controls

a. Prohibited Practices

- In work areas where there is a reasonable likelihood of exposure to a blood borne pathogen or OPIM, employees are not to eat, drink, apply cosmetics or lip balm, smoke, or handle contact lenses.
- If needles, syringes or any other contaminated sharp objects are found, they must be handled with caution and placed in a biohazard sharps container.
- Broken glass that may be contaminated with blood or OPIMs will not be directly handled with a gloved or bare hand. It will be handled by mechanical means (tongs, dustpan and broom). Contaminated broken glass will be placed in puncture-resistant containers and disposed of as biohazardous waste.

b. Requirements for Handling Contaminated Sharps

- A sharps container must always be readily available in areas where sharps waste may be generated, such as in maintenance or janitorial operations.
- Immediately, or as soon as possible, after contaminated sharps are found they must be placed in a sharps containers.
- Sharps containers are rigid, puncture resistant, leak proof on the sides and bottoms, portable and labeled with the universal biohazard symbol.
- The sharps containers must be closable. When closed, the containers must be leak resistant and incapable of being reopened without great difficulty.
- Sharps containers must be replaced before they are three-quarters full to prevent overfilling.
- Disposable sharps containers are not reopened, emptied, or accessed in any way.
- Sharps containers must be placed in a secondary container if leakage of the primary container is possible. The second container must be capable of being sealed and constructed to contain all contents and prevent leakage during handling, storage, transport, or shipping. The second container must be labeled or color-coded to identify its contents.
- To prevent exposures to the risk of percutaneous injuries (breaking skin), employees must not, under any circumstances, open, empty, or manually clean (or clean in any other manner) reusable containers.

- All other regulated waste must be placed in containers that are closeable and constructed to contain all the contents and prevent leakage of fluids during handling, storage, transportation, and shipping.

c. Hand Washing

The HATC will ensure hand-washing supplies are available to those exposed to blood or OPIM. Cal/OSHA requires these facilities be readily accessible after incurring exposure. If hand-washing facilities are not feasible, we will provide either an antiseptic cleanser in conjunction with clean cloth/paper towels or antiseptic towelettes to remove the blood or OPIM. If these alternatives are used, the hands are to be washed with soap and running water as soon as feasible. We provide the following hand sanitizers for emergency hand-washing use until employees can have access to soap and water.

d. Regulated Waste

The agency will dispose of all regulated waste in accordance with applicable federal, state, and local regulations.

Regulated waste includes liquid or semi-liquid blood or infectious materials, items saturated with liquid blood or OPIM, items caked with dried blood or OPIM, contaminated sharps, and pathological and microbiological wastes containing blood or OPIM.

When regulated waste is generated, the HATC will contract with a third-party vendor to properly dispose of its regulated waste.

e. Other Controls

Cleaning and Decontamination of the Worksite

- Decontaminate all contaminated work surfaces with an approved germicide after completion of procedures and immediately or as soon as feasible after any spill of blood or OPIM.
- Inspect and decontaminate all bins, pails, cans, and similar receptacles after each exposure.
- Advise employees to not pick up contaminated broken glass directly with their hands or with gloves. Provide brooms and dustpans or other tools to avoid contact.

Laundry

Contaminated clothing or laundry will be handled as little as possible and universal precautions will always be used. Sort and place in appropriately marked (biohazard labeled or color-coded red) bags at the location where it was found. If the contaminated laundry is wet and likely to soak through the original red bag or container, transport the laundry in a second bag or container that prevents leakage.

In the event clothing or laundry becomes contaminated with blood or OPIM, directors will determine if it can be cleaned or if it needs to be discarded. Directors will determine what caused the clothing or laundry to become contaminated and what measures may need to be taken to prevent a reoccurrence.

Clothing or laundry that is not dripping blood or OPIM, or is not capable of releasing these materials when handled or compressed, and is not intended to be washed should be bagged and disposed of in the regular trash. Clothing that is dripping blood or OPIM and is capable of releasing these materials when handled or compressed is considered to be regulated waste and must be cleaned or disposed of in an appropriate manner.

3. Personal Protective Equipment (PPE)

The HATC will ensure the following PPE requirements are met:

- a. PPE and training in the appropriate use of PPE is provided to employees who are at risk of some occupational exposure to blood borne pathogens.
- b. PPE is provided at no cost to the employee, in appropriate sizes, and includes but is not be limited to:
 - Gloves, including glove liners, and hypoallergenic gloves
 - Eye protection, such as goggles
- c. Cleaning, disposal, repair, and replacement of PPE are provided at no cost to the employee.
- d. PPE is considered appropriate if it does not permit blood or OPIM to pass through to the employee's work clothes, street clothes, or undergarments; skin; eyes or other mucous membranes under normal working conditions and for the duration of time that PPE will be used.

PPE is located on all maintenance vehicles and in the maintenance shop.

- e. All garments that are penetrated by blood will be removed immediately or as soon as feasible. All PPE is removed prior to leaving the work area. When PPE is removed, it is placed in an appropriately designated area or container for storage, washing, decontamination, or disposal.
- f. Affected employees are required to wear gloves where it is reasonably anticipated they will have hand contact with blood, OPIM, non-intact skin, and mucous membranes (first aid, CPR, clean up of body fluids visibly contaminated with blood).

Disposable gloves are not to be washed or decontaminated for reuse and are to be replaced as soon as practical when they become contaminated or as soon as feasible if they are torn or punctured or when their ability to function as a barrier is compromised. Non-latex gloves will be provided to employees with latex allergies.

Leather gloves may be decontaminated for reuse provided the integrity of the glove is not compromised. Leather gloves will be discarded if they are cracked, peeling,

torn, punctured, or exhibit other signs of deterioration or when their ability to function as a barrier is compromised.

Note: Leather gloves are to be discarded if grossly contaminated. They are not to be used as PPE against blood borne pathogens. Therefore, if exposure is possible, latex or nitrile gloves should be worn under the leather gloves.

- g. Employees who are exposed to splashes of blood or OPIM to the eyes are required to wear eye and face protection. Masks in combination with eye protection devices, such as goggles or glasses with solid side shield or chin length face shields, will be required to be worn whenever splashes spray, splatter, or droplets of blood or OPIM may be generated and eye, nose, or mouth contamination can reasonably be anticipated.

Hepatitis B Vaccination

A safe and effective vaccine is available to protect employees from HBV. The vaccine is generally well tolerated and has not been associated with serious side effects. Immunization requires three injections of vaccine into the muscle of the upper arm over a six-month period.

The HATC offers the HBV vaccine to all current employees who are at risk of some occupational exposure to blood borne pathogens and within 10 working days of hire or reassignment to a job or tasks that places the employee at risk. The vaccination is:

1. Provided at no cost to the employee;
2. Made available at reasonable times during normal work hours and at accessible locations;
3. Performed by or under supervision of a licensed physician or by another licensed health care professional; and
4. Provided according to current recommendations of the U.S. Public Health Service.

There is no current recommendation for booster doses. Should booster doses be recommended in the future, they will be offered to the employee based on medical determination of need.

The following exemptions are appropriate for any employee and will be documented in the employee's health record when:

1. The employee has previously received a complete series of HBV vaccinations; or
2. Antibody testing has revealed the employee is immune; or
3. The vaccine is contraindicated for medical reasons; or
4. The employee has declined vaccination and that refusal is documented.

All employee blood drawn for serological testing will be sent to an accredited laboratory for testing at the organization's expense.

Pre-screening before receiving the HBV vaccination is not mandatory and is not routinely performed.

If the employee initially declines the HBV vaccination but at a later date while still covered under the standard decides to accept the vaccination, the vaccination will be provided to the employee at that time and at no cost to the employee.

Any employee who declines the HBV vaccination must sign the declination statement in the forms section of this document.

Communication of Hazards

Labels and Signs

1. We will provide warning labels incorporating the universal biohazard sign and require the words "biohazard," "biohazard waste," or "sharps waste" to be printed on or affixed to biohazardous waste items that employees are required to remove.
2. The labels are fluorescent orange or orange-red with lettering or symbols in a contrasting color.
3. Labels are affixed as securely as possible to the container, preferably by adhesive or by wire, string, or other method to prevent loss or unintentional removal.
4. Red bags or red containers may be substituted for labels as in sharps containers or regulated waste red bags.

Biohazard Signs

1. All holding areas have a sign posted at the entrance to each area that:
 - a. incorporates the universal biohazard symbol; and
 - b. lists any special requirements for entering the area.

Training

HATC will provide training to all employees who are at risk for exposure to blood borne pathogens or OPIM. This training is provided at no cost to the employee and during work hours. With the consent of the employee, training may occur during non-work hours.

Training is given as follows:

1. At the time of initial assignment to tasks where occupational exposure may take place as soon as possible for currently employed workers;
2. At least annually after the initial training;
3. When there is introduction of new engineering, administrative, or work practice controls and whenever modifications of current tasks may affect the potential occupational exposure to blood borne pathogens.

Information and training of individuals who are not our employees (contract worker, registry, student, etc.) will be provided by the affected outside agency or as specified in the contract. We will monitor the outside agency for compliance with the information and training requirement.

Training will be appropriate in content and vocabulary to educational level, literacy, and language of employees.

Our training program includes information and explanations of at least the following:

- Epidemiology, symptoms, and modes of transmission of blood borne diseases
- Exposure control plan we have implemented and how to obtain a copy of the written plan
- Appropriate methods for recognizing tasks and activities that may involve exposure to blood or OPIM
- Use and limitations of methods that will prevent or reduce exposures, including appropriate engineering, administrative or work practice controls, and PPE

The basis for selection of PPE

- Types, proper use, location, removal, handling, decontamination, and disposal of PPE
- HBV vaccination series, including its efficacy, safety, method of administration, benefits, and the fact that the vaccination will be offered to employees free of charge
- Appropriate actions to take and persons to contact in an emergency involving blood or OPIM
- Procedure to follow if an exposure incident occurs, including the:
 - Method of reporting the incident
 - Medical follow-up that will be made available
 - Procedure for recording the incident in the sharps injury log
- Post-exposure evaluation and follow-up that will be made available to employees
- Signs, labels, and/or color coding that are used

In addition to the above-mentioned information, we provide to all employees a copy of 8 CCR 5193, "Bloodborne Pathogens," and an explanation of its content.

The person conducting the training will be knowledgeable of the standard, our exposure control plan and HBV, HCV, and HIV and be able to relate the requirements to employee exposures and concerns.

Record Keeping

Medical Records

1. HATC will establish and maintain an accurate record for each employee with occupational exposure. This employee's record will include:
 - a. The name of employee and number;
 - b. A copy of the employee's HBV vaccination status including the dates of all HBV vaccinations, declination statements, and medical records relative to the employee's ability to receive vaccinations;
 - c. A copy of all results of examinations, medical testing, evaluation, and follow up of exposure incidents;
 - d. A copy of the health care professional's written opinion as required following and exposure incident.

2. HATC will ensure employee medical records are kept confidential and are not disclosed or reported without the employee's written consent to any person within or outside the workplace except as required by this standard and by law.
3. Employee health records, as required by this section, will be maintained for at least the duration of employment plus 30 years, meaning during the entire employment period and 30 years after the last date of work.

Training Records and Sharps Injury Logs

1. Training records will include the:
 - a. Dates of the training session;
 - b. Contents or a summary of the training session;
 - c. Names and qualifications of persons conducting the training sessions;
 - d. Names and job titles of persons attending the training.
2. Training records will be maintained for three years from the date the training occurred. It is a best practice to maintain them as part of the permanent personnel file.
3. Copy of employee's individual training record will be placed in his/her personnel file at the conclusion of each calendar year and kept for the duration of employment.
4. Sharps injury reports and logs will be maintained five years from the date of the incident (same as Cal/OSHA Form 300 Log).
5. Accessibility
 - a. Employee training records and the sharps injury logs will be made available upon request to employees, employee representatives, and Cal/OSHA.
 - b. Employee medical records will be made accessible to the employee, anyone having the written consent of the employee, and Cal/OSHA.

Provisions for the Initial Reporting of Exposure Incidents

HATC reports all exposure incidents as soon as possible (and in no case later than the end of the work shift during which they occurred) regardless of whether first aid was rendered. An *exposure incident* means specific eye, mouth, other mucous membrane, non-intact skin, or parenteral contact with blood or OPIM that results from the performance of an employee's duties. All employees (including designated first aid providers who provide first aid regularly and those who render first aid only as a collateral duty) receive training about our policy.

The following individuals are designated by our organization to receive reports of exposure incidents:

Contact person: Janice Avila, Human Resources Manager
Contact number: 559-627-3700 x 112

After-hours contact person: Janice Avila, Human Resources Manager
Contact number: 559-280-0889

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The exposure incident report includes at least the following:

- The names of all employees involved in the exposure incident (including all first aid providers who have rendered assistance regardless of whether PPE was used)
- A description of the exposure or first aid incident, including:
 - The time and date
 - A determination of whether an exposure incident occurred. This determination is necessary to ensure the proper post-exposure evaluation is conducted and prophylaxis and follow-up are made available immediately if an exposure incident has occurred.
 - Person receiving the report
 - Contact number

Hepatitis B Vaccination Series for Unvaccinated Employees

HATC strongly encourages HBV vaccination and make the vaccination series available to all employees who have occupational exposure to blood or OPIM. Included are collateral first aid providers who have rendered assistance in *any* situation involving the presence of blood or OPIM regardless of whether an actual exposure incident has occurred. The vaccination series is provided to collateral first aid providers as soon as possible but no later than 24 hours after the employee has rendered assistance.

Post-Exposure Evaluation and Follow-up

In the event of an exposure incident, the employee will be offered a confidential medical evaluation and follow-up. All post-exposure follow-up will be performed at the designated occupational health clinic.

Kings Medical	
5135 West Noble	
Visalia, CA 93277	
Phone 559-931-9311	

That evaluation and follow-up will include the following:

1. Documentation of the route(s) of exposure and the circumstances under which the exposure occurred (to include details of the use or non-use of engineering controls, work practice controls, or PPE);
2. When a source is identifiable, that individual's blood will be tested as soon as feasible and after consent is obtained to determine HIV, HBV, and HCV infectivity. If consent is not obtained, we will establish that consent cannot be legally obtained. When the source individual's consent is not required by law, that individual's blood, if available, may be tested and the results documented.
 - a. Consultation and testing of the source individual will be done at the request of the exposed employee through the source's private physician.

- b. If the source individual is known to be infected with HIV, HBV, or HCV, testing to determine such status need not be repeated.
 - c. Results of the source individual's testing will be made available to the exposed employee and the employee will be informed of laws/regulations regarding the privacy rights of the source individual. The results of the source individual's blood test and employee's blood test are confidential and will be known only to the health care provider and the exposed employee.
3. The exposed employee's blood will be collected as soon as it is feasible and tested for HIV, HBV, and HCV serological status, only after signed consent has been obtained.

Employee Testing & Treatment

Counseling and other features of post exposure evaluation will be offered whether or not the employee elects to have baseline HIV/HBV/HCV serological testing. If the employee consents to baseline blood collection but does not give consent to HIV serological testing, the sample will be preserved for at least 90 days. If within 90 days of the exposure incident, the employee gives written consent to have serologic testing performed on the baseline sample, testing will be ordered by the health care provider as soon as it is feasible.

Post-exposure prophylaxis (hepatitis B immune globulin for hepatitis B) will be provided when medically indicated according to the recommendations of the U.S. Public Health Service current at the time prophylaxis is administered. The costs of tests, treatment, and prophylaxis of employees will be borne by the organization. Cost of tests, treatment, and prophylaxis of individuals who are not our employees (contract worker, registry, student, etc.) will be borne by the affected outside agency or as specified in the contract between our organization and the outside agency. The outside agency/individual will be responsible for compliance with the post-exposure evaluation and follow-up treatment.

Additional collection and testing will be made available as recommended by the U. S. Public Health Service.

Information Provided to the Health Care Professional

We will provide the health care professional responsible for the employee's HBV vaccination program and/or post-exposure evaluation with the following information:

1. A copy of *CCR, Title 8, Section 5193*;
2. A written description of the exposed employee's duties as they relate to the exposure incident;
3. Written documentation of the route of exposure and circumstances under which exposure occurred;
4. Results of the source individual's blood testing, if available; and
5. All medical records relevant to the appropriate treatment of the employee including vaccination status.

Health Care Professional's Written Opinion

The agency will obtain and provide the employee with a copy of the evaluating health care professional's written opinion within 15 days of the completion of the evaluation.

The health care professional's written opinion for HBV vaccination will be limited to whether HBV vaccination is indicated for an employee and if the employee has received such vaccination.

The health care professional's written opinion for post exposure follow-up will be limited to the following information:

- A statement that the employee has been informed of the results of the evaluation
- A statement that the employee has been told about any medical conditions resulting from exposure to blood or OPIM that require further evaluation or treatment.

Note: All other findings or diagnoses will remain confidential and will not be included in the written report.

First Aid and Exposure Incident Report

The agency will investigate and document on a first aid and exposure incident report form incidents involving the presence of blood or OPIM. Investigations will include the following information:

1. Names of all first aid providers who rendered assistance, regardless of the use of PPE;
2. Description of the incident that must include a determination of whether or not, in addition to the presence of blood or OPIM, an occupational exposure incident occurred;
3. Time and date of incident (include location);
4. Offer of HBV to all unvaccinated first aid providers who rendered assistance within 24-hours of the incident.

Sharps Injury Reporting

All parenteral contacts (piercing or lacerations) that occur in the workplace are reported on the sharps injury log and recorded within 14 days of the incident. The data recorded includes the following information, if known or reasonably available:

1. Date and time of the exposure incident;
2. Type and brand of the sharp involved;
3. The procedure the exposed employee was performing at the time of the incident;
4. How the incident occurred;
5. The body part involved in the incident;
6. If the sharp had engineered sharps injury protection, whether the mechanism was activated and whether the injury occurred before the protective mechanism was activated, during activation of the mechanism, or after activation of the mechanism, if applicable;
7. If the sharp had no engineered sharps injury protection, the employee's opinion as to whether and how such a mechanism could have prevented the injury and the employee's opinion about whether any other engineering, administrative, or work practice control could have prevented the injury.
8. The employee's opinion about whether any other engineering, administrative, or work practice control could have prevented the injury.

The required information is recorded on the sharps injury log, and all exposure incidents involving sharps are also recorded on the Cal/OSHA 300 Log in accordance with the requirements of the "Employer Records of Occupational Injury or Illness" regulation, known as the California record keeping standard.

Periodic determinations are made on the frequency of use and the types, models, or brands of sharps involved in the exposure incidents documented on our sharps injury log.

Identification of Engineering Controls

The agency's policy is to select appropriate and effective engineering controls to prevent or minimize exposure incidents. Engineering controls means controls (e.g., sharps disposal containers, needleless systems, and sharps with engineered sharps injury protection) that isolate or remove the blood borne pathogens hazard from the workplace.

The agency has procedures for identifying and selecting appropriate and effective engineering controls when appropriate, which may include:

- Setting up a process
- Defining needs
- Gathering information
- Testing and selecting products
- Using new products
- Conducting follow up

Plan Review and Update

The agency's exposure control plan is reviewed and updated at least annually (and whenever necessary) to include:

- New or modified tasks or procedures that affect occupational exposure
- Progress in implementing the use of needleless systems and sharps with engineered sharps injury protection
- New or revised job position(s) that involve occupational exposure
- Reviews and evaluations of exposure incidents that have occurred since the previous update
- Reviews and responses to information indicating the existing exposure control plan is deficient in any area

All employees are encouraged to provide suggestions on improving the procedures they perform. Employees contribute to the review and update of the exposure control plan by:

- Participating as members of committees (e.g., safety and health, labor-management, infection control, product evaluation and selection, purchasing of equipment)
- Attending meetings to discuss safety and health issues and improvements
- Reporting issues or potential problems to supervisors
- Providing ideas, recommendations, or suggestions
- Filling out reports, questionnaires, or other documents

Housing Authority of the County of Tulare (HATC)

Hepatitis B Vaccine Consent/Declination

Date: _____

CONSENT - RECORD OF CONSENT FOR HEPATITIS "B" VACCINATION
(This Section is OPTIONAL)

I have attended the in-service training on the blood borne pathogens program regarding HIV, hepatitis B, and the hepatitis-B vaccine. I have also read the in-service training literature and have had an opportunity to ask questions and understand the benefits and risks of hepatitis B vaccination. I understand I must have at least three doses of vaccine over a six month period to confer immunity. However, as with any medical treatment, there is no guarantee that I will become immune or that I will not experience an adverse side effect from the vaccine. *You must complete the whole series within the six months.*

I request that it be administered to me.

Print Name: _____

Employee Signature: _____

Social Security #: _____ Department _____

Employer Representative: _____

DECLINATION - RECORD OF HEPATITIS "B" VACCINE DECLINATION
(This Section is MANDATORY)

Date: _____

I understand that due to my occupational exposure to blood or other potentially infectious materials, I may be at risk of acquiring hepatitis B virus (HBV) infection. I have been given the opportunity to be vaccinated with hepatitis B vaccine, at no charge to me. However, I decline hepatitis B vaccination at this time. I understand that by declining this vaccine, I continue to be at risk of acquiring hepatitis B, a serious disease. If in the future, I continue to have occupational exposure to blood or other potentially infectious materials and I want to be vaccinated with hepatitis B vaccine, I can receive the vaccination series at no charge to me.

Print Name: _____

Employee Signature: _____

Social Security #: _____ Department: _____

Employer Representative: _____

Housing Authority of the County of Tulare
FIRST AID INCIDENT REPORT
FOR BLOODBORE PATHOGENS

To be prepared and submitted prior to the end of the shift during which the first aid incident occurred, regardless of whether it was an exposure incident. Exposure Incident: A specific eye, mouth, other mucous membrane, non-intact skin, or parenteral contact with blood or other potentially infectious materials that results from the performance of an employee's first aid duties. Sharp: Any object used or encountered that can be reasonably anticipated to penetrate the skin or any other part of the body and to result in an exposure incident.

All proactive measures will be taken to ensure confidentiality. In the context of this policy, confidentiality refers to the manner in which information regarding serology status is treated, whether that information is provided with an expectation of privacy or not. Access to confidential records will be limited to persons authorized to access the information contained therein, except as required by law or where health, safety, or security of a person or persons is a concern. The Health Insurance Portability and Accountability Act of 1996 (HIPAA), Public Law 104-191, will be followed.

Name(s) and job title(s) of first aid provider(s)	
Location of Incident (i.e., department, unit, floor, etc.)	
Supervisor	
Incident date and time	
Name(s) and job title(s) of injured employee(s)	
Injury description	
Describe details of the first aid provided	
PPE used	
Exposure incident (Yes/No) If yes: describe detailed circumstances, including if a sharp was involved	

Additional Information for the Sharps Injury Log:

Type and brand of sharp (i.e., broken glass, type of object or device, etc.)	
Task or procedure employee was performing at the time of the incident	
Description of how the injury occurred	
Body part involved	
The employee's opinion about whether any engineering, administrative or work practice control could have prevented the injury	

Preparer's Name:_____

Preparer's Signature:_____

Date:_____

Housing Authority of the County of Tulare
SHARPS INJURY LOG

Supervisors: Complete for each employee exposure incident involving a sharp. This form is to be completed with the employee but not by the employee. Fill in the most appropriate boxes. A sharp includes, but is not limited to, needles, needle devices, scalpels, lancets, exacto blades, and broken glass.

Injury ID No. _____ Date/Time of Exposure Incident: _____
(Not Employee Name)

Job Classification/Title: _____ Department/Location: _____

Where Exposure Occurred:

Regular Department #: _____ Location (Bldg./Room #): _____

What procedure was being performed when the incident occurred?

Check all body parts that were involved

☐ Finger ☐ Hand ☐ Arm ☐ Face/Head ☐ Torso ☐ Leg

☐ Other _____

Did the exposure incident occur:

☐ During use of sharp ☐ Disassembling ☐ After use and before sharps container

☐ While putting sharp into sharps container ☐ Sharp left, inappropriate place

☐ Other _____

Identify sharp object involved:

Type: _____ Brand: _____ Model: _____

Was sharp injury protection device attached? Yes ☐ No ☐

Was protective mechanism activated? Yes ☐ No ☐

Did the exposure occur: ☐ Before ☐ During ☐ After activation

If the sharp had no engineered sharps injury protection, do you feel that such a mechanism could have prevented the injury? Yes ☐ No ☐

What other engineering, administrative, or work practice controls could have prevented this injury?

Attach this form to the accident investigation form. Send both originals to the Executive Director within 24 hours of the incident.

**BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA**

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IN THE MATTER OF ADOPTING THE SAFETY POLICY: FALL PROTECTION PLAN)))	RESOLUTION NO. 2025-05
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-oOo-

At a duly constituted meeting of the Board of Commissioners of the Housing Authority of the County of Tulare, a public body corporate and politic (the “Housing Authority”), held on May 21, 2025, the following resolution was adopted:

WHEREAS, the Housing Authority of the County of Tulare recognizes its responsibility to maintain and administer a fair and equitable system of personnel administration and acknowledges that the Safety Policy: Fall Protection Plan is a new policy.

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

- 1. The Fall Protection Plan dated May 21, 2025, is hereby adopted, effective immediately.**

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Tulare hereby adopts the Fall Protection Plan.

The foregoing resolution was adopted upon a motion presented by Commissioner _____, and seconded by Commissioner _____, at a regular meeting held on the 21th day of May, 2025. Motion carried by the following vote:

- AYES:
- NAYES:
- ABSTAIN:
- ABSENT:

KEN KUGLER, Secretary



HOUSING AUTHORITY OF TULARE COUNTY SAFETY POLICY

FALL Protection Program and Plan

Adoption Date: May 21, 2025

PURPOSE

The purpose of this program is to provide best practices, procedures, and training to all Housing Authority of Tulare County (HATC) employees who work on or may be exposed to elevated surfaces and portable ladders at height. This program applies to all HATC employees who perform duties on elevated work surfaces or portable ladders with a potential fall hazard of 4 feet or more.

DEFINITIONS

Aerial Lift Device

Equipment such as powered platforms, vehicle-mounted elevated and rotating work platforms, extensible boom platforms, aerial ladders, articulating boom platforms, vertical towers, and powered industrial truck platforms.

Anchor Point

A secure point of attachment for lifelines, lanyards, or deceleration (grabbing) devices.

Authorized Person

An employee who is assigned to perform a specific type of duty or allowed in a specific location or area and is exposed to a fall hazard.

Body Harness (also referred to as a full-body harness)

An interconnected set of straps that may be secured about a person in a manner that distributes the fall arrest forces over at least the thighs, pelvis, waist, chest, and shoulders with a means for attaching the harness to other components of a personal fall arrest system.

Competent Person

An individual capable of identifying existing and foreseeable hazards applicable to personal fall arrest/restraint systems and components and who has the responsibility/authorization to take immediate corrective actions to eliminate them.

Deceleration Device

Any mechanism, such as a rope, grabbing device, rip stitch lanyard, specially woven lanyard or automatic self-retracting lifeline/lanyard that serves to dissipate a substantial amount of energy during a fall arrest or otherwise limits the energy imposed on an employee during fall arrest.

Deceleration Distance

The additional vertical distance a falling person travels, excluding lifeline elongation and free fall distance, before stopping from the point at which a deceleration device begins to operate.

Designated Area

A space that has a perimeter barrier erected to warn employees when they approach an unprotected side or edge and serves also to designate an area where work may be performed without additional fall protection.

Fixed Ladder

Any ladder, including an individual rung ladder, that is permanently attached to a structure, building, or equipment.

Guardrail

A vertical barrier erected along the open edges of a floor opening, wall opening, ramp, platform, runway, or other elevated area to prevent falls of persons.

Ladder

A device typically used to gain access to a different elevation consisting of two or more structural members crossed by rungs, steps, or cleats.

Lanyard

A flexible line of rope or strap that generally has a connector at each end for connecting the body harness to a deceleration device, lifeline, or anchor point.

Opening

A gap or void 30 inches or more high and 18 inches or more wide in a wall or partition through which personnel can fall to a lower level.

Personal Fall Arrest System

A system used to arrest an employee in a fall from a working level. It consists of an anchorage, connectors, and body harness and may include a lanyard, deceleration device, lifeline, or suitable combinations of these.

Personal Fall Restraint System

A system used to prevent an employee working at height from reaching the unprotected side or edge of walking/working surface, roof, floor, etc. It consists of anchorage, connectors, body harness, and a non-shock absorbing lanyard intended specifically for fall restraint use.

Rope Grab (grabbing device)

A deceleration device that travels on a lifeline and automatically by friction engages the lifeline and locks to arrest a fall.

Scaffold

Any temporary elevated or suspended platform, and its supporting structures, used for supporting employees or materials or both.

Self-Retracting Lifeline/Lanyard

A deceleration device containing a drum-wound line that can be slowly extracted from, or retracted onto, the drum under minimal tension during normal movement and that, after onset of a fall, automatically locks the drum and arrests the fall (usually within two feet or less).

Standard Railing

A vertical barrier erected along exposed edges of a floor opening, wall opening, ramp, platform, or runway to prevent falls of persons.

Snap Hook

A connector consisting of a hook-shaped member with a normally closed keeper, or similar arrangement, that may be opened to permit the hook to receive an object and when released automatically closes to retain the object.

Toe Board

A vertical protective barrier affixed to the scaffold or platform floor that prevents tools, material, and equipment from falling to lower levels

Tie-Off

A procedure of connecting directly or indirectly to an anchorage point.

Travel-Restraint System

A combination of an anchorage, anchorage connector, lanyard, (or other means of connection), and body support that an employer uses to eliminate the possibility of an employee going over the edge of a walking-working surface.

Unprotected Sides & Edges

Any side or edge of a walking/working surface, floor, roof, where there is no wall or guardrail system at least 42 inches high.

RESPONSIBILITIES

It is the responsibility of all HATC employees who work at height or have identified a potential exposure to a working at height hazard to communicate the finding to their supervisors. At no time shall working at height occur without the proper personal protective equipment required to conduct the work activity in a safe manner.

Supervisors:

- Ensure authorized persons are trained per this program.
- Ensure a worksite fall hazard survey has been completed.

- Ensure the selected fall protection systems installed are used at each work site.
- Ensure equipment is readily available for employees to be able to safely work from heights.
- Ensure supervisors and authorized persons have access to copies of the fall protection program and fall hazard surveys for the worksite.
- Identify and maintain records of all employees who are required to wear fall protection.
- Maintain training records.

Competent Person in Fall Protection:

- Conduct semiannual inspections of the fall protection systems, including, but not limited to the full body harnesses, lanyards, self-retracting lifelines, tie-off adaptors, and anchorage connectors.
- Conduct a fall hazard survey to identify all potential fall hazards before authorized persons are exposed to those hazards.
- Have the authority to stop the work immediately, and take prompt corrective measures to mitigate fall hazards, if it is determined that it is unsafe to proceed with workplace activities.
- Supervise the selection, installation, use, and inspection of non-certified anchorages.
- Verify authorized person training is complete and applicable fall protection and rescue procedures have been reviewed.
- Verify available fall clearance is adequate before authorized persons work at height in the workplace.
- Immediately remove from service all personal fall protection systems and components that are damaged or impacted.

Authorized Persons:

- Must not use fall protection equipment without prior training.
- Follow all appropriate fall protection requirements while performing assigned duties.
- Inspect fall protection equipment prior to each use, and notify the competent person of any defect or damage, and avoid using such equipment.
- Report conditions that may lead to falls to the competent person and the person's supervisor.

WORKSITE FALL HAZARD SURVEY & FALL PROTECTION SYSTEM SELECTION

Prior to working at height, a fall hazard survey and rescue plan (Appendix A) will be completed by the competent person in order to identify the fall hazards at the worksite. The competent person shall take the following actions:

- Inspect the worksite to determine what fall hazards exist or may arise during the work.
- Determine methods of fall protection to be provided.
- Select the required fall protection equipment and the type of anchorage connectors to be used at the worksite.
- Identify other worksite hazards and methods to protect workers and pedestrians below elevated work.

- Develop a rescue plan that will include the names of the competent rescuer(s), emergency contact(s), method of contact, rescue equipment, critical rescue factors, review of the rescue plan, pre-work task list, and response procedures.

The fall hazard hierarchy of controls shall be utilized to mitigate fall hazards. The fall hazard hierarchy of controls shall also be considered when designing fall protection solutions for both existing and new facilities. The methods listed below are in decreasing order of preference:

- A) Hazard elimination
- B) Passive fall protection (i.e. guardrails); or
- C) Fall restraint systems (i.e. self-retracting lifelines or short lanyards with a full body harness); or
- D) Fall arrest systems (shock absorbing lanyard with a full body harness)
- E) Administrative controls (work practices and procedures that increase a worker's awareness of the hazards, such as designated areas equipped with warning lines)

FALL PROTECTION SYSTEM APPLICATION

The following are examples of typical fall exposures that may be present at worksite but are not an all-inclusive list of exposures:

Fall Hazards	Fall Protection Systems
<i>Aerial Lifts</i> Working in Aerials Lifts or Utility Buckets	Travel restraint
<i>Excavations</i> Worksites that have excavation edges where employees are exposed to falling 6 feet or more	Guardrail systems, fences, barricades, covers, travel restraint
<i>Excavations</i> Where employees or equipment are required or permitted to cross over excavations that are more than 6-feet in depth and wider than 30 inches	Walkways or bridges with standard guardrails
<i>Fixed Ladders</i> Fixed ladders of more than 24 feet (Note: Applies to all new ladders installed after November 19, 2018, Existing ladders must be retrofit by November 18, 2036)	Fixed ladders over 24 feet must be equipped with a ladder safety system or a personal fall arrest system
<i>Floor Openings</i> Employees exposed to unprotected floor openings	Cover, guardrail, or travel restraint or fall arrest system

Fall Hazards

Hoisting Operations

When guardrails, chains or gates are removed to facilitate hoisting operations and an employee must lean through the access opening or out over the edge to receive or guide materials

Low-Slope Roofs

(Slope less than or equal to a ratio of 4 in 12, vertical to horizontal)

Portable Ladders

Straight or extension

Repair Pits/Service Pits

Pits less than 10 feet deep

Scaffolds

Employees performing activities on scaffolds 7 ½ feet or more above lower levels

Shafts, Pits, and Vaults

Where fall distance would be six feet or more

Skylights

Employees working on roofs within 6 feet of skylights

Vertical Lifts

Employees working on vertical or scissor lifts

Fall Protection Systems

Travel restraint

Employees working less than 6 feet from the roof edge must be protected by a guardrail, travel restraint, or fall arrest system. When working between 6 and 15 feet from the roof edge, and work is infrequent and temporary, a designated work area may be used. (Note: Designated area consists of stanchions and warning line)

Must be tied, blocked, or otherwise secured

Limit access to within 6 feet of the edge of the pit through floor markings and/or stanchions and warning lines

Guardrail systems, travel restraint

Guardrail systems, fences, barricades, covers, travel restraint or fall arrest system or safety nets

Guardrails on all open sides, travel restraint or fall arrest system, covers or skylight screens. Covers and screens must support 400 pounds or two times the weight of workers & equip., whichever is higher.

Guardrails and travel restraint

FALL PROTECTION EQUIPMENT: USAGE, CARE, AND INSPECTION

Authorized persons who use personal fall arrest or restraint systems to control potential fall injuries in their work area shall be knowledgeable of the following:

- The application limits of the equipment.
- The proper hook-up, anchoring, and tie-off techniques including determination of deceleration distances.
- Methods of use, inspection, and storage of equipment.

- Personal fall arrest components including harnesses and lanyards shall be inspected before each use for the presence of mildew, wear, damage, and other imperfections. Defective components shall be removed from service immediately.
- Fall arrest systems including harnesses are to be inspected not less than twice annually by a competent person and in accordance with manufacturer's recommendations. Authorized persons must inspect fall protection equipment before each use, according to manufacturer's recommendations. The date of the most current inspection shall be recorded on an inspection tag that shall be attached to the harness. In addition, separate records shall be kept and maintained showing date of purchase, dates of attachment purchases (lanyards, self-retracting lifelines, beam straps, etc.) and dates when the entire harness assembly was inspected and by whom.

TRAINING

All employees working on elevated work surfaces of 4 feet or more must be designated as authorized persons and receive fall protection training. This includes supervisors whose employees work at or on elevated work surfaces and may be required to utilize fall protection equipment.

No employee shall work in areas of high fall hazards or perform duties requiring the use of fall protection devices until he/she has completed training in fall protection.

Employee Training Requirements

Training shall be provided for all authorized persons working on job tasks related to elevated platforms. Training shall include the following:

- Classroom training.
- Inspection, care, and use of personal fall protective equipment.
- Emergency rescue plan in case of a fall.
- Demonstrating competency in operating equipment safely.

Authorized persons will require retraining under any of the following conditions:

- Changes in the types of fall protection systems or equipment to be used.
- Inadequacies in an employee's knowledge of fall protection systems, equipment, or observed behavior that demonstrates the employee has not obtained the required training.

Retraining shall be conducted as follows:

- Authorized Person: every two years
- Competent Person: every two years
- Competent person and authorized persons shall conduct rescue drills at least annually.

EMERGENCY RESCUE PLAN

The purpose of the emergency rescue plan is to establish guidelines for responding to a fall from height. This plan shall ensure the victim's health risks are minimized during a fall. This plan also addresses the need to recognize the hazards of suspension trauma.

Workers may experience a fall from height that would require them to be returned to the ground safely and quickly. Workers restrained by a full-body harness and lanyard can experience suspension trauma following a fall from height when they are suspended for a period of time. Lack of muscle movement in the legs can cause pooling of blood in the lower body, and the worker may pass out. Age, fitness, dehydration, and harness fit all play a role in the duration of time before the onset of suspension trauma. Death can occur if a person is left suspended for too long.

This plan is designed to help provide a safe and timely rescue for workers who have fallen or become stranded while working at height.

EMERGENCY EGRESS PROCEDURES

Emergency egress procedures are utilized when a worker is unable to self-rescue or return to the level he/she was working on prior to falling from height.

Self-Rescue

Self-rescue can be performed when the worker has an approved self-rescue system attached to his/her fall protection harness, and he/she has received training on the device.

Assisted Rescue

Assisted rescue relies on ground workers who are present in the immediate area of work to initiate the rescue. Under normal conditions, the ground worker utilizes equipment such as a portable ladder or designated rescue equipment to assist the fallen employee to the height he/she was working at or ground level, whichever is determined to be safer.

Assisted rescue could also include bringing a mobile elevating work platform (aerial lift, scissor lift, etc.) to the scene in order to rescue the worker. A mid-air rescue should only be considered in exceptional circumstances and only after all other normal assisted rescue techniques have been considered or have been unsuccessful.

Technical Rescue

Technical rescue involves using emergency services (911) to perform the rescue if self-rescue or assisted rescue is not possible.

SUSPENDED WORKER

If self-rescue is not possible or if rescue cannot be performed promptly, the worker should be instructed to "pump" his/her legs frequently to activate the muscles and reduce the risk of venous

pooling, if possible. Footholds attached to the harness can be used to alleviate pressure, delay symptoms, and provide support for “muscle pumping.”

Ground workers must continuously monitor the suspended worker for signs and symptoms of orthostatic intolerance (caused by venous pooling of blood) and suspension trauma. Personnel should not hesitate to call 911 if a suspended worker is injured or begins to show signs or symptoms of trauma.

Signs of orthostatic intolerance can include:

- Altered vision
- Anxiety
- Confusion
- Difficulty breathing or swallowing
- Fatigue
- Headache
- Heart palpitations
- Lightheadedness
- Loss of consciousness
- Sweating
- Tremors
- Weakness

If medical treatment is needed, the worker should be transported with the upper body raised. If the worker is unconscious, keep his/her air passages open and obtain medical services immediately. The worker must be monitored after rescue and evaluated by a health-care professional to determine if additional care is needed. Possible delayed effects, such as kidney failure, may occur.

Employees will be trained on the appropriate rescue techniques, including self-rescue equipment if applicable. All training will be conducted by a competent person.

FALL HAZARD SURVEY FORM &
RESCUE PLAN

Name of workplace:

Work areas(s):

Workplace address:

Job/task(s):

Survey conducted by:

Signature:

Date of Survey:

IDENTIFY ALL FALL HAZARDS

☐ Roof Work (within 6 feet of edge)

☐ Roof Work (6 to 15 feet from edge)

☐ Roof Work (15 feet or more from edge)

☐ Skylights (within 6 feet)

☐ Floor Openings (within 6 feet)

☐ Fixed Ladders (over 24 feet)

☐ Fixed Ladders (under 24 feet)

☐ Hoisting Operations

☐ Shafts, Pits, & Vaults

☐ Aerial Lifts

☐ Scissor Lifts

☐ Excavations (> 6 feet deep)

☐ Portable Ladders

☐ Other

Working height greater than 4 ft?

☐ Yes

☐ No

If Yes, indicate height:

☐ Working height

METHOD OF FALL PROTECTION TO BE PROVIDED

☐ Hazard Elimination

☐ Passive (Guardrail)

☐ Fall Restraint

☐ Fall Arrest

☐ Designated Work Area

☐ Ladder Safety Device

☐ Other

Can hazard be eliminated without the use of fall protection or guardrails?

☐ Yes

☐ No

If Yes, describe hazard elimination control :

FALL PROTECTION EQUIPMENT REQUIRED (CAL/OSHA OR ANSI COMPLIANT)

- ☐ Full Body Harness
- ☐ Self-Retracting Lanyard (SRL)
- ☐ Shock Absorbing Lanyard
- ☐ Twin Leg Lanyard
- ☐ Restraint Lanyard
- ☐ Rope Grab
- ☐ Leading Edge SRL
- ☐ Anchorage Connector

If applicable, what type of anchorage connector will be used?

Anchorage Connector

- ☐ Roof Top Anchor
- ☐ Concrete D-Ring Anchor
- ☐ Sliding Beam Anchor
- ☐ Tie off Adaptor
- ☐ Choker
- ☐ Other _____

OTHER IDENTIFIED HAZARDS

- ☐ Low Light
- ☐ Trip Hazards
- ☐ Slippery Surfaces
- ☐ Floor Openings
- ☐ Protruding Objects
- ☐ Moving Parts
- ☐ Sloping Surfaces
- ☐ High Wind Velocity
- ☐ Hidden Drop-offs

- ☐ Pedestrian Traffic
- ☐ Unstable Surfaces
- ☐ Open Floor Holes
- ☐ Skylights
- ☐ Weather Related
- ☐ Other _____

Is there the potential for workers and/or pedestrians to be working or passing below elevated work?

- ☐ Yes
- ☐ No

If Yes, Identify the method of falling object protection below the elevated work use:

Method of Falling Object Protection

- ☐ Guardrails/Toeboards
- ☐ Hard Hats Required
- ☐ Caution Tape
- ☐ Tool Tethers or Lanyards
- ☐ Warning Lines

- ☐ Attendant Posted
- ☐ Warning Signs
- ☐ Barricades/Fence
- ☐ Other _____

RESCUE PLAN

Contacts

Competent Rescuer(s):

Emergency Contact(s):

Method of Contact

☐ Phone

☐ PA

☐ Verbal/Face to Face

☐ Radio Channel

☐ Other

Rescue Equipment

☐ Ladder

☐ Self-Rescue Device

☐ Rescue Pole

☐ Rescue Rope

☐ Aerial Lift

☐ Scaffold

☐ Life Ring

☐ First Aid Kit

☐ Other

Location of Equipment

☐ Jobsite

☐ Gang Box

☐ Tool Box

☐ Other

Critical Rescue Factors

Anchor Point(s):

Landing Area:

Rescue Obstruction or Hazards:

Other:

CHECKLIST

Check for YES

Comments

- ☐ Have alternatives to using fall arrest equipment been considered? _____
- ☐ Has rescue equipment been inspected and in good condition? _____
- ☐ Is equipment adequate for the rescue plan? _____
- ☐ Have communication devices been identified, located, and tested? _____
- ☐ Are all rescuers familiar with the use of the rescue equipment? _____

PRE-WORK TASKS

Describe tasks that will be done prior to work to prevent a fall and the step-by-step process to be followed in the event of a fall.

Pre-Work Tasks

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Response Procedure

1. Call 911
2. Rescue
3. Medical assessment of person
4. If possible, have employee perform self-rescue
5. _____
6. _____

PRE-WORK TASKS

Describe tasks that will be done prior to work to prevent a fall and the step-by-step process to be followed in the event of a fall.

CONTRACT FOR PROFESSIONAL SERVICES: CONSULTING

Between

HOUSING AUTHORITY OF TULARE COUNTY

(hereinafter, "HATC")

and

GERALD TURNER

(hereinafter, "Consultant")

WHEREAS, Housing Authority of Tulare County and/or its affiliated entities (hereinafter, "HATC"), wishes to employ a Consultant for performance of certain professional services; and

WHEREAS, Gerald Turner DBA HEAL Collective (hereinafter, "Resident Consultant"), 399 Fremont Street, Suite 122, San Francisco, California, 94105, desires to perform said professional services for HATC as an independent Consultant and pursuant to the terms and conditions contained herein;

NOW, THEREFORE, HATC and Consultant, in consideration of the mutual covenants hereinafter set forth, agree as follows:

1. PERFORMANCE

It shall be the responsibility of Consultant to provide all professional services, and specifically those defined within the Scope of Services herein, within its field of expertise and capability, as requested of the Consultant by HATC. Resident Consultant shall complete each such task as expeditiously as reasonably possible under all of the the existing circumstances unless otherwise instructed by HATC. Consultant shall act at all times in the capacity of an independent consultant and shall at no time be considered to have entered into an employer-employee relationship with HATC.

2. SCOPE OF SERVICE

Consultant shall do, perform, and carry out in a good and professional manner the services, as requested by HATC, pursuant to the following:

- HCD HomeKey+ Pre-Application Consultation
- HCD HomeKey+ Application & Supportive Service Plan Coordination and Submission
- HCD and HomeKey+ Standard Agreement Negotiation & Approval

3. TERM AND RENEWAL OF AGREEMENT

This Agreement is made effective as of March 1, 2025 and shall remain in effect for a period of six (6) months, commencing with the effective date. Any extension of the Agreement shall be done in writing by mutual agreement of the parties.

4. COMPENSATION

Consultant compensation is \$185.00 per hour for service(s) rendered on a monthly basis in an amount not to exceed \$10,000.00. The total amount shall not exceed sixty thousand dollars (\$60,000.00) in exchange for all services performed pursuant to this Agreement. Said payments shall be made directly to Consultant via monthly invoicing to HATC. HATC

agrees to make timely payments to Consultant fifteen (15) business days after invoice receipt from Consultant. HATC is responsible for all travel and incidental expenses including airfare, hotel, car/transport and eligible food expenses via direct payment and/or reimbursement to the Consultant.

5. INDEMNIFICATION

Consultant shall maintain in effect a general liability and errors and omissions insurance policy in the amount of at least \$1,000,000 insuring against risk of loss and claims resulting from Consultant’s conduct. Consultant shall indemnify and hold HATC and its employees, Consultants, and agents harmless from and against any claims, demands, losses, damages, and expenses (i) related to bodily injury or death of any person or damage to property resulting from the negligent or willful acts or omissions of Consultant, (ii) resulting from any claim that Consultant is not an independent Consultant, (iii) resulting from a breach by Consultant of the covenants or obligations under this Agreement, and/or (iv) related to or resulting from any negligent or intentional act performed by Consultant in the scope of performing his duties under this Contract. In no event shall HATC be liable for any consequential, incidental, or punitive damages, losses, or expenses in any such circumstance, even if it has been advised of their possible existence. HATC shall similarly indemnify and hold the Consultant harmless from any claim or loss resulting from the conduct of HATC’s officials, employees, agents, or other Consultants.

6. PERSONNEL

Consultant represents that he has, or will secure at its own expense, all personnel required for performance of services pursuant to this Agreement. Such personnel shall not be employees of or have a contractual relationship with HATC.

All of the services required under this contract will be performed by the Consultant or by Consultant’s personnel under his direction, except or unless HATC gives written permission to Consultant to subcontract the services. HATC shall have the right to approve all sub-Consultants, but such consent shall not be unreasonably withheld. All of Consultant’s personnel or sub-Consultants shall be fully qualified and, to the extent required by law, rule, regulation or ordinance, licensed and/or permitted.

Consultant further warrants as follows with regard to the employment of personnel for performance of services as defined herein:

- A. That in the hiring of employees for the performance of work under the contract or any subcontract thereunder, no Consultant, or sub-Consultant, nor any person acting on behalf of such Consultant or sub-Consultant, shall, by reason of race, religion, color, sex, national origin or ancestry, discriminate against any citizen of the state of California who is qualified and available to perform the work to which the employment relates.
- B. That in the hiring of employees for the performance of work under the contract or any subcontract thereunder, no Consultant, or sub-Consultant, nor any person acting on behalf of such Consultant or sub-Consultant, shall, by reason of race, religion, color, sex, national origin or ancestry, discriminate against any citizen of the state of California who is qualified and available to perform the work to which the employment relates;
- C. That no Consultant, sub-Consultant, nor any person on his behalf shall, in any manner, discriminate against or intimidate any employee hired for the performance of work under the contract on account of race, religion, color, sex, national origin or ancestry;
- D. That there may be deducted from the amount payable to the Consultant by HATC under the contract, a penalty of five dollars (\$5.00) for each person for each calendar day during which such person was discriminated against or intimidated in violation of the provisions of the contract; and

- E. That the contract may be cancelled or terminated by HATC, and all money due or to become due thereunder may be forfeited, for a second or any subsequent violation of the terms or conditions of this section of the contract.

7. PROHIBITED CONDUCT

HATC shall not knowingly request Consultant to perform any act or service that is in violation of any state or federal law, rule or regulation, nor shall Consultant engage in any such conduct unless a waiver is first obtained from the appropriate state or federal agency. Consultant shall apprise HATC of any and all such conduct with regard to HATC's business as soon as it becomes aware of it.

HATC shall have the right to prohibit Consultant from engaging in activity it deems in conflict of interest with HATC pursuant to this Agreement.

8. TERMINATION

HATC may terminate this Agreement for any reason by giving thirty (30) days' written notice of intention to do so to Consultant. Upon receiving such notice from HATC, Consultant shall cease performance except to the extent necessary to protect HATC's interest in any matter and/or to complete any task assigned by or at the request of HATC. Upon receipt of such notice, Consultant shall cooperate with whomsoever HATC nominates to take over Consultant's responsibilities. Consultant shall be paid his full monthly payment for the calendar month in which notice is provided. Consultant shall further be paid a *pro-rata* share of his monthly payment for the following month, based on the date of the notice and the corresponding date on which the 30-day notice period expires. HATC reserves the right to obtain from Consultant any of its files or other items to which it is entitled at the time the 30-day notice is served on Consultant.

Consultant may terminate this Agreement for any reason upon giving HATC thirty (30) days written notice of intention to do so. Upon receiving written notice from Consultant, HATC will make reasonable efforts to secure the services of another Consultant, and Consultant will continue to provide services until such time as HATC is able to secure the same or until the expiration of the 30-day notice period, whichever event occurs sooner. Consultant will be paid in accordance with this Agreement for any and all services performed for HATC, but may be paid a *pro-rata* share of a monthly payment based on the date of the notice and the corresponding date on which the 30-day notice period expires or the date on which HATC secures a replacement and is no longer in need of Consultant's services.

9. NOTICE

To HATC:

*Attention: Ken Kulger, Executive Director
5140 W. Cypress Avenue
Visalia, CA 93277*

To Consultant:

*Attention Gerald Turner, MPA
399 Fremont Street, Suite 122
San Francisco, CA 94105*

10. MODIFICATION AND SEVERABILITY

This agreement represents the entire understanding between the parties, and modifications of this agreement shall not be effective unless reduced to writing and signed by both parties. In the event that any portion or portions of this

agreement are found to be void or voidable, such portions shall be stricken and the remaining portions of the agreement shall be forceable.

11. WORK PRODUCT

Under this Agreement, all documents and other materials, including, but not limited to, files, records, pleadings, documents and exhibits received or generated by Consultant within the scope and during the course of his performance under this Agreement shall be the property of HATC, unless otherwise agreed to by a separate written agreement executed by both parties.

12. AUDIT, INSPECTION, AND RETENTION OF RECORDS

Consultant shall furnish HATC with such information as HATC may request relative to the progress, execution and/or cost of an assigned task. Consultant shall maintain records showing actual time, in quarter-hour increments, and cost incurred. Consultant shall permit an authorized representative of HATC to inspect, copy, and audit all data and records of Consultant for work done in connection with this Contract. Any and all agreements with sub-Consultants or Consultants employed by Consultant shall provide for authorized representatives of the HATC to inspect and audit all data and records for work done in connection with this Contract.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed in their behalf by their proper officers or officials this 1 day of March, 2025.

HOUSING AUTHORITY OF TULARE COUNTY:

By: _____
Ken Kulger, Executive Director

Date

GERALD TURNER:

Gerald Turner

Date

March 1, 2025

TULARE COUNTY HOMEKEY+ PROPOSAL

The proposed 21-unit project will be built on land acquired and donated by the Housing Authority of Tulare County ("HATC") located at 627 S. Fulgham is located in the City of Visalia. The units will be designated for Veterans, with a set-aside for those At-Risk of Homelessness with a Veterans preference, reflecting the need to develop deeply affordable housing units for vulnerable adults in Tulare County. Veterans are those that currently live in Tulare County and served in the active military, naval, or air service of the United States or as a member of the National Guard who was called to and released from active duty or active services for a period of not fewer than 90 consecutive days or was discharged from service due to a service-related disability. This includes veterans with other-than-honorable discharges. The project will be developed through a collaboration with the US Department of Veterans Affairs and Tulare County Health and Human Services Agency ("HHSa").

Development Partners

HomeKey+ Applicant & Developer:	HATC
Property Management & Co-Developer:	Kaweah Management Company Inc. (HATC Non-profit Instrumentality)
Veterans Supportive Services Provider:	US Department of Veterans Affairs
HomeKey+ Lead Supportive Services Provider:	Tulare County Health & Human Services Agency ("HHSa")
Specialized Mental Health Services Provider:	Kings View
Access & Linkage Supportive Services Provider:	HHSa Managed Care Plans ("MCPs")
Construction Lender:	HATC
HATC HomeKey+ Consultant:	HEAL Collective
Architect:	B.A.R. Architects
Project Management:	Gerson Consulting

UNIT AMI	# UNITS		RENT (Monthly P.U.)
	1 BD & 1 BA	2 BD & 2 BA	
VASH(15%)	12		\$1,140 (SMA FMR)
VASH (15%)		4	\$1.490 (SMA FMR)
Tulare Homeless Alliance CES (15%)	3		\$1,140 (SMA FMR)
Tulare Homeless Alliance CES (15%)		1	\$1.490 (SMA FMR)
Property Managers Unit (60%)		1	\$928

HCD HomeKey+ Threshold

Address	627 S Fulgham St, Visalia, CA, 93277
HomeKey+ Solution	Veterans & Adults At Risk of Homelessness (Veterans Preference)
Site Control	Fee Title
Detailed Development Plan	SB 35 and Density Bonus
Phase I Environmental	Pending
Transit	Bus Stop Noble & Demaree R15B (0.3 Mile)
Grocery	Save Mart, 3615 W Noble Ave, Visalia, CA 93277 (0.2Mile)
Health Facility	Valley Industrial/Family Health 225 S Chinowth St, Visalia, CA 93291 (0.5 Mile)
Library	Tulare County Library 200 W Oak Ave, Visalia, CA 93291 (2.6 Miles)
Pharmacy	Walgreens Pharmacy 5328 W Cypress Ave, Visalia, CA 93277(1.2 Miles)
Public Park	West Main Park 2825 W Main St, Visalia, CA 93291 (0.7 Mile)
Community Center, College, Trade School, etc.	College of the Sequoias 915 S Mooney Blvd, Visalia, CA 93277 (1.3 Miles) Fresno State Visalia Campus 1945 W Meadow Ave, Visalia, CA 93277 (1.4 Miles)

VETERANS OCCUPANCY STANDARDS

Occupancy of all Veterans units shall be restricted to households including one or more Veterans with incomes at time of move-in not exceeding the limits approved by the California Department of Housing and Community Development (“Department”). The maximum income limit at move-in shall be 15 percent of Area Median Income.

If the Veteran who qualified a household for occupancy moves out, and household members remain, the unit shall still be considered an Assisted Unit, unless the qualifying Veteran’s occupancy was for less than three months, or there is evidence that the Veteran’s occupancy was intended to be for a short duration.

Assisted Units shall be further restricted to households that include Veterans who are Homeless, Homeless with a Disability, or Chronically Homeless, as approved by HCD. Sponsor shall maintain documentation of eligibility consistent with federal regulations implementing the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009.

Any occupancy restrictions based on conditions of separation from military service are subject to Department approval.

Assisted Units only restrict occupancy to Veterans who separated from military service under certain conditions (e.g. under other than dishonorable conditions), or who qualify for VA health care, when required by a public agency funding source.

In any case, a minimum of ten percent of Assisted Units shall be prioritized for occupancy by Veterans who are ineligible for VA health care and/or HUD-VASH.

In the event the Department determines, and the California Department of Veterans Affairs concurs that there are no longer sufficient Veterans eligible for one or more categories of households eligible for Supportive Housing based on evidence from the local Continuum of Care, the VA, the local Point-in-Time count of persons experiencing homelessness, and similar sources, the Department may adjust the occupancy requirements for the Assisted Units, but only to the minimum extent required for project feasibility, and not sooner than five years from the date of Program loan closing. The Department shall periodically evaluate the need for continuing any adjustments made to the original occupancy requirements, and may modify these adjustments over time or reinstate the original requirements.

Tulare Homeless Alliance Every Open Door (At-Risk of Homelessness Set-Aside Units)

Every Door Open directs households who are at-risk of becoming homeless or are currently experiencing homelessness, to seek assistance through a Housing Navigator, partner agency, or through 2-1-1. Households are evaluated through the Vulnerability Index Service Prioritization Decision Assistance Tool (VI-SPDAT). Assistance is prioritized for households who have been literally homeless for long periods of time and have high service needs.

PROPERTY MANAGEMENT

Kaweah Management Company (“Kaweah”) will serve as the point of contact for communication between the tenant and the tenant’s HHSA case manager to organize activities for the tenants of our communities, conduct tenant orientations in coordination with case manager and supportive services staff and organize the monthly meetings between property management staff and supportive services team(s). Kaweah is responsible for ensuring on-site services are occurring according to the service plans and that adequate levels of services are being delivered to the tenants. HATC arranges general life skills training activities on-site, such as health education workshops, cooking meals, doing laundry and living in their community. Kaweah is responsible for assessment, intake, screening, facilitating interdisciplinary approaches, maintaining tenant records, arranging resources and monitoring tenant’s performance and ability to remain housed. Kaweah will accept tenants regardless of sobriety, participation in services or treatment, history of incarceration, credit history, or history of eviction in accordance with practices permitted pursuant to Housing First practices, including local Coordinated Entry System prioritization protocols.

SUPPORTIVE SERVICES

Tulare County Health and Human Services (HHSA) and Tulare County Managed Care Plans (MCP), Anthem Blue Cross and Healthnet are tasked with providing robust services and resources to our most vulnerable community members. The Tulare County Behavioral Health Plan (BHP,) governed by HHSA Behavioral Health Branch, contracts with Kingsview to provide Specialty Mental Health Services (SMHS) via its Field-Based Program. Kingsview also contracts with the MCPs to provide various services which currently includes enhanced care management (ECM), a benefit that assists individuals in accessing various programs throughout the community. Kingsview is also able to support individuals in accessing MCPs behavioral health services for mild to moderate issues. Additionally, the BHP, contracts with Community Services Employment Training (CSET), to maintain and sustain a supported employment and volunteer program that helps people with lived mental health experience engage in the competitive labor market

Kings View Field-based Services (On-site)

The Field-based Services (FBS) program provides an array of comprehensive mental health services for all age groups with severe and persistent mental illness or serious emotional disturbance, who are traditionally un/underserved, are homeless or at risk of homelessness, those with co-occurring disorders, those at risk of criminal justice involvement, and those who are at risk of institutionalization. The program provides education, linkages, and services consistent with CSS requirements through collaboration with other mental health service providers; health organizations and agencies such as Child Welfare Services and Alcohol and Other Drug Services; community-based organizations; and faith-based organizations.

Specialized mental health services offered through this program are rooted in the principles of wellness and recovery and are delivered in a culturally and linguistically competent manner and are client-centered; wellness, recovery, and resiliency focused; promote and support community integration activities for strengthening consumer engagement and increasing support networks; and include peer-delivered services. Additionally, these services meet the needs of individuals who might benefit from alternate delivery methods.

Residents will be connected to all services and resources in the community by their FBS treatment team, including the Supported Employment and Volunteer Program within CSET, which provides employment preparation and volunteer opportunities for consumers. The focus is on developing essential skill sets and supports to promote success in employment and volunteerism. . CSET follows the principles of the Supported Employment Program outlined by the Substance Abuse and Mental Health Administration (SAMHSA) evidence-based kit, with emphasis on rapid placement based on consumer preference.

HATC & HHSA Tulare County Supportive Housing Experience

East Tulare Avenue Cottages (ETAC) opened in February 2011 and is a permanent supported residential option for 22 adults. Residents have access to a drop-in center where they can utilize such things as computers and exercise equipment. All services offered to the residents are voluntary, and staff ensure that the on-site training maximizes the clients’ progress toward attaining wellness goals.

The Tulare Permanent Supportive Housing opened in January 2020 and has ten (10) shared housing units (20 beds). Residents have an on-site wellness center that is staffed with a Peer Support Specialist available during business hours.

Porterville Permanent Supportive Housing the Porterville Permanent Supportive Housing opened in November 2019 and has eight (8) shared housing units (16 beds). Residents have an on-site wellness center that is staffed with a Peer Support Specialist available during business hours.

Tulare County received approximately \$925,000 for an integrated housing project, known as the non-competitive allocation. In partnership with Self-Help Enterprises, this non-competitive allocation was put toward the housing development called Sierra Village II in Dinuba. Second, an application for the No Place Like Home Competitive Round Two funding was submitted in partnership with UP Holdings, Inc., for a new construction project located in Porterville to be called Finca Serena. For No Place Like Home Competitive Round Three funding, Self-Help Enterprises in partnership with HHSA was approved for two projects, one in Visalia and one in Tulare. To adhere to the requirements of the No Place Like Home program, Tulare County MHSA has agreed to provide supportive services at these projects.

TULARE COUNTY HHSA HHAP PREDEVELOPMENT GRANT

HHSA will provide HATC a predevelopment grant totaling no more than \$550,000 no later than May 30, 2025 to ensure HHSA aligns with State encumbrance and expenditure requirements.

RENTAL ASSSTANCE

	FUNDING SOURCE	TERM
VASH	VA Tulare County	10 Years
Tulare Homeless Alliance CES	PBV - HATC	10 Years

HCD COMMUNITY IMPACT

- HATC waives any potential accommodation by HCD to increase income limits at year 15 from the recordation of the Affordability Covenant for 100% of the units.
- No less than a minimum of 15 percent of units with features accessible to persons with mobility disabilities,
- A minimum of 10 percent of units with features accessible to persons with hearing or vision disabilities.

DEVELOPMENT SOURCES & USES

PREDEVELOPMENT USES	UNITS	BUDGET	PER UNIT
HATC Land Donation Structuring, Title & Closing	21	\$ 300,000	\$ 14,286
Community Engagement	21	\$ 25,000	\$ 1,190
Development Partnership Formation, Legal and Filing Costs	21	\$ 5,000	\$ 238
Market Study (HCD Approved)	21	\$ 20,000	\$ 952
HATC HomeKey+ Consultant (HEAL)	21	\$ 60,000	\$ 2,857
HATC Land Appraisal	21	\$ 10,000	\$ 476
Phase 1 Environmental Report (Update)	21	\$ 6,200	\$ 295
Soils Report (Update)	21	\$ 15,000	\$ 714
HATC Land Donation Structuring, Title & Closing	21	\$ 5,000	\$ 238
Architecture (B.A.R. Architects)			
Concept Design	21	\$ 10,000	\$ 476
Entitlements	21	\$ 45,000	\$ 2,143
Entitlements Maintenance	21	\$ 20,000	\$ 952
Schematic Design	21	\$ 15,000	\$ 714
Design Development	21	\$ 120,000	\$ 5,714
Engineering, Landscape, Civil, Structural, etc. (B.A.R. Consultants)			
Concept Design	21	\$ 4,000	\$ 190
Entitlements	21	\$ 25,000	\$ 1,190
Schematic Design	21	\$ 20,000	\$ 952
Design Development	21	\$ 110,000	\$ 5,238
Owner Representation/Project Management (Gerson Consultants)			
Entitlement Coordination	21	\$ 25,000	\$ 1,190
Design & Development Oversight	21	\$ 25,000	\$ 1,190
Stakeholder Communication	21	\$ 25,000	\$ 1,190
PREDEVELOPMENT SUBTOTAL	21	\$ 890,200	\$ 42,390

CONSTRUCTION USES	UNITS	BUDGET	PER UNIT
Unit Construction	21	\$ 4,200,000	\$ 200,000
Site Preparation	21	\$ 100,000	\$ 4,762
Utility Planning	21	\$ 40,000	\$ 1,905
Impact Fees	21	\$ 63,000	\$ 3,000
HCD HomeKey+ Fees & Legal	21	\$ 50,000	\$ 2,381
Fire Connection & Hydrant	21	\$ 42,000	\$ 2,000
ADA Accessibility Enhancement	21	\$ 16,800	\$ 800
On & Off-site Improvements	21	\$ 378,000	\$ 18,000
Contingency (5%)	21	\$ 225,590	\$ 10,742
General Contractor			
Overhead (2%)	21	\$ 97,796	\$ 4,657
Profit (6%)	21	\$ 293,388	\$ 13,971
General Conditions (6%)	21	\$ 293,388	\$ 13,971

Architecture (B.A.R. Architects)			
Construction Documents	21	\$ 120,000	\$ 5,714
Bid/Permit	21	\$ 25,000	\$ 1,190
Construction Administration	21	\$ 140,000	\$ 6,667
Engineering, Landscape, Civil, Structural, etc. (B.A.R. Consultants)			
Construction Documents	21	\$ 100,000	\$ 4,762
Bid/Permit	21	\$ 22,000	\$ 1,048
Construction Administration	21	\$ 116,000	\$ 5,524
Owner Representation/Project Management (Gerson Consultants)			
Construction Oversight	21	\$ 56,250	\$ 2,679
Financial & Risk Management	21	\$ 56,250	\$ 2,679
Quality Control & Reporting	21	\$ 56,250	\$ 2,679
Stakeholder Communication	21	\$ 56,250	\$ 2,679
Fees			
Closing	21	\$ 105,000	\$ 5,000
Legal	21	\$ 126,000	\$ 6,000
Developer Fees	21	\$ 840,000	\$ 40,000
CONSTRUCTION SUBTOTAL	21	\$ 7,618,962	\$ 362,808

TOTAL PREDEVELOPMENT & CONSTRUCTON USES

21

\$

8,509,162

\$

405,198

CONSTRUCTION SOURCES	UNITS	BUDGET	PER UNIT
HCD HomeKey+ Grant Disbursement (80%)	21	\$ 4,039,997	\$ 192,381
HATC Construction Loan	21	\$ 2,500,000	\$ 119,048
TOTAL CONSTRUCTION SOURCES	21	\$ 6,539,997	\$ 311,428

PERMANENT SOURCES	UNITS	BUDGET	PER UNIT
HCD HomeKey+ Baseline	21	\$ 4,200,000	\$ 200,000
HCD HomeKey+ Match	21	\$ 849,996	\$ 40,476
Tulare County HHSA HHAP (HCD HomeKey+ Local Match)	21	\$ 550,000	\$ 26,190
HATC Land Donation (HCD HomeKey+ Local Match)	21	\$ 300,000	\$ 14,286
HCD HomeKey+ Funding Limit Exemption Request	21	\$ 2,609,166	\$ 124,246
TOTAL PERMANENT SOURCES	21	\$ 8,509,162	\$ 405,198

Homekey+ Program Request for Exemption to Per Project Funding Limit

Pursuant to the Homekey+ Notice of Funding Availability (NOFA) Section 207, Eligible Applicants may request an exemption from funding limits at the time of application. Please complete the information below and submit this form, along with any supplemental information, at the time of application.

NOFA Section 207 reads (excerpt):

- i. In addition to the funding limits described throughout this NOFA, Homekey+ will implement additional funding limits as follows:
....*
- b. Per Project Funding Limit:*
 - 1. Single Family Scattered-Site Projects shall be limited to \$10 million total per Project, as detailed in Section 303.*
 - 2. For other Projects, exclusive of gap financing projects described in Section 502, no more than \$35 million in total HCD sources may be used per Project.*

The Project funding limits applies to Homekey+ capital and operating funds, and to all HCD sources of permanent loans for onsite development costs and operating costs. Grants from other HCD programs are excluded from this per Project funding limit.

At the sole discretion of the Director of HCD or the Director's designee, with CalVet consultation as applicable, per Project funding limit requests in excess of \$10 million for Single Family Scattered Site Projects and \$35 million for all other Projects, may be approved as an exemption to the Project funding limits, if the Project uniquely advances state policy priorities, is high scoring, is located in high or highest resource areas as identified in the 2023 Opportunity Maps – Adopted January 2023, and/or is located in a high-cost region.

Applicants asserting the Project is in a high-cost area shall provide data from HUD, the United States Census Bureau, or another authoritative source to validate the assertion. All exemption requests shall not exceed ten percent (10%) above the per Project funding limit.

To request an exemption to the limits in 1 and 2, Applicants must submit justification at the time of application. The justification will be reviewed with the application package in accordance with Section 400. A form to request an exemption will be available on the Homekey+ website when the Homekey+ application is released.

1. Project Information:

Eligible Applicant:	Housing Authority of Tulare County
All Co-Applicants:	
Project Name:	HATC Veterans
Project Address:	627 S. Fulgham St., Visalia, CA, 93277
Is this a Single Family Scattered-Site project? Yes/No	No
Target Population (list all):	VASH & Veterans At Risk of Homelessness
Number of Doors at Acquisition:	21
Number of final Assisted Units in the proposed Project:	21

Homekey+ Baseline Capital amount requested	\$ 4,200,000
Additional Homekey+ Capital amount requested	\$ 3,459,162
Homekey+ Operating amount requested	\$ N/A
List of other HCD source(s) and amounts	N/A
Total HCD sources, including Homekey+ in project	\$ 7,659,162

2. Exemption justification:

Please submit a narrative detailing how the Project meets the requirements outlined in NOFA Section 207 (i)(b) and explain why the additional funds are needed.

Justification for HomeKey+ Additional Funding:

- The Housing Authority of Tulare County ("HATC") acquired the site initially as a part of their 2018-2019 Annual and Moving to Work ("MTW") Plans with HUD to support the development of affordable housing serving those in need of housing coupled with mental and/or behavioral health supportive services.
- The current iteration of HomeKey+ aligns with the Tulare County Health & Human Services Agency ("HHSA") plan to leverage Proposition 1 and targets the most vulnerable; Veterans suffering from the lack of access to housing and wraparound supportive services to address mental and/or behavioral challenges.
- The Tulare County Veterans Affairs VASH Homeless Coordination team is committed to providing the critical resources to ensure success: project-based VASH and an integrated supportive services strategy to leverage the VA medical and case management services with the HHSA specialized mental health and Managed Care Plan(s) access and linkage services.

OPERATING BUDGET & 15 YR CASHFLOW PROJECTION

INCOME		PER MONTH	INFLATION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15															
Rent:	\$	25,478	2%	\$	305,736	\$	311,851	\$	318,088	\$	324,449	\$	330,938	\$	337,557	\$	344,308	\$	351,195	\$	358,218	\$	365,383	\$	372,690	\$	380,144	\$	387,747	\$	395,502	\$	403,412
Less Vacancy & UAW (15%):	-\$	3,822	1%	-\$	45,860	-\$	46,778	-\$	47,245	-\$	47,718	-\$	48,195	-\$	48,677	-\$	49,164	-\$	49,655	-\$	50,152	-\$	50,653	-\$	51,160	-\$	51,672	-\$	52,188	-\$	52,710	-\$	53,237
GROSS INCOME:	\$	21,656		\$	259,876	\$	265,073	\$	270,842	\$	276,732	\$	282,743	\$	288,880	\$	295,145	\$	301,539	\$	308,067	\$	314,729	\$	321,530	\$	328,473	\$	335,559	\$	342,792	\$	350,175
OPERATIONAL EXPENSE		PER MONTH	INFLATION	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15															
On-Site Manager (.50 FTE)	-\$	4,331	2%	-\$	51,975	-\$	53,015	-\$	54,075	-\$	55,156	-\$	56,260	-\$	57,385	-\$	58,532	-\$	59,703	-\$	60,897	-\$	62,115	-\$	63,357	-\$	64,625	-\$	65,917	-\$	67,235	-\$	68,580
Resident Services Coordinator/Management (0.25 FTE)	-\$	1,516	2%	-\$	18,191	-\$	18,555	-\$	18,926	-\$	19,305	-\$	19,691	-\$	20,085	-\$	20,486	-\$	20,896	-\$	21,314	-\$	21,740	-\$	22,175	-\$	22,619	-\$	23,071	-\$	23,532	-\$	24,003
Health Insurance/Other Employee Benefits	-\$	541	2%	-\$	6,497	-\$	6,627	-\$	6,759	-\$	6,895	-\$	7,032	-\$	7,173	-\$	7,317	-\$	7,463	-\$	7,612	-\$	7,764	-\$	7,920	-\$	8,078	-\$	8,240	-\$	8,404	-\$	8,573
Payroll Taxes	-\$	433	2%	-\$	5,198	-\$	5,301	-\$	5,407	-\$	5,516	-\$	5,626	-\$	5,738	-\$	5,853	-\$	5,970	-\$	6,090	-\$	6,212	-\$	6,336	-\$	6,462	-\$	6,592	-\$	6,724	-\$	6,858
Worker's Compensation	-\$	800	2%	-\$	9,600	-\$	9,792	-\$	9,988	-\$	10,188	-\$	10,391	-\$	10,599	-\$	10,811	-\$	11,027	-\$	11,248	-\$	11,473	-\$	11,702	-\$	11,936	-\$	12,175	-\$	12,419	-\$	12,667
Maintenance Service Contract	-\$	2,000	2%	-\$	24,000	-\$	24,480	-\$	24,970	-\$	25,469	-\$	25,978	-\$	26,498	-\$	27,028	-\$	27,568	-\$	28,120	-\$	28,682	-\$	29,256	-\$	29,841	-\$	30,438	-\$	31,047	-\$	31,667
Trash/Utilities	-\$	650	2%	-\$	7,796	-\$	7,952	-\$	8,111	-\$	8,273	-\$	8,439	-\$	8,608	-\$	8,780	-\$	8,955	-\$	9,135	-\$	9,317	-\$	9,504	-\$	9,694	-\$	9,888	-\$	10,085	-\$	10,287
Advertising and Marketing	-\$	250	2%	-\$	3,000	-\$	3,060	-\$	3,121	-\$	3,184	-\$	3,247	-\$	3,312	-\$	3,378	-\$	3,446	-\$	3,515	-\$	3,585	-\$	3,657	-\$	3,730	-\$	3,805	-\$	3,881	-\$	3,958
Office Supplies	-\$	250	2%	-\$	3,000	-\$	3,060	-\$	3,121	-\$	3,184	-\$	3,247	-\$	3,312	-\$	3,378	-\$	3,446	-\$	3,515	-\$	3,585	-\$	3,657	-\$	3,730	-\$	3,805	-\$	3,881	-\$	3,958
Security Contracts	-\$	1,500	2%	-\$	18,000	-\$	18,360	-\$	18,727	-\$	19,102	-\$	19,484	-\$	19,873	-\$	20,271	-\$	20,676	-\$	21,090	-\$	21,512	-\$	21,942	-\$	22,381	-\$	22,828	-\$	23,285	-\$	23,751
WIFI	-\$	600	2%	-\$	7,200	-\$	7,344	-\$	7,491	-\$	7,641	-\$	7,794	-\$	7,949	-\$	8,108	-\$	8,271	-\$	8,436	-\$	8,605	-\$	8,777	-\$	8,952	-\$	9,131	-\$	9,314	-\$	9,500
Staff & Resident Training	-\$	525	2%	-\$	6,300	-\$	6,426	-\$	6,555	-\$	6,686	-\$	6,819	-\$	6,956	-\$	7,095	-\$	7,237	-\$	7,381	-\$	7,529	-\$	7,680	-\$	7,833	-\$	7,990	-\$	8,150	-\$	8,313
Heating/Cooling Repairs and Maintenance (Reserve)	-\$	200	2%	-\$	2,400	-\$	2,448	-\$	2,497	-\$	2,547	-\$	2,598	-\$	2,650	-\$	2,703	-\$	2,757	-\$	2,812	-\$	2,868	-\$	2,926	-\$	2,984	-\$	3,044	-\$	3,105	-\$	3,167
Miscellaneous Operating and Maintenance (Reserve)	-\$	200	2%	-\$	2,400	-\$	2,448	-\$	2,497	-\$	2,547	-\$	2,598	-\$	2,650	-\$	2,703	-\$	2,757	-\$	2,812	-\$	2,868	-\$	2,926	-\$	2,984	-\$	3,044	-\$	3,105	-\$	3,167
Management Fee	-\$	1,299	2%	-\$	15,593	-\$	15,904	-\$	16,222	-\$	16,547	-\$	16,878	-\$	17,215	-\$	17,560	-\$	17,911	-\$	18,269	-\$	18,635	-\$	19,007	-\$	19,387	-\$	19,775	-\$	20,171	-\$	20,574
Legal Expense/Evictions	-\$	500	2%	-\$	6,000	-\$	6,120	-\$	6,242	-\$	6,367	-\$	6,495	-\$	6,624	-\$	6,757	-\$	6,892	-\$	7,030	-\$	7,171	-\$	7,314	-\$	7,460	-\$	7,609	-\$	7,762	-\$	7,917
Audit Expense	-\$	750	2%	-\$	9,000	-\$	9,180	-\$	9,364	-\$	9,551	-\$	9,742	-\$	9,937	-\$	10,135	-\$	10,338	-\$	10,545	-\$	10,756	-\$	10,971	-\$	11,190	-\$	11,414	-\$	11,642	-\$	11,875
Bookkeeping Fees/Accounting Services	-\$	150	2%	-\$	1,800	-\$	1,836	-\$	1,873	-\$	1,910	-\$	1,948	-\$	1,987	-\$	2,027	-\$	2,068	-\$	2,109	-\$	2,151	-\$	2,194	-\$	2,238	-\$	2,283	-\$	2,328	-\$	2,375
Miscellaneous Administrative Expenses	-\$	100	2%	-\$	1,200	-\$	1,224	-\$	1,248	-\$	1,273	-\$	1,299	-\$	1,325	-\$	1,351	-\$	1,378	-\$	1,406	-\$	1,434	-\$	1,463	-\$	1,492	-\$	1,522	-\$	1,552	-\$	1,583
Asset Management/Similar Fees	-\$	325	2%	-\$	3,898	-\$	3,976	-\$	4,056	-\$	4,137	-\$	4,219	-\$	4,304	-\$	4,390	-\$	4,478	-\$	4,567	-\$	4,659	-\$	4,752	-\$	4,847	-\$	4,944	-\$	5,043	-\$	5,144
Property & Liability Insurance (1.5%)	-\$	758	2%	-\$	9,096	-\$	9,278	-\$	9,463	-\$	9,652	-\$	9,845	-\$	10,042	-\$	10,243	-\$	10,448	-\$	10,657	-\$	10,870	-\$	11,088	-\$	11,309	-\$	11,535	-\$	11,766	-\$	12,002
Property Tax (2%)	-\$	650	2%	-\$	7,796	-\$	7,952	-\$	8,111	-\$	8,273	-\$	8,439	-\$	8,608	-\$	8,780	-\$	8,955	-\$	9,135	-\$	9,317	-\$	9,504	-\$	9,694	-\$	9,888	-\$	10,085	-\$	10,287
TOTAL:	-\$	18,328		-\$	219,940	-\$	224,338	-\$	228,825	-\$	233,402	-\$	238,070	-\$	242,831	-\$	247,688	-\$	252,642	-\$	257,694	-\$	262,848	-\$	268,105	-\$	273,467	-\$	278,937	-\$	284,515	-\$	290,206
NET INCOME:		3,327.99			39,936		40,735		42,017		43,330		44,674		46,049		47,457		48,898		50,372		51,881		53,425		55,005		56,622		58,277		59,969
DEVELOPMENT EXPENSE		PER MONTH	FL0AT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	YEAR 13	YEAR 14	YEAR 15															
Operating Contingency/NET CASH FLOW	\$	3,328		\$	39,936	\$	40,735	\$	42,017	\$	43,330	\$	44,674	\$	46,049	\$	47,457	\$	48,898	\$	50,372	\$	51,881	\$	53,425	\$	55,005	\$	56,622	\$	58,277	\$	59,969

DEVELOPMENT TIMELINE

TASKS	COMPLETION TARGET
HCD HomeKey+ Pre-Application Consultation	March 2025
HCD HomeKey+ Pre-Application Survey Submission	April 2025
Visalia Site Plan Application Submittal	April 2025
Tulare County MHSA and/or BSHA MOU	May 2025
Kings View Specialized Mental Services MOU	May 2025
MCPs Access & Linkage Services MOU	May 2025
VA Need and Support Letter	May 2025
HCD HomeKey+ Conditional Award	September 2025
HCD Standard Agreement Execution	October 2025
Break Ground	January 2026
Complete Construction	December 2027
Complete Occupancy	March 2028

NEW CONSTRUCTION COST CONTAINMENT

New construction must agree to and provide evidence that the Project can be completed based on the applicable TDC per unit cap. The TDC per unit cap is inclusive of the HomeKey+ Award and all other capital sources and expenditures, with the exceptions of land costs, COSRs, and other required reserves. TDC per unit caps will be the lesser of: \$450,000 per unit, OR the 2024 TCAC Basis Limits for the applicable county where the Project is located and unit size.

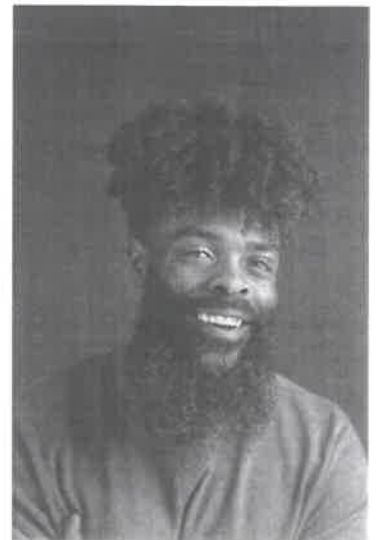
NEW CONSTRUCTION PERFORMANCE TIMELINE

HOMEKEY+ Awards will be in the form of a grant and will provide up to 80% of the funds upfront, all new construction projects must commence construction within 6 months, starting 60 days after the HomeKey+ Award, and have a temporary certificate of occupancy (TCO) no later than 24 months, starting 60 days from the date of Award. The remaining 20% of funds will be disbursed upon submission of the TCO.

HEAL COLLECTIVE

COMPANY PROFILE

Gerald Turner, dba HEAL Collective, has extensive experience in the areas of community, economic and real estate development, having managed and developed over 3,000 units of housing totaling \$850 million in value for various public, private and non-profit corporations. Gerald Turner has focused extensively on real estate development initiatives to spur the creation and retention of jobs and reconnecting neighborhoods to educational, commercial, workplace and health services. Having directed community, economic and real estate development programs, Gerald Turner has gained invaluable experience serving in various positions with HomeRise, the City of Los Angeles, Corporation for Supportive Housing ("CSH"), County of Orange, Gorman and Company, the Metropolitan Housing Alliance, and the City of North Little Rock.



CONTACT

Gerald@HealCollective.com
501-952-1950

LOCATIONS

720 Parkway Place Drive
Little Rock, Arkansas 72211

399 Fremont Street, Suite 122
San Francisco, California 94105

KEY SERVICES

- Public Housing Redevelopment
- Affordable Housing Strategic Planning
- Housing and Commercial Development
- Housing Executive Leadership
- Housing Finance (Local, State and Federal)

EDUCATION

University of Arkansas at Little Rock, Little Rock, Arkansas
Master of Public Administration, 2005

College of Wooster, Wooster, Ohio
Bachelor of Arts, 2004

CURRENT BOARDS AND COMMISSIONS

City and County of San Francisco Department of Public Works (www.sfdpw.org)
East Cut Community Benefit District (<https://www.theeastcut.org/>)
National Alliance of Resident Services in Affordable and Assisted Housing (<https://www.narsaah.today/>)
Affordable Housing Clearinghouse (<https://www.affordable-housing.org/>)

CLIENT ROSTER

CLIENT	PROJECT TYPE
Boca Raton Housing Authority/MTW	95-Unit Section 18 Disposition/Moving to Work
Ausar Economic Development Corporation	447-Unit Affordable Housing Recapitalization, Los Angeles, CA 80-Unit New Construction Workforce Housing, Inglewood, CA
3 rd Street Youth Center & Clinic	21-Unit Youth Reentry/MacArthur Foundation Just Home
HomeRise (Formerly CHP)	Chief Strategy & Operating Officer
East Chicago Housing Authority	HUD Emergency Relocation & Operational Stabilization
West Ninth Spirit of Entrepreneurship	Founding CEO (https://www.westninthlr.com/)
South Bend Housing Authority	HUD Emergency Relocation & Operational Stabilization
Gorman & Company	Public Housing Urban Redevelopment (HUD/RAD)
Amity Foundation	Multifamily Real Estate Development
Volunteers of America National Services	Senior Vice President, Housing Development
Community Development Partners	Permanent Supportive Housing Developer (Rocky Hill Vets)
American Family Housing	Permanent Supportive Housing Developer (Potters Lane)
South Los Angeles Regional Center	Licensed Care Homes Developer (Intellectually Disabled)
GrowthPoint Structures	Educational Facilities and Residential Projects
Meta Housing Corporation	Permanent Supportive Housing Consultant
Los Angeles Department of Health Services	Program Design Consultant (Flexible Housing Subsidy Pool)
Corporation for Supportive Housing	Associate Director, Los Angeles
Field Asset Services	Distressed Properties Asset Repositioning

PUBLIC HOUSING EXPERIENCE

Dixie Manor/MTW	Boca Raton, FL	Section 18 Disposition	95 Units
Nicosia Senior Apartments	East Chicago, IN	Public Housing Emergency Stabilization	206 Units
Rabbi Shulman Apartments	South Bend, IN	Public Housing Emergency Stabilization	127 Units
Sunset Terrace	Little Rock, AR	RAD/Section 18	74 Units
Parris Tower	Little Rock, AR	RAD/Historic	250 Units
Cumberland Tower	Little Rock, AR	RAD/Historic	178 Units
Powell Tower	Little Rock, AR	RAD/Historic	169 Units
Findlater Garden	Cincinnati, OH	RAD/Historic	609 Units
Winton Terrace	Cincinnati, OH	RAD/Historic	601 Units
John F. Kennedy Terrace	St. Croix, USVI	RAD/FEMA	200 Units
Robert Chabert	St. Croix, USVI	RAD/FEMA	134 Units
Central High Housing	Little Rock, AR	RAD/Section 18	6 Units
Stephens Housing	Little Rock, AR	RAD/Section 18	8 Units
New Horizon Village	Little Rock, AR	Section 32 Homeownership	17 Units
Granite Mountain Senior Housing	Little Rock, AR	9% TC/RHFF/NSP	40 Units
Hollingsworth Grove	Little Rock, AR	Section 18 Demolition	165 Units
Metropolitan Village	Little Rock, AR	9% TC/HOME/RHFF	60 Units
Cumberland Manor	Little Rock, AR	9% TC/HOMERHFF	60 Units

ADDITIONAL HOUSING DEVELOPMENT AND PROGRAM MANGEMENT EXPERIENCE

PROJECT NAME	LOCATION	FUNDING	PARTNER	# UNITS	PROJECT COST
Federal Neighborhood Stabilization Program	Los Angeles, CA	NSP/Scatter Site	RNLA	425	\$87,736,447
Chinatown Metro Senior	Los Angeles, CA	4% TC/HOME/PBV/NSP	Meta Housing	123	\$41,599,048
Linda Vista	Los Angeles, CA	4% TC/HOME/PBV/NSP	AMCAL	97	\$40,460,956
Broadway Villas	Los Angeles, CA	4% TC/HOME/PBV/NSP	AMCAL	49	\$7,479,629
Figuroa Senior Apartments	Los Angeles, CA	4% TC/HOME/PBV/NSP	Meta Housing	35	\$10,848,437
Sherman Village	Los Angeles, CA	4% TC/HOME/PBV/NSP	Meta Housing	74	\$26,173,598
Dunbar Hotel	Los Angeles, CA	4% TC/HOME/PBV/NSP	Thomas Saffron & Associates	83	\$30,100,046
Doria Apartments (Phase 1)	Irvine, CA	9% TC/HOME/MHSA	Jamboree Housing	60	\$15,794,690
Doria Apartments (Phase 2)	Irvine, CA	9% TC/HOME/MHSA	Jamboree Housing	74	\$20,003,699
SC Senior Apartments	San Clemente, CA	4% TC/HOME/MHSA/PBV	Meta Housing	76	\$23,525,916
Harper's Pointe Apartments	Costa Mesa, CA	4% TC/HOME/MHSA/PBV	USA Properties	53	\$15,285,133
Buena Vista Apartments	Orange, CA	9% TC/RDA/HOME	C&C Development	17	\$5,783,444
Cerritos Family Apartments	Anaheim, CA	9% TC/HOME/MHSA/PBV	Payne Development	70	\$20,741,102
Avenida Villas Apartments	Anaheim, CA	9% TC/HOME/MHSA/PBV	AMCAL	47	\$16,638,943
Stonegate Apartment Homes I	Stanton, CA	4% TC/HOME/MHSA/PBV	Payne Development	38	\$11,772,886
Stonegate Apartment Homes II	Stanton, CA	4% TC/HOME/MHSA/PBV	Payne Development	26	\$9,027,966
Federal Neighborhood Stabilization Program	Orange County, CA	NSP/Scatter Site	NHS of Orange County	28	\$2,781,769
Federal Neighborhood Stabilization Program	Orange County, CA	NSP/Scatter Site	Mercy House	5	\$1,865,105
Federal Neighborhood Stabilization Program	Orange County, CA	NSP/Scatter Site	Mary Erickson	11	\$1,578,179
Federal Neighborhood Stabilization Program	Orange County, CA	NSP/Scatter Site	Affordable Housing	5	\$596,419
Central High Housing	Little Rock, AR	NSP/Scatter Site	CAHC	6	\$754,000
Stephens Housing	Little Rock, AR	NSP/Scatter Site	CAHC	8	\$1,002,700
New Horizon Village	Little Rock, AR	Housing Authority/RHFF	CAHC	17	\$2,365,000
Granite Mountain Senior Housing	Little Rock, AR	9% TC/RHFF/NSP	CAHC	40	\$2,251,731
Hollingsworth Grove	Little Rock, AR	Housing Authority/PHA	LR Housing Authority	165	\$867,000
Metropolitan Village	Little Rock, AR	9% TC/HOME/PHA	McCormack Baron	60	\$7,325,714
Cumberland Manor	Little Rock, AR	9% TC/HOME/PHA	McCormack Baron	60	\$7,285,820
1814 Rock Street	Little Rock, AR	HOME/CDBG	Downtown LRCDC	1	\$140,000
1502 Cumberland Street	Little Rock, AR	HOME/CDBG	Downtown LRCDC	1	\$120,000

CERTIFICATION OF PROPOSER REGARDING DEBARMENT,

SUSPENSION AND OTHER RESPONSIBILITY MATTERS

I, Gerald Turner hereby certify on behalf of Gerald Turner dba HEAL Collective and its key principals that we:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by a Federal, State or Local department or agency; and
2. Have not, within a three year period preceding this bid, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property; and
3. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or Local) with commission of any of the offenses enumerated in Paragraph (2) of this certification; and
4. Have not within a three-year period preceding this bid, had one or more public transactions (Federal, State or Local) terminated for cause of default.

Gerald Turner
Signature of Key Principal of Proposer

CERTIFICATION REGARDING LOBBYING

I, Gerald Turner, hereby certify on behalf of Gerald Turner dba HEAL Collective
(insert name of proposer) and its key principals that we:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, or any person for influencing or attempting to influence an officer or employee of an 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 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 agreement.
2. If any funds other than Federal 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, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub-recipients shall certify and disclosure accordingly.

This certification 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 and not more than \$100,000 for each such failure.



Signature of Key Principal of Proposer

CONFLICTS CERTIFICATION

I, Gerald Turner I hereby certify on behalf of Gerald Turner dba HEAL Collective
(insert name of proposer) and its key principals that:

(i) No actual or apparent conflict of interest exists with regard to the Housing Authority of Tulare County, (ii) no actual or apparent conflict exists with regard to proposer's or its key principal's possible performance as developer under the Request for Proposal, and (iii) no actual or potential claim exists against the Housing Authority of Tulare County

Gerald Turner
Signature of Key Principal of Proposer

Business Binder-Receipt

State Farm Fire and Casualty Company
A stock company with home offices in Bloomington, IL

Policy Type — Business Insurance

Policy number: 94-CH-S649-8
Effective date: December 27, 2024

PRIMARY NAMED INSURED
Prepared for: GERALD TURNER
720 PARKWAY PLACE DR
LITTLE ROCK, AR 72211-3114

POLICY PREMIUM
Total annual premium: \$235.00

SECTION I - PROPERTY

Location number	Location of Described Premises	Limit of Insurance Coverage A Building	Limit of Insurance Coverage B Business Personal Property
001	720 Parkway Place Dr Little Rock AR 72211-3114	No Coverage	\$10,000 Replacement Cost

SECTION II - LIABILITY

Coverage	Limits
Coverage L - Business Liability Per Occurrence	\$1,000,000
Coverage M - Medical Expenses Each Person	\$5,000
Aggregate Limits	Limits
Products/Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000

DEDUCTIBLES

Section I Deductibles	Amount
Policy Deductible	\$500
Earthquake and Volcanic Eruption	20%

ADDITIONAL ENDORSEMENTS

Inland Marine — Computer Property
Computer hardware/software limit: \$25,000
Loss of income and extra expense limit: \$25,000
Deductible: \$500

Heal Collective
Turlare Homekey, Visalia, CA

PROPOSAL AND QUALIFICATIONS | MARCH 3, 2025

BAR architects
& interiors

March 3, 2025



Gerald Turner
Heal Collective

RE: **Tulare Homekey, Visalia CA**
Proposal to Provide Architectural Services

PROJECT #: 2025006

Dear Gerald,

BAR Architects & Interiors is pleased to submit this proposal to provide architectural services for Tulare Homekey project at 627 S Fulgham St, in Visalia, CA.

Project Description

The Tulare Homekey Development is a 21-unit project and will be built on land acquired and donated by the Housing Authority of Tulare County ("HATC"). 100% of the units will be designated for At-Risk of Homelessness. The project will be developed through a collaboration with the Tulare County Health and Human Services Agency and will have spaces for robust on-site services.

Project program and site information:

- Site Area: 1.17 acres
- Unit mix: 20 1-bedroom units + 1 manager unit
- Indoor and outdoor community gathering spaces
- Service provider spaces including possible site space for mobile services
- 1:1 parking count

Scope of Basic Services

This Proposal covers the Concept phase through the Site Permit Submittal (Entitlement) phase of our services. Per either SB 35 or AB 2162 applications, design review and approvals are anticipated to be ministerial in nature. Discretion in approving a Streamline Application (Entitlement) will be limited to those matters where the proposed development plan deviates from objective standards. Scope of Services also assumes providing a Density Bonus analysis.

Concept:

Upon authorization to proceed, BAR will develop a Concept package. Services performed in this phase include the following:

- Review of Client supplied information, such as Design Guidelines, program and site/neighborhood analysis.
- Establish program strategy based on Client's goals.
- Develop 2-3 massing concept schemes, each including site plan, 3-D massing and building area tabulation. Suggest solutions compliant with the client's program and which maximize the value and functionality of the site.
- Precedent research, aesthetic evaluation
- Weekly meetings with Client team.

Phase Deliverables

SF	22,000 sq ft (approx. 100,000 sq ft)
LA	100,000 sq ft (approx. 100,000 sq ft)
DA	100,000 sq ft (approx. 100,000 sq ft)
EA	100,000 sq ft (approx. 100,000 sq ft)
PA	100,000 sq ft (approx. 100,000 sq ft)
SA	100,000 sq ft (approx. 100,000 sq ft)
TA	100,000 sq ft (approx. 100,000 sq ft)
UA	100,000 sq ft (approx. 100,000 sq ft)
VA	100,000 sq ft (approx. 100,000 sq ft)
WA	100,000 sq ft (approx. 100,000 sq ft)
XA	100,000 sq ft (approx. 100,000 sq ft)
YA	100,000 sq ft (approx. 100,000 sq ft)
ZA	100,000 sq ft (approx. 100,000 sq ft)

11x17 package including

- Concept floor plans
- Project tabulations
- Conceptual massing

Entitlement Submittal:

Upon approval of the concept plans and selected option, BAR will develop the Entitlement package. Services performed in this phase include the following:

- Refine the site plan
- Schematic level typical unit plans with conceptual furnishings, including one (1) review and adjustment
- Provide (1) primary exterior elevation analysis and (2) 3D illustrative views depicting conceptual aesthetic approach.
- Develop preliminary code analysis
- Develop preliminary sustainability approach.
- Weekly meetings with Client team.
- Attend up to two (2) pre-application meeting with Planning, Building and Fire Departments and Utility companies.

Phase Deliverables

- 11x17 package for submittal to the city

Community Meetings & Entitlement Review

Due to the unknown nature of the Community Meetings and Entitlements review, we propose to provide any services required on an hourly T&M basis. We have included a minimum T&M estimate in our fee and will provide services beyond the estimate as an additional service. Once the magnitude of any additional scope has been established, BAR will prepare a proposal for approval by Client prior to proceeding with those services. Client will lead Planning and community outreach for Community Meetings.

- Prepare for and attend one (1) community meeting. Estimate of approximately 40 hours for preparation and an estimated 15 hours for in person attendance, including travel time for two people.
- We estimate approx. 50 hours for Entitlement phase planning review.

Schematic Design

Based upon the Client's approval of entitlement package and aesthetic direction, BAR will prepare Schematic Design (SD) documents for Client's approval and preliminary cost estimate.

- Refine preliminary building code analysis.
- Refine sustainability concept.
- Preliminary coordination with Landscape Architect, Structural, MEP and Civil Engineers and Energy Consultant; BAR recommend including Dry Utilities, Exterior Building Maintenance and Refuse.
- Services and deliverables in this phase include the following:
 - General project data and preliminary code analysis.
 - Tabulations: Unit mix, parking count, project statistics.
 - Site plan.
 - Building floor plans.
 - Schematic level typical unit plans with conceptual furnishings.
 - Typical exterior elevations (both color and b/w) and typical building sections.
 - Typical fire rated wall and floor assemblies.
 - Preliminary sustainability checklist.

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- Project Narrative, including primary consultant's basis of design, to be used for cost estimate.

Project Administration and Management Services

- Weekly meetings with Client team during active design periods, including one to two (1-2) coordination meetings with consultants.
- Prepare meeting agendas and publish meeting notes.

Schematic Design Phase Deliverables

- 30 x 42 100% drawing set for Client review and cost estimate.
- 8-1/2 x 11 project narrative (basis of design) including architectural, structural, MEP, landscape and civil drawings and written project narrative with enough project description to assist Client to obtain preliminary construction cost estimate.
- Building Information Modeling and Data.

Design Development

Based upon the Client's approval of the SD Documents and associated project budget, and on the Client's authorization of any adjustments in the project requirements and the budget for the cost of the Work, BAR will prepare Design Development (DD) documents for Client's approval. The DD documents shall illustrate and describe the development of the approved SD documents and shall consist of drawings and associated documents, including plans, sections, elevations, typical construction details and diagrammatic layouts of the building systems to fix and describe the size and character of the project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The DD documents shall also include outline specifications that identify major materials and systems, and establish in general their quality levels.

Project Administration and Management Services

- Design Development Phase – cost evaluation: Work with the contractor to review, prioritize and evaluate the project component costs and constructability to optimize the project budget and scope and make value-engineering recommendations. Value engineering and constructability review input will be incorporated through the completion of the DD Phase.
- Perform interdisciplinary quality assurance review and coordination of consultant work with the overall design and sustainable goals.
- Attend meetings with the project team (not to exceed one {1} every two {2} weeks) to review and coordinate the Design Development Phase progress and documents.
- Attendance at up to two (2) meetings with the AHJ including building inspection division and fire department for pre-application review.
- Prepare meeting agendas and publish meeting notes for meetings included under these services.
- Incorporate one (1) round of Owner's Construction Manager peer-review comments, provided at 50% DD. Provide written response.
- 100% DD Phase documents including outline specification and consultant documents as outlined above for development of final DD Phase budget, constructability review for incorporation into the CD Phase documents.

Design Development Phase Deliverables

- 30 x 42 progress set at 50% DD for Client review.
- 30 x 42 drawing set at 100% DD for Client review and cost estimate.
- Building Information Modeling and Data.

Construction Documents and Permit Phases

Construction Documents Phase and Permit Submittal (CD)

CERTIFICATION OF PROPOSER REGARDING DEBARMENT,

SUSPENSION AND OTHER RESPONSIBILITY MATTERS

I, Gerald Turner hereby certify on behalf of Gerald Turner dba HEAL Collective and its key principals that we:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by a Federal, State or Local department or agency; and
2. Have not, within a three year period preceding this bid, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or Local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property; and
3. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or Local) with commission of any of the offenses enumerated in Paragraph (2) of this certification; and
4. Have not within a three-year period preceding this bid, had one or more public transactions (Federal, State or Local) terminated for cause of default.

Gerald Turner
Signature of Key Principal of Proposer

CERTIFICATION REGARDING LOBBYING

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1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, or any person for influencing or attempting to influence an officer or employee of an 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 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 agreement.
2. If any funds other than Federal 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, the undersigned shall complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
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Signature of Key Principal of Proposer

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Gerald Turner
Signature of Key Principal of Proposer

Business Binder-Receipt

State Farm Fire and Casualty Company
A stock company with home offices in Bloomington, IL

Policy Type — Business Insurance

Policy number: 94-CH-S649-8
Effective date: December 27, 2024

PRIMARY NAMED INSURED

Prepared for: GERALD TURNER
720 PARKWAY PLACE DR
LITTLE ROCK, AR 72211-3114

POLICY PREMIUM

Total annual premium: \$235.00

SECTION I - PROPERTY

Location number	Location of Described Premises	Limit of Insurance Coverage A Building	Limit of Insurance Coverage B Business Personal Property
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SECTION II - LIABILITY

Coverage	Limits
Coverage L - Business Liability Per Occurrence	\$1,000,000
Coverage M - Medical Expenses Each Person	\$5,000
Aggregate Limits	Limits
Products/Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000

DEDUCTIBLES

Section I Deductibles	Amount
Policy Deductible	\$500
Earthquake and Volcanic Eruption	20%

ADDITIONAL ENDORSEMENTS

Inland Marine — Computer Property
Computer hardware/software limit: \$25,000
Loss of income and extra expense limit: \$25,000
Deductible: \$500

Heal Collective
Turlare Homekey, Visalia, CA

PROPOSAL AND QUALIFICATIONS | MARCH 3, 2025

BAR architects
& interiors

BAR architects
& interiors

PROJECT #: 2025006

[illegible]

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11x17 package including

- Concept floor plans
- Project tabulations
- Conceptual massing

Entitlement Submittal:

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Phase Deliverables

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- Building Information Modeling and Data.

Design Development

Based upon the Client's approval of the SD Documents and associated project budget, and on the Client's authorization of any adjustments in the project requirements and the budget for the cost of the Work, BAR will prepare Design Development (DD) documents for Client's approval. The DD documents shall illustrate and describe the development of the approved SD documents and shall consist of drawings and associated documents, including plans, sections, elevations, typical construction details and diagrammatic layouts of the building systems to fix and describe the size and character of the project as to architectural, structural, mechanical and electrical systems, and such other elements as may be appropriate. The DD documents shall also include outline specifications that identify major materials and systems, and establish in general their quality levels.

Project Administration and Management Services

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- Perform interdisciplinary quality assurance review and coordination of consultant work with the overall design and sustainable goals.
- Attend meetings with the project team (not to exceed one {1} every two {2} weeks) to review and coordinate the Design Development Phase progress and documents.
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- Prepare meeting agendas and publish meeting notes for meetings included under these services.
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- 100% DD Phase documents including outline specification and consultant documents as outlined above for development of final DD Phase budget, constructability review for incorporation into the CD Phase documents.

Design Development Phase Deliverables

- 30 x 42 progress set at 50% DD for Client review.
- 30 x 42 drawing set at 100% DD for Client review and cost estimate.
- Building Information Modeling and Data.

Construction Documents and Permit Phases

Construction Documents Phase and Permit Submittal (CD)

Based on Client's approval of the DD documents, and on the Client's authorization of any adjustments in the project requirements and the budget for the cost of the Work, BAR will prepare construction documents for the Client's approval. Construction documents shall illustrate and describe the further development of the approved DD documents and shall consist of drawings and specifications setting forth in detail the quality levels of materials, systems, and other requirements for construction of the project. These documents will be of sufficient detail to assist the Client in obtaining required permits and approvals for construction.

Project Administration and Management

- General team documentation coordination including compilation of overall team progress set(s) and specifications into a single package.
- Perform interdisciplinary quality assurance review and coordination of consultant work with the overall design and sustainable goals.
- Attend bi-weekly meetings with the project team (not to exceed one {1} every two {2} weeks) to review and coordinate the Construction Documents phase progress and documents.
- Attendance at up to two (2) meetings with AHJ.
- Prepare meeting agendas and publish meeting notes for meetings included under these services.
- Incorporate two (2) two rounds of Owner's comments, provided at 50% CD and 90% CD. Provide written response.
- CD phase specification manual as necessary to assist the Client in obtaining a building permit for the construction of the project and used by the Client/Contractor in soliciting subcontractor bids.

Construction Documents Phase Deliverables

- 30 x 42 progress print and draft specification manual at 50% CD for Client review and cost estimate.
- 30 x 42 90% CD and specification manual for building permit submittal, Client review and GMP.
- Building Information Modeling and Data.

Permit Response, and CD Completion

Basic services during this phase will run concurrently with the CD and Bid phases.

Permit Services during this phase include the following:

- BAR to assist the Client with submitting for building permits.
- Two (2) meetings with AHJ and two (2) resubmittals.
- Distribute and coordinate plan check comments and response with consultants.
- Respond in writing to plan check comments. Coordinate and collate design team responses into one package.

Permit Response and CD Completion Phase Deliverables

- Revised drawings and resubmit in response to plan check comments.
- For Construction set (or IFC – Issue for Construction set) incorporating bid addenda and plan check comments responses. Fee assumes issuance of one (1) complete set of drawings and specifications after 90% CD's.

Bid

We will provide the usual and customary services to assist Client in obtaining bids to establish the overall project cost of construction. The bidding process will be directed by the General Contractor.

Bid Services during this phase include the following:

- Scope in this phase assumes General Contractor is requesting bids from sub-contractors.
- Attend one (1) pre-bid meeting/project walkthrough to respond to relevant questions of the bidders.
- Respond in writing to bid requests for information and clarification to project documents.
- Issue bidding addenda at regular intervals; bid addenda will be provided in written response or revisions to specific sheets in drawings or specs.

- Assist the Client in evaluating contractor's bid qualifications and provide comments/recommendations (one meetings).
- Bid phase is anticipated to last up to two (2) months.

Bid Phase Deliverables

- Sketches and revisions in response to Bid RFI's.
- See CD Completion phase above for IFC description

Construction Administration Phase (CA)

The Architect's Construction Administration phase includes services to assist the Client in administration of the construction contract documents for the construction of the project. The services are as set forth below and in the AIA A201-2017, General Conditions of the Contract for Construction.

Construction Administration Phase Services include:

- Attend one (1) pre-construction meeting to establish lines of communications and clarify process issues.
- Participate in Client, Architect, Contractor (OAC) meetings including site visits at intervals appropriate to the stage of the work, up to 15 visits, to confirm that, in general, the work conforms to the intent of the contract documents or to address any design issues that may arise.
- Prepare field reports (the preparation of the construction meeting minutes is by the Contractor and not within the scope of this proposal).
- Construction Phase administrative duties including:
 - Respond to Requests for Information (RFI's) from the Contractor and issue drawing revisions as required to clarify the requirements of the Contract Documents; response to RFI's within seven (7) business days.
 - Submittal Review: response to submittals, 15 calendar days for initial review and 21 calendar days for sequential review by multiple consultants.
 - Cursory order of magnitude review of change order requests submitted by the Contractor if resulting from valid RFI responses.
 - Review and approve certificates of payment.
 - Review the General Contractor's punch list for the building exterior, common areas, and representative dwelling units. Participate in punch list walk(s) during regular site visits.
 - Provide one (1) final walk-thru to verify completion of the work of the General Contractor's punch list work.
 - Issue the Certificate of Substantial Completion.
 - Project Closeout services: BAR will prepare Record Drawings based on the original contract drawings including the revisions issued as ASI's during construction (a separate set of As-Built Drawings of on-site conditions is to be prepared by the Contractor, to show locations of installations and any field changes to the above noted record construction drawings).

Proposal Assumptions

The following assumptions are the fundamental basis for our proposal. Changes in the project assumptions have the potential to impact the scope of services and associated fees provided in this Proposal.

- Prior to start of Schematic Design phase, Client to engage primary consultants.
- For rental residential projects, unit area calculations will be based on building Gross Square Feet (GSF) and unit GSF (Net Rentable SF). The building calculations will typically include breakdown as follows: residential GSF, unit GSF (Net Rentable SF), residential amenities, circulation, and parking/utility.
- The project delivery method anticipated to be a Negotiated GMP with the Contractor brought on board to provide preconstruction services no later than 50% Schematic Design phase.

- Scope assumes Contractor to provide preliminary pricing prior to start of DD phase, including cost-containment analysis for compliance with Client's budget. Value Engineering is anticipated prior to completion of DD phase.
- Project is anticipated to be permitted under the 2025 California Building Code, in effect January 1, 2026.
- Engineering permits, including shoring, grading and off-site improvements permit to be submitted by Client.
- Off-site improvements (street frontage) and off-site utility services and storm-water management will be provided by Civil Engineer.
- Building Information Modeling and Data: The documents will be prepared using a building information model (BIM). The BIM Level of Development (LOD) will conform to BimForum LOD Specifications Version 2020. The model will conform to LOD200, or better, depending on the element. Drawings can be converted to 2D AutoCAD backgrounds for use by consultants, as necessary.
- If Client determines to proceed with a modular/manufactured structural system, BAR can evaluate our fee if some of the engineering/design services and permitting are provided by the manufacturer.
- Sustainability goals: Meet local/state ordinances including Cal-Green. Sustainability certification is anticipated to be GPR. Sustainability consultant to manage the GPR process. Sustainability consultant is anticipated to address the following:
 - Register project and be the project administrator.
 - Lead initial sustainability design charrette and initiate scorecard.
 - During construction, certify that construction complies with desired points. Review submittals and provide field observation and basic commissioning as necessary.
- Residential unit design is included in basic services, including kitchen and bathroom layouts and interior material types for surfaces such as flooring, wall finish, ceilings; coordination of MEP systems. Residential unit's interior material manufacturer and colors selection and fixtures.
- Residential community room, lobbies, corridors, laundry rooms, property management offices interior design and FF&E is included in basic service. Lighting by lighting or electric designer.
- Engineering assumptions:
 - Structural – fully engineered.
 - Mechanical, Electrical and Plumbing, Fire Protection, Smoke Control, Low-Voltage infrastructure – fully engineered. If design-build, the associated design-build sub-contractor shall be retained and available to the design team prior to the commencement of the DD phase.
- BAR proposes to retain the following consultants. BAR can also retain some of the consultants under Client list, if requested.
 - Landscape Architect
 - Structural Engineer
 - MEP Engineer, including Fire Sprinkler design criteria
 - Energy Consultant (Title 24)
 - Green Point Rated (sustainability consultant)
 - Waterproofing Consultant
 - Acoustic Engineer
 - Specifications (included under basic services)
- BAR proposes that the Client retain the following consultants during Concept and SD phase:
 - Project Management: The Client's Project Manager will serve as the daily point of contact for the Client.
 - Owner Construction Manager
 - General Contractor
 - Geotechnical Engineer
 - Hazardous Material, if needed
 - Surveyor
 - Environmental, if needed

- Shoring Engineer, if needed for design criteria
- Dry Utilities
- Civil Engineer
- Interior Designer (for FFE)
- Exterior Building Maintenance Consultant (window washing)
- Refuse Consultant
- Code/Fire Life Safety Consultant, if needed
- Accessibility Consultant, if needed
- Signage Consultant for non-code required signage
- BAR will review the Client's proposed consultants and acknowledge their acceptability and will coordinate the services of both the Client's and BAR's consultants.

Client Supplied Information

The Client will supply the following information prior to commencing the services outlined in this Proposal:

- Topographic survey – property line/boundary, topography, spot elevations, vegetation/tree size/species, easements, utilities, adjacent buildings, other natural and legal features affecting buildable area.
- Geotechnical report.
- Other site-related reports: e.g. arborist, hydrology, traffic/transit, hazardous materials that may have an impact on project design.
- Project program goals, including sustainability goals.
- Client's development standards including unit design parameters, exterior and interior materials, finishes, etc., as applicable.
- Other regulatory Agencies Having Jurisdiction over the project, if applicable: e.g. BCDC, FAA, FHA, FEMA, UFAS.
- Acoustical Report for envelope design.
- Air quality report indicating project performance requirements.
- Soil/site contamination remediation requirements if impacts building construction.
- Schedule – Client's milestone goals, including lender's requirements.

Schedule

Upon your authorization and receipt of client-supplied information, we expect to start on March 4, 2025. We have prepared a preliminary schedule for your review and approval below. Our proposal is based on the timeframes and durations indicated for the following milestones.

- | | |
|-------------------------------------|------------|
| ● Concept / Entitlements | 3 months |
| Entitlement Submittal by 5/30/25 | |
| ● Schematic Design | 1 months |
| ● Design Development | 3.5 months |
| ● Construction Documents to 90% CD | 4 months |
| ● Plan Check / CD Completion | 4 months** |
| ● Bidding | 2 months |
| ● Construction Administration phase | 14 months |

Compensation

BAR will perform professional services on a combination of hourly and fixed fee basis as summarized below. Should the project be delayed, extended or additional services required, the fees outlined below may be modified to reflect hourly rates in effect at the time such services are provided. BAR will work with your team to solicit consultant proposals once the scope of services required has been clarified. Consultant fees will be at cost plus BAR 10% mark-up.

A. Basic Services (compensation).

	BAR Architects & Interiors		Combined Structural, Landscape, MEP, Civil, and Misc Consultants, <i>ESTIMATE</i>
	Fixed Fee	T&M	
Concept Design	\$ 10,000		\$ 4,000
Entitlements	\$ 45,000		\$ 25,000
Entitlements Maintenance		\$ 20,000	
Schematic Design	\$ 15,000		\$ 20,000
Design Development	\$ 120,000		\$ 110,000
Construction Document	\$ 120,000		\$ 100,000
Bid/ Permit	\$ 25,000		\$ 22,000
Construction Administration *	\$ 140,000	Travel	\$ 116,000
Subtotal	\$ 475,000	\$ 20,000	\$ 397,000
Total	\$ 495,000		\$ 397,000

* CA fee assumes 14 months at \$10,000/ month. Fee beyond anticipated construction period can be provided on a monthly basis as an additional service.

B. Additional Services (compensation)

Addition services to be provided at the billing rate in place when services are performed.

C. Reimbursable Expenses

We estimate reimbursable expenses to be 3-5% of the overall cost of services. As outlined in the Standard Terms and Conditions, they are not included in the professional services fee and they will be billed at cost plus 10% mark-up.

D. Travel

Travel time to the site for in person meetings or during CA phase are excluded from fees. Travel time will be billed as a reimbursable expense.

Additional Services

Services beyond the scope of Basic Services identified above can be provided as an Additional Service upon the written authorization of the Client and may include:

- Significant deviation in program, massing, density, construction type, etc., after Concept phase.
- Preparation for, and attendance at community meetings, public presentations, meetings or hearings.
- Services necessitated by a change in the project program, previous instructions or approvals given by the Client, or substantive modifications to services previously performed/completed, change in the Project schedule or duration, budget or delivery method.

- Services associated with Value Engineering beyond the completion of DD phase.
- Services to accommodate extended or significantly deferred time frames beyond those indicated in the schedule included herein.
- Design of project for LEED certification.
- Interior Design services for community rooms, lobbies and property management offices beyond those identified under project assumptions.
- Detailed calculations/tabulations beyond those required by applicable codes and ordinances (e.g. BOMA calculations, condominium sales related area computations, detailed net vs. gross areas, etc.).
- Production, tabulation and formatting of data and documents requested by the Client for use in materials other than the building permit and bidding documents such as special submittals, alternate means applications after permit submittal, financing, leasing and marketing submittals.
- Services as a result of third-party review of documents, such as third-party peer review consultant, etc., not identified under Assumptions.
- Services associated with the development of project signage (beyond code required), graphics or marketing materials.
- Information, coordination and changes due to deferred submittals, design-build contracting or alternate means applications after submission for Building Permit.
- Changes to Instruments of Service necessitated by revision of codes, laws or regulations or official interpretations/re-interpretations after completion of documentation impacted by such change.
- Services necessitated by decisions of the Client not rendered in a timely manner or other failure of performance on the part of the Client or the Client's consultants or contractors.
- Preparation of design and documentation for additive or deductive alternate bid or proposal requests.
- Preparation for/attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto.
- Building Information Modeling services BIM model preparation/coordination beyond LOD 200 or for specialized purposes such as building performance analysis, visualization and privacy studies, take-offs for estimating purposes, contractor coordination and clash detection, as-built modeling services, or transfer of model to Client for facilities management.
- Third party Illustrative renderings.

Construction Administration Additional Services:

- On-site project representation beyond the level indicated above.
- The review, evaluation and/or incorporation of Substitutions to the construction documents. Note: per the General Conditions, substitutions require contractor/subcontractor certification in writing that the substituted systems, products or materials are equal in nature, performance and detail as specified material.
- Consultation concerning replacement of Work resulting from fire or other cause during construction.
- Preparation of meeting notes during the Construction Phase.
- Review and response to the Contractor's requests for information:
 - Relating to contractor Means and Methods.
 - Not prepared in accordance with the Contract Documents.
 - Where information is available to the Contractor within the Contract Documents, field conditions, other Client-provided information, etc.
- Preparation of a comprehensive punch list of all units.
- RFIs or other evaluation or documentation required to address contractor substantive installation errors.
- Extensive research and review of Change Order Requests from the contractor resulting from bidding errors, substitutions, or changes to the design intent of the contract documents.
- Extensive involvement regarding process, document management, or coordination of the subcontractors.

Terms and Conditions

Please refer to Exhibit A, Standard Terms and Conditions, for the hourly rates and other elements upon which this Proposal is based. The terms of this Proposal are valid for **30** days, after which period BAR reserves the right to revise the figures quoted.

Authorization to Proceed

If the above Proposal meets with your approval, we will incorporate the scope and provisions outlined above into a Letter of Agreement for your approval.

Thank you again for the opportunity to submit this Proposal. We are very enthusiastic about the project's potential and about the prospect of collaborating with you and the Tulare County Housing Authority to ensure its success. Please let me know if you have any questions or require any additional information. We look forward to hearing from you soon.

Sincerely,



Mia Bhimani
Associate Principal, BAR Architects & Interiors
CA License # C32406

cc: Chris Haegg Lund, Michele Fazio, BAR
encl: Exhibit A – Standard Terms and Conditions
path: M:\Proposals and Interviews\ACTIVE PROPOSALS\2025006 627 Fulgham\1 ADMINISTRATION\1.00 Pre-Job\Fulgham Tulare Proposal.docx

BAR Project Number: 2025006
Project Name: Fulgham Tulare

1. **Project.** BAR Architects & Interiors’ (BAR) Services are those set forth in the attached Letter of Agreement (LOA) and any agreed additional services. The LOA and these terms and conditions represent the entire agreement (Agreement) between the Client (the person or entity to whom the LOA was addressed unless otherwise agreed in writing) and BAR, which cannot be modified except by a writing signed by all parties. BAR shall have no other obligations or responsibilities for the project described by the LOA (Project) except as agreed to in writing and all of BAR’s Services, actions, communications, and obligations relative to the Project shall be subject to this Agreement.

2. **Standard of Care.** BAR shall provide the Services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. BAR’s Services shall be provided consistent with and limited to this standard of care, which is not a warranty or guarantee and which shall govern all of BAR’s Services and obligations under this Agreement and in connection with the Project.

3. **Force Majeure.** The parties shall be excused from performance of their obligations under this Agreement, other than payment of monies when due, in the event and to the extent that such performance is delayed or prevented by any cause or event beyond their reasonable control, including any act of God, war, civil disturbances, labor disputes, and acts or orders of military or civil authorities.

4. **Client Representative.** The Client shall provide full information concerning the Project to BAR, upon which BAR may rely, and shall appoint a representative to act on their behalf, with the authority to provide or obtain any necessary information and approvals that may be required by BAR.

5. **Invoices.** Fees for professional services and reimbursable expenses shall be billed monthly. Reimbursable expenses, including direct project expenses (copying, postage, shipping, travel (business class flights over 2.5 hours), long-distance telephone, drawing reproduction, CAD plotting, etc.) and fees for consultants retained by BAR are payable at cost plus 10%. Client shall have 10 days from date of invoice to contest all or a portion of said invoice, at which time any non-contested portion of said invoice shall be deemed due and payable. BAR reserves the right to suspend the Services should any invoice remain unpaid 30 days past the invoice date. A service charge of 1% per month will be added to all outstanding accounts more than 45 days past due.

6. **Hourly Rates.** The hourly rates, upon which this agreement is based, are as follows. These rates are subject to adjustment based on BAR’s annual salary review process.

Principal	\$325
Associate Principal	\$285
Sr. Architect/Designer Manager	\$255
Sr. Architect/Designer 1	\$230
Sr. Architect/Designer 2	\$215
Project Architect/Designer	\$195
Job Captain	\$175
Architect/Designer	\$155
Junior Designer 1	\$140
Junior Designer 2	\$110
Project Coordinator	\$115

7. **Revisions.** Agreed revisions to Services will engender an increase or decrease in fees, accordingly, and will be billable as additional services at the stated hourly rates. Such additional services would include changes in the extent or increased complexity of Project elements, changes made by the Client after an approval has already been made for a specific Project phase, and requests for services outside the LOA scope.

8. **Copyright.** BAR and BAR’s consultants grant the Client a nonexclusive license to use their Instruments of Service, including drawings and specifications, solely for the purposes of constructing, using, and maintaining the Project, provided that the Client substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. BAR and BAR’s consultants retain ownership and all common law, statutory and other reserved rights, including copyrights, to their Instruments of Service.

9. **Limitations.** The parties waive claims for consequential damages, including loss of use, profits, business, reputation, financing, rental expenses, loss of income, and overhead. In recognition of the contracted fees and their relative risks and rewards, the parties agree to not hold each other’s employees and principals individually liable or responsible in respect of any Project-related claims and, provided that BAR maintains at least \$2 million in professional liability insurance coverage, the Client agrees to limit the liability of BAR for any and all claims and losses related to the Project to the amount of BAR’s available insurance limits at the time of judgment, attempted collection or settlement. BAR shall not be responsible for any cost estimates in connection with the Project, any such estimates on its part being at most opinions of rough magnitude.

10. **Indemnity.** The parties agree to indemnify and hold harmless, but not defend, each other from claims, losses and liabilities to the extent of their and their consultants’ and contractors’ negligence.

11. **Termination.** Either party may terminate this Agreement after giving ten working days’ written notice to the other, in which event Client shall pay BAR in full for all time and reimbursable expenses committed and incurred up to the date of termination, plus reasonable termination expenses.

12. **Mediation.** Any claim, dispute or other matter in question arising out of or related to this Agreement or the Project shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party except that the parties may proceed in accordance with applicable law to comply with lien requirements or filing deadlines prior to mediation. Unless otherwise agreed, mediation shall be in accordance with the JAMS Mediation Rules then in effect, in San Francisco, California.

Client Initial: _____ BAR Initial: _____

Firm Qualifications

Firm Profile

Memorable. Sustainable. Collaborative. BAR Architects & Interiors creates meaningful and engaging environments that enrich lives and enhance the world around us. A 70-person architectural, interior design and planning firm, we approach each project as an opportunity to develop a compelling solution that exceeds our clients' expectations. With offices in San Francisco and Los Angeles, we bring proven expertise creating diverse commissions located throughout the U.S. and internationally.

Specialists in Affordable Housing

Established in 1966, we bring nearly 60 years of experience planning and designing affordable, workforce, faculty and multifamily communities. Our experience includes over 55,000 units of multifamily housing in California alone, with projects ranging from low and mid-rise to high-rise and high density. We have worked with not-for-profit and for-profit developers to create affordable and market-rate housing that are embraced by residents and the surrounding community alike. Selected affordable housing clients include BRIDGE Housing, MidPen Housing, Mercy Housing, Eden Housing, and Habitat for Humanity. Selected market-rate developers we work with on the planning and design of urban infill sites and new, larger master planned communities include Related, Avalon, DMB, Equity Residential, Sares Regis, Signature, Grosvenor, Prado Group, UDR, Wood Partners and Federal Realty Investment Trust.

In addition to our expert design and planning services, BAR provides sophisticated programming, strategic planning for long-term space needs and approvals strategies — in short, the comprehensive services crucial to successful project development. Each project we design successfully integrates a variety of client-specific components, creating cost-effective, highly desirable and cost-effective housing.

Sustainability & Equity

Signatories to the 2030 Commitment to create net zero buildings, sustainable design practices are an integral part of BAR's design process. A certified Green Business, we have designed buildings to all levels of LEED certification including LEED Platinum, as well as GreenPoint Rated buildings. BAR fully embraces Diversity, Equity and Inclusion (DEI) in our workplace as integral to our firm, our profession and the communities we serve to design better environments. BAR's active DEI Group helps us educate as well as foster and support change in our firm and beyond.



Community & Recognition

Our passion for design also extends beyond our specific projects to the broader profession and community. BAR assists in neighborhood revitalization, is active in USGBC and AIA's Committee on the Environment (COTE). We work with university faculty to teach classes and provide classroom critiques. Fully committed to the AIA's Public Architecture 1+ Program, we provide pro bono services and/or volunteer for numerous non-profits, including Habitat for Humanity, BuildOn, Haiti Partners and Blue Bear School of Music.

Our belief in design quality, and a collaborative and client-centered process, has led to BAR receiving over 190 design awards, including the Jack Kemp Award: Excellence in Affordable & Workforce Housing, Urban Land Institute; Focus on Affordability Award, AIACC; Excellence Award, Rural Housing, Charles L. Edson Tax Credit Excellence Awards; Best Affordable Housing Outside San Francisco, San Francisco Business Times Real Estate Deals; and Green Building Award - Sustainable San Mateo County. Many of our projects have been featured in UrbanLand, MHN, Architectural Record and numerous other publications and books as case studies representing innovative, cost-efficient and best practices.

Although we appreciate the recognition, above all else, we believe the most important measure of our success is the satisfaction of our clients and the inhabitants of our buildings. We're in it for the long term.

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Affordable and Workforce Housing Experience

Regional Street Affordable Senior Housing, Dublin, CA – Eden Housing Affordable transit-oriented senior housing with 113 units, designed to be all-electric.

Richmond Mixed-Use Affordable Housing and County Offices, Richmond, CA – Eden Housing / Community Housing Development Corp. Adaptive re-use of existing 2-story building into supportive housing; new mixed-use building with 59 supportive and 76 affordable family units, and 10,000 sf County office space.

11965 San Pablo, El Cerrito, CA – Community HousingWorks 154-unit workforce affordable housing with residential common areas, podium and roof deck, and 36 parking spots on a triangular infill site.

Middlefield Junction, Redwood City, CA – Mercy Housing Family affordable housing with 179 units, 12,000 sf childcare center, community space and parking.

Kiku Crossing, San Mateo, CA – MidPen Housing Affordable housing development with 225 units, public open space and garage with 700 residential and public parking spaces. GreenPoint Rated Platinum.

Shirley Chisholm Village, San Francisco, CA – MidPen Housing 157,000 sf affordable educator housing with 135 units, car and bike parking, residential amenity space, and publicly accessible outdoor & indoor space.

India Basin, San Francisco, CA – BMB Group 180-unit family affordable housing.

965 Weeks, East Palo Alto, CA – Eden Housing Concept design for affordable housing with up to 120 units, including extremely low income and low income housing units.

Potrero Workforce Housing, San Francisco, CA – Associate Capital Design of 69-unit affordable housing with residential amenities and outdoor plaza.

Sol Harvest Village Net Zero Affordable Workforce Housing, Visalia, CA – Architecture at Zero Competition Award-winning concept design for 105-unit Net Zero affordable workforce housing.

636 El Camino Family Housing, South San Francisco, CA – MidPen Housing 107-unit mixed-use affordable housing development with community building, fitness room, computer lab and retail. *Best Affordable Housing Outside San Francisco, San Francisco Business Times Real Estate Deals, 2013; Green Building Award - Sustainable San Mateo County, 2013*

Chestnut Square, Livermore, CA – MidPen Housing Master plan of mixed-income community; design for two affordable residential buildings of 40 family and 60 senior units with courtyards, community garden, computer and multi-purpose rooms, and parking.

Carlow Court, Dublin, CA – Eden Housing, Inc. 50-unit independent affordable senior living complex within BAR-designed 24-acre master plan development.

Wexford Way, Dublin, CA – Eden Housing, Inc. 130-unit affordable family housing complex BAR-designed 24-acre master plan development, with community building and childcare center.

Emerald Vista Master Plan, Dublin, CA – Eden Housing 24-acre development incorporating affordable family, affordable senior and market-rate housing, with main street, village center, community building and childcare center. *Recipient of Jack Kemp Award: Excellence in Affordable & Workforce Housing, ULI, 2014*

South San Francisco Affordable Housing, South San Francisco, CA – BRIDGE Housing Master plan and design for 204,900 sf affordable TOD community with 158 units, childcare center and parks.

3300 Mission, San Francisco, CA – Tabernacle Community Development Corp., Mitchellville Real Estate Group, Bernal Heights Neighborhood Center Preservation and rehabilitation of existing original 1909 façade and the addition of a 6-story building with 35 affordable studio units, commercial space and roof deck.

3333 Mission, San Francisco, CA – Bernal Heights Neighborhood Center, Mitchellville Real Estate Site densification/addition of new 3- to 6-story building with 70 affordable senior units, community room, new park and upgraded commercial space.

190 Coleridge, San Francisco, CA – Bernal Heights Neighborhood Center, Mitchellville Real Estate Addition and renovation for 49 affordable senior housing units, new lobby and roof deck.

Balboa Reservoir Building A, San Francisco, CA – BRIDGE Housing 181 units affordable family housing with residential amenities and parking.

Alma Point, Foster City, CA – MidPen Housing Senior living with 66 affordable senior independent living units, neighborhood retail, residential & community amenities.

BAR architects
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Affordable and Workforce Housing Experience

Jefferson Avenue Condos, Redwood City, CA – Habitat For Humanity Greater San Francisco Design of 20-unit affordable housing development with parking.

LittleJohn Commons, Alameda, CA – Alameda Housing Authority Concept design for affordable senior housing development with community room, outdoor courtyard, bike storage and parking.

Foss Creek Court, Healdsburg, CA – Eden Housing Affordable family housing development composed of 11 residential buildings with 64 family units. Amenities include community building, administrative offices, picnic and barbeque areas and play structures. *Excellence Award, Rural Housing, Charles L. Edson Tax Credit Excellence Awards, 2011; Affordable Housing Finance, 2011 and Merit Award, PCBC.*

3333 CalSF Senior Housing, San Francisco, CA – PSKS Multi-generational development with 186 units affordable senior housing, preschool childcare center and 8,500 sf neighborhood serving retail.

Wall Street Affordable Housing, Los Angeles, CA – Michelville Real Estate Group Affordable housing with 220 micro-studio units.

Fountain Street Affordable Housing, Long Beach, CA – Linc Housing Conceptual design for affordable housing community with 73 units for families and individuals with intellectual or developmental disabilities.

LGBTQ+ Affirming Homes for Transitional Age Youth, West Hollywood, CA – Linc Housing 50 affordable units, common resident spaces, and community space.

Long Beach Boulevard Affordable Housing, Long Beach, CA – Linc Housing Site evaluation for 55-75 units, studying different unit mixes and Type III vs. Type V densities.

Tasman East Central, Santa Clara, CA – Ensemble Real Estate Investments/ReThink Development 150 units affordable housing utilizing modular construction delivery, retail and new pedestrian way.

South Hayward BART Transit-Oriented Development, Hayward, CA – Eden Housing, Inc. Mixed-use development with 81 units of affordable senior housing and 125 units of affordable family housing.

Buck Institute, Marin County, CA – Buck Center for Research in Aging 130-unit employee housing with community center, dining, pool and day-care.

Stanford University Terraces, Palo Alto, CA – Stanford University Real Estate Development 112-unit faculty/Stanford affiliates in two podium buildings with fitness center, bike repair shop, pool, community bldg & parking.

Stanford West, Stanford, CA – Stanford University 628 units in two and three-story townhouse buildings for Stanford affiliates, faculty and staff.

USF Loyola House – San Francisco, CA 24-unit faculty housing with offices, meeting rooms, public and private dining rooms, oratory, chapel & exercise room.

(re)Produce Net Zero Farm-Working Housing & Each Lab, Allensworth, CA Concept design for 12-unit Net Zero affordable workforce housing, market and teaching labs utilizing straw bale construction.

Delancey Street, San Francisco, CA – The Delancey Street Foundation 325,000 sf /177 units of affordable housing and commercial space: Amenities: 400-seat restaurant, 150-seat screening room, health club and 500-seat assembly hall.

Victoria Green, Hercules, CA – Eden Housing Master-planned development with 132 units of affordable family housing with community building.

Eden Palms, San Jose, CA – Eden Housing 145-unit affordable family housing with community building including multipurpose room, teen lounge, library and computer room, day care facilities and play areas. *Focus on Affordability Award, AIACC, 2000*

Hayes Valley Apartments, San Francisco, CA – McCormack Baron and Associates 195-unit family-oriented affordable infill development with community center built across two city blocks.

City Center, Redwood City, CA – MidPen Housing Corp. & The Raiser Organization 81-unit affordable family housing above retail, commercial & childcare center.

Family Apartments, Healdsburg, CA – The Pacific Companies SD for 25-unit affordable family housing with community space, laundry, play area and parking.

Rotary Valley Senior Housing, Terra Linda, CA – Bridge Housing 80 independent 1 & 2 Bdr. affordable cottage units with village square, community center, offices and support facilities.

Steamboat Point, San Francisco, CA – Bridge Housing 108-unit affordable family housing with community day care center and retail.

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Approach

Key Steps for Project Success

For almost six decades, BAR has worked with our clients on complex housing projects throughout California. We view the practice of architecture as actively listening, synthesizing, recommending, documenting, and revising. Our projects aim to address client and community priorities within the established budget and time parameters.

Management Approach

Our management approach is hands on. All projects are led by a BAR owner acting as a Principal-in-Charge. Our commitment to having owners engage in projects from day-one through the construction phase reinforces that we are active participants in process and practice of architecture.

Collaboration and communication among design team members is crucial to a successful project outcome. Clear and open communication within the team is particularly vital. BAR's management approach is based on four fundamental elements:

- **Communication & Coordination:** Employ an effective communication protocol among team members and stakeholders including the identification of roles, responsibilities, lines of authority and continuity within the team.
- **Design Schedule:** Establish measurable goals and intermediate milestones that can be used to accurately monitor progress.
- **Designing to Budget:** Work with stakeholders to scope and design to a budget.
- **Technical Capabilities:** Planning ahead of staffing needs, utilizing office resources, and taking advantage of tools/software for effective communication of the design.

Communication and Coordination

Client Communication: BAR will establish a single individual on the team who provides outgoing communication to Novin Development Corp. (Novin). Sole sourcing this communication is important for clarity and transparency to ensure that proper team members are in the communication loop on all necessary items without being overburdened with communication that isn't applicable to their scope. This individual will vary based on the scope of the project.

Stakeholder Communication: BAR will follow Novin's lead in establishing how and when stakeholder engagement and communication occurs. BAR has staff members fluent in Spanish, Mandarin, Italian and Urdu. We communicate to stakeholders in a variety of ways including formal presentations, feedback sessions, science-fair style open houses, and interviews. We use a relaxed and inquisitive demeanor in our interactions.

Project Example:

Middlefield Junction – Working with Mercy Housing, BAR engaged the community, including potential tenants, in the design process. This included feedback sessions to address both design and programming related items, ensuring that the completed project was suited for the intended community of tenants. The community is largely Hispanic and conversations were held in both English and Spanish.



Design Schedule

Establishing and maintaining the schedule for design and construction is central to the success of the project. From the start, BAR will work with you to develop a schedule – for design, documentation, milestone meetings, key decisions, approvals, bidding period and construction phase –that meets your goals. Throughout the process, the schedule remains a “living” document, updated and expanded as new information and considerations arise. Following the bidding and award of the project, the Contractor will fully develop the schedule for construction and project completion.

Techniques that we have successfully used to maintain schedules include:

- Frequent monitoring of the project schedule using web-based Smartsheet, adding tasks and new levels of detail as the project progresses.

Approach

- Scheduling pre-application meetings early in the design process with the Authorities Having Jurisdiction (AHJs) to familiarize them with the project, clearly understand the sequence and timing of their approval process and ferret out any code or life safety concerns they might anticipate.
- Collaborating with the General Contractor (if providing preconstruction services) to confirm the construction duration and lead-time requirements.

Project Example:

Fountain Street Affordable Housing – Working with the client Linc Housing, and the City, BAR has expedited the design schedule on this 73-unit affordable housing project in order to meet critical funding deadlines – SD through building permit submittal was done in three months. To accomplish this BAR has increased our staff resources dedicated to coordinating consultants, created a robust Schematic Design set, and identified critical path items from the project's outset. We review progress weekly.



Designing to Budget + Cost Control

A foundational tenet of BAR's process for managing the budget is to rigorously seek cost effective and creative architectural solutions. This often involves investigating space efficiencies to limit the amount of building area required to meet functional needs. Additionally, it hinges on the belief that cost control is most effective when done as part of the initial project conceptualization or schematic design phases. BAR strongly recommends engaging the project's General Contractor to provide pre-construction services in concept or as early as start of SD phase. Drawing from this experience, our approach to your project will be based on "designing to cost containment" rather than "costing a design."

Establishing and monitoring the construction budget is continuous throughout the development of the design, through the careful execution of the construction documents. BAR often includes additive or deductive alternatives to provide additional flexibility in achieving budgetary goals.

Throughout the ensuing design development process, BAR will facilitate dialogue between Novin and the project team to ensure budgetary goals remain an important criterion when evaluating and selecting design elements. Further details of our approach are included in the Cost Effective Design section of this qualifications package.

Technical Capabilities + Quality Assurance Process

BAR is known among owners and contractors for producing clear and constructible documents. With decades of experience, our practice has accrued significant expertise and knowledge that shapes our designs and documents.

With nearly 70 staff members, our in-house expertise spans code compliance, detailing, and accessibility, including a CAsp-certified specialist. Each project team is strategically assembled to match the project's challenges and phase, ensuring high-quality deliverables and effective management at every stage.

One of our internal tools is an extensive library of field-tested Revit details, organized through Avail content management software. These standardized "seed details" expedite documentation while allowing teams to focus on project-specific complexities.

Clear, accurate and coordinated contract documents are essential for reliable construction bids, streamlining the construction process and minimizing change orders. BAR's Quality Assurance/Quality Control (QA/QC) process is designed to support the successful design, documentation and completion of every project. BAR's QA Core Group oversees QA procedures for every project, developing policies regarding materials and procedures; addressing "hot items" that might emerge in the field; and tracking the schedules of each project to assign QA reviewers for each milestone set.

BAR's QA Core Group coordinates a QA review by either an internal or outside reviewer to assess the documents for:

- Overall development and coordination of the architectural documents, including:
 - » Waterproofing and Air Infiltration
 - » Material selections and compatibility
 - » General Notes, annotations and dimensions
 - » Specifications
- Discipline coordination.
- Building code compliance, including life safety systems.

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- California Title 24 and CalGreen compliance, along with sustainable design measures including LEED or other evaluation systems.
- Accessibility (ADA).
- General constructability as described in the Constructability Review Process above.

Of course, the level of development in these categories will vary depending on the design or documentation phase. To address this range of conditions, BAR has developed a detailed Quality Assurance Manual with extensive QA Checklists for each project phase. Incorporating additional policies, best practice guidelines, project closeout procedures, Post-Occupancy Evaluation protocols and other BAR document standards, the QA Manual is an indispensable resource for our practice.

QA reviews are scheduled to provide feedback to project teams in a timely manner, allowing them to incorporate comments and suggestions before the next deadline, and most importantly before documents are used for bidding, permitting or construction purposes.

We utilize both senior in-house technical experts as well as professional plan reviewers for these reviews. As a result, projects run more smoothly, and there are fewer “surprises” or last-minute conflicts in the field. In addition to our technical QA reviews, we conduct in-house green and accessibility charrettes and track sustainability goals using LEED or other appropriate metrics as we develop the design and construction documents.

It is important to note that BAR’s commitment to constructability does not end when construction begins. Our continued involvement in the CA Phase as a collaborator with the Ownership and General Contractor helps ensure the successful completion of the project. With site visits, field reports and other CA protocols, BAR is an active participant in realizing the project, bringing our commitment to quality and our understanding of the project goals to the construction phase.

Project Example:

Kiku Crossing – A decision was made to change course and add two levels to a five-story Type IIIA construction building, halfway through schematic design/entitlements. Adding to the project complexity is a bridge spanning a public right of way, connecting the housing structure to a separate parking structure. BAR leaned into our QA/QC processes to make a smooth transition and ensure code requirements were being met, and that the quality of the documentation held through the change. The building is now opened, and culminated with a very smooth Construction Phase, in large part because of the quality of drawings and BAR’s ability to execute a complex 7-story building. Special consideration was taken around the bridge, with a high level of detailing coordination with structural and our envelope consultant.



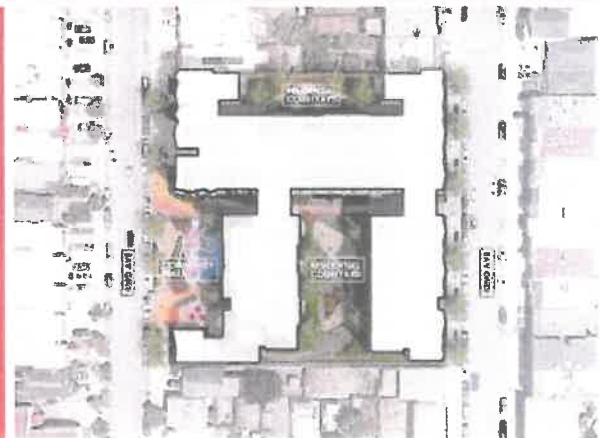
Selected Project Experience



AFFORDABLE EDUCATOR HOUSING

Created collaboratively with MidPen Housing and the San Francisco Unified School District, this highly sustainable all electric building is projected to reduce energy consumption 30% below code and lower cost of monthly utilities. Working closely with the community, an existing parking lot playground has been reinterpreted as a public open space along 43rd Avenue including an indoor community space for all to enjoy. Folded vertical and horizontal building planes draw their inspiration from the sand dunes that have historically defined the Sunset neighborhood. These folds break a larger building into a series of smaller pieces that relate to the nearby single family houses.

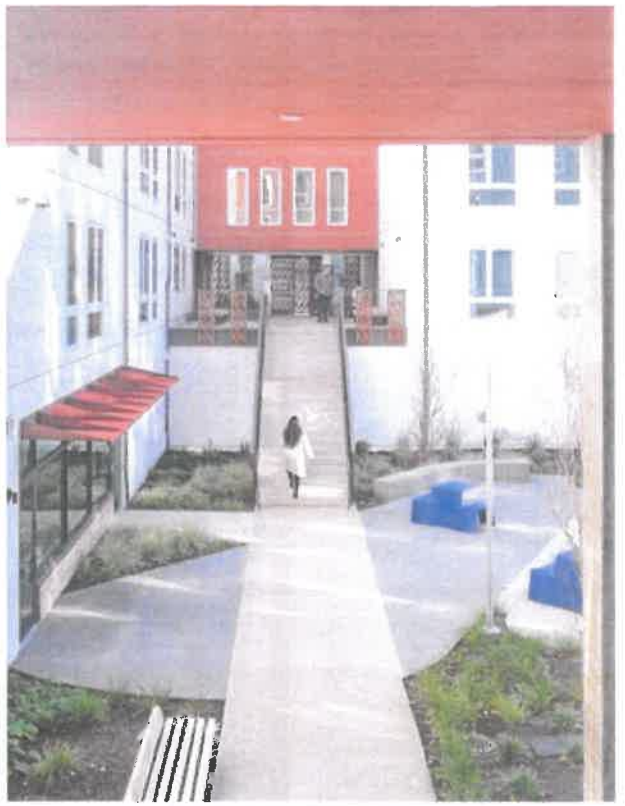
CLIENT: MIDPEN HOUSING • 159,200 SF • 1.37 ACRE SITE • 135 UNITS
PHOTOGRAPHY: BRUCE DAMONTE



SHIRLEY CHISHOLM VILLAGE EDUCATOR HOUSING

SAN FRANCISCO, CA

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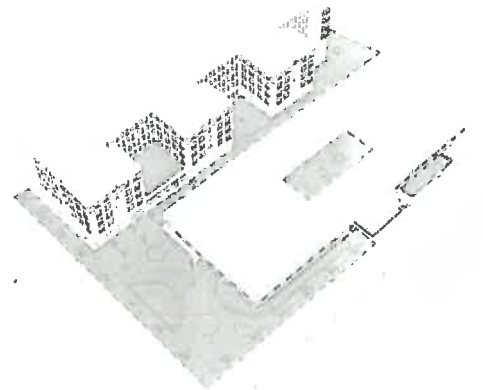




AN AFFORDABLE MULTIFAMILY CAMPUS

A new campus will be created of two affordable multifamily housing buildings – the first is an adaptive re-use of the existing health center, transforming it into a supportive housing building, and the second is new construction affordable family housing with ground floor commercial space. Outdoor open space in the paseo between the two buildings, along with two residential courtyards, reinforce the campus atmosphere. Overall, the project envisions restoring an architecturally intriguing structure, expanding housing opportunities and reestablishing the site as a community asset in support of the greater revitalization of the MacDonald Avenue gateway to downtown Richmond.

CLIENT: EDEN HOUSING / COMMUNITY HOUSING DEVELOPMENT CORPORATION
 • 175,440 SF • 2.84 ACRE SITE • 135 UNITS



RICHMOND AFFORDABLE AND SUPPORTIVE HOUSING

RICHMOND, CA

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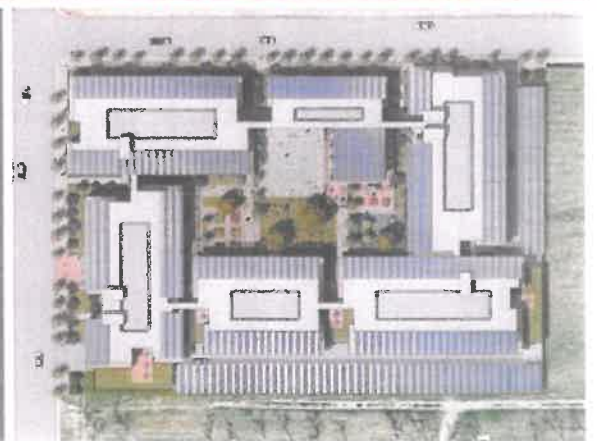




NET ZERO AFFORDABLE WORKFORCE HOUSING

Conceived to support a close-knit community, this zero net energy workforce housing focuses on indoor-outdoor living, flexible units that respond to expanding families, and easy access to amenities and support services. Our design includes low carbon mass timber construction, as well as dedicated outside air filtration and energy recovery to remove environmental hazards and optimize energy use. Awarded Special Recognition for Equity Narrative, our team interviewed staff from a non-profit farmworker support group and a Visalia resident to gain additional insight to create an equitable design that supports local families and provides a strong sense of place and identity for each resident.

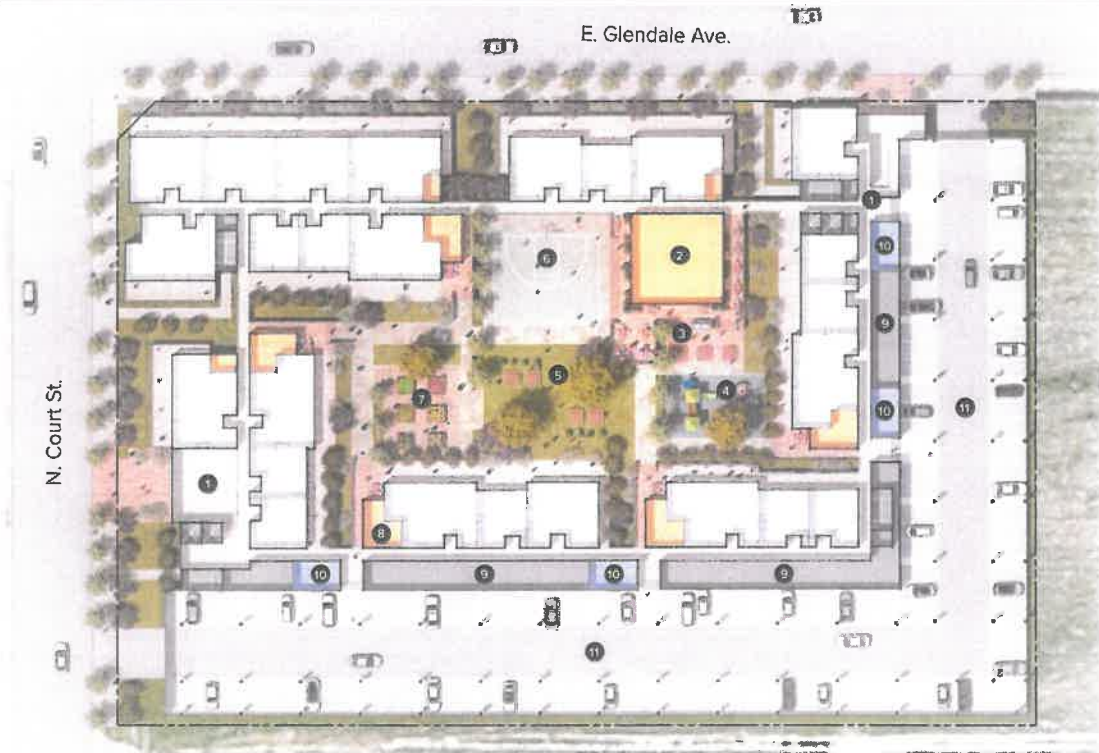
CLIENT: ARCHITECTURE AT ZERO COMPETITION • 105,900 SF • 105 UNITS



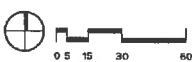
SOL HARVEST VILLAGE NET ZERO AFFORDABLE WORKFORCE HOUSING

VISALIA, CA

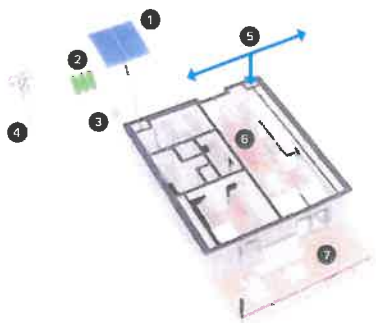
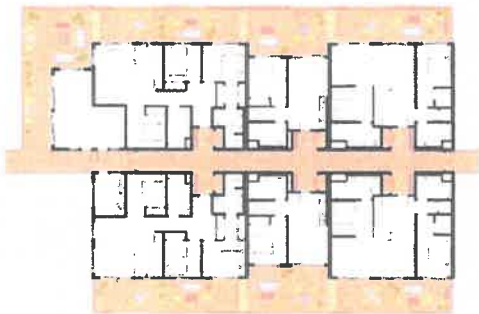
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- LEGEND**
1. Building Lobby
 2. Community Hall / Kitchen / Training
 3. BBQ & Picnic Area
 4. Playground
 5. Flexible Outdoor Space
 6. Sports Court
 7. Vegetable Garden
 8. Amenity Room / Multi-Purpose
 9. Building MEP / Battery Storage
 10. Mud Room / Lockers / Laun
 11. Parking With PV Trellis



SYSTEM DISTRIBUTION DIAGRAM – RESIDENTIAL UNIT



- LEGEND**
1. Unit Portion of PV Array
 2. Battery Storage Connection
 3. Metering of Utilities by Unit
 4. Electric Grid Connection
 5. Centralized Systems Delivery of Ventilation, DHW, Radiant H/C
 6. Ceiling Mounted Radiant Panels
 7. Porch Providing Building Shading

PREDICTED BASELINE EUI



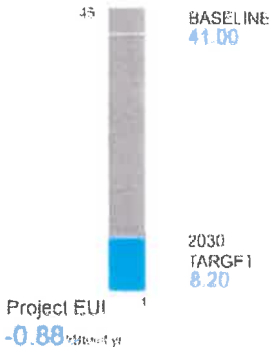
-0.88 kWh/ft²/yr

CO2 REDUCTION %

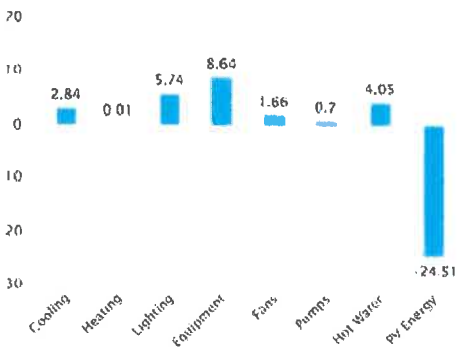


2030 Baseline 339 Tons CO2e/yr
 Emissions -7.2 Tons CO2e/yr

BENCHMARKING ENERGY



PREDICTED WHOLE BUILDING EUI BREAKDOWN





HONORING RURAL AND AGRICULTURAL HERITAGE

The design seeks to remember and honor the site's rural and agricultural roots while creating a very livable community, preserving groves of valley oaks in central open spaces that are linked together, creating a continuous network of landscaped paseos connecting the residences to the neighborhood park. The community center commands a primary location overlooking the neighborhood park and provides a focal point which helps establish a sense of place for the community. A variety of outdoor areas are provided for residents: a swimming pool and outdoor fireplace area at the community center, barbeque areas, a community garden, a tot lot and playground, bocce ball court, and large open spaces.

CLIENT: THE WOLFF COMPANY • 324,450 SF • 11.44 ACRE SITE • 270 UNITS



ANNADEL APARTMENTS

SANTA ROSA, CA

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BUILDING A BETTER FUTURE FOR FAMILIES

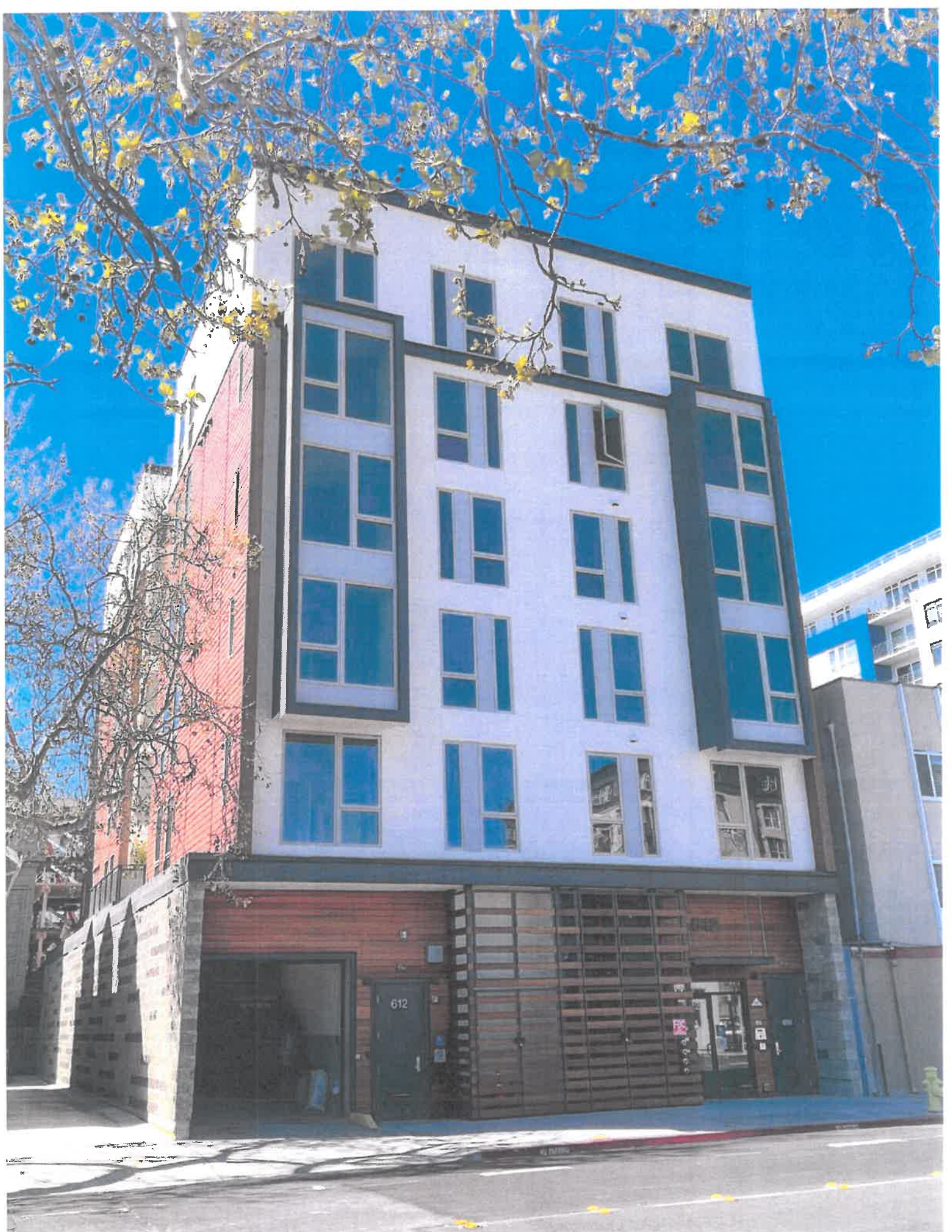
612 Jefferson is an affordable multifamily condominium development for Habitat for Humanity Greater San Francisco. The proposed design was conceived by BAR Architects to be complimentary to its neighbors yet distinctive in form. Floor plans were developed to maximize the buildable footprint while maintaining deference to the adjacent properties. One-, two- and three-bedroom units provide living options for families of different sizes. To maintain efficiency, the dwelling units are configured with a minimum of kitchen and bathroom types.

CLIENT: HABITAT FOR HUMANITY GREATER SF • 24,240 SF
 • .11 ACRE SITE • 20 UNITS



PRO BONO SERVICES
JEFFERSON CONDOMINIUMS
 REDWOOD CITY, CA

BAR architects
 & interiors



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BEFORE THE BOARD OF COMMISSIONERS
OF THE
HOUSING AUTHORITY OF THE COUNTY OF TULARE
STATE OF CALIFORNIA

-oOo-

IN THE MATTER OF AUTHORIZING) THE HOUSING AUTHORITY) OF THE COUNTY OF TULARE THE) SUBMISSION OF APPLICATION AND) PARTICIPATION IN THE) HOMEKEY+ PROGRAM)	RESOLUTION NO. 2025-06
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-oOo-

WHEREAS, the Board of Commissioners of the Housing Authority of the County of Tulare is authorizing the Housing Authority of the County of Tulare to submit application and participation in the HOMEKey+ Program and acknowledge the following:

- A.** The Department of Housing and Community Development (“**HCD**”) has issued a Notice of Funding Availability, dated November 26, 2024 (“**NOFA**”), for the Homekey+ Program (“**Homekey+**” or “**Program**”). HCD has issued the NOFA for Homekey+ grant funds pursuant to Health and Safety Code Section 50675.1.3 (Assem. Bill No. 140 (2021-2022 Reg. Sess.), § 20.); Health and Safety Code Section 50675.1.5 (Assem. Bill No. 531 (2023-2024 Reg. Sess.); Section 14184.402 of the Welfare and Institutions Code; Section 5891.5 of the Welfare and Institutions Code; and Round 5 and 6 of the Homeless Housing, Assistance and Prevention (HHAP) grant program. (Assem. Bill No. 129 (Chapter 40, Statutes 2023) and Assem. Bill No. 166 (Chapter 48, Statutes 2024), respectively
- B.** The Housing Authority of the County of Tulare (“**Applicant**”) desires to apply for Homekey+ grant funds. Therefore, Applicant is submitting an application for Homekey+ funds (“**Application**”) to HCD for review and consideration.
- C.** HCD is authorized to administer Homekey+ pursuant to the Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2 of Division 31 of the Health and Safety Code). Homekey+ funding allocations are subject to the terms and conditions of the NOFA, the Application, the HCD-approved STD 213, Standard Agreement (“**Standard Agreement**”), and all other legal requirements of the Homekey+ Program.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Tulare that Resolution No. 2025-06, approving and Authorizing Application to and Participation in the HOMEKey+ Program.

Applicant is hereby authorized and directed to submit an Application to HCD in response to the NOFA, and to apply for Homekey+ grant funds in a total amount not to exceed \$7,659,162.

If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver a Standard Agreement in a total amount not to exceed \$7,659,162, any and all other documents required or deemed necessary or appropriate to secure the Homekey+ funds from HCD and to participate in the Homekey+ Program, and all amendments thereto (collectively, the “**Homekey+ Documents**”).

Applicant acknowledges and agrees that it shall be subject to the terms and conditions specified in the Standard Agreement, and that the NOFA and Application will be incorporated in the Standard Agreement by reference and made a part thereof. Any and all activities, expenditures, information, and timelines represented in the Application are enforceable through the Standard Agreement. Funds are to be used for the allowable expenditures and activities identified in the Standard

Ken Kugler, is authorized to execute the Application and the Homekey+ documents on behalf of Applicant for participation in the Homekey+ Program.

The foregoing resolution was adopted upon a motion presented by Commissioner XXXX, and seconded by Commissioner XXXX, at a regular meeting held on the 21st day of May, and carried by the following vote:

AYES:

NAYES:

ABSTAIN:

NONE:

JOHN L. HESS
Chairperson

ATTEST:

KEN KUGLER, Secretary

MW/Resolutions/No.2025-06.doc

HOUSING AUTHORITY OF THE COUNTY OF TULARE

EMPLOYMENT CONTRACT

THIS AGREEMENT is made this 16TH of April 2025, between and between the HOUSING AUTHORITY OF THE COUNTY OF TULARE, hereinafter referred to as the "Employer," and KENNETH KUGLER, hereinafter referred to as the "Employee."

I. TERM OF EMPLOYMENT

Employer hereby employs Employee, and Employee agrees to, and does, continue in the employ of Employer for a period of two (2) years beginning on the 1st day of July 2025, through June 30, 2027, subject to, however, prior termination of this agreement, as hereinafter provided. A review of Employee's performance shall be placed on the Board of Commissioners' agenda four (4) months prior to expiration of the term.

II. DUTIES OF EMPLOYEE

- A. Employee shall serve as Executive Director of Employer, and as Secretary to the Board of Commissioners of Employer. Employee shall do and perform all services, acts or things necessary or advisable to manage and conduct the business of Employer, subject always to the policies set by the Board of Commissioners, including the hiring and firing of all employees of the Employer.
- B. Employee shall not, without specific authorization by the Board of Commissioners, do or contract for any purchase, sale or loan of money, except as specifically provided in the budget approved by the Board of Commissioners, and other written policies promulgated by the Board of Commissioners.
- C. Employee shall perform his duties at the office of the Employer, currently located at 5140 West Cypress Avenue, Visalia, California, and at such other place or places as may be necessary or advisable, or as may be determined by Employer.

- D. Employee shall work normal business hours, five (5) days per week, subject to holidays and vacations, as below set forth.
- E. Employee shall devote his entire productive time, ability and attention to the business of Employer during the term of this contract. Employee shall not directly, or indirectly, render any services of a business, whether commercial or professional in nature, to any person or organization for compensation, without the prior consent of Employer.
- F. Employee agrees that, to the best of his ability and experience, he will at all times loyally and conscientiously perform all the duties and obligations, either expressly or implicitly, required of him by the terms of this agreement.

III. COMPENSATION OF EMPLOYEE

- A. As compensation for services rendered hereunder, effective July 1, 2025. Employee shall be entitled to compensation from Employer at the rate of \$256,893.00 per year, payable bi-weekly every other Thursday of each month during the period of employment. In addition, Employee's retirement contribution made by Employer shall remain at 26%.
- B. Employee's compensation shall be increased annually at the time and commensurate with the annual merit increase approved by the Board of Commissioners with respect to its other employees, and may be entitled to an annual bonus as may be determined in the discretion of the Board of Commissioners of Employer, which determination may be determined annually (generally in December). Employee shall also be entitled to any cost-of-living salary adjustment (at the same time and rate of increase) as given by the Board to other employees of the Authority.

IV. EMPLOYEE BENEFITS

- A. In addition to the compensation above set forth, Employee shall be entitled to all employee benefits now enjoyed by, and which may from time-to-time be extended to, any other employee of Employer, including, but not limited to, vacation; holidays; sick leave; health, medical, dental, life and disability insurance; and pension or retirement plan.
- B. Employer shall provide Employee, during the employment term, with use of a suitable automobile, and Employer shall pay all operating expenses of any nature whatsoever with regard to such automobile, including procuring and maintaining liability insurance thereto with coverage including Employee. Such automobile may be used for Employee's personal purposes, and shall not have an "E" license plate.
- C. Employer agrees to provide Employee with a private office, secretary, office equipment, stationery and supplies, and such other facilities and services as are suitable to Employee's position and adequate for the performance of his duties.

V. BUSINESS EXPENSES

Employee is authorized to incur reasonable business expenses, which shall be advanced or reimbursed to Employee in accordance with current policy as applicable from time to-time to executive employees of Employer.

VI. TERMINATION OF AGREEMENT

This agreement shall terminate immediately on the occurrence of anyone of the following events:

1. The occurrence of circumstances that make it impossible or impracticable for the business of the Employer to be continued;
2. The death of Employee;
3. The loss by Employee of legal capacity;
4. The loss by Employer of legal capacity to contract;
5. The willful breach of duty by Employee in the course of his employment, unless waived by Employer;
6. The habitual neglect of Employee of his employment duties, unless waived by Employer;
7. The incapacity on the part of Employee to perform his duties for a continuous period of six (6) months after expiration of available sick leave and vacation, unless waived by Employer;
8. The willful or persistent breach of the obligations of Employer to Employee; or
9. By agreement of the parties.
10. In the event the Board of Commissioners terminates Employee for reasons other than those specified in subsections 1-9 above, Employee shall be entitled to receive a lump sum payment as and for severance pay in an amount equal to six (6) months' salary. In addition to any such salary, the Employee shall be paid any other amounts that would be due to an agency employee upon termination of employment with the agency.

VII. PARTIAL DISABILITY

Should employee become permanently, partially disabled so that he is unable to devote full time to his duties, he shall nevertheless be entitled to the same proportion of his salary as the ratio of his hours worked compares to Employer's normal business hours.

VIII. CONTAINMENT OF ENTIRE AGREEMENT HEREIN

This agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the employment of Employee by Employer, and contains all the covenants and agreements between the parties with respect to such employment in any manner whatsoever. Each party to this agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein, and that no other agreement, statement or promise not contained in this agreement shall be valid or binding. Any modification of this agreement will be effective only if it is in writing, signed by the party to be charged.

IX. PARTIAL INVALIDITY

If any provision in this agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force without being impaired or invalidated in any way.

X. ATTORNEY'S FEES

If any action at law or equity is necessary to enforce or interpret the terms of this agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs and necessary disbursements, in addition to any other relief to which he may be entitled.

XI. BINDING ON SUCCESSORS

This agreement shall inure to, and be binding upon, the successors of Employer, including specifically any organization organized to perform the functions now performed by Employer, or any organization into which Employer may be merged.

HOUSING AUTHORITY OF THE
COUNTY OF TULARE

BY _____
JOHN L. HESS
Chairperson

BY _____
KENNETH KUGLER