



**CITY OF PITTSBURG
AGENDA**

AUGUST 21, 2023

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**CLOSED SESSION
5:30 P.M.**

**REGULAR MEETING
7:00 P.M.**

**CITY COUNCIL
HOUSING AUTHORITY
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

**Shanelle Scales-Preston, Mayor/Chair
Juan Antonio Banales, Vice- Mayor/Chair
Jelani Killings, Council Member/Board Member
Dionne Adams, Council Member/Board Member
Angelica Lopez, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

5:30 PM - CONVENE IN CLOSED SESSION

1. PUBLIC EMPLOYEE PERFORMANCE EVALUATION pursuant to Section 54957

City Attorney
City Manager

2. CONFERENCE WITH LABOR NEGOTIATORS pursuant to Section 54957.6

City Designated Representatives: Mary Egan, MRG, LLC

Unrepresented Employee: City Attorney and City Manager

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

3. Presentation by Family Harvest Farms
4. Presentation by the Chamber of Commerce
5. Quarterly Overview of Use of Force by Law Enforcement Personnel and Overview of Internal Affairs Investigations
6. Presentation of the Accessory Dwelling Unit Guidebook and Pre-Approved Accessory Dwelling Unit Prototype Plan Set

PROCLAMATIONS

7. Recognition of Calpine and Their Carbon Capture Technology Project

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

HOUSING AUTHORITY

CONSENT CALENDAR

8. Minutes of June 19, 2023
9. Disbursement List for April, May, and June 2023
10. Adoption of a Housing Authority Resolution Approving the Section 8 Management Assessment Program Certification for Fiscal Year End June 30, 2023

As required compliance with the U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Pittsburgh (Housing Authority) has prepared the Section 8 Management Assessment Program (SEMAP) Certification for submission for fiscal year end June 30, 2023.

11. Adoption of a Housing Authority Resolution Approving the Pittsburgh Chamber of Commerce 2023-2024 Lease and Common Area Maintenance Offset

The Pittsburgh Chamber of Commerce (Chamber) entered into a sublease agreement (Sublease) for its operations located at 985 Railroad Avenue (Premises). Pursuant to Sections 3.2 (a) and 5.4 of the Sublease, the Chamber may provide services to the community in lieu of rent and common area maintenance (CAM) charges to be paid by the Chamber. A scope of services (Lease and CAM Offset 2023-2024) was developed to be provided by the Chamber in lieu of paying lease and CAM charges.

12. Adoption of a Housing Authority Resolution Authorizing the Use of Housing Successor Agency Funds to Pay for a Portion of the Coordinated Outreach Referral and Engagement Program Agreement

The City and Contra Costa Health Services executed an agreement (Agreement) for fiscal year 2023-2024 (FY 23-24) for Coordinated Outreach Referral and Engagement (CORE) program services to assist individuals living in a state of homelessness within the boundaries of Pittsburgh. Due to the Permanent Local Housing Allocation (PLHA) grant funds funding structure and schedule, funds from the Housing Successor Agency (HSA) are needed to fill the gap.

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY

CITY COUNCIL MEETING

PUBLIC HEARING

13. Introduction and Waive First Reading of Two Ordinances: Amending Title 18 of the Pittsburg Municipal Code Related to Accessory Dwelling Units, and Amending Title 18 Miscellaneous Text Amendments

This is a public hearing on amendments to various sections of Title 18 (“Zoning”) of the Pittsburg Municipal Code (PMC) to clarify provisions and conform Title 18 to recently enacted state law addressing accessory dwelling units (ADUs). On April 25, 2023, the Planning Commission adopted Resolution No.10231, recommending City Council approval of proposed amendments.

CONSIDERATION

14. Adoption of a City Council Resolution Accepting the Plans and Specifications, Approve and Allocate Additional Funds, and Awarding Project 2241-East Leland Pavement Maintenance Project

Project 2241-East Leland Pavement Maintenance (the “Project”) will extend the useful life of East Leland Road between Railroad Avenue and Antioch City Limits by performing pavement maintenance and rehabilitation. If adopted, this resolution will accept the project plans and specifications, allocate additional funds, and authorize the City Manager to award a construction contract to Bay Cities Paving & Grading, Inc.

15. Adoption of a City Council Resolution Accepting the Plans and Specifications, and Awarding Project 2033-Loveridge Road Maintenance Project

The Project will extend the useful life of Loveridge Road from East Leland Road to Buchanan Road by performing pavement maintenance and rehabilitation. If adopted, this resolution will accept the project plans and specifications, and authorize the City Manager to award a construction contract to Bay Cities Paving & Grading Inc.

16. Adoption of a City Council Resolution to Approve the Staff Response to the Contra Costa County Civil Grand Jury Report No. 2306, Affordable Housing: “A Plan Without a Home”

The Contra Costa County Civil Grand Jury issued one report for Fiscal Year 2022-2023 that required the City of Pittsburg’s response. The report and response are attached herewith. They are: Grand Jury Report No. 2306, Affordable Housing: “A Plan Without a Home”

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SUCCESSOR AGENCY AND SOUTHWEST PITTSBURG GHAD II CONSENT CALENDAR

17. Minutes of August 7, 2023

18. Receive and File the Treasurer's Report for the Quarter Ending June 30, 2023

Attached is the Treasurer's Report for the fiscal quarter ending June 30, 2023. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

19. Adoption of a City Council Resolution Authorizing Execution of the First Amendment to the Consultant Services Agreement with Gates+Associates for Project 3080-Premier Fields

Premier Fields Project (the "Project") is for the construction of three multi-purpose fields south of West Leland Road and east of John Henry Johnson Parkway on City property formerly used for the municipal golf course.

This resolution will authorize an amendment to the Consulting Services Agreement with Gates + Associates.

20. Adoption of a City Council Resolution Authorizing the Purchase of Properties Fulfilling Specified Criteria

The City plans to purchase, rehabilitate, and transfer properties to the Housing Authority of the City of Pittsburgh (Housing Authority) and the Housing Authority plans to accept properties from the City for its Housing Choice Voucher Program, also known as Section 8.

21. Adoption of a City Council Resolution Authorizing the Execution of Second Amendment to Consulting Agreement with 4LEAF, Inc. for Building Inspector and Chief Building Official Services

The proposed item would authorize the execution of the Second Amendment to the Consulting Services Agreement ("Second Amendment") with 4LEAF, Inc. (4LEAF) in an amount not to exceed \$250,000. This amount would allocate an additional \$175,000 to the existing contract amount of \$75,000 for building inspector and chief building official services, as well as extend the contract term.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)

ADJOURNMENT TO SEPTEMBER 18, 2023

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at (925) 252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2023

Updated July 17, 2023

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>TIME</u>	<u>STAFF</u>
ABAG	Shanelle Scales-Preston / Jelani Killings Alt.	Standing	Annual		G. Evans
Delta Diablo*	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2 nd Wednesday	4:30 pm	J. Samuelson
East Co. Co. County Habitat Conservancy	Juan Banales / Jelani Killings Alt.	Standing	4 th Monday	2:00 pm	J. Davis
			Bi-Monthly		
East County Water Management	Juan Banales / Jelani Killings Alt.	Standing	Annual		J. Samuelson
MCE Clean Energy Board	Shanelle Scales-Preston / Angelica Lopez Alt.	Standing	Quarterly	7:00 pm	D. Buchanan
TRANSPLAN / ECCRFFA	Shanelle Scales-Preston / Juan Banales Alt.	Standing	2 nd Thursday	6:30 pm	J. Samuelson
Tri-Delta Transit (2 reps)**	S. Scales-Preston & Dionne Adams / Jelani Killings Alt.	Standing	Last Wednesday	4:00 pm	J. Samuelson
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>TIME</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Shanelle Scales-Preston / Jelani Killings Alt.	Standing	3 rd Thursday		G. Evans
Los Medanos Health Advisory Committee	Shanelle Scales-Preston & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Shanelle Scales-Preston / Juan Banales Alt.	Standing	1 st Thursday	6:30 pm	G. Evans
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Dionne Adams Alt.	Standing	2 nd Thursday	4:00 pm	M. Aliotti
			Quarterly		
Pittsburg Police Activities League (PAL)	Shanelle Scales-Preston & Angelica Lopez / Dionne Adams Alt.	Standing	Monthly		S. Albanese
<u>SUBCOMMITTEES</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>TIME</u>	<u>STAFF</u>
Community and Economic Development	Jelani Killings & Angelica Lopez / Juan Banales Alt.	Standing	As needed		J. Davis
Finance Management	Shanelle Scales-Preston & Juan Banales / Jelani Killings Alt.	Standing	As needed		P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	As needed		J. Brizel
Infrastructure and Transportation	Juan Banales & Dionne Adams / Angelica Lopez Alt.	Standing	As needed		J. Samuelson
Life Enrichment	Dionne Adams & Angelica Lopez / Shanelle Scales-Preston Alt.	Standing	As needed		K. Simonton
Public Safety	Shanelle Scales-Preston & Jelani Killings / Dionne Adams Alt.	Standing	As needed		S. Albanese
Tobacco, Cannabis, Alcohol Policy Review	Shanelle Scales-Preston & Jelani Killings	Ad Hoc	As needed		G. Evans

*Stipend of \$170 per month

**Stipend of \$100 per month



City of Pittsburg

65 Civic Avenue • Pittsburg, California 94565

Proclamation

Recognition of Calpine and their Carbon Capture Technology Project August 21, 2023

Whereas, Calpine is the largest generator of electricity from natural gas and geothermal resources in the United States with 76 power plants that have the capacity to generate nearly 26,000 megawatts of electricity, and

Whereas, Calpine has two natural gas fired, combined cycle power plants in Pittsburg; Los Medanos Energy Center and Delta Energy Center, that combined can generate up to 1,429 megawatts of electricity, and

Whereas, together these two plants provide more than 40 jobs from Pittsburg and the surrounding region, and

Whereas, Calpine recognizes the need to meet climate goals while meeting the energy demand of the region, and

Whereas, California has set an ambitious goal of being completely carbon neutral by 2045; and

Whereas, in partnership with the US Department of Energy and ION Clean Energy, Calpine has developed a \$25 Million pilot project at the Los Medanos Energy Center, called "Project Enterprise," that aims to capture 95% of the carbon produced by its electrical generation; and

Whereas, such outstanding innovation is welcomed in Pittsburg and aligns with the City's economic development goals and objectives.

NOW, THEREFORE, I, Shanelle Scales-Preston, on behalf of the City Council of the City of Pittsburg, do hereby recognize Calpine for their innovative carbon capture technology project, and affirm our commitment and support to such innovation in the energy sector here in Pittsburg.

Shanelle Scales-Preston, Mayor

Alice E. Evenson, City Clerk

9 ATTEST: August 21, 2023

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: June 19, 2023

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL.AGENCY MEMBERS

Shanelle Scales-Preston, Mayor/Chair
Juan Antonio Banales, Vice-Mayor/Chair
Jelani Killings, Council/Agency Member
Dionne Adams, Council/Agency Member
Angelica Lopez, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

CALL TO ORDER

Chair Scales-Preston called the meeting of the Housing Authority to order at 7:43 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Vice-Chair Banales was absent and excused.

CONSIDERATION

3. Adoption of a Housing Authority City of Pittsburg Resolution for Approval of the Operating Budget Plan for Fiscal Year 2023-24 for the Housing Authority City of Pittsburg and Appropriation of Funds for Fiscal Year 2023-24

On Motion by Member Killings, seconded by Member Floyd and adopted by the following vote:

AYES: Adams, Floyd, Herring, Killings, Lopez, Scales-Preston
ABSENT: Banales

4. Adoption of both a City Council and Housing Authority Resolution Authorizing Execution of an Agreement between the City of Pittsburg and Contra Costa Health Services for Coordinated Outreach Referral and Engagement (CORE) Program Services and the Use of Housing Successor Agency Funds

On Motion by Member Floyd, seconded by Member Herring to adopt the Housing Authority Resolution and adopted by the following vote:

AYES: Adams, Floyd, Herring, Killings, Lopez, Scales-Preston
ABSENT: Banales

On Motion by Mayor Scales-Preston, seconded by Member Adams to adopt the City Council Resolution and adopted by the following vote:

AYES: Adams, Killings, Lopez, Scales-Preston
ABSENT: Banales

CONSENT CALENDAR

On Motion by Member Floyd, seconded by Member Herring and adopted by the following vote:

AYES: Adams, Floyd, Herring, Killings, Lopez, Scales-Preston
ABSENT: Banales

5. Disbursement List of March 2023
6. Minutes of March 20, 2023 and April 17, 2023

HOUSING AUTHORITY MEMBER REMARKS

There were no Housing Authority Member remarks.

ADJOURNMENT

The Housing Authority was adjourned at 8:29 P.M.

Respectfully submitted,

Alice E. Evenson, Secretary

**HOUSING AUTHORITY OF THE CITY OF PITTSBURG
DISBURSEMENT SUMMARY
FOR THE MONTH ENDED APRIL 30, 2023**

VOUCHERS	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
	52250-52330 30000105-30000110	\$ 1,760,567.26	1,588,330.00	87,719.00	5,144.00	76,404.00	2,970.26	\$ 1,760,567.26
	52331-52333 30000112-30000114	\$ 51,397.35	43,100.00	-	145.00	8,152.35	-	\$ 51,397.35
	TOTAL	\$ 1,811,964.61	1,631,430.00	87,719.00	5,289.00	84,556.35	2,970.26	\$ 1,811,964.61

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Description	TOTAL
	Salaries and Wages	\$ 64,433.94
	Salaries- Overtime	-
	Retirement Miscellaneous	4,456.90
	Retirement - Pension Bonds	7,029.50
	Health Insurance - Employees	12,351.54
	CalPERS Unfunded Liability - Non Sworn	-
	Additional CalPERS Pension Contribution	614.19
	Life Insurance	66.56
	Dental Insurance	1,034.43
	Vision - Employee	119.49
	Workers' Compensation	3,126.92
	Unemployment Insurance	359.03
	Disability Insurance	-
	F I C A & Medicare	4,975.23
	Deferred Compensation - Employer	1,233.75
	Vac Buy-Bk/Empl Termination	965.92
	Pension 115 Trust	590.33
	Retiree OPEB Costs	2,811.50
	Office Supplies & Materials	698.34
	Computer Software Expense	756.60
	Postage	-
	Misc Equipment & Furniture	-
	Other Special Departmental Supplies	-
	Utilities - Electric	1,571.44
	Utilities - Water	18.05
	Utilities - Telephone Service	542.75
	Utilities - WiFi/Cellphone Service	154.96
	Membership Dues & Subscriptions	-
	Travel, Training & Conferences	-
	Insurance - Alloc Chgs	4,101.58
	Auditing Expense	4,405.00
	Settlement Hearing	-
	Other Contractual & Professional Service	9,299.03
	Advertising & Promotion	-
	Maintenance Agreements	2,136.39
	Maintenance & Repairs	1,066.70
	Equipment Rental	-
	Building Rental	-
	Fleet Maintenance Alloc Chgs	588.08
	Building Maintenance Alloc Chgs	1,804.83
	Information Systems Alloc Chgs	1,790.75
	Interest Expense	2,010.82
	Other fees	7,056.00
	Admin Overhead Paid to City	4,926.54
	Admin Overhead Paid to Other HAs	3,265.83
	Housing Assistance Payments	-
	Port-In Expense	-
	Capital Equip & Furniture (NON-VEHICLES)	-
	Transfer-Out to OPEB Fund(Unfunded Liab)	2,075.58
	TOTAL	\$ 152,438.50

VOIDED CHECKS & ADJUSTMENTS	Ck#	Reason	Amount
		TOTAL	\$ -

Prepared by: GY 5/9/23
Reviewed by: LM 5/10/23

NET OF ISSUED AND VOIDED PAYMENTS \$ 1,964,403.11

Payment Register

.all

Period: From 04/2023 to 04/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
30000105	K-7747	hcvport	LPMARH	Marina Heights Apartments, LP	4/1/2023	04-2023	Check	*	portin	2,726.00		
30000106	K-7748	hcvport	MILDAR	Darryl H. Milburn	4/1/2023	04-2023	Check	P-13958	hcv	669.00		
30000107	K-7749	hcvport	sieoak	Sierra Pacific Properties	4/1/2023	04-2023	Check	P-14809	portin	1,900.00		
30000108	K-7750	hcvport	t2027035	Shelton	4/1/2023	04-2023	Check	P-15333	portin	50.00		
30000109	K-7751	hcvport	v0000018	King County Housing Authority	4/1/2023	04-2023	Check	P-14948	hcv	83.12		
30000110	K-7752	hcvport	v0000025	Suisun City Housing Authority	4/1/2023	04-2023	Check	*	hcv-vash	81.75		
50000466	K-7754	hcvport	9thst	9th Street Associates, LP	4/1/2023	04-2023	EFT	*	*	2,603.00		
50000467	K-7755	hcvport	aptsto	Stoneman Apartments	4/1/2023	04-2023	EFT	*	*	1,660.00		
50000468	K-7757	hcvport	bethel	Bethel Global Development LLC	4/1/2023	04-2023	EFT	*	portin	4,043.00		
50000469	K-7758	hcvport	cithou	Housing Authority of the City of Pittsburgh	4/1/2023	04-2023	EFT	P-14620	portin	2,689.00		
50000470	K-7759	hcvport	creeks	Creekside Apt Investors LLC DBA Creekside \	4/1/2023	04-2023	EFT	P-13971	hcv	165.00		
50000471	K-7760	hcvport	danfre	French Evans	4/1/2023	04-2023	EFT	P-15334	portin	2,235.00		
50000472	K-7761	hcvport	DAVKEV	Kevin Davidson	4/1/2023	04-2023	EFT	P-14149	hcv	508.00		
50000473	K-7762	hcvport	eastle	Mercy Housing California XXXVIII	4/1/2023	04-2023	EFT	P-15175	portin	1,605.00		
50000474	K-7763	hcvport	garrup	Rupesh Garg	4/1/2023	04-2023	EFT	P-14807	portin	2,218.00		
50000475	K-7764	hcvport	hagjef	Jeffrey Paul Hagler	4/1/2023	04-2023	EFT	*	*	3,679.00		
50000476	K-7765	hcvport	hendav	David T. Hennigan	4/1/2023	04-2023	EFT	*	hcv-vash	933.00		
50000477	K-7766	hcvport	HOAHAN	Hoang	4/1/2023	04-2023	EFT	P-15144	portin	2,608.00		
50000478	K-7767	hcvport	jaidee	Jain	4/1/2023	04-2023	EFT	P-14954	portin	2,655.00		
50000479	K-7769	hcvport	LATLLC	Latif, LLC	4/1/2023	04-2023	EFT	P-13966	hcv	137.00		
50000480	K-7770	hcvport	LERYP	Yiping I. and Frederic Leroudier	4/1/2023	04-2023	EFT	P-13965	hcv-vash	175.00		
50000481	K-7771	hcvport	luand	Lui	4/1/2023	04-2023	EFT	P-15335	portin	1,891.00		
50000482	K-7772	hcvport	majenn	Ma	4/1/2023	04-2023	EFT	P-14562	portin	1,880.00		
50000483	K-7773	hcvport	MANJEF	Jeff Mann	4/1/2023	04-2023	EFT	P-14160	hcv	8.00		
50000484	K-7774	hcvport	mirhas	Hassan Mirabedi	4/1/2023	04-2023	EFT	P-14976	portin	2,123.00		
50000485	K-7775	hcvport	NESGUY	Guy Nesbeth	4/1/2023	04-2023	EFT	P-14165	hcv	387.00		
50000486	K-7776	hcvport	ngumyh	Nguyen	4/1/2023	04-2023	EFT	P-14464	portin	1,844.00		
50000487	K-7777	hcvport	phacon	Pham	4/1/2023	04-2023	EFT	*	hcv	555.00		
50000488	K-7778	hcvport	RAJPAR	Paramjit K. Raju	4/1/2023	04-2023	EFT	P-14133	hcv	73.00		
50000489	K-7779	hcvport	RAMHOR	Ramsey Horton	4/1/2023	04-2023	EFT	P-15165	portin	1,874.00		
50000490	K-7780	hcvport	rhport	RH Portofino Owner CA LLC	4/1/2023	04-2023	EFT	P-14763	portin	2,050.00		
50000491	K-7781	hcvport	ROBDAN	Daniels	4/1/2023	04-2023	EFT	P-14428	portin	2,627.00		
50000492	K-7782	hcvport	shoinv	Shorten Investments LLC	4/1/2023	04-2023	EFT	P-14361	portin	2,557.00		
50000493	K-7783	hcvport	siecor	Sierra Pacific Properties Inc	4/1/2023	04-2023	EFT	P-14695	portin	1,698.00		
50000494	K-7784	hcvport	siena	Siena Court Apartments	4/1/2023	04-2023	EFT	P-13967	hcv	17.00		
50000495	K-7785	hcvport	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	4/1/2023	04-2023	EFT	*	*	3,463.00		
50000496	K-7786	hcvport	squvet	Veterans Square LP	4/1/2023	04-2023	EFT	*	hcv-pbv1	794.00		
50000497	K-7787	hcvport	THAQUY	Thai	4/1/2023	04-2023	EFT	P-14810	portin	2,338.00		
50000498	K-7788	hcvport	TRUXAV	Truong	4/1/2023	04-2023	EFT	P-14337	portin	2,013.00		
50000499	K-7789	hcvport	v0000002	CONTRA COSTA HOUSING AUTHORITY	4/1/2023	04-2023	EFT	*	*	2,735.57		
50000500	K-7790	hcvport	v0000006	College Park City HA	4/1/2023	04-2023	EFT	P-14682	hcv	69.82		
50000501	K-7791	hcvport	v0000056	Mims	4/1/2023	04-2023	EFT	P-14154	hcv	1,276.00		
50000502	K-7792	hcvport	v0000062	Santa Fe Triplex LLC	4/1/2023	04-2023	EFT	P-14316	portin	2,043.00		
50000503	K-7793	hcvport	v0000065	Marx	4/1/2023	04-2023	EFT	P-15062	portin	1,080.00		
50000504	K-7794	hcvport	v0000089	Chen	4/1/2023	04-2023	EFT	P-14461	portin	2,718.00		
50000505	K-7795	hcvport	v0000096	Jamal Tucker	4/1/2023	04-2023	EFT	P-15483	portin	2,294.00		
50000506	K-7796	hcvport	v0000098	Lily Wei	4/1/2023	04-2023	EFT	P-15339	portin	2,271.00		
50000507	K-7797	hcvport	v0000114	Richard Daigh	4/1/2023	04-2023	EFT	P-14884	portin	2,694.00		
50000508	K-7798	hcvport	v0000119	Tenisha Iwuoma	4/1/2023	04-2023	EFT	P-13959	hcv	859.00		

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50000509	K-7799	hcvport	v0000121	Monica Zuniga	4/1/2023	04-2023	EFT	P-14570	portin	2,331.00		
50000510	K-7800	hcvport	v0000122	Ajay Bhatia	4/1/2023	04-2023	EFT	P-14786	portin	2,058.00		
50000511	K-7801	hcvport	VERHOM	Veritel Homes LLC	4/1/2023	04-2023	EFT	P-14405	portin	1,926.00		
50000512	K-7802	hcvport	wolwar	Wolfeld	4/1/2023	04-2023	EFT	P-14805	portin	2,936.00		
4617	K-7803	haphcv	9thst	9th Street Associates, LP	4/1/2023	04-2023	EFT	*	hcv	5,028.00		
4618	K-7804	haphcv	ABDMEE	Abdiani	4/1/2023	04-2023	EFT	P-15352	hcv	848.00		
4619	K-7805	haphcv	abjent	ABJ Enterprises, Inc. dba Blue Line Property	4/1/2023	04-2023	EFT	*	hcv	21,017.00		
4620	K-7806	haphcv	aclass	A Classey Corp. DBA: ACL Property Manage	4/1/2023	04-2023	EFT	P-15497	hcv	2,756.00		
4621	K-7807	haphcv	addleo	Addison	4/1/2023	04-2023	EFT	P-15178	hcv	1,386.00		
4622	K-7808	haphcv	AGRAMI	Agrawal	4/1/2023	04-2023	EFT	P-15489	hcv	1,247.00		
4623	K-7809	haphcv	AGUROS	Aguilar	4/1/2023	04-2023	EFT	P-15486	hcv	1,250.00		
4624	K-7810	haphcv	AGUROSA	Aguirre	4/1/2023	04-2023	EFT	P-14808	hcv	1,247.00		
4625	K-7811	haphcv	ALEDEM	Demetrius Alexander	4/1/2023	04-2023	EFT	P-15331	hcv	1,648.00		
4626	K-7812	haphcv	ALVDAL	Dale Alvarez	4/1/2023	04-2023	EFT	P-14374	hcv	1,675.00		
4627	K-7813	haphcv	AMAFEL	Amarante	4/1/2023	04-2023	EFT	P-15019	hcv-vash	1,500.00		
4628	K-7814	haphcv	andcec	Cecilia Anderson	4/1/2023	04-2023	EFT	P-14556	hcv	2,564.00		
4629	K-7815	haphcv	ANDSHA	Shawn Anderson	4/1/2023	04-2023	EFT	P-14890	hcv	1,160.00		
4630	K-7816	haphcv	ANIEBA	Ebadi	4/1/2023	04-2023	EFT	P-14447	hcv	2,497.00		
4631	K-7817	haphcv	aptsto	Stoneman Apartments	4/1/2023	04-2023	EFT	*	hcv	37,855.00		
4632	K-7818	haphcv	AREMAR	Bailey	4/1/2023	04-2023	EFT	*	hcv	1,251.00		
4633	K-7819	haphcv	bahshr	Ba-Harani	4/1/2023	04-2023	EFT	P-15161	hcv	2,153.00		
4634	K-7820	haphcv	BANJA	Mel L. Banagan	4/1/2023	04-2023	EFT	P-14697	hcv	2,062.00		
4635	K-7821	haphcv	BARCAR	Carlos G. Barraza	4/1/2023	04-2023	EFT	P-14714	hcv	705.00		
4636	K-7822	haphcv	barken	Bartlett	4/1/2023	04-2023	EFT	*	*	3,152.00		
4637	K-7823	haphcv	barsco	Barbour	4/1/2023	04-2023	EFT	P-14932	hcv	2,830.00		
4638	K-7824	haphcv	baujoh	John Charles Bautista	4/1/2023	04-2023	EFT	P-15365	hcv	1,965.00		
4639	K-7825	haphcv	bayman	Baywood Property Management, Inc.	4/1/2023	04-2023	EFT	P-15493	hcv	1,829.00		
4640	K-7826	haphcv	BECCHR	Becerra	4/1/2023	04-2023	EFT	P-15088	hcv	1,209.00		
4641	K-7827	haphcv	BEEHOL	Hawkins	4/1/2023	04-2023	EFT	*	hcv	7,006.00		
4642	K-7828	haphcv	belcha	Charles Bell and Camino Johnson-Bell	4/1/2023	04-2023	EFT	P-14691	hcv	1,452.00		
4643	K-7829	haphcv	belmont	Belmont Apartments	4/1/2023	04-2023	EFT	*	hcv	111,907.00		
4644	K-7830	haphcv	benale	Benjamen	4/1/2023	04-2023	EFT	P-14847	hcv	400.00		
4645	K-7831	haphcv	BERTEN	Berry Jr	4/1/2023	04-2023	EFT	*	hcv	4,447.00		
4646	K-7832	haphcv	bethel	Bethel Global Development LLC	4/1/2023	04-2023	EFT	*	hcv	4,195.00		
4647	K-7833	haphcv	bhagin	Bhatia	4/1/2023	04-2023	EFT	P-15041	hcv	2,145.00		
4648	K-7834	haphcv	bhajim	Bhatia	4/1/2023	04-2023	EFT	*	*	2,853.00		
4649	K-7835	haphcv	bhasom	Som N Bhatia	4/1/2023	04-2023	EFT	*	*	11,595.00		
4650	K-7836	haphcv	BHASWA	Pinakin Bhatt	4/1/2023	04-2023	EFT	P-14886	hcv	2,465.00		
4651	K-7837	haphcv	BICJOS	Bachir	4/1/2023	04-2023	EFT	P-14838	hcv	2,078.00		
4652	K-7838	haphcv	BLADIA	Black Diamond Management	4/1/2023	04-2023	EFT	P-14821	hcv-vash	1,740.00		
4653	K-7839	haphcv	booste	Booras	4/1/2023	04-2023	EFT	P-14563	hcv	2,877.00		
4654	K-7840	haphcv	bor201	2018-2 IH Borrower LP	4/1/2023	04-2023	EFT	*	hcv	4,011.00		
4655	K-7841	haphcv	boyros	Boyd	4/1/2023	04-2023	EFT	P-15467	hcv	2,752.00		
4656	K-7842	haphcv	brakel	Kelly Ann Bradford	4/1/2023	04-2023	EFT	P-14984	hcv	1,490.00		
4657	K-7843	haphcv	BRIMAR	Briggs	4/1/2023	04-2023	EFT	P-14819	hcv	3,422.00		
4658	K-7844	haphcv	BROJAN	Brown	4/1/2023	04-2023	EFT	P-15479	hcv-home	477.00		
4659	K-7845	haphcv	brojess	Platt	4/1/2023	04-2023	EFT	P-14379	hcv	1,647.00		
4660	K-7846	haphcv	BROLAU	Brown	4/1/2023	04-2023	EFT	P-14517	hcv	1,733.00		
4661	K-7847	haphcv	BSAPPH	Blue Sapphire Homes, Inc.	4/1/2023	04-2023	EFT	P-14801	hcv	2,939.00		

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4662	K-7848	haphcv	buihuo	Huong T. Bui	4/1/2023	04-2023	EFT	*	hcv	4,650.00		
4663	K-7849	haphcv	burjoe	Joe Burns	4/1/2023	04-2023	EFT	P-14325	hcv-vash	1,010.00		
4664	K-7850	haphcv	CANMOM	Cannon	4/1/2023	04-2023	EFT	P-14839	hcv	2,832.00		
4665	K-7851	haphcv	CARCLA	Clara Beatriz Cardenas	4/1/2023	04-2023	EFT	*	*	2,932.00		
4666	K-7852	haphcv	CARDON	Carson	4/1/2023	04-2023	EFT	P-14403	hcv	1,695.00		
4667	K-7853	haphcv	CARLLC	Carpino, LLC	4/1/2023	04-2023	EFT	P-15054	hcv	2,154.00		
4668	K-7854	haphcv	CASTLE	Castle Creek Company, Inc.	4/1/2023	04-2023	EFT	P-15239	hcv	1,596.00		
4669	K-7855	haphcv	CHACHR	Chambers	4/1/2023	04-2023	EFT	P-15237	hcv	2,150.00		
4670	K-7856	haphcv	CHACOR	Cora Ann Chambers	4/1/2023	04-2023	EFT	P-15137	hcv	631.00		
4671	K-7857	haphcv	chap.m	P. M. Chaobal	4/1/2023	04-2023	EFT	P-15416	hcv	2,190.00		
4672	K-7858	haphcv	CHECHA	Chen	4/1/2023	04-2023	EFT	P-14783	hcv	1,492.00		
4673	K-7859	haphcv	chehon	Chen	4/1/2023	04-2023	EFT	*	hcv	4,982.00		
4674	K-7860	haphcv	chejie	Jienlin Chen	4/1/2023	04-2023	EFT	*	hcv	4,002.00		
4675	K-7861	haphcv	CHIHWA	Hwa-Yoong Chiu	4/1/2023	04-2023	EFT	P-14822	hcv	2,326.00		
4676	K-7862	haphcv	choada	Ada Choi	4/1/2023	04-2023	EFT	P-14781	hcv	2,806.00		
4677	K-7863	haphcv	chochu	Choi	4/1/2023	04-2023	EFT	*	hcv	2,927.00		
4678	K-7864	haphcv	cithou	Housing Authority of the City of Pittsburg	4/1/2023	04-2023	EFT	*	hcv	5,989.00		
4679	K-7865	haphcv	CLAJUA	Juan F. Clara	4/1/2023	04-2023	EFT	P-15138	hcv	820.00		
4680	K-7866	haphcv	coapin	Ping Cao	4/1/2023	04-2023	EFT	P-14484	hcv	2,495.00		
4681	K-7867	haphcv	CORADO	Cortesi III	4/1/2023	04-2023	EFT	P-14813	hcv	1,318.00		
4682	K-7868	haphcv	cordav	Cortesi	4/1/2023	04-2023	EFT	P-14875	hcv	1,681.00		
4683	K-7869	haphcv	creeks	Creekside Apt Investors LLC DBA Creekside \	4/1/2023	04-2023	EFT	*	*	88,496.00		
4684	K-7870	haphcv	crospat	Patricia Crosby	4/1/2023	04-2023	EFT	P-14718	hcv	1,795.00		
4685	K-7871	haphcv	daijus	Dailey	4/1/2023	04-2023	EFT	P-14377	hcv	1,556.00		
4686	K-7872	haphcv	DAMTO	Dam Quang To	4/1/2023	04-2023	EFT	P-14832	hcv	2,716.00		
4687	K-7873	haphcv	DAVAUD	Audrey Davis	4/1/2023	04-2023	EFT	P-15192	hcv	1,514.00		
4688	K-7874	haphcv	DAVKES	Davis	4/1/2023	04-2023	EFT	P-14589	hcv	1,056.00		
4689	K-7875	haphcv	DAVKEV	Kevin Davidson	4/1/2023	04-2023	EFT	P-14641	hcv	1,121.00		
4690	K-7876	haphcv	davpau	Paulette Davis	4/1/2023	04-2023	EFT	P-14448	hcv	1,831.00		
4691	K-7877	haphcv	DEAWAY	Dea	4/1/2023	04-2023	EFT	P-14593	hcv	1,962.00		
4692	K-7878	haphcv	DELCHA	Charles Dellamore	4/1/2023	04-2023	EFT	P-14334	hcv	1,591.00		
4693	K-7879	haphcv	DELLAT	David De La Torre	4/1/2023	04-2023	EFT	P-15060	hcv	2,119.00		
4694	K-7880	haphcv	doabri	Doan	4/1/2023	04-2023	EFT	*	hcv	10,869.00		
4695	K-7881	haphcv	doanna	Do	4/1/2023	04-2023	EFT	P-15302	hcv	2,257.00		
4696	K-7882	haphcv	duntyr	Duncan	4/1/2023	04-2023	EFT	P-14326	hcv-home	2,269.00		
4697	K-7883	haphcv	DUOLIN	Linda Duong	4/1/2023	04-2023	EFT	P-14342	hcv	1,333.00		
4698	K-7884	haphcv	eastle	Mercy Housing California XXXVIII	4/1/2023	04-2023	EFT	*	*	4,911.00		
4699	K-7885	haphcv	ENGLED	Doris Engle Family Ltd Partnership	4/1/2023	04-2023	EFT	P-15096	hcv	1,243.00		
4700	K-7886	haphcv	espalm	Alma B Espiritu	4/1/2023	04-2023	EFT	P-14443	hcv	1,991.00		
4701	K-7887	haphcv	ESPJOH	Espinoza	4/1/2023	04-2023	EFT	P-15057	hcv	1,620.00		
4702	K-7888	haphcv	fanjia	Jianxin Fang	4/1/2023	04-2023	EFT	*	hcv	5,303.00		
4703	K-7889	haphcv	fanxia	Li	4/1/2023	04-2023	EFT	P-14757	hcv	2,818.00		
4704	K-7890	haphcv	feeela	Elaine Feemster	4/1/2023	04-2023	EFT	P-14513	hcv	1,503.00		
4705	K-7891	haphcv	fenjin	Mao	4/1/2023	04-2023	EFT	P-14492	hcv	1,957.00		
4706	K-7892	haphcv	FIEBAR	Barbara J. Fierner	4/1/2023	04-2023	EFT	P-14615	hcv	1,975.00		
4707	K-7893	haphcv	FIEJOS	Joseph Field	4/1/2023	04-2023	EFT	P-15220	hcv	1,040.00		
4708	K-7894	haphcv	figher	Figueroa	4/1/2023	04-2023	EFT	P-15398	hcv	1,589.00		
4709	K-7895	haphcv	fletoc	Brewster Fleeton	4/1/2023	04-2023	EFT	P-15242	hcv	1,404.00		
4710	K-7896	haphcv	FLOALE	Alexander Flowers	4/1/2023	04-2023	EFT	P-15086	hcv	1,353.00		

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4711	K-7897	haphcv	foxcre	Fox Creek Apartments	4/1/2023	04-2023	EFT	*	*	23,044.00		
4712	K-7898	haphcv	framo	Monica Fraga	4/1/2023	04-2023	EFT	P-14753	hcv	2,086.00		
4713	K-7899	haphcv	FRAREJ	Frazier	4/1/2023	04-2023	EFT	*	hcv	3,059.00		
4714	K-7900	haphcv	FRRINV	FRR Investments LLC	4/1/2023	04-2023	EFT	P-14687	hcv	2,739.00		
4715	K-7901	haphcv	FULDAR	Fuller	4/1/2023	04-2023	EFT	P-15213	hcv	2,101.00		
4716	K-7902	haphcv	fulfan	Fan Fuller	4/1/2023	04-2023	EFT	*	hcv-vash	1,652.00		
4717	K-7903	haphcv	GAIGIA	Gaines	4/1/2023	04-2023	EFT	P-15231	hcv	2,050.00		
4718	K-7904	haphcv	gaokel	Gao	4/1/2023	04-2023	EFT	P-14350	hcv	2,842.00		
4719	K-7905	haphcv	GARADR	Adraine Gardner	4/1/2023	04-2023	EFT	P-15018	hcv	1,096.00		
4720	K-7906	haphcv	GARANT	Antoinette L Garcia	4/1/2023	04-2023	EFT	P-14327	hcv	1,139.00		
4721	K-7907	haphcv	gardav	David Gardner	4/1/2023	04-2023	EFT	*	hcv	4,363.00		
4722	K-7908	haphcv	garrup	Rupesh Garg	4/1/2023	04-2023	EFT	P-14582	hcv	2,965.00		
4723	K-7909	haphcv	GARWIL	William H. Gardiner	4/1/2023	04-2023	EFT	P-15261	hcv	1,352.00		
4724	K-7910	haphcv	gateway	Gateway Apartments	4/1/2023	04-2023	EFT	*	*	10,604.00		
4725	K-7911	haphcv	GHAPAR	Ghaboulidashti	4/1/2023	04-2023	EFT	P-15394	hcv-home	1,094.00		
4726	K-7912	haphcv	GHOVER	Vernon or Eva Gholson	4/1/2023	04-2023	EFT	*	hcv	2,600.00		
4727	K-7913	haphcv	GILJAC	Jacqueline Gill	4/1/2023	04-2023	EFT	P-14614	hcv	1,626.00		
4728	K-7914	haphcv	GILSUK	Gill	4/1/2023	04-2023	EFT	P-15140	hcv	1,529.00		
4729	K-7915	haphcv	GOLDAS	Gold A and S LLC	4/1/2023	04-2023	EFT	P-14444	hcv	2,176.00		
4730	K-7916	haphcv	GOMHAD	Gomez	4/1/2023	04-2023	EFT	P-15460	hcv-home	656.00		
4731	K-7917	haphcv	GONJES	Jesse Gonzaga	4/1/2023	04-2023	EFT	P-15107	hcv	630.00		
4732	K-7918	haphcv	GONMAR	Gonsalves	4/1/2023	04-2023	EFT	P-15221	hcv	2,608.00		
4733	K-7919	haphcv	gontin	Gong	4/1/2023	04-2023	EFT	P-14555	hcv	2,000.00		
4734	K-7920	haphcv	GREFRA	Greene	4/1/2023	04-2023	EFT	P-15457	hcv	2,091.00		
4735	K-7921	haphcv	GREROD	Green	4/1/2023	04-2023	EFT	*	hcv-home	199.00		
4736	K-7922	haphcv	GRIPAT	Patricia Gridley	4/1/2023	04-2023	EFT	P-15087	hcv	964.00		
4737	K-7923	haphcv	guakry	Guan	4/1/2023	04-2023	EFT	*	hcv	2,170.00		
4738	K-7924	haphcv	GUNBOB	Hang	4/1/2023	04-2023	EFT	P-15440	hcv	1,267.00		
4739	K-7925	haphcv	gupabe	Abhilash Gupta	4/1/2023	04-2023	EFT	*	*	5,287.00		
4740	K-7926	haphcv	H01WAT	Watson, Sr.	4/1/2023	04-2023	EFT	P-14833	hcv-home	736.00		
4741	K-7927	haphcv	HACPET	Hackett	4/1/2023	04-2023	EFT	P-14960	hcv	2,085.00		
4742	K-7928	haphcv	hafash	Asharfun Nisha Hafiz	4/1/2023	04-2023	EFT	P-15024	hcv	1,466.00		
4743	K-7929	haphcv	hagjef	Jeffrey Paul Hagler	4/1/2023	04-2023	EFT	*	hcv	3,992.00		
4744	K-7930	haphcv	HALDEL	Hall	4/1/2023	04-2023	EFT	P-15404	hcv	1,780.00		
4745	K-7931	haphcv	HARCLA	Hardison	4/1/2023	04-2023	EFT	P-15313	hcv	950.00		
4746	K-7932	haphcv	HARDAV	Hart	4/1/2023	04-2023	EFT	P-15373	hcv	1,938.00		
4747	K-7933	haphcv	HARLAW	Harrold	4/1/2023	04-2023	EFT	*	hcv	6,317.00		
4748	K-7934	haphcv	HARPRO	Hartz Property Management	4/1/2023	04-2023	EFT	P-14450	hcv	1,657.00		
4749	K-7935	haphcv	hawdel	Delta Hawaii Garden Apartments LLC	4/1/2023	04-2023	EFT	*	hcv	9,768.00		
4750	K-7936	haphcv	hechuan	He	4/1/2023	04-2023	EFT	P-14756	hcv	2,004.00		
4751	K-7937	haphcv	hejiyu	He	4/1/2023	04-2023	EFT	P-15013	hcv	2,818.00		
4752	K-7938	haphcv	hendav	David T. Hennigan	4/1/2023	04-2023	EFT	*	*	15,262.00		
4753	K-7939	haphcv	hensil	Henderson	4/1/2023	04-2023	EFT	P-15146	hcv	1,359.00		
4754	K-7940	haphcv	HERELI	Herrera	4/1/2023	04-2023	EFT	P-14302	hcv	650.00		
4755	K-7941	haphcv	HILMAR	Hill	4/1/2023	04-2023	EFT	P-14776	hcv	98.00		
4756	K-7942	haphcv	hircha	Hira	4/1/2023	04-2023	EFT	P-14678	hcv	975.00		
4757	K-7943	haphcv	HOACAR	Carl E. Hoard II	4/1/2023	04-2023	EFT	P-15211	hcv	2,681.00		
4758	K-7944	haphcv	HOAHAV	Hoag	4/1/2023	04-2023	EFT	P-15260	hcv	2,475.00		
4759	K-7945	haphcv	HOALBE	Albert Ho	4/1/2023	04-2023	EFT	P-14736	hcv	1,748.00		

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4760	K-7946	haphcv	HOFJOY	Hoffman	4/1/2023	04-2023	EFT	P-15386	hcv	1,284.00		
4761	K-7947	haphcv	HOLRON	Ronald G. Holmes	4/1/2023	04-2023	EFT	P-15355	hcv	1,022.00		
4762	K-7948	haphcv	holsrh	SRH Holdings LLC	4/1/2023	04-2023	EFT	P-14945	hcv	4,069.00		
4763	K-7949	haphcv	hominv	Invitation Homes	4/1/2023	04-2023	EFT	P-15155	hcv	2,852.00		
4764	K-7950	haphcv	HOTONY	Tony Ho	4/1/2023	04-2023	EFT	P-14311	hcv	1,142.00		
4765	K-7952	haphcv	huafan	Fanny Kao Huang	4/1/2023	04-2023	EFT	P-14774	hcv	1,949.00		
4766	K-7953	haphcv	huatao	Huang	4/1/2023	04-2023	EFT	*	hcv	7,944.00		
4767	K-7954	haphcv	HUAXIA	Huang	4/1/2023	04-2023	EFT	P-15444	hcv	2,575.00		
4768	K-7955	haphcv	HUNANC	Nancy Xiu Zhen Hu	4/1/2023	04-2023	EFT	P-15421	hcv	2,016.00		
4769	K-7956	haphcv	IGREEN	IGreen House Inc. Jane S Schmidt	4/1/2023	04-2023	EFT	P-15212	hcv	603.00		
4770	K-7957	haphcv	ihprw	IH5 Property West LP	4/1/2023	04-2023	EFT	P-14399	hcv	3,245.00		
4771	K-7958	haphcv	INVKEY	Keyee Investment LLC	4/1/2023	04-2023	EFT	P-15053	hcv	230.00		
4772	K-7959	haphcv	isomic	Michael or Kay Isola	4/1/2023	04-2023	EFT	*	hcv	2,425.00		
4773	K-7960	haphcv	JABLOV	Love	4/1/2023	04-2023	EFT	P-14755	hcv	1,927.00		
4774	K-7961	haphcv	JACBRA	Jackson	4/1/2023	04-2023	EFT	P-15217	hcv	2,149.00		
4775	K-7962	haphcv	jaidee	Jain	4/1/2023	04-2023	EFT	*	hcv	12,007.00		
4776	K-7963	haphcv	JAISAM	Jain	4/1/2023	04-2023	EFT	*	hcv	9,876.00		
4777	K-7964	haphcv	jaivis	Jain	4/1/2023	04-2023	EFT	P-14527	hcv	1,154.00		
4778	K-7965	haphcv	jasnle	Le	4/1/2023	04-2023	EFT	P-15361	hcv	2,770.00		
4779	K-7966	haphcv	JIAZHA	Zhang	4/1/2023	04-2023	EFT	P-15446	hcv	1,528.00		
4780	K-7967	haphcv	JOHKRY	Johnson	4/1/2023	04-2023	EFT	P-14335	hcv	1,998.00		
4781	K-7968	haphcv	JOHRON	Johnson	4/1/2023	04-2023	EFT	P-15079	hcv	1,501.00		
4782	K-7969	haphcv	JONSHA	Jones	4/1/2023	04-2023	EFT	P-15447	hcv	2,667.00		
4783	K-7970	haphcv	JOUMOS	Jouya	4/1/2023	04-2023	EFT	P-15496	hcv	1,664.00		
4784	K-7971	haphcv	junhou	Hou	4/1/2023	04-2023	EFT	P-14469	hcv	2,481.00		
4785	K-7972	haphcv	KALOMP	Kalra	4/1/2023	04-2023	EFT	P-14475	hcv	2,915.00		
4786	K-7973	haphcv	kanwei	Kang	4/1/2023	04-2023	EFT	P-14509	hcv	2,191.00		
4787	K-7974	haphcv	KCPLLC	KC Prime LLC	4/1/2023	04-2023	EFT	*	hcv	1,789.00		
4788	K-7975	haphcv	kemgro	K. E. M. Group LLC	4/1/2023	04-2023	EFT	P-14767	hcv	1,990.00		
4789	K-7976	haphcv	kesant	Anthony Keslinke	4/1/2023	04-2023	EFT	*	hcv	4,004.00		
4790	K-7977	haphcv	KEVMOF	Moffett	4/1/2023	04-2023	EFT	P-14978	hcv	2,299.00		
4791	K-7978	haphcv	KHAFAR	Khan	4/1/2023	04-2023	EFT	P-14505	hcv	2,700.00		
4792	K-7979	haphcv	kirkkw	KW Kirker Creek, LLC	4/1/2023	04-2023	EFT	*	hcv	10,668.00		
4793	K-7980	haphcv	KITJOH	Kitta	4/1/2023	04-2023	EFT	P-14692	hcv	2,792.00		
4794	K-7981	haphcv	KUAQIY	Kuang	4/1/2023	04-2023	EFT	*	hcv	6,536.00		
4795	K-7982	haphcv	kuasim	Kuang	4/1/2023	04-2023	EFT	P-14301	hcv	1,161.00		
4796	K-7983	haphcv	KUJZDI	Zdzislaw Kujawa	4/1/2023	04-2023	EFT	P-14425	hcv	1,516.00		
4797	K-7984	haphcv	kwadan	Daniel Kwan	4/1/2023	04-2023	EFT	P-14358	hcv	1,925.00		
4798	K-7985	haphcv	LAFTHO	LaFleur	4/1/2023	04-2023	EFT	P-15036	hcv	1,216.00		
4799	K-7986	haphcv	LAMCHO	Lam	4/1/2023	04-2023	EFT	P-15427	hcv	1,184.00		
4800	K-7987	haphcv	LAMSHI	Manly-Lampkin	4/1/2023	04-2023	EFT	P-14446	hcv	1,028.00		
4801	K-7988	haphcv	LARPET	Peter C. Larsen	4/1/2023	04-2023	EFT	P-14588	hcv	1,614.00		
4802	K-7989	haphcv	LASKEV	Lassair	4/1/2023	04-2023	EFT	P-14992	hcv-home	1,489.00		
4803	K-7990	haphcv	LATLLC	Latif, LLC	4/1/2023	04-2023	EFT	*	hcv	5,366.00		
4804	K-7991	haphcv	lcstar	LCSTAR, LLC	4/1/2023	04-2023	EFT	*	hcv	3,443.00		
4805	K-7992	haphcv	ledaot	Le	4/1/2023	04-2023	EFT	P-15114	hcv	1,134.00		
4806	K-7993	haphcv	LEEJAC	Jack Wai Lee	4/1/2023	04-2023	EFT	P-14780	hcv	1,355.00		
4807	K-7994	haphcv	leesiu	Siu Wan Windyiti Lee	4/1/2023	04-2023	EFT	P-15061	hcv	1,996.00		
4808	K-7995	haphcv	LEESTE	Steven Lee	4/1/2023	04-2023	EFT	P-15215	hcv	2,126.00		

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4809	K-7996	haphcv	LEEYUH	Yuhjen Juang Lee	4/1/2023	04-2023	EFT	P-14729	hcv	2,044.00		
4810	K-7997	haphcv	LEHUYN	Le	4/1/2023	04-2023	EFT	P-15011	hcv	2,700.00		
4811	K-7998	haphcv	LELENA	Le	4/1/2023	04-2023	EFT	P-15163	hcv	745.00		
4812	K-7999	haphcv	LERJOS	Joseph C. Lerma	4/1/2023	04-2023	EFT	P-14526	hcv	1,463.00		
4813	K-8000	haphcv	LERYIP	Yiping I. and Frederic Leroudier	4/1/2023	04-2023	EFT	P-14982	hcv-vash	2,531.00		
4814	K-8001	haphcv	leujoh	John M. Leung	4/1/2023	04-2023	EFT	*	hcv	6,705.00		
4815	K-8002	haphcv	LEUMAY	May Leung or Rodney Chen	4/1/2023	04-2023	EFT	*	hcv	3,573.00		
4816	K-8003	haphcv	leupet	Peter Leung	4/1/2023	04-2023	EFT	P-14934	hcv	2,083.00		
4817	K-8004	haphcv	lido	James J. Busby & Irvin Deutcher/DBA Crestv	4/1/2023	04-2023	EFT	*	hcv	10,935.00		
4818	K-8005	haphcv	LIFAQI	Faqlang Li	4/1/2023	04-2023	EFT	P-15490	hcv	1,303.00		
4819	K-8006	haphcv	LJIE	Li	4/1/2023	04-2023	EFT	P-15068	hcv	2,095.00		
4820	K-8007	haphcv	LJJINH	Jinhuan Li	4/1/2023	04-2023	EFT	P-14782	hcv	1,515.00		
4821	K-8008	haphcv	lijosh	Li	4/1/2023	04-2023	EFT	P-15173	hcv	1,214.00		
4822	K-8009	haphcv	lintim	Dara Sue Lindstrom c/o AAA Property Manag	4/1/2023	04-2023	EFT	P-15448	hcv	1,122.00		
4823	K-8010	haphcv	LIVPAU	Paul Livson	4/1/2023	04-2023	EFT	P-14792	hcv-vash	1,780.00		
4824	K-8011	haphcv	LIWEIM	Li	4/1/2023	04-2023	EFT	P-14564	hcv	1,716.00		
4825	K-8012	haphcv	liying	Ying Hong Li	4/1/2023	04-2023	EFT	*	hcv	4,965.00		
4826	K-8013	haphcv	LIZBEL	Zhong Li	4/1/2023	04-2023	EFT	P-14624	hcv	3,085.00		
4827	K-8014	haphcv	lonpau	Paul Long	4/1/2023	04-2023	EFT	P-14310	hcv	1,403.00		
4828	K-8015	haphcv	losmed	Los Medanos Village Apartments	4/1/2023	04-2023	EFT	*	hcv	9,929.00		
4829	K-8016	haphcv	LOUTON	Tony or Yvonne Louie	4/1/2023	04-2023	EFT	P-15046	hcv	989.00		
4830	K-8017	haphcv	LOYANT	Loyola	4/1/2023	04-2023	EFT	P-15069	hcv	731.00		
4831	K-8018	haphcv	LOZJOS	Jose Loza	4/1/2023	04-2023	EFT	P-15347	hcv	983.00		
4832	K-8019	haphcv	luiand	Lui	4/1/2023	04-2023	EFT	*	hcv	3,304.00		
4833	K-8020	haphcv	luiwei	Wei Liu Guangxin Frank Liu	4/1/2023	04-2023	EFT	P-15204	hcv	1,446.00		
4834	K-8021	haphcv	lumthe	34892 The Entrust Group Inc FBO T.Lum	4/1/2023	04-2023	EFT	P-14698	hcv	1,780.00		
4835	K-8022	haphcv	LUXIANG	Lu	4/1/2023	04-2023	EFT	*	*	8,389.00		
4836	K-8023	haphcv	lychiv	Chi Vien Ly	4/1/2023	04-2023	EFT	*	hcv	205.00		
4837	K-8024	haphcv	macyol	McDonald	4/1/2023	04-2023	EFT	P-14508	hcv	1,956.00		
4838	K-8025	haphcv	MADRAK	Madra	4/1/2023	04-2023	EFT	*	hcv	3,092.00		
4839	K-8026	haphcv	mahrad	Radha Mahesram	4/1/2023	04-2023	EFT	P-14930	hcv	2,746.00		
4840	K-8027	haphcv	MAHTAR	Tariq	4/1/2023	04-2023	EFT	P-14843	hcv	2,752.00		
4841	K-8028	haphcv	majenn	Ma	4/1/2023	04-2023	EFT	*	hcv	6,623.00		
4842	K-8029	haphcv	malrah	Malik	4/1/2023	04-2023	EFT	P-15411	hcv	3,735.00		
4843	K-8030	haphcv	MANJEF	Jeff Mann	4/1/2023	04-2023	EFT	*	hcv	6,284.00		
4844	K-8031	haphcv	MARGLE	Glenn Marshall	4/1/2023	04-2023	EFT	P-14590	hcv	2,500.00		
4845	K-8032	haphcv	MARTEA	Martinez	4/1/2023	04-2023	EFT	P-15015	hcv	2,634.00		
4846	K-8033	haphcv	MASDEM	Mason	4/1/2023	04-2023	EFT	P-14573	hcv-home	2,545.00		
4847	K-8034	haphcv	MATLUI	Lui	4/1/2023	04-2023	EFT	P-14305	hcv	1,617.00		
4848	K-8035	haphcv	MCCHEI	McCarthy	4/1/2023	04-2023	EFT	P-15098	hcv	1,961.00		
4849	K-8036	haphcv	MCLJAN	McLean	4/1/2023	04-2023	EFT	P-15297	hcv	1,032.00		
4850	K-8037	haphcv	MEADOW	Meadow Glen Apartments	4/1/2023	04-2023	EFT	P-14463	hcv	1,551.00		
4851	K-8038	haphcv	meitat	Mei	4/1/2023	04-2023	EFT	P-15042	hcv	1,858.00		
4852	K-8039	haphcv	menjin	Jinyu Meng	4/1/2023	04-2023	EFT	P-15170	hcv	1,751.00		
4853	K-8040	haphcv	MENSAB	Sabine Menzel	4/1/2023	04-2023	EFT	*	hcv	5,434.00		
4854	K-8041	haphcv	MERJOH	Johnson	4/1/2023	04-2023	EFT	P-15316	hcv-home	575.00		
4855	K-8042	haphcv	MEZHEC	Hector Meza	4/1/2023	04-2023	EFT	P-14347	hcv	656.00		
4856	K-8043	haphcv	MILAND	Miloslavich	4/1/2023	04-2023	EFT	P-15306	hcv	2,049.00		
4857	K-8044	haphcv	milhom	Millennium Homes	4/1/2023	04-2023	EFT	P-14760	hcv	2,256.00		

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4858	K-8045	haphcv	mircar	Miranda	4/1/2023	04-2023	EFT	P-15139	hcv-home	883.00		
4859	K-8046	haphcv	mirhas	Hassan Mirabedi	4/1/2023	04-2023	EFT	*	hcv	6,510.00		
4860	K-8047	haphcv	MITGWE	Gwendolyn Mitchell	4/1/2023	04-2023	EFT	*	hcv	3,387.00		
4861	K-8048	haphcv	momrae	Raees	4/1/2023	04-2023	EFT	P-14865	hcv	1,583.00		
4862	K-8049	haphcv	MONROD	Rodney Montgomery	4/1/2023	04-2023	EFT	P-15445	hcv	1,791.00		
4863	K-8050	haphcv	MORERI	Morris	4/1/2023	04-2023	EFT	P-14713	hcv	1,174.00		
4864	K-8051	haphcv	MORJOS	Diane Morin	4/1/2023	04-2023	EFT	P-14458	hcv	2,190.00		
4865	K-8052	haphcv	MYNDMG	Brien Brothers, LLC C/O Mynd Management,	4/1/2023	04-2023	EFT	P-15148	hcv	16.00		
4866	K-8053	haphcv	NABEHS	Ehsan Nabkel	4/1/2023	04-2023	EFT	P-15295	hcv	3,440.00		
4867	K-8054	haphcv	NARSHI	Shinder Paul Narabut	4/1/2023	04-2023	EFT	*	hcv	5,214.00		
4868	K-8055	haphcv	ncasso	NC Associates, Inc.	4/1/2023	04-2023	EFT	*	hcv	18,047.00		
4869	K-8056	haphcv	nelmic	Michael Nelson	4/1/2023	04-2023	EFT	P-15312	hcv	2,662.00		
4870	K-8057	haphcv	NESGUY	Guy Nesbeth	4/1/2023	04-2023	EFT	P-14631	hcv	1,826.00		
4871	K-8058	haphcv	NGDOMI	Dominic Y Ng	4/1/2023	04-2023	EFT	P-14452	hcv	1,257.00		
4872	K-8059	haphcv	ngknow	Ng	4/1/2023	04-2023	EFT	P-15358	hcv	2,042.00		
4873	K-8060	haphcv	NGPATR	Ng	4/1/2023	04-2023	EFT	P-14623	hcv	1,156.00		
4874	K-8061	haphcv	nguhieu	Hieu Nguyen	4/1/2023	04-2023	EFT	P-14743	hcv	981.00		
4875	K-8062	haphcv	NGUHUY	Huy Quang Nguyen	4/1/2023	04-2023	EFT	P-14551	hcv	2,103.00		
4876	K-8063	haphcv	NGUMAI	Nguyen	4/1/2023	04-2023	EFT	P-14343	hcv	1,950.00		
4877	K-8064	haphcv	nguquy	Quyen Nguyen	4/1/2023	04-2023	EFT	P-14440	hcv	1,900.00		
4878	K-8065	haphcv	ngutie	Nguyen	4/1/2023	04-2023	EFT	P-15074	hcv	296.00		
4879	K-8066	haphcv	NICNIC	Nicholson	4/1/2023	04-2023	EFT	P-14751	hcv	2,185.00		
4880	K-8067	haphcv	nierne	Ernest Nichols III	4/1/2023	04-2023	EFT	*	hcv	4,121.00		
4881	K-8068	haphcv	nilpet	Niloufari	4/1/2023	04-2023	EFT	*	hcv	6,077.00		
4882	K-8069	haphcv	norfin	Northstar Financial Group, LLC	4/1/2023	04-2023	EFT	*	hcv-vash	2,457.00		
4883	K-8070	haphcv	NORKEV	Kevin Nord	4/1/2023	04-2023	EFT	P-14923	hcv	1,762.00		
4884	K-8071	haphcv	NORRIC	Norte	4/1/2023	04-2023	EFT	*	hcv	1,777.00		
4885	K-8072	haphcv	norsta	North State Financial, Inc.	4/1/2023	04-2023	EFT	P-15257	hcv	733.00		
4887	K-8074	haphcv	obrshe	O'Brien	4/1/2023	04-2023	EFT	P-15384	hcv	823.00		
4888	K-8075	haphcv	ODEJEN	Odei	4/1/2023	04-2023	EFT	P-14372	hcv	1,597.00		
4889	K-8076	haphcv	OEWDWI	Owens	4/1/2023	04-2023	EFT	P-14307	hcv-home	546.00		
4890	K-8077	haphcv	OLEDIA	Oles	4/1/2023	04-2023	EFT	P-14885	hcv	1,806.00		
4891	K-8078	haphcv	OMOESE	Esosa A. Omokaro	4/1/2023	04-2023	EFT	P-14642	hcv	376.00		
4892	K-8079	haphcv	ORTSAN	Ortiz	4/1/2023	04-2023	EFT	P-15067	hcv	1,893.00		
4893	K-8080	haphcv	ozemut	Mutlu Ozer	4/1/2023	04-2023	EFT	P-15197	hcv	1,602.00		
4894	K-8081	haphcv	pacliv	Pacific Living, LLC	4/1/2023	04-2023	EFT	P-15081	hcv	2,586.00		
4895	K-8082	haphcv	PATBOS	Boss	4/1/2023	04-2023	EFT	P-14892	hcv	2,728.00		
4896	K-8083	haphcv	PATHEM	Hemangini & Vijendra Patel	4/1/2023	04-2023	EFT	P-14766	hcv	2,191.00		
4897	K-8084	haphcv	PATKOK	Kokila Patel	4/1/2023	04-2023	EFT	P-15360	hcv	422.00		
4898	K-8085	haphcv	PATLLC	Patiala, LLC	4/1/2023	04-2023	EFT	*	hcv	2,413.00		
4899	K-8086	haphcv	patvir	Virendra M. Patel	4/1/2023	04-2023	EFT	P-15129	hcv	2,225.00		
4900	K-8087	haphcv	paujas	Jason Pauline	4/1/2023	04-2023	EFT	P-15405	hcv	1,910.00		
4901	K-8088	haphcv	PEALOE	Peacock	4/1/2023	04-2023	EFT	P-15439	hcv	1,435.00		
4902	K-8089	haphcv	PEASCO	Scott Pease	4/1/2023	04-2023	EFT	P-14441	hcv	1,624.00		
4903	K-8090	haphcv	peralo	Perez	4/1/2023	04-2023	EFT	P-15437	hcv	1,448.00		
4904	K-8091	haphcv	perlow	Lowde Y. Perkins	4/1/2023	04-2023	EFT	P-14297	hcv	863.00		
4905	K-8092	haphcv	phacon	Pham	4/1/2023	04-2023	EFT	P-15033	hcv	2,336.00		
4906	K-8093	haphcv	PHOMAY	Pho	4/1/2023	04-2023	EFT	P-14935	hcv	3,251.00		
4907	K-8094	haphcv	pitpar	Pittsburg Park Apartments	4/1/2023	04-2023	EFT	*	hcv	3,782.00		

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4908	K-8095	haphcv	plttssk	SK Pittsburg Bay Point LLC	4/1/2023	04-2023	EFT	P-14871	hcv	1,900.00		
4909	K-8096	haphcv	proih5	IHS Property West LP	4/1/2023	04-2023	EFT	P-15125	hcv	2,595.00		
4910	K-8097	haphcv	promar	Marples Property Management	4/1/2023	04-2023	EFT	P-15472	hcv	2,087.00		
4911	K-8098	haphcv	PROMEA	A. Meadows Property Management	4/1/2023	04-2023	EFT	*	hcv	3,753.00		
4912	K-8099	haphcv	propar	Parks Property Management	4/1/2023	04-2023	EFT	P-15070	hcv	1,706.00		
4913	K-8100	haphcv	prosto	Stokley Properties LLC Harbor	4/1/2023	04-2023	EFT	*	hcv	3,194.00		
4914	K-8101	haphcv	qaqamj	Amjad Qaqish	4/1/2023	04-2023	EFT	P-14841	hcv	1,364.00		
4915	K-8102	haphcv	QUISAM	Sam or Sonia Quinones	4/1/2023	04-2023	EFT	P-15307	hcv	1,770.00		
4916	K-8103	haphcv	RADAMO	Radford	4/1/2023	04-2023	EFT	P-14608	hcv	1,929.00		
4917	K-8104	haphcv	RAJKUL	Raju	4/1/2023	04-2023	EFT	P-15356	hcv	1,703.00		
4918	K-8105	haphcv	RAJPAR	Paramjit K. Raju	4/1/2023	04-2023	EFT	*	hcv	2,251.00		
4919	K-8106	haphcv	RAMCHR	Ramirez	4/1/2023	04-2023	EFT	P-15034	hcv	2,093.00		
4920	K-8107	haphcv	RAMENR	Enrique Ramirez	4/1/2023	04-2023	EFT	*	hcv	2,408.00		
4921	K-8108	haphcv	RAMHOR	Ramsey Horton	4/1/2023	04-2023	EFT	P-14820	hcv-vash	1,396.00		
4922	K-8109	haphcv	RAMJAV	Ramos Avila	4/1/2023	04-2023	EFT	P-14467	hcv	1,996.00		
4923	K-8110	haphcv	RAMROH	Ram-Cline	4/1/2023	04-2023	EFT	P-14438	hcv	2,523.00		
4924	K-8111	haphcv	raudav	David Raughton	4/1/2023	04-2023	EFT	P-15438	hcv	1,932.00		
4925	K-8112	haphcv	rcprop	RayCaro Inc.	4/1/2023	04-2023	EFT	P-15466	hcv	2,232.00		
4926	K-8113	haphcv	reacro	Croskey Real Estate, Inc.	4/1/2023	04-2023	EFT	P-14981	hcv	2,005.00		
4927	K-8114	haphcv	realam	Amerasia Real Estate Fund LLC	4/1/2023	04-2023	EFT	P-14566	hcv	1,081.00		
4928	K-8115	haphcv	relwoo	Reliant - Woods Grove, LP	4/1/2023	04-2023	EFT	*	*	18,691.00		
4929	K-8116	haphcv	remeri	Eric Franklin Remson	4/1/2023	04-2023	EFT	P-14496	hcv	708.00		
4930	K-8117	haphcv	rhport	RH Portofino Owner CA LLC	4/1/2023	04-2023	EFT	*	hcv	19,610.00		
4931	K-8118	haphcv	rickam	Kameryn Victoria Ray	4/1/2023	04-2023	EFT	P-15415	hcv	1,868.00		
4932	K-8119	haphcv	risinv	Rising Investments LLC	4/1/2023	04-2023	EFT	*	hcv	7,146.00		
4933	K-8120	haphcv	RUFJAS	Ruffin	4/1/2023	04-2023	EFT	P-15350	hcv	2,263.00		
4934	K-8121	haphcv	ruelv	Elvira Ruiz	4/1/2023	04-2023	EFT	P-14610	hcv	1,854.00		
4935	K-8122	haphcv	RUSCON	Russell	4/1/2023	04-2023	EFT	P-15462	hcv	1,654.00		
4936	K-8123	haphcv	SANMAR	Santos	4/1/2023	04-2023	EFT	P-14518	hcv	2,010.00		
4937	K-8124	haphcv	schgre	Schulz	4/1/2023	04-2023	EFT	P-14629	hcv	988.00		
4938	K-8125	haphcv	sciric	Richard M. Sciortino	4/1/2023	04-2023	EFT	P-15014	hcv	2,101.00		
4939	K-8126	haphcv	SERYOU	Seroy	4/1/2023	04-2023	EFT	P-15391	hcv	1,606.00		
4940	K-8127	haphcv	SHAMOH	Sharma	4/1/2023	04-2023	EFT	P-15002	hcv	982.00		
4941	K-8128	haphcv	shapat	Shailesh & Bela Patel	4/1/2023	04-2023	EFT	*	hcv	3,165.00		
4942	K-8129	haphcv	SHEMOH	Shekib	4/1/2023	04-2023	EFT	P-15378	hcv	1,938.00		
4943	K-8130	haphcv	SHIYIH	Yihui Shi	4/1/2023	04-2023	EFT	P-14365	hcv	1,702.00		
4944	K-8131	haphcv	shoinv	Shorten Investments LLC	4/1/2023	04-2023	EFT	*	hcv	3,827.00		
4945	K-8132	haphcv	siecor	Sierra Pacific Properties Inc	4/1/2023	04-2023	EFT	*	*	23,405.00		
4946	K-8133	haphcv	siena	Siena Court Apartments	4/1/2023	04-2023	EFT	*	*	20,352.00		
4947	K-8134	haphcv	siepep	Sierra Pacific Properties c/o Ernie J. Davis	4/1/2023	04-2023	EFT	*	*	9,560.00		
4948	K-8135	haphcv	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	4/1/2023	04-2023	EFT	*	hcv	36,521.00		
4949	K-8136	haphcv	SIIFRA	Frank M. Siino	4/1/2023	04-2023	EFT	P-14918	hcv	1,500.00		
4950	K-8137	haphcv	SIINO	Joseph Michael Siino	4/1/2023	04-2023	EFT	P-15210	hcv	1,654.00		
4951	K-8138	haphcv	SILGLO	Silva	4/1/2023	04-2023	EFT	P-14612	hcv	689.00		
4952	K-8139	haphcv	SIMMAR	Marc J. Simpson	4/1/2023	04-2023	EFT	P-15328	hcv	1,689.00		
4953	K-8140	haphcv	SINRAM	Singh	4/1/2023	04-2023	EFT	P-14514	hcv	1,584.00		
4954	K-8141	haphcv	SINSON	Son Singh	4/1/2023	04-2023	EFT	P-14321	hcv	1,457.00		
4955	K-8142	haphcv	SITCRY	Situ	4/1/2023	04-2023	EFT	P-15380	hcv	1,250.00		
4956	K-8143	haphcv	SMILIO	Smith	4/1/2023	04-2023	EFT	P-15428	hcv	1,975.00		

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4957	K-8144	haphcv	SMIMOL	Molly Smith	4/1/2023	04-2023	EFT	P-15382	hcv	2,000.00		
4958	K-8145	haphcv	smishe	Smith	4/1/2023	04-2023	EFT	P-15410	hcv-home	798.00		
4959	K-8146	haphcv	soscin	Sosa	4/1/2023	04-2023	EFT	P-14846	hcv	2,254.00		
4960	K-8147	haphcv	squvet	Veterans Square LP	4/1/2023	04-2023	EFT	*	hcv-pbv1	38,870.00		
4961	K-8148	haphcv	sroram	Srouji	4/1/2023	04-2023	EFT	P-15133	hcv-vash	2,164.00		
4962	K-8149	haphcv	STRDAR	Streeter	4/1/2023	04-2023	EFT	P-15149	hcv	1,985.00		
4963	K-8150	haphcv	sukabb	Sukarto	4/1/2023	04-2023	EFT	P-15454	hcv	2,872.00		
4964	K-8151	haphcv	suli	Su	4/1/2023	04-2023	EFT	P-14744	hcv	2,190.00		
4965	K-8152	haphcv	sulkha	Sultan	4/1/2023	04-2023	EFT	P-15469	hcv	1,671.00		
4966	K-8153	haphcv	SUMMIT	Summit Venture Group, LLC	4/1/2023	04-2023	EFT	P-15300	hcv	2,790.00		
4967	K-8154	haphcv	SURKAM	Kamaljeet Surila	4/1/2023	04-2023	EFT	P-14595	hcv	1,655.00		
4968	K-8155	haphcv	SUSPAD	Paduro-Silva	4/1/2023	04-2023	EFT	P-15342	hcv	2,195.00		
4969	K-8156	haphcv	svekon	Kondratiouk	4/1/2023	04-2023	EFT	P-14837	hcv	3,272.00		
4970	K-8157	haphcv	SYJOYC	Joyce Hui Sy	4/1/2023	04-2023	EFT	*	hcv	7,813.00		
4971	K-8158	haphcv	TENYUN	Yun Teng	4/1/2023	04-2023	EFT	*	hcv	5,953.00		
4972	K-8159	haphcv	TERNAT	Terry	4/1/2023	04-2023	EFT	P-14696	hcv-home	1,157.00		
4973	K-8160	haphcv	THESIL	Silvia Thein and Ada Choi	4/1/2023	04-2023	EFT	P-14477	hcv	2,169.00		
4974	K-8161	haphcv	TONYOW	Tong	4/1/2023	04-2023	EFT	P-15399	hcv	1,938.00		
4975	K-8162	haphcv	TOVLOU	Lourdes or Raymond Tovar	4/1/2023	04-2023	EFT	P-14693	hcv	2,190.00		
4976	K-8163	haphcv	TRARAP	Tran	4/1/2023	04-2023	EFT	*	hcv	5,275.00		
4977	K-8164	haphcv	TRARIC	Tran	4/1/2023	04-2023	EFT	P-14790	hcv	2,700.00		
4978	K-8165	haphcv	TRATHU	Thuy Tran	4/1/2023	04-2023	EFT	P-15430	hcv	1,164.00		
4979	K-8166	haphcv	TRITHA	Thanh Van Trinh	4/1/2023	04-2023	EFT	P-14414	hcv	1,585.00		
4980	K-8167	haphcv	TRUSEA	Truong	4/1/2023	04-2023	EFT	P-14528	hcv	939.00		
4981	K-8168	haphcv	truvan	Truong	4/1/2023	04-2023	EFT	P-15007	hcv	1,431.00		
4982	K-8169	haphcv	TRUXAV	Truong	4/1/2023	04-2023	EFT	P-14485	hcv	1,302.00		
4983	K-8170	haphcv	USCERI	Erica Uschold	4/1/2023	04-2023	EFT	P-14544	hcv	2,950.00		
4984	K-8171	haphcv	v0000002	CONTRA COSTA HOUSING AUTHORITY	4/1/2023	04-2023	EFT	*	*	44,945.00		
4985	K-8172	haphcv	v0000006	College Park City HA	4/1/2023	04-2023	EFT	P-14683	hcv	1,098.00		
4986	K-8173	haphcv	v0000059	Tran	4/1/2023	04-2023	EFT	P-15453	hcv	2,881.00		
4987	K-8174	haphcv	v0000061	Garschi	4/1/2023	04-2023	EFT	P-14675	hcv	2,783.00		
4988	K-8175	haphcv	v0000066	Tram	4/1/2023	04-2023	EFT	P-14451	hcv	1,528.00		
4989	K-8176	haphcv	v0000068	Qinke Li DBA QJ's Property Management Co	4/1/2023	04-2023	EFT	P-14944	hcv	3,348.00		
4990	K-8177	haphcv	v0000071	Balaji LLC	4/1/2023	04-2023	EFT	P-15463	hcv	3,121.00		
4991	K-8178	haphcv	v0000073	Christian Reyes	4/1/2023	04-2023	EFT	P-14946	hcv	3,525.00		
4992	K-8179	haphcv	v0000074	Baymax Properties/TPG Rental Properties	4/1/2023	04-2023	EFT	P-14411	hcv	4,302.00		
4993	K-8180	haphcv	v0000083	Kristie Rae Myers	4/1/2023	04-2023	EFT	P-14677	hcv	2,406.00		
4994	K-8181	haphcv	v0000086	William B. Wong	4/1/2023	04-2023	EFT	P-14961	hcv	1,555.00		
4995	K-8182	haphcv	v0000090	Sampson	4/1/2023	04-2023	EFT	P-14410	hcv	2,443.00		
4996	K-8183	haphcv	v0000091	Mehmi	4/1/2023	04-2023	EFT	P-15465	hcv	876.00		
4997	K-8184	haphcv	v0000092	Willie L. Mostella	4/1/2023	04-2023	EFT	P-15172	hcv	2,815.00		
4998	K-8185	haphcv	v0000095	Joshua Lankford	4/1/2023	04-2023	EFT	*	hcv-vash	4,561.00		
4999	K-8186	haphcv	v0000112	240 Case Drive LLC	4/1/2023	04-2023	EFT	P-14993	hcv	2,820.00		
5000	K-8187	haphcv	v0000113	Arudra Investments LLC	4/1/2023	04-2023	EFT	P-14806	hcv	2,376.00		
5001	K-8188	haphcv	v0000115	Zhan Chen	4/1/2023	04-2023	EFT	P-14546	hcv	1,411.00		
5002	K-8189	haphcv	v0000117	David Chen Investment LLC	4/1/2023	04-2023	EFT	P-14907	hcv	2,793.00		
5003	K-8190	haphcv	v0000119	Tenisha Iwuoma	4/1/2023	04-2023	EFT	P-14933	hcv	2,291.00		
5004	K-8191	haphcv	v0000126	Bella Mia Real Estate Services	4/1/2023	04-2023	EFT	P-14804	hcv	2,183.00		
5005	K-8192	haphcv	v0000130	Easwaran Mahalingam	4/1/2023	04-2023	EFT	*	hcv	3,607.00		

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5006	K-8193	haphcv	v0000131	929 Jensen Circle LLC	4/1/2023	04-2023	EFT	P-14672	hcv	3,653.00		
5007	K-8194	haphcv	v0000132	Michael Mostovoy	4/1/2023	04-2023	EFT	*	hcv-vash	3,107.00		
5008	K-8195	haphcv	v0000134	DaSaundra Bennett	4/1/2023	04-2023	EFT	P-14904	hcv	2,499.00		
5009	K-8196	haphcv	VALLID	Lidia Valladares	4/1/2023	04-2023	EFT	P-14559	hcv	660.00		
5010	K-8197	haphcv	valvic	Valenzuela	4/1/2023	04-2023	EFT	P-14986	hcv	2,478.00		
5011	K-8198	haphcv	VASGAR	Gary D. Vasconcellos	4/1/2023	04-2023	EFT	P-14844	hcv	1,850.00		
5012	K-8199	haphcv	VERHOM	Veritel Homes LLC	4/1/2023	04-2023	EFT	P-14795	hcv	1,097.00		
5013	K-8200	haphcv	VICAZE	Vickers	4/1/2023	04-2023	EFT	P-15118	hcv	2,622.00		
5014	K-8201	haphcv	VIENUN	Nuno G Vieira	4/1/2023	04-2023	EFT	*	hcv	5,052.00		
5015	K-8202	haphcv	vukuyen	Vu	4/1/2023	04-2023	EFT	P-14956	hcv	2,622.00		
5016	K-8203	haphcv	WAFSTE	Wafer	4/1/2023	04-2023	EFT	P-15294	hcv	1,242.00		
5017	K-8204	haphcv	wanlin	Lining Wan	4/1/2023	04-2023	EFT	*	hcv	4,465.00		
5018	K-8205	haphcv	wanwei	Wang	4/1/2023	04-2023	EFT	P-14928	hcv	1,982.00		
5019	K-8206	haphcv	wanyur	Yu Ruo Wang	4/1/2023	04-2023	EFT	P-15245	hcv	1,865.00		
5020	K-8207	haphcv	WENHOL	Wen	4/1/2023	04-2023	EFT	P-15402	hcv	793.00		
5021	K-8208	haphcv	WHILEW	Lewis White & Ruth White	4/1/2023	04-2023	EFT	*	*	5,759.00		
5022	K-8209	haphcv	WIJFEN	Wijayanti	4/1/2023	04-2023	EFT	P-14867	hcv	2,123.00		
5023	K-8211	haphcv	wilkat	Wilson	4/1/2023	04-2023	EFT	P-15196	hcv	1,231.00		
5024	K-8212	haphcv	WILLKAT	Kathy D. Williams	4/1/2023	04-2023	EFT	P-14789	hcv	2,301.00		
5025	K-8213	haphcv	WILLTAS	Williams	4/1/2023	04-2023	EFT	P-14920	hcv	2,227.00		
5026	K-8214	haphcv	WINDEV	Windeler Development Group, Inc.	4/1/2023	04-2023	EFT	P-14539	hcv	1,269.00		
5027	K-8215	haphcv	wonhar	Har Pan Wong	4/1/2023	04-2023	EFT	P-15130	hcv	2,761.00		
5028	K-8216	haphcv	WONJOA	Joanne Wong	4/1/2023	04-2023	EFT	*	hcv	3,313.00		
5029	K-8217	haphcv	WONKIN	Kinney Ming Wong	4/1/2023	04-2023	EFT	P-15216	hcv	1,420.00		
5030	K-8218	haphcv	WONSHI	Wong	4/1/2023	04-2023	EFT	P-15136	hcv-vash	1,528.00		
5031	K-8219	haphcv	WONVIN	Wong	4/1/2023	04-2023	EFT	P-14524	hcv	1,416.00		
5032	K-8220	haphcv	WUHONG	Hong Wu	4/1/2023	04-2023	EFT	*	hcv	4,409.00		
5033	K-8221	haphcv	wuzhan	Wu	4/1/2023	04-2023	EFT	P-14793	hcv	3,334.00		
5034	K-8222	haphcv	XUCHAO	Xu	4/1/2023	04-2023	EFT	P-14915	hcv	2,411.00		
5035	K-8223	haphcv	XUPING	Ping Ping Xu	4/1/2023	04-2023	EFT	*	hcv	1,934.00		
5036	K-8224	haphcv	XUZHO	Xu	4/1/2023	04-2023	EFT	P-15020	hcv	2,870.00		
5037	K-8225	haphcv	yeyifa	Ye	4/1/2023	04-2023	EFT	P-15442	hcv	2,471.00		
5038	K-8226	haphcv	yipsal	Sally Yip	4/1/2023	04-2023	EFT	P-15431	hcv	595.00		
5039	K-8227	haphcv	YONQIA	Lu	4/1/2023	04-2023	EFT	P-15135	hcv	1,831.00		
5040	K-8228	haphcv	YOUCHR	You	4/1/2023	04-2023	EFT	P-15156	hcv	2,395.00		
5041	K-8229	haphcv	ZALMOH	Mohammad Zalmayyar	4/1/2023	04-2023	EFT	*	hcv	1,666.00		
5042	K-8230	haphcv	ZHAJIE	Zhao	4/1/2023	04-2023	EFT	P-14419	hcv	2,681.00		
5043	K-8231	haphcv	zhakat	Zhao	4/1/2023	04-2023	EFT	P-15091	hcv	2,050.00		
5044	K-8232	haphcv	ZHAWEI	Wei Bin Zhang or Gao Wei	4/1/2023	04-2023	EFT	P-14542	hcv	2,007.00		
5045	K-8233	haphcv	ZHAXIR	Xirong Zhao	4/1/2023	04-2023	EFT	P-15200	hcv	876.00		
5046	K-8234	haphcv	ZHAYAN	Yan Zhang	4/1/2023	04-2023	EFT	P-14298	hcv	1,898.00		
5047	K-8235	haphcv	ZHEXIA	Zheng	4/1/2023	04-2023	EFT	P-14702	hcv	2,518.00		
5048	K-8236	haphcv	ZHOJOY	Zhou	4/1/2023	04-2023	EFT	P-15116	hcv	1,691.00		
5049	K-8237	haphcv	ZHUSHE	Zhu	4/1/2023	04-2023	EFT	*	hcv	5,601.00		
5050	K-8238	haphcv	ZHUYIN	Zhu	4/1/2023	04-2023	EFT	*	hcv	4,735.00		
5051	K-8239	haphcv	zhweij	Zhang	4/1/2023	04-2023	EFT	P-15044	hcv	1,055.00		
52250	K-8240	haphcv	aawjow	JOW & AAW, LLC	4/1/2023	04-2023	Check	*	hcv-vash	2,180.00		
52251	K-8241	haphcv	aclass	A Classey Corp. DBA: ACL Property Manage	4/1/2023	04-2023	Check	P-9039	hcv	2,756.00		
52252	K-8242	haphcv	addwes	Western Addition LLC	4/1/2023	04-2023	Check	P-14520	hcv	2,366.00		

Payment Register

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Period: From 04/2023 to 04/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
52253	K-8243	haphcv	COLGEO	Cole	4/1/2023	04-2023	Check	*	*	4,510.00		
52254	K-8244	haphcv	DISOLG	Olga M. Disney	4/1/2023	04-2023	Check	P-15078	hcv-vash	1,337.00		
52255	K-8245	haphcv	ESTPAU	Rhodes	4/1/2023	04-2023	Check	P-14376	hcv	1,515.00		
52256	K-8246	haphcv	guimor	Mortgage	4/1/2023	04-2023	Check	P-14787	hcv-home	2,575.00		
52257	K-8247	haphcv	hildia	Diamond Hillside Apartments	4/1/2023	04-2023	Check	P-14417	hcv	1,806.00		
52258	K-8248	haphcv	LAUSTE	Lau	4/1/2023	04-2023	Check	P-15425	hcv	2,387.00		
52259	K-8249	haphcv	LPMARH	Marina Heights Apartments, LP	4/1/2023	04-2023	Check	*	*	64,892.00		
52260	K-8250	haphcv	LUMIAO	Lu	4/1/2023	04-2023	Check	P-14972	hcv	1,262.00		
52261	K-8251	haphcv	MILDAR	Darryl H. Milburn	4/1/2023	04-2023	Check	*	hcv	617.00		
52262	K-8252	haphcv	NGUYBA	Ba Nguyen	4/1/2023	04-2023	Check	P-14768	hcv	1,773.00		
52263	K-8253	haphcv	PAYLOR	Lorene Paysinger	4/1/2023	04-2023	Check	P-14770	hcv	1,730.00		
52264	K-8254	haphcv	PHOLIN	Linda Phon	4/1/2023	04-2023	Check	P-15417	hcv	1,544.00		
52265	K-8255	haphcv	proeen	MSR Rental Properties, LLC	4/1/2023	04-2023	Check	P-14401	hcv-vash	1,780.00		
52266	K-8256	haphcv	salsha	Shah	4/1/2023	04-2023	Check	P-14367	hcv	1,991.00		
52267	K-8257	haphcv	sieoak	Sierra Pacific Properties	4/1/2023	04-2023	Check	*	hcv	8,411.00		
52268	K-8258	haphcv	t1000092	Royston	4/1/2023	04-2023	Check	P-14995	hcv	114.00		
52269	K-8259	haphcv	t1000420	Best	4/1/2023	04-2023	Check	P-14924	hcv	98.00		
52270	K-8260	haphcv	t1000606	Parrish	4/1/2023	04-2023	Check	P-14375	hcv	150.00		
52271	K-8261	haphcv	t1000652	Rubio	4/1/2023	04-2023	Check	P-15487	hcv	1.00		
52272	K-8262	haphcv	t1000983	Davis	4/1/2023	04-2023	Check	P-14845	hcv	50.00		
52273	K-8263	haphcv	t1001148	Camp	4/1/2023	04-2023	Check	P-14459	hcv	271.00		
52274	K-8264	haphcv	t1001244	Nellums	4/1/2023	04-2023	Check	P-14927	hcv	101.00		
52275	K-8265	haphcv	t1001330	Davis	4/1/2023	04-2023	Check	P-15492	hcv	169.00		
52276	K-8266	haphcv	t1001374	Carlos	4/1/2023	04-2023	Check	P-14591	hcv	243.00		
52277	K-8267	haphcv	t1001728	Edwards	4/1/2023	04-2023	Check	P-15383	hcv	132.00		
52278	K-8268	haphcv	t1001761	Washington	4/1/2023	04-2023	Check	P-15406	hcv	101.00		
52279	K-8269	haphcv	t1002151	Thompson	4/1/2023	04-2023	Check	P-15159	hcv	85.00		
52280	K-8270	haphcv	t1002530	Lascano	4/1/2023	04-2023	Check	P-14880	hcv	38.00		
52281	K-8271	haphcv	t1002835	Gasca	4/1/2023	04-2023	Check	P-15073	hcv	11.00		
52282	K-8272	haphcv	t1003049	Allen	4/1/2023	04-2023	Check	P-14720	hcv	259.00		
52283	K-8273	haphcv	t1003095	Reeder	4/1/2023	04-2023	Check	P-14900	hcv	24.00		
52284	K-8274	haphcv	t1003247	Rothschild	4/1/2023	04-2023	Check	P-14947	hcv	173.00		
52285	K-8275	haphcv	t1003293	Berry	4/1/2023	04-2023	Check	P-14468	hcv	28.00		
52286	K-8276	haphcv	t1003949	Nichols	4/1/2023	04-2023	Check	P-14831	hcv-pbv1	9.00		
52287	K-8277	haphcv	t1004220	Harrison	4/1/2023	04-2023	Check	P-14533	hcv	47.00		
52288	K-8278	haphcv	t1004304	Bliss	4/1/2023	04-2023	Check	P-14919	hcv	186.00		
52289	K-8279	haphcv	t1004318	Edmond	4/1/2023	04-2023	Check	P-14554	hcv	40.00		
52290	K-8280	haphcv	t1004587	Warren	4/1/2023	04-2023	Check	P-14816	hcv	67.00		
52291	K-8281	haphcv	t1004601	Bronson	4/1/2023	04-2023	Check	P-14359	hcv	33.00		
52292	K-8282	haphcv	t1004657	Sanders	4/1/2023	04-2023	Check	P-15232	hcv	124.00		
52293	K-8283	haphcv	t1004681	Harrington	4/1/2023	04-2023	Check	P-14652	hcv-vash	70.00		
52294	K-8284	haphcv	t1004732	Kenney	4/1/2023	04-2023	Check	P-14506	hcv	208.00		
52295	K-8285	haphcv	t1004810	Benson	4/1/2023	04-2023	Check	P-15182	hcv	211.00		
52296	K-8286	haphcv	t1004983	Jackson	4/1/2023	04-2023	Check	P-15259	hcv	120.00		
52297	K-8287	haphcv	t1005035	Brooks	4/1/2023	04-2023	Check	P-14870	hcv	14.00		
52298	K-8288	haphcv	t1005081	Harris	4/1/2023	04-2023	Check	P-14345	hcv	19.00		
52299	K-8289	haphcv	t1005157	VINSON	4/1/2023	04-2023	Check	P-14400	hcv	205.00		
52300	K-8290	haphcv	t1005201	Irvin	4/1/2023	04-2023	Check	P-14936	hcv	14.00		
52301	K-8291	haphcv	t1005206	LEE	4/1/2023	04-2023	Check	P-14797	hcv	54.00		

Payment Register

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Period: From 04/2023 to 04/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
52302	K-8292	haphcv	t1005247	GOMEZ	4/1/2023	04-2023	Check	P-14601	hcv	126.00		
52303	K-8293	haphcv	t1005268	Lee	4/1/2023	04-2023	Check	P-15318	hcv	54.00		
52304	K-8294	haphcv	t1005269	Nawabi	4/1/2023	04-2023	Check	P-15082	hcv	19.00		
52305	K-8295	haphcv	t1005322	Madison	4/1/2023	04-2023	Check	P-14304	hcv	163.00		
52306	K-8296	haphcv	t1005360	Ghani	4/1/2023	04-2023	Check	P-15374	hcv	119.00		
52307	K-8297	haphcv	t1005376	Thompson	4/1/2023	04-2023	Check	P-15234	hcv	36.00		
52308	K-8298	haphcv	t1005382	Jackson	4/1/2023	04-2023	Check	P-15207	hcv	232.00		
52309	K-8299	haphcv	t1005434	Eddins	4/1/2023	04-2023	Check	P-15429	hcv	3.00		
52310	K-8300	haphcv	t1005437	Lewis	4/1/2023	04-2023	Check	P-15482	hcv	165.00		
52311	K-8301	haphcv	t1005470	Washington	4/1/2023	04-2023	Check	P-15412	hcv	92.00		
52312	K-8302	haphcv	t1005479	Butler	4/1/2023	04-2023	Check	P-14673	hcv	45.00		
52313	K-8303	haphcv	t1005510	Coleman	4/1/2023	04-2023	Check	P-15012	hcv	78.00		
52314	K-8304	haphcv	t1005522	Hattley-Knox	4/1/2023	04-2023	Check	P-14906	hcv	161.00		
52315	K-8305	haphcv	t1005563	Carter	4/1/2023	04-2023	Check	P-15238	hcv	6.00		
52316	K-8306	haphcv	t1005610	Harvey	4/1/2023	04-2023	Check	P-14418	hcv	94.00		
52317	K-8307	haphcv	t1005672	Armstrong	4/1/2023	04-2023	Check	P-14565	hcv	62.00		
52318	K-8308	haphcv	t1005678	Albert	4/1/2023	04-2023	Check	P-14479	hcv	37.00		
52319	K-8309	haphcv	t1005706	Dixon	4/1/2023	04-2023	Check	P-14490	hcv	100.00		
52320	K-8310	haphcv	t1005743	Carr, Jr.	4/1/2023	04-2023	Check	P-14684	hcv-pbv1	12.00		
52321	K-8311	haphcv	t1005770	Brown	4/1/2023	04-2023	Check	P-14394	hcv	48.00		
52322	K-8312	haphcv	t2027077	Busby	4/1/2023	04-2023	Check	P-14958	hcv	23.00		
52323	K-8313	haphcv	TAMALB	Tam	4/1/2023	04-2023	Check	P-14432	hcv	1,352.00		
52324	K-8314	haphcv	v0000018	King County Housing Authority	4/1/2023	04-2023	Check	P-14949	hcv	1,390.00		
52325	K-8315	haphcv	v0000025	Suisun City Housing Authority	4/1/2023	04-2023	Check	P-14991	hcv-vash	1,646.00		
52326	K-8316	haphcv	v0000057	Mims	4/1/2023	04-2023	Check	P-14516	hcv	1,733.00		
52327	K-8317	haphcv	v0000124	Tahoe Truckee Executive Car Service LLC	4/1/2023	04-2023	Check	*	hcv	4,185.00		
52329	K-8319	haphcv	WESUPP	Western Upper Haight Street Apartments, LL	4/1/2023	04-2023	Check	P-14926	hcv	1,910.00		
52330	K-8320	haphcv	YINYEU	Yeung	4/1/2023	04-2023	Check	P-15225	hcv	1,574.00		
30000112	K-8334	hcvport	LPMARH	Marina Heights Apartments, LP	4/15/2023	04-2023	Check	P-15522	portin	1,989.00		
30000113	K-8335	hcvport	t0000002	SACRAMENTO HOUSING AND REDEVELOPMI	4/15/2023	04-2023	Check	*	portin	4,250.35		
50000513	K-8340	hcvport	aptsto	Stoneman Apartments	4/15/2023	04-2023	EFT	P-15525	portin	1,913.00		
50000514	K-8341	hcvport	NORRIC	Norte	4/15/2023	04-2023	EFT	P-15504	hcv	388.00		
5052	K-8343	haphcv	AGUROS	Aguirre	4/15/2023	04-2023	EFT	*	hcv	725.00		
5053	K-8344	haphcv	belmont	Belmont Apartments	4/15/2023	04-2023	EFT	*	hcv	2,180.00		
5054	K-8347	haphcv	KITJOH	Kitta	4/15/2023	04-2023	EFT	*	hcv	297.00		
5055	K-8348	haphcv	nwmgmt	New Way Management Services, Inc.	4/15/2023	04-2023	EFT	*	hcv	24,611.00		
5056	K-8349	haphcv	patvir	Virendra M. Patel	4/15/2023	04-2023	EFT	*	hcv	290.00		
5057	K-8350	haphcv	relwoo	Reliant - Woods Grove, LP	4/15/2023	04-2023	EFT	*	hcv	4,537.00		
5058	K-8351	haphcv	rhport	RH Portofino Owner CA LLC	4/15/2023	04-2023	EFT	*	hcv	3,570.00		
5059	K-8352	haphcv	siecor	Sierra Pacific Properties Inc	4/15/2023	04-2023	EFT	*	hcv	21.00		
5060	K-8353	haphcv	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	4/15/2023	04-2023	EFT	P-15546	hcv	2,050.00		
5061	K-8355	haphcv	v0000135	Travis Jackson	4/15/2023	04-2023	EFT	P-15541	hcv	1,884.00		
5062	K-8356	haphcv	wiladr	Wilson	4/15/2023	04-2023	EFT	*	hcv	1,006.00		
52331	K-8357	haphcv	LPMARH	Marina Heights Apartments, LP	4/15/2023	04-2023	Check	P-15547	hcv	1,541.00		
52332	K-8358	haphcv	t1002927	Gillette	4/15/2023	04-2023	Check	P-15558	hcv	73.00		
52333	K-8359	haphcv	t1005293	Miller	4/15/2023	04-2023	Check	*	hcv	72.00		

Grand Total

1,811,964.61

**HOUSING AUTHORITY OF THE CITY OF PITTSBURG
DISBURSEMENT SUMMARY
FOR THE MONTH ENDED MAY 31, 2023**

VOUCHERS	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
	52334-52413 30000115-30000126	\$ 1,801,947.58	1,604,184.00	86,323.00	5,544.00	101,498.79	4,397.79	\$ 1,801,947.58
	52414-52417 30000136-30000138	\$ 33,497.30	25,735.00	-	66.00	7,507.64	188.66	\$ 33,497.30
	TOTAL	\$ 1,835,444.88	1,629,919.00	86,323.00	5,610.00	109,006.43	4,586.45	\$ 1,835,444.88

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Description	TOTAL
	Salaries and Wages	\$ 45,520.34
	Salaries- Overtime	-
	Retirement Miscellaneous	3,275.14
	Retirement - Pension Bonds	7,029.50
	Health Insurance - Employees	4,117.18
	CalPERS Unfunded Liability - Non Sworn	-
	Additional CalPERS Pension Contribution	447.78
	Life Insurance	78.34
	Dental Insurance	531.31
	Vision - Employee	53.93
	Workers' Compensation	2,222.77
	Unemployment Insurance	250.20
	Disability Insurance	161.37
	F I C A & Medicare	3,497.87
	Deferred Compensation - Employer	411.25
	Vac Buy-Bk/Empl Termination	965.92
	Pension 115 Trust	590.33
	Retiree OPEB Costs	2,811.50
	Office Supplies & Materials	1,261.73
	Computer Software Expense	3,037.00
	Postage	1,402.99
	Misc Equipment & Furniture	-
	Other Special Departmental Supplies	-
	Utilities - Electric	1,287.95
	Utilities - Water	18.05
	Utilities - Telephone Service	508.90
	Utilities - WiFi/Cellphone Service	370.60
	Membership Dues & Subscriptions	-
	Travel, Training & Conferences	6,147.24
	Insurance - Alloc Chgs	4,101.58
	Auditing Expense	-
	Settlement Hearing	-
	Other Contractual & Professional Service	13,223.61
	Advertising & Promotion	-
	Maintenance Agreements	2,640.17
	Maintenance & Repairs	159.00
	Equipment Rental	-
	Building Rental	2,375.00
	Fleet Maintenance Alloc Chgs	588.08
	Building Maintenance Alloc Chgs	1,804.83
	Information Systems Alloc Chgs	1,790.75
	Interest Expense	1,736.61
	Other fees	590.00
	Admin Overhead Paid to City	4,926.54
	Admin Overhead Paid to Other HAs	5,058.10
	Housing Assistance Payments	-
	Port-In Expense	-
	Capital Equip & Furniture (NON-VEHICLES)	-
	Transfer-Out to OPEB Fund(Unfunded Liab)	2,075.58
	TOTAL	\$ 127,069.04

VOIDED CHECKS & ADJUSTMENTS	Ck#	Reason	Amount
	51410	Sacramento Housing and Redevelopment Agency - stale dated	\$ 77.02
	52251	A Classey Corp DBA ACL Property Management - lost check	\$ 2,756.00
	52328	San Marcos Villas - wrong amount	\$ 11,148.00
	50000090	Comcast - lost check	\$ 202.68
		TOTAL	\$ 14,183.70

Prepared by: GY 6/16/23

Reviewed by: LM 6/21/23

NET OF ISSUED AND VOIDED PAYMENTS \$ 1,948,330.22

Payment Register

Period: From 05/2023 to 05/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
30000115	K-8362	hcvport	LPMARH	Marina Heights Apartments, LP	5/1/2023	05-2023	Check	*	portin	5,092.00		
30000116	K-8363	hcvport	sleOak	Sierra Pacific Properties	5/1/2023	05-2023	Check	P-15905	portin	1,900.00		
30000117	K-8364	hcvport	t0000004	LIVERMORE HOUSING AUTHORITY	5/1/2023	05-2023	Check	*	portin	2,002.33		
30000118	K-8365	hcvport	t0000023	Southern Nevada Regional HA	5/1/2023	05-2023	Check	*	portin	33.56		
30000119	K-8366	hcvport	t2026970	CITY OF BERKELEY HOUSING AUTHORITY	5/1/2023	05-2023	Check	*	portin	10,776.41		
30000120	K-8367	hcvport	t2026987	Oklahoma City Housing Finance Agency	5/1/2023	05-2023	Check	*	portin	8.78		
30000121	K-8368	hcvport	t2027035	Shelton	5/1/2023	05-2023	Check	P-16377	portin	50.00		
30000122	K-8369	hcvport	t2027066	City of Santa Rosa Housing Authority	5/1/2023	05-2023	Check	P-15608	portin	172.00		
30000123	K-8370	hcvport	t2027107	Housing Authority of the City of Fresno	5/1/2023	05-2023	Check	*	portin	2,169.71		
30000124	K-8371	hcvport	v0000018	King County Housing Authority	5/1/2023	05-2023	Check	P-16245	hcv	83.12		
30000125	K-8372	hcvport	v0000025	Suisun City Housing Authority	5/1/2023	05-2023	Check	P-16130	hcv-vash	94.33		
30000126	K-8373	hcvport	vilan	San Marcos Villas	5/1/2023	05-2023	Check	*	*	4,343.00		
50000515	K-8374	hcvport	9thst	9th Street Associates, LP	5/1/2023	05-2023	EFT	P-15670	portin	1,700.00		
50000516	K-8375	hcvport	aptsto	Stoneman Apartments	5/1/2023	05-2023	EFT	*	portin	3,559.00		
20	K-8376	hcvport	belmont	Belmont Apartments	5/1/2023	05-2023	EFT	*	portin	0.00		
50000517	K-8377	hcvport	bethel	Bethel Global Development LLC	5/1/2023	05-2023	EFT	*	portin	3,253.00		
50000518	K-8378	hcvport	cithou	Housing Authority of the City of Pittsburg	5/1/2023	05-2023	EFT	P-15942	portin	2,689.00		
50000519	K-8379	hcvport	danfre	French Evans	5/1/2023	05-2023	EFT	P-16378	portin	2,235.00		
50000520	K-8380	hcvport	eastle	Mercy Housing California XXXVIII	5/1/2023	05-2023	EFT	P-16611	portin	1,605.00		
50000521	K-8381	hcvport	garup	Rupesh Garg	5/1/2023	05-2023	EFT	P-15904	portin	2,218.00		
50000522	K-8382	hcvport	hagjef	Jeffrey Paul Hagler	5/1/2023	05-2023	EFT	P-15880	portin	2,514.00		
50000523	K-8383	hcvport	HOAHAN	Hoang	5/1/2023	05-2023	EFT	*	portin	2,608.00		
50000524	K-8384	hcvport	jaidee	Jain	5/1/2023	05-2023	EFT	P-16251	portin	2,655.00		
50000525	K-8385	hcvport	luiand	Lui	5/1/2023	05-2023	EFT	P-16379	portin	1,891.00		
50000526	K-8386	hcvport	majenn	Ma	5/1/2023	05-2023	EFT	P-16557	portin	1,880.00		
50000527	K-8387	hcvport	mirhas	Hassan Mirabedi	5/1/2023	05-2023	EFT	P-15814	portin	2,123.00		
50000528	K-8388	hcvport	ngumyh	Nguyen	5/1/2023	05-2023	EFT	P-15783	portin	1,350.00		
50000529	K-8389	hcvport	rhport	RH Portofino Owner CA LLC	5/1/2023	05-2023	EFT	P-16559	portin	2,050.00		
50000530	K-8390	hcvport	ROBDAN	Daniels	5/1/2023	05-2023	EFT	P-16564	portin	2,627.00		
50000531	K-8391	hcvport	shoinv	Shorten Investments LLC	5/1/2023	05-2023	EFT	P-16513	portin	2,557.00		
50000532	K-8392	hcvport	siecor	Sierra Pacific Properties Inc	5/1/2023	05-2023	EFT	P-16351	portin	1,698.00		
50000533	K-8393	hcvport	siena	Siena Court Apartments	5/1/2023	05-2023	EFT	P-15596	hcv	145.00		
50000534	K-8394	hcvport	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	5/1/2023	05-2023	EFT	*	portin	3,338.00		
50000535	K-8395	hcvport	THAQUY	Thai	5/1/2023	05-2023	EFT	P-15906	portin	2,338.00		
50000536	K-8396	hcvport	TRUXAV	Truong	5/1/2023	05-2023	EFT	P-16733	portin	2,013.00		
50000537	K-8397	hcvport	v0000002	CONTRA COSTA HOUSING AUTHORITY	5/1/2023	05-2023	EFT	*	*	4,150.52		
50000538	K-8398	hcvport	v0000006	College Park City HA	5/1/2023	05-2023	EFT	P-16341	hcv	69.82		
50000539	K-8399	hcvport	v0000062	Santa Fe Triplex LLC	5/1/2023	05-2023	EFT	P-16729	portin	2,043.00		
50000540	K-8400	hcvport	v0000065	Marx	5/1/2023	05-2023	EFT	P-16491	portin	1,106.00		

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50000541	K-8401	hcvport	v0000089	Chen	5/1/2023	05-2023	EFT	P-16236	portin	2,718.00		
50000542	K-8402	hcvport	v0000096	Jamal Tucker	5/1/2023	05-2023	EFT	P-15739	portin	2,294.00		
50000543	K-8403	hcvport	v0000098	Lily Wei	5/1/2023	05-2023	EFT	P-16222	portin	2,271.00		
50000544	K-8404	hcvport	v0000114	Richard Daigh	5/1/2023	05-2023	EFT	P-16831	portin	2,694.00		
50000545	K-8405	hcvport	v0000121	Monica Zuniga	5/1/2023	05-2023	EFT	P-16035	portin	2,331.00		
50000546	K-8406	hcvport	v0000122	Ajay Bhatia	5/1/2023	05-2023	EFT	P-15885	portin	2,058.00		
50000547	K-8407	hcvport	v0000136	Emily Jindie Huang	5/1/2023	05-2023	EFT	*	portin	3,528.00		
50000548	K-8408	hcvport	VERHOM	Veritel Homes LLC	5/1/2023	05-2023	EFT	P-16806	portin	1,926.00		
50000549	K-8409	hcvport	wolwar	Wolfeld	5/1/2023	05-2023	EFT	P-15902	portin	2,936.00		
5063	K-8410	haphcv	9thst	9th Street Associates, LP	5/1/2023	05-2023	EFT	*	hcv	5,278.00		
5064	K-8411	haphcv	ABDMEE	Abdiani	5/1/2023	05-2023	EFT	P-15969	hcv	817.00		
5065	K-8412	haphcv	abjent	ABJ Enterprises, Inc. dba Blue Line Property	5/1/2023	05-2023	EFT	*	hcv	20,174.00		
5066	K-8413	haphcv	aclass	A Classey Corp. DBA: ACL Property Manage	5/1/2023	05-2023	EFT	P-15752	hcv	2,756.00		
5067	K-8414	haphcv	addleo	Addison	5/1/2023	05-2023	EFT	P-16614	hcv	1,386.00		
5068	K-8415	haphcv	AGRAMI	Agrawal	5/1/2023	05-2023	EFT	P-15744	hcv	1,247.00		
5069	K-8416	haphcv	AGUROS	Aguilar	5/1/2023	05-2023	EFT	P-15742	hcv	1,250.00		
5070	K-8417	haphcv	AGUROSA	Aguirre	5/1/2023	05-2023	EFT	P-16000	hcv	1,972.00		
5071	K-8418	haphcv	ALEDEM	Demetrius Alexander	5/1/2023	05-2023	EFT	P-15669	hcv	1,648.00		
5072	K-8419	haphcv	ALVDAL	Dale Alvarez	5/1/2023	05-2023	EFT	P-16396	hcv	1,675.00		
5073	K-8420	haphcv	AMAFEL	Amarante	5/1/2023	05-2023	EFT	P-15709	hcv-vash	1,500.00		
5074	K-8421	haphcv	andcec	Cecilia Anderson	5/1/2023	05-2023	EFT	P-16551	hcv	2,564.00		
5075	K-8422	haphcv	ANDSHA	Shawn Anderson	5/1/2023	05-2023	EFT	P-15778	hcv	1,160.00		
5076	K-8423	haphcv	aptsto	Stoneman Apartments	5/1/2023	05-2023	EFT	*	hcv	37,807.00		
5077	K-8424	haphcv	AREMAR	Bailey	5/1/2023	05-2023	EFT	P-16098	hcv	1,626.00		
5078	K-8425	haphcv	bahshr	Ba-Harani	5/1/2023	05-2023	EFT	P-16758	hcv	2,153.00		
5079	K-8426	haphcv	BANJA	Mel L. Banagan	5/1/2023	05-2023	EFT	P-16353	hcv	2,062.00		
5080	K-8427	haphcv	BARCAR	Carlos G. Barraza	5/1/2023	05-2023	EFT	P-15848	hcv	705.00		
5081	K-8428	haphcv	barken	Bartlett	5/1/2023	05-2023	EFT	*	*	3,152.00		
5082	K-8429	haphcv	barsco	Barbour	5/1/2023	05-2023	EFT	P-15926	hcv	2,830.00		
5083	K-8430	haphcv	baujoh	John Charles Bautista	5/1/2023	05-2023	EFT	P-16669	hcv	1,965.00		
5084	K-8431	haphcv	bayman	Baywood Property Management, Inc.	5/1/2023	05-2023	EFT	P-16206	hcv	1,829.00		
5085	K-8432	haphcv	BECCHR	Becerra	5/1/2023	05-2023	EFT	P-16765	hcv	1,209.00		
5086	K-8433	haphcv	BEEHOL	Hawkins	5/1/2023	05-2023	EFT	*	hcv	7,006.00		
5087	K-8434	haphcv	belcha	Charles Bell and Camino Johnson-Bell	5/1/2023	05-2023	EFT	P-16349	hcv	1,452.00		
5088	K-8435	haphcv	belmont	Belmont Apartments	5/1/2023	05-2023	EFT	*	hcv	83,448.00		
5089	K-8436	haphcv	benale	Benjamin	5/1/2023	05-2023	EFT	P-15766	hcv	400.00		
5090	K-8437	haphcv	BERTEN	Berry Jr	5/1/2023	05-2023	EFT	*	hcv	4,238.00		
142	K-8438	haphcv	BERTER	Teresita R. Berdiago	5/1/2023	05-2023	EFT	*	hcv	0.00		
5091	K-8439	haphcv	bethel	Bethel Global Development LLC	5/1/2023	05-2023	EFT	*	hcv	4,195.00		
5092	K-8440	haphcv	bhagin	Bhatia	5/1/2023	05-2023	EFT	P-16286	hcv	2,145.00		
5093	K-8441	haphcv	bhajim	Bhatia	5/1/2023	05-2023	EFT	*	*	2,853.00		
5094	K-8442	haphcv	bhasom	Som N Bhatia	5/1/2023	05-2023	EFT	*	*	11,013.00		
5095	K-8443	haphcv	BHASWA	Pinakin Bhatt	5/1/2023	05-2023	EFT	P-16833	hcv	2,465.00		
5096	K-8444	haphcv	bicjos	Bachir	5/1/2023	05-2023	EFT	P-16085	hcv	2,078.00		
5097	K-8445	haphcv	BLADIA	Black Diamond Management	5/1/2023	05-2023	EFT	P-16071	hcv-vash	1,740.00		
5098	K-8446	haphcv	booste	Booras	5/1/2023	05-2023	EFT	P-16335	hcv	2,877.00		
5099	K-8447	haphcv	bor201	2018-2 IH Borrower LP	5/1/2023	05-2023	EFT	*	hcv	4,011.00		
5100	K-8448	haphcv	boyros	Boyd	5/1/2023	05-2023	EFT	P-15731	hcv	2,752.00		
5101	K-8449	haphcv	brakel	Kelly Ann Bradford	5/1/2023	05-2023	EFT	P-16126	hcv	1,490.00		
5102	K-8450	haphcv	BRIMAR	Briggs	5/1/2023	05-2023	EFT	P-16069	hcv	3,422.00		

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5103	K-8451	haphcv	BROJAN	Brown	5/1/2023	05-2023	EFT	P-16511	hcv-home	477.00		
5104	K-8452	haphcv	brojess	Platt	5/1/2023	05-2023	EFT	P-16400	hcv	1,647.00		
5105	K-8453	haphcv	BROLAU	Brown	5/1/2023	05-2023	EFT	P-16596	hcv	1,733.00		
5106	K-8454	haphcv	BSAPPH	Blue Sapphire Homes, Inc.	5/1/2023	05-2023	EFT	P-16028	hcv	2,939.00		
5107	K-8455	haphcv	buihuo	Huong T. Bui	5/1/2023	05-2023	EFT	*	hcv	4,650.00		
5108	K-8456	haphcv	burjoe	Joe Burns	5/1/2023	05-2023	EFT	P-16702	hcv-vash	1,010.00		
5109	K-8457	haphcv	CANMOM	Cannon	5/1/2023	05-2023	EFT	P-15757	hcv	2,832.00		
5110	K-8458	haphcv	CARCLA	Clara Beatriz Cardenas	5/1/2023	05-2023	EFT	*	*	3,012.00		
5111	K-8459	haphcv	CARDON	Carson	5/1/2023	05-2023	EFT	P-16804	hcv	1,695.00		
5112	K-8460	haphcv	CARLLC	Carpino, LLC	5/1/2023	05-2023	EFT	P-15817	hcv	2,154.00		
5113	K-8461	haphcv	CASTLE	Castle Creek Company, Inc.	5/1/2023	05-2023	EFT	P-16413	hcv	1,596.00		
5114	K-8462	haphcv	CHACHR	Chambers	5/1/2023	05-2023	EFT	P-16411	hcv	2,150.00		
5115	K-8463	haphcv	CHACOR	Cora Ann Chambers	5/1/2023	05-2023	EFT	P-15974	hcv	702.00		
5116	K-8464	haphcv	chap.m	P. M. Chaobal	5/1/2023	05-2023	EFT	P-16427	hcv	2,190.00		
5117	K-8465	haphcv	CHECHA	Chen	5/1/2023	05-2023	EFT	P-16016	hcv	1,492.00		
5118	K-8466	haphcv	chehon	Chen	5/1/2023	05-2023	EFT	*	hcv	4,982.00		
5119	K-8467	haphcv	chejie	Jienlin Chen	5/1/2023	05-2023	EFT	*	hcv	4,002.00		
5120	K-8468	haphcv	CHIHWA	Hwa-Yoong Chiu	5/1/2023	05-2023	EFT	P-16072	hcv	2,326.00		
5121	K-8469	haphcv	choada	Ada Choi	5/1/2023	05-2023	EFT	*	hcv	2,732.00		
5122	K-8470	haphcv	chochu	Choi	5/1/2023	05-2023	EFT	*	hcv	2,927.00		
5123	K-8471	haphcv	cithou	Housing Authority of the City of Pittsburg	5/1/2023	05-2023	EFT	*	hcv	5,989.00		
5124	K-8472	haphcv	CLAJUA	Juan F. Clara	5/1/2023	05-2023	EFT	P-16422	hcv	820.00		
5125	K-8473	haphcv	coapin	Ping Cao	5/1/2023	05-2023	EFT	P-15827	hcv	2,495.00		
5126	K-8474	haphcv	CORADO	Cortesi III	5/1/2023	05-2023	EFT	P-15909	hcv	1,318.00		
5127	K-8475	haphcv	cordav	Cortesi	5/1/2023	05-2023	EFT	P-16641	hcv	1,681.00		
5128	K-8476	haphcv	creeks	Creekside Apt Investors LLC DBA Creekside \	5/1/2023	05-2023	EFT	*	*	91,659.00		
5129	K-8477	haphcv	daijus	Dailey	5/1/2023	05-2023	EFT	P-16399	hcv	1,556.00		
5130	K-8478	haphcv	DAMTO	Dam Quang To	5/1/2023	05-2023	EFT	P-16081	hcv	2,716.00		
5131	K-8479	haphcv	DAVAUD	Audrey Davis	5/1/2023	05-2023	EFT	P-16784	hcv	1,514.00		
5132	K-8480	haphcv	DAVKES	Davis	5/1/2023	05-2023	EFT	P-16090	hcv	1,056.00		
5133	K-8481	haphcv	DAVKEV	Kevin Davidson	5/1/2023	05-2023	EFT	P-15955	hcv	1,121.00		
5134	K-8482	haphcv	davpau	Paulette Davis	5/1/2023	05-2023	EFT	P-16012	hcv	948.00		
5135	K-8483	haphcv	DEAWAY	Dea	5/1/2023	05-2023	EFT	P-16094	hcv	1,962.00		
5136	K-8484	haphcv	DELCHA	Charles Dellamore	5/1/2023	05-2023	EFT	P-16709	hcv	1,591.00		
5137	K-8485	haphcv	DELLAT	David De La Torre	5/1/2023	05-2023	EFT	P-15823	hcv	2,119.00		
5138	K-8486	haphcv	doabri	Doan	5/1/2023	05-2023	EFT	*	hcv	10,869.00		
5139	K-8487	haphcv	doanna	Do	5/1/2023	05-2023	EFT	P-16526	hcv	2,257.00		
5140	K-8488	haphcv	duntyr	Duncan	5/1/2023	05-2023	EFT	P-16703	hcv-home	2,269.00		
5141	K-8489	haphcv	DUOLIN	Linda Duong	5/1/2023	05-2023	EFT	P-16479	hcv	1,333.00		
5142	K-8490	haphcv	eastle	Mercy Housing California XXXVIII	5/1/2023	05-2023	EFT	*	*	4,911.00		
5143	K-8491	haphcv	ENGLED	Doris Engle Family Ltd Partnership	5/1/2023	05-2023	EFT	P-15714	hcv	1,243.00		
5144	K-8492	haphcv	espalm	Alma B Espiritu	5/1/2023	05-2023	EFT	P-16225	hcv	1,991.00		
5145	K-8493	haphcv	ESPJOH	Espinoza	5/1/2023	05-2023	EFT	P-15820	hcv	1,620.00		
5146	K-8494	haphcv	fanjia	Jianxin Fang	5/1/2023	05-2023	EFT	*	hcv	5,303.00		
5147	K-8495	haphcv	fanxia	Li	5/1/2023	05-2023	EFT	P-15870	hcv	2,818.00		
5148	K-8496	haphcv	feeela	Elaine Feemster	5/1/2023	05-2023	EFT	P-16331	hcv	1,503.00		
5149	K-8497	haphcv	fenjin	Mao	5/1/2023	05-2023	EFT	P-15833	hcv	1,957.00		
5150	K-8498	haphcv	FIEBAR	Barbara J. Fierner	5/1/2023	05-2023	EFT	P-15937	hcv	1,975.00		
5151	K-8499	haphcv	FIEJOS	Joseph Field	5/1/2023	05-2023	EFT	P-15664	hcv	1,040.00		
5152	K-8500	haphcv	figher	Figuroa	5/1/2023	05-2023	EFT	P-16687	hcv	1,589.00		

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5153	K-8501	haphcv	fletoc	Brewster Fleeton	5/1/2023	05-2023	EFT	P-16773	hcv	1,404.00		
5154	K-8502	haphcv	FLOALE	Alexander Flowers	5/1/2023	05-2023	EFT	P-16764	hcv	1,353.00		
5155	K-8503	haphcv	foxcre	Fox Creek Apartments	5/1/2023	05-2023	EFT	*	*	24,559.00		
5156	K-8504	haphcv	framo	Monica Fraga	5/1/2023	05-2023	EFT	P-15867	hcv	2,086.00		
5157	K-8505	haphcv	FRAREJ	Frazier	5/1/2023	05-2023	EFT	*	hcv	3,059.00		
5158	K-8506	haphcv	FRRINV	FRR Investments LLC	5/1/2023	05-2023	EFT	P-16345	hcv	2,739.00		
5159	K-8507	haphcv	FULDAR	Fuller	5/1/2023	05-2023	EFT	P-15658	hcv	2,101.00		
5160	K-8508	haphcv	fulfan	Fan Fuller	5/1/2023	05-2023	EFT	P-16490	hcv-vash	1,589.00		
5161	K-8509	haphcv	GAIGIA	Gaines	5/1/2023	05-2023	EFT	P-16405	hcv	2,050.00		
5162	K-8510	haphcv	gaokel	Gao	5/1/2023	05-2023	EFT	P-16649	hcv	2,842.00		
5163	K-8511	haphcv	GARADR	Adraine Gardner	5/1/2023	05-2023	EFT	P-15708	hcv	1,096.00		
5164	K-8512	haphcv	GARANT	Antoinette L Garcia	5/1/2023	05-2023	EFT	P-16704	hcv	1,139.00		
5165	K-8513	haphcv	gardav	David Gardner	5/1/2023	05-2023	EFT	*	hcv	4,027.00		
5166	K-8514	haphcv	garrup	Rupesh Garg	5/1/2023	05-2023	EFT	P-16066	hcv	2,965.00		
5167	K-8515	haphcv	GARWIL	William H. Gardiner	5/1/2023	05-2023	EFT	P-16321	hcv	1,352.00		
5168	K-8516	haphcv	gateway	Gateway Apartments	5/1/2023	05-2023	EFT	*	*	10,566.00		
5169	K-8517	haphcv	GHAPAR	Ghaboulidashti	5/1/2023	05-2023	EFT	P-15798	hcv-home	1,094.00		
5170	K-8518	haphcv	GHOVER	Vernon or Eva Gholson	5/1/2023	05-2023	EFT	*	hcv	1,509.00		
5171	K-8519	haphcv	GILJAC	Jacqueline Gill	5/1/2023	05-2023	EFT	P-15935	hcv	1,626.00		
5172	K-8520	haphcv	GILSUK	Gill	5/1/2023	05-2023	EFT	P-16424	hcv	1,529.00		
5173	K-8521	haphcv	GOLDAS	Gold A and S LLC	5/1/2023	05-2023	EFT	P-16226	hcv	2,176.00		
5174	K-8522	haphcv	GOMHAD	Gomez	5/1/2023	05-2023	EFT	P-15724	hcv-home	656.00		
5175	K-8523	haphcv	GONJES	Jesse Gonzaga	5/1/2023	05-2023	EFT	P-15672	hcv	630.00		
5176	K-8524	haphcv	GONMAR	Gonsalves	5/1/2023	05-2023	EFT	P-15665	hcv	2,608.00		
5177	K-8525	haphcv	gontin	Gong	5/1/2023	05-2023	EFT	P-16550	hcv	2,000.00		
5178	K-8526	haphcv	GREFRA	Greene	5/1/2023	05-2023	EFT	P-16475	hcv	2,091.00		
5179	K-8527	haphcv	GREROD	Green	5/1/2023	05-2023	EFT	P-15914	hcv-home	1,859.00		
5180	K-8528	haphcv	GRIPAT	Patricia Gridley	5/1/2023	05-2023	EFT	*	hcv	1,564.00		
5181	K-8529	haphcv	guakry	Guan	5/1/2023	05-2023	EFT	P-15898	hcv	2,307.00		
5182	K-8530	haphcv	GUNBOB	Hang	5/1/2023	05-2023	EFT	P-16461	hcv	1,267.00		
5183	K-8531	haphcv	gupabe	Abhilash Gupta	5/1/2023	05-2023	EFT	*	*	5,287.00		
5184	K-8532	haphcv	H01WAT	Watson, Sr.	5/1/2023	05-2023	EFT	P-16082	hcv-home	736.00		
5185	K-8533	haphcv	HACPET	Hackett	5/1/2023	05-2023	EFT	P-15802	hcv	2,085.00		
5186	K-8534	haphcv	hafash	Asharfun Nisha Hafiz	5/1/2023	05-2023	EFT	P-16272	hcv	1,466.00		
5187	K-8535	haphcv	hagjef	Jeffrey Paul Hagler	5/1/2023	05-2023	EFT	*	hcv	3,353.00		
5188	K-8536	haphcv	haldel	Delores Hall	5/1/2023	05-2023	EFT	P-16273	hcv	1,900.00		
5189	K-8537	haphcv	HARCLA	Hardison	5/1/2023	05-2023	EFT	P-16536	hcv	950.00		
5190	K-8538	haphcv	HARDAV	Hart	5/1/2023	05-2023	EFT	P-16676	hcv	1,938.00		
5191	K-8539	haphcv	HARLAW	Harrold	5/1/2023	05-2023	EFT	*	hcv	6,317.00		
5192	K-8540	haphcv	HARPRO	Hartz Property Management	5/1/2023	05-2023	EFT	P-16230	hcv	1,657.00		
5193	K-8541	haphcv	hawdel	Delta Hawaii Garden Apartments LLC	5/1/2023	05-2023	EFT	*	hcv	7,868.00		
5194	K-8542	haphcv	hechuan	He	5/1/2023	05-2023	EFT	P-15869	hcv	2,004.00		
5195	K-8543	haphcv	hejiyu	He	5/1/2023	05-2023	EFT	P-15704	hcv	2,818.00		
5196	K-8544	haphcv	hendav	David T. Hennigan	5/1/2023	05-2023	EFT	*	*	15,884.00		
5197	K-8545	haphcv	hensil	Henderson	5/1/2023	05-2023	EFT	P-16659	hcv	1,359.00		
5198	K-8546	haphcv	HERELI	Herrera	5/1/2023	05-2023	EFT	P-16724	hcv	650.00		
5199	K-8547	haphcv	HILMAR	Hill	5/1/2023	05-2023	EFT	P-16590	hcv	98.00		
5200	K-8548	haphcv	hircha	Hira	5/1/2023	05-2023	EFT	P-16150	hcv	1,392.00		
5201	K-8549	haphcv	HOACAR	Carl E. Hoard II	5/1/2023	05-2023	EFT	P-15656	hcv	2,681.00		
5202	K-8550	haphcv	HOAHAV	Hoag	5/1/2023	05-2023	EFT	P-16320	hcv	2,475.00		

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Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
5203	K-8551	haphcv	HOALBE	Albert Ho	5/1/2023	05-2023	EFT	P-16457	hcv	1,748.00		
5204	K-8552	haphcv	HOFJOY	Hoffman	5/1/2023	05-2023	EFT	P-15786	hcv	1,288.00		
5205	K-8553	haphcv	HOLRON	Ronald G. Holmes	5/1/2023	05-2023	EFT	P-16389	hcv	1,022.00		
5206	K-8554	haphcv	holsrh	SRH Holdings LLC	5/1/2023	05-2023	EFT	P-16242	hcv	4,069.00		
5207	K-8555	haphcv	hominv	Invitation Homes	5/1/2023	05-2023	EFT	*	hcv	8,352.00		
5208	K-8556	haphcv	HOTONY	Tony Ho	5/1/2023	05-2023	EFT	P-16728	hcv	1,142.00		
143	K-8557	haphcv	HUACHE	Huang	5/1/2023	05-2023	EFT	*	hcv	0.00		
5209	K-8558	haphcv	huafan	Fanny Kao Huang	5/1/2023	05-2023	EFT	P-16589	hcv	1,949.00		
5210	K-8559	haphcv	huatao	Huang	5/1/2023	05-2023	EFT	*	hcv	8,455.00		
5211	K-8560	haphcv	HUAXIA	Huang	5/1/2023	05-2023	EFT	P-16464	hcv	2,575.00		
5212	K-8561	haphcv	HUNANC	Nancy Xiu Zhen Hu	5/1/2023	05-2023	EFT	P-16432	hcv	2,016.00		
5213	K-8562	haphcv	IGREEN	IGreen House Inc. Jane S Schmidt	5/1/2023	05-2023	EFT	P-15657	hcv	603.00		
5214	K-8563	haphcv	ihprw	IHS Property West LP	5/1/2023	05-2023	EFT	P-16575	hcv	3,245.00		
5215	K-8564	haphcv	INVKEY	Keyee Investment LLC	5/1/2023	05-2023	EFT	P-15816	hcv	230.00		
5216	K-8565	haphcv	isomic	Michael or Kay Isola	5/1/2023	05-2023	EFT	*	hcv	2,425.00		
5217	K-8566	haphcv	JABLOV	Love	5/1/2023	05-2023	EFT	P-15868	hcv	1,927.00		
5218	K-8567	haphcv	JACBRA	Jackson	5/1/2023	05-2023	EFT	P-15661	hcv	2,149.00		
5219	K-8568	haphcv	jaidee	Jain	5/1/2023	05-2023	EFT	*	hcv	9,677.00		
5220	K-8569	haphcv	JAISAM	Jain	5/1/2023	05-2023	EFT	*	hcv	7,361.00		
5221	K-8570	haphcv	jaivis	Jain	5/1/2023	05-2023	EFT	P-15855	hcv	1,154.00		
5222	K-8571	haphcv	jasnle	Le	5/1/2023	05-2023	EFT	P-16502	hcv	2,802.00		
5223	K-8572	haphcv	JIAZHA	Zhang	5/1/2023	05-2023	EFT	P-16466	hcv	1,528.00		
5224	K-8573	haphcv	JOHKRY	Johnson	5/1/2023	05-2023	EFT	P-16731	hcv	1,998.00		
5225	K-8574	haphcv	JOHRON	Johnson	5/1/2023	05-2023	EFT	P-16748	hcv	1,501.00		
5226	K-8575	haphcv	JONSHA	Jones	5/1/2023	05-2023	EFT	P-16503	hcv	2,692.00		
5227	K-8576	haphcv	JOUMOS	Jouya	5/1/2023	05-2023	EFT	P-15751	hcv	1,664.00		
5228	K-8577	haphcv	junhou	Hou	5/1/2023	05-2023	EFT	P-16258	hcv	2,481.00		
5229	K-8578	haphcv	KALOMP	Kalra	5/1/2023	05-2023	EFT	P-16264	hcv	2,915.00		
5230	K-8579	haphcv	kanwei	Kang	5/1/2023	05-2023	EFT	P-16328	hcv	2,191.00		
5231	K-8580	haphcv	KCP LLC	KC Prime LLC	5/1/2023	05-2023	EFT	P-16569	hcv	1,662.00		
5232	K-8581	haphcv	kemgro	K. E. M. Group LLC	5/1/2023	05-2023	EFT	P-16563	hcv	1,990.00		
5233	K-8582	haphcv	kesant	Anthony Keslinke	5/1/2023	05-2023	EFT	*	hcv	4,030.00		
5234	K-8583	haphcv	KEVMOF	Moffett	5/1/2023	05-2023	EFT	P-16121	hcv	2,299.00		
5235	K-8584	haphcv	kirkkw	KW Kirker Creek, LLC	5/1/2023	05-2023	EFT	*	hcv	9,101.00		
5236	K-8585	haphcv	KITJOH	Kitta	5/1/2023	05-2023	EFT	P-16604	hcv	3,089.00		
5237	K-8586	haphcv	KUAQIY	Kuang	5/1/2023	05-2023	EFT	*	hcv	6,536.00		
5238	K-8587	haphcv	kuasim	Kuang	5/1/2023	05-2023	EFT	P-16015	hcv	1,195.00		
5239	K-8588	haphcv	KUJZDI	Zdzislaw Kujawa	5/1/2023	05-2023	EFT	P-16624	hcv	1,516.00		
5240	K-8589	haphcv	kwadan	Daniel Kwan	5/1/2023	05-2023	EFT	P-16657	hcv	1,925.00		
5241	K-8590	haphcv	LAFTHO	LaFleur	5/1/2023	05-2023	EFT	P-16280	hcv	1,216.00		
5242	K-8591	haphcv	LAMCHO	Lam	5/1/2023	05-2023	EFT	P-16437	hcv	1,184.00		
5243	K-8592	haphcv	LAMSHI	Manly-Lampkin	5/1/2023	05-2023	EFT	P-16228	hcv	1,028.00		
5244	K-8593	haphcv	LARPET	Peter C. Larsen	5/1/2023	05-2023	EFT	P-16089	hcv	1,614.00		
5245	K-8594	haphcv	LASKEV	Lassair	5/1/2023	05-2023	EFT	P-16134	hcv-home	1,489.00		
5246	K-8595	haphcv	LATLLC	Latif, LLC	5/1/2023	05-2023	EFT	*	hcv	5,366.00		
5247	K-8596	haphcv	lcstar	LCSTAR, LLC	5/1/2023	05-2023	EFT	*	hcv	6,851.00		
5248	K-8597	haphcv	ledaot	Le	5/1/2023	05-2023	EFT	P-15678	hcv	1,134.00		
5249	K-8598	haphcv	LEEJAC	Jack Wai Lee	5/1/2023	05-2023	EFT	P-16593	hcv	1,355.00		
5250	K-8599	haphcv	leesiu	Siu Wan Windytiti Lee	5/1/2023	05-2023	EFT	P-16771	hcv	1,996.00		
5251	K-8600	haphcv	LEESTE	Steven Lee	5/1/2023	05-2023	EFT	P-15959	hcv	2,070.00		

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5252	K-8601	haphcv	LEEUUH	Yuhjen Juang Lee	5/1/2023	05-2023	EFT	P-16376	hcv	2,044.00		
5253	K-8602	haphcv	LEHUYN	Le	5/1/2023	05-2023	EFT	P-15702	hcv	2,700.00		
5254	K-8603	haphcv	LELENA	Le	5/1/2023	05-2023	EFT	P-16760	hcv	745.00		
5255	K-8604	haphcv	LERJOS	Joseph C. Lerma	5/1/2023	05-2023	EFT	P-15854	hcv	1,463.00		
5256	K-8605	haphcv	LERYIP	Yiping I. and Frederic Leroudier	5/1/2023	05-2023	EFT	P-16125	hcv-vash	2,531.00		
5257	K-8606	haphcv	leujoh	John M. Leung	5/1/2023	05-2023	EFT	*	hcv	6,705.00		
5258	K-8607	haphcv	LEUMAY	May Leung or Rodney Chen	5/1/2023	05-2023	EFT	*	hcv	3,573.00		
5259	K-8608	haphcv	leupet	Peter Leung	5/1/2023	05-2023	EFT	P-15928	hcv	2,083.00		
5260	K-8609	haphcv	lido	James J. Busby & Irvin Deutcher/DBA Crestv	5/1/2023	05-2023	EFT	*	hcv	10,989.00		
5261	K-8610	haphcv	LIFAQI	Faqiang Li	5/1/2023	05-2023	EFT	P-15745	hcv	1,303.00		
5262	K-8611	haphcv	LJIE	Li	5/1/2023	05-2023	EFT	P-16739	hcv	2,095.00		
5263	K-8612	haphcv	LJJINH	Jinhuan Li	5/1/2023	05-2023	EFT	P-15985	hcv	1,352.00		
5264	K-8613	haphcv	lijosh	Li	5/1/2023	05-2023	EFT	P-16610	hcv	1,214.00		
5265	K-8614	haphcv	lintim	Dara Sue Lindstrom c/o AAA Property Manag	5/1/2023	05-2023	EFT	P-16467	hcv	1,122.00		
5266	K-8615	haphcv	LIVPAU	Paul Livson	5/1/2023	05-2023	EFT	P-16492	hcv-vash	1,700.00		
5267	K-8616	haphcv	LIWEIM	Li	5/1/2023	05-2023	EFT	P-16558	hcv	1,716.00		
5268	K-8617	haphcv	liying	Ying Hong Li	5/1/2023	05-2023	EFT	*	hcv	4,965.00		
5269	K-8618	haphcv	LIZBEL	Zhong Li	5/1/2023	05-2023	EFT	P-16201	hcv	3,085.00		
5270	K-8619	haphcv	lonpau	Paul Long	5/1/2023	05-2023	EFT	P-15782	hcv	848.00		
5271	K-8620	haphcv	losmed	Los Medanos Village Apartments	5/1/2023	05-2023	EFT	*	hcv	10,026.00		
5272	K-8621	haphcv	LOUTON	Tony or Yvonne Louie	5/1/2023	05-2023	EFT	P-16289	hcv	989.00		
5273	K-8622	haphcv	LOYANT	Loyola	5/1/2023	05-2023	EFT	P-16740	hcv	731.00		
5274	K-8623	haphcv	LOZJOS	Jose Loza	5/1/2023	05-2023	EFT	P-16211	hcv	938.00		
5275	K-8624	haphcv	luiand	Lui	5/1/2023	05-2023	EFT	*	hcv	3,298.00		
5276	K-8625	haphcv	luiwei	Wei Liu Guangxin Frank Liu	5/1/2023	05-2023	EFT	P-16191	hcv	1,446.00		
5277	K-8626	haphcv	lumthe	34892 The Entrust Group Inc FBO T.Lum	5/1/2023	05-2023	EFT	P-16354	hcv	1,780.00		
5278	K-8627	haphcv	LUXIANG	Lu	5/1/2023	05-2023	EFT	*	*	8,340.00		
5279	K-8628	haphcv	lychiv	Chi Vien Ly	5/1/2023	05-2023	EFT	P-16102	hcv	942.00		
5280	K-8629	haphcv	macyol	McDonald	5/1/2023	05-2023	EFT	P-16326	hcv	1,956.00		
5281	K-8630	haphcv	MADRAK	Madra	5/1/2023	05-2023	EFT	*	hcv	3,092.00		
5282	K-8631	haphcv	mahrad	Radha Mahesram	5/1/2023	05-2023	EFT	P-15922	hcv	2,746.00		
5283	K-8632	haphcv	MAHTAR	Tariq	5/1/2023	05-2023	EFT	P-15761	hcv	2,752.00		
5284	K-8633	haphcv	majenn	Ma	5/1/2023	05-2023	EFT	*	hcv	6,623.00		
5285	K-8634	haphcv	malrah	Malik	5/1/2023	05-2023	EFT	P-16715	hcv	3,735.00		
5286	K-8635	haphcv	MANJEF	Jeff Mann	5/1/2023	05-2023	EFT	*	hcv	2,356.00		
5287	K-8636	haphcv	MARGLE	Glenn Marshall	5/1/2023	05-2023	EFT	P-16091	hcv	2,500.00		
5288	K-8637	haphcv	MARTEA	Martinez	5/1/2023	05-2023	EFT	P-15705	hcv	2,634.00		
5289	K-8638	haphcv	MASDEM	Mason	5/1/2023	05-2023	EFT	P-16037	hcv-home	2,545.00		
5290	K-8639	haphcv	MATLUI	Lui	5/1/2023	05-2023	EFT	P-16581	hcv	1,651.00		
5291	K-8640	haphcv	MCCEI	McCarthy	5/1/2023	05-2023	EFT	P-15716	hcv	1,961.00		
5292	K-8641	haphcv	MEADOW	Meadow Glen Apartments	5/1/2023	05-2023	EFT	P-16285	hcv	1,551.00		
5293	K-8642	haphcv	meitat	Mei	5/1/2023	05-2023	EFT	P-15948	hcv	1,961.00		
5294	K-8643	haphcv	menjin	Jinyu Meng	5/1/2023	05-2023	EFT	P-16607	hcv	1,751.00		
5295	K-8644	haphcv	MENSAB	Sabine Menzel	5/1/2023	05-2023	EFT	*	hcv	5,434.00		
5296	K-8645	haphcv	MERJOH	Johnson	5/1/2023	05-2023	EFT	P-16539	hcv-home	575.00		
5297	K-8646	haphcv	MEZHEC	Hector Meza	5/1/2023	05-2023	EFT	P-16647	hcv	656.00		
5298	K-8647	haphcv	MILAND	Miloslavich	5/1/2023	05-2023	EFT	P-16530	hcv	2,049.00		
5299	K-8648	haphcv	milhom	Millennium Homes	5/1/2023	05-2023	EFT	P-15872	hcv	2,256.00		
5300	K-8649	haphcv	mircar	Miranda	5/1/2023	05-2023	EFT	P-16423	hcv-home	883.00		
5301	K-8650	haphcv	mirhas	Hassan Mirabedi	5/1/2023	05-2023	EFT	*	hcv	6,776.00		

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5302	K-8651	haphcv	MITGWE	Gwendolyn Mitchell	5/1/2023	05-2023	EFT	*	hcv	3,387.00		
5303	K-8652	haphcv	momrae	Raees	5/1/2023	05-2023	EFT	P-16632	hcv	1,583.00		
5304	K-8653	haphcv	MONROD	Rodney Montgomery	5/1/2023	05-2023	EFT	P-16465	hcv	1,791.00		
5305	K-8654	haphcv	MORERI	Morris	5/1/2023	05-2023	EFT	P-15847	hcv	1,174.00		
5306	K-8655	haphcv	MORJOS	Diane Morin	5/1/2023	05-2023	EFT	P-16009	hcv	2,190.00		
5307	K-8656	haphcv	MYNDMG	Brien Brothers, LLC C/O Mynd Management,	5/1/2023	05-2023	EFT	P-16661	hcv	16.00		
5308	K-8657	haphcv	NARSHI	Shinder Paul Narabut	5/1/2023	05-2023	EFT	*	hcv	5,214.00		
5309	K-8658	haphcv	ncasso	NC Associates, Inc.	5/1/2023	05-2023	EFT	*	hcv	17,873.00		
5310	K-8659	haphcv	nelmic	Michael Nelson	5/1/2023	05-2023	EFT	P-16535	hcv	2,662.00		
5311	K-8660	haphcv	NESGUY	Guy Nesbeth	5/1/2023	05-2023	EFT	P-16208	hcv	1,826.00		
5312	K-8661	haphcv	NGDOMI	Dominic Y Ng	5/1/2023	05-2023	EFT	P-16232	hcv	1,257.00		
5313	K-8662	haphcv	ngknow	Ng	5/1/2023	05-2023	EFT	P-16603	hcv	2,042.00		
5314	K-8663	haphcv	NGPATR	Ng	5/1/2023	05-2023	EFT	P-16200	hcv	1,156.00		
5315	K-8664	haphcv	nguhieu	Hieu Nguyen	5/1/2023	05-2023	EFT	P-15858	hcv	981.00		
5316	K-8665	haphcv	NGUHUY	Huy Quang Nguyen	5/1/2023	05-2023	EFT	P-16197	hcv	2,103.00		
5317	K-8666	haphcv	NGUMAI	Nguyen	5/1/2023	05-2023	EFT	P-16480	hcv	1,950.00		
5318	K-8667	haphcv	nguquy	Quyen Nguyen	5/1/2023	05-2023	EFT	P-16828	hcv	1,900.00		
5319	K-8668	haphcv	ngutie	Nguyen	5/1/2023	05-2023	EFT	P-16745	hcv	296.00		
5320	K-8669	haphcv	NICNIC	Nicholson	5/1/2023	05-2023	EFT	P-15865	hcv	2,185.00		
5321	K-8670	haphcv	nierne	Ernest Nichols III	5/1/2023	05-2023	EFT	*	hcv	4,121.00		
5322	K-8671	haphcv	nilpet	Niloufari	5/1/2023	05-2023	EFT	*	hcv	4,965.00		
5323	K-8672	haphcv	norfin	Northstar Financial Group, LLC	5/1/2023	05-2023	EFT	*	hcv-vash	2,457.00		
5324	K-8673	haphcv	NORKEV	Kevin Nord	5/1/2023	05-2023	EFT	P-15915	hcv	1,762.00		
5325	K-8674	haphcv	NORRIC	Norte	5/1/2023	05-2023	EFT	P-16144	hcv	2,165.00		
5326	K-8675	haphcv	norsta	North State Financial, Inc.	5/1/2023	05-2023	EFT	P-16317	hcv	733.00		
5327	K-8676	haphcv	nwmgmt	New Way Management Services, Inc.	5/1/2023	05-2023	EFT	*	hcv	24,613.00		
5328	K-8677	haphcv	obrshe	O'Brien	5/1/2023	05-2023	EFT	P-15963	hcv	808.00		
5329	K-8678	haphcv	ODEJEN	Odei	5/1/2023	05-2023	EFT	P-15881	hcv	1,597.00		
5330	K-8679	haphcv	OEWDWI	Owens	5/1/2023	05-2023	EFT	P-16132	hcv-home	462.00		
5331	K-8680	haphcv	OLEDIA	Oles	5/1/2023	05-2023	EFT	P-16832	hcv	1,806.00		
5332	K-8681	haphcv	OMOESE	Esosa A. Omokaro	5/1/2023	05-2023	EFT	P-15961	hcv	376.00		
5333	K-8682	haphcv	ORTSAN	Ortiz	5/1/2023	05-2023	EFT	P-16738	hcv	1,893.00		
5334	K-8683	haphcv	ozemut	Mutlu Ozer	5/1/2023	05-2023	EFT	P-16051	hcv	1,884.00		
5335	K-8684	haphcv	pacliv	Pacific Living, LLC	5/1/2023	05-2023	EFT	P-16750	hcv	2,586.00		
5336	K-8685	haphcv	PATBOS	Boss	5/1/2023	05-2023	EFT	P-15780	hcv	2,728.00		
5337	K-8686	haphcv	PATHEM	Hemangini & Vijendra Patel	5/1/2023	05-2023	EFT	P-16562	hcv	2,191.00		
5338	K-8687	haphcv	PATKOK	Kokila Patel	5/1/2023	05-2023	EFT	P-16393	hcv	422.00		
5339	K-8688	haphcv	PATLLC	Patiala, LLC	5/1/2023	05-2023	EFT	*	hcv	2,413.00		
5340	K-8689	haphcv	patvir	Virendra M. Patel	5/1/2023	05-2023	EFT	P-16004	hcv	2,515.00		
5341	K-8690	haphcv	paujas	Jason Pauline	5/1/2023	05-2023	EFT	P-16327	hcv	1,849.00		
5342	K-8691	haphcv	PEALDY	Peacock	5/1/2023	05-2023	EFT	P-15712	hcv	1,435.00		
5343	K-8692	haphcv	PEASCO	Scott Pease	5/1/2023	05-2023	EFT	P-16223	hcv	1,624.00		
5344	K-8693	haphcv	peralo	Perez	5/1/2023	05-2023	EFT	P-15710	hcv	1,448.00		
5345	K-8694	haphcv	perlow	Lowde Y. Perkins	5/1/2023	05-2023	EFT	P-16673	hcv	863.00		
5346	K-8695	haphcv	phacon	Pham	5/1/2023	05-2023	EFT	*	hcv	4,656.00		
5347	K-8696	haphcv	PHOMAY	Pho	5/1/2023	05-2023	EFT	P-16119	hcv	3,251.00		
5348	K-8697	haphcv	pitpar	Pittsburg Park Apartments	5/1/2023	05-2023	EFT	*	hcv	3,782.00		
5349	K-8698	haphcv	pittssk	SK Pittsburg Bay Point LLC	5/1/2023	05-2023	EFT	P-16637	hcv	1,900.00		
5350	K-8699	haphcv	proih5	IHS Property West LP	5/1/2023	05-2023	EFT	P-15689	hcv	2,595.00		
5351	K-8700	haphcv	promar	Marples Property Management	5/1/2023	05-2023	EFT	P-16504	hcv	2,087.00		

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5352	K-8701	haphcv	PROMEA	A. Meadows Property Management	5/1/2023	05-2023	EFT	*	hcv	3,753.00		
5353	K-8702	haphcv	propar	Parks Property Management	5/1/2023	05-2023	EFT	P-16741	hcv	1,706.00		
5354	K-8703	haphcv	prosto	Stokley Properties LLC Harbor	5/1/2023	05-2023	EFT	*	hcv	3,194.00		
5355	K-8704	haphcv	qaqamj	Amjad Qaqish	5/1/2023	05-2023	EFT	P-15759	hcv	1,364.00		
5356	K-8705	haphcv	QUISAM	Sam or Sonia Quinones	5/1/2023	05-2023	EFT	P-16531	hcv	1,770.00		
5357	K-8706	haphcv	RADAMO	Radford	5/1/2023	05-2023	EFT	P-16143	hcv	1,929.00		
5358	K-8707	haphcv	RAJKUL	Raju	5/1/2023	05-2023	EFT	P-16390	hcv	1,703.00		
5359	K-8708	haphcv	RAJPAR	Paramjit K. Raju	5/1/2023	05-2023	EFT	*	hcv	2,251.00		
5360	K-8709	haphcv	RAMCHR	Ramirez	5/1/2023	05-2023	EFT	P-16278	hcv	2,093.00		
5361	K-8710	haphcv	RAMENR	Enrique Ramirez	5/1/2023	05-2023	EFT	*	hcv	2,341.00		
5362	K-8711	haphcv	RAMHOR	Ramsey Horton	5/1/2023	05-2023	EFT	P-16070	hcv-vash	1,396.00		
5363	K-8712	haphcv	RAMJAV	Ramos Avila	5/1/2023	05-2023	EFT	P-16256	hcv	1,996.00		
5364	K-8713	haphcv	RAMROH	Ram-Cline	5/1/2023	05-2023	EFT	P-16826	hcv	2,523.00		
5365	K-8714	haphcv	raudav	David Raughton	5/1/2023	05-2023	EFT	P-15711	hcv	1,932.00		
5366	K-8715	haphcv	rcprop	RayCaro Inc.	5/1/2023	05-2023	EFT	P-15730	hcv	2,232.00		
5367	K-8716	haphcv	reacro	Croskey Real Estate, Inc.	5/1/2023	05-2023	EFT	P-16124	hcv	2,005.00		
5368	K-8717	haphcv	realam	Amerasia Real Estate Fund LLC	5/1/2023	05-2023	EFT	P-16031	hcv	1,081.00		
5369	K-8718	haphcv	relwoo	Reliant - Woods Grove, LP	5/1/2023	05-2023	EFT	*	*	20,114.00		
5370	K-8719	haphcv	remeri	Eric Franklin Remson	5/1/2023	05-2023	EFT	P-15835	hcv	708.00		
5371	K-8720	haphcv	rhport	RH Portofino Owner CA LLC	5/1/2023	05-2023	EFT	*	hcv	23,140.00		
5372	K-8721	haphcv	rickam	Kameryn Victoria Ray	5/1/2023	05-2023	EFT	P-16050	hcv	1,738.00		
5373	K-8722	haphcv	risinv	Rising Investments LLC	5/1/2023	05-2023	EFT	*	hcv	7,465.00		
5374	K-8723	haphcv	RUFJAS	Ruffin	5/1/2023	05-2023	EFT	P-16387	hcv	2,263.00		
5375	K-8724	haphcv	ruieiv	Elvira Ruiz	5/1/2023	05-2023	EFT	P-16145	hcv	1,854.00		
5376	K-8725	haphcv	RUSCON	Russell	5/1/2023	05-2023	EFT	P-15726	hcv	1,654.00		
5377	K-8726	haphcv	SANMAR	Santos	5/1/2023	05-2023	EFT	P-16333	hcv	2,010.00		
5378	K-8727	haphcv	schgre	Schulz	5/1/2023	05-2023	EFT	P-16204	hcv	988.00		
5379	K-8728	haphcv	sciric	Richard M. Sciortino	5/1/2023	05-2023	EFT	P-16483	hcv	2,141.00		
5380	K-8729	haphcv	SERYOU	Seroy	5/1/2023	05-2023	EFT	P-15957	hcv	1,255.00		
5381	K-8730	haphcv	SHAMOH	Sharma	5/1/2023	05-2023	EFT	P-15693	hcv	982.00		
5382	K-8731	haphcv	shapat	Shailesh & Bela Patel	5/1/2023	05-2023	EFT	*	hcv	3,165.00		
5383	K-8732	haphcv	SHEMOH	Shekib	5/1/2023	05-2023	EFT	P-16678	hcv	1,938.00		
5384	K-8733	haphcv	SHIYIH	Yihui Shi	5/1/2023	05-2023	EFT	P-16517	hcv	1,702.00		
5385	K-8734	haphcv	shoinv	Shorten Investments LLC	5/1/2023	05-2023	EFT	*	hcv	3,827.00		
5386	K-8735	haphcv	siecor	Sierra Pacific Properties Inc	5/1/2023	05-2023	EFT	*	*	22,586.00		
5387	K-8736	haphcv	siena	Siena Court Apartments	5/1/2023	05-2023	EFT	*	*	21,047.00		
5388	K-8737	haphcv	siepep	Sierra Pacific Properties c/o Ernie J. Davis	5/1/2023	05-2023	EFT	*	*	9,466.00		
5389	K-8738	haphcv	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	5/1/2023	05-2023	EFT	*	hcv	37,474.00		
5390	K-8739	haphcv	SIIFRA	Frank M. Siino	5/1/2023	05-2023	EFT	P-16105	hcv	1,500.00		
5391	K-8740	haphcv	SIINO	Joseph Michael Siino	5/1/2023	05-2023	EFT	P-15655	hcv	1,654.00		
5392	K-8741	haphcv	SILGLO	Silva	5/1/2023	05-2023	EFT	P-16148	hcv	689.00		
5393	K-8742	haphcv	SIMMAR	Marc J. Simpson	5/1/2023	05-2023	EFT	P-16800	hcv	1,689.00		
5394	K-8743	haphcv	SINRAM	Singh	5/1/2023	05-2023	EFT	P-16332	hcv	1,584.00		
5395	K-8744	haphcv	SINSON	Son Singh	5/1/2023	05-2023	EFT	P-16699	hcv	1,457.00		
5396	K-8745	haphcv	SITCRY	Situ	5/1/2023	05-2023	EFT	P-16679	hcv	1,250.00		
5397	K-8746	haphcv	SMILIO	Smith	5/1/2023	05-2023	EFT	P-16688	hcv	1,975.00		
5398	K-8747	haphcv	SMIMOL	Molly Smith	5/1/2023	05-2023	EFT	P-16013	hcv	2,000.00		
5399	K-8748	haphcv	smishe	Smith	5/1/2023	05-2023	EFT	P-15986	hcv-home	1,895.00		
5400	K-8749	haphcv	soscin	Sosa	5/1/2023	05-2023	EFT	P-15765	hcv	2,254.00		
5401	K-8750	haphcv	squvet	Veterans Square LP	5/1/2023	05-2023	EFT	*	hcv-pbv1	37,657.00		

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5402	K-8751	haphcv	sroram	Srouji	5/1/2023	05-2023	EFT	P-16418	hcv-vash	2,164.00		
5403	K-8752	haphcv	STRDAR	Streeter	5/1/2023	05-2023	EFT	P-16662	hcv	1,985.00		
5404	K-8753	haphcv	sukabb	Sukarto	5/1/2023	05-2023	EFT	P-16472	hcv	2,872.00		
5405	K-8754	haphcv	suli	Su	5/1/2023	05-2023	EFT	P-15859	hcv	2,190.00		
5406	K-8755	haphcv	sulkha	Sultan	5/1/2023	05-2023	EFT	P-16024	hcv	1,671.00		
5407	K-8756	haphcv	SUMMIT	Summit Venture Group, LLC	5/1/2023	05-2023	EFT	P-16524	hcv	2,790.00		
5408	K-8757	haphcv	SURKAM	Kamaljeet Surila	5/1/2023	05-2023	EFT	P-15938	hcv	1,755.00		
5409	K-8758	haphcv	SUSPAD	Paduro-Silva	5/1/2023	05-2023	EFT	P-16383	hcv	2,195.00		
5410	K-8759	haphcv	svekon	Kondratiouk	5/1/2023	05-2023	EFT	P-16154	hcv	3,228.00		
5411	K-8760	haphcv	SYJOYC	Joyce Hui Sy	5/1/2023	05-2023	EFT	*	hcv	7,813.00		
5412	K-8761	haphcv	TENYUN	Yun Teng	5/1/2023	05-2023	EFT	P-15797	hcv	2,076.00		
5413	K-8762	haphcv	TERNAT	Terry	5/1/2023	05-2023	EFT	P-16352	hcv-home	1,157.00		
5414	K-8763	haphcv	THESIL	Silvia Thein and Ada Choi	5/1/2023	05-2023	EFT	P-16266	hcv	2,169.00		
5415	K-8764	haphcv	TONYOW	Tong	5/1/2023	05-2023	EFT	P-15958	hcv	2,050.00		
5416	K-8765	haphcv	TOVLOU	Lourdes or Raymond Tovar	5/1/2023	05-2023	EFT	P-16350	hcv	2,190.00		
5417	K-8766	haphcv	TRARAP	Tran	5/1/2023	05-2023	EFT	*	hcv	5,275.00		
5418	K-8767	haphcv	TRARIC	Tran	5/1/2023	05-2023	EFT	P-15889	hcv	2,700.00		
5419	K-8768	haphcv	TRATHU	Thuy Tran	5/1/2023	05-2023	EFT	P-16690	hcv	1,164.00		
5420	K-8769	haphcv	TRITHA	Thanh Van Trinh	5/1/2023	05-2023	EFT	P-16812	hcv	1,585.00		
5421	K-8770	haphcv	TRUSEA	Truong	5/1/2023	05-2023	EFT	P-15856	hcv	939.00		
5422	K-8771	haphcv	truvan	Truong	5/1/2023	05-2023	EFT	P-15698	hcv	1,431.00		
5423	K-8772	haphcv	TRUXAV	Truong	5/1/2023	05-2023	EFT	P-15828	hcv	1,302.00		
5424	K-8773	haphcv	USCERI	Erica Uschold	5/1/2023	05-2023	EFT	P-16369	hcv	2,950.00		
5425	K-8774	haphcv	v0000002	CONTRA COSTA HOUSING AUTHORITY	5/1/2023	05-2023	EFT	*	*	72,575.00		
5426	K-8775	haphcv	v0000006	College Park City HA	5/1/2023	05-2023	EFT	P-16342	hcv	1,098.00		
5427	K-8776	haphcv	v0000059	Tran	5/1/2023	05-2023	EFT	P-16486	hcv	2,815.00		
5428	K-8777	haphcv	v0000061	Garschi	5/1/2023	05-2023	EFT	P-16500	hcv	2,783.00		
5429	K-8778	haphcv	v0000066	Tram	5/1/2023	05-2023	EFT	P-16231	hcv	1,528.00		
5430	K-8779	haphcv	v0000068	Qinke Li DBA QJ's Property Management Co	5/1/2023	05-2023	EFT	P-16241	hcv	3,348.00		
5431	K-8780	haphcv	v0000071	Balaji LLC	5/1/2023	05-2023	EFT	P-15727	hcv	3,121.00		
5432	K-8781	haphcv	v0000073	Christian Reyes	5/1/2023	05-2023	EFT	P-16243	hcv	3,525.00		
5433	K-8782	haphcv	v0000074	Baymax Properties/TPG Rental Properties	5/1/2023	05-2023	EFT	P-15749	hcv	4,207.00		
5434	K-8783	haphcv	v0000083	Kristie Rae Myers	5/1/2023	05-2023	EFT	P-16149	hcv	2,406.00		
5435	K-8784	haphcv	v0000086	William B. Wong	5/1/2023	05-2023	EFT	P-15803	hcv	1,555.00		
5436	K-8785	haphcv	v0000090	Sampson	5/1/2023	05-2023	EFT	P-16495	hcv	2,337.00		
5437	K-8786	haphcv	v0000091	Mehmi	5/1/2023	05-2023	EFT	P-15729	hcv	876.00		
5438	K-8787	haphcv	v0000092	Willie L. Mostella	5/1/2023	05-2023	EFT	P-16609	hcv	2,815.00		
5439	K-8788	haphcv	v0000095	Joshua Lankford	5/1/2023	05-2023	EFT	*	hcv-vash	4,561.00		
5440	K-8789	haphcv	v0000112	240 Case Drive LLC	5/1/2023	05-2023	EFT	P-16135	hcv	2,820.00		
5441	K-8790	haphcv	v0000113	Arudra Investments LLC	5/1/2023	05-2023	EFT	P-15903	hcv	2,376.00		
5442	K-8791	haphcv	v0000115	Zhan Chen	5/1/2023	05-2023	EFT	P-15876	hcv	1,411.00		
5443	K-8792	haphcv	v0000117	David Chen Investment LLC	5/1/2023	05-2023	EFT	P-15794	hcv	2,793.00		
5444	K-8793	haphcv	v0000119	Tenisha Iwuoma	5/1/2023	05-2023	EFT	P-15927	hcv	2,291.00		
5445	K-8794	haphcv	v0000124	Tahoe Truckee Executive Car Service LLC	5/1/2023	05-2023	EFT	P-16493	hcv	2,820.00		
5446	K-8795	haphcv	v0000126	Bella Mia Real Estate Services	5/1/2023	05-2023	EFT	P-15901	hcv	2,183.00		
5447	K-8796	haphcv	v0000130	Easwaran Mahalingam	5/1/2023	05-2023	EFT	P-16210	hcv	2,110.00		
5448	K-8797	haphcv	v0000131	929 Jensen Circle LLC	5/1/2023	05-2023	EFT	P-16001	hcv	3,445.00		
5449	K-8798	haphcv	v0000132	Michael Mostovoy	5/1/2023	05-2023	EFT	P-16566	hcv-vash	2,094.00		
5450	K-8799	haphcv	v0000134	DaSaundra Bennett	5/1/2023	05-2023	EFT	P-15790	hcv	2,499.00		
5451	K-8800	haphcv	v0000135	Travis Jackson	5/1/2023	05-2023	EFT	P-16153	hcv	2,355.00		

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5452	K-8801	haphcv	v0000138	Madena Nawabi	5/1/2023	05-2023	EFT	*	hcv	4,994.00		
5453	K-8802	haphcv	VALLID	Lidia Valladares	5/1/2023	05-2023	EFT	P-16554	hcv	660.00		
5454	K-8803	haphcv	valvic	Valenzuela	5/1/2023	05-2023	EFT	P-16128	hcv	2,478.00		
5455	K-8804	haphcv	VASGAR	Gary D. Vasconcellos	5/1/2023	05-2023	EFT	P-15763	hcv	1,850.00		
5456	K-8805	haphcv	VERHOM	Veritel Homes LLC	5/1/2023	05-2023	EFT	P-15894	hcv	1,097.00		
5457	K-8806	haphcv	VICAZE	Vickers	5/1/2023	05-2023	EFT	P-15682	hcv	2,622.00		
5458	K-8807	haphcv	VIENUN	Nuno G Vieira	5/1/2023	05-2023	EFT	*	hcv	5,052.00		
5459	K-8808	haphcv	vukuyen	Vu	5/1/2023	05-2023	EFT	*	hcv	3,854.00		
5460	K-8809	haphcv	wanlin	Lining Wan	5/1/2023	05-2023	EFT	*	hcv	4,465.00		
5461	K-8810	haphcv	wanwei	Wang	5/1/2023	05-2023	EFT	P-15920	hcv	1,982.00		
5462	K-8811	haphcv	wanyur	Yu Ruo Wang	5/1/2023	05-2023	EFT	P-16776	hcv	1,865.00		
5463	K-8812	haphcv	WENHOL	Wen	5/1/2023	05-2023	EFT	P-16190	hcv	1,082.00		
5464	K-8813	haphcv	WHILEW	Lewis White & Ruth White	5/1/2023	05-2023	EFT	*	*	5,715.00		
5465	K-8814	haphcv	WIJFEN	Wijayanti	5/1/2023	05-2023	EFT	P-16634	hcv	2,123.00		
5466	K-8815	haphcv	wiladr	Wilson	5/1/2023	05-2023	EFT	P-16439	hcv	1,950.00		
5467	K-8816	haphcv	wilkat	Wilson	5/1/2023	05-2023	EFT	P-16788	hcv	1,231.00		
5468	K-8817	haphcv	WILLKAT	Kathy D. Williams	5/1/2023	05-2023	EFT	P-15888	hcv	2,301.00		
5469	K-8818	haphcv	WILLTAS	Williams	5/1/2023	05-2023	EFT	P-15913	hcv	2,227.00		
5470	K-8819	haphcv	WINDEV	Windeler Development Group, Inc.	5/1/2023	05-2023	EFT	P-16366	hcv	1,269.00		
5471	K-8820	haphcv	WONJOA	Joanne Wong	5/1/2023	05-2023	EFT	*	hcv	2,276.00		
5472	K-8821	haphcv	WONKIN	Kinney Ming Wong	5/1/2023	05-2023	EFT	P-15660	hcv	1,420.00		
5473	K-8822	haphcv	WONSHI	Wong	5/1/2023	05-2023	EFT	P-16421	hcv-vash	1,528.00		
5474	K-8823	haphcv	WONVIN	Wong	5/1/2023	05-2023	EFT	P-15992	hcv	1,416.00		
5475	K-8824	haphcv	WUHONG	Hong Wu	5/1/2023	05-2023	EFT	*	hcv	4,409.00		
5476	K-8825	haphcv	wuzhan	Wu	5/1/2023	05-2023	EFT	P-15892	hcv	3,334.00		
5477	K-8826	haphcv	XUCHAO	Xu	5/1/2023	05-2023	EFT	P-16219	hcv	2,411.00		
5478	K-8827	haphcv	XUPING	Ping Ping Xu	5/1/2023	05-2023	EFT	*	hcv	1,934.00		
5479	K-8828	haphcv	yipsal	Sally Yip	5/1/2023	05-2023	EFT	P-16691	hcv	595.00		
5480	K-8829	haphcv	YONQIA	Lu	5/1/2023	05-2023	EFT	P-16420	hcv	1,831.00		
5481	K-8830	haphcv	YOUCHR	You	5/1/2023	05-2023	EFT	P-16753	hcv	2,395.00		
5482	K-8831	haphcv	ZALMOH	Mohammad Zalmaiyyar	5/1/2023	05-2023	EFT	*	hcv	1,716.00		
5483	K-8832	haphcv	ZHAJIE	Zhao	5/1/2023	05-2023	EFT	P-16496	hcv	2,707.00		
5484	K-8833	haphcv	zhakat	Zhao	5/1/2023	05-2023	EFT	P-16768	hcv	2,050.00		
5485	K-8834	haphcv	ZHAWEI	Wei Bin Zhang or Gao Wei	5/1/2023	05-2023	EFT	P-16152	hcv	2,102.00		
5486	K-8835	haphcv	ZHAXIR	Xirong Zhao	5/1/2023	05-2023	EFT	P-16791	hcv	876.00		
5487	K-8836	haphcv	ZHAYAN	Yan Zhang	5/1/2023	05-2023	EFT	P-16104	hcv	1,704.00		
5488	K-8837	haphcv	ZHEXIA	Zheng	5/1/2023	05-2023	EFT	P-15838	hcv	2,518.00		
5489	K-8838	haphcv	ZHOJOY	Zhou	5/1/2023	05-2023	EFT	P-15680	hcv	1,691.00		
5490	K-8839	haphcv	ZHUSHE	Zhu	5/1/2023	05-2023	EFT	*	hcv	5,601.00		
5491	K-8840	haphcv	ZHUYIN	Zhu	5/1/2023	05-2023	EFT	*	hcv	4,735.00		
5492	K-8841	haphcv	zhweij	Zhang	5/1/2023	05-2023	EFT	P-16065	hcv	991.00		
52334	K-8842	haphcv	aawjow	JOW & AAW, LLC	5/1/2023	05-2023	Check	*	hcv-vash	2,180.00		
52335	K-8843	haphcv	addwes	Western Addition LLC	5/1/2023	05-2023	Check	P-16336	hcv	2,366.00		
52336	K-8844	haphcv	COLGEO	Cole	5/1/2023	05-2023	Check	*	*	3,827.00		
52337	K-8845	haphcv	DISOLG	Olga M. Disney	5/1/2023	05-2023	Check	P-16747	hcv-vash	1,337.00		
52338	K-8846	haphcv	ESTPAU	Rhodes	5/1/2023	05-2023	Check	P-16398	hcv	1,515.00		
52339	K-8847	haphcv	guimor	Mortgage	5/1/2023	05-2023	Check	P-15886	hcv-home	2,575.00		
52340	K-8848	haphcv	hildia	Diamond Hillside Apartments	5/1/2023	05-2023	Check	P-15754	hcv	1,806.00		
52341	K-8849	haphcv	LAUSTE	Lau	5/1/2023	05-2023	Check	P-16431	hcv	2,387.00		
52342	K-8850	haphcv	LPMARH	Marina Heights Apartments, LP	5/1/2023	05-2023	Check	*	*	64,960.00		

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52343	K-8851	haphcv	LUMIAO	Lu	5/1/2023	05-2023	Check	P-15810	hcv	1,262.00		
52344	K-8852	haphcv	MILDAR	Darryl H. Milburn	5/1/2023	05-2023	Check	P-16175	hcv	1,561.00		
52345	K-8853	haphcv	NGUYBA	Ba Nguyen	5/1/2023	05-2023	Check	P-16584	hcv	1,773.00		
52346	K-8854	haphcv	PAYLOR	Lorene Paysinger	5/1/2023	05-2023	Check	P-16586	hcv	1,730.00		
52347	K-8855	haphcv	PHOLIN	Linda Phon	5/1/2023	05-2023	Check	P-15997	hcv	1,544.00		
52348	K-8856	haphcv	proeen	MSR Rental Properties, LLC	5/1/2023	05-2023	Check	*	hcv-vash	2,260.00		
52349	K-8857	haphcv	salsha	Shah	5/1/2023	05-2023	Check	P-16519	hcv	1,991.00		
52350	K-8858	haphcv	sieoak	Sierra Pacific Properties	5/1/2023	05-2023	Check	*	hcv	8,411.00		
52351	K-8859	haphcv	t1000092	Royston	5/1/2023	05-2023	Check	P-16137	hcv	114.00		
52352	K-8860	haphcv	t1000420	Best	5/1/2023	05-2023	Check	P-15916	hcv	98.00		
52353	K-8861	haphcv	t1000606	Parrish	5/1/2023	05-2023	Check	P-16397	hcv	150.00		
52354	K-8862	haphcv	t1000652	Rubio	5/1/2023	05-2023	Check	P-15743	hcv	1.00		
52355	K-8863	haphcv	t1000912	ROBERTSON	5/1/2023	05-2023	Check	*	hcv	480.00		
52356	K-8864	haphcv	t1000983	Davis	5/1/2023	05-2023	Check	P-15764	hcv	50.00		
52357	K-8865	haphcv	t1001148	Camp	5/1/2023	05-2023	Check	P-16314	hcv	271.00		
52358	K-8866	haphcv	t1001244	Nellums	5/1/2023	05-2023	Check	P-15919	hcv	101.00		
52359	K-8867	haphcv	t1001330	Davis	5/1/2023	05-2023	Check	P-15747	hcv	169.00		
52360	K-8868	haphcv	t1001374	Carlos	5/1/2023	05-2023	Check	P-16092	hcv	243.00		
52361	K-8869	haphcv	t1001728	Edwards	5/1/2023	05-2023	Check	P-16014	hcv	154.00		
52362	K-8870	haphcv	t1001974	Brown	5/1/2023	05-2023	Check	P-16164	hcv	70.00		
52363	K-8871	haphcv	t1002095	Palmer	5/1/2023	05-2023	Check	P-15951	hcv	68.00		
52364	K-8872	haphcv	t1002151	Thompson	5/1/2023	05-2023	Check	P-16756	hcv	85.00		
52365	K-8873	haphcv	t1002530	Lascano	5/1/2023	05-2023	Check	P-16829	hcv	38.00		
52366	K-8874	haphcv	t1002835	Gasca	5/1/2023	05-2023	Check	P-16744	hcv	11.00		
52367	K-8875	haphcv	t1002927	Gillette	5/1/2023	05-2023	Check	P-16005	hcv	73.00		
52368	K-8876	haphcv	t1003049	Allen	5/1/2023	05-2023	Check	P-16597	hcv	259.00		
52369	K-8877	haphcv	t1003095	Reeder	5/1/2023	05-2023	Check	P-15826	hcv	24.00		
52370	K-8878	haphcv	t1003247	Rothschild	5/1/2023	05-2023	Check	P-16244	hcv	173.00		
52371	K-8879	haphcv	t1003293	Berry	5/1/2023	05-2023	Check	P-16257	hcv	28.00		
52372	K-8880	haphcv	t1003949	Nichols	5/1/2023	05-2023	Check	P-16080	hcv-pbv1	9.00		
52373	K-8881	haphcv	t1004220	Harrison	5/1/2023	05-2023	Check	P-16360	hcv	47.00		
52374	K-8882	haphcv	t1004304	Bliss	5/1/2023	05-2023	Check	P-16106	hcv	186.00		
52375	K-8883	haphcv	t1004318	Edmond	5/1/2023	05-2023	Check	P-16549	hcv	40.00		
52376	K-8884	haphcv	t1004468	Rantissi	5/1/2023	05-2023	Check	*	hcv	12.00		
52377	K-8885	haphcv	t1004587	Warren	5/1/2023	05-2023	Check	P-15912	hcv	67.00		
52378	K-8886	haphcv	t1004601	Bronson	5/1/2023	05-2023	Check	P-16658	hcv	33.00		
52379	K-8887	haphcv	t1004657	Sanders	5/1/2023	05-2023	Check	P-16406	hcv	124.00		
52380	K-8888	haphcv	t1004681	Harrington	5/1/2023	05-2023	Check	P-16485	hcv-vash	70.00		
52381	K-8889	haphcv	t1004810	Benson	5/1/2023	05-2023	Check	P-16618	hcv	211.00		
52382	K-8890	haphcv	t1004983	Jackson	5/1/2023	05-2023	Check	P-16319	hcv	120.00		
52383	K-8891	haphcv	t1005035	Brooks	5/1/2023	05-2023	Check	P-16636	hcv	14.00		
52384	K-8892	haphcv	t1005081	Harris	5/1/2023	05-2023	Check	P-16482	hcv	19.00		
52385	K-8893	haphcv	t1005157	VINSON	5/1/2023	05-2023	Check	P-16576	hcv	205.00		
52386	K-8894	haphcv	t1005206	LEE	5/1/2023	05-2023	Check	P-15896	hcv	54.00		
52387	K-8895	haphcv	t1005247	GOMEZ	5/1/2023	05-2023	Check	P-16100	hcv	126.00		
52388	K-8896	haphcv	t1005268	Lee	5/1/2023	05-2023	Check	P-16541	hcv	54.00		
52389	K-8897	haphcv	t1005293	Miller	5/1/2023	05-2023	Check	P-15991	hcv	62.00		
52390	K-8898	haphcv	t1005322	Madison	5/1/2023	05-2023	Check	P-16727	hcv	163.00		
52391	K-8899	haphcv	t1005360	Ghani	5/1/2023	05-2023	Check	P-16677	hcv	119.00		
52392	K-8900	haphcv	t1005376	Thompson	5/1/2023	05-2023	Check	P-16408	hcv	36.00		

Payment Register

Period: From 05/2023 to 05/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
52393	K-8901	haphcv	t1005382	Jackson	5/1/2023	05-2023	Check	P-15652	hcv	232.00		
52394	K-8902	haphcv	t1005434	Eddins	5/1/2023	05-2023	Check	P-16689	hcv	3.00		
52395	K-8903	haphcv	t1005437	Lewis	5/1/2023	05-2023	Check	P-15738	hcv	165.00		
52396	K-8904	haphcv	t1005470	Washington	5/1/2023	05-2023	Check	P-16716	hcv	92.00		
52397	K-8905	haphcv	t1005510	Coleman	5/1/2023	05-2023	Check	P-15703	hcv	78.00		
52398	K-8906	haphcv	t1005522	Hattley-Knox	5/1/2023	05-2023	Check	P-15793	hcv	161.00		
52399	K-8907	haphcv	t1005563	Carter	5/1/2023	05-2023	Check	P-16412	hcv	6.00		
52400	K-8908	haphcv	t1005610	Harvey	5/1/2023	05-2023	Check	P-15755	hcv	94.00		
52401	K-8909	haphcv	t1005672	Armstrong	5/1/2023	05-2023	Check	P-16030	hcv	62.00		
52402	K-8910	haphcv	t1005678	Albert	5/1/2023	05-2023	Check	P-15971	hcv	37.00		
52403	K-8911	haphcv	t1005706	Dixon	5/1/2023	05-2023	Check	P-15832	hcv	100.00		
52404	K-8912	haphcv	t1005743	Carr, Jr.	5/1/2023	05-2023	Check	P-16343	hcv-pbv1	12.00		
52405	K-8913	haphcv	t1005770	Brown	5/1/2023	05-2023	Check	P-16570	hcv	48.00		
52406	K-8914	haphcv	t2027077	Busby	5/1/2023	05-2023	Check	P-15800	hcv	23.00		
52407	K-8915	haphcv	TAMALB	Tam	5/1/2023	05-2023	Check	P-16820	hcv	1,352.00		
52408	K-8916	haphcv	v0000018	King County Housing Authority	5/1/2023	05-2023	Check	P-16246	hcv	1,390.00		
52409	K-8917	haphcv	v0000025	Suisun City Housing Authority	5/1/2023	05-2023	Check	P-16131	hcv-vash	1,646.00		
52410	K-8918	haphcv	v0000057	Mims	5/1/2023	05-2023	Check	P-16595	hcv	1,733.00		
52411	K-8919	haphcv	vilsan	San Marcos Villas	5/1/2023	05-2023	Check	*	hcv	11,446.00		
52412	K-8920	haphcv	WESUPP	Western Upper Haight Street Apartments, LL	5/1/2023	05-2023	Check	P-15918	hcv	1,910.00		
52413	K-8921	haphcv	YINYEU	Yeung	5/1/2023	05-2023	Check	P-16401	hcv	1,574.00		
30000136	K-8936	hcvport	t0000014	COUNTY OF SANTA CRUZ HOUSING AUTH	5/15/2023	05-2023	Check	*	portin	3,956.64		
30000137	K-8937	hcvport	b2027136	Boykin	5/15/2023	05-2023	Check	*	portin	109.00		
30000138	K-8938	hcvport	vilsan	San Marcos Villas	5/15/2023	05-2023	Check	*	portin	157.00		
50000550	K-8939	hcvport	v0000002	CONTRA COSTA HOUSING AUTHORITY	5/15/2023	05-2023	EFT	*	hcv-vash	188.66		
50000551	K-8940	hcvport	v0000062	Santa Fe Triplex LLC	5/15/2023	05-2023	EFT	*	portin	30.00		
50000552	K-8941	hcvport	v0000098	Lily Wei	5/15/2023	05-2023	EFT	*	portin	799.00		
50000553	K-8942	hcvport	v0000136	Emily Jindie Huang	5/15/2023	05-2023	EFT	*	portin	261.00		
50000554	K-8943	hcvport	v0000137	Nenita Enrile	5/15/2023	05-2023	EFT	*	portin	2,195.00		
5493	K-8944	haphcv	aptsto	Stoneman Apartments	5/15/2023	05-2023	EFT	*	hcv	1,183.00		
147	K-8945	haphcv	belmont	Belmont Apartments	5/15/2023	05-2023	EFT	*	hcv	0.00		
148	K-8946	haphcv	coapin	Ping Cao	5/15/2023	05-2023	EFT	*	hcv	0.00		
5494	K-8947	haphcv	GRERUP	Grewal	5/15/2023	05-2023	EFT	P-16878	hcv	3,231.00		
5495	K-8948	haphcv	JAISAM	Jain	5/15/2023	05-2023	EFT	*	hcv	1,404.00		
5496	K-8949	haphcv	jaivis	Jain	5/15/2023	05-2023	EFT	*	hcv	1,036.00		
5497	K-8950	haphcv	kirkkw	KW Kirker Creek, LLC	5/15/2023	05-2023	EFT	P-16881	hcv	1,234.00		
5498	K-8951	haphcv	lido	James J. Busby & Irvin Deutcher/DBA Crestv	5/15/2023	05-2023	EFT	*	hcv	2,917.00		
5499	K-8952	haphcv	MCLJAN	McLean	5/15/2023	05-2023	EFT	P-16884	hcv	1,032.00		
149	K-8953	haphcv	RAMENR	Enrique Ramirez	5/15/2023	05-2023	EFT	*	hcv	0.00		
150	K-8954	haphcv	relwoo	Reliant - Woods Grove, LP	5/15/2023	05-2023	EFT	*	hcv-vash	0.00		
5500	K-8955	haphcv	rhport	RH Portofino Owner CA LLC	5/15/2023	05-2023	EFT	*	hcv	12.00		
151	K-8956	haphcv	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	5/15/2023	05-2023	EFT	*	hcv	0.00		
5501	K-8957	haphcv	squvet	Veterans Square LP	5/15/2023	05-2023	EFT	*	hcv-pbv1	900.00		
5502	K-8958	haphcv	v0000002	CONTRA COSTA HOUSING AUTHORITY	5/15/2023	05-2023	EFT	*	hcv-vash	4,812.00		
152	K-8959	haphcv	v0000061	Garschi	5/15/2023	05-2023	EFT	*	hcv	0.00		
153	K-8960	haphcv	v0000071	Balaji LLC	5/15/2023	05-2023	EFT	*	hcv	0.00		
154	K-8961	haphcv	v0000086	William B. Wong	5/15/2023	05-2023	EFT	*	hcv	0.00		
155	K-8962	haphcv	wonhar	Har Pan Wong	5/15/2023	05-2023	EFT	*	hcv	0.00		
5503	K-8963	haphcv	XUZHO	Xu	5/15/2023	05-2023	EFT	P-16934	hcv	2,870.00		
52414	K-8964	haphcv	LPMARH	Marina Heights Apartments, LP	5/15/2023	05-2023	Check	*	hcv	2,455.00		

Payment Register

Period: From 05/2023 to 05/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
52415	K-8965	haphcv	t1002186	Gordon	5/15/2023	05-2023	Check	P-16928	hcv	47.00		
52416	K-8966	haphcv	t1005269	Nawabi	5/15/2023	05-2023	Check	P-16935	hcv	19.00		
156	K-8967	haphcv	v0000003	SACRAMENTO HOUSING AND REDEVELOPMI	5/15/2023	05-2023	Check	*	hcv	0.00		
52417	K-8968	haphcv	v0000139	Paula Rivera	5/15/2023	05-2023	Check	*	hcv	2,649.00		
Grand Total										1,835,444.88		

**HOUSING AUTHORITY OF THE CITY OF PITTSBURG
DISBURSEMENT SUMMARY
FOR THE MONTH ENDED JUNE 30, 2023**

VOUCHERS	Ck#	Amount	HAP ¹	VASH ²	UR ³	Portability	Admin. Fee	TOTAL
	52418-52502 30000148-30000152	\$ 1,808,358.70	1,669,632.45	86,381.00	5,498.00	42,190.00	4,657.25	\$ 1,808,358.70
	52503-52505 30000161	\$ 32,440.75	25,300.50	327.25	1,038.00	5,775.00	-	\$ 32,440.75
	TOTAL	\$ 1,840,799.45	1,694,932.95	86,708.25	6,536.00	47,965.00	4,657.25	\$ 1,840,799.45

¹Housing Assistance Payment

²Veterans Affairs Supportive Housing

³Utility Reimbursement

ADMINISTRATIVE EXPENSES	Description	TOTAL
	Salaries and Wages	\$ 47,097.64
	Salaries- Overtime	-
	Retirement Miscellaneous	3,380.39
	Retirement - Pension Bonds	7,029.50
	Health Insurance - Employees	10,620.48
	CalPERS Unfunded Liability - Non Sworn	-
	Additional CalPERS Pension Contribution	230.53
	Life Insurance	78.34
	Dental Insurance	876.12
	Vision - Employee	93.76
	Workers' Compensation	2,287.95
	Unemployment Insurance	256.95
	Disability Insurance	-
	F I C A & Medicare	3,628.14
	Deferred Compensation - Employer	822.50
	Vac Buy-Bk/Empl Termination	965.92
	Pension 115 Trust	590.33
	Retiree OPEB Costs	2,811.50
	Office Supplies & Materials	405.78
	Computer Software Expense	-
	Postage	-
	Misc Equipment & Furniture	355.30
	Other Special Departmental Supplies	-
	Utilities - Electric	1,316.29
	Utilities - Water	21.63
	Utilities - Telephone Service	507.47
	Utilities - WiFi/Cellphone Service	390.60
	Membership Dues & Subscriptions	454.40
	Travel, Training & Conferences	1,985.83
	Insurance - Alloc Chgs	5,159.41
	Auditing Expense	-
	Settlement Hearing	-
	Other Contractual & Professional Service	8,044.06
	Advertising & Promotion	100.00
	Maintenance Agreements	2,547.11
	Maintenance & Repairs	279.52
	Equipment Rental	-
	Building Rental	2,375.00
	Fleet Maintenance Alloc Chgs	929.54
	Building Maintenance Alloc Chgs	1,804.83
	Information Systems Alloc Chgs	4,423.65
	Interest Expense	1,426.02
	Other fees	2,801.00
	Admin Overhead Paid to City	4,926.54
	Capital Equip & Furniture (NON-VEHICLES)	-
	Transfer-Out to OPEB Fund(Unfunded Liab)	2,075.58
		\$ 123,099.61

VOIDED CHECKS & ADJUSTMENTS	Ck#	Reason	Amount
	52498	Franchise Tax Board - Garnishment canceled	\$ 956.75
	30000153	Jennifer Martinez - Positive Pay rejected	\$ 1,000.00
		TOTAL	\$ 1,956.75

Prepared by: GY 7/7/23

Reviewed by: LM 7/9/23

NET OF ISSUED AND VOIDED PAYMENTS \$ 1,961,942.31

Payment Register

.all

Period: From 06/2023 to 06/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
52418	K-8980	haphcv	aawjow	JOW & AAW, LLC	6/1/2023	06-2023	Check	*	hcv-vash	2,180.00		
52419	K-8981	haphcv	addwes	Western Addition LLC	6/1/2023	06-2023	Check	P-18175	hcv	2,366.00		
52420	K-8982	haphcv	COLGEO	Cole	6/1/2023	06-2023	Check	*	*	2,870.25		
52421	K-8983	haphcv	DISOLG	Olga M. Disney	6/1/2023	06-2023	Check	P-17748	hcv-vash	1,337.00		
52422	K-8984	haphcv	ESTPAU	Rhodes	6/1/2023	06-2023	Check	P-18010	hcv	1,515.00		
52423	K-8985	haphcv	guimor	Mortgage	6/1/2023	06-2023	Check	P-17206	hcv-home	2,575.00		
52424	K-8986	haphcv	hildia	Diamond Hillside Apartments	6/1/2023	06-2023	Check	P-17090	hcv	1,806.00		
52425	K-8987	haphcv	LAUSTE	Lau	6/1/2023	06-2023	Check	P-18065	hcv	2,387.00		
52426	K-8988	haphcv	LPMARH	Marina Heights Apartments, LP	6/1/2023	06-2023	Check	*	*	70,900.00		
52427	K-8989	haphcv	LUMIAO	Lu	6/1/2023	06-2023	Check	P-17135	hcv	1,262.00		
52428	K-8990	haphcv	MILDAR	Darryl H. Milburn	6/1/2023	06-2023	Check	P-17989	hcv	1,561.00		
52429	K-8991	haphcv	NGUYBA	Ba Nguyen	6/1/2023	06-2023	Check	P-17619	hcv	1,773.00		
52430	K-8992	haphcv	PAYLOR	Lorene Paysinger	6/1/2023	06-2023	Check	P-17621	hcv	1,730.00		
52431	K-8993	haphcv	PHOLIN	Linda Phon	6/1/2023	06-2023	Check	P-17372	hcv	1,614.00		
52432	K-8994	haphcv	proeen	MSR Rental Properties, LLC	6/1/2023	06-2023	Check	P-17419	hcv-vash	1,900.00		
52433	K-8995	haphcv	salsha	Shah	6/1/2023	06-2023	Check	P-18002	hcv	1,991.00		
52434	K-8996	haphcv	sieoak	Sierra Pacific Properties	6/1/2023	06-2023	Check	*	hcv	13,169.00		
52435	K-8997	haphcv	t1000092	Royston	6/1/2023	06-2023	Check	P-17248	hcv	114.00		
52436	K-8998	haphcv	t1000420	Best	6/1/2023	06-2023	Check	P-17823	hcv	98.00		
52437	K-8999	haphcv	t1000606	Parrish	6/1/2023	06-2023	Check	P-18009	hcv	150.00		
52438	K-9000	haphcv	t1000636	Walters	6/1/2023	06-2023	Check	P-17781	hcv	22.00		
52439	K-9001	haphcv	t1000652	Rubio	6/1/2023	06-2023	Check	P-17826	hcv	1.00		
52440	K-9002	haphcv	t1000912	ROBERTSON	6/1/2023	06-2023	Check	P-17427	hcv	160.00		
52441	K-9003	haphcv	t1000983	Davis	6/1/2023	06-2023	Check	P-17100	hcv	50.00		
52442	K-9004	haphcv	t1001148	Camp	6/1/2023	06-2023	Check	P-17776	hcv	271.00		
52443	K-9005	haphcv	t1001244	Nellums	6/1/2023	06-2023	Check	P-17479	hcv	101.00		
52444	K-9006	haphcv	t1001330	Davis	6/1/2023	06-2023	Check	P-17830	hcv	169.00		
52445	K-9007	haphcv	t1001374	Carlos	6/1/2023	06-2023	Check	P-17812	hcv	243.00		
52446	K-9008	haphcv	t1001728	Edwards	6/1/2023	06-2023	Check	P-17915	hcv	154.00		
52447	K-9009	haphcv	t1001974	Brown	6/1/2023	06-2023	Check	P-17542	hcv	70.00		
52448	K-9010	haphcv	t1002095	Palmer	6/1/2023	06-2023	Check	P-17260	hcv	68.00		
52449	K-9011	haphcv	t1002151	Thompson	6/1/2023	06-2023	Check	P-17050	hcv	85.00		
52450	K-9012	haphcv	t1002186	Gordon	6/1/2023	06-2023	Check	P-17492	hcv	47.00		
52451	K-9013	haphcv	t1002530	Lascano	6/1/2023	06-2023	Check	P-17115	hcv	38.00		
52452	K-9014	haphcv	t1002927	Gillette	6/1/2023	06-2023	Check	P-17332	hcv	73.00		
52453	K-9015	haphcv	t1003049	Allen	6/1/2023	06-2023	Check	P-17630	hcv	259.00		
52454	K-9016	haphcv	t1003095	Reeder	6/1/2023	06-2023	Check	P-17199	hcv	21.00		
52455	K-9017	haphcv	t1003247	Rothschild	6/1/2023	06-2023	Check	P-18152	hcv	173.00		
52456	K-9018	haphcv	t1003293	Berry	6/1/2023	06-2023	Check	P-17640	hcv	28.00		
52457	K-9019	haphcv	t1003949	Nichols	6/1/2023	06-2023	Check	P-17315	hcv-pbv1	9.00		
52458	K-9020	haphcv	t1004220	Harrison	6/1/2023	06-2023	Check	P-17559	hcv	47.00		
52459	K-9021	haphcv	t1004304	Bliss	6/1/2023	06-2023	Check	P-17334	hcv	186.00		
52460	K-9022	haphcv	t1004318	Edmond	6/1/2023	06-2023	Check	P-17183	hcv	40.00		
52461	K-9023	haphcv	t1004468	Rantissi	6/1/2023	06-2023	Check	P-17681	hcv	3.00		
52462	K-9024	haphcv	t1004587	Warren	6/1/2023	06-2023	Check	P-17697	hcv	67.00		
52463	K-9025	haphcv	t1004601	Bronson	6/1/2023	06-2023	Check	P-18092	hcv	33.00		
52464	K-9026	haphcv	t1004657	Sanders	6/1/2023	06-2023	Check	P-18107	hcv	124.00		
52465	K-9027	haphcv	t1004681	Harrington	6/1/2023	06-2023	Check	P-17296	hcv-vash	70.00		
52466	K-9028	haphcv	t1004810	Benson	6/1/2023	06-2023	Check	P-17857	hcv	211.00		

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Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
52467	K-9029	haphcv	t1004949	JONES	6/1/2023	06-2023	Check	P-17908	hcv	42.00		
52468	K-9030	haphcv	t1004983	Jackson	6/1/2023	06-2023	Check	P-17946	hcv	120.00		
52469	K-9031	haphcv	t1005035	Brooks	6/1/2023	06-2023	Check	P-17897	hcv	14.00		
52470	K-9032	haphcv	t1005081	Harris	6/1/2023	06-2023	Check	P-18080	hcv	19.00		
52471	K-9033	haphcv	t1005124	Hanif	6/1/2023	06-2023	Check	P-17463	hcv	75.00		
52472	K-9034	haphcv	t1005157	VINSON	6/1/2023	06-2023	Check	P-17846	hcv	205.00		
52473	K-9035	haphcv	t1005206	LEE	6/1/2023	06-2023	Check	P-17659	hcv	54.00		
52474	K-9036	haphcv	t1005247	GOMEZ	6/1/2023	06-2023	Check	P-17819	hcv	126.00		
52475	K-9037	haphcv	t1005268	Lee	6/1/2023	06-2023	Check	P-18122	hcv	54.00		
52476	K-9038	haphcv	t1005293	Miller	6/1/2023	06-2023	Check	P-17287	hcv	62.00		
52477	K-9039	haphcv	t1005322	Madison	6/1/2023	06-2023	Check	P-17200	hcv	59.00		
52478	K-9040	haphcv	t1005376	Thompson	6/1/2023	06-2023	Check	P-18109	hcv	36.00		
52479	K-9041	haphcv	t1005382	Jackson	6/1/2023	06-2023	Check	P-17007	hcv	232.00		
52480	K-9042	haphcv	t1005434	Eddins	6/1/2023	06-2023	Check	P-18070	hcv	3.00		
52481	K-9043	haphcv	t1005437	Lewis	6/1/2023	06-2023	Check	P-17085	hcv	165.00		
52482	K-9044	haphcv	t1005502	Aubry	6/1/2023	06-2023	Check	P-17399	hcv	230.00		
52483	K-9045	haphcv	t1005510	Coleman	6/1/2023	06-2023	Check	P-17762	hcv	78.00		
52484	K-9046	haphcv	t1005563	Carter	6/1/2023	06-2023	Check	P-18113	hcv	6.00		
52485	K-9047	haphcv	t1005610	Harvey	6/1/2023	06-2023	Check	P-17091	hcv	94.00		
52486	K-9048	haphcv	t1005657	DeLuna	6/1/2023	06-2023	Check	P-17339	hcv	337.00		
52487	K-9049	haphcv	t1005672	Armstrong	6/1/2023	06-2023	Check	P-17665	hcv	62.00		
52488	K-9050	haphcv	t1005678	Albert	6/1/2023	06-2023	Check	P-17388	hcv	37.00		
52489	K-9051	haphcv	t1005706	Dixon	6/1/2023	06-2023	Check	P-17508	hcv	28.00		
52490	K-9052	haphcv	t1005743	Carr, Jr.	6/1/2023	06-2023	Check	P-17291	hcv-pbv1	22.00		
52491	K-9053	haphcv	t1005770	Brown	6/1/2023	06-2023	Check	P-17841	hcv	48.00		
52492	K-9054	haphcv	t2027077	Busby	6/1/2023	06-2023	Check	P-17128	hcv	23.00		
52493	K-9055	haphcv	t2027136	Boykin	6/1/2023	06-2023	Check	P-17605	hcv	82.00		
52494	K-9056	haphcv	TAMALB	Tam	6/1/2023	06-2023	Check	P-17373	hcv	1,411.00		
52495	K-9057	haphcv	v0000018	King County Housing Authority	6/1/2023	06-2023	Check	P-18153	hcv	1,390.00		
52496	K-9058	haphcv	v0000025	Suisun City Housing Authority	6/1/2023	06-2023	Check	P-17242	hcv-vash	1,646.00		
52497	K-9059	haphcv	v0000057	Mims	6/1/2023	06-2023	Check	P-17628	hcv	1,733.00		
52499	K-9061	haphcv	v0000139	Paula Rivera	6/1/2023	06-2023	Check	P-17484	hcv	1,987.00		
52500	K-9062	haphcv	vilsan	San Marcos Villas	6/1/2023	06-2023	Check	*	hcv	7,278.00		
52501	K-9063	haphcv	WESUPP	Western Upper Haight Street Apartments, LL	6/1/2023	06-2023	Check	P-17478	hcv	1,910.00		
52502	K-9064	haphcv	YINYEU	Yeung	6/1/2023	06-2023	Check	P-18102	hcv	1,574.00		
5504	K-9065	haphcv	9thst	9th Street Associates, LP	6/1/2023	06-2023	EFT	*	hcv	5,446.00		
5505	K-9066	haphcv	ABDMEE	Abdiani	6/1/2023	06-2023	EFT	P-17387	hcv	817.00		
5506	K-9067	haphcv	abjent	ABJ Enterprises, Inc. dba Blue Line Property	6/1/2023	06-2023	EFT	*	hcv	20,394.00		
5507	K-9068	haphcv	aclass	A Classey Corp. DBA: ACL Property Manage	6/1/2023	06-2023	EFT	*	hcv	5,512.00		
5508	K-9069	haphcv	addleo	Addison	6/1/2023	06-2023	EFT	P-17341	hcv	1,625.00		
5509	K-9070	haphcv	AGRAMI	Agrawal	6/1/2023	06-2023	EFT	P-17828	hcv	1,247.00		
5510	K-9071	haphcv	AGUROS	Aguilar	6/1/2023	06-2023	EFT	P-17087	hcv	1,250.00		
5511	K-9072	haphcv	AGUROSA	Aguirre	6/1/2023	06-2023	EFT	P-17768	hcv	1,972.00		
158	K-9073	haphcv	ALEDEM	Demetrius Alexander	6/1/2023	06-2023	EFT	*	hcv	0.00		
5512	K-9074	haphcv	ALVDAL	Dale Alvarez	6/1/2023	06-2023	EFT	P-18008	hcv	1,675.00		
5513	K-9075	haphcv	AMAFEL	Amarante	6/1/2023	06-2023	EFT	P-18038	hcv-vash	1,500.00		
5514	K-9076	haphcv	andcec	Cecilia Anderson	6/1/2023	06-2023	EFT	P-17185	hcv	2,564.00		
5515	K-9077	haphcv	ANDSHA	Shawn Anderson	6/1/2023	06-2023	EFT	P-17371	hcv	1,316.00		
5516	K-9078	haphcv	aptsto	Stoneman Apartments	6/1/2023	06-2023	EFT	*	hcv	42,637.00		

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5517	K-9079	haphcv	AREMAR	Bailey	6/1/2023	06-2023	EFT	P-17817	hcv	1,626.00		
5518	K-9080	haphcv	bahshr	Ba-Harani	6/1/2023	06-2023	EFT	P-17052	hcv	2,153.00		
5519	K-9081	haphcv	BANJA	Mel L. Banagan	6/1/2023	06-2023	EFT	P-17155	hcv	2,062.00		
5520	K-9082	haphcv	BARCAR	Carlos G. Barraza	6/1/2023	06-2023	EFT	P-17551	hcv	705.00		
5521	K-9083	haphcv	barken	Bartlett	6/1/2023	06-2023	EFT	*	*	3,154.00		
5522	K-9084	haphcv	barsco	Barbour	6/1/2023	06-2023	EFT	P-17405	hcv	2,759.00		
5523	K-9085	haphcv	baujoh	John Charles Bautista	6/1/2023	06-2023	EFT	P-17355	hcv	1,997.00		
5524	K-9086	haphcv	bayman	Baywood Property Management, Inc.	6/1/2023	06-2023	EFT	P-17385	hcv	1,829.00		
5525	K-9087	haphcv	BECCHR	Becerra	6/1/2023	06-2023	EFT	P-17058	hcv	1,209.00		
5526	K-9088	haphcv	BEEHOL	Hawkins	6/1/2023	06-2023	EFT	*	hcv	7,000.00		
5527	K-9089	haphcv	bellcha	Charles Bell and Camino Johnson-Bell	6/1/2023	06-2023	EFT	P-17151	hcv	1,452.00		
5528	K-9090	haphcv	belmont	Belmont Apartments	6/1/2023	06-2023	EFT	*	hcv	77,484.00		
5529	K-9091	haphcv	benale	Benjamin	6/1/2023	06-2023	EFT	P-17102	hcv	400.00		
5530	K-9092	haphcv	BERTEN	Berry Jr	6/1/2023	06-2023	EFT	*	hcv	4,238.00		
5531	K-9093	haphcv	bethel	Bethel Global Development LLC	6/1/2023	06-2023	EFT	*	hcv	4,228.00		
5532	K-9094	haphcv	bhagin	Bhatia	6/1/2023	06-2023	EFT	P-17523	hcv	2,145.00		
5533	K-9095	haphcv	bhajim	Bhatia	6/1/2023	06-2023	EFT	P-18014	hcv-vash	1,205.00		
5534	K-9096	haphcv	bhasom	Som N Bhatia	6/1/2023	06-2023	EFT	*	*	12,389.00		
5535	K-9097	haphcv	BHASWA	Pinakin Bhatt	6/1/2023	06-2023	EFT	P-17117	hcv	2,465.00		
5536	K-9098	haphcv	bicjos	Bachir	6/1/2023	06-2023	EFT	P-17806	hcv	2,078.00		
5537	K-9099	haphcv	BLADIA	Black Diamond Management	6/1/2023	06-2023	EFT	P-17214	hcv-vash	1,740.00		
5538	K-9100	haphcv	booste	Booras	6/1/2023	06-2023	EFT	P-18174	hcv	2,877.00		
5539	K-9101	haphcv	bor201	2018-2 IH Borrower LP	6/1/2023	06-2023	EFT	*	hcv	4,011.00		
5540	K-9102	haphcv	boyros	Boyd	6/1/2023	06-2023	EFT	P-17798	hcv	2,752.00		
5541	K-9103	haphcv	brakel	Kelly Ann Bradford	6/1/2023	06-2023	EFT	P-17238	hcv	1,490.00		
5542	K-9104	haphcv	BRIMAR	Briggs	6/1/2023	06-2023	EFT	P-17212	hcv	3,422.00		
5543	K-9105	haphcv	BROJAN	Brown	6/1/2023	06-2023	EFT	P-17994	hcv-home	477.00		
5544	K-9106	haphcv	brojess	Platt	6/1/2023	06-2023	EFT	P-18101	hcv	1,647.00		
5545	K-9107	haphcv	BROLAU	Brown	6/1/2023	06-2023	EFT	P-17629	hcv	1,733.00		
5546	K-9108	haphcv	BSAPPH	Blue Sapphire Homes, Inc.	6/1/2023	06-2023	EFT	P-17663	hcv	2,939.00		
5547	K-9109	haphcv	buihuo	Huong T. Bui	6/1/2023	06-2023	EFT	*	hcv	4,068.00		
5548	K-9110	haphcv	burjoe	Joe Burns	6/1/2023	06-2023	EFT	P-17030	hcv-vash	1,010.00		
5549	K-9111	haphcv	CANMOM	Cannon	6/1/2023	06-2023	EFT	P-17093	hcv	2,832.00		
5550	K-9112	haphcv	CARCLA	Clara Beatriz Cardenas	6/1/2023	06-2023	EFT	*	*	3,012.00		
5551	K-9113	haphcv	CARDON	Carson	6/1/2023	06-2023	EFT	P-18135	hcv	1,695.00		
5552	K-9114	haphcv	CARLLC	Carpino, LLC	6/1/2023	06-2023	EFT	P-17930	hcv	2,154.00		
5553	K-9115	haphcv	CASTLE	Castle Creek Company, Inc.	6/1/2023	06-2023	EFT	P-18114	hcv	1,596.00		
5554	K-9116	haphcv	CHACHR	Chambers	6/1/2023	06-2023	EFT	P-18112	hcv	2,150.00		
5555	K-9117	haphcv	CHACOR	Cora Ann Chambers	6/1/2023	06-2023	EFT	P-17424	hcv	702.00		
5556	K-9118	haphcv	chap.m	P. M. Chaobal	6/1/2023	06-2023	EFT	P-18062	hcv	2,190.00		
5557	K-9119	haphcv	CHECHA	Chen	6/1/2023	06-2023	EFT	P-17917	hcv	1,492.00		
5558	K-9120	haphcv	chehon	Chen	6/1/2023	06-2023	EFT	*	hcv	4,982.00		
5559	K-9121	haphcv	chejie	Jienlin Chen	6/1/2023	06-2023	EFT	*	hcv	3,895.00		
5560	K-9122	haphcv	CHIHWA	Hwa-Yoong Chiu	6/1/2023	06-2023	EFT	P-17215	hcv	2,326.00		
5561	K-9123	haphcv	choada	Ada Choi	6/1/2023	06-2023	EFT	P-17726	hcv	2,769.00		
5562	K-9124	haphcv	chochu	Choi	6/1/2023	06-2023	EFT	*	hcv	2,927.00		
5563	K-9125	haphcv	cithou	Housing Authority of the City of Pittsburgh	6/1/2023	06-2023	EFT	*	hcv	5,989.00		
5564	K-9126	haphcv	CLAJUA	Juan F. Clara	6/1/2023	06-2023	EFT	P-18059	hcv	820.00		
5565	K-9127	haphcv	coapin	Ping Cao	6/1/2023	06-2023	EFT	*	hcv	2,369.00		

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Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
5566	K-9128	haphcv	CORADO	Cortesi III	6/1/2023	06-2023	EFT	P-17694	hcv	1,318.00		
5567	K-9129	haphcv	cordav	Cortesi	6/1/2023	06-2023	EFT	P-17902	hcv	1,681.00		
5568	K-9130	haphcv	creeks	Creekside Apt Investors LLC DBA Creekside \	6/1/2023	06-2023	EFT	*	*	85,757.00		
5569	K-9131	haphcv	daijus	Dailey	6/1/2023	06-2023	EFT	P-18099	hcv	1,556.00		
5570	K-9132	haphcv	DAMTO	Dam Quang To	6/1/2023	06-2023	EFT	P-17229	hcv	2,716.00		
5571	K-9133	haphcv	danfre	French Evans	6/1/2023	06-2023	EFT	P-17453	hcv	2,235.00		
5572	K-9134	haphcv	DAVAUD	Audrey Davis	6/1/2023	06-2023	EFT	P-17073	hcv	1,514.00		
5573	K-9135	haphcv	DAVKES	Davis	6/1/2023	06-2023	EFT	P-17810	hcv	1,056.00		
5574	K-9136	haphcv	DAVKEV	Kevin Davidson	6/1/2023	06-2023	EFT	P-17262	hcv	1,121.00		
5575	K-9137	haphcv	davpau	Paulette Davis	6/1/2023	06-2023	EFT	P-17913	hcv	948.00		
5576	K-9138	haphcv	DEAWAY	Dea	6/1/2023	06-2023	EFT	P-17813	hcv	1,962.00		
5577	K-9139	haphcv	DELCHA	Charles Dellamore	6/1/2023	06-2023	EFT	P-17037	hcv	1,591.00		
5578	K-9140	haphcv	DELLAT	David De La Torre	6/1/2023	06-2023	EFT	P-17935	hcv	2,119.00		
5579	K-9141	haphcv	doabri	Doan	6/1/2023	06-2023	EFT	*	hcv	10,477.00		
5580	K-9142	haphcv	doanna	Do	6/1/2023	06-2023	EFT	P-17730	hcv	2,257.00		
5581	K-9143	haphcv	duntyr	Duncan	6/1/2023	06-2023	EFT	P-17031	hcv-home	2,269.00		
5582	K-9144	haphcv	DUOLIN	Linda Duong	6/1/2023	06-2023	EFT	P-18077	hcv	1,333.00		
5583	K-9145	haphcv	eastle	Mercy Housing California XXXVIII	6/1/2023	06-2023	EFT	*	*	4,279.00		
5584	K-9146	haphcv	ENGLED	Doris Engle Family Ltd Partnership	6/1/2023	06-2023	EFT	P-17783	hcv	1,243.00		
5585	K-9147	haphcv	espalm	Alma B Espiritu	6/1/2023	06-2023	EFT	P-17963	hcv	1,991.00		
5586	K-9148	haphcv	ESPJOH	Espinoza	6/1/2023	06-2023	EFT	P-17932	hcv	1,620.00		
5587	K-9149	haphcv	fanjia	Jianxin Fang	6/1/2023	06-2023	EFT	*	hcv	5,303.00		
5588	K-9150	haphcv	fanxia	Li	6/1/2023	06-2023	EFT	P-17173	hcv	2,818.00		
5589	K-9151	haphcv	feeela	Elaine Feemster	6/1/2023	06-2023	EFT	P-18171	hcv	1,503.00		
5590	K-9152	haphcv	fenjin	Mao	6/1/2023	06-2023	EFT	P-17942	hcv	1,957.00		
5591	K-9153	haphcv	FIEBAR	Barbara J. Fierner	6/1/2023	06-2023	EFT	P-17979	hcv	1,975.00		
5592	K-9154	haphcv	FIEJOS	Joseph Field	6/1/2023	06-2023	EFT	P-17013	hcv	1,040.00		
5593	K-9155	haphcv	figher	Figuroa	6/1/2023	06-2023	EFT	P-17922	hcv	1,735.00		
5594	K-9156	haphcv	fletoc	Brewster Fleeton	6/1/2023	06-2023	EFT	P-18117	hcv	1,404.00		
5595	K-9157	haphcv	FLOALE	Alexander Flowers	6/1/2023	06-2023	EFT	P-17057	hcv	1,353.00		
5596	K-9158	haphcv	foxcre	Fox Creek Apartments	6/1/2023	06-2023	EFT	*	*	24,905.00		
5597	K-9159	haphcv	framo	Monica Fraga	6/1/2023	06-2023	EFT	P-17170	hcv	2,086.00		
5598	K-9160	haphcv	FRAREJ	Frazier	6/1/2023	06-2023	EFT	*	hcv	3,059.00		
5599	K-9161	haphcv	FRRINV	FRR Investments LLC	6/1/2023	06-2023	EFT	P-18182	hcv	2,739.00		
5600	K-9162	haphcv	FULDAR	Fuller	6/1/2023	06-2023	EFT	P-17010	hcv	2,101.00		
5601	K-9163	haphcv	fulfan	Fan Fuller	6/1/2023	06-2023	EFT	P-17433	hcv-vash	1,589.00		
5602	K-9164	haphcv	GAIGIA	Gaines	6/1/2023	06-2023	EFT	P-18106	hcv	2,050.00		
5603	K-9165	haphcv	gaokel	Gao	6/1/2023	06-2023	EFT	P-18084	hcv	2,842.00		
5604	K-9166	haphcv	GARADR	Adraine Gardner	6/1/2023	06-2023	EFT	P-17350	hcv	1,096.00		
5605	K-9167	haphcv	GARANT	Antoinette L Garcia	6/1/2023	06-2023	EFT	P-17032	hcv	1,139.00		
5606	K-9168	haphcv	gardav	David Gardner	6/1/2023	06-2023	EFT	*	hcv	4,027.00		
5607	K-9169	haphcv	garrup	Rupesh Garg	6/1/2023	06-2023	EFT	*	hcv	5,183.00		
5608	K-9170	haphcv	GARWIL	William H. Gardiner	6/1/2023	06-2023	EFT	P-17948	hcv	1,352.00		
5609	K-9171	haphcv	gateway	Gateway Apartments	6/1/2023	06-2023	EFT	*	*	10,777.00		
5610	K-9172	haphcv	GHAPAR	Ghaboulidashti	6/1/2023	06-2023	EFT	P-18161	hcv-home	1,094.00		
5611	K-9173	haphcv	GHOVER	Vernon or Eva Gholson	6/1/2023	06-2023	EFT	P-18104	hcv	1,498.00		
5612	K-9174	haphcv	GILJAC	Jacqueline Gill	6/1/2023	06-2023	EFT	P-17977	hcv	1,626.00		
5613	K-9175	haphcv	GILSUK	Gill	6/1/2023	06-2023	EFT	P-18061	hcv	1,529.00		
5614	K-9176	haphcv	GOLDAS	Gold A and S LLC	6/1/2023	06-2023	EFT	P-17964	hcv	2,176.00		

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5615	K-9177	haphcv	GOMHAD	Gomez	6/1/2023	06-2023	EFT	P-17793	hcv-home	656.00		
5616	K-9178	haphcv	GONJES	Jesse Gonzaga	6/1/2023	06-2023	EFT	*	hcv	4,819.00		
5617	K-9179	haphcv	GONMAR	Gonsalves	6/1/2023	06-2023	EFT	P-17014	hcv	2,608.00		
5618	K-9180	haphcv	gontin	Gong	6/1/2023	06-2023	EFT	P-17184	hcv	2,000.00		
5619	K-9181	haphcv	GREFRA	Greene	6/1/2023	06-2023	EFT	P-18053	hcv	2,091.00		
5620	K-9182	haphcv	GREROD	Green	6/1/2023	06-2023	EFT	P-17821	hcv-home	1,859.00		
5621	K-9183	haphcv	GRERUP	Grewal	6/1/2023	06-2023	EFT	P-17504	hcv	3,231.00		
5622	K-9184	haphcv	GRIPAT	Patricia Gridley	6/1/2023	06-2023	EFT	P-17474	hcv	1,264.00		
5623	K-9185	haphcv	guakry	Guan	6/1/2023	06-2023	EFT	P-17688	hcv	2,307.00		
5624	K-9186	haphcv	GUNBOB	Hang	6/1/2023	06-2023	EFT	P-18042	hcv	1,267.00		
5625	K-9187	haphcv	gupabe	Abhilash Gupta	6/1/2023	06-2023	EFT	*	*	4,819.00		
5626	K-9188	haphcv	H01WAT	Watson, Sr.	6/1/2023	06-2023	EFT	P-17230	hcv-home	736.00		
5627	K-9189	haphcv	HACPET	Hackett	6/1/2023	06-2023	EFT	P-17130	hcv	2,085.00		
5628	K-9190	haphcv	hagjef	Jeffrey Paul Hagler	6/1/2023	06-2023	EFT	*	hcv	5,935.00		
5629	K-9191	haphcv	haldel	Delores Hall	6/1/2023	06-2023	EFT	P-17257	hcv	1,900.00		
5630	K-9192	haphcv	HARCLA	Hardison	6/1/2023	06-2023	EFT	P-17739	hcv	950.00		
5631	K-9193	haphcv	HARDAV	Hart	6/1/2023	06-2023	EFT	P-17711	hcv	1,938.00		
5632	K-9194	haphcv	HARLAW	Harrold	6/1/2023	06-2023	EFT	*	hcv	6,317.00		
5633	K-9195	haphcv	HARPRO	Hartz Property Management	6/1/2023	06-2023	EFT	P-17967	hcv	1,657.00		
5634	K-9196	haphcv	hawdel	Delta Hawaii Garden Apartments LLC	6/1/2023	06-2023	EFT	*	hcv	7,982.00		
5635	K-9197	haphcv	hechuan	He	6/1/2023	06-2023	EFT	P-17172	hcv	2,004.00		
5636	K-9198	haphcv	hejiyu	He	6/1/2023	06-2023	EFT	P-18033	hcv	2,818.00		
5637	K-9199	haphcv	hendav	David T. Hennigan	6/1/2023	06-2023	EFT	*	*	15,884.00		
5638	K-9200	haphcv	hensil	Henderson	6/1/2023	06-2023	EFT	P-17401	hcv	1,196.00		
5639	K-9201	haphcv	HERELI	Herrera	6/1/2023	06-2023	EFT	P-17720	hcv	650.00		
5640	K-9202	haphcv	HILMAR	Hill	6/1/2023	06-2023	EFT	P-17624	hcv	98.00		
159	K-9203	haphcv	hircha	Hira	6/1/2023	06-2023	EFT	*	hcv	0.00		
5641	K-9204	haphcv	HOACAR	Carl E. Hoard II	6/1/2023	06-2023	EFT	P-17009	hcv	2,681.00		
5642	K-9205	haphcv	HOAHAV	Hoag	6/1/2023	06-2023	EFT	P-17947	hcv	2,475.00		
5643	K-9206	haphcv	HOALBE	Albert Ho	6/1/2023	06-2023	EFT	P-17577	hcv	1,748.00		
5644	K-9207	haphcv	HOFOJOY	Hoffman	6/1/2023	06-2023	EFT	P-17126	hcv	1,288.00		
5645	K-9208	haphcv	HOLRON	Ronald G. Holmes	6/1/2023	06-2023	EFT	P-17701	hcv	1,022.00		
5646	K-9209	haphcv	holsrh	SRH Holdings LLC	6/1/2023	06-2023	EFT	P-18150	hcv	4,069.00		
5647	K-9210	haphcv	hominv	Invitation Homes	6/1/2023	06-2023	EFT	*	hcv	5,602.00		
5648	K-9211	haphcv	HOTONY	Tony Ho	6/1/2023	06-2023	EFT	P-17414	hcv	1,049.00		
5649	K-9212	haphcv	huafan	Fanny Kao Huang	6/1/2023	06-2023	EFT	P-17623	hcv	1,949.00		
5650	K-9213	haphcv	huatao	Huang	6/1/2023	06-2023	EFT	*	hcv	8,455.00		
5651	K-9214	haphcv	HUAXIA	Huang	6/1/2023	06-2023	EFT	P-18045	hcv	2,575.00		
5652	K-9215	haphcv	HUNANC	Nancy Xiu Zhen Hu	6/1/2023	06-2023	EFT	P-18066	hcv	2,016.00		
5653	K-9216	haphcv	IGREEN	IGreen House Inc. Jane S Schmidt	6/1/2023	06-2023	EFT	P-17921	hcv	753.00		
5654	K-9217	haphcv	ihprw	IHS Property West LP	6/1/2023	06-2023	EFT	P-17845	hcv	3,245.00		
5655	K-9218	haphcv	INVKEY	Keyee Investment LLC	6/1/2023	06-2023	EFT	P-17929	hcv	230.00		
5656	K-9219	haphcv	isomic	Michael or Kay Isola	6/1/2023	06-2023	EFT	*	hcv	2,461.00		
5657	K-9220	haphcv	JABLOV	Love	6/1/2023	06-2023	EFT	P-17171	hcv	1,927.00		
5658	K-9221	haphcv	JACBRA	Jackson	6/1/2023	06-2023	EFT	P-17767	hcv	2,149.00		
5659	K-9222	haphcv	jaidee	Jain	6/1/2023	06-2023	EFT	*	hcv	14,187.00		
5660	K-9223	haphcv	JAISAM	Jain	6/1/2023	06-2023	EFT	*	hcv	8,765.00		
5661	K-9224	haphcv	jaivis	Jain	6/1/2023	06-2023	EFT	P-17490	hcv	2,330.00		
5662	K-9225	haphcv	jasnle	Le	6/1/2023	06-2023	EFT	P-17444	hcv	2,802.00		

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5663	K-9226	haphcv	JIAZHA	Zhang	6/1/2023	06-2023	EFT	P-18047	hcv	1,528.00		
5664	K-9227	haphcv	JOHKRY	Johnson	6/1/2023	06-2023	EFT	P-17038	hcv	1,998.00		
5665	K-9228	haphcv	JOHRON	Johnson	6/1/2023	06-2023	EFT	P-17749	hcv	1,501.00		
5666	K-9229	haphcv	JONSHA	Jones	6/1/2023	06-2023	EFT	P-17445	hcv	2,692.00		
5667	K-9230	haphcv	JOUMOS	Jouya	6/1/2023	06-2023	EFT	P-17833	hcv	1,664.00		
5668	K-9231	haphcv	junhou	Hou	6/1/2023	06-2023	EFT	P-17143	hcv	2,481.00		
5669	K-9232	haphcv	KALOMP	Kalra	6/1/2023	06-2023	EFT	P-17149	hcv	2,915.00		
5670	K-9233	haphcv	kanwei	Kang	6/1/2023	06-2023	EFT	P-17201	hcv	2,169.00		
5671	K-9234	haphcv	KCP LLC	KC Prime LLC	6/1/2023	06-2023	EFT	P-17840	hcv	1,662.00		
5672	K-9235	haphcv	kemgro	K. E. M. Group LLC	6/1/2023	06-2023	EFT	P-17618	hcv	1,990.00		
5673	K-9236	haphcv	kesant	Anthony Keslinke	6/1/2023	06-2023	EFT	*	hcv	4,030.00		
5674	K-9237	haphcv	KEVMOF	Moffett	6/1/2023	06-2023	EFT	P-17233	hcv	2,299.00		
5675	K-9238	haphcv	kirkkw	KW Kirker Creek, LLC	6/1/2023	06-2023	EFT	*	hcv	10,840.00		
5676	K-9239	haphcv	KUAQIY	Kuang	6/1/2023	06-2023	EFT	*	hcv	6,536.00		
5677	K-9240	haphcv	kuasim	Kuang	6/1/2023	06-2023	EFT	P-17916	hcv	1,195.00		
5678	K-9241	haphcv	KUJZDI	Zdzislaw Kujawa	6/1/2023	06-2023	EFT	P-17862	hcv	1,516.00		
5679	K-9242	haphcv	kwadan	Daniel Kwan	6/1/2023	06-2023	EFT	P-18091	hcv	1,925.00		
5680	K-9243	haphcv	LAFTHO	LaFleur	6/1/2023	06-2023	EFT	P-17519	hcv	1,216.00		
5681	K-9244	haphcv	LAMCHO	Lam	6/1/2023	06-2023	EFT	P-18068	hcv	1,184.00		
5682	K-9245	haphcv	LAMSHI	Manly-Lampkin	6/1/2023	06-2023	EFT	P-17965	hcv	1,028.00		
5683	K-9246	haphcv	LARPET	Peter C. Larsen	6/1/2023	06-2023	EFT	P-17809	hcv	1,614.00		
5684	K-9247	haphcv	LASKEV	Lassair	6/1/2023	06-2023	EFT	P-17245	hcv-home	1,489.00		
5685	K-9248	haphcv	LATLLC	Latif, LLC	6/1/2023	06-2023	EFT	*	hcv	5,366.00		
5686	K-9249	haphcv	lcstar	LCSTAR, LLC	6/1/2023	06-2023	EFT	*	hcv	4,295.00		
5687	K-9250	haphcv	ledaot	Le	6/1/2023	06-2023	EFT	P-18019	hcv	1,134.00		
5688	K-9251	haphcv	LEEJAC	Jack Wai Lee	6/1/2023	06-2023	EFT	P-17347	hcv	1,341.00		
5689	K-9252	haphcv	leesiu	Siu Wan Windytiti Lee	6/1/2023	06-2023	EFT	P-17064	hcv	1,996.00		
5690	K-9253	haphcv	LEESTE	Steven Lee	6/1/2023	06-2023	EFT	P-17266	hcv	2,070.00		
5691	K-9254	haphcv	LEEUH	Yuhjen Juang Lee	6/1/2023	06-2023	EFT	P-17569	hcv	2,044.00		
5692	K-9255	haphcv	LEHUYN	Le	6/1/2023	06-2023	EFT	P-17761	hcv	2,700.00		
5693	K-9256	haphcv	LELENA	Le	6/1/2023	06-2023	EFT	P-17054	hcv	745.00		
5694	K-9257	haphcv	LERJOS	Joseph C. Lerma	6/1/2023	06-2023	EFT	P-17555	hcv	1,463.00		
5695	K-9258	haphcv	LERYIP	Yiping I. and Frederic Leroudier	6/1/2023	06-2023	EFT	P-17237	hcv-vash	2,531.00		
5696	K-9259	haphcv	leujoh	John M. Leung	6/1/2023	06-2023	EFT	*	hcv	7,269.00		
5697	K-9260	haphcv	LEUMAY	May Leung or Rodney Chen	6/1/2023	06-2023	EFT	*	hcv	3,573.00		
5698	K-9261	haphcv	leupet	Peter Leung	6/1/2023	06-2023	EFT	P-17872	hcv	2,083.00		
5699	K-9262	haphcv	lido	James J. Busby & Irvin Deutcher/DBA Crestv	6/1/2023	06-2023	EFT	*	hcv	12,907.00		
5700	K-9263	haphcv	LIFAQI	Faqiang Li	6/1/2023	06-2023	EFT	P-17336	hcv	2,407.00		
5701	K-9264	haphcv	LIIJE	Li	6/1/2023	06-2023	EFT	P-17742	hcv	2,095.00		
5702	K-9265	haphcv	LIIJIN	Jinhuan Li	6/1/2023	06-2023	EFT	P-17281	hcv	1,352.00		
5703	K-9266	haphcv	lijosh	Li	6/1/2023	06-2023	EFT	P-17849	hcv	1,214.00		
5704	K-9267	haphcv	lntim	Dara Sue Lindstrom c/o AAA Property Manag	6/1/2023	06-2023	EFT	P-18048	hcv	1,122.00		
5705	K-9268	haphcv	LIVPAU	Paul Livson	6/1/2023	06-2023	EFT	P-17435	hcv-vash	1,700.00		
5706	K-9269	haphcv	LIWEIM	Li	6/1/2023	06-2023	EFT	P-17616	hcv	1,716.00		
5707	K-9270	haphcv	liying	Ying Hong Li	6/1/2023	06-2023	EFT	*	hcv	4,965.00		
5708	K-9271	haphcv	LIZBEL	Zhong Li	6/1/2023	06-2023	EFT	P-17380	hcv	3,085.00		
5709	K-9272	haphcv	lonpau	Paul Long	6/1/2023	06-2023	EFT	P-17123	hcv	848.00		
5710	K-9273	haphcv	losmed	Los Medanos Village Apartments	6/1/2023	06-2023	EFT	*	hcv	10,243.00		
5711	K-9274	haphcv	LOUTON	Tony or Yvonne Louie	6/1/2023	06-2023	EFT	P-17526	hcv	989.00		

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5712	K-9275	haphcv	LOYANT	Loyola	6/1/2023	06-2023	EFT	P-17743	hcv	731.00		
5713	K-9276	haphcv	LOZJOS	Jose Loza	6/1/2023	06-2023	EFT	P-17258	hcv	938.00		
5714	K-9277	haphcv	luiand	Lui	6/1/2023	06-2023	EFT	*	hcv	5,189.00		
5715	K-9278	haphcv	luiwei	Wei Liu Guangxin Frank Liu	6/1/2023	06-2023	EFT	P-17366	hcv	1,034.00		
5716	K-9279	haphcv	lumthe	34892 The Entrust Group Inc FBO T.Lum	6/1/2023	06-2023	EFT	P-17156	hcv	1,780.00		
5717	K-9280	haphcv	LUXIANG	Lu	6/1/2023	06-2023	EFT	*	*	8,340.00		
5718	K-9281	haphcv	lychiv	Chi Vien Ly	6/1/2023	06-2023	EFT	P-17193	hcv	2,149.00		
5719	K-9282	haphcv	macyol	McDonald	6/1/2023	06-2023	EFT	P-18167	hcv	1,956.00		
5720	K-9283	haphcv	MADRAK	Madra	6/1/2023	06-2023	EFT	*	hcv	3,092.00		
5721	K-9284	haphcv	mahrad	Radha Mahesram	6/1/2023	06-2023	EFT	P-17868	hcv	2,746.00		
5722	K-9285	haphcv	MAHTAR	Tariq	6/1/2023	06-2023	EFT	P-17096	hcv	2,752.00		
5723	K-9286	haphcv	majenn	Ma	6/1/2023	06-2023	EFT	*	hcv	6,623.00		
5724	K-9287	haphcv	malrah	Malik	6/1/2023	06-2023	EFT	P-17646	hcv	3,735.00		
5725	K-9288	haphcv	MANJEF	Jeff Mann	6/1/2023	06-2023	EFT	*	hcv	8,270.00		
5726	K-9289	haphcv	MARGLE	Glenn Marshall	6/1/2023	06-2023	EFT	P-17811	hcv	2,500.00		
5727	K-9290	haphcv	MARTEA	Martinez	6/1/2023	06-2023	EFT	P-18034	hcv	2,634.00		
5728	K-9291	haphcv	MASDEM	Mason	6/1/2023	06-2023	EFT	P-17670	hcv-home	2,545.00		
5729	K-9292	haphcv	MATLUI	Lui	6/1/2023	06-2023	EFT	P-17725	hcv	1,651.00		
5730	K-9293	haphcv	MCCHI	McCarthy	6/1/2023	06-2023	EFT	P-17785	hcv	1,961.00		
5731	K-9294	haphcv	MEADOW	Meadow Glen Apartments	6/1/2023	06-2023	EFT	P-17488	hcv	1,551.00		
5732	K-9295	haphcv	meitat	Mei	6/1/2023	06-2023	EFT	P-17457	hcv	1,973.00		
5733	K-9296	haphcv	menjin	Jinyu Meng	6/1/2023	06-2023	EFT	P-17827	hcv	1,751.00		
5734	K-9297	haphcv	MENSAB	Sabine Menzel	6/1/2023	06-2023	EFT	*	hcv	5,434.00		
5735	K-9298	haphcv	MERJOH	Johnson	6/1/2023	06-2023	EFT	P-18120	hcv-home	575.00		
5736	K-9299	haphcv	MEZHEC	Hector Meza	6/1/2023	06-2023	EFT	P-18082	hcv	656.00		
5737	K-9300	haphcv	MILAND	Miloslavich	6/1/2023	06-2023	EFT	P-17733	hcv	2,049.00		
5738	K-9301	haphcv	milhom	Millennium Homes	6/1/2023	06-2023	EFT	P-17174	hcv	2,256.00		
5739	K-9302	haphcv	mircar	Miranda	6/1/2023	06-2023	EFT	P-18060	hcv-home	883.00		
5740	K-9303	haphcv	mirhas	Hassan Mirabedi	6/1/2023	06-2023	EFT	*	hcv	6,776.00		
5741	K-9304	haphcv	MITGWE	Gwendolyn Mitchell	6/1/2023	06-2023	EFT	*	hcv	3,525.00		
5742	K-9305	haphcv	momrae	Raees	6/1/2023	06-2023	EFT	P-17893	hcv	1,583.00		
5743	K-9306	haphcv	MONROD	Rodney Montgomery	6/1/2023	06-2023	EFT	P-18046	hcv	1,791.00		
5744	K-9307	haphcv	MORERI	Morris	6/1/2023	06-2023	EFT	P-17169	hcv	1,174.00		
5745	K-9308	haphcv	MORJOS	Diane Morin	6/1/2023	06-2023	EFT	P-17775	hcv	2,190.00		
5746	K-9309	haphcv	MYNDMG	Brien Brothers, LLC C/O Mynd Management,	6/1/2023	06-2023	EFT	P-18094	hcv	16.00		
5747	K-9310	haphcv	NARSHI	Shinder Paul Narabut	6/1/2023	06-2023	EFT	*	hcv	5,214.00		
5748	K-9311	haphcv	ncasso	NC Associates, Inc.	6/1/2023	06-2023	EFT	*	hcv	17,873.00		
5749	K-9312	haphcv	nelmic	Michael Nelson	6/1/2023	06-2023	EFT	P-17738	hcv	2,662.00		
5750	K-9313	haphcv	NESGUY	Guy Nesbeth	6/1/2023	06-2023	EFT	P-17254	hcv	1,826.00		
5751	K-9314	haphcv	NGDOMI	Dominic Y Ng	6/1/2023	06-2023	EFT	P-17969	hcv	1,257.00		
5752	K-9315	haphcv	ngknow	Ng	6/1/2023	06-2023	EFT	P-17498	hcv	1,214.00		
5753	K-9316	haphcv	NGPATR	Ng	6/1/2023	06-2023	EFT	P-17379	hcv	1,156.00		
5754	K-9317	haphcv	nguhieu	Hieu Nguyen	6/1/2023	06-2023	EFT	P-17582	hcv	981.00		
5755	K-9318	haphcv	NGUHUY	Huy Quang Nguyen	6/1/2023	06-2023	EFT	P-17376	hcv	2,103.00		
5756	K-9319	haphcv	NGUMAI	Nguyen	6/1/2023	06-2023	EFT	P-18078	hcv	1,950.00		
5757	K-9320	haphcv	nguquy	Quyen Nguyen	6/1/2023	06-2023	EFT	P-17114	hcv	1,900.00		
5758	K-9321	haphcv	ngutie	Nguyen	6/1/2023	06-2023	EFT	P-17746	hcv	296.00		
5759	K-9322	haphcv	NICNIC	Nicholson	6/1/2023	06-2023	EFT	P-17592	hcv	2,185.00		
5760	K-9323	haphcv	nierne	Ernest Nichols III	6/1/2023	06-2023	EFT	*	hcv	4,316.00		

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5761	K-9324	haphcv	nilpet	Niloufari	6/1/2023	06-2023	EFT	*	hcv	4,965.00		
5762	K-9325	haphcv	norfin	Northstar Financial Group, LLC	6/1/2023	06-2023	EFT	*	hcv-vash	2,457.00		
5763	K-9326	haphcv	NORKEV	Kevin Nord	6/1/2023	06-2023	EFT	P-17822	hcv	1,762.00		
5764	K-9327	haphcv	NORRIC	Norte	6/1/2023	06-2023	EFT	P-17971	hcv	2,165.00		
5765	K-9328	haphcv	norsta	North State Financial, Inc.	6/1/2023	06-2023	EFT	P-17944	hcv	733.00		
5766	K-9329	haphcv	nwmgmt	New Way Management Services, Inc.	6/1/2023	06-2023	EFT	*	hcv	25,679.00		
5767	K-9330	haphcv	obrshe	O'Brien	6/1/2023	06-2023	EFT	P-17270	hcv	808.00		
5768	K-9331	haphcv	ODEJEN	Odei	6/1/2023	06-2023	EFT	P-17538	hcv	1,597.00		
5769	K-9332	haphcv	OEWDWI	Owens	6/1/2023	06-2023	EFT	P-17243	hcv-home	462.00		
5770	K-9333	haphcv	OLEDIA	Oles	6/1/2023	06-2023	EFT	P-17642	hcv	1,806.00		
5771	K-9334	haphcv	OMOESE	Esosa A. Omokaro	6/1/2023	06-2023	EFT	P-17268	hcv	376.00		
5772	K-9335	haphcv	ORTSAN	Ortiz	6/1/2023	06-2023	EFT	P-17045	hcv	1,893.00		
5773	K-9336	haphcv	ozemut	Mutlu Ozer	6/1/2023	06-2023	EFT	P-17680	hcv	1,884.00		
5774	K-9337	haphcv	pacliv	Pacific Living, LLC	6/1/2023	06-2023	EFT	P-17750	hcv	2,586.00		
5775	K-9338	haphcv	PATBOS	Boss	6/1/2023	06-2023	EFT	P-17121	hcv	2,728.00		
5776	K-9339	haphcv	PATHEM	Hemangini & Vijendra Patel	6/1/2023	06-2023	EFT	P-17617	hcv	2,191.00		
5777	K-9340	haphcv	PATKOK	Kokila Patel	6/1/2023	06-2023	EFT	P-17477	hcv	719.00		
5778	K-9341	haphcv	PATLLC	Patiala, LLC	6/1/2023	06-2023	EFT	*	hcv	2,413.00		
5779	K-9342	haphcv	patvir	Virendra M. Patel	6/1/2023	06-2023	EFT	P-17331	hcv	2,515.00		
5780	K-9343	haphcv	paujas	Jason Pauline	6/1/2023	06-2023	EFT	P-18168	hcv	1,849.00		
5781	K-9344	haphcv	PEALOY	Peacock	6/1/2023	06-2023	EFT	P-18041	hcv	1,435.00		
5782	K-9345	haphcv	PEASCO	Scott Pease	6/1/2023	06-2023	EFT	P-17961	hcv	1,624.00		
5783	K-9346	haphcv	peralo	Perez	6/1/2023	06-2023	EFT	P-18039	hcv	1,448.00		
5784	K-9347	haphcv	perlow	Lowde Y. Perkins	6/1/2023	06-2023	EFT	P-17497	hcv	842.00		
5785	K-9348	haphcv	phacon	Pham	6/1/2023	06-2023	EFT	P-17418	hcv	2,916.00		
5786	K-9349	haphcv	PHOMAY	Pho	6/1/2023	06-2023	EFT	P-17886	hcv	3,251.00		
5787	K-9350	haphcv	pitpar	Pittsburg Park Apartments	6/1/2023	06-2023	EFT	*	hcv	3,882.00		
5788	K-9351	haphcv	pittssk	SK Pittsburg Bay Point LLC	6/1/2023	06-2023	EFT	P-17898	hcv	1,900.00		
5789	K-9352	haphcv	proih5	IH5 Property West LP	6/1/2023	06-2023	EFT	P-18028	hcv	2,595.00		
5790	K-9353	haphcv	promar	Marples Property Management	6/1/2023	06-2023	EFT	P-17802	hcv	2,087.00		
5791	K-9354	haphcv	PROMEA	A. Meadows Property Management	6/1/2023	06-2023	EFT	*	hcv	3,753.00		
5792	K-9355	haphcv	propar	Parks Property Management	6/1/2023	06-2023	EFT	P-17744	hcv	1,706.00		
5793	K-9356	haphcv	prosto	Stokley Properties LLC Harbor	6/1/2023	06-2023	EFT	*	hcv	3,194.00		
5794	K-9357	haphcv	qaqamj	Amjad Qaqish	6/1/2023	06-2023	EFT	P-17348	hcv	1,364.00		
5795	K-9358	haphcv	QUISAM	Sam or Sonia Quinones	6/1/2023	06-2023	EFT	P-17734	hcv	1,770.00		
5796	K-9359	haphcv	RADAMO	Radford	6/1/2023	06-2023	EFT	P-17970	hcv	1,929.00		
5797	K-9360	haphcv	RAJKUL	Raju	6/1/2023	06-2023	EFT	P-17470	hcv	933.00		
5798	K-9361	haphcv	RAJPAR	Paramjit K. Raju	6/1/2023	06-2023	EFT	*	hcv	2,251.00		
5799	K-9362	haphcv	RAMCHR	Ramirez	6/1/2023	06-2023	EFT	P-17217	hcv	2,093.00		
5800	K-9363	haphcv	RAMENR	Enrique Ramirez	6/1/2023	06-2023	EFT	*	hcv	2,290.00		
5801	K-9364	haphcv	RAMHOR	Ramsey Horton	6/1/2023	06-2023	EFT	P-17213	hcv-vash	1,396.00		
5802	K-9365	haphcv	RAMJAV	Ramos Avila	6/1/2023	06-2023	EFT	P-17639	hcv	1,996.00		
5803	K-9366	haphcv	RAMROH	Ram-Cline	6/1/2023	06-2023	EFT	P-17112	hcv	2,523.00		
5804	K-9367	haphcv	raudav	David Raughton	6/1/2023	06-2023	EFT	P-18040	hcv	1,932.00		
5805	K-9368	haphcv	rcprop	RayCaro Inc.	6/1/2023	06-2023	EFT	P-17413	hcv	1,639.00		
5806	K-9369	haphcv	reacro	Croskey Real Estate, Inc.	6/1/2023	06-2023	EFT	*	hcv	5,159.00		
5807	K-9370	haphcv	realam	Amerasia Real Estate Fund LLC	6/1/2023	06-2023	EFT	P-17127	hcv	1,204.00		
5808	K-9371	haphcv	relwoo	Reliant - Woods Grove, LP	6/1/2023	06-2023	EFT	*	*	19,930.00		
5809	K-9372	haphcv	remeri	Eric Franklin Remson	6/1/2023	06-2023	EFT	P-17943	hcv	708.00		

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5810	K-9373	haphcv	rhport	RH Portofino Owner CA LLC	6/1/2023	06-2023	EFT	*	hcv	27,022.00		
5811	K-9374	haphcv	rickam	Kameryn Victoria Ray	6/1/2023	06-2023	EFT	P-17679	hcv	1,738.00		
5812	K-9375	haphcv	risinv	Rising Investments LLC	6/1/2023	06-2023	EFT	*	hcv	7,363.00		
5813	K-9376	haphcv	ROBDAN	Daniels	6/1/2023	06-2023	EFT	P-17455	hcv	2,627.00		
5814	K-9377	haphcv	RUFJAS	Ruffin	6/1/2023	06-2023	EFT	P-17487	hcv	2,263.00		
5815	K-9378	haphcv	ruelv	Elvira Ruiz	6/1/2023	06-2023	EFT	P-17972	hcv	1,854.00		
5816	K-9379	haphcv	RUSCON	Russell	6/1/2023	06-2023	EFT	P-17795	hcv	1,654.00		
5817	K-9380	haphcv	SANMAR	Santos	6/1/2023	06-2023	EFT	P-17638	hcv	2,044.00		
5818	K-9381	haphcv	schgre	Schulz	6/1/2023	06-2023	EFT	P-17383	hcv	988.00		
5819	K-9382	haphcv	sciric	Richard M. Sciortino	6/1/2023	06-2023	EFT	P-17289	hcv	2,141.00		
5820	K-9383	haphcv	SERYOU	Seroy	6/1/2023	06-2023	EFT	P-17264	hcv	1,255.00		
5821	K-9384	haphcv	SHAMOH	Sharma	6/1/2023	06-2023	EFT	P-17752	hcv	982.00		
5822	K-9385	haphcv	shapat	Shailesh & Bela Patel	6/1/2023	06-2023	EFT	*	hcv	3,165.00		
5823	K-9386	haphcv	SHEMOH	Shekib	6/1/2023	06-2023	EFT	P-17500	hcv	1,938.00		
5824	K-9387	haphcv	SHIYIH	Yihui Shi	6/1/2023	06-2023	EFT	P-18000	hcv	1,702.00		
5825	K-9388	haphcv	shoinv	Shorten Investments LLC	6/1/2023	06-2023	EFT	*	hcv	4,838.00		
5826	K-9389	haphcv	siecor	Sierra Pacific Properties Inc	6/1/2023	06-2023	EFT	*	*	22,586.00		
5827	K-9390	haphcv	siena	Siena Court Apartments	6/1/2023	06-2023	EFT	*	*	20,987.00		
5828	K-9391	haphcv	siepep	Sierra Pacific Properties c/o Ernie J. Davis	6/1/2023	06-2023	EFT	*	*	9,552.00		
5829	K-9392	haphcv	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	6/1/2023	06-2023	EFT	*	hcv	35,168.00		
5830	K-9393	haphcv	SILGLO	Silva	6/1/2023	06-2023	EFT	P-17975	hcv	689.00		
5831	K-9394	haphcv	SIMMAR	Marc J. Simpson	6/1/2023	06-2023	EFT	P-18131	hcv	1,689.00		
5832	K-9395	haphcv	SINRAM	Singh	6/1/2023	06-2023	EFT	P-18172	hcv	1,584.00		
5833	K-9396	haphcv	SINSON	Son Singh	6/1/2023	06-2023	EFT	P-17027	hcv	1,457.00		
5834	K-9397	haphcv	SITCRY	Situ	6/1/2023	06-2023	EFT	*	hcv	1,364.00		
5835	K-9398	haphcv	SMILIO	Smith	6/1/2023	06-2023	EFT	P-18069	hcv	1,975.00		
5836	K-9399	haphcv	SMIMOL	Molly Smith	6/1/2023	06-2023	EFT	P-17914	hcv	2,000.00		
5837	K-9400	haphcv	smishe	Smith	6/1/2023	06-2023	EFT	P-17282	hcv-home	1,895.00		
5838	K-9401	haphcv	soscin	Sosa	6/1/2023	06-2023	EFT	P-17101	hcv	2,254.00		
5839	K-9402	haphcv	squvet	Veterans Square LP	6/1/2023	06-2023	EFT	*	hcv-pbv1	39,081.00		
5840	K-9403	haphcv	sroram	Srouji	6/1/2023	06-2023	EFT	P-18055	hcv-vash	2,164.00		
5841	K-9404	haphcv	STRDAR	Streeter	6/1/2023	06-2023	EFT	P-17721	hcv	1,999.00		
5842	K-9405	haphcv	sukabb	Sukarto	6/1/2023	06-2023	EFT	P-18050	hcv	2,872.00		
5843	K-9406	haphcv	suli	Su	6/1/2023	06-2023	EFT	P-17583	hcv	2,190.00		
5844	K-9407	haphcv	sulkha	Sultan	6/1/2023	06-2023	EFT	P-17356	hcv	2,051.00		
5845	K-9408	haphcv	SUMMIT	Summit Venture Group, LLC	6/1/2023	06-2023	EFT	P-17728	hcv	2,790.00		
5846	K-9409	haphcv	SURKAM	Kamaljeet Surila	6/1/2023	06-2023	EFT	P-17980	hcv	1,755.00		
5847	K-9410	haphcv	SUSPAD	Paduro-Silva	6/1/2023	06-2023	EFT	P-17338	hcv	3,263.00		
5848	K-9411	haphcv	svekon	Kondratouk	6/1/2023	06-2023	EFT	P-17505	hcv	3,228.00		
5849	K-9412	haphcv	SYJOYC	Joyce Hui Sy	6/1/2023	06-2023	EFT	*	hcv	7,813.00		
5850	K-9413	haphcv	TENYUN	Yun Teng	6/1/2023	06-2023	EFT	P-18160	hcv	2,076.00		
5851	K-9414	haphcv	TERNAT	Terry	6/1/2023	06-2023	EFT	P-17154	hcv-home	1,157.00		
5852	K-9415	haphcv	THAQUY	Thai	6/1/2023	06-2023	EFT	P-17451	hcv	2,338.00		
5853	K-9416	haphcv	THESIL	Silvia Thein and Ada Choi	6/1/2023	06-2023	EFT	P-17609	hcv	1,778.00		
5854	K-9417	haphcv	TONYOW	Tong	6/1/2023	06-2023	EFT	P-17265	hcv	2,050.00		
5855	K-9418	haphcv	TOVLOU	Lourdes or Raymond Tovar	6/1/2023	06-2023	EFT	P-17152	hcv	2,190.00		
5856	K-9419	haphcv	TRARAP	Tran	6/1/2023	06-2023	EFT	*	hcv	5,481.00		
5857	K-9420	haphcv	TRARIC	Tran	6/1/2023	06-2023	EFT	P-17480	hcv	2,700.00		
5858	K-9421	haphcv	TRATHU	Thuy Tran	6/1/2023	06-2023	EFT	P-18071	hcv	1,164.00		

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5859	K-9422	haphcv	TRITHA	Thanh Van Trinh	6/1/2023	06-2023	EFT	P-18141	hcv	1,585.00		
5860	K-9423	haphcv	TRUSEA	Truong	6/1/2023	06-2023	EFT	P-17556	hcv	939.00		
5861	K-9424	haphcv	truvan	Truong	6/1/2023	06-2023	EFT	P-17757	hcv	1,431.00		
5862	K-9425	haphcv	TRUXAV	Truong	6/1/2023	06-2023	EFT	P-17502	hcv	1,302.00		
5863	K-9426	haphcv	USCERI	Erica Uschold	6/1/2023	06-2023	EFT	P-17565	hcv	2,950.00		
5864	K-9427	haphcv	v0000002	CONTRA COSTA HOUSING AUTHORITY	6/1/2023	06-2023	EFT	*	*	73,514.00		
5865	K-9428	haphcv	v0000006	College Park City HA	6/1/2023	06-2023	EFT	P-18180	hcv	1,098.00		
5866	K-9429	haphcv	v0000059	Tran	6/1/2023	06-2023	EFT	P-17428	hcv	2,815.00		
5867	K-9430	haphcv	v0000061	Garschi	6/1/2023	06-2023	EFT	*	hcv	2,413.00		
5868	K-9431	haphcv	v0000062	Santa Fe Triplex LLC	6/1/2023	06-2023	EFT	P-17452	hcv	2,048.00		
5869	K-9432	haphcv	v0000066	Tram	6/1/2023	06-2023	EFT	P-17968	hcv	1,528.00		
5870	K-9433	haphcv	v0000068	Qinke Li DBA QJ's Property Management Co	6/1/2023	06-2023	EFT	P-18149	hcv	3,348.00		
5871	K-9434	haphcv	v0000071	Balaji LLC	6/1/2023	06-2023	EFT	*	hcv	1,749.00		
5872	K-9435	haphcv	v0000073	Christian Reyes	6/1/2023	06-2023	EFT	P-18151	hcv	3,525.00		
5873	K-9436	haphcv	v0000074	Baymax Properties/TPG Rental Properties	6/1/2023	06-2023	EFT	P-17832	hcv	4,207.00		
5874	K-9437	haphcv	v0000083	Kristie Rae Myers	6/1/2023	06-2023	EFT	P-17218	hcv	2,406.00		
5875	K-9438	haphcv	v0000086	William B. Wong	6/1/2023	06-2023	EFT	*	hcv	1,375.00		
5876	K-9439	haphcv	v0000090	Sampson	6/1/2023	06-2023	EFT	P-17440	hcv	2,337.00		
5877	K-9440	haphcv	v0000091	Mehmi	6/1/2023	06-2023	EFT	P-17797	hcv	876.00		
5878	K-9441	haphcv	v0000092	Willie L. Mostella	6/1/2023	06-2023	EFT	P-17848	hcv	2,815.00		
5879	K-9442	haphcv	v0000095	Joshua Lankford	6/1/2023	06-2023	EFT	*	hcv-vash	4,561.00		
5880	K-9443	haphcv	v0000096	Jamal Tucker	6/1/2023	06-2023	EFT	P-17002	hcv	2,294.00		
5881	K-9444	haphcv	v0000098	Lily Wei	6/1/2023	06-2023	EFT	P-17447	hcv	3,070.00		
5882	K-9445	haphcv	v0000112	240 Case Drive LLC	6/1/2023	06-2023	EFT	P-17246	hcv	2,820.00		
5883	K-9446	haphcv	v0000113	Arudra Investments LLC	6/1/2023	06-2023	EFT	P-17412	hcv	1,463.00		
5884	K-9447	haphcv	v0000115	Zhan Chen	6/1/2023	06-2023	EFT	P-17178	hcv	1,411.00		
5885	K-9448	haphcv	v0000117	David Chen Investment LLC	6/1/2023	06-2023	EFT	P-17953	hcv	2,793.00		
5886	K-9449	haphcv	v0000119	Tenisha Iwuoma	6/1/2023	06-2023	EFT	P-17871	hcv	2,291.00		
5887	K-9450	haphcv	v0000121	Monica Zuniga	6/1/2023	06-2023	EFT	P-17450	hcv	2,331.00		
5888	K-9451	haphcv	v0000124	Tahoe Truckee Executive Car Service LLC	6/1/2023	06-2023	EFT	P-17438	hcv	2,820.00		
5889	K-9452	haphcv	v0000126	Bella Mia Real Estate Services	6/1/2023	06-2023	EFT	P-17691	hcv	2,183.00		
5890	K-9453	haphcv	v0000130	Easwaran Mahalingam	6/1/2023	06-2023	EFT	P-17256	hcv	2,110.00		
5891	K-9454	haphcv	v0000131	929 Jensen Circle LLC	6/1/2023	06-2023	EFT	P-17770	hcv	3,445.00		
5892	K-9455	haphcv	v0000132	Michael Mostovoy	6/1/2023	06-2023	EFT	P-17837	hcv-vash	2,094.00		
5893	K-9456	haphcv	v0000134	DaSandra Bennett	6/1/2023	06-2023	EFT	P-17951	hcv	2,499.00		
5894	K-9457	haphcv	v0000135	Travis Jackson	6/1/2023	06-2023	EFT	P-17464	hcv	2,355.00		
5895	K-9458	haphcv	v0000136	Emily Jindie Huang	6/1/2023	06-2023	EFT	P-17604	hcv	2,842.00		
5896	K-9459	haphcv	v0000137	Nenita Enrile	6/1/2023	06-2023	EFT	P-17613	hcv	2,330.00		
5897	K-9460	haphcv	v0000138	Madena Navabi	6/1/2023	06-2023	EFT	P-17677	hcv	2,497.00		
5898	K-9461	haphcv	v0000142	Rudy Gallo	6/1/2023	06-2023	EFT	*	hcv	3,930.00		
5899	K-9462	haphcv	v0000143	Hamid Mahdavian	6/1/2023	06-2023	EFT	*	hcv	4,303.00		
5900	K-9463	haphcv	v0000146	Govind Reddy	6/1/2023	06-2023	EFT	P-17637	hcv	1,081.00		
5901	K-9464	haphcv	v0000147	Perkins Real Estate Inc.	6/1/2023	06-2023	EFT	*	hcv	2,484.00		
5902	K-9465	haphcv	VALLID	Lidia Valladares	6/1/2023	06-2023	EFT	P-17188	hcv	660.00		
5903	K-9466	haphcv	valvic	Valenzuela	6/1/2023	06-2023	EFT	P-17240	hcv	2,478.00		
5904	K-9467	haphcv	VASGAR	Gary D. Vasconcellos	6/1/2023	06-2023	EFT	P-17099	hcv	1,850.00		
5905	K-9468	haphcv	VERHOM	Veritel Homes LLC	6/1/2023	06-2023	EFT	*	hcv	3,023.00		
5906	K-9469	haphcv	VICAZE	Vickers	6/1/2023	06-2023	EFT	P-18022	hcv	2,622.00		
5907	K-9470	haphcv	VIENUN	Nuno G Vieira	6/1/2023	06-2023	EFT	*	hcv	5,045.00		

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5908	K-9471	haphcv	vukuyen	Vu	6/1/2023	06-2023	EFT	P-18159	hcv	2,622.00		
5909	K-9472	haphcv	wanlin	Lining Wan	6/1/2023	06-2023	EFT	*	hcv	4,489.00		
5910	K-9473	haphcv	wanwei	Wang	6/1/2023	06-2023	EFT	P-17825	hcv	1,982.00		
5911	K-9474	haphcv	wanyur	Yu Ruo Wang	6/1/2023	06-2023	EFT	P-17067	hcv	1,865.00		
5912	K-9475	haphcv	WENHOL	Wen	6/1/2023	06-2023	EFT	P-17475	hcv	1,082.00		
5913	K-9476	haphcv	WHILEW	Lewis White & Ruth White	6/1/2023	06-2023	EFT	*	*	5,706.00		
5914	K-9477	haphcv	WJFEN	Wijayanti	6/1/2023	06-2023	EFT	P-17895	hcv	2,123.00		
5915	K-9478	haphcv	wiladr	Wilson	6/1/2023	06-2023	EFT	P-17308	hcv	2,017.00		
5916	K-9479	haphcv	wilkat	Wilson	6/1/2023	06-2023	EFT	P-17076	hcv	1,231.00		
5917	K-9480	haphcv	WILLKAT	Kathy D. Williams	6/1/2023	06-2023	EFT	P-17207	hcv	2,301.00		
5918	K-9481	haphcv	WILLTAS	Williams	6/1/2023	06-2023	EFT	P-17462	hcv	2,800.00		
5919	K-9482	haphcv	WINDEV	Windeler Development Group, Inc.	6/1/2023	06-2023	EFT	P-17563	hcv	1,269.00		
160	K-9483	haphcv	wonhar	Har Pan Wong	6/1/2023	06-2023	EFT	*	hcv	0.00		
5920	K-9484	haphcv	WONJOA	Joanne Wong	6/1/2023	06-2023	EFT	*	hcv	2,276.00		
5921	K-9485	haphcv	WONKIN	Kinney Ming Wong	6/1/2023	06-2023	EFT	P-17011	hcv	1,420.00		
5922	K-9486	haphcv	WONSHI	Wong	6/1/2023	06-2023	EFT	P-18058	hcv-vash	1,528.00		
5923	K-9487	haphcv	WONVIN	Wong	6/1/2023	06-2023	EFT	P-17764	hcv	1,387.00		
5924	K-9488	haphcv	WUHONG	Hong Wu	6/1/2023	06-2023	EFT	*	hcv	4,409.00		
5925	K-9489	haphcv	wuzhan	Wu	6/1/2023	06-2023	EFT	P-17209	hcv	3,334.00		
5926	K-9490	haphcv	XUCHAO	Xu	6/1/2023	06-2023	EFT	P-17456	hcv	2,411.00		
5927	K-9491	haphcv	XUPING	Ping Ping Xu	6/1/2023	06-2023	EFT	*	hcv	1,934.00		
5928	K-9492	haphcv	yipsal	Sally Yip	6/1/2023	06-2023	EFT	P-18072	hcv	595.00		
5929	K-9493	haphcv	YONQIA	Lu	6/1/2023	06-2023	EFT	P-18057	hcv	1,831.00		
5930	K-9494	haphcv	YOUCHR	You	6/1/2023	06-2023	EFT	P-17047	hcv	2,395.00		
5931	K-9495	haphcv	ZALMOH	Mohammad Zalmaiyyar	6/1/2023	06-2023	EFT	*	hcv	1,716.00		
5932	K-9496	haphcv	ZHAJIE	Zhao	6/1/2023	06-2023	EFT	P-17441	hcv	2,707.00		
5933	K-9497	haphcv	zhakat	Zhao	6/1/2023	06-2023	EFT	P-17061	hcv	2,050.00		
5934	K-9498	haphcv	ZHAWEI	Wei Bin Zhang or Gao Wei	6/1/2023	06-2023	EFT	P-17924	hcv	2,102.00		
5935	K-9499	haphcv	ZHAXIR	Xirong Zhao	6/1/2023	06-2023	EFT	P-17079	hcv	876.00		
5936	K-9500	haphcv	ZHAYAN	Yan Zhang	6/1/2023	06-2023	EFT	P-17369	hcv	1,704.00		
5937	K-9501	haphcv	ZHEXIA	Zheng	6/1/2023	06-2023	EFT	P-17160	hcv	2,518.00		
5938	K-9502	haphcv	ZHOJOY	Zhou	6/1/2023	06-2023	EFT	P-18020	hcv	1,691.00		
5939	K-9503	haphcv	ZHUSHE	Zhu	6/1/2023	06-2023	EFT	*	hcv	5,601.00		
5940	K-9504	haphcv	ZHUYIN	Zhu	6/1/2023	06-2023	EFT	*	hcv	4,735.00		
5941	K-9505	haphcv	zhweij	Zhang	6/1/2023	06-2023	EFT	P-17686	hcv	991.00		
30000148	K-9506	hcvport	LPMARH	Marina Heights Apartments, LP	6/1/2023	06-2023	Check	*	portin	2,758.00		
30000149	K-9507	hcvport	t0000010	SAN JOAQUIN COUNTY HSG AUTH	6/1/2023	06-2023	Check	*	portin	5,917.85		
30000150	K-9508	hcvport	t2026968	BENICIA HOUSING AUTHORITY	6/1/2023	06-2023	Check	*	portin	658.00		
30000151	K-9509	hcvport	t2027016	Butte County Housing Authority	6/1/2023	06-2023	Check	*	portin	19.35		
30000152	K-9510	hcvport	t2027035	Shelton	6/1/2023	06-2023	Check	P-17020	portin	50.00		
50000555	K-9511	hcvport	9thst	9th Street Associates, LP	6/1/2023	06-2023	EFT	P-17019	portin	1,700.00		
50000556	K-9512	hcvport	aptsto	Stoneman Apartments	6/1/2023	06-2023	EFT	*	portin	3,541.00		
21	K-9513	hcvport	belmont	Belmont Apartments	6/1/2023	06-2023	EFT	*	portin	0.00		
50000557	K-9514	hcvport	BERTEN	Berry Jr	6/1/2023	06-2023	EFT	*	hcv	218.00		
50000558	K-9515	hcvport	bethel	Bethel Global Development LLC	6/1/2023	06-2023	EFT	*	portin	3,253.00		
50000559	K-9516	hcvport	cithou	Housing Authority of the City of Pittsburg	6/1/2023	06-2023	EFT	P-17984	portin	2,689.00		
50000560	K-9517	hcvport	eastle	Mercy Housing California XXXVIII	6/1/2023	06-2023	EFT	P-17850	portin	1,605.00		
50000561	K-9518	hcvport	hensil	Henderson	6/1/2023	06-2023	EFT	P-16979	hcv	163.00		
50000562	K-9519	hcvport	HOAHAN	Hoang	6/1/2023	06-2023	EFT	P-17476	portin	2,514.00		

Payment Register

.all

Period: From 06/2023 to 06/2023

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Property	Amount	Interfund	Notes
50000563	K-9520	hcvport	jaidee	Jain	6/1/2023	06-2023	EFT	*	portin	2,603.00		
50000564	K-9521	hcvport	majenn	Ma	6/1/2023	06-2023	EFT	P-17615	portin	1,880.00		
50000565	K-9522	hcvport	mirhas	Hassan Mirabedi	6/1/2023	06-2023	EFT	P-17305	portin	2,123.00		
50000566	K-9523	hcvport	ngumyh	Nguyen	6/1/2023	06-2023	EFT	P-17124	portin	1,350.00		
50000567	K-9524	hcvport	ODEJEN	Odei	6/1/2023	06-2023	EFT	P-16991	hcv	358.00		
50000568	K-9525	hcvport	perlow	Lowde Y. Perkins	6/1/2023	06-2023	EFT	P-16850	hcv	21.00		
50000569	K-9526	hcvport	shoinv	Shorten Investments LLC	6/1/2023	06-2023	EFT	P-17996	portin	2,557.00		
50000570	K-9527	hcvport	siecor	Sierra Pacific Properties Inc	6/1/2023	06-2023	EFT	P-17153	portin	1,698.00		
50000571	K-9528	hcvport	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	6/1/2023	06-2023	EFT	*	portin	3,338.00		
50000572	K-9529	hcvport	squvet	Veterans Square LP	6/1/2023	06-2023	EFT	*	hcv-pbv1	484.00		
50000573	K-9530	hcvport	THESIL	Silvia Thein and Ada Choi	6/1/2023	06-2023	EFT	P-16849	hcv	911.00		
50000574	K-9531	hcvport	TRUXAV	Truong	6/1/2023	06-2023	EFT	P-17040	portin	2,013.00		
50000575	K-9532	hcvport	v0000002	CONTRA COSTA HOUSING AUTHORITY	6/1/2023	06-2023	EFT	*	*	4,589.08		
50000576	K-9533	hcvport	v0000006	College Park City HA	6/1/2023	06-2023	EFT	P-18179	hcv	68.17		
50000577	K-9534	hcvport	v0000065	Marx	6/1/2023	06-2023	EFT	P-17434	portin	1,106.00		
50000578	K-9535	hcvport	v0000089	Chen	6/1/2023	06-2023	EFT	P-18145	portin	2,718.00		
50000579	K-9536	hcvport	v0000114	Richard Daigh	6/1/2023	06-2023	EFT	P-17486	portin	2,694.00		
50000580	K-9537	hcvport	MANJEF	Jeff Mann	6/2/2023	06-2023	EFT	*	hcv	588.00		
52503	K-9541	haphcv	GLOFED	Glover	6/15/2023	06-2023	Check	P-18234	hcv	2,123.00		
52504	K-9542	haphcv	t2027150	Thompson	6/15/2023	06-2023	Check	*	hcv-pbv1	38.00		
163	K-9543	haphcv	v0000057	Mims	6/15/2023	06-2023	Check	*	hcv	0.00		
5942	K-9544	haphcv	abjent	ABJ Enterprises, Inc. dba Blue Line Property	6/15/2023	06-2023	EFT	*	hcv	4,320.00		
5943	K-9545	haphcv	aptsto	Stoneman Apartments	6/15/2023	06-2023	EFT	P-18263	hcv	1,691.00		
164	K-9546	haphcv	belmont	Belmont Apartments	6/15/2023	06-2023	EFT	*	hcv	0.00		
165	K-9547	haphcv	BROLAU	Brown	6/15/2023	06-2023	EFT	*	hcv	0.00		
5944	K-9548	haphcv	chomic	Choi	6/15/2023	06-2023	EFT	P-18235	hcv	1,229.00		
5945	K-9549	haphcv	creeks	Creekside Apt Investors LLC DBA Creekside \	6/15/2023	06-2023	EFT	*	hcv	1,168.00		
166	K-9550	haphcv	gateway	Gateway Apartments	6/15/2023	06-2023	EFT	*	hcv	0.00		
5946	K-9551	haphcv	HUACHE	Huang	6/15/2023	06-2023	EFT	*	hcv	1,103.00		
5947	K-9552	haphcv	kanwei	Kang	6/15/2023	06-2023	EFT	*	hcv	901.00		
5948	K-9553	haphcv	MILMAR	Maryann Miller	6/15/2023	06-2023	EFT	P-18224	hcv	1,374.00		
5949	K-9554	haphcv	nwmgmt	New Way Management Services, Inc.	6/15/2023	06-2023	EFT	P-18225	hcv	2,022.00		
5950	K-9555	haphcv	OMOESE	Esosa A. Omokaro	6/15/2023	06-2023	EFT	*	hcv	657.00		
167	K-9556	haphcv	shoinv	Shorten Investments LLC	6/15/2023	06-2023	EFT	*	hcv	0.00		
5951	K-9557	haphcv	siecor	Sierra Pacific Properties Inc	6/15/2023	06-2023	EFT	*	*	450.00		
5952	K-9558	haphcv	siena	Siena Court Apartments	6/15/2023	06-2023	EFT	*	hcv	295.00		
168	K-9559	haphcv	siewoo	Sierra Pacific Properties c/o Ernie J. Davis	6/15/2023	06-2023	EFT	*	hcv	0.00		
5953	K-9560	haphcv	squvet	Veterans Square LP	6/15/2023	06-2023	EFT	*	hcv-pbv1	6,929.00		
169	K-9561	haphcv	v0000068	Qinke Li DBA QJ's Property Management Co	6/15/2023	06-2023	EFT	*	hcv	0.00		
50000581	K-9562	hcvport	CREJEA	Jeannette D. Crespo	6/15/2023	06-2023	EFT	P-18300	portin	2,839.00		
50000582	K-9563	hcvport	ORTSAN	Ortiz	6/15/2023	06-2023	EFT	P-18199	hcv	300.00		
50000583	K-9564	hcvport	phacon	Pham	6/15/2023	06-2023	EFT	P-18196	hcv	109.00		
50000584	K-9565	hcvport	wolwar	Wolfeld	6/15/2023	06-2023	EFT	P-18299	portin	2,936.00		
30000161	K-9575	hcvport	t2027129	Martinez	6/21/2023	06-2023	Check	P-18195	sfd-390	1,000.00		
52505	K-9576	haphcv	COLGEO	Cole	6/21/2023	06-2023	Check	*	*	956.75		

Grand Total

1,840,799.45



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Housing Authority Resolution Approving the Section 8 Management Assessment Program Certification for Fiscal Year End June 30, 2023

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

As required compliance with the U.S. Department of Housing and Urban Development (HUD), the Housing Authority of the City of Pittsburg (Housing Authority) has prepared the Section 8 Management Assessment Program (SEMAP) Certification for submission for fiscal year end June 30, 2023.

FISCAL IMPACT

This action has no fiscal impact to the General Fund or the Housing Authority Funds.

RECOMMENDATION

Staff recommends the Governing Board of the Housing Authority adopt this Resolution, approving the SEMAP Certification for fiscal year ending June 30, 2023 for submission to HUD no later than the August 30, 2023 deadline.

BACKGROUND

In 1999, HUD introduced the SEMAP as a management assessment system designed to provide an annual measurement of performance for all housing authorities administering the Section 8 Housing Choice Voucher program. HUD requires the SEMAP Certification be approved by resolution and transmitted electronically through HUD's Public and Indian Housing Information Center (PIC) system within 60 days following the end of the fiscal year.

SUBCOMMITTEE FINDINGS

The SEMAP Certification was not discussed in a subcommittee.

STAFF ANALYSIS

The SEMAP system assesses Housing Authority on 14 key indicators that show whether families are assisted fairly and expeditiously and in accordance with the Federal regulations governing the program. These fourteen (14) indicators are:

- 1) Selection from Waiting List;
- 2) Reasonable Rent;
- 3) Determination of Adjusted Income;
- 4) Utility Allowance Schedule;
- 5) Housing Quality Standards (HQS) Quality Control;
- 6) HQS Enforcement;
- 7) Expanding Housing Opportunities;
- 8) Payment Standards;
- 9) Annual Reexaminations;
- 10) Correct Tenant Rent Calculations;
- 11) Pre-contract HQS;
- 12) Annual HQS;
- 13) Lease Up (Utilization); and
- 14) Family Self-Sufficiency.

Eight indicators are based on information certified by the Housing Authority and the remaining six indicators are based on HUD's PIC system data. Upon review of this SEMAP Certification by HUD, a determination will be made on the operational designation and regulatory compliance of the Housing Authority.

It is important to note that Indicator 14, Family Self-Sufficiency, is rated for those housing authorities operating a Family Self Sufficiency (FSS) Program and have an FSS Coordinator. As the Housing Authority does not operate this program, it is assessed on the remaining 13 indicators for a maximum of 135 points.

Within the 13 remaining indicators, there is a cumulative 135-point total scale where the attainment of 90% or above (122+ points) will yield a designation of "High Performer," a score between 60% and 89% (81 to 121 points) will yield a designation of "Standard Performer," and a score of less than 60% (80 points) will yield a designation of "Troubled Performer". HUD will conduct on-site reviews of housing authorities rated "Troubled" to assess the magnitude and severity of the problems.

The Housing Authority has been designated a "High Performer" and current records indicate that it has successfully completed the 2023 requirements for most indicators to continue meeting the "High Performer" designation.

It is anticipated that HUD will post the Housing Authority's designation within 120 days of submission of the SEMAP Certification. The Housing Authority has prepared the SEMAP Certification to meet HUD's requirements and upon approval, will submit the SEMAP Certification to HUD on or before the due date of August 30, 2023, for compliance.

ATTACHMENTS: Resolution
Section 8 Management Assessment Program Certification

Report Prepared By: Bruce Smargiasso, Housing Manager

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 02/29/2020)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name Housing Authority - City of Pittsburgh CA060	For PHA FY Ending (mm/dd/yyyy) 06/30/2023	Submission Date (mm/dd/yyyy)
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Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☐ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☐ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☐ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☐ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☐ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☐ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☐ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted current payment standards for the voucher program by unit size for each FMR area in the PHA jurisdiction and, if applicable, for each PHA-designated part of an FMR area, which do not exceed 110 percent of the current applicable FMR and which are not less than 90 percent of the current FMR (unless a lower percent is approved by HUD). (24 CFR 982.503)

PHA Response Yes ☐ No ☐

Enter current FMRs and payment standards (PS)

0-BR FMR <u>1658</u>	1-BR FMR <u>1969</u>	2-BR FMR <u>2405</u>	3-BR FMR <u>3144</u>	4-BR FMR <u>3706</u>
PS <u>1600</u>	PS <u>1950</u>	PS <u>2380</u>	PS <u>3120</u>	PS <u>3650</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Precontract HQS Inspections. Each newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract. (24 CFR 982.305)

PHA Response Yes ☐ No ☐

12. Annual HQS Inspections. The PHA inspects each unit under contract at least annually. (24 CFR 982.405(a))

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes assistance contracts on behalf of eligible families for the number of units that has been under budget for at least one year.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .

Check here if not applicable ☐

PHA Response

Yes ☐

No ☐

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response

Yes ☐

No ☐

If yes, attach completed deconcentration bonus indicator addendum.

I hereby certify that, to the best of my knowledge, the above responses under the Section 8 Management Assessment Program (SEMAP) are true and accurate for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) 08/21/2023

Date (mm/dd/yyyy) 08/21/2023

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) _____

PHA Name _____

Principal Operating Area of PHA _____
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

1990 Census Poverty Rate of Principal Operating Area _____

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) _____ a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- _____ b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- _____ c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? Yes ☐ No ☐

- 2) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- _____ c. Number of Section 8 families with children who moved during the last completed PHA FY.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

- 3) _____ a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- _____ b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- _____ c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- _____ d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? Yes ☐ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

BEFORE THE GOVERNING BOARD OF THE HOUSING AUTHORITY
OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a Housing Authority Resolution	)	
Approving the Section 8 Management	)	RESOLUTION NO. 23-
Assessment Program Certification for Fiscal	)	
<u>Year End June 30, 2023</u>	)	

WHEREAS, in 1999, the U.S. Department of Housing and Urban Development (HUD), introduced the Section 8 Management Assessment Program (SEMAP) as a management assessment system designed to provide an annual measurement of performance for all housing authorities administering the Section 8 Housing Choice Voucher Program; and

WHEREAS, HUD requires the SEMAP Certification be approved by resolution and transmitted electronically through HUD's Public and Indian Housing Information Center (PIC) system within 60 days following the end of the fiscal year; and

WHEREAS, the SEMAP system assesses housing authorities on 14 key indicators that show whether families are assisted fairly and expeditiously and in accordance with the Federal regulations governing the program. These fourteen (14) indicators are: 1) Selection from the Waiting List; 2) Reasonable Rent; 3) Determination of Adjusted Income; 4) Utility Allowance Schedule; 5) Housing Quality Standards (HQS) Quality Control; 6) HQS Enforcement; 7) Expanding Housing Opportunities; 8) Payment Standards; 9) Annual Reexaminations; 10) Correct Tenant Rent Calculations; 11) Pre-contract HQS; 12) Annual HQS; 13) Lease Up (Utilization); and 14) Family Self-Sufficiency. Eight indicators are based on information certified by the Housing Authority of the City of Pittsburgh (Housing Authority) and the remaining six indicators are based on HUD's PIC system data. Upon review of this SEMAP Certification by HUD, a determination will be made on the operational designation and regulatory compliance of the Housing Authority; and

WHEREAS, Indicator 14, Family Self-Sufficiency, is rated for those housing authorities operating a Family Self Sufficiency (FSS) Program and have an FSS Coordinator. The Housing Authority does not operate this program and is therefore, assessed on the remaining 13 indicators for a maximum of 135 points; and

WHEREAS, the Housing Authority has identified policies, procedures and management practices to ensure compliance with SEMAP indicators identified by HUD.

NOW, THEREFORE BE IT RESOLVED, the Governing Board of the Housing Authority finds and determines that the SEMAP Certification for Fiscal Year End June 30, 2023 is a thorough and complete document, and supports the Housing Authority's policies, procedures and management practices.

Be it further resolved, that the Governing Board of the Housing Authority hereby approves the SEMAP Certification for submission and Exhibit A incorporated herein by this reference.

PASSED AND ADOPTED by the Governing Board of the Housing Authority of the City of Pittsburg on the 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Chair

ATTEST:

Alice E. Evenson, Agency Secretary



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Housing Authority Resolution Approving the Pittsburg Chamber of Commerce 2023-2024 Lease and Common Area Maintenance Offset

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

The Pittsburg Chamber of Commerce (Chamber) entered into a sublease agreement (Sublease) for its operations located at 985 Railroad Avenue (Premises). Pursuant to Sections 3.2 (a) and 5.4 of the Sublease, the Chamber may provide services to the community in lieu of rent and common area maintenance (CAM) charges to be paid by the Chamber. A scope of services (Lease and CAM Offset 2023-2024) was developed to be provided by the Chamber in lieu of paying lease and CAM charges.

FISCAL IMPACT

The 2023-2024 lease for the Premises is \$2.19 per square foot for 2,879 square feet of space; \$6,305.01 monthly or \$75,660.12 annually. The 2023-2024 CAM is \$1,797.99 monthly or \$21,575.88 annually. The 2023-2024 lease and CAM combined for the Premises is \$97,236.01; accounted for in Fund 248. The proposed Lease and CAM Offset 2023-2024 is attached as Exhibit A to this staff report and is not to exceed \$97,236.01. Neither the Housing Authority of the City of Pittsburg (Housing Authority) nor the City will be required to make payments for services rendered above the Lease and CAM Offset 2023-2024.

RECOMMENDATION

Housing Authority adopt the Resolution and approve the Lease and CAM Offset 2023-2024.

BACKGROUND

The former Redevelopment Agency of the City of Pittsburg (Agency) and Domus Development LLC (Domus) executed a disposition and development agreement (DDA) dated November 21, 2005, pursuant to which the Agency leased the property to Domus under a ground lease. Pursuant to the DDA and the ground lease, Domus was required to construct an affordable housing project on the property identified in the ground lease consisting of 28 affordable housing units and 8,000 square feet of commercial space (Gateway Project later known as Entrata).

The Agency and a partnership formed by Domus known as Gateway Mixed Use Development entered into a master lease agreement dated October 1, 2007, whereby the Agency had a leasehold interest in the 8,000 square feet of commercial space. The Agency entered into sublease agreements with various tenants for portions of the commercial space. The Sublease between the Agency and the Chamber was approved and executed on March 16, 2009 by Agency Resolution 09-1350 and City Council Resolution 09-11179.

On June 2011, the California Legislature adopted, the Governor signed, and the California Supreme Court, in California Redevelopment Association, et al. v. Ana Matosantos, et al. upheld ABx1 26 (Dissolution Law), legislation that amended the California Redevelopment Law and dissolved the Agency on February 1, 2012. The Dissolution Law provides that the City may elect to assume the assets and responsibilities for the housing functions previously performed by the Agency or by default the housing function would be transferred to the local housing authority. On January 17, 2012, by City Council Resolution 12-11753 and Housing Authority Resolution 12-261, the City transferred and the Housing Authority accepted all rights, responsibilities, and function related to housing previously performed by the Agency to the Housing Authority.

The Chamber was notified by a letter dated June 4, 2012 that the Sublease was transferred from the Agency to the Housing Authority.

SUBCOMMITTEE FINDINGS

This item was not discussed in a subcommittee.

STAFF ANALYSIS

The Housing Authority calculates the rent annually using the Consumer Price Index rate in December 2022 and the total CAM charges for calendar year 2022 to determine the Lease and CAM Offset amount for 2023-2024.

The scope of services provided in the Lease and CAM Offset 2023-2024 include:

- 1) publication and distribution of newsletters, eBlasts, brochures, and flyers;
- 2) Economic Development Small Business Saturdays – Keep it Local Campaign;
- 3) Think Pittsburg and Mugshot Mondays;
- 4) Youth Workforce Development/Career Link Program - conduct Career Fairs at Pittsburg High School and Interview Link Program – conduct mock interviews at Pittsburg High School; and
- 5) Professional business development workshops.

The Lease and CAM Offset 2023-2024 is effective July 1, 2023 and will expire on June 30, 2024 (Term). During the Term, the Chamber will submit on a regular basis, reports that show progress in achieving the tasks listed in the Lease and CAM Offset 2023-2024. Included in the reports will be documentation necessary to support the efforts completed.

ATTACHMENTS: Resolution
 Exhibit A - Lease and CAM Offset 2023-2024

Report Prepared By: Ishani Rasanayagam, Administrative Analyst II

EXHIBIT A
2023-2024 LEASE/CAM OFFSET

ENTRATA Lease/CAM Offset Task	Activity	Performance Measure
Community Outreach/Chamber Communications Promote events throughout the City	Publish/Distribute City and PACF events: 1) Events flyers as needed 2) E-Blast weekly 3) Chamber social media posts	<u>Action items:</u> * Promote events on social media <u>Reporting:</u> * Submit a list of items posted and a sample of a social media post reports
Economic Development * Market Pittsburgh's Think Pittsburgh/ Chamber Snapshots Small Business Saturday - Keep It Local Campaign	Promote Think Pittsburgh message through Chamber's "Chamber Snapshot" business retention visits. This includes: * Chamber Snapshot visits – done with Chamber Members * Develop a one year anniversary program * Chamber register as City of Pittsburgh "Neighborhood Champion" through National Small Business Saturday & Amex Program * Coordinate Keep it local community event and social media campaign	<u>Action items:</u> * Highlight 2 Chamber members per week on social media <u>Reporting:</u> * Submit a copy of a social media post as an example. * Follow up with businesses to see if there was any positive impact from the visit <u>Action items:</u> * Kick off the event in August to ensure a successful event in November by coordinating business participation * Distribute the kits to businesses to encourage them to self-promote the event. Promote participating business/shopping centers on social media * Conduct a social media picture campaign <u>Reporting:</u> * Provide the list of businesses/shopping centers that participate. Follow up meeting with participants to measure success (i.e. increase foot traffic or sales) and report results
Youth Workforce Development/ CareerLINK Program Conduct a Career Fair at PHS Next scheduled CareerLINK is October 2023	* Host/Coordinate the event.	<u>Action items:</u> * Share the date, location of the event and submit flyer to City Staff at least 1 month before * Promote the event on social media <u>Reporting:</u> * Provide the number of attendees as reported by PUSD and submit sign in sheets from each event

Youth Workforce Development/ InterviewLINK Program Conduct mock interviews at PHS Next scheduled InterviewLINK is October 2023	* Host/coordinate the event	Action items: * Share the date, location of the event and submit flyer to City Staff at least 1 month before * Promote the results of the event on social media and thank the individuals/companies that lent their time * Create on InterviewLINK page resources for youth and residents for interviewing Reporting: * Provide the number of attendees and submit sign in sheets from each event
Workforce Development Big Business Outreach Made in Pittsburgh - National Manufacturing Day	* The Pittsburgh Chamber will work in collaboration with PUSD on the current MFG DAY event to host a virtual panel discussion with local manufacturers. In addition, the Chamber will have a webpage dedicated to Made in Pittsburgh manufacturers	Action items: * Share the date, location of the events and submit the flyer/materials to City Staff at least 2 months before * Promote event and manufacturers on social media. Advertise the companies participating, post allowable pictures during the tours, and in the gallery after the event. * Explore doing videos featuring each manufacturer or jobs within it or run something the company already has Reporting: * Provide the list of participating businesses * Provide the number of attendees as provided by PUSD
Workforce Development Small Business Outreach Professional Development Workshops Conduct classes on business education	* Conduct 1-2 hour courses: Suggested topics: 1) How to create a business plan 2) How to obtain a business loan 3) How to obtain license/permits (business license, Health Department, fictitious name, ABC) <i>(This meeting may include a tour of City Hall & services offered)</i> 4) How to market your business 5) How to purchase a business 6) How to succeed in business <i>(Topics can vary but must be educational and focus on business)</i> Courses can be on-line, symposiums, one-on-one	Action items: <i>workshops will be conducted by Zoom trainings and interviews that will be archived for future playback. Topics may cover:</i> - Business License process - Opportunity Zone - COVID-19 Response, Funding, and "Business in the NEW California" - Best Practice Power Sessions (Peer forums to help business to business innovation) - Influencer Interviews * Share the date, location of the event and submit flyer to City Staff at least a month before. Promote on social media and with targeted calls to businesses Reporting: * Provide the number of attendees and submit sign in sheets from each event. Follow

		up meeting with attendees to measure success (i.e. did they open for business, did they obtain a loan, etc.) if the business is willing to share the information, as it is confidential with the SBDC.
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BEFORE THE GOVERNING BOARD OF THE HOUSING AUTHORITY
OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Pittsburgh Chamber of)
Commerce 2023-2024 Lease and)
Common Area Maintenance Offset)

RESOLUTION NO. 23-

WHEREAS, the former Redevelopment Agency of the City of Pittsburgh (Agency) and Domus Development LLC (Domus) executed a disposition and development agreement (DDA) dated November 21, 2005, pursuant to which the Agency leased the property to Domus under a ground lease; and

WHEREAS, pursuant to the DDA and the ground lease, Domus was required to construct an affordable housing project on the property identified in the ground lease consisting of 28 affordable housing units and 8,000 square feet of commercial space (Gateway Project later known as Entrata); and

WHEREAS, the Agency and a partnership formed by Domus known as Gateway Mixed Use Development entered into a master lease agreement dated October 1, 2007, whereby the Agency had leasehold interest in the 8,000 square feet of commercial space. The Agency entered into sublease agreements with various tenants for portions of the commercial space; and

WHEREAS, the Agency and the Pittsburgh Chamber of Commerce (Chamber) entered into a sublease agreement (Sublease) for a portion of the commercial space for its operations located at 985 Railroad Avenue (Premises). The Sublease was approved and executed on March 16, 2009 by Agency Resolution 09-1350 and City Council Resolution 09-11179; and

WHEREAS, pursuant to Sections 3.2 (a) and 5.4 of the Sublease, the Chamber may provide services to the community in lieu of rent and common area maintenance (CAM) charges to be paid by the Chamber; and

WHEREAS, on June 2011, the California Legislature adopted, the Governor signed, and the California Supreme Court, in California Redevelopment Association, et al. v. Ana Matosantos, et al. upheld ABx1 26 (Dissolution Law), legislation that amended the California Redevelopment Law and dissolved the Agency on February 1, 2012; and

WHEREAS, the Dissolution Law provides that the City may elect to assume the assets and responsibilities for the housing functions previously performed by the Agency or by default the housing function would be transferred to the local housing authority. On January 17, 2012, by City Council Resolution 12-11753 and Housing Authority Resolution 12-261, the City transferred and the Housing Authority of the City of Pittsburgh (Housing Authority) accepted all rights, responsibilities, and function related to housing previously performed by the Agency; and

WHEREAS, the Chamber was notified by a letter dated June 4, 2012 that the Sublease was transferred from the Agency to the Housing Authority; and

WHEREAS, the Housing Authority calculates the rent annually using the Consumer Price Index rate in December 2022 and the total CAM charges for calendar year 2022 to determine the Lease and CAM Offset amount for 2023-2024; and

WHEREAS, the 2023-2024 lease for the Premises is \$2.19 per square foot for 2,879 square feet of space; \$6,305.014 monthly or \$75,660.12 annually. The 2023-2024 CAM is \$1,797.99 monthly or \$21,575.88 annually. The 2023-2024 lease and CAM combined for the Premises is \$97,236.01; and

WHEREAS, the scope of services provided in the Lease and CAM Offset 2023-2024 include: 1) publication and distribution of newsletters, eBlasts, brochures, and flyers; 2) Economic Development Small Business Saturdays – Keep it Local Campaign; 3) Think Pittsburg and Mugshot Mondays; 4); Youth Workforce Development/ CareerLink Program - conduct Career Fairs at Pittsburg High School and InterviewLINK Program – conduct mock interviews at Pittsburg High School; and 5) Professional business development workshops.

WHEREAS, the Lease and CAM Offset 2023-2024 is effective July 1, 2023 and will expire on June 30, 2024 (Term). During the Term, the Chamber will submit on a regular basis, reports that show progress in achieving the tasks listed in the Lease and CAM Offset 2023-2024. Included in the reports will be documentation necessary to support the efforts completed.

NOW, THEREFORE BE IT RESOLVED that the Governing Board of the Housing Authority hereby approves the Pittsburg Chamber of Commerce 2023-2024 Lease and CAM offset.

PASSED AND ADOPTED by the Housing Authority of the City of Pittsburg at a regular meeting on the 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Chair

ATTEST:

Alice E. Evenson, Agency Secretary



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a Housing Authority Resolution Authorizing the Use of Housing Successor Agency Funds to Pay for a Portion of the Coordinated Outreach Referral and Engagement Program Agreement

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

The City and Contra Costa Health Services executed an agreement (Agreement) for Fiscal Year 2023-2024 (FY 23-24) for Coordinated Outreach Referral and Engagement (CORE) program services to assist individuals living in a state of homelessness within the boundaries of Pittsburg. Due to the Permanent Local Housing Allocation (PLHA) grant funds funding structure and schedule, funds from the Housing Successor Agency (HSA) are needed to fill the gap.

FISCAL IMPACT

In September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a \$75 recording fee on real estate documents to be used to increase the supply of affordable housing. Through the Act, the City has been awarded PLHA grant funds of up to \$1,906,089 over a five-year funding period. The grant funds are generated through the recording of real estate documents in years 2019, 2020, 2021, 2022, and 2023. To date, the City has been granted 2019 funds of \$317,683 and 2020 funds of \$493,778. Although available but not yet granted are the funds for 2021 of \$543,387. The funds collected in 2022 and 2023 have not yet been determined.

The proposed use of HSA funds is to pay for the difference between the cost of the Agreement and PLHA funds available. For FY 23-24, the anticipated difference is \$148,091. Exhibit A to this Staff Report demonstrates the formula used to determine the amount of HSA funding needed in FY 23-24.

RECOMMENDATION

The Governing Board of the Housing Authority of the City of Pittsburgh (Housing Authority) adopt the Resolution authorizing the use of HSA funds to pay for the difference between the cost of the Agreement and PLHA funds available and the use of HSA funds in the subsequent years should there be a need to fill the gap.

BACKGROUND

The Act established the PLHA program administered by the California Department of Housing and Community Development (HCD). The PLHA provides a source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units.

On November 15, 2021, the City Council, through a public hearing process, adopted Resolution 21-14010, authorizing the submission of the application for and acceptance of PLHA funds.

On June 19, 2023, by City Council Resolution 23-14316, authorized the City Manager to execute the Agreement between the City and Contra Costa Health Services for CORE program services. The cost of the Agreement is \$269,729. It was anticipated that 2021 PLHA funds would fund \$200,683. During the same meeting, Housing Authority Resolution 23-368 authorized the use of \$69,406 of HSA funds to pay the difference.

On August 1, 2023, staff met with a representative from HCD to receive guidance on how the City will access PLHA funds collected in 2021 and 2022. The HCD representative explained that although the City was awarded a five-year grant, the City will still have to apply for the funds annually to be granted the funds. The HCD representative instructed staff to apply for the 2021 and 2022 PLHA funds when the Notice of Funding Availability (NOFA) is released. According to the HCD representative, the NOFA will be released sometime between August and October, and that the City, upon approval of the application submitted, will be granted \$543,387 for 2021.

SUBCOMMITTEE FINDINGS

This item was not discussed in a subcommittee.

STAFF ANALYSIS

Pursuant to the Agreement, Contra Costa Health Services will bill the City on a quarterly basis. Because of the timing, the 2021 PLHA funds that were anticipated to pay for the Agreement will not be available until sometime in June 2024. Therefore, the HCD representative suggested that the City submit a budget adjustment so that it may use up to 10% of funds already granted in 2019 and 2020 to pay for a portion of the Agreement.

Pursuant to the table below, staff is proposing to use a portion of the 2019 and 2020 PLHA funds allocated (5% allocated for administrative expenses and 9.99% for the Agreement), which equals to \$121,638. The difference of \$148,091 of HSA funds is needed to pay for the remaining portion of the Agreement. Depending on the cost for the CORE program services and how much money is collected for the recording of real estate documents will determine whether additional HSA funds will be needed in the subsequent years.

	PLHA % Allocation	2019	2020	PLHA % Allocation	2021	2022	2023
Granted		317,683	493,778				
Applying Aug-Oct '23; Funding 06/30/24					543,387	TBD	
Not Yet Collected							TBD
5% Admin	0.0500	15,884	24,689	0.0500	27,169		
9.99% CORE	0.0999	31,737	49,328	0.5499	298,809		
84.99% Purch and Rehab	0.8500	270,031	419,711	0.3999	217,300		
TOTAL	0.9999	317,651	493,729	0.9998	543,278		

CORE Program Services Agreement FY 23-24	269,729
2019 and 2020 PLHA Funding for Admin and CORE	121,638
Housing Successor Agency Funds Needed	148,091

ATTACHMENTS: Resolution

Report Prepared By: Maria M. Aliotti, Assistant City Manager

BEFORE THE GOVERNING BOARD OF THE HOUSING AUTHORITY
OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the Use of Housing Successor	)	
Agency Funds to Pay for a Portion of the	)	RESOLUTION NO. 23-
Coordinated Outreach Referral and	)	
<u>Engagement Program Agreement</u>	)	

WHEREAS, in September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a \$75 recording fee on real estate documents to be used to increase the supply of affordable housing; and

WHEREAS, on November 15, 2021, the City Council, through a public hearing process, adopted Resolution 21-14010, authorizing the submission of the application for and acceptance of Permanent Local Housing Allocation (PLHA) grant funds. Through the Act, the City has been awarded PLHA grant funds of up to \$1,906,089 over a five-year funding period. The grant funds are generated through the recording of real estate documents in years 2019, 2020, 2021, 2022, 2023; and

WHEREAS, to date, the City has been granted 2019 funds of \$317,683 and 2020 funds of \$493,778. Although available but not yet granted are the funds for 2021 of \$543,387; and

WHEREAS, by City Council Resolution 23-14316, adopted on June 19, 2023, the City and Contra Costa Health Services executed an agreement (Agreement) for Fiscal Year 2023-2024 (FY 23-24) for Coordinated Outreach Referral and Engagement (CORE) program services to assist individuals living in a state of homelessness within the boundaries of Pittsburg. The cost of the Agreement is \$269,729. It was anticipated that 2021 PLHA funds would fund \$200,683. During the same meeting, Housing Authority of the City of Pittsburg (Housing Authority) Resolution 23-368 authorized the use of \$69,406 of Housing Successor Agency (HSA) funds to pay for the difference; and

WHEREAS, on August 1, 2023, staff met with a representative of HCD to receive guidance on how the City will access PLHA funds collected in 2021 and 2022. The HCD representative explained that although the City was awarded a five-year grant, the City will still have to apply for the funds annually to be granted the funds; and

WHEREAS, due to the PLHA funding structure and schedule, funds from the has are needed to fill the gap.

NOW, THEREFORE, BE IT RESOLVED that Governing Board of the Housing Authority hereby authorizes the use \$148,091 of HSA funds to pay for the difference between the cost of the Agreement and the available PLHA grant funds.

Be it further resolved that if the Agreement is extended, HSA funds may be used to pay for the difference between the cost of the extension and the available PLHA grant funds.

PASSED AND ADOPTED by the Governing Board of the Housing Authority of the City of Pittsburg at a regular meeting on the 21st day of August 2023 by the following votes:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Chair

ATTEST:

Alice E. Evenson, Agency Secretary



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Introduction and Waive First Reading of Two Ordinances: Amending Title 18 of the Pittsburg Municipal Code Related to Accessory Dwelling Units, and Amending Title 18 Miscellaneous Text Amendments

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

This is a public hearing on amendments to various sections of Title 18 (“Zoning”) of the Pittsburg Municipal Code (PMC) to clarify provisions and conform Title 18 to recently enacted State law addressing accessory dwelling units (ADUs). On April 25, 2023, the Planning Commission adopted Resolution No.10231, recommending City Council approval of proposed amendments.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

RECOMMENDATION

City Council open the public hearing, take public comment, close the public hearing, and take the following actions:

1. Introduce, waive further reading, and pass to second reading, an ordinance amending Title 18 of the PMC related to zoning definitions, screening requirements, and other miscellaneous items;
2. Introduce, waive further reading, and pass to second reading, an ordinance amending Title 18 of the PMC related to Accessory Dwelling Units (ADUs).

BACKGROUND

The proposed amendments would clarify certain requirements set forth in PMC Title 18. In addition, the amendments conform Title 18 to recently enacted State legislation addressing ADUs. The proposed amendments are summarized in the following paragraphs.

Miscellaneous Text Amendments

In accordance with PMC 18.10.020(b), staff has initiated a limited review of potential amendments to Title 18. The proposed amendments are relatively minor and appear throughout Title 18. They include revisions to zoning definitions, use classifications, and well as other revisions.

ADUs

Under the current PMC:

- 1) there is no “Deemed Approved” provision for ADUs;
- 2) ADUs are not permitted within the front yard of residential lots all circumstances; and
- 3) “Attached ADUs” are limited to the lesser of 50 percent of the primary dwelling floor area, or a maximum of 1,200 square feet; and “Detached ADUs” are limited to a maximum of 1,200 square feet.

Recently enacted State law imposed a maximum 60-day review for local agencies, after which ADUs are deemed approved. While local agencies are not prohibited from requiring front yard setbacks for ADUs, State law prohibits front yard setbacks that preclude an ADU of at least 800 square feet and unduly constraining the creation of all types of ADUs. Furthermore, ADUs are now allowed to have a minimum size of 800 square feet by right and at least 850 square feet (or 1,000 square feet for two or more bedrooms) if it does not exceed 50% of the square footage of the primary residence.

On January 1, 2023, Senate Bill (SB) 897 of 2022 went into in effect, and increases the maximum height limitation that may be imposed by a local agency on an ADU to 18 feet if the ADU is within a ½-mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined, or if the ADU is detached and on a lot that has an existing multifamily, multistory dwelling, as specified. The new law also increases the maximum height limitation that may be imposed by a local agency on an ADU to 25 feet if the ADU is attached to a primary dwelling, except as specified.

Staff is therefore proposing to amend the ADU table accordingly.

On April 25, 2023, the Planning Commission held a duly noticed public hearing on the proposed amendments, considered testimony, and voted adopt Resolution No. 10231, recommending City Council approval of the proposed amendments.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan, and comply with State law. Specifically, amendments to Section 18 of PMC support General Plan Land US Policy 2-P-2 which states:

“Update the City’s Zoning Ordinance ... for consistency with the General Plan, including the General Plan Diagram...Drafting new development regulations that reflect policy direction contained throughout the General Plan, including planning sub-area standards” which allows amendments to the Planning code to make it consistent with the General Plan.

The majority of the amendments are for the purpose of clarifying provisions in Title 18. These amendments are minor and administrative in nature, and while there are no General Plan policies that specifically address the changes, they are intended to continue support the policies currently in place, and thus can be considered consistent with the General Plan.

Zoning: California Government Code sections 65853-65855, and PMC sections 18.48.010-18.48.060, identify the procedures for processing zoning amendments. As identified in these code sections, the Planning Commission is the recommending body for zoning amendments, with final decision-making authority assigned to the City Council.

Pursuant to PMC sections 18.16.020 and 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the City Council must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan.
2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.
3. A community need is demonstrated for the change proposed.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This amendment of the municipal code is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the State CEQA Guidelines, section 15061, in that the activity in question consists of zoning text changes that would not result in a physical impact on the environment. The proposed revisions to the zoning code do not include any mapping changes that would allow new uses in areas not previously permitted, and the text changes/clarifications proposed would not result in any direct significant negative physical impacts on the environment.

Public Notice: On or prior to August 11, 2023, notice of the August 21, 2023, public hearing to consider this application was published in the East County Times, posted at City Hall, and on the “Public Notices” section of the City’s website, and was mailed via first class or electronic mail to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. Although not required, the notice was also posted citywide on www.nextdoor.com (“Nextdoor”).

SUBCOMMITTEE FINDINGS

This item has not been presented to a subcommittee.

STAFF ANALYSIS

Staff believes that the miscellaneous amendments as well as the amendments to conform to new State law are consistent with the listed objectives, policies, and programs set forth in the General Plan and the base zoning districts.

The proposed amendments to PMC Title 18 are as follows:

1. Clarifies Definitions:

- a. **18.10.30** Zoning Administrator – replaces all references of City Planner with Zoning Administrator or their designee, for clarification.
- b. **18.06.340B** – Currently refers definition of “finished grade” to Building Code which tends to be generic, have different goals from Planning. Proposed definitions address typical scenarios encountered in the planning process.
- c. **18.06.360** – Addresses definition of “Height” in Planning terms.
- d. **18.08.140B(4)** - Defines detached garages, car ports, sheds, etc. accessory to residential sites as “Accessory Structures” rather than “Non-residential Accessory Structures”.

2. Modernizes some Use Classifications.

- a. **18.50.410** – Updates Home Occupation requirements to state that Cottage Food requires a zoning clearance subject to Contra Costa County Health standards.
- b. **18.08.80(30)e** – Addresses manual automobile washing and detailing. Prohibited unless it can be sufficiently demonstrated to zoning administrator or their designee that all wastewater can be captured, treated, and recycled or properly disposed of.
- c. **18.08.100** – Adds *Food Truck Commissary* to “*Food and Drug Processing*” use classification.
- d. **18. 08.80.(30)l** – Creates new use classification for EV Charging Stations.
- e. **18.06.310** – Includes dense **Hedges** as examples of **Fences**.

3. Clarifies certain provisions.

- a. **18.84.205** – Changes measurement of Fence Height as measured from the lowest adjacent grade within 18 inches instead of the highest adjacent grade.
- b. **18.06.070** - replaces “Conditional” with “Conditionally Permitted” for grammatical soundness.
- c. **18.06.265** – Expands Driveway definition to fit all scenarios.
- d. **18.06.315** – Clarifies Gross Floor Area by clarifying “Attic without floor” and “not fully enclosed”.
- e. **18.06.427** – Clarifies determination of lot depth. Current definition is OK for regularly shaped lots but not adequate for irregularly shaped lots and result in several conflicting lines. Uses mean direction of side lot lines without midpoints.
- f. **18.06.565** – Expands permit types to include design review, variances, etc. in addition to use permits.
- g. **18.06.650** – Clarifies definition of building “Story”.
- h. **18.08.040.G(1)** – Clarifies that regardless of lot size in Single family residential ones (RS-1, 6,5,4), only one unit is permitted per lot. Large enough sites can be subdivided to create multiples lots based on minimum lot requirements. “Attached” SFD are still separated by common property lines.
- i. **18.50.005.B(7)** – Corrects definition of Medium Density residential which currently says 20 or more units instead of 3 or more units (Delete caveat exceptions for duplexes, triplexes, etc.)
- j. **18.050.105** – References special land use regulations in Section 18.84, as exceptions to the development standards table in Section 18.50.105. Example: Where 18.50 prescribes a 10-foot setback for “non-residential” accessory structures, 18.84 exempts them from setbacks if certain standards are met.
- k. **18.84.205B(2)** – Changes Maximum Height of fences/hedges within required front yards to be 4.5 feet without need for transparency for top 1.5’ section. (See CCC averages)
- l. **18.84.845B(1)** – Includes Zoning Administrator, Director of CED, City Planner to authorize removal of hazardous (or diseased or dead) trees based on an arborist report.
- m. **18.078.050A(5)** – Limits front yard paving to 50% of required front yard area with the exception of paving necessary for walkways and paseos
- n. **18.50.115** – Requires Planting areas for all residential zones. A. Yards Adjoining Streets. All visible portions of a required Front yard adjoining a street must be planting area and limited hardscape (subject to 50% maximum paving as per Section 18.078.050) that includes parking areas, driveways, and walks, as well as areas covered by ornamental gravel, crushed rock, or similar materials. B. Interior Yards. In the RM and RH districts, at least 50 percent of each required interior side yard and rear yard must be planting area having a minimum width of five feet adjoining a side or rear property line; provided, that the width of a required planting area may be reduced to two feet in a side or rear yard adjoining a driveway and an accessory structure may occupy a portion of the planting area in a rear yard.

4. ADUs - Section 18.50.310

- a. Updates administrative procedures for ADUs to be Deemed approved if not acted on the completed application within 60 days.

5. Section 18.50.315 - Updates ADU table

- a. A local agency may still apply front yard setbacks for ADUs, but front yard setbacks cannot preclude an ADU of at least 800 square feet and must not unduly constrain the creation of all types of ADUs.
- b. 800 SF minimum by right, up to 850SF or 50% of main unit not to exceed 1200 SF, or 1,000SF if 2 or more BR or 50% of main unit not to exceed 1200 SF
- c. Increase maximum height limitation to 18 feet within 1/2-mile walking distance of a major transit stop or a high-quality transit corridor, or if the accessory dwelling unit is detached and on a lot that has an existing multifamily, multistory dwelling, as specified.
- d. Increase the maximum height limitation to 25 feet if attached to a primary dwelling.

Pursuant to Section 18.04.030 of PMC, the purpose of the zoning ordinance is to protect and promote the public health, safety, and general welfare, and to implement the policies of the City General Plan. Specifically, the zoning ordinance is intended to, among other goals:

Provide a precise guide for the physical development of the City in order to:

1. Preserve the character and quality of residential neighborhoods,
2. Foster convenient, harmonious and workable relationships among land uses, and
3. Achieve the arrangement of land uses described in the general plan;

The proposed amendments will facilitate in achieving these goals and encourage a built environment of the highest design and architectural quality.

Based on the analysis above and included in the attachments to this staff report, staff believes that the City Council can make all of the findings necessary to approve the amendments.

ATTACHMENTS:

1. Ordinance (Miscellaneous Text Amendments)
2. Ordinance (Accessory Dwelling Units)
3. Planning Commission Resolution No. 10231
4. Public Hearing Notice

Report Prepared By: Maurice Brenyah-Addow, Senior Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending Title 18	)	
of the Pittsburg Municipal Code	)	ORDINANCE NO. 23-
for Miscellaneous Text	)	
<u>Amendments</u>	)	

WHEREAS, pursuant to the City's police power under Article XI Section 7 of the California Constitution, the City Council of the City of Pittsburg has the authority to enact and enforce ordinances and regulations for the public peace, morals, and welfare of the City and its residents; and

WHEREAS staff has identified a variety of miscellaneous amendments needed for clarification in Title 18 of the Pittsburg Municipal Code (PMC) and to conform with recently enacted state law regarding accessory dwelling units; and

WHEREAS, the proposed amendments are governed by the applicable goals and policies of the Pittsburg General Plan and the Pittsburg Municipal Code (PMC); and

WHEREAS, PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to the Zoning Ordinance; and

WHEREAS, on or prior to April 15, 2023, notice of the April 25, 2023, public hearing before the Planning Commission to consider this item was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090 and 65091; and

WHEREAS, On April 25, 2023, the Planning Commission held the hearing to consider proposed Miscellaneous Text Amendments Planning Application No.AP-23-0002, and voted to adopt Resolution No.10231, recommending City Council approval of amendments to various sections of Title 18; and

WHEREAS, in order to adopt zoning text amendments, and in accordance with PMC sections 18.16.020 and 18.48.030, the City Council must find that:

1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;
2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

3. there is a community need for the change proposed; and
4. the change will be in conformity with the public convenience, general welfare, and good zoning practice; and

WHEREAS, on or prior to August 11, 2023, in accordance with Government Code section 65091 and Pittsburg Municipal Code (PMC) section 18.14.020, a “Notice of Public Hearing” for the August 21, 2023, public hearing on this item was posted at City Hall and at and near the project site; was delivered to the Pittsburg Library; was mailed via first class mail to the applicant and property owner, to owners of property located within 300 feet of the project site, and to local service agencies anticipated to provide services to the business; and was mailed via first class mail or email to individuals and organizations who had previously filed written request for such notice. A copy of the notice was also placed on the “Public Notices” page of the city website on August 28, 2023. The notice was also posted on www.nextdoor.com (“Nextdoor”); and

WHEREAS, on August 21, 2023, the City Council held a duly noticed public hearing on the Planning Commission’s recommendation for the City Council to approve the proposed amendments to various sections of Title 18 of the Pittsburg Municipal Code; and

WHEREAS, this amendment of the municipal code is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the state CEQA Guidelines, section 15061, in that the activity in question consists of zoning text changes that would not result in a physical impact on the environment. The proposed revisions to the zoning code do not include any mapping changes that would allow new uses in areas not previously permitted, and the text changes/clarifications proposed would not result in any direct significant negative physical impacts on the environment.

NOW, THEREFORE, the City Council does ORDAIN as follows:

SECTION 1. Findings.

- A. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporate by reference.
- B. Based on the City Council Staff Report dated August 21, 2023, and entitled, “Introduction and Waive First Reading of Two Ordinances: Amending Title 18 of the Pittsburg Municipal Code Related to Accessory Dwelling Units, and Amending Title 18 Miscellaneous Text Amendments”, and based on all written and oral testimony presented at the meeting, the City Council finds that:
 1. All recitals above are true and correct and are incorporated herein by reference.

2. The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan. Most specifically, Land Use Element (LUE) Goal 2-P-2 which directs the City to update the City's Zoning Ordinance and Subdivision Regulations for consistency with the General Plan, including the General Plan Diagram and Goal 2-P-17 which directs the City to maintain regulations to permit second units (accessory dwellings) in single-family residential developments in accordance with State law.
 3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the proposed amendments would clarify and correct certain regulations that have been ambiguous or misinterpreted in the past, as well as allow consistency with recently adopted or enacted legislation on ADUs by the State.
 4. There is a community need for the proposed amendments in that they make PMC Title 18 more current to administering land use policies within the City of Pittsburgh.
 5. The proposed changes would be in conformity with the public convenience, general welfare, and good zoning practice, in that it removes ambiguities to make it clear and easier for both staff and the general public to understand and use as a guide in planning and processing development applications.
- C. The Staff Report entitled, "Introduction and Waive First Reading of Ordinances Amending Title 18 of the Pittsburgh Municipal Code Related to Accessory Dwelling Units, Definitions, Use Classifications, Development Regulations, and other Miscellaneous Text Amendments, AP-23-0002 (TA)" dated August 21, 2023, is referenced hereto as additional support for findings.

SECTION 2. Chapter 18.06, Application, Interpretation and Rules of Construction, Article I., "Application and Interpretation" Section 18.06.070 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

:

Section 18.06.070 - Development on lots divided by district boundaries.

The regulations applicable to each district apply to the area within that district. A use other than parking serving a principal use on the site may not be located in a district unless it is a permitted or ~~conditional~~ **conditionally permitted** use.

Pedestrian or vehicular access from a street to a use may not traverse a portion of the site in a district unless the use is a permitted or conditional use.

SECTION 3. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., "Definitions" Section 18.06.265 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~striketrough~~):

Section 18.06.265 – Driveway.

~~"Driveway" is a paved area on a lot necessary to provide direct access for vehicles between a street and either:~~

- ~~A. An area on a residential lot containing four or fewer parking spaces;~~
- ~~B. An aisle between spaces in a parking lot;~~
- ~~C. A truck-loading berth; or~~
- ~~D. A refuse storage area.~~

"Driveway" means the way or means of vehicular access from that portion of a street used for vehicular travel to the parking, loading, or other vehicular activity on the adjacent property, including the portion of the sidewalk lying within said way or means of access.

SECTION 4. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., "Definitions" Section 18.06.310 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~striketrough~~):

Section 18.06.310 – Fence.

"Fence" is a barrier made of wire, wood, metal, masonry, **plants** or other material used as a screen or enclosure for a yard or open space. It includes a wall, gate, **dense hedge** or structure used as a fence. A retaining wall, freestanding sign, or landscape structure is not considered a fence except for that portion which is used as a fence.

SECTION 5. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., "Definitions" Section 18.06.315 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~striketrough~~):

Section 18.06.315.– Floor Area.

- A. Gross. "Gross floor area" means the total area of all floors in a building as measured to the outside surface of exterior walls or to the centerline of common walls. It excludes any crawl space **less than 6 (six) feet in height**, area used exclusively for vehicle parking or loading, breezeway, **vaulted** attic

without floor, and a porch, deck, balcony or terrace that is not fully enclosed **more than 75%** by walls.

SECTION 6. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., "Definitions" Section 18.06.340 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.06.340 – Grade.

~~B. Finished. See definition of "grade, finished" in the Uniform Building Code as adopted by the city.~~ "Finished grade" means:

1. Natural grade exterior to all buildings or structures created by any proposed development for all other circumstances not set forth in Subsection 2.;

2. A revised grade exterior to all buildings or structures created by any proposed development where the revised grade is achieved under a City grading permit, subdivision approval, or conditional use permit or other special zoning approval, or through officially approved work in a public right-of-way.

SECTION 7. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., "Definitions" Section 18.06.360 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.06.360 – Height.

~~See definition of "height of building" in the Uniform Building Code as adopted by the city.~~

"Height" means the vertical distance of any structure, building, fence, sign, retaining wall, or other facility measured from any point on top of the facility to a line directly below which meets finished grade on the outside perimeter of the facility, or intersects with a perpendicular plane connecting opposite points of finished grade at the outside perimeter of the facility.

1. The height of any portion of a facility within six (6) feet of a retaining wall shall be measured from finished grade at the perimeter of the facility or at the base of the retaining wall, whichever is lower, subject to the following exceptions:

- i.) The height of any fence separated by a distance of at least eighteen (18) inches from the inside face of a retaining wall shall be measured from finished grade at the base of the fence.***

- ii.) ***The height of any facility abutting a light well, depressed landing, or similar facility that extends entirely below surrounding finished grade and no more than five (5) feet from the perimeter of the abutting facility shall be measured from the surrounding finished grade at the outside perimeter of the facility, not including the light well, depressed landing, or similar facility.***

SECTION 8. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., “Definitions” Section 18.06.427 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.06.427 – Lot depth.

“Lot depth” is the horizontal distance between the midpoints of the front and rear lot lines, measured in the mean direction, ***and equidistant from opposite segments***, of the side lot lines ***so that perpendicular lines drawn at any section of the lot depth line intersects opposite sides of the side lot lines at the same angle.***

SECTION 9. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., “Definitions” Section 18.06.565 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.06.565 – Permitted.

“Permitted” means allowed without a requirement for approval of a use permit, ***design review, variance, or other discretionary application.***

SECTION 10. Chapter 18.06, Application, Interpretation and Rules of Construction, Article II., “Definitions” Section 18.06.650 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.06.650 – Story.

“Story” is that portion of a building included between the ***upper*** surface of a floor and the ***upper*** surface of the floor ***or roof*** next above it or, if no floor above it, the space between a floor and the ceiling next above it. ***A story is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is no ceiling, to the top of the roof rafters.***

A story containing one or more mezzanines has more than one floor level. If the finished floor level directly above a basement or unused under-floor space is more than six feet above grade for more than 50 percent of the total perimeter or is more than 12 feet above grade at any point, the basement or unused under-floor space shall be considered as a story, provided that the following shall not be deemed a story:

A. A basement or cellar if the height from finished grade at the exterior perimeter of the building to the finish floor elevation above is six (6) feet or less for at least fifty percent (50%) of the perimeter and does not exceed twelve (12) feet above grade at any point;

B. An attic or similar space under a gable, hip, or gambrel roof, the wall plates of which on at least two opposite exterior walls are not more than two (2) feet above the floor of such space.

SECTION 11. Chapter 18.08, Use Classifications, Article II., “Residential Uses” Section 18.08.040 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.08.040 – Residential use classifications.

G. Single-Family Residential. A building containing one dwelling unit located on a single lot regardless of lot size. This classification includes mobile home, manufactured housing, and a single-family residence with an accessory dwelling unit (**ADU**).

1. Attached. Single-family residential type ***or single-family with an accessory dwelling unit (ADU)*** wherein the primary residential structure ***and or ADU*** is separated from the adjacent primary residential structure ***located on an adjacent lot***, by a party wall built on ***a shared*** ~~the~~ property line and has no primary residential units constructed above or below it.

2. Detached. Single-family residential type ***or single-family with an accessory dwelling unit (ADU)*** wherein each primary residence ***and/or ADU*** is a stand-alone structure that does not share any common walls with another primary residential unit ***or ADU***.

SECTION 12. Chapter 18.08, Use Classifications, Article IV., “Commercial Uses”
Section 18.08.080 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.08.080 – Vehicle Sales and Services.

30.e. Automobile Washing. An establishment engaged in the washing, waxing, or cleaning of automobiles by mechanical or semi-mechanical devices as a main use or, if an accessory use, utilizing an automatic track system with blowers or drying vacuums. ***Manual automobile washing is prohibited unless it can be sufficiently demonstrated to the zoning administrator that all wastewater can be captured, treated, and recycled or properly disposed of in accordance with regulatory standards.***

SECTION 13. Chapter 18.08, Use Classifications, Article IV., “Commercial Uses”
Section 18.08.080(30) of the PMC is hereby amended to add the following subsection (new language shown on **bold italic**):

Section 18.08.080(30) – Vehicle Sales and Services.

i. Electric Vehicle (EV) Charging Stations. Establishment with charge points or electric vehicle supply equipment which supplies electrical power for charging plug-in electric vehicles.

SECTION 14. Chapter 18.08, Use Classifications, Article V., “Industrial Uses”
Section 18.08.100 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.08.100 – Industrial use classifications.

A. Food and Drug Processing. Establishment engaged in the manufacture, processing, production, or packaging of drugs, beverages, or food products within an enclosed building. This classification includes brewery, bottler, winery, meat processing plant, candy and dairy product manufacturer, ***food truck commissary*** and related activities within an enclosed building, but excludes slaughterhouse, rendering plant, cannery or tannery. Uses in this classification may provide for the incidental on-site tasting or retailing of products.

SECTION 15. Chapter 18.08. Use Classifications, Article VII., “Accessory Uses”
Section 18.08.140(B)(4) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.08.140 – Accessory use classifications.

B.4. ~~Nonresidential~~ Accessory Structure. Structure with no bedroom or kitchen. This classification includes construction trailer, real estate field office for the sale of property within a subdivision, parking structure, sign, and structure for mechanical equipment and ancillary storage.

SECTION 16. Chapter 18.10, Planning Agency, Section 18.10.30 is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.10.30 - Zoning Administrator – The office of the zoning administrator is established. The ~~city planner~~ **zoning administrator or their designee** is the ~~zoning administrator~~ **city planner**.

SECTION 17. Chapter 18.50, Residential Districts (R), Article I., General, Section 18.50.005(B)(7) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.50.005 - Specific purposes.

B. The additional purposes of specific residential districts are as follows:

7. Medium-Density Residential District (RM). To provide opportunities for attached or detached single-family residences and multifamily residences such as townhouses, apartments with ~~3~~ 20 or more units, and condominiums. ~~Duplexes and m~~Multifamily dwellings **that exceed maximum allowed densities** ~~such as triplexes and fourplexes~~ existing as of the effective date of the ordinance codified in this title are allowed to remain.

SECTION 18. Chapter 18.50, Residential Districts (R), Article II., “Development Standards” Section 18.50.105 of the PMC is hereby amended to add the follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Schedule 18.50.105 - RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH and RHD districts – Property Development Regulations.

Schedule [18.50.105](#)

RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH AND RHD DISTRICTS – PROPERTY DEVELOPMENT

REGULATIONS

Development Classifications	RR	RS-40	RS-10	RS-6	RS-5	RS-4	RM	RMD	RH	RHD
Minimum rear yard (ft.)										

Nonresidential uses	30 g.	25 g.	15 g.	10 g.	10 g.	10 g.	10 g.	10 g.	10 g.	10 g.
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g. See Section 18.84.005 In R districts for exceptions.

SECTION 19. Chapter 18.50, Residential Districts (R), Article II., “Development Standards” Section 18.50.115(A) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.50.115 - Planting areas.

- A. Yards Adjoining Streets. All visible portions of a required yard adjoining a street must be ***improved as a 100% planting area and/or a combination of permeable softscape and limited hardscape (subject to 50% maximum paving as per Section 18.078.050)*** that includes parking areas, driveways and walks ***walkways***, as well as areas covered by ornamental gravel, crushed rock or similar materials.

SECTION 20. Chapter 18.50, Residential Districts (R), Article V., “Home Occupation” Section 18.50.410(A) of the PMC is hereby amended to add following subsection (new language shown on **bold italic**):

Section 18.50.410 – Zoning administrator approval.

- A. The zoning administrator must find that:

4. Cottage Food establishments will comply with Contra Costa Environmental Health Department standards.

SECTION 21. Chapter 18.78, Off-Street Parking and Loading, Section 18.78.050(A) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.78.050 - Parking facility design standards.

- A.5. Parking Space Location. A paved parking space serving a single-family dwelling may not be located in that portion of a front or corner side yard which is more than a distance equal to one-half of the lot width or, in the case of a corner lot, the lot depth measured from the interior lot line. This does not pertain to a flag lot or lot described in PMC 18.80.050. ***No more than 50% of required front yard area shall be paved for parking, with the exception of paving***

necessary for walkways and paseos subject to review and approval by the zoning administrator.

SECTION 22. Chapter 18.84, Special Land Use Regulations Applicable To Specific Uses, Article IV., “Fences and Walls” Section 18.84.205(A) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.84.205 – Fence and wall heights.

A. Measurement of Height. The height of a fence or wall used as a fence is measured from the point at which the fence posts or wall pilasters intersect the ground. Where a fence is built on top of a retaining wall, the fence height is measured from the ~~highest~~ ***lowest*** adjacent grade ***within 18 inches***.

The height of any fence separated by a distance of at least eighteen (18) inches from the inside face of a retaining wall shall be measured from finished grade at the base of the fence.

SECTION 23. Chapter 18.84, Special Land Use Regulations Applicable To Specific Uses, Article IV., “Fences and Walls” Section 18.84.205(B)(2-3) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.84.205 - Fence and wall heights.

B. R District – Maximum Height within a Required Yard

2. Front and corner side of a reverse corner lot: four and one-half feet (4'-6"); ~~provided, that the portion above three feet in height must have generally uniformly spaced interstices to allow 66 and two-thirds percent open area between the fence material.~~

3. Front yard of a key lot: four and one-half feet (4'-6"); ~~provided, that the portion above three feet in height must have generally uniformly spaced interstices to allow 66 and two-thirds percent open area between the fence material.~~ Fence height may be increased to six feet, only on the property line shared by the key lot and adjoining reverse corner lot, and only between the rear of the required front yard and the point along the property line that is as far away from the front line as the width of the required corner side yard of the adjoining key lot.

SECTION 24. Chapter 18.84, Special Land Use Regulations Applicable To Specific Uses, Article XIX., "Tree Preservation and Protection" Section 18.84.845(B)(1) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.84.845 - Permit required.

B.1. In cases of emergency when a tree is hazardous or dangerous to life or property, it may be removed by order of the chief of police, by the chief of the Contra Costa County fire protection district, ***by the zoning administrator, director of community and economic development or his or her designee,*** or by the director of public works or his or her designee;

SECTION 25. Effective Date. This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 26. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 27. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on August 21, 2023, and was adopted and ordered published at a meeting of the City Council held on _____ by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending Title 18)
of the Pittsburg Municipal Code) ORDINANCE NO. 23-
Regarding Accessory Dwelling Units)

WHEREAS, pursuant to the City's police power under Article XI Section 7 of the California Constitution, the City Council of the City of Pittsburg has the authority to enact and enforce ordinances and regulations for the public peace, morals, and welfare of the City and its residents; and

WHEREAS, the State legislature adopted Senate Bill 897 (2022) to amend the state law addressing construction of accessory dwelling units (ADUs), which become effective January 1, 2023; and

WHEREAS, staff has identified amendments needed to clarify provisions in Title 18 of the Pittsburg Municipal Code (PMC) and to conform Title 18 to recently enacted State law regarding ADUs; and

WHEREAS, the proposed amendments are governed by the applicable goals and policies of the Pittsburg General Plan and the Pittsburg Municipal Code (PMC); and

WHEREAS, PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to zoning text amendments; and

WHEREAS, on or prior to April 15, 2023, notice of the April 25, 2023, Planning Commission public hearing to consider this item was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090 and 65091; and

WHEREAS, On April 25, 2023, the Planning Commission held the hearing to consider proposed Miscellaneous Text Amendments Planning Application No. AP-23-0002, and voted to adopt Resolution No.10231, recommending City Council approval of amendments to various sections of Title 18; and

WHEREAS, in order to adopt zoning text amendments, and in accordance with PMC sections 18.16.020 and 18.48.030, the City Council must find that:

1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;

2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
3. there is a community need for the change proposed; and
4. the change will be in conformity with the public convenience, general welfare, and good zoning practice; and

WHEREAS, on or prior to August 11, 2023, in accordance with Government Code section 65091 and Pittsburg Municipal Code (PMC) section 18.14.020, a "Notice of Public Hearing" for the August 21, 2023, public hearing on this item was posted at City Hall and at and near the project site; was delivered to the Pittsburg Library; was mailed via first class mail to the applicant and property owner, to owners of property located within 300 feet of the project site, and to local service agencies anticipated to provide services to the business; and was mailed via first class mail or email to individuals and organizations who had previously filed written request for such notice. A copy of the notice was also placed on the "Public Notices" page of the city website on August 28, 2023. The notice was also posted on www.nextdoor.com ("Nextdoor"); and

WHEREAS, on August 21, 2023, the City Council held a duly noticed public hearing on the Planning Commission's recommendation for the City Council to approve the proposed amendments to various sections of Title 18; and

WHEREAS, this amendment of the municipal code is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the State CEQA Guidelines, section 15061, in that the activity in question consists of zoning text changes that would not result in a physical impact on the environment. The proposed revisions to the zoning code do not include any mapping changes that would allow new uses in areas not previously permitted, and the text changes/clarifications proposed would not result in any direct significant negative physical impacts on the environment.

NOW, THEREFORE, the City Council does ORDAIN as follows:

SECTION 1. Findings.

- A. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporate by reference.
- B. Based on the City Council Staff Report dated August 21, 2023, and entitled, "Introduction and Waive First Reading of Two Ordinances: Amending Title 18 of the Pittsburg Municipal Code Related to Accessory Dwelling Units, and Amending Title 18 Miscellaneous Text Amendments", and based on all written and oral testimony presented at the meeting, the City Council finds that:
 1. All recitals above are true and correct and are incorporated herein by reference.

2. The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan. Most specifically, Land Use Element (LUE) Goal 2-P-2 which directs the city to update the City's Zoning Ordinance and Subdivision Regulations for consistency with the General Plan, including the General Plan Diagram and Goal 2-P-17 which directs the city to maintain regulations to permit second units (accessory dwellings) in single-family residential developments in accordance with State law.
 3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the proposed amendments would clarify provisions, as well as conform Title 18 to recently enacted state legislation on ADUs.
 4. There is a community need for the proposed amendments in that they make PMC Title 18 more current to administering land use policies within the City of Pittsburgh.
 5. The proposed changes would be in conformity with the public convenience, general welfare, and good zoning practice, in that it removes ambiguities to make it clear and easier for both staff and the general public to understand and use as a guide in planning and processing development applications.
- C. The Staff Report entitled, "Introduction and Waive First Reading of Ordinances Amending Title 18 of the Pittsburgh Municipal Code Related to Accessory Dwelling Units, Definitions, Use Classifications, Development Regulations, and other Miscellaneous Text Amendments, AP-23-0002 (TA)" dated August 21, 2023, is referenced hereto as additional support for findings.

SECTION 2. Chapter 18.50, Residential Districts (R), Article IV., "Accessory Dwelling Units and Junior Accessory Dwelling Units" Section 18.50.310(E-I) of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in ~~strikethrough~~):

Section 18.50.310 Administrative review.

~~E. Public and utility services including emergency access are adequate to serve both dwellings;~~

~~E. -F.~~ The accessory dwelling unit complies with the development standards applicable to "single-family dwellings, detached," within the residential or planned development district in which the primary dwelling is located, except as allowed by PMC 18.50.315;

~~F. G.~~ The primary dwelling and junior accessory dwelling unit shall not be occupied by two separate households under two separate leases. The primary dwelling and junior accessory dwelling unit built on the property shall be separately occupied only if the owner occupies one of the units. A deed restriction prohibiting sale and restricting the size and attributes of the JADU shall be recorded with the Contra Costa County recorder, on a form prepared by the city planner, and shall be a covenant running with the land. No certificate of occupancy shall be issued or no final inspection shall be conducted for the junior accessory dwelling unit unless the owner has submitted to the city planner a copy of the recorded restriction required by this subsection. Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization;

~~G. H.~~ The property owner must file an application with the planning division, which shall include:

1. Plans and elevations showing the proposed JADU and/or ADU and its relation to the primary dwelling, all existing or proposed structures on site, and all property lines;
2. Description of building materials;
3. Landscaping and exterior finish to be used;
4. Location of required parking pursuant to PMC 18.50.315;
5. Footprint (in square feet) of all existing and proposed structures, as well as the total lot coverage;
6. Any other information required to determine whether the proposed unit conforms to the requirements of this article;
- 7. A deemed-complete application for an ADU/JDU by the Planning Division shall be deemed approved, if not acted on within 60 days from the date it is deemed complete.**

~~H. I.~~ The property owner must register the JADU or ADU, if a rental, with the city of Pittsburg residential rental inspection program. No ADU or JADU shall be rented for a term of 30 days or less.

SECTION 3. Chapter 18.50 Residential Districts (R) Section 18.50.315 Design and development standards, Schedule 18.50.315 of the PMC is hereby amended to read as follows (new language shown on **bold italic**, deleted language shown in strikethrough):

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
Number of Units	1 per lot within <i>the envelope of the primary dwelling that may also have an attached or detached ADU.</i>	1 per lot with a primary <i>dwelling that may also have a JADU.</i> With a multifamily residential use, multiple ADUs within portions of the existing structure that were not used as livable area, to no more than 25 percent of the existing dwelling units on site.	1 per lot with a primary dwelling <i>that may also have a JADU.</i> With a multifamily residential use, up to 2 detached units per lot.
Maximum Unit Size	500 Square Feet	(1.) <i>Statewide Exemption ADU - Up to 800 square feet (not subject to lot coverage or FAR);</i> (2.) <i>ADUs (Not Statewide Exemption) subject to applicable development standards.</i>	(1.) <i>Statewide Exemption ADU- Up to 800 square feet (not subject to lot coverage or FAR);</i> (2.) <i>ADUs (Not Statewide Exemption) subject to applicable development standards. - Maximum 1,200</i>

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
		A. Lesser of 50 percent of the primary dwelling floor area, or up to 1,200 square feet; B. Up to 850 square feet regardless of 50% limitation above; and C. Up to 1,000 square feet for more than one bedroom regardless of 50% limitation above.	square feet
Height and Setbacks	Not applicable	(1) Not permitted within any portion of an established front yard, as defined by PMC 18.06.745(B). Except front yard setbacks cannot preclude a Statewide	(1) Not permitted within any portion of an established front yard, as defined by PMC 18.06.745(B). Except front yard setbacks cannot preclude a Statewide

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
		<i>Exemption ADU (up to 800 square feet) and must not unduly constrain the creation of all types of ADUs.</i> (2) Minimum 4 feet side, corner side and/or rear yard setback provided the maximum height does not exceed 16 feet with a roof having a pitch of 3:12 or greater. (3) Corner side yard setback may be increased as necessary to maintain a sight distance triangle formed by the intersecting street lines and a line joining points on these street lines at a distance of 30 feet from the intersection of these lines <i>if deemed necessary by traffic division for the line of sight and safety distance requirements for corner yard setbacks.</i>	<i>Exemption ADU (up to 800 square feet) and must not unduly constrain the creation of all types of ADUs.</i> (2) Must be located at least 4 feet from the walls of the primary dwelling unit or an accessory structure. (3) Minimum 4 feet side, corner side and/or rear yard setback, provided the maximum height does not exceed 16 feet with a roof having a pitch of 3:12 or greater. (4) Corner side yard setback may be increased as necessary to maintain a sight distance triangle formed by the intersecting street lines and a line joining points on these street lines at a distance of 30 feet from the intersection of these lines

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
			<i>if deemed necessary by traffic division for the line of sight and safety distance requirements for corner yard setbacks.</i>
Height		<i>Up to 25 feet with minimum roof pitch of 3:12;</i>	<i>1.) Up to 16 feet with minimum roof pitch of 3:12;</i> <i>2.) Up to 18 feet with minimum roof pitch of 3:12 within 1/2 mile walking distance of a major transit stop or a high-quality transit corridor, as those terms are defined in Public Resources Code (Section 21155), and additional two feet to accommodate a roof pitch of the accessory</i>

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
			<i>dwelling unit that is aligned with the roof pitch of the primary dwelling unit;</i> 3.) Up to 18 feet with minimum roof pitch of 3:12 on a lot with an existing or proposed multi-family, multi-story dwelling.
Exterior Appearance	The junior accessory dwelling unit shall be constructed within the walls of the proposed or existing single-family residence to be compatible with the design of the primary dwelling unit in terms of building materials, colors	The accessory dwelling unit must be compatible with the design of the primary dwelling unit in terms of building materials, colors and exterior finishes and architectural style. The entrance of an attached accessory dwelling unit shall not be visible from the public right-of-way.	The accessory dwelling unit must be in harmony with the primary dwelling unit or convey the appearance of a single-family home.

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
	and exterior finishes and architectural style.		
Conversion of an Existing Structure	An accessory structure lawfully established that does not conform to 1 or more of the development standards contained in this section may be converted to an accessory dwelling unit, provided the structure: (a) meets the criteria established in PMC 18.50.310 ; (b) and may be altered up to 150 square feet as not to increase the discrepancy between the existing nonconforming conditions and the standards contained in this section; and (c) any walls within setback areas comply with applicable building and fire codes.		
Building Foundation	Permanent foundation required.		
Unit Access	The separate entrance of an attached junior accessory dwelling unit and may include an interior connection to the single-family dwelling and may be secured by a locking door.	Separate unit access required. The exterior entry shall not be visible from the public right-of-way. If the exterior entry is on the second floor, the stairway shall not be located in the front of the primary dwelling. Interior access between an attached accessory dwelling unit and the primary dwelling may be provided and may be a	Separate unit access required. If the exterior entry is on the second floor, the stairway shall not be located in the front of the primary dwelling.

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
		door equipped with a double lock.	
Kitchen Facilities	An efficiency kitchen shall include cooking facilities and a food preparation counter with storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.	Separate kitchen facilities required.	
Sanitation Facilities	A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.	Separate sanitation facilities required.	
Utility Meters	Separate gas and electric meters may be permitted if approved by the chief building official and utility provider.		
Required Parking	No additional parking stalls	1 space ^a or zero ^{b, c}	

Schedule 18.50.315: Accessory Dwelling Units and Junior Accessory Dwelling Units – Development Regulations

Unit Classification	JADU	Attached ADU	Detached ADU
	required.		

- a Required parking space(s) may be in tandem with required parking for the primary dwelling unit.

- b No additional parking shall be required for an accessory dwelling unit which meets one or more of the following: (a) is located within one-half mile of a public transit stop (in such cases, the one-half mile standard shall be based on the actual walking route between the accessory dwelling unit and the transit stop rather than on a straight line between the two points); (b) is located within an architecturally and historically significant historic district; (c) is located entirely within the ***proposed or*** existing primary dwelling or an existing accessory structure and results in no net addition of floor area on the property; (d) when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; ~~or~~ (e) When there is a car share vehicle located within one block of the accessory dwelling unit; or (f) ***When a permit application for an accessory dwelling unit is submitted with a permit application to create a new single-family dwelling or new multifamily dwelling on the same lot, provided that the accessory dwelling unit or parcel satisfies any other criteria listed in this paragraph.***

- c When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, no replacement of off-street parking is required.

SECTION 4. Effective Date. This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 5. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on August 21, 2023, and was adopted and ordered published at a meeting of the City Council held on _____ by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Recommending that the City Council	)	
Adopt Amendments to Title 18 of the	)	
Pittsburg Municipal Code for	)	Resolution No. 10231
Miscellaneous Zoning Code Updates.	)	
<u>AP-23-0002</u>	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. Staff has identified a variety of miscellaneous “clean-up” text amendments needed to address some ambiguities and inconsistencies in Title 18 of the Pittsburg Municipal Code (PMC) and to also update other sections in compliance with recently updated provisions of Accessory Dwelling Unit (ADU) State Law. The proposed amendments would clarify and correct certain requirements that have been ambiguous or misinterpreted in the past and update certain zoning definitions, use classifications and development standards for consistency with State ADU Law.
- B. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to land use regulations, and requires that the Commission conduct a public hearing and determine, prior to making its recommendation, that:
 - 1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;
 - 2. The change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district in which it is proposed;
 - 3. A community need is demonstrated for the change proposed; and
 - 4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.
- C. On or prior to April 15, 2023, in accordance with Government Code sections 65853 and PMC section 18.14.020, a “Notice of Public Hearing” for the April 25, 2023, public hearing on this item was published in the East County Times; was posted at City Hall and in the “Public Notices” section of the city website. Although not required, the notice was also posted citywide on www.nextdoor.com (“Nextdoor”).

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, "Recommendation on Adoption of Amendments to Title 18 of the Pittsburgh Municipal Code for Miscellaneous Zoning Code Updates" dated April 25, 2023, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan. Most specifically, Land Use Element (LUE) Goal 2-P-2 which directs the city to update the City's Zoning Ordinance and Subdivision Regulations for consistency with the General Plan, including the General Plan Diagram and Goal 2-P-17 which directs the city to maintain regulations to permit second units (accessory dwellings) in single-family residential developments in accordance with State law.
 3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the proposed amendments would clarify and correct certain regulations that have been ambiguous or misinterpreted in the past, as well as allow consistency with recently adopted or enacted legislation on ADUs by the state.
 4. There is a community need for the proposed amendments in that they make PMC Title 18 more current to administering land use policies within the City of Pittsburgh.
 5. The proposed changes would be in conformity with the public convenience, general welfare, and good zoning practice, in that it removes ambiguities to make it clear and easier for both staff and the general public to understand and use as a guide in planning and processing development applications.
- B. The Staff Report entitled, "Recommendation on Adoption of Amendments to Title 18 of the Pittsburgh Municipal Code for Miscellaneous Zoning Code Updates" dated April 25, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending Pittsburgh Municipal Code, "Title 18, Zoning" to read substantially as written in the attached Exhibit A.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Robinson, seconded by Commissioner Foster, the foregoing resolution was passed and adopted the 25th day of April, 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

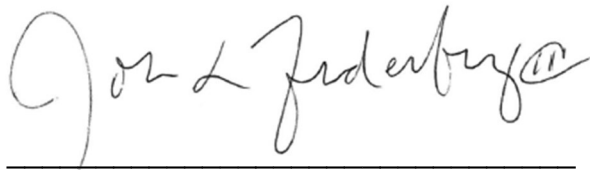
AYES: Robinson, Foster, Jackson

NAYES: Smith

ABSTAIN:

ABSENT: Kobata, Popova

I hereby certify that the above Resolution No.10231 was adopted by the Planning Commission of the City of Pittsburg on April 25, 2023.

A handwritten signature in black ink, reading "John L. Funderburg". The signature is written in a cursive style with a large initial "J" and a stylized "L".

JOHN FUNDERBURG, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

The City of Pittsburg City Council will hold a public hearing on:

Date: August 21, 2023

Time: 5:30 p.m.

Place: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Title 18 Text Amendments/Updates; AP-23-0002 (ZTA)

Staff has identified a variety of miscellaneous “clean-up” text amendments needed to address some ambiguities and inconsistencies in Title 18 of the Pittsburg Municipal Code (PMC) and to also update other sections in compliance with recently updated provisions of Accessory Dwelling Unit (ADU) State Law. The proposed amendments would clarify and correct some requirements that have been ambiguous or misinterpreted in the past and update some zoning definitions, use classifications and development standards for consistency with State ADU Law.

The zoning text amendment is exempt from CEQA pursuant to CEQA Guidelines section 15061 (b) (3), which provides that a project is exempt from CEQA when it is covered by the general rule that CEQA only applies to projects which have the potential for causing a significant effect on the environment and does not apply where it can be seen with certainty that there is no possibility of a significant effect.

On April 25, 2023, the Planning Commission adopted Resolution No. 10231, recommending City Council adoption of the proposed amendments to Title 18 of the Pittsburg Municipal Code as miscellaneous zoning code updates.

You are invited to submit comments regarding any aspect of this matter in writing or verbally at the August 21, 2023, public hearing. If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Anyone who wishes to submit written comments must submit them to Maurice Brenyah-Addow, Senior Planner, via mail at 65 Civic Avenue, Pittsburg, CA, by telephone at (925) 252-4261, through e-mail at mbrenyah-addow@pittsburgca.gov, or by fax at (925) 252-4814.



JOHN FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting the Plans and Specifications, Approve and Allocate Additional Funds, and Awarding Project 2241-East Leland Pavement Maintenance Project

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

Project 2241-East Leland Pavement Maintenance (the "Project") will extend the useful life of East Leland Road between Railroad Avenue and Antioch city limits by performing pavement maintenance and rehabilitation. If adopted, this resolution will accept the project plans and specifications, allocate additional funds, and authorize the City Manager to award a construction contract to Bay Cities Paving & Grading, Inc.

FISCAL IMPACT

The bid proposal from Bay Cities Paving & Grading, Inc. is \$1,858,000.00. Funding for construction will be provided from the \$1,900,000 previously allocated project budget.

This resolution will allocate an additional \$300,000 from Fund 228 RMRA.

If approved, the total project budget will be \$2,200,000.

The Budget Summary is attached to this report.

RECOMMENDATION

City Council adopt the attached resolution to accept the plans and specifications, allocate an additional \$300,000 from Fund 228 RMRA, and authorize the City Manager to execute a construction contract with Bay Cities Paving & Grading, Inc. for \$1,858,000.

Staff recommends that the City Council allocate a construction contingency of \$185,800 for any unanticipated costs and contract change orders.

Staff further recommends that the City Engineer be authorized to approve contract change orders for the Project in a total amount not to exceed 50% of the contingency, and the City Manager be authorized to approve change orders in an amount not to exceed the approved project budget.

BACKGROUND

On June 19, 2023, the City Council adopted Resolution No. 23-14318, approving the operating budget for Fiscal Year 2023-24, re-allocating funds from Project 2240 to Project 2241 for a combined budget of \$1,200,000, and allocating an additional \$700,000 from Fund 228 – RMRA towards Project 2241 resulting in a total approved budget of \$1,900,000.

On July 12, 2023, staff advertised the Project for construction bids.

On Friday, August 4, 2023, construction bids were opened, and four (4) bid proposals were received. Bay Cities Paving & Grading, Inc. was the lowest responsive, responsible bidder with a base bid in the amount of \$1,858,000.00.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The City needs to perform maintenance and rehabilitation work on arterial roads such as East Leland Road to extend the useful life of the road and improve conditions for drivers. The East Leland Road section of City streets is heavily used by the community and commuters.

ATTACHMENTS: Resolution
 Budget Summary

Report Prepared By: Savon Reese, Assistant Engineer

Project 2241 E Leland Road Pavement Maintenance

Project Funding

2241	Fund #228 Gas Tax (RMRA)	\$1,700,000
	Fund #203 Gas Tax	\$200,000
Funding Total		\$1,900,000

Project Expenditures:

Construction:	Construction	\$1,858,000
(Code 2281)	Construction Contingency (~10%)	\$185,800
	Material Testing	\$56,200
Subtotal		\$2,100,000

Staff Time:	Staff Design	\$25,000
(Code 1101)	Staff Construction Management	\$25,000
Subtotal		\$50,000

Admin:	Staff Design	\$25,000
(Code 2372)	Staff Construction Management	\$25,000
Subtotal		\$50,000

Estimated Total Expenditures **\$2,200,000**

Additional Funding Needed (Fund #228 RMRA) **\$300,000**

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Plans and Specifications)
Approving and Allocating Additional)
Funds and Awarding Contract for)
Project 2241, East Leland Road)
Pavement Maintenance Project)

RESOLUTION NO. 23-

WHEREAS, Project 2241-East Leland Road Pavement Maintenance (the "Project") is to rehabilitate pavement on East Leland Road to extend the useful life of the road; and

WHEREAS, on June 19, 2023, the City Council adopted Resolution 23-14318, approving the operating budget for Fiscal Year 2023-24, re-allocating funds from Project 2240 to Project 2241 for a combined budget of \$1,200,000, and allocating an additional \$700,000 from Fund 228 – RMRA towards Project 2241 resulting in a total approved budget of \$1,900,000; and

WHEREAS, on July 12, 2023, staff advertised construction bids for the Project; and

WHEREAS, on August 4, 2023, construction bids were opened, and Bay Cities Paving & Grading, Inc. was the lowest responsive, responsible bidder with a base bid in the amount of \$1,858,000.00; and

WHEREAS, staff recommends that the City Council accept the plans and specifications; and

WHEREAS, staff recommends that the City Council approve and allocate an additional \$300,000 from Fund 228 RMRA; and

WHEREAS, staff recommends that the City Manager be authorized to execute a contract for Project 2241 with Bay Cities Paving & Grading, Inc. in the amount not to exceed \$1,858,000.00; and

WHEREAS, staff recommends establishing a contingency in an amount of \$185,800 for unanticipated costs and construction change orders; and

WHEREAS, staff recommends that the City Engineer or his designee be authorized to approve contract change orders for the Project for a total amount not to exceed 50% of the contingency, and the City Manager be authorized to approve change orders for a total amount not to exceed the approved project budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pittsburgh hereby accepts the plans and specifications, allocates an additional \$300,000 from Fund 228 RMRA, and awards the contract to Bay Cities Paving & Grading, Inc. in an amount of \$1,858,000.

BE IT FURTHER RESOLVED, that the City Council authorizes a construction

contingency in the amount of \$185,800, authorizes the City Engineer or his designee to approve contract change orders for this Project for a total amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders for an amount not to exceed the approved project budget.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting the Plans and Specifications, and Awarding Project 2033-Loveridge Road Maintenance Project

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

The Project will extend the useful life of Loveridge Road from East Leland Road to Buchanan Road by performing pavement maintenance and rehabilitation. If adopted, this resolution will accept the project plans and specifications, and authorize the City Manager to award a construction contract to Bay Cities Paving & Grading Inc.

FISCAL IMPACT

The bid proposal from Bay Cities Paving & Grading Inc. is \$1,072,042.00. Funding for construction will be provided from the \$1,225,000 previously allocated from the Fund 228 – RMRA (Resolution 23-14318), \$150,000 previously allocated from Measure M (Resolution 21-14000), and \$75,000 previously allocated from Measure M (Resolution 23-14233).

RECOMMENDATION

City Council adopt the attached resolution to accept the plans and specifications and authorize the City Manager to execute a construction contract with Bay Cities Paving & Grading Inc. for \$1,072,042.00.

Staff recommends that the City Council allocate a construction contingency of \$107,204.20 for any unanticipated costs and contract change orders.

Staff further recommends that the City Engineer be authorized to approve contract change orders for the Project in a total amount not to exceed 50% of the contingency, and the City Manager be authorized to approve change orders in an amount not to exceed the approved project budget.

BACKGROUND

On October 4, 2021, the City Council adopted Resolution 21-14000, allocating \$150,000 Measure M Sales Tax funds for Project 2033.

On January 17, 2023, the City Council adopted Resolution 23-14233, allocating \$75,000 Measure M Sales Tax funds for Project 2033.

On June 19, 2023, the City Council adopted Resolution 23-14318, approving the operating budget for Fiscal Year 2023-24, allocating an additional \$1,225,000 from Fund 228 – RMRA towards Project 2033 resulting in a total approved budget of \$1,450,000.

On July 12, 2023, staff advertised the Project for construction bids.

On Friday, August 4, 2023, construction bids were opened, and Bay Cities Paving & Grading Inc. was the lowest responsive, responsible bidder with a base bid in the amount of \$1,072,042.00.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The City needs to perform maintenance and rehabilitation work on arterial roads like Loveridge Road to extend the useful life of the road and improve conditions for drivers.

Staff advertised the Project for construction bids, and six (6) bid proposals were received. Bay Cities Paving & Grading Inc. was the low bidder with a bid of \$1,072,042.00. The low bid has been checked for arithmetical errors, completeness, and conformance with the bid requirements.

The recommended construction contingency is \$107,204.20, which will provide funding for unanticipated work and contract change orders.

ATTACHMENTS: Resolution
 Budget Summary

Report Prepared By: Savon Reese, Assistant Engineer

Project 2033, Loveridge Road Maintenance Project

Project Funding

2033	Fund Measure M	\$225,000
	Fund #228 Gas Tax (RMRA)	\$1,225,000
Funding Total		\$1,450,000

Project Expenditures:

Construction Cost Will Change Based on Bid Opening 8/4		
Construction: (Code 2281)	Construction	\$1,072,042
	Construction Contingency (~10%)	\$107,204
	Material Testing	\$20,000
	Subtotal	\$1,199,246
Staff Time: (Code 1101)	Staff Design	\$25,000
	Staff Construction Management	\$25,000
	Subtotal	\$50,000
Admin: (Code 2372)	Staff Design	\$25,000
	Staff Construction Management	\$25,000
	Subtotal	\$50,000
 Estimated Total Expenditures		 \$1,299,246

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Plans and Specifications)
and Awarding Project 2033, Loveridge)
Road Maintenance Project)

RESOLUTION NO. 23-

WHEREAS, Project 2033-Loveridge Road Maintenance Project (the "Project") is to rehabilitate pavement on Loveridge Road to extend the useful life of the road; and

WHEREAS, on October 4, 2021, the City Council adopted Resolution 21-14000, allocating \$150,000 from Measure M Sales Tax funds for Project 2033.

WHEREAS, on January 17, 2023, the City Council adopted Resolution 23-14233, allocating \$75,000 from Measure M Sales Tax funds for Project 2033.

WHEREAS, on June 19, 2023, the City Council adopted Resolution 23-14318, approving the operating budget for Fiscal Year 2023-24, allocating \$1,225,000 from Fund 228 – RMRA towards Project 2033 resulting in a total approved budget of \$1,400,000; and

WHEREAS, on July 12, 2023, staff advertised the Project for construction bids; and

WHEREAS, on Friday, August 4, 2023, construction bids were opened, and Bay Cities Paving & Grading Inc. was the lowest responsive, responsible bidder with a base bid in the amount of \$1,072,042.00; and

WHEREAS, the City Council hereby accepts the plans and specifications; and

WHEREAS, the City Manager is authorized to execute a contract for Project 2033 with Bay Cities Paving & Grading Inc. in the amount of \$1,072,042.00 for the construction of the Project; and

WHEREAS, a contingency in an amount of \$107,204.20 is established for unanticipated costs and construction change orders; and

WHEREAS, the City Engineer or his designee is authorized to approve contract change orders for the Project for a total amount not to exceed 50% of the contingency, and the City Manager be authorized to approve change orders for a total amount not to exceed the approved project budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Pittsburgh hereby accepts the plans and specifications and awards the contract to Bay Cities Paving & Grading Inc. in an amount not to exceed \$1,072,042.00.

BE IT FURTHER RESOLVED, that the City Council authorizes a construction contingency in the amount of \$107,204.20, authorizes the City Engineer or his designee to approve contract change orders for this Project for a total amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders for an amount not to exceed the approved project budget.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve the Staff Response to the Contra Costa County Civil Grand Jury Report No. 2306, Affordable Housing: “A Plan Without a Home”

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

The Contra Costa County Civil Grand Jury prepares, and issues reports throughout their tenure on a Fiscal Year basis. The Civil Grand Jury issued Report No. 2306, Affordable Housing: “A Plan Without a Home”. This report required a response from the City of Pittsburg. The City of Pittsburg has prepared a response to Civil Grand Jury Report No. 2306 and has addressed the concerns raised in the report.

FISCAL IMPACT

There is no fiscal impact to approve the City’s response to the Fiscal Year 2022-2023 Civil Grand Jury Report.

RECOMMENDATION

The City Council adopt a resolution approving the attached response to the Contra Costa County Civil Grand Jury Fiscal Year 2022-2023 Report.

BACKGROUND

Contra Costa County’s Grand Jury consists of 19 citizens. A new Grand Jury is impaneled each year. Grand Jurors are officers of the court, and function as an independent body under the guidance of a Superior Court judge.

Apart from the investigations mandated by the California Penal Code, each county’s Grand Jury decides what it will investigate. Investigations may be initiated in response to letters from citizens, newspaper articles and personal knowledge.

The Grand Jury issues its findings and recommendations in written reports. At least 12 members of the Grand Jury must approve each report. Within 60 to 90 days following the issuance of a report, officials responsible for matters addressed in the report must respond in writing to the supervising Judge.

SUBCOMMITTEE FINDINGS

This report did not require Subcommittee review.

STAFF ANALYSIS

The Contra Costa County Civil Grand Jury prepares, and issues reports throughout their tenure on a Fiscal Year basis. The reports often, but not always, require responses from the City. The City of Pittsburg has prepared a response to Civil Grand Jury Report No. 2306 and has addressed the concerns raised in the report.

ATTACHMENTS:

1. Contra Costa County Civil Grand Jury Report No. 2306
2. Response to Report No. 2306
3. Resolution

Report Prepared By: John Funderburg, Asst Director of Community/Economic Development



June 16, 2023

Pittsburg City Council:
65 Civic Avenue
Pittsburg, CA 94565

Dear Pittsburg City Council:

Attached is a copy of Grand Jury Report No. 2306, Affordable Housing: "A Plan Without a Home" prepared by the 2022-2023 Contra Costa County Civil Grand Jury.

In accordance with California Penal Code Section 933 et seq., we are submitting this report to you as the officer, agency, or department responsible for responding to the report. Please respond to the Findings and Recommendations as they apply to your agency. Please also confirm in writing that the person responding to the report is authorized to do so. As the responding person or person responding on behalf of an entity, please indicate one of the following actions with respect to each finding:

- (1) You agree with the finding.
- (2) You disagree with the finding.
- (3) You partially disagree with the finding.

(Pen. Code, § 933.05(a).) In the cases of both (2) and (3) above, please specify the portion of the finding that is disputed and include an explanation of the reasons therefor.

In addition, Section 933.05(b) requires you to reply to each recommendation by stating one of the following actions:

1. The recommendation has been implemented, with a summary describing the implemented action.
2. The recommendation has not yet been implemented, but will be implemented in the future, with a time frame for implementation.
3. The recommendation requires further analysis. This response should explain the scope and parameters of the analysis or study, and a time frame for the matter to be prepared for discussion. This time frame shall not exceed six months from the date of the publication of the Grand Jury Report.

4. The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation thereof.

The Penal Code also prescribes the obligations of a governing board or elected county official with regard to responding to the grand jury's findings and recommendations. Specifically, if the report contains one or more recommendations directed to you as an elected county official, or to the governing board of which you are a member, you must respond to these recommendations and to the supporting findings, as directed in the report.

After reviewing the response to ensure that it includes the above-noted mandated items, please send (1) a hard copy of the response to the Grand Jury at P.O. Box 431, Martinez, CA 94553; and (2) an electronic copy by e-mail to ctadmin@contracosta.courts.ca.gov. The response must be submitted to the Grand Jury no later than **September 13, 2022**.

Finally, please note that this report is provided at least two working days before it is released publicly. Section 933.05 specifies that no officer, agency, department, or governing body of a public agency shall disclose any contents of the report prior to its public release.

Please immediately confirm receipt of this letter and the attached report by responding via e-mail to ctadmin@contracosta.courts.ca.gov.

Sincerely,



Cynthia Roberts, Foreperson
2022-2023 Contra Costa County Civil Grand Jury

cc: Garrett Evans, City Manager

Affordable Housing

A Plan Without a Home



2022-2023
Contra Costa County
Civil Grand Jury
Report 2306
June 14, 2023

A REPORT BY
THE 2022-2023 CONTRA COSTA COUNTY CIVIL GRAND JURY
725 Court Street
Martinez, California 94553

Report 2306

Affordable Housing

A Plan Without a Home

APPROVED BY THE GRAND JURY

Date 6-14-2023


CYNTHIA ROBERTS
GRAND JURY FOREPERSON

ACCEPTED FOR FILING

Date 6-14-2023


Hon. JILL C. FANNIN
JUDGE OF THE SUPERIOR COURT

Contact: Cynthia Roberts
Foreperson
(925) 608-2621

Contra Costa County Grand Jury Report 2306

Affordable Housing

A Plan Without a Home

TO:
Contra Costa County Board of Supervisors
City Councils for All Cities in Contra Costa County

Affordable Housing A Plan Without a Home

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Affordable Housing A Plan Without a Home

GLOSSARY AND ABBREVIATIONS

ABAG	Association of Bay Area Governments
AH	Affordable Housing
Allocations	State-issued housing goals by income category that must be planned for and included in each County and city housing element plan
AMI	Area Median Income – Refer to Table 1
Builder's Remedy	A provision found in California's Housing Accountability Act (HAA) that allows developers of affordable housing projects to bypass the zoning code and general plan of cities that are out of compliance with the Housing Element Law.
Extremely Low Income	30% or less of area AMI
HEP	Housing Element Plans
HCD	The State Department of Housing and Community Development
Inclusionary Housing Ordinance	Regulation, when adopted by a city or the County, requires new residential developments to include a minimum percentage of very low-, low-, and moderate-income households into residential developments of five units or more (generally 15%)
Low Income (LI)	50- 80% or less of area AMI.
RDA	Redevelopment Agency - dedicated to urban renewal.
RHNA	Regional Housing Needs Allocation
Measure X Housing Fund	Contra Costa County's 20-year, \$12 million annual share of Measure X ½ cent sales tax to be used for housing & services.
NIMBY	Not in my back yard
SB 35	California Senate Bill 35 streamlines the housing construction process for cities and counties that fail to build enough housing to meet state-mandated requirements for very low- and low-income households.
Very Low Income (VLI)	30-50% of area AMI. Qualifications for this designation are based on the collective income of all the persons in a household (total household income).

Affordable Housing A Plan Without a Home

SUMMARY

The civil grand jury began this investigation to understand how Contra Costa County is addressing the need for affordable housing. We started by reviewing California Housing and Community reports titled Regional Housing Needs Allocation (RHNA) results for the County. These reports, issued at the end of each Housing Element cycle, show housing permits issued for various resident income classification groups against state mandated targets. Each city plus unincorporated County areas of responsibility results are listed. Appendix 3 comprises results for the past 3 Housing Element cycles plus targets for the latest cycle 2023-2031.

After reviewing these reports, we realized that most cities and our County were not providing the required number of housing permits primarily for very low- and low-income resident housing. Close examination of these reports reveals the scale and accelerated progression of missed targets. Additionally, these reports show that the very low- and low-income resident categories reflect the largest percentage of missed RHNA and plan targets over the past 20 years.

Based on these initial findings, we focused our efforts on housing for residents classified as very low or low income. We wanted to understand who in local government is responsible for implementation of approved housing plans and why were those plans failing to address permit targets for very low- and low-income residents. What are the drivers/obstacles behind these missed targets, and what actions were being taken to increase the availability of affordable housing for these residents throughout our County.

What we found was that although there is ownership for the creation and approval of Housing Elements that address affordable housing targets, we could not find clear assigned responsibility inside local government to implement plans after approval. This problem, combined with the myriad of challenging obstacles outlined in this report has translated into years of missed targets for residents classified as very low or low income. Without significant changes to how local governments address affordable housing, cities and the County risk the imposition of State mandated solutions that bypass local development protocols. This report is a summation of our work, findings and recommendations for improvement.

Affordable Housing A Plan Without a Home

METHODOLOGY

Documents

The grand jury reviewed numerous documents from local, County, regional, and State agencies. For a comprehensive list see the References section of this document.

Interviews

The grand jury conducted interviews with city and County leaders knowledgeable about the housing development process in the west, central and east County cities. We also interviewed:

- developers that specialize in affordable housing construction projects
- leaders with experience in addressing housing development issues
- various staff members with housing responsibilities

Affordable Housing A Plan Without a Home

BACKGROUND

The housing element cycle was introduced in 1969, when the California State Legislature passed laws requiring that all cities and counties adequately plan to meet the housing needs of people at all income levels in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state).

The process involves significant planning from experts in local government, and citizens are asked proactively for input on these proposed plans before being submitted to the State for approval. The Department of Housing and Community Development (HCD) approves all HEPs. The role of the state, besides approval of each HEP, is to identify the total number of homes required by resident income classification so that cities and counties can include these numbers in their HEPs. These numbers are required to be included in each city and County HEP. Determining individual income classifications is a County-specific exercise. It starts with a determination of County Area Median Income (AMI). As noted in Table 1 below, the state defines for each County, which is then extrapolated into specific resident income classifications.

After development of housing allocation numbers by HCD, the data is passed down to the regional authority, the Association of Bay Area Governments, (ABAG), as a Regional Housing Need Determination (RHND). This is the first step in California's process to plan for the housing needs in each region of the state. It is RHND's responsibility to also track permits issued against allocation targets in each Housing Element Plan (HEP). This tracking of progress against targets is communicated through ABAG issued reports (Appendix 3).

The next step, allocation, is also the role of the regional authority, ABAG. It is their responsibility to allocate a share of the RHND housing numbers to each city and County as a Regional Housing Need Allocation (RHNA). These numbers are broken out by resident income, classified as very low income, low income, moderate income and above moderate income.

The next two tables reflect Contra Costa County's average median income, occupation, and wages of some of the County residents. We wanted to understand who in our community is part of the very low- and low-income groups. We realized that we all probably know someone who may be impacted by the shortage of affordable housing in the County.

Affordable Housing A Plan Without a Home

Table 1 below, from the California Department of Housing and Community Development website, shows the state definition of income limits for residents in Contra Costa County based on the calculation of the average median income (AMI). AMI is based on the collective income of all the persons in a household (total household income).

Table 1: 2022 State Income Limits by Household

2022 State Income Limits						
Contra Costa County						
Income Limits by Household Size - Effective May 13, 2022						
Median Family Income - \$142,800						
Persons per Household	Acutely Low Income 15% AMI	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI	Median Income	Moderate Income 120% AMI
1	\$15,000	\$30,000	\$50,000	\$76,750	\$99,950	\$119,950
2	\$17,100	\$34,300	\$57,150	\$87,700	\$114,250	\$137,100
3	\$19,250	\$38,600	\$64,300	\$98,650	\$128,500	\$154,200
4	\$21,400	\$42,850	\$71,400	\$109,600	\$142,800	\$171,350
5	\$23,100	\$46,300	\$77,150	\$118,400	\$154,200	\$185,050
6	\$24,800	\$49,750	\$82,850	\$127,150	\$165,650	\$198,750
7	\$26,550	\$53,150	\$88,550	\$135,950	\$177,050	\$212,450
8	\$28,250	\$56,600	\$94,250	\$144,700	\$188,500	\$226,200

For Inclusionary Housing, Density Bonus, and calculating rents and for-sale prices

Income Limits from 2022 State Income Limits from the Department of Housing and Community Development

State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are subject to a particular program's definition of income, family, family size, effective dates and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on the funding source and program, resulting in some programs using other income limits.

Affordable Housing A Plan Without a Home

Table 2 below contains data from govsalaries.com. It identifies by occupation some of the County occupations that fall into the very low- and low-income classifications as well as a few occupations that are just over the threshold, falling into the median income group.

Table 2: 2022 CCC Wages, Rent to Income, AMI Status

Occupation	Mean Annual Wage (2022)	% of Monthly Income Needed for a 2-Bedroom Unit	% of Monthly Income Needed for a 3-bedroom Unit	Income Status - % of AMI *
Food Service Worker	\$36,488	87%	113%	Extremely Low (<30% AMI)
Dishwasher	\$38,853	82%	107%	Extremely Low
Hairdressers	\$42,203	75%	98%	Extremely Low
Retail Salespersons	\$43,018	74%	97%	Very Low (50% AMI)
Security Guards	\$45,998	69%	90%	Very Low
Receptionists and Information Clerks	\$46,833	68%	89%	Very Low
Preschool Teachers	\$46,103	69%	90%	Very Low
Medical Assistants	\$59,313	54%	70%	Very Low
Education and Childcare Administrators	\$66,492	48%	62%	Very Low
Licensed Practical and Licensed Vocational Nurses	\$78,255	41%	53%	Low (80% AMI)
Education Teachers, Postsecondary	\$91,041	34%	46%	Low
Police and Sheriff's Patrol Officers	\$126,289	25%	33%	Median
Computer and Mathematical Occupations	\$132,023	24%	32%	Median

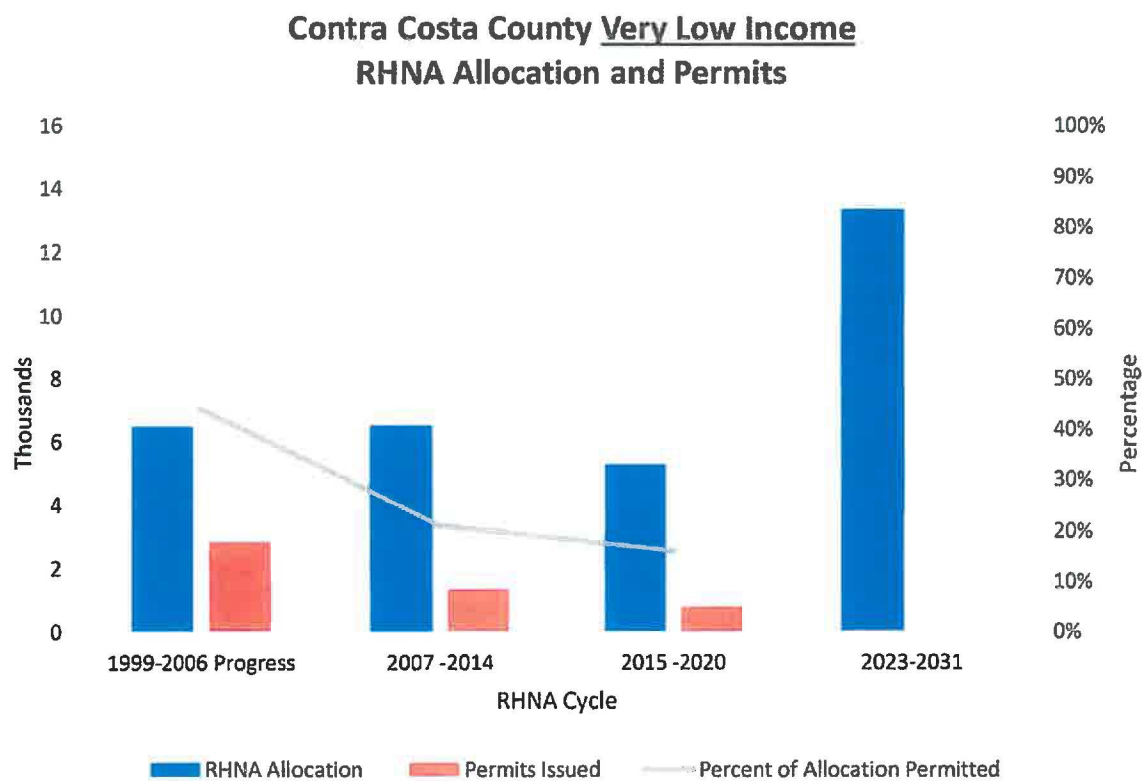
In addition to residents in these occupational categories, a lack of very low- and low-income affordable housing impacts senior County residents (over the age of 65). Seniors are one of the fastest growing population segments in the County. The most recent US Census for the County indicates that 6.7 percent of the total population, over 200,000 residents, is over the age of 65, an increase of 12.5 percent since 2010. The California Department of Aging projects that this group of residents will grow by over 150 percent by 2060.

Affordable Housing A Plan Without a Home

The next two charts contain data extracted from published ABAG housing reports (Appendix 3). They highlight the disappointing results in housing permits issued against mandated allocations for very low- and low-income residents.

Chart 1 shows a 21-year decline in the percentage of permits issued for very low-income residents, even as allocation targets stayed relatively flat. For the upcoming 2023-2031 allocation cycle for very low-income housing, allocations have tripled.

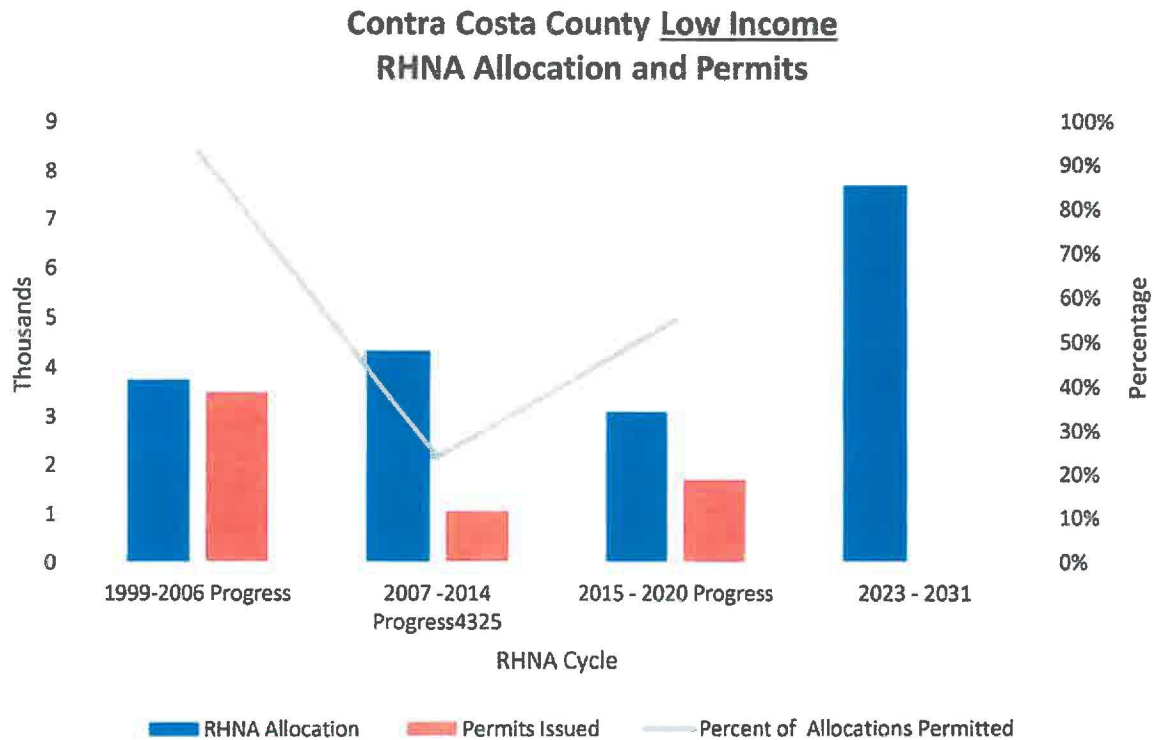
Chart 1: Very-low Income Housing Allocations and Permits for CCC



Affordable Housing A Plan Without a Home

Chart 2 shows a 15-year decline in low-income housing permits, with an uplift in the most recent allocation cycle. However, the County still only issued permits for about half of the allocations mandated by the state for this same period. And again, the upcoming allocation cycle for 2023-2031 has a significant bump in the mandated allocation for low-income housing.

Chart 2: Low Income Housing Allocations and Permits for CCC



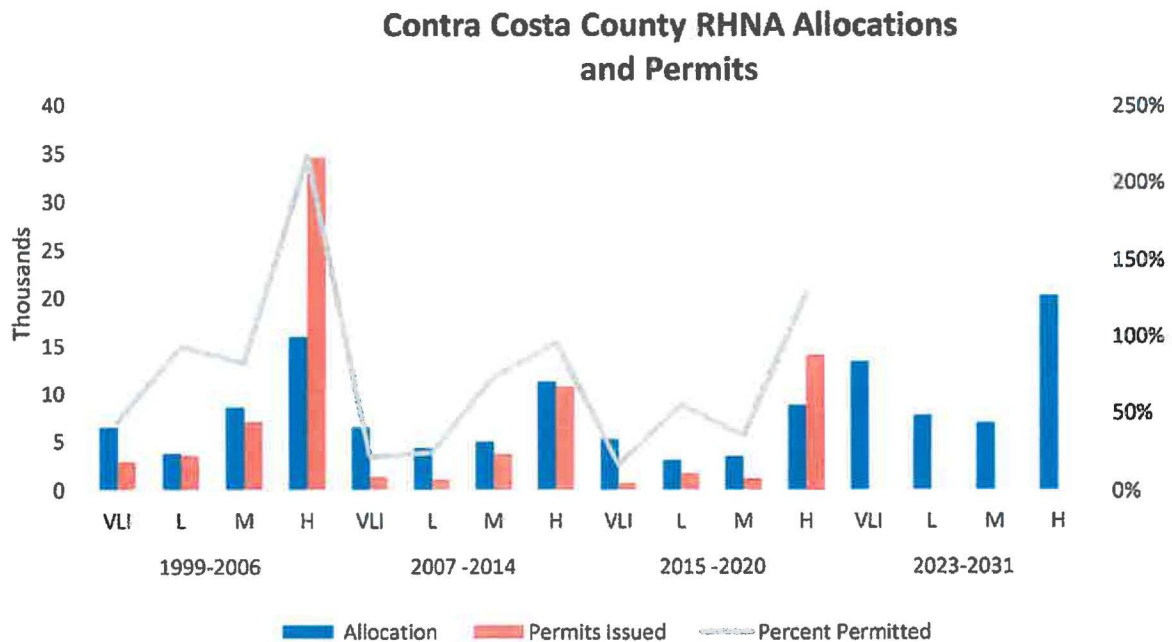
The data published in charts 1 & 2 above illustrates that over the period 1999-2020 the County has failed to provide the number of housing units mandated by the State of California and as they have planned for in their individual city and County element plans for very low- and low-income residents.

To understand the allocation targets and whether all income groups were equally impacted, the grand jury again looked at whether there had been any progress made against RHNA targets within any of the other income groups. What we found was that housing permits for high income housing had outpaced other income groups, with high income permits more than double all other income group housing permits combined. Close examination of the details published in the reports found in Appendix 3 validates this reality. The next 2 charts again use graphic descriptions of this published data to reinforce the magnitude of the problem.

Affordable Housing A Plan Without a Home

Chart 3 looks at the past three Housing Element cycles results against allocations for the four income categories measured by RHNA reports for Contra Costa County. It also identifies new allocations for the current 2023-2031 Housing Element cycle. The income categories are VLI (very low), L (low), M (moderate), and H- (above moderate), which align with income categories measured in RHNA published progress reports. This chart also shows what percentage of the planned permits (allocation) resulted in a corresponding permit (Permits Issued) being issued for each income group as a percentage (Percent Permitted).

**Chart 3: Contra Costa County
RHNA Allocations and Permits by Income Group**



Affordable Housing A Plan Without a Home

Chart 4 below takes a representative sample of cities in the County and shows the percentage of housing permits issued for very low- and low-income residents measured against all housing permits issued for the time period 1999-2020. Most of the cities identified fell short of their allocation goals.

Chart 4: Very Low and Low-Income Housing Permits as a % of All Permits by City

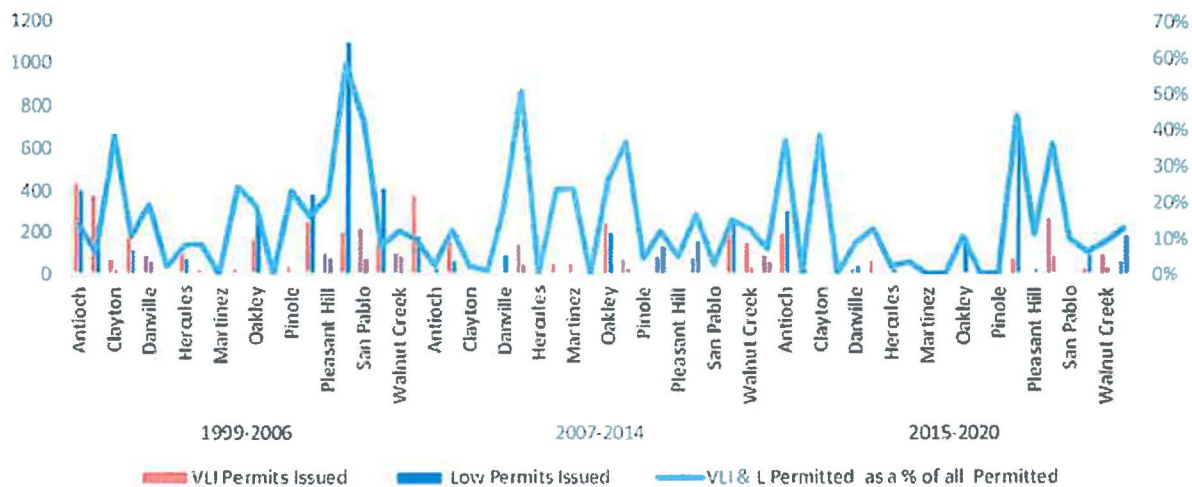
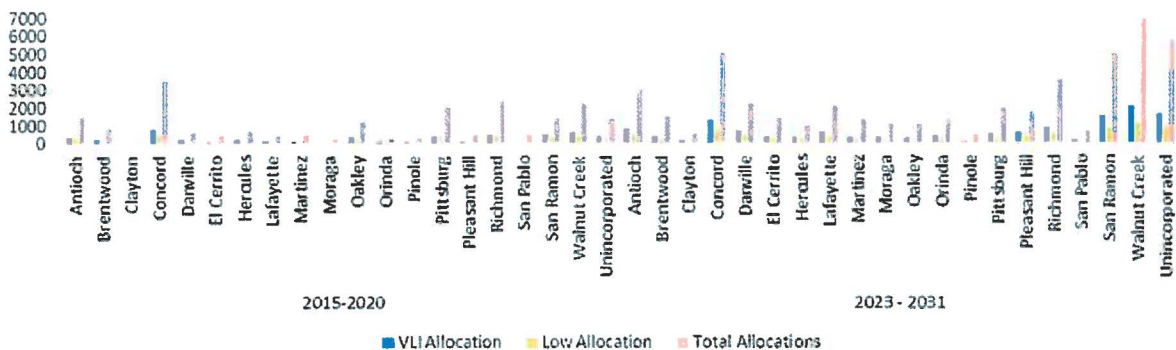


Chart 5 is a listing of all 19 cities in the County, showing how much housing was permitted for very low- and low-income residents in the last Housing Element cycle 2015-2020 and what is expected to be accomplished in 2023-2031. As the chart shows, the State of California has increased the mandatory allocation for very low- and low-income housing for many Contra Costa County cities and for the County itself.

Chart 5: Very Low and Low-Income Permit Allocations by City



Affordable Housing A Plan Without a Home

Whether reviewing individual city details in Appendix 3 or reviewing the County results overall, the track record regarding very low- and low-income permitted units for affordable housing over the past 20 years is dismal. How will each city and the County meet more challenging targets (Appendix 5) for very low- and low-income housing in the next Housing Element cycle and what might enable attainment in the future?

Affordable Housing A Plan Without a Home

DISCUSSION

In every interview the grand jury conducted with city and County officials, all communicated that they care deeply about the affordable housing issue in their communities. However, none of those interviewed acknowledged or identified themselves, their department or any other agency as having responsibility for the actual attainment of RHNA housing targets. Although we found the Housing Element Plans on the various city and the County entities, we did not find any language or group description that identified an owning entity that is either accountable or responsible for the execution of the Housing Element Plan, identifying and addressing obstacles, or attaining state mandated targets. The grand jury was unable to find any owner for the actual achievement of state mandated housing targets. Meaning that once a Housing Element plan containing the mandated housing targets for each income group was approved, no individual or department was responsible for implementing the approved Housing Element plan or accountable for the progress/results against the established targets within the plan.

Our investigation looked at three specific areas that should enable affordable housing. First, the RHNA targets identified in housing element plans and who in local government takes ownership to implement approved HEPs. Second, what control do our cities and the County have in the affordable housing development process? Finally, the state's relationship with our cities and the County: how decisions by the state impact affordable housing development in our County.

RHNA Targets and City and County Responsibility

Each city is required by the State of California to provide an updated housing element plan for approval every eight years. The Association of Bay Area Governments (ABAG), a Bay Area local government consortium whose mission is to strengthen cooperation and collaboration across local governments in order to build healthier and stronger communities, receives the affordable housing target data from the state. This data outlines how much housing will be needed, by income category, for the next reporting cycle. ABAG distributes the individual targets for each city and the County for the current cycle. ABAG then provides a report, before the next housing element cycle, which documents each city and the County results against targets.

Contra Costa County city and County performance in issuing housing permits for very low- and low-income residents for the last three housing element cycles, 1999-2006, 2007-2014 and 2015-2020, showed significant misses of actual permits issued against the targets.

The charts in Appendix 3 reflect the number of permits issued by city, against RHNA allocation targets for each housing element. Appendix 5 is the final RHNA allocation for 2023-2031. All data presented in appendices 3 and 5 reflect that our cities and County are permitting housing, primarily for residents in the 120 percent of median or higher income classification.

City and County officials are primarily focused on getting HCD to approve an individual housing element plan. In multiple interviews with various city officials, after HEP approval we did not find examples of consistent communication of progress to meeting targets for very low- and low-income residents. In these same interviews, RHNA targets were described as "aspirational, not

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realistic, or not attainable.” Interviewees used different words, but overall, RHNA targets were considered mostly an academic exercise that no one takes seriously. Furthermore, we did not find a specific owner for attainment of the housing element plan allocations, leading us to believe that this could well be one of the key reasons for our County’s failure to realize (permit and build) affordable housing for very low- and low-income residents.

Additional Obstacles that Hinder the Development of AH

Six additional obstacles to the development of AH for residents identified as very low- and low-income are:

- limited availability of land;
- restrictive zoning policies specific to AH development;
- limited developer interest to bring projects forward;
- limited funding;
- lack of community support;
- NIMBY – an industry term that denotes opposition to development in a neighborhood, community, or city.

These obstacles are not uniform or constant across the County. Rather, some are more pronounced in one area or at one time.

Limited Availability of Land

Cities with less available land, but access to mass transit hubs, benefit from incentives to build AH close to transit centers. West County cities have benefitted the most from these projects. East County cities with large tracts of undeveloped land have had recent success in building AH projects for very low- and low-income residents. The Antioch Family and Senior Apartments project, completed in 2022, is an example of a successful AH project, in that it was submitted, approved, and completed in a relatively short time period with minimal roadblocks (References/ Bibliography East Bay Times October 22, 2022). Central County cities must balance extremely high land costs against AH development needs.

Restrictive Zoning Policies Specific to AH Development

City zoning ordinances vary greatly throughout the County but in many instances are not conducive to the development of AH. For instance, we conducted a limited proactive review of existing zoning policies to see if there were any subtle changes to local building codes that could be made to ease the approval of AH projects. Some cities zone land for AH development, but land that is far from basic services, in very expensive-to-develop areas, or in environmentally sensitive locations. Some cities have restrictive height zoning ordinances. Many cities do not have an inclusionary housing ordinance. (An inclusionary housing ordinance requires developers to set aside select units for very low- and low-income residents when proposing projects or to pay cities for the exclusion creating a local funding opportunity.)

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Developer Interest to Bring Projects Forward

Actions by local city councils greatly influence how developers view their ability to successfully create an AH development. In our interviews with city officials and developers, it was determined that city councils that work openly to mitigate community concerns, don't flip flop after a project has been properly vetted, and are willing to team with developers as partners throughout the long approval and development process are viewed as fostering conducive and supportive environments for AH development. Failure to team with a developer or to actively address obstacles during the approval and development process often results in failing to meet AH targets.

Limited Funding

The lack of funding and the complexity associated with getting funding support for AH projects are obstacles. The state prioritizes AH projects that provide some local funding support. Developers who rely on tax incentives to help secure project funding get a better place in line to have their projects approved if there is demonstrated local funding support. City officials attribute the elimination of redevelopment agencies as a local funding source in 2012 as a key reason local funding has been so difficult to obtain. The County has been slow to provide alternative funding sources. Voters passed Measure X in 2020, and housing funds will finally be available in 2023. Other Bay Area counties took a more assertive role in providing alternative funding support for their cities.

In 2016, Alameda County passed measure A1, which dedicated \$580 million for AH. In 2016, Santa Clara County passed Measure A, which allocated \$950 million for AH. In Contra Costa County, Measure X carved out \$240 million as a dedicated housing fund, with a stipulation that only \$12 million annually for 20 years will be allocated to support housing. No funds are dedicated specifically to building housing for very low- and low-income residents, and there is no direct link of fund requests to achieving RHNA targets.

Lack of Community Support

Cities across the County have a wide range of policies around outreach and education about AH. The effort to educate communities as to why this housing issue is so important is broadly different across the County. In reviewing successful AH projects completed in the County citizen involvement and participation has shown to lessen local opposition to AH.

NIMBY Opposition and City Council response to NIMBY Opposition

NIMBY opposition was frequently cited by the developers that we interviewed as a primary cause of wasted resources and unnecessary project delays. Communities where projects get tied up in extensive local battles with non-supportive citizens or with city councils that reverse earlier decisions made through the normal local development process were cited by developers as influencing whether they would consider proposing AH projects in these communities.

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Cities and Their Relationship with the State of California

The state grants cities and counties broad independence to do what is best for their community regarding housing development. But the state retains the ability to override local city jurisdiction.

The Builder's Remedy provision in California's Housing Accountability Act has been in place since 1990. It grants developers the authority to bypass any local zoning or approval process and move projects forward if a local government entity is not in compliance with its current Housing Element plans. Compliance has meant meeting the requirement to have an approved HEP. While in place for many years, the state, until recently, has rarely enforced this provision. City and County officials who were interviewed recognize that there is now a more intense state oversight process to plan submissions, and there are potential penalties for poor content plans or plans that do not get approved by state deadlines. This renewed intensity of focus has forced cities and counties to improve the quality of their Housing Element plans. The Builder's Remedy is the draconian solution that the state may enforce if cities insist on proposing Housing Element plans that are not implementable. The city and County officials interviewed for this investigation expect to get their housing element plans approved. But again, plan approval does not equal plan implementation.

Senate Bill 35 allows qualifying development projects with certain minimum affordable housing guarantees to move more quickly through the local government review process. The bill amended the Government Code to restrict the ability of local governments to reject these projects. A project approved under SB 35 cannot be challenged under the California Environmental Quality Act (CEQA). This is an important feature of projects developed under SB35 as much has been discussed publicly about how CEQA lawsuits have been used to slow or stop the development of AH projects. Appendix 4 identifies individual cities and counties that have met their prorated very low- and low-income RHNA goals for the latest reporting period. It's a small list. In this County, only El Cerrito qualified for exemption from SB 35. We did not find examples of projects being developed in this County that have been or could be streamlined under SB 35.

Cities in this County that propose Housing Element plans, implement their approved plans, and meet RHNA targets for very low- and low-income residents will not run the risk of losing local development control through either Builder's Remedy or SB35.

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Findings and Recommendations

Findings:

- F1. Within existing city or County infrastructure there is no clear owner who is responsible for achieving RHNA permitting targets.
- F2. City and County officials see no direct path to meet state-mandated regional housing (RHNA) targets.
- F3. There are currently no measurable penalties if a city or a County does not achieve RHNA targets in an approved housing element plan.
- F4. Data published by ABAG shows that Contra Costa County and most of its cities have missed their current RHNA targets for very low- and low-income housing allocations. The allocation requirements continue to increase (16x for very low-income and 4x for low-income residents).
- F5. Many obstacles hinder the development of AH at the local level, specifically for very low- and low-income housing, including:
 - a. Limited availability of land;
 - b. Restrictive zoning policies specific to AH development;
 - c. Limited developer interest to bring projects forward;
 - d. Limited available funding;
 - e. Lack of community support;
 - f. NIMBY opposition & city council response to NIMBY opposition.
- F6. Zoning changes are generally addressed only when a project is presented for development. Zoning obstacles include:
 - a. Housing element plans that offer poor land choices for AH development;
 - b. Restrictive height and high-density zoning policies;
 - c. Lack of inclusionary housing ordinance(s) in many cities.
- F7. Penalties directed at cities and the County (financial, loss of control over local planning) are tied to not meeting state deadlines for Housing Element plan approval
- F8. Builder's Remedy and SB35 projects do not address ingrained local obstacles identified in this report that prevent the completion of approved AH projects.
- F9. When local Redevelopment Agencies (RDA's) were discontinued by the state in 2012, the County and cities did not address the loss of funding for affordable housing or find alternative funding to support affordable housing projects until voters passed Measure X in November 2020. Projects that target very low- and low-income residents were particularly impacted.

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- F10. Measure X housing funds are not fully dedicated to building AH for very low- and low-income residents.
- F11. Local funding provided by bonds like Measure X Housing Fund is a critical component of a developer's overall ability to raise funds for an AH development.
- F12. Cities that proactively engage citizens, address zoning obstacles, make reasonable zoning concessions, work collaboratively with developers, provide local funding support, and are united in addressing NIMBY opposition, have been successful in attracting AH projects.
- F13. The latest RHNA targets for cities and unincorporated Contra Costa County show a significant increase in the number of units that are expected to be permitted for very low- and low-income housing.

Recommendations:

- R1. Each city and the County should consider assigning a staff position with clear leadership, ownership and accountability to achieve allocated RHNA targets. The individual in this position would be responsible for establishing and promoting an operational plan to achieve the RHNA goals set forth in the housing element plan.
- R2. Each city and the County should report AH progress and lack of progress using data across all four measured income groups. Special attention should be paid to tracking the housing needs of residents categorized as very low- and low-income. Cities and the County should communicate their progress, biannually, against RHNA targets at council and supervisor meetings.
- R3. Each city and the County should consider creating a dedicated AH commission comprised of a multi-disciplinary team of diverse citizens and led by a current, nonelected, city expert in planning. Each commission would be charged with providing a community voice in the process and helping to identify and address obstacles that hinder the development of affordable housing projects in their community.
- R4. Each city and the County should consider reviewing existing processes and identifying changes that would address or resolve the specific obstacles identified in this report that hinder achieving RHNA allocation targets for very low- and low-income housing in their community.
- R5. Each city and the County should consider developing a public dashboard to report progress against RHNA targets.
- R6. Each city and the County should consider, in their individual Housing Element plans, putting forth land zoned "suitable for residential use," without development obstacles, and located strategically close to existing services, for AH purposes.

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- R7. Each city and the County should consider reviewing their zoning policies to identify restrictive zoning policies unique to their jurisdiction that impede AH projects and consider making zoning changes in light of that review that will support AH in their community.
- R8. Cities should consider adopting an inclusionary housing ordinance as part of their standard development policy by the end of 2023 (if not already in place).
- R9. Each city and the County should consider how to prioritize the implementation of housing projects that promote development of very low- and low-income housing.
- R10. Each city and the County should consider prioritizing Measure X funding requests that support projects that address RHNA targets for very low- and low-income residents. Each city and County should consider reporting regularly to their residents on the use of Measure X funds for such purposes.

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REQUIRED RESPONSES

As required by California Penal Code sections 933(b) and 933.05, the 2022-2023 Contra Costa County civil grand jury requires responses from the following governing bodies:

Responding Agency	Findings	Recommendations
Contra Costa County Board of Supervisors	F1--F13	R1-R7 & R9-R10
Antioch City Council	F1-F13	R1-R10
Brentwood City Council	F1-F13	R1-R10
Clayton City Council	F1-F13	R1-R10
Concord City Council	F1-F13	R1-R10
Danville City Council	F1-F13	R1-R10
El Cerrito City Council	F1-F13	R1-R10
Hercules City Council	F1-F13	R1-R10
Lafayette City Council	F1-F13	R1-R10
Martinez City Council	F1-F13	R1-R10
Moraga City Council	F1-F13	R1-R10
Oakley City Council	F1-F13	R1-R10
Orinda City Council	F1-F13	R1-R10
Pinole City Council	F1-F13	R1-R10
Pittsburg City Council	F1-F13	R1-R10
Pleasant Hill City Council	F1-F13	R1-R10
Richmond City Council	F1-F13	R1-R10
San Pablo City Council	F1-F13	R1-R10
San Ramon City Council	F1-F13	R1-R10
Walnut Creek City Council	F1-F13	R1-R10

These responses must be provided in the format and by the date set forth in the cover letter that accompanies this report. An electronic copy of these responses in the form of a Word document should be sent by e-mail to ctadmin@contracosta.courts.ca.gov and a hard (paper) copy should be sent to:

Civil Grand Jury – Foreperson
725 Court Street
P.O. Box 431
Martinez, CA 94553-0091

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REFERENCES:

Bibliography:

- Association of Bay Area Governments:
 - [RHNA 1999-2006 Final Report](#)
 - [RHNA San Francisco Bay Area Progress in Meeting 2007-2014](#)
 - [RHNA 2015 - 2020 Bay Area Building Permit Activity Report](#)
 - [RHNA Final Regional Housing Needs Allocation Plan: San Francisco Bay Area, 2023-2031](#)
 - [RHNA - Regional Housing Needs Allocation](#)
 - [RHNA: Housing Element Law Changes from 1969 to 2020](#)
- [U.S. Census Quick Facts / Contra Costa County, CA](#)
- [Fannie Mae Area Median Income Lookup Tool / Contra Costa County, CA](#)
- [CEQA: The California Environmental Quality Act](#)
- [SB35 Affordable Housing: Streamlined Approval Process](#)
- Housing Accountability Act (Government Code Section 65589.51): [Builder's Remedy and Housing Elements](#)
- Mercury News, February 13, 2023: [New bill would extend controversial California housing law](#)
- Mercury News, October 20, 2022: [Antioch unveils its newest and largest affordable income apartment complex](#)
- Contra Costa County Civil Grand Jury, 2015-2016, Report 1614: [Where Will We Live? The Affordable Housing Waiting List is Closed](#)
- Contra Costa Conservation and Development: [Measure X Housing Fund](#)
- Santa Clara County Office of Supportive Housing: [2016 Measure A - Affordable Housing Bond](#)
- Alameda County HCD: [Measure A1 Implementation Policies - Rental Housing Development Fund & Innovation and Opportunity Fund](#)

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Appendices

A-1. Contra Costa County Average Median Income 2022

2022 State Income Limits

Contra Costa County

Income Limits by Household Size - Effective May 13, 2022

Median Family Income - \$142,800

Persons per Household	Acutely Low Income 15% AMI	Extremely Low Income 30% AMI	Very Low Income 50% AMI	Low Income 80% AMI	Median Income	Moderate Income 120% AMI
1	\$15,000	\$30,000	\$50,000	\$76,750	\$99,950	\$119,950
2	\$17,100	\$34,300	\$57,150	\$87,700	\$114,250	\$137,100
3	\$19,250	\$38,600	\$64,300	\$98,650	\$128,500	\$154,200
4	\$21,400	\$42,850	\$71,400	\$109,600	\$142,800	\$171,350
5	\$23,100	\$46,300	\$77,150	\$118,400	\$154,200	\$185,050
6	\$24,800	\$49,750	\$82,850	\$127,150	\$165,650	\$198,750
7	\$26,550	\$53,150	\$88,550	\$135,950	\$177,050	\$212,450
8	\$28,250	\$56,600	\$94,250	\$144,700	\$188,500	\$226,200

For Inclusionary Housing, Density Bonus, and calculating rents and for-sale prices

Income Limits from 2022 State Income Limits from the Department of Housing and Community Development

State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are subject to a particular program's definition of income, family, family size, effective dates and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on the funding source and program, resulting in some programs using other income limits.

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A-2. 2022 CCC Wages, Rent to Income, AMI Status

Occupation	Mean Annual Wage (2022)	% of Monthly Income Needed for a 2-Bedroom Unit	% of Monthly Income Needed for a 3-bedroom Unit	Income Status - % of AMI *
Food Service Worker	\$36,488	87%	113%	Extremely Low (<30% AMI)
Dishwasher	\$38,853	82%	107%	Extremely Low
Hairdressers	\$42,203	75%	98%	Extremely Low
Retail Salespersons	\$43,018	74%	97%	Very Low (50% AMI)
Security Guards	\$45,998	69%	90%	Very Low
Receptionists and Information Clerks	\$46,833	68%	89%	Very Low
Preschool Teachers	\$46,103	69%	90%	Very Low
Medical Assistants	\$59,313	54%	70%	Very Low
Education and Childcare Administrators	\$66,492	48%	62%	Very Low
Licensed Practical and Licensed Vocational Nurses	\$78,255	41%	53%	Low (80% AMI)
Education Teachers, Postsecondary	\$91,041	34%	46%	Low
Police and Sheriff's Patrol Officers	\$126,289	25%	33%	Median
Computer and Mathematical Occupations	\$132,023	24%	32%	Median

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A-3. Bay Area RHNA Allocations and Progress

CCC Progress in Meeting 1999-2006 Regional Housing Need Allocation

	Very Low			Low			Moderate			Above Moderate			Total Permits Issued
	RHNA Allocation	Permits Issued	Percent of Allocation Permitted	RHNA Allocation	Permits Issued	Percent of Allocation Permitted	RHNA Allocation	Permits Issued	Percent of Allocation Permitted	RHNA Allocation	Permits Issued	Percent of Allocation Permitted	
Contra Costa County													
Antioch ^a	921	435	47%	509	403	79%	1,156	1,923	166%	1,873	3,213	172%	5,974
Brentwood ^a	906	376	42%	476	238	50%	958	2,166	226%	1,733	7,687	444%	10,467
Clayton ^a	55	67	122%	33	17	52%	84	16	19%	274	119	43%	219
Concord ^a	453	171	38%	273	115	42%	606	76	13%	987	2,411	244%	2,773
Danville ^c	140	85	61%	88	56	64%	216	84	39%	666	496	74%	721
El Cerrito ^a	37	0	0%	23	5	22%	48	19	40%	77	210	273%	234
Hercules ^a	101	96	95%	62	68	110%	195	93	48%	434	1,818	419%	2,075
Lafayette ^a	30	15	50%	17	2	12%	42	0	0%	105	186	177%	203
Martinez ^b	248	0	0%	139	0	0%	341	0	0%	613	424	69%	424
Moraga ^a	32	21	66%	17	0	0%	45	0	0%	120	65	54%	86
Oakley ^a	209	168	80%	125	293	234%	321	51	16%	553	1,888	341%	2,400
Orinda ^b	31	0	0%	18	0	0%	43	0	0%	129	157	122%	157
Pinole ^a	48	34	71%	35	6	17%	74	80	108%	131	52	40%	172
Pittsburg ^a	534	247	46%	296	381	129%	696	800	115%	987	2,477	251%	3,905
Pleasant Hill ^a	129	95	74%	79	69	87%	175	226	129%	331	362	109%	752
Richmond ^a	471	200	42%	273	1,093	400%	625	131	21%	1,234	805	65%	2,229
San Pablo ^a	147	214	146%	69	70	101%	123	16	13%	155	366	236%	666
San Ramon ^a	599	157	26%	372	407	109%	984	1,143	116%	2,492	5,538	222%	7,245
Walnut Creek ^a	289	99	34%	195	80	41%	418	175	42%	751	1,123	150%	1,477
Unincorporated ^a	1,101	372	34%	642	177	28%	1,401	77	5%	2,292	5,151	225%	5,777
Total	6,481	2,852	44%	3,741	3,480	93%	8,551	7,076	83%	15,937	34,548	217%	47,956

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CCC Progress in Meeting 2007-2014 Regional Housing Need Allocation

CONTRA COSTA COUNTY	Very Low (0-50% AMI)			Low (50-80% AMI)			Moderate (80-120% AMI)			Above Moderate (120%+ AMI)			Total		
	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met	RHNA	Permits Issued	Percent of RHNA Met
Antioch	516	8	2%	339	20	6%	381	834	219%	1,046	381	36%	2,282	1,243	54%
Brentwood	717	192	27%	435	58	13%	480	175	36%	1,073	1,608	150%	2,705	2,033	75%
Clayton	49	-	0%	35	1	3%	33	2	6%	34	46	135%	151	49	32%
Concord*	639	2	0%	426	-	0%	498	8	2%	1,480	216	15%	3,043	226	7%
Danville ²	196	2	1%	130	84	65%	146	101	69%	111	287	259%	583	474	81%
El Cerrito	93	142	153%	59	38	64%	80	13	16%	199	163	82%	431	356	83%
Hercules ³	143	-	0%	74	-	0%	73	-	0%	163	153	94%	453	153	34%
Lafayette ¹	113	47	42%	77	8	10%	80	8	10%	91	170	187%	361	233	65%
Martinez	261	48	18%	166	-	0%	179	4	2%	454	148	33%	1,060	200	19%
Moraga	73	-	0%	47	-	0%	52	-	0%	62	9	15%	234	9	4%
Oakley*	219	242	111%	120	191	159%	88	874	993%	348	331	95%	775	1,638	211%
Orinda	70	72	103%	48	20	42%	55	22	40%	45	137	304%	218	251	115%
Pinole	83	2	2%	49	1	2%	48	10	21%	143	59	41%	323	72	22%
Pittsburg	322	79	25%	223	126	57%	296	666	225%	931	839	90%	1,772	1,710	97%
Pleasant Hill	160	9	6%	105	1	1%	106	8	8%	257	194	75%	628	212	34%
Richmond	391	74	19%	339	153	45%	540	243	45%	1,556	892	57%	2,826	1,362	48%
San Pablo	22	-	0%	38	1	3%	60	35	58%	178	-	0%	298	36	12%
San Ramon	1,174	196	17%	715	255	36%	740	302	41%	834	2,247	269%	3,463	3,000	87%
Walnut Creek	456	150	33%	302	25	8%	374	19	5%	826	1,206	146%	1,958	1,400	72%
Contra Costa County*	815	88	11%	598	53	9%	687	330	48%	1,408	1,672	119%	3,508	2,143	61%
County Totals	6,582	1,353	21%	4,325	1,035	24%	4,996	3,654	73%	11,239	10,758	96%	27,072	16,800	62%

CCC Progress in Meeting 2015 - 2020 Regional Housing Need Allocation

Jurisdiction	Very Low Income					Low Income					Moderate Income					Above Moderate Income		
	RHNA	Permits Issued		Total	% RHNA Met	RHNA	Permits Issued		Total	% RHNA Met	RHNA	Permits Issued		Total	% RHNA Met	RHNA	Permits Issued	% RHNA Met
		Deed Restricted	Non-Deed Restricted				Deed Restricted	Non-Deed Restricted				Deed Restricted	Non-Deed Restricted					
Contra Costa County	5,254	798	18	817	16%	3,088	1,540	116	4,744	55%	2,496	268	959	1,213	33%	6,788	14,029	128%
Antioch	349	175	18	193	55%	205	209	1	414	140%	214	0	34	34	16%	680	785	117%
Brentwood	236	2	0	2	1%	124	9	10	133	11%	123	0	85	85	69%	279	2,892	1,044%
Clayton	51	0	0	0	0%	25	0	5	30	12%	31	0	0	0	0%	34	8	24%
Concord	798	0	0	0	0%	444	0	0	0	0%	550	5	5	1%	1%	1,637	901	55%
Danville	196	20	0	20	10%	111	3	27	114	10%	134	2	36	40	30%	126	484	384%
El Cerrito	100	62	0	62	62%	63	6	0	69	11%	68	0	13	13	19%	166	450	270%
Hercules	210	0	0	0	0%	118	0	16	134	11%	100	0	217	217	217%	244	508	208%
Lafayette	118	7	0	7	6%	78	6	0	84	11%	85	24	40	64	75%	99	319	322%
Martinez	134	0	0	0	0%	72	0	0	0	0%	78	0	0	0	0%	195	88	45%
Moraga	75	0	0	0	0%	44	0	0	0	0%	50	0	6	6	12%	60	86	143%
Oakley	217	8	0	8	4%	174	170	0	344	198%	175	26	208	234	134%	502	1,275	254%
Orinda	84	0	0	0	0%	47	0	0	0	0%	54	0	30	30	56%	42	254	605%
Pinole	80	0	0	0	0%	48	0	0	0	0%	43	0	1	1	2%	136	25	20%
Pittsburg	382	75	0	75	19%	254	208	34	496	195%	316	0	71	71	23%	1,063	976	92%
Pleasant Hill	116	0	0	0	0%	68	19	0	87	128%	86	0	41	41	48%	177	112	63%
Richmond	438	266	0	266	61%	305	81	0	386	128%	410	0	0	0	0%	1,282	612	48%
San Pablo	56	0	0	0	0%	53	3	4	60	11%	75	8	21	29	39%	205	36	18%
San Ramon	516	25	0	25	5%	279	87	0	366	131%	282	164	0	164	58%	340	1,547	455%
Walnut Creek	604	36	0	36	6%	365	18	10	393	109%	381	0	44	44	12%	895	1,319	148%
Contra Costa Unincorporated	974	62	1	63	7%	218	174	0	392	184%	243	31	99	130	53%	533	1,536	288%

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Jurisdiction	Very Low Income					Low Income					Moderate Income					All Income		
	HHs	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000	HHs	HHs HHs/1000 HHs/1000	HHs HHs/1000 HHs/1000
Antioch	349	175	18	193	65%	205	299	1	300	146%	214	0	34	34	16%	880	795	117%
Brentwood	234	2	0	2	1%	124	6	10	16	13%	123	0	85	85	69%	279	3,192	1144%
Clayton	51	0	0	0	0%	25	0	5	5	20%	31	0	0	0	0%	34	8	24%
Concord	798	0	0	0	0%	444	0	0	0	0%	559	5	5	10	2%	1,877	501	30%
Danville	198	20	0	20	10%	111	3	27	30	27%	124	2	38	40	32%	126	484	384%
El Cerrito	100	62	0	62	62%	63	6	0	6	10%	69	0	13	13	19%	166	459	277%
Hercules	220	0	0	0	0%	118	0	16	16	14%	100	0	217	217	217%	244	509	209%
Lafayette	138	7	0	7	5%	78	6	0	6	8%	85	24	40	64	75%	99	319	322%
Martinez	124	0	0	0	0%	72	0	0	0	0%	78	0	0	0	0%	195	88	45%
Moraga	75	0	0	0	0%	44	0	0	0	0%	50	0	6	6	12%	60	88	143%
Oakley	317	8	0	8	3%	174	170	0	170	98%	175	26	208	234	134%	502	1,273	254%
Orinda	84	0	0	0	0%	47	0	0	0	0%	54	0	30	30	56%	42	254	605%
Pinole	80	0	0	0	0%	48	0	0	0	0%	43	0	1	1	2%	126	25	20%
Pittsburg	392	75	0	75	19%	254	708	34	742	292%	316	0	71	71	22%	1,063	976	92%
Pleasant Hill	116	0	0	0	0%	69	19	0	19	28%	84	0	41	41	49%	177	112	63%
Richmond	438	266	0	266	61%	305	61	0	61	27%	410	0	0	0	0%	1,282	612	48%
San Pablo	56	0	0	0	0%	53	3	4	7	13%	75	6	21	29	39%	265	36	14%
San Ramon	518	25	0	25	5%	279	87	0	87	31%	282	164	0	164	58%	340	1,547	455%
Walnut Creek	604	98	0	98	16%	355	16	10	26	8%	381	0	44	44	12%	895	1,210	136%
Contra Costa Unincorporated	374	62	1	63	17%	218	174	9	183	84%	243	31	99	130	53%	532	1,534	288%

RHNA: Regional Housing Needs Allocation

%RHMA Met >100

75> %RHNA Met >100

%RHN Met <75

Affordable Housing A Plan Without a Home

Final RHNA Allocations for 2023-2031

Jurisdiction	VERY LOW INCOME (<50% of Area Median Income)	LOW INCOME (50-80% of Area Median Income)	MODERATE INCOME (80-120% of Area Median Income)	ABOVE MODERATE INCOME (>120% of Area Median Income)	TOTAL
CONTRA COSTA COUNTY					
Antioch	792	456	493	1,275	3,016
Brentwood	402	232	247	641	1,522
Clayton	170	97	84	219	570
Concord	1,292	744	847	2,190	5,073
Danville	652	376	338	875	2,241
El Cerrito	334	192	241	624	1,391
Hercules	344	198	126	327	995
Lafayette	599	344	326	845	2,114
Martinez	350	201	221	573	1,345
Moraga	318	183	172	445	1,118
Oakley	279	161	172	446	1,058
Orinda	372	215	215	557	1,359
Pinole	121	69	87	223	500
Pittsburg	516	296	346	894	2,052
Pleasant Hill	566	326	254	657	1,803
Richmond	840	485	638	1,651	3,614
San Pablo	173	100	132	341	746
San Ramon	1,497	862	767	1,985	5,111
Unincorporated Contra Costa	2,072	1,194	1,211	3,133	7,610
Walnut Creek	1,657	954	890	2,304	5,805

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A-4. SB 35 Very Low Income and Low-Income Determination Summaries

Cities and Counties Not Currently Subject to SB 35 Streamlining Provisions

This determination represents Housing Element Annual Progress Report (APR) data received as of June 1, 2022. **The following 38 jurisdictions have met their prorated Lower (Very-Low and Low) and Above-Moderate Income Regional Housing Needs Assessment (RHNA) for the Reporting Period and submitted their latest APR (2021).**

These jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining), but the jurisdictions are still encouraged to promote streamlining. All other cities and counties beyond these 38 are subject to at least some form of SB 35 streamlining, as indicated on the following pages.

For more detail on the proration methodology or background data see the SB 35 Determination Methodology.

JURISDICTION	JURISDICTION
1 ATHERTON	20 MILL VALLEY
2 BELL	21 MONTE SERENO
3 BELLFLOWER	22 NEWPORT BEACH
4 BEVERLY HILLS	23 NORWALK
5 BUENA PARK	24 PLUMAS CO.
6 CALISTOGA	25 ROHNERT PARK
7 CARPINTERIA	26 ROLLING HILLS ESTATES
8 CORTE MADERA	27 SAINT HELENA
9 EL CERRITO	28 SAN BERNARDINO CO.
10 FOSTER CITY	29 SANTA ANA
11 FOUNTAIN VALLEY	30 SANTA CLARA CO.
12 GUADALUPE	31 SANTA MONICA
13 HILLSBOROUGH	32 SIERRA CO.
14 INDUSTRY	33 SOLVANG
15 LA HABRA	34 SONOMA CO.
16 LA QUINTA	35 UKIAH
17 LAGUNA NIGUEL	36 VILLA PARK
18 MENDOCINO CO.	37 WESTMINSTER
19 MENLO PARK	38 WOODSIDE

Affordable Housing A Plan Without a Home

Cities and Counties Subject to SB 35 Streamlining Provisions When Proposed Developments Include $\geq 10\%$ Affordability

These 263 jurisdictions have insufficient progress toward their Above Moderate income RHNA and/or have not submitted the latest Housing Element Annual Progress Report (APR) (2021) and therefore **are subject to the streamlined ministerial approval process** (SB 35 (Chapter 366, Statutes of 2017) streamlining) **for proposed developments with at least 10% affordability.**

JURISDICTION	JURISDICTION	JURISDICTION
1 ADELANTO	28 BURBANK	55 DEL REY OAKS
2 ALAMEDA CO.	29 BUTTE CO.	56 DELANO
3 ALISO VIEJO	30 CALAVERAS CO.	57 DESERT HOT SPRINGS
4 ALTURAS	31 CALEXICO	58 DIAMOND BAR
5 AMADOR	32 CALIFORNIA CITY	59 DORRIS
6 AMADOR CO.	33 CALIPATRIA	60 DOS PALOS
7 APPLE VALLEY	34 CARSON	61 DUNSMUIR
8 ARCADIA	35 CERES	62 EAST PALO ALTO
9 ARCATA	36 CHOWCHILLA	63 EL CAJON
10 ARROYO GRANDE	37 CITRUS HEIGHTS	64 EL CENTRO
11 ARVIN 47	38 CLAYTON	65 EL MONTE
12 AUBURN	39 CLEARLAKE	66 ESCALON
13 AVALON	40 CLOVERDALE	67 ESCONDIDO
14 AVENAL	41 COACHELLA	68 ETNA
15 AZUSA	42 COLMA	69 EUREKA
16 BAKERSFIELD	43 COLTON	70 EXETER
17 BANNING	44 COLUSA	71 FAIRFAX 107
18 BARSTOW	45 COLUSA CO.	72 FARMERSVILLE
19 BEAUMONT	46 COMMERCE	73 FERNDALE
20 BELVEDERE	47 COMPTON	74 FILLMORE
21 BENICIA	48 CONCORD	75 FIREBAUGH
22 BIGGS	49 CORCORAN	76 FORT JONES
23 BISHOP	50 CORNING	77 FORTUNA
24 BLUE LAKE	51 COSTA MESA	78 FRESNO CO.
25 BLYTHE	52 CRESCENT CITY	79 GLENN CO.
26 BRADBURY	53 CUDAHY	80 GONZALES
27 BRAWLEY	54 DEL NORTE CO.	81 GRASS VALLEY

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JURISDICTION	JURISDICTION	JURISDICTION
82 GREENFIELD	117 LEMON GROVE	152 NOVATO
83 GRIDLEY	118 LEMOORE	153 OCEANSIDE
84 GUSTINE	119 LINCOLN	154 OJAI
85 HALF MOON BAY	120 LINDSAY	155 ORANGE COVE
86 HANFORD	121 LIVINGSTON	156 ORLAND
87 HAWAIIAN GARDENS	122 LOMA LINDA	157 OROVILLE
88 HAYWARD	123 LOMPOC	158 OXNARD
89 HESPERIA	124 LOOMIS	159 PACIFICA
90 HIGHLAND	125 LOS ANGELES CO.	160 PALMDALE
91 HOLTVILLE	126 LOS GATOS	161 PARLIER
92 HUGHSON	127 LYNWOOD	162 PASO ROBLES
93 HUMBOLDT CO.	128 MADERA	163 PATTERSON
94 HUNTINGTON BEACH	129 MADERA CO.	164 PERRIS
95 HUNTINGTON PARK	130 MARICOPA	165 PICO RIVERA
96 HURON	131 MARTINEZ	166 PINOLE
97 IMPERIAL	132 MARYSVILLE	167 PLACERVILLE
98 IMPERIAL CO.	133 MAYWOOD	168 PLEASANT HILL
99 INGLEWOOD	134 MCFARLAND	169 POMONA
100 INYO CO.	135 MENDOTA	170 PORTERVILLE
101 IRWINDALE	136 MERCED CO.	171 PORTOLA
102 ISLETON	137 MILLBRAE	172 POWAY
103 KERMAN	138 MODESTO	173 RANCHO CORDOVA
104 KERN CO.	139 MONTAGUE	174 RED BLUFF
105 KINGS CO.	140 MONTEBELLO	175 REDLANDS
106 KINGSBURG	141 MONTEREY	176 REDONDO BEACH
107 LA HABRA HEIGHTS	142 MONTEREY PARK	177 REEDLEY
108 LA MIRADA	143 MORENO VALLEY	178 RIALTO
109 LA PUENTE	144 MORRO BAY	179 RICHMOND
110 LAKE CO.	145 MOUNT SHASTA	180 RIDGECREST
111 LAKE ELSINORE	146 NATIONAL CITY	181 RIO DELL
112 LAKEPORT	147 NEEDLES	182 RIPON
113 LAKEWOOD	148 NEVADA CITY	183 RIVERBANK
114 LANCASTER	149 NEVADA CO.	184 RIVERSIDE

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JURISDICTION	JURISDICTION	JURISDICTION
115 LASSEN CO.	150 NEWMAN	185 RIVERSIDE CO.
116 LAWDALE	151 NORCO	186 ROLLING HILLS
187 ROSS	213 SANTEE	239 TUOLUMNE CO.
188 SACRAMENTO	214 SARATOGA	240 TURLOCK
189 SACRAMENTO CO.	215 SAUSALITO	241 TWENTYNINE PALMS
190 SALINAS	216 SEASIDE	242 VALLEJO
191 SAN BERNARDINO	217 SEBASTOPOL	243 VENTURA CO.
192 SAN BRUNO	218 SELMA	244 VICTORVILLE
193 SAN DIEGO CO.	219 SHAFTER	245 VISALIA
194 SAN DIMAS	220 SHASTA CO.	246 WATERFORD
195 SAN FERNANDO	221 SHASTA LAKE	247 WEED
196 SAN GABRIEL	222 SIGNAL HILL	248 WEST HOLLYWOOD
197 SAN JACINTO	223 SISKIYOU CO.	249 WEST SACRAMENTO
198 SAN JOAQUIN	224 SOLANA BEACH	250 WESTLAKE VILLAGE
199 SAN JOAQUIN CO.	225 SONORA 260	251 WESTMORLAND
200 SAN JUAN BAUTISTA	226 SOUTH GATE	252 WHEATLAND
201 SAN LEANDRO	227 SOUTH LAKE TAHOE	253 WILDOMAR
202 SAN MARINO	228 STANISLAUS CO.	254 WILLIAMS
203 SAN MATEO CO.	229 STOCKTON	255 WILLITS
204 SAN PABLO	230 SUISUN CITY	256 WILLOWS
205 SAN RAFAEL	231 SUTTER CO.	257 WINDSOR
206 SAND CITY	232 TAFT	258 WOODLAKE
207 SANGER	233 TEHACHAPI	259 YOLO CO.
208 SANTA CLARITA	234 TEHAMA	260 YREKA
209 SANTA CRUZ CO.	235 TEHAMA CO.	261 YUBA CITY
210 SANTA MARIA	236 TORRANCE	262 YUCAIPA
211 SANTA PAULA	237 TULARE CO.	263 YUCCA VALLEY
212 SANTA ROSA	238 TULELAKE	

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Cities and Counties Subject to SB 35 Streamlining Provisions
When Proposed Developments Include ≥ 50 Percent Affordability

These 238 jurisdictions have insufficient progress toward their Lower income RHNA (Very low- and low-income) and **are therefore subject to the streamlined ministerial approval process** (SB 35 (Chapter 366, Statutes of 2017) streamlining) **for proposed developments with at least 50% affordability. If the jurisdiction also has insufficient progress toward their Above Moderate income RHNA, then they are subject to the more inclusive streamlining for developments with at least 50% affordability.**

JURISDICTION	JURISDICTION	JURISDICTION
1 AGOURA HILLS	28 CANYON LAKE	55 DINUBA
2 ALAMEDA	29 CAPITOLA	56 DIXON
3 ALBANY	30 CARLSBAD	57 DOWNEY
4 ALHAMBRA	31 CARMEL	58 DUARTE
5 ALPINE CO.	32 CATHEDRAL	59 DUBLIN
6 AMERICAN CANYON	33 CERRITOS	60 EASTVALE
7 ANAHEIM	34 CHICO	61 EL DORADO CO.
8 ANDERSON	35 CHINO	62 EL SEGUNDO
9 ANGELS CAMP	36 CHINO HILLS	63 ELK GROVE
10 ANTIOCH	37 CHULA VISTA	64 EMERYVILLE
11 ARTESIA	38 CLAREMONT	65 ENCINITAS
12 ATASCADERO	39 CLOVIS	66 FAIRFIELD
13 ATWATER	40 COALINGA	67 FOLSOM
14 BALDWIN PARK	41 COLFAX	68 FONTANA
15 BELL GARDENS	42 CONTRA COSTA CO.	69 FORT BRAGG
16 BELMONT	43 CORONA	70 FOWLER
17 BERKELEY	44 CORONADO	71 FREMONT
18 BIG BEAR LAKE	45 COTATI	72 FRESNO
19 BREA	46 COVINA	73 FULLERTON
20 BRENTWOOD	47 CULVER CITY	74 GALT
21 BRISBANE	48 CUPERTINO	75 GARDEN GROVE
22 BUELLTON	49 CYPRESS	76 GARDENA
23 BURLINGAME	50 DALY CITY	77 GILROY
24 CALABASAS	51 DANA POINT	78 GLENDALE
25 CALIMESA	52 DANVILLE	79 GLENDORA
26 CAMARILLO	53 DAVIS	80 GOLETA
27 CAMPBELL	54 DEL MAR	81 GRAND TERRACE
82 GROVER BEACH	114 LOS ALAMITOS	146 OAKLEY

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JURISDICTION	JURISDICTION	JURISDICTION
83 HAWTHORNE	115 LOS ALTOS	147 ONTARIO
84 HEALDSBURG	116 LOS ALTOS HILLS	148 ORANGE
85 HEMET	117 LOS ANGELES	149 ORANGE CO.
86 HERCULES	118 LOS BANOS	150 ORINDA
87 HERMOSA BEACH	119 LOYALTON	151 PACIFIC GROVE
88 HIDDEN HILLS	120 MALIBU	152 PALM DESERT
89 HOLLISTER	121 MAMMOTH LAKES	153 PALM SPRINGS
90 IMPERIAL BEACH	122 MANHATTAN BEACH	154 PALO ALTO
91 INDIAN WELLS	123 MANTECA	155 PALOS VERDES ESTATES
92 INDIO	124 MARIN CO.	156 PARADISE
93 IONE	125 MARINA	157 PARAMOUNT
94 IRVINE	126 MARIPOSA CO.	158 PASADENA
95 JACKSON	127 MENIFEE	159 PETALUMA
96 JURUPA VALLEY	128 MERCED	160 PIEDMONT
97 KING CITY	129 MILPITAS	161 PISMO BEACH
98 LA CANADA FLINTRIDGE	130 MISSION VIEJO	162 PITTSBURG
99 LA MESA	131 MODOC CO.	163 PLACENTIA
100 LA PALMA	132 MONO CO.	164 PLACER CO.
101 LA VERNE	133 MONROVIA	165 PLEASANTON
102 LAFAYETTE	134 MONTCLAIR	166 PLYMOUTH
103 LAGUNA BEACH	135 MONTEREY CO.	167 POINT ARENA
104 LAGUNA HILLS	136 MOORPARK	168 PORT HUENEME
105 LAGUNA WOODS	137 MORAGA	169 PORTOLA VALLEY
106 LAKE FOREST	138 MORGAN HILL	170 RANCHO CUCAMONGA
107 LARKSPUR	139 MOUNTAIN VIEW	171 RANCHO MIRAGE
108 LATHROP	140 MURRIETA	172 RANCHO PALOS VERDES
109 LIVE OAK	141 NAPA	173 RANCHO SANTA MARGARITA
110 LIVERMORE	142 NAPA CO.	174 REDDING
111 LODI	143 NEWARK	175 REDWOOD CITY
112 LOMITA	144 OAKDALE	176 RIO VISTA
113 LONG BEACH	145 OAKLAND	177 ROCKLIN

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JURISDICTION	JURISDICTION	JURISDICTION
178 ROSEMEAD	199 SEAL BEACH	220 TULARE
179 ROSEVILLE	200 SIERRA MADRE	221 TUSTIN
180 SAN ANSELMO	201 SIMI VALLEY	222 UNION CITY
181 SAN BENITO CO.	202 SOLANO CO.	223 UPLAND
182 SAN CARLOS	203 SOLEDAD	224 VACAVILLE
183 SAN CLEMENTE	204 SONOMA	225 VENTURA
184 SAN DIEGO	205 SOUTH EL MONTE	226 VERNON
185 SAN FRANCISCO	206 SOUTH PASADENA	227 VISTA
186 SAN JOSE	207 SOUTH SAN FRANCISCO	228 WALNUT
187 SAN JUAN CAPISTRANO	208 STANTON	229 WALNUT CREEK
188 SAN LUIS OBISPO	209 SUNNYVALE	230 WASCO
189 SAN LUIS OBISPO CO.	210 SUSANVILLE	231 WATSONVILLE
190 SAN MARCOS	211 SUTTER CREEK	232 WEST COVINA
191 SAN MATEO	212 TEMECULA	233 WHITTIER
192 SAN RAMON	213 TEMPLE CITY	234 WINTERS
193 SANTA BARBARA	214 THOUSAND OAKS	235 WOODLAND
194 SANTA BARBARA CO.	215 TIBURON	236 YORBA LINDA
195 SANTA CLARA	216 TRACY	237 YOUNTVILLE
196 SANTA CRUZ	217 TRINIDAD	238 YUBA CO.
197 SANTA FE SPRINGS	218 TRINITY CO.	
198 SCOTTS VALLEY	219 TRUCKEE	

Affordable Housing A Plan Without a Home

A-5. News Articles Regarding Affordable Housing

Bay Area News Group article

NEW HOMES

Bay Area cities may not hit state deadline

Only Alameda has had
housing element OK'd
ahead of Jan. 31 date

By Ethan Varian
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Bay Area cities are running out of time to devise plans for enough new homes to ease the region's deepening housing crisis — and so far, state officials are sending most of their plans back to the drawing board.

Under state law, local jurisdictions have until Jan. 31 of

next year to finalize their so-called housing elements — detailed road maps to meet their dramatically increased state-mandated housing goals. Between 2023 and 2031, the entire nine-county region is on the hook for approving over 441,000 new homes for residents of all income levels, more than double the amount for the current eight-year cycle.

As of last week, the California Department of Housing and Community Development had rejected drafts from 14 of

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the 15 Bay Area municipalities it had reviewed so far — with Alameda the lone success.

The agency told San Francisco, Oakland, Sunnyvale, Mountain View, Redwood City, Antioch and others to rewrite their drafts to provide proof the sites identified for future homes have a realistic chance of development, and to offer the possibility of rezoning certain neighborhoods for denser housing, among various other instructions.

Public officials and housing experts say the denials weren't a surprise given the state's high planning expectations. They anticipate many more rejection letters are on the way.

But HCD's hard line is raising questions about whether Bay Area cities and counties can meet the fast-approaching housing plan deadline at the end of January. Failing to do so risks missing out on affordable housing and infrastructure funding and could put jurisdictions in jeopardy of lawsuits, fines and the loss of local control over land-use decisions.

"I don't know if we're going to meet the deadline," said Mountain View Mayor Lucas Ramirez. "We're going to do the best we can. It may very well be that HCD says this is a strong start, but you have to do even more."

Judging by how the housing element process has gone in other parts of the state, that result seems possible for much of the Bay Area. In Southern California, just 48 of 196 local governments in the region have submitted housing elements after most blew their October 2021 deadline



A view of a sitting area at Rosefield Village apartments during the grand opening celebration in Alameda last month. Alameda is the only Bay Area city whose housing element plan has been approved by the state.

Mathew Reed, director of policy for the Silicon Valley affordable housing advocacy group SV@Home, said the state is demanding far more than during prior planning periods. For example, cities and counties are now expected to address housing equity and discrimination issues in their plans proactively. But Reed said Bay Area jurisdictions shouldn't use that increased burden as an excuse.

"It's been apparent that if you don't reach the bar (set by the state), you'll have more work," he said. "I'm not sure the public or elected officials have been as conscious of that fact."

Officials in Alameda spent years preparing their 228-page housing plan, which the state approved in

November. Andrew Thomas said while some residents protested the small island city's plans to accommodate more than 5,800 new homes, it was important to finalize the draft so the City Council could adopt it before the election in November.

"This is the City Council that's been involved in the preparation of this document for the last three years, and we decided this should be the City Council that makes the final decision," Thomas said.

Gov. Gavin Newsom, at a bill signing event last month in San Francisco, made clear that unlike in years past, state officials aren't going to look the other way if cities and counties ignore their housing responsibilities. In addition to withholding grant

funding and imposing mandatory rezoning timelines, the state is threatening to sue noncompliant jurisdictions to compel a judge to take over the process for approving and permitting new homes.

"At the end of the day we need to see local accountability," Newsom said. "We're going to celebrate success, but we're going to call out failure."

At the event, Newsom highlighted a first-ever state investigation by HCD into San Francisco's restrictive housing policies. He also singled out the town of Atherton, the wealthy San Mateo County enclave that gained national attention earlier this year when it scrubbed its housing element draft of town homes after tech industry residents — including billion-

aire Andreessen — vehemently objected to adding multifamily housing.

In an interview last month, Atherton Mayor Rick DeGolia said building multifamily homes considered affordable by state standards isn't practical because the cost of land in the town is around \$8 million per acre, and there is little publicly owned land to develop. Instead, Atherton's housing element draft focuses on a program to help homeowners create new in-law units for rent.

"If (state officials) refuse, we're going to be in a fight with them," DeGolia said. Judging by Southern California's example, he expects to have until the end of 2023 to come to "some settlement with the state."

Reed, with SV@Home

hard," he said. "The expectation is to say, 'What can you do to address some of the things that are making it hard?' And the expectation is high."

In Oakland, meanwhile, residents of the largely suburban Rockridge neighborhood are asking the city to plan for more apartments and town homes in their community. In their rejection of Oakland's housing element, state officials directed the city to examine recommendations made by the Rockridge Community Planning Council.

"We believe that welcoming significant numbers of new residents to Rockridge would be entirely consistent with our values and the cherished historically diverse character of our neighborhood," the group wrote in a letter to city planning staff.

As the certification deadline approaches, housing advocates are warning cities of another, relatively little-known consequence of failing to finish their housing elements in time: the "builders' remedy." The three-decade-old law forces noncompliant cities to accept large housing projects with affordable units, even when the developments far exceed local zoning limits.

Chris Elmendorf, a law professor at UC Davis, said that while there are few known instances of the builders' remedy coming into play, developers have in recent years become emboldened to take advantage of other state housing laws that bypass local control.

"We're seeing the emergence of developers who are not relying on their relationships with city councils and instead on their rights under state law," he

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East Bay Times article

EAST BAY TIMES • SATURDAY, OCTOBER 22, 2022

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D08 SECTION 8

LARGEST IN EASTERN CONTRA COSTA COUNTY

Antioch unveils affordable housing complex

The 394-unit development sits on 14.85 acres in northeast section of the city

by Judith Priewe

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The largest affordable-income family and senior apartment complex ever in east Contra Costa county has opened in the northeast area of Antioch.

The new 394-unit complex, which was celebrated at a ribbon-cutting Thursday, is expected to lessen the shortage of affordable housing in the city and breathe

new life into the Bridgehead area, which lost major retailer Kmart and has not seen much development in recent years. The apartments were developed by AMCAL, a Southern California developer that has been constructing affordable housing since the 1960s.

Located southwest of East 19th Street and Holub Lane just west of Highway 160, the AMCAL Family and Senior Apartments include 11 three-story buildings on 14.85

acres between two residential neighborhoods. Of the 390 affordable apartments in the gated complex, 214 are designed for families and 180 for tenants 55 and older. Four will be manager apartments.

"We're excited; tenants are starting to move in," said Alex Pratt, AMCAL vice president of development. "This is an intergenerational project, and there are 39% units and 100%

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Developer AMCAL unveiled its newly opened affordable housing complex, the Antioch Family and Senior Apartments, in northeastern Antioch on Thursday. JUDITH PRIEWE STAFF

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Builder's Remedy Article - The Fix

The 'fix' almost nobody wants

The 'builder's remedy' could OK projects in cities behind on their state-mandated housing plans

By Ethan Varian
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It's a NIMBY's worst nightmare: high-rise apartment buildings going up in suburban neighborhoods — and local officials helpless to halt construction.

That scenario could soon become a possibility for Bay Area cities large and small should they fail to convince the state they're doing enough to help solve a deepening housing crisis.

It's all thanks to a little-used section of state housing law known as the "builder's remedy." Uncertainties remain, but the three-decade-old provision could enable developers to push through projects of virtually any size almost anywhere they please, as long as a portion of the building includes affordable units.

The builder's remedy would only apply to Bay Area cities without a state-approved plan to meet their upcoming homebuilding goals, which are updated every eight years. The penalty doesn't kick in until early next year, but many jurisdictions appear unlikely to have plans ready in time.

Housing experts and advocates say that means a surge of proposals may be on the horizon, especially in wealthier areas that have made it challenging to build denser housing, but where developers stand to see higher profits if they can build.

"If you're not going to tell developers where they can build multifamily housing, the state is saying they don't have to follow your rules," said San Francisco real estate attorney Daniel Golub.

SUN.DIARY • PAGE 8

Affordable Housing A Plan Without a Home

Builders

FROM PAGE 1

adding he's received "very substantial interest" about the builder's remedy in recent months.

It's already starting in Southern California — where over a hundred cities are behind on their housing plans due last year and developers have blitzed a handful of affluent enclaves with builder's remedy proposals in recent months. That includes more than a dozen high-rise projects in Santa Monica and a 2,500-unit ocean-side complex in Redondo Beach.

In the Bay Area, cities have until Jan. 31 to get their housing plans certified and stave off a similar outcome. But so far, just two — Alameda and Emeryville — have approvals. However, the growing interest in the builder's remedy is adding pressure to meet the fast-approaching deadline.

A big part of why developers see the provision as a viable option now, despite it being on the books since 1990, appears to be that new state laws and policies have added teeth to the planning process for housing.

Homebuilding targets set



JAMES T. YOKA — STAFF PHOTOGRAPHER

A drone photographs development along Clement Avenue in Alameda, one of only two Bay Area cities that have had their housing plans approved by the state.

by the state have doubled or even tripled for many cities. As a whole, the Bay Area is on the hook for approving more than 441,000 units for all income levels over the next decade, representing a 15% increase in the region's total homes.

For the current expiring eight-year cycle, the Bay Area permitted only about 190,000 units, according to state housing data. Of that amount, just 44,000 are for low- or middle-income residents, well under half the combined goal for those income levels.

This time around, state officials, including Gov. Gavin Newsom, have made

clear they won't simply rubber-stamp cities' housing plans, and intend to hold jurisdictions accountable for actually meeting their new goals. The state is threatening fines, withholding affordable housing funding and loss of permitting authority for cities that skirt their housing responsibilities.

Paul Campos, a senior vice president with the Bay Area Building Industry Association, said despite the rush of builder's remedy proposals in Southern California, the provision's requirement that 20% of units be affordable makes it challenging for projects

to actually "pencil out" — developer-speak for "turn enough of a profit to get built."

In part because of that financial reality, Campos said it's unlikely the Bay Area will see many projects that are drastically larger than what local zoning laws already allow. Instead, he views the provision as a way to "soften or eliminate some heavy-handed local regulations." For example, developers could add a few stories onto apartment projects to offset city development fees.

The type of city where the builder's remedy makes the most sense, Campos and other experts said, is one where rents are high and developers have often struggled to get large projects across the finish line.

Palo Alto, which has a population and median rent level roughly similar to that in Santa Monica, could fit the bill.

"(Santa Monica is) encountering now what we very possibly will be in three months," said Palo Alto Mayor Pat Burt.

Burt said Palo Alto is "racing" to finalize its plan for where new housing should be built, but he doesn't expect to meet the state's Jan. 31 deadline.

It's unclear what the upscale Silicon Valley suburb, home to Stanford University, would do if faced with a flurry of builder's remedy applications. Burt expects an eventual court ruling on the Southern California proposals will determine whether Palo Alto would need to approve them.

Sorja Trause, founder of the San Francisco-based housing advocacy group YIMBY Law, which launched an online workshop to help take advantage of the builder's remedy, acknowledged the scheme has not been legally tested. Potential sticking points include how the state's strict environmental laws apply and whether a city can deny proposals by essentially self-certifying its housing plan.

Another question is whether a builder's remedy proposal would still be valid if a noncompliant city gets its housing plan certified after the planning and permitting process for the project has already begun. The state housing department has said such projects must go through.

Still, Trause said cities planning on challenging the provision shouldn't expect an easy victory.

"They may go to court, and they could prevail, but

it's definitely going to be a fight," she said.

For some local officials, a brewing clash over the builder's remedy is only the latest result of what they say are punitive state laws and policies that are wresting away local control and threatening to destroy the character of their cities. The looming specter of largely unrestricted development is creating a sense of urgency to push back.

"It's the responsibility of the state Legislature to step in and ensure we don't witness a drastic overreach," Burt said.

State Sen. Scott Wiener, a Democrat from San Francisco and one of the principal backers of recent laws that have cleared the way for the builder's remedy, said he has no such intent.

"It's time to actually have enforceable standards," Wiener said. "What's more important, local control or having enough housing for everyone?"

For now, he said the builder's remedy appears to be serving its primary purpose by convincing cities to get their housing plans in order sooner rather than later.

"The goal is not to ever have to invoke the builder's remedy," he said.

City of Pittsburg Responses to Civil Grand Jury Report No. 2306, Affordable Housing: “A Plan Without a Home”

Civil Grand Jury Findings

Finding No. 1. Within existing city or County infrastructure, there is no clear owner who is responsible for achieving RHNA permitting targets.

Disagree with the finding. State law does not require that the City create affordable housing. State law requires that a City identify locations where affordable housing could be created and comply with the laws the state legislature intended to facilitate the development of affordable housing. The City has staff in the Planning division whose responsibility is to ensure compliance with state law. California Government Code section 65400(b) requires the City to prepare a General Plan Annual Planning Report for submittal to the California Governor's Office of Planning and Research and California Department of Housing and Community Development each year. Included in the report are the Regional Fair Share Housing Allocation (RHNA) status for the City of Pittsburg, the City of Pittsburg has outperformed many of the other cities in Contra Costa County.

Finding No. 2. City and County officials see no direct path to meet state-mandated regional housing (RHNA) targets.

Disagree with the finding. The City of Pittsburg has identified sites in the Housing Element to meet the RHNA numbers. Housing element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). An important purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels. There are 17 pending private residential developer projects that will have occupancy in the City of Pittsburg after July 1, 2023.

Finding No. 3. There are currently no measurable penalties if a city or a County does not achieve RHNA targets in an approved housing element plan.

Partially disagree with the finding. The City of Pittsburg partially disagrees because a public agency faces potential litigation from individuals, housing rights' organizations, developers, or the state. Possible consequences include suspending the authority to issue building permits or approve certain land use permits. A public agency may also be subject to court-issued fines, court receivership, and streamlined approval processes that remove local discretion.

Finding No. 4. Data published by ABAG shows that Contra Costa County and most of its cities have missed their current RHNA targets for very low- and low-income housing allocations. The allocation requirements continue to increase (16x for very low-income and 4x for low-income residents).

Agree with the finding.

Finding No. 5. Many obstacles hinder the development of AH at the local level, specifically for very low and low-income housing, including:

- a. Limited availability of land;
- b. Restrictive zoning policies specific to AH development;
- c. Limited developer interest to bring projects forward;
- d. Limited available funding;
- e. Lack of community support;
- f. NIMBY opposition & city council response to NIMBY opposition.

Partially disagree with the finding. Although the list of obstacles can hinder the development of affordable housing, the City of Pittsburgh has an excellent track record, and has addressed each item in its Housing Element programs, policies, and actions to the extent feasible.

Finding No. 6. Zoning changes are generally addressed only when a project is presented for development.

Zoning obstacles include:

- a. Housing element plans that offer poor land choices for AH development;
- b. Restrictive height and high-density zoning policies;
- c. Lack of inclusionary housing ordinance(s) in many cities.

Disagree with the finding. The City of Pittsburgh's Housing Element plan provides for an inventory of land and the information on the number of dwelling units that it can accommodate for parcels, which meets the RHNA for Pittsburgh. In addition, the City of Pittsburgh has an inclusionary housing ordinance. See Pittsburgh Municipal Code Chapter 18.86, which can be found at the following link: <https://www.codepublishing.com/CA/Pittsburg/#!/Pittsburg18/Pittsburg1886.html#18.86>

Finding No. 7. Penalties directed at cities and the County (financial, loss of control over local planning) are tied to not meeting state deadlines for Housing Element plan approval.

Agree with the finding.

Finding No. 8. Builder's Remedy and SB35 projects do not address ingrained local obstacles identified in this report that prevent the completion of approved AH projects.

Agree with the finding.

Finding No. 9. When local Redevelopment Agencies (RDAs) were discontinued by the state in 2012, the County and cities did not address the loss of funding for affordable housing or find alternative funding to support affordable housing projects until voters passed Measure X in November 2020. Projects that target very low- and low-income residents were particularly impacted.

Partially disagree with the finding. While the Successor Agency can no longer generate the 20% set-aside funds from tax increment; any former set-aside funds that are for the repayment of housing-related loans are placed in an account for future affordable housing efforts.

For example, these funds were used to fund Veterans Square, an affordable housing development with supportive service for people who are Veterans and unhoused. The funds were also used to assist in the development of Gonzalves Village, a six-unit affordable housing project that houses moderate to very low-income individuals, some of whom were homeless.

The City also applies for grants such as the Permanent Local Housing Allocation grant funding to fund homeless efforts and increase the affordable rental stock. Finally, the City of Pittsburg is the only city in Contra Costa County that also has a Housing Authority, which provides assistance to approximately 1,100 Housing Choice Voucher (also known as Section 8) low-income participants.

Finding No. 10. Measure X housing funds are not fully dedicated to building AH for very low- and low-income residents.

Agree with the finding.

Finding No. 11. Local funding provided by bonds like Measure X Housing Fund is a critical component of a developer's overall ability to raise funds for an AH development.

Partially disagree with the finding. While local funding provided by bonds like Measure X Housing Fund in Contra Costa County can be a beneficial component, it is not a critical factor in a developer's overall ability to raise funds for an affordable housing development. As we understand it, developers often require multiple sources of funding, including federal and state grants, tax credits, private investments, and partnerships with nonprofit organizations. While local funding can certainly enhance a project's financial viability and facilitate its development, affordable housing projects cannot move forward successfully without a combination of various funding sources and partnerships that fill the funding gap between market rate and affordable housing rate. The critical aspect lies in the ability of developers to strategically leverage and combine these funding options to meet the financial requirements of the project and ensure its economic feasibility.

Finding No. 12. Cities that proactively engage citizens, address zoning obstacles, make reasonable zoning concessions, work collaboratively with developers, provide local funding support, and are united in addressing NIMBY opposition, have been successful in attracting AH projects.

Agree with the finding.

Finding No. 13. The latest RHNA targets for cities and unincorporated Contra Costa County show a significant increase in the number of units that are expected to be permitted for very low and low-income housing.

Agree with the finding.

Civil Grand Jury Recommendations

Recommendation No. 1. Each city and the County should consider assigning a staff position with clear leadership, ownership and accountability to achieve allocated RHNA targets. The individual in this position would be responsible for establishing and promoting an operational plan to achieve the RHNA set forth in the housing element plan.

The recommendation has been implemented. The City of Pittsburg has dedicated staff in the Community Development Department and Community Services Department that report annually to HCD on the progress of achieving RHNA targets. The City of Pittsburg has achieved success in achieving the allocated number of units required under its RHNA. Because of the City of Pittsburg's dedication and hard work towards achieving the allocated number of units required under its RHNA it has received an overall grade of B+ for the 5th Cycle RHNA.

Recommendation No. 2. Each city and the County should report AH progress and lack of progress using data across all four measured income groups. Special attention should be paid to tracking the housing needs of residents categorized as very low- and low-income. Cities and the County should communicate their progress, bi-annually, against RHNA targets at council and supervisor meetings.

The recommendation has been implemented. Government Code Section 65400 requires each jurisdiction (city council or board of supervisors) to prepare an annual progress report (APR) on the jurisdiction's status and progress in implementing its housing element. State law further requires the planning agency to provide this report to the legislative body (i.e., local Council or Board), as well as HCD and OPR, by April 1 of each year (covering the previous calendar year). APRs must be presented to the local legislative body for its review and acceptance. The City of Pittsburg has complied with the requirements.

Recommendation No. 3. Each city and the County should consider creating a dedicated AH commission comprised of a multi-disciplinary team of diverse citizens and led by a current, nonelected, city expert in planning. Each commission would be charged with providing a community voice in the process and helping to identify and address obstacles that hinder the development of affordable housing projects in their community.

The recommendation will not be implemented. We appreciate the thoughtful recommendation to create a dedicated Affordable Housing (AH) commission comprised of a multi-disciplinary team of diverse citizens, led by a current, non-elected, city expert in planning.

While the City of Pittsburg acknowledges the potential benefits of such a commission, after careful consideration this will not be implemented because it is not warranted. The City of Pittsburg has its own Housing Authority, with a governing board comprised of councilmembers plus tenants. The Board provides policy direction on addressing the needs of low-income residents, and hears public comments. The City also has a Community Advisory Commission that may address affordable housing.

Recommendation No. 4. Each city and the County should consider reviewing existing processes and identifying changes that would address or resolve the specific obstacles identified in this report that hinder achieving RHNA allocation targets for very low- and low-income housing in their community.

The recommendation has been implemented. The City of Pittsburg has processes in place and programs to address any potential constraints to development through our Housing Element's Constraints and Zoning Analysis Section. The City conducted a thorough review of existing processes related to affordable housing development, permitting, and zoning regulations during our recent Housing Element update. This review aimed to identify any inefficiencies or barriers, or in other words, constraints, that may have posed challenges in meeting RHNA numbers.

Recommendation No. 5. Each city and the County should consider developing a public dashboard to report progress against RHNA targets.

The recommendation has been implemented. Each jurisdiction (City Council or Board of Supervisors) must prepare an annual progress report (APR) on the jurisdiction's status and progress in implementing its housing element using forms and definitions adopted by the California Department of Housing and Community Development (HCD), pursuant to state law at Government Code Section 65400. Each jurisdiction's APR must be submitted to HCD and the OPR by April 1 of each year covering the previous calendar year.

In addition, all jurisdictions are subject to Government Code Section 65863 (also known as the No Net Loss Law), which was amended in 2017 by SB 166, and requires jurisdictions to maintain adequate sites to accommodate remaining unmet RHNA at each income level throughout the life of an adopted Housing Element. The No Net Loss Law restricts cities and counties from approving a housing project at a lower density, or with fewer units than identified in the Housing Element unless a corresponding number of units are accommodated and identified elsewhere in the cities or county. To assist with the monitoring, cities and the County are developing standard language to include in staff reports when housing projects come forward to decisionmakers for approval and are exploring a No Net Loss tool to help monitor RHNA progress.

Recommendation No. 6. Each city and the County should consider, in their individual Housing Element plans, putting forth land zoned suitable for residential use, without development obstacles, and located strategically close to existing services, for AH purposes.

The recommendation has been implemented. The City of Pittsburg has fulfilled all the requirements under state law to prepare a site inventory list identifying land suitable and available for residential development to meet the regional housing needs by income level. Further, in addressing HCD's Affirmatively Furthering Fair Housing (AFFH) requirements there has been a thorough review of the site selection in the City's Housing Element, and a resources map that designated these areas has been provided.

Recommendation No. 7. Each city and the County should consider reviewing their zoning policies to identify restrictive zoning policies unique to their jurisdiction that impede AH projects and consider making zoning changes in light of that review that will support AH in their community.

The recommendation has been implemented. The recent update to the City of Pittsburg Housing Element, included a review of Pittsburg zoning policies to identify potential affordable housing development constraints. The Housing Element includes a program that requires periodic review of the Development Title in the Pittsburg Municipal Code to ensure consistency with state laws. The City of Pittsburg zoning requirements facilitate the development of very low- and low-income housing projects. The City of Pittsburg requires nearly all residential development projects to provide affordable housing or fund affordable housing and offers density bonuses or reduced fees for qualifying projects.

Recommendation No. 8. Cities should consider adopting an inclusionary housing ordinance as part of their standard development policy by the end of 2023 (if not already in place).

The recommendation has been implemented. The City of Pittsburg has an adopted ordinance. See Pittsburg Municipal Code Chapter 18.86 at the following link:
<https://www.codepublishing.com/CA/Pittsburg/#!/Pittsburg18/Pittsburg1886.html#18.86>

Recommendation No. 9. Each city and the County should consider how to prioritize the implementation of housing projects that promote development of very low- and low-income housing.

The recommendation has been implemented. The City of Pittsburg complies with the California Permit Streamlining Act, which requires cities and counties to process all development projects in the sequence they are received. The City of Pittsburg has implemented incentives and expedited permitting processes for certain categories of housing type or tenure, including affordable housing projects. The Atchison a 202-unit multi-family apartment complex is a 100 percent affordable housing residential development project for low and very low-income residents, which was recently completed and is slated for occupancy this year.

Recommendation No. 10. Each city and the County should consider prioritizing Measure X funding requests that support projects that address RHNA targets for very low- and low-income residents. Each city and County should consider reporting regularly to their residents on the use of Measure X funds for such purposes.

The recommendation will not be implemented. Measure X is a County initiative, and is a countywide 20-year, ½ cent sales tax approved by Contra Costa County voters. Under the Measure X Program Allocation Summary, only \$10 million (about 13% of FY 2022-23 funding and about 4.5% of total funding) were allocated to a Local Housing Trust Fund; for FY 2023-24, \$12 million were allocated. The recommendation will not be implemented because it is not reasonable.

The Measure X Housing Funds are to be dispersed by the Department of Conservation and Development (DCD) and the Health Services' Health, Housing and Homeless (HSD-H3) Services and the Housing Authority of the County of Contra Costa. The use of Measure X funds for housing are reported by the County here: <https://www.contracosta.ca.gov/8530/Measure-X>

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Response to the)
Contra Costa County Civil Grand Jury)
Report No. 2306 – Affordable Housing:)
“A Plan Without A Home”)

RESOLUTION NO. 23-

WHEREAS, the Fiscal Year 2022-2023 Contra Costa Civil Grand Jury issued Report No. 2306 Affordable Housing: “A Plan Without A Home” on June 14, 2023, addressing affordable housing and the Regional Housing Needs Allocation established by the State for Contra Costa County and the cities within the County; and

WHEREAS, State Law at California Penal Code Section 933(c) requires that when a Civil Grand Jury submits a final report on the operations of any public agency, the governing body of the public agency must comment on findings and recommendations within 90 days; and

WHEREAS, staff has reviewed Report No. 2306 and prepared a response in compliance with California Penal Code Section 933.05, which requires the public agency to agree, or disagree in whole or part with an explanation of the reasons, to each finding, and as to each recommendation, report that the recommendation 1) has been implemented and include a summary, 2) will be implemented in a specified timeframe, 3) requires further analysis with a scope and timeframe, or 4) will not be implemented because it is not warranted or not reasonable, with an explanation.

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the attached response to Report No. 2306.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: August 07, 2023

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Shanelle Scales-Preston, Mayor/Chair
Juan Antonio Banales, Vice-Mayor/Chair
Jelani Killings, Council/Agency Member
Dionne Adams, Council/Agency Member
Angelica Lopez, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Scales-Preston called the regular meeting to order at 7:14 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA. after convening at 6:00 P.M. in Closed Session for the following items:

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Initiation of litigation pursuant to Section 54956.9(d)(4)
Number of cases: two

City Attorney Mooney stated that the City Council provided direction to staff.

ROLL CALL

Council Member Adams was absent and excused.

PLEDGE OF ALLEGIANCE

Chief Addington led the Pledge of Allegiance.

PRESENTATION

2. New Employee Introductions
3. Presentation by Healthy Hearts Institute
4. Presentation by the Chamber of Commerce

City Manager Evans stated this presentation would be pulled from the agenda and brought back at a later date.

PROCLAMATIONS

5. In Memory of Dr. Carol Conner, Founder of White Pony Express

CITY MANAGER REPORTS/REMARKS

Assistant City Manager Aliotti gave an update on upcoming City events and noted that City Council and Commission meetings will be held at the Marina Center, 340 Marina Blvd, Pittsburg, CA from August 28, 2023, through September 29, 2023.

City Manager Evans thanked everyone in attendance and stated that City staff could not comment on Pittsburg Arts and Community Foundation (PACF), as it was not on the agenda.

PUBLIC COMMENTS

Comments in support of the Pittsburg Arts and Community Foundation were received from:

Jamersina Preston
Janet Quinn-Dennis
Nancy Parent
Ceilia Stone
Siu Ling
Veronica Maya
Rocio A. Palomino
Dennisha Marsh
Pittsburg Entertainment
Jessika Gillespie
Edgar S. Tumbaga

Robert LaCome, Pittsburg, asked for a park or street renaming in honor of Pete Escovedo.

Mousaab Atassi, Pittsburg, noted the Bay Walk Project developer has agreed to meet with the Unions.

Devin Williams, Antioch, on behalf of Alliance of Californians for Community Empowerment Action (ACCE), and residents of Pittsburg commented on rent stabilization and tenant antiharassment rights. Comments in support of tenant rights were also received from:

Essence Spencer
Nicole Arrington
Christian Copeland
Sylvester Henderson
Angela Henderson

Melaine Venenciano, Director of Records and Council Services, read sixteen (16) speaker cards into the record. These were in support of Pittsburg Arts and Community Foundation (PACF).

COMMITTEE REPORTS

Member Killings attended the Government Performance Ad-hoc committee meeting.

Vice Mayor Banales attended the Finance committee meeting.

PUBLIC HEARING

6. Adoption of a City Council Resolution Approving an Update to the Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) Mitigation Fees

On Motion by Vice Mayor Banales, seconded by Member Killings and adopted by the following vote:

AYES: Banales, Killings, Lopez, Scales-Preston
ABSENT: Adams

CONSIDERATION

7. Adoption of a City Council Resolution Supporting House of Representatives Concurrent Resolution 16 - Efforts to Exonerate the Port Chicago 50

On Motion by Mayor Scales-Preston, seconded by Vice Mayor Banales and adopted by the following vote:

AYES: Banales, Killings, Lopez, Scales-Preston
ABSENT: Adams

8. Adoption of City Council Resolution Authorizing the Purchase of Deferred Replacement Vehicles and Equipment from FY 2022/23 and Budgeted for FY 2023/24.

On Motion by Vice Mayor Banales, seconded by Member Lopez and adopted by the following vote:

AYES: Banales, Killings, Lopez, Scales-Preston
ABSENT: Adams

CONFLICT OF INTEREST STATEMENT

There were no conflict of interest statements.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

On Motion by Member Killings, seconded by Vice Mayor Banales and adopted by the following vote:

AYES: Banales, Killings, Lopez, Scales-Preston
ABSENT: Adams

9. Minutes of July 17, 2023
10. Adoption of a Minute Order to Approve a City Council Recess for Labor Day Holiday
11. Adoption of a Minute Order to Select Appointments for Vacancies on the Measure M/P Citizens Oversight Committee
12. Adoption of a Minute Order Authorizing a Letter of Support for ABAG's Regional Technology and Innovation Hub Program Proposal
13. Adoption of a City Council Resolution to Modify Overtime Pay and Amend the IBEW Agreement
14. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Contract with Chemtrade Chemicals US LLC for the Water Treatment Chemical Supply – Aluminum Sulfate
15. Adoption of a City Council Resolution Accepting the Adjusted Budget Summary for Project 1200 California Theatre Balcony Renovation
16. Adoption of a City Council Resolution Awarding a Purchase Contract to JAM Services for Project 1752 Streetlight LED Replacement
17. Adoption of a City Council Resolution Authorizing the Application for a Land and Water Conservation Fund Funding for the Pittsburg Premier Fields Project
18. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Lease Agreement with Contra Costa County Department of Information Technology
19. Adoption of a City Council Resolution Accepting Project 2039, Manville Avenue Speed Humps as Complete and Authorize the City Engineer to File a Notice of Completion

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

COUNCIL MEMBER REMARKS

Mayor Scales-Preston attended the Sprouts groundbreaking, as well as went on a facility tour of the RYSE youth center in Richmond with Member Killings and staff. She Congratulated the Chief and Pittsburg Police Department for a successful National Night Out event.

ADJOURNMENT

The meeting was adjourned at 09:19 P.M. to August 21, 2023.

Respectfully submitted,

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Receive and File the Treasurer's Report for the Quarter Ending June 30, 2023

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

Attached is the Treasurer's Report for the fiscal quarter ending June 30, 2023. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

FISCAL IMPACT

The City's expenditure requirements for the next six months are covered by anticipated revenues from City operations and liquidity from maturing investments. The difference between market value and cost as of June 30, 2023, will be reflected in the City's financial statements for Fiscal Year 2022-23 as an adjustment to interest income for each of the City's funds on a pro rata basis as required by Governmental Accounting Standards Board Statement Number 31. Due to the ongoing rise in interest rates available in the capital markets, the value for existing holdings has fallen on paper and will not be realized. This drop in value had increased as inflationary pressure have continued to move rates higher. Market values change on a daily basis. The change in market value is considered temporary in nature, as the City mostly holds its investments until maturity, when they can be redeemed at par value.

RECOMMENDATION

City Council accept the Treasurer's Report for the quarter ending June 30, 2023, for information purposes only.

BACKGROUND

Each fiscal quarter, an Investment Summary Report is required to be provided, by policy, to the City Council for review.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The City's objectives in order of priority, are to provide safety, ensure the preservation of capital, provide sufficient liquidity for cash needs, and earn a competitive rate of return (yield) within the confines of the California Government Code and the Investment Policy. Chandler Asset Management is responsible for managing investments in accordance with the City's investment policy. All portfolio holdings were held with investment grade securities.

The advisor-managed funds are comprised of operating funds managed in a Core Portfolio account, as well as several Non-Successor Agency bond-related funds. The City's advisor works to achieve the City's objectives by investing in high quality fixed income securities consistent with the City's investment policy and California Government Code.

The Core Portfolio represents the City's cash reserves. Its return objective is to enhance both interest income and principal value as measured by total return. Total return reflects the value added to the portfolio for a period of time from interest income, realized gains and losses, as well as unrealized gains and losses. The portfolio's total return for the quarter was -0.12%, comparing to the City performance benchmark of -0.56%, the Intercontinental Exchange Bank of America Merrill Lynch (ICE BAML) 1-3 Year U.S. Treasury/Agency Index. Since inception (7/31/2018), the portfolio's total return through quarter end is 1.25%, which slightly overperformed the benchmark return of 0.97% for the same period. Total returns for the quarter and since inception reflect fluctuations in market value.

Summary Cash and Investments as of 06/30/2023		
Investments and Cash	Original Cost	Market Value
Investments		
Portfolio of Securities (Managed by Chandler)	98,097,826.41	96,030,922.70
Bond Managed Reserve (Chandler)	6,762,805.48	6,762,805.48
Section 115 Pension Trust (PARS)	2,985,340.10	2,946,492.69
LAIF	55,000,000.00	54,165,567.43
Total Investments	162,845,971.99	159,905,788.30
City Managed		
Cash	17,241,737.11	17,241,737.11
Bond Funds - Restricted Reserve	91,537,201.71	91,554,495.12
Total City Cash	108,778,938.82	108,796,232.23
Total Cash and Investments	271,624,910.81	268,702,020.53

Sector Allocation					
Security Type	Par Value	Original Cost	Market Value	Average Maturity	Average Yield
Operating Funds					
Cash Equivalents	17,241,737.11	17,241,737.11	17,241,737.11	1	N/A
Money Market Funds	1,144,899.33	1,144,899.33	1,144,899.33	1	4.66%
Investment Pools	55,000,000.00	55,000,000.00	54,165,567.43	1	N/A
Total Liquidity	73,386,636.44	73,386,636.44	72,552,203.87	1	4.66%
U.S. Treasury Notes	40,325,000.00	39,441,603.56	38,715,919.05	201	3.25%
Federal Agency Securities	23,770,000.00	23,819,973.98	23,424,774.74	387	1.90%
Negotiated Certificates of Deposit	3,000,000.00	2,998,759.61	2,991,593.00	172	4.97%
Medium-Term Corporate Notes	15,300,000.00	15,310,951.60	14,657,907.57	566	1.96%
Asset-Backed Securities	4,676,142.69	4,648,147.35	4,537,359.77	1091	2.49%
Commercial Paper	2,000,000.00	1,926,885.00	1,996,228.20	15	5.45%
Supranationals	2,570,000.00	2,621,023.95	2,484,263.43	285	0.36%
Collateralized Mortgage Obligations	6,425,000.00	6,185,582.03	6,077,977.61	1329	4.29%
Total Securities	98,066,142.69	96,952,927.08	94,886,023.37	415	2.77%
Total Operating Funds	171,452,779.13	170,339,563.52	167,438,227.24	236	1.60%
Bonded Debt Funds					
Pittsburg Pension Bond	5,636,890.71	5,636,890.71	5,636,890.71	1	4.97%
Pittsburg AD Auto Mall	335,387.05	340,616.19	340,616.19	1	4.97%
Pittsburg AD Vista DM	773,246.97	785,298.58	785,298.58	1	4.97%
Additional Bonded Debt Funds	91,537,201.71	91,537,201.71	91,554,495.12	N/A	N/A
Total Bonded Debt Funds	98,282,726.44	98,300,007.19	98,317,300.60	1	4.97%
Section 115 Trust					
Equity Mutual Fund	2,985,340.10	2,985,340.10	2,946,492.69		
Total Section 115 Trust Funds	2,985,340.10	2,985,340.10	2,946,492.69	N/A	N/A
Total City Funds	272,720,845.67	271,624,910.81	268,702,020.53		

Governmental Accounting Standards Board Statement 31 requires the City to recognize the fair market value of its investments at the end of each fiscal year. The market values of investments included in this report were obtained from the State Controller's office for Local Agency Investment Funds (LAIF), and from the City's registered investment advisor and bond trustees for longer-term investments.

Attached is the Chandler Asset Management (CAM) Investment Report detailing an economic update, account profile and investment activity for the quarter ending June 30, 2023.

ATTACHMENTS: Letter from City Treasurer
Investment Report by Chandler Asset Management

Report Prepared By: Christina Nguyen, Accountant II

Report Reviewed By: Laura Mendez, Finance Manager of Reporting



**City of Pittsburg
Finance Division
65 Civic Avenue
Pittsburg, California 94565**

August 7, 2023

Honorable Mayor and City Council:

I have reviewed the City of Pittsburg's Treasury Report for the quarter ending June 30, 2023, and find that it complies with the Investment Policy established by my office.

Sincerely,

Nancy Parent
City Treasurer

City of Pittsburg

Period Ending June 30, 2023

CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | www.chandlerasset.com

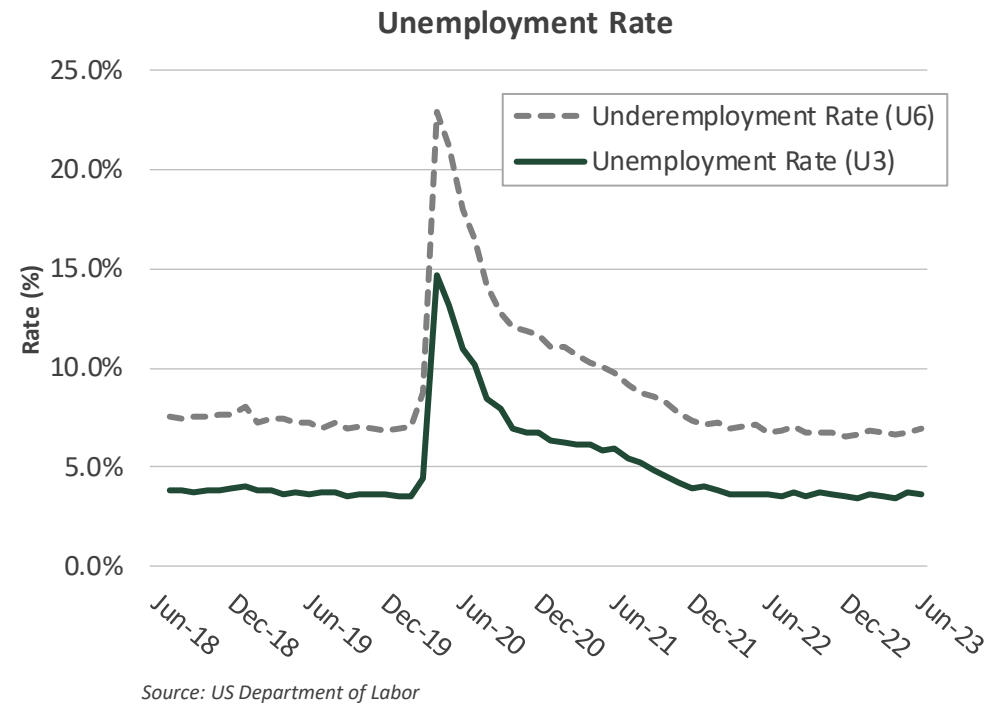
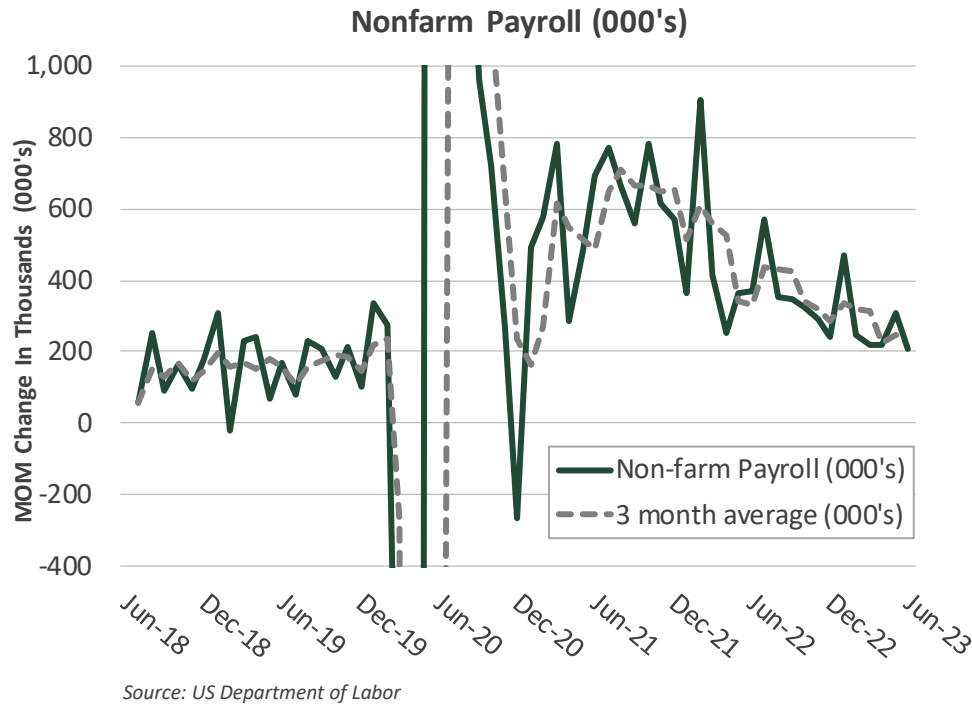
SECTION 1	Economic Update
SECTION 2	Account Profile
SECTION 3	Consolidated Information
SECTION 4	Portfolio Holdings
SECTION 5	Transactions

Section 1 | Economic Update

Economic Update

- Recent economic data continues to suggest positive but below trend growth this year. Although the pace of job growth is moderating, labor markets remain solid, and the U.S. consumer has demonstrated resiliency. Inflationary trends are subsiding, but core levels remain well above the Fed's target. Given the cumulative effects of restrictive monetary policy and tighter financial conditions, we believe the economy will gradually soften and the Fed will remain data dependent as they tread cautiously going forward.
- As anticipated at the July meeting, the Federal Open Market Committee voted unanimously to raise the Federal Funds rate by 0.25% to a target range of 5.25 - 5.50%, the highest level in over 20 years. Fed Chair Powell maintained that the FOMC will remain data dependent going forward, and that they do not anticipate a recession, leaving the option open for the possibility of additional rate hikes in the future if needed.
- The yield curve remained inverted in June. The 2-year Treasury yield surged 50 basis points to 4.90%, the 5-year Treasury yield rose 40 basis points to 4.16%, and the 10-year Treasury yield increased 19 basis points to 3.84%. The inversion between the 2-year Treasury yield and 10-year Treasury yield widened to -106 basis points at June month-end versus -76 basis points at May month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was +6 basis points. The inversion between 3-month and 10-year Treasuries narrowed to -146 basis points in June from -176 basis points in May. The shape of the yield curve indicates that the probability of recession is increasing.

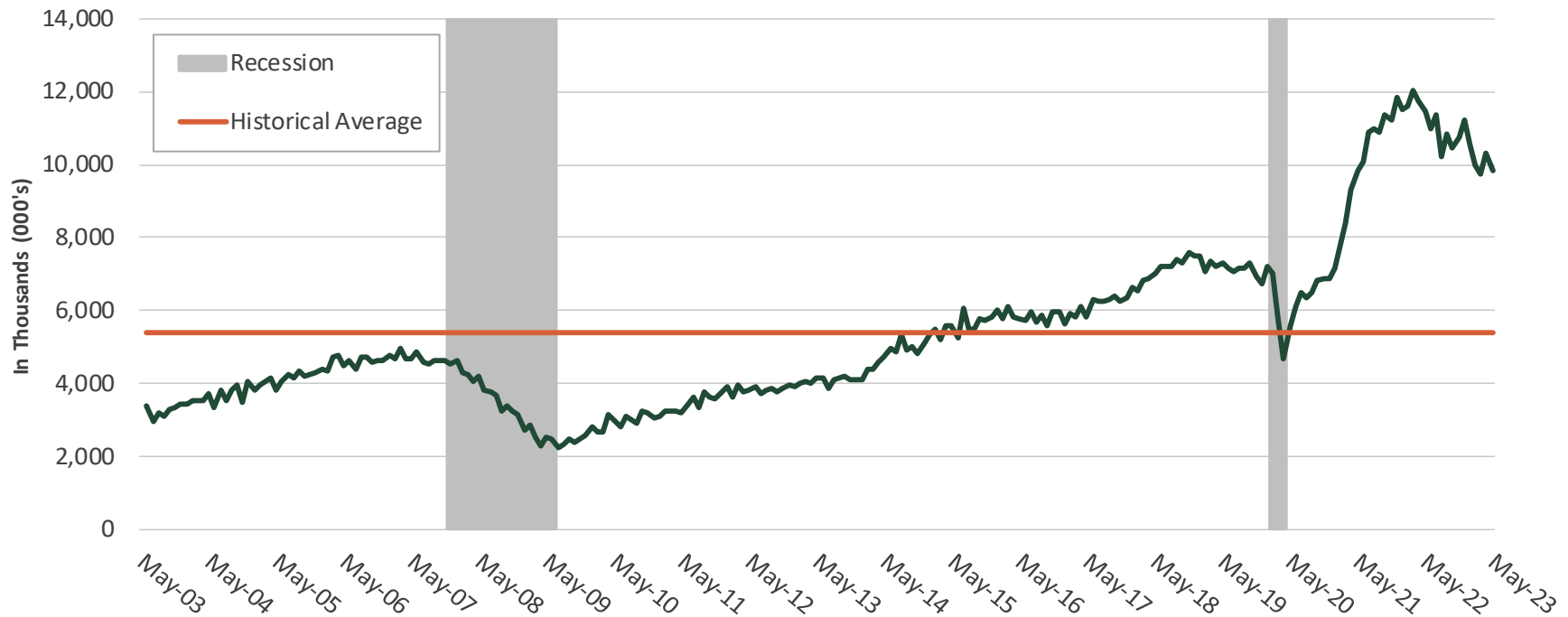
Employment



The U.S. economy added 209,000 jobs in June, falling short of consensus expectations, and the last two months were revised downward by 110,000 jobs. Although decelerating, the pace of job growth remains healthy with the three-month moving average payrolls at 244,000 and the six-month moving average at 278,000. The unemployment rate declined to 3.6% in June from 3.7% in May, while the labor force participation rate remained at 62.6%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons, increased to 6.9% from the prior month at 6.7%. Average hourly earnings remained at 4.4% year-over-year in June, unchanged from an upwardly revised 4.4% increase in May. While the longer-term trend of hiring is slowing, levels remain consistent with a solid labor market.

Job Openings & Labor Turnover Survey

Job Openings

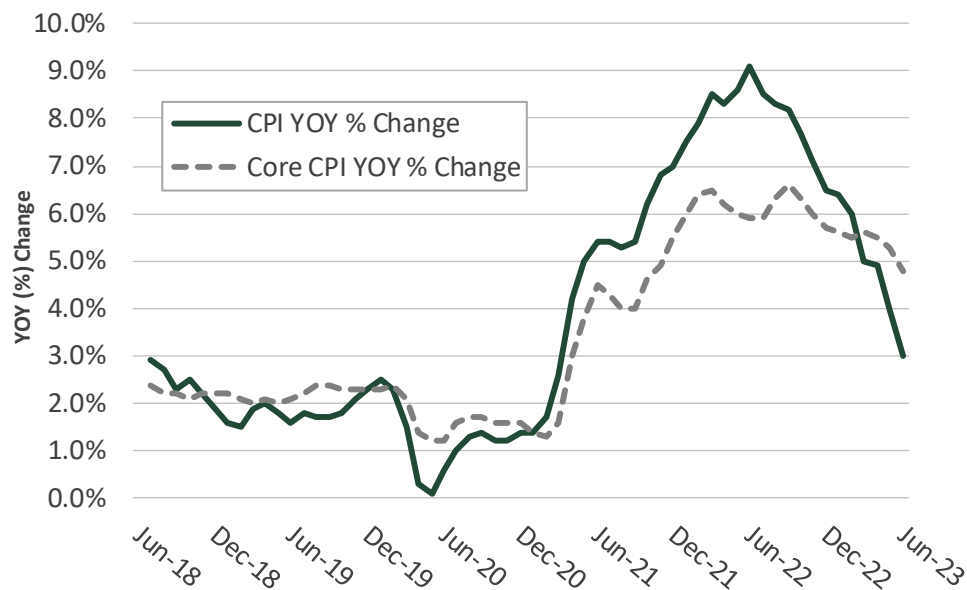


Source: US Department of Labor

The number of job openings declined to 9.824 million in May after an upward revision to 10.320 million in April. The drop was widespread but particularly steep in healthcare and social assistance. Hiring increased over the month, along with both separations and quits. The level of job openings indicates strong resilience in labor demand.

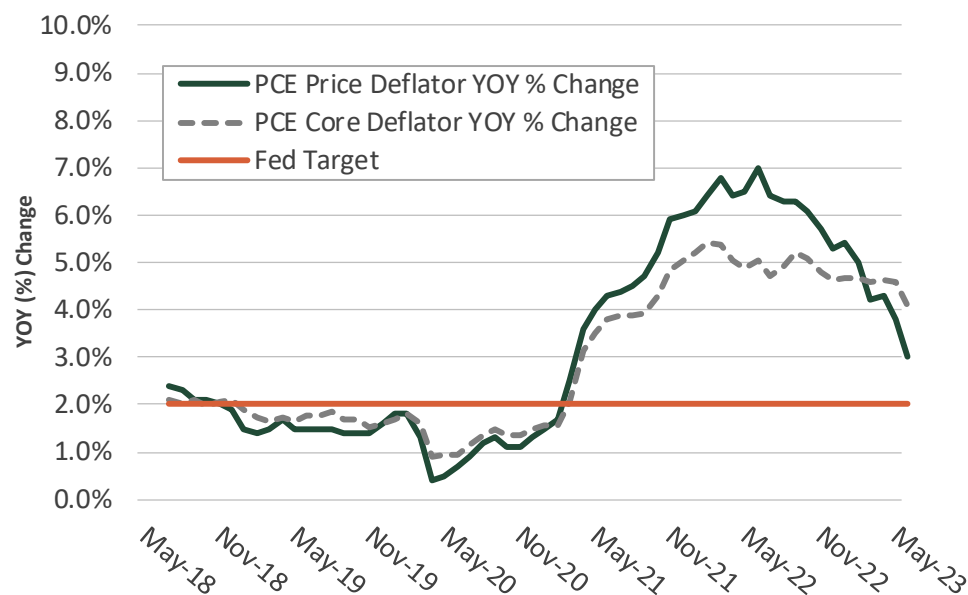
Inflation

Consumer Price Index (CPI)



Source: US Department of Labor

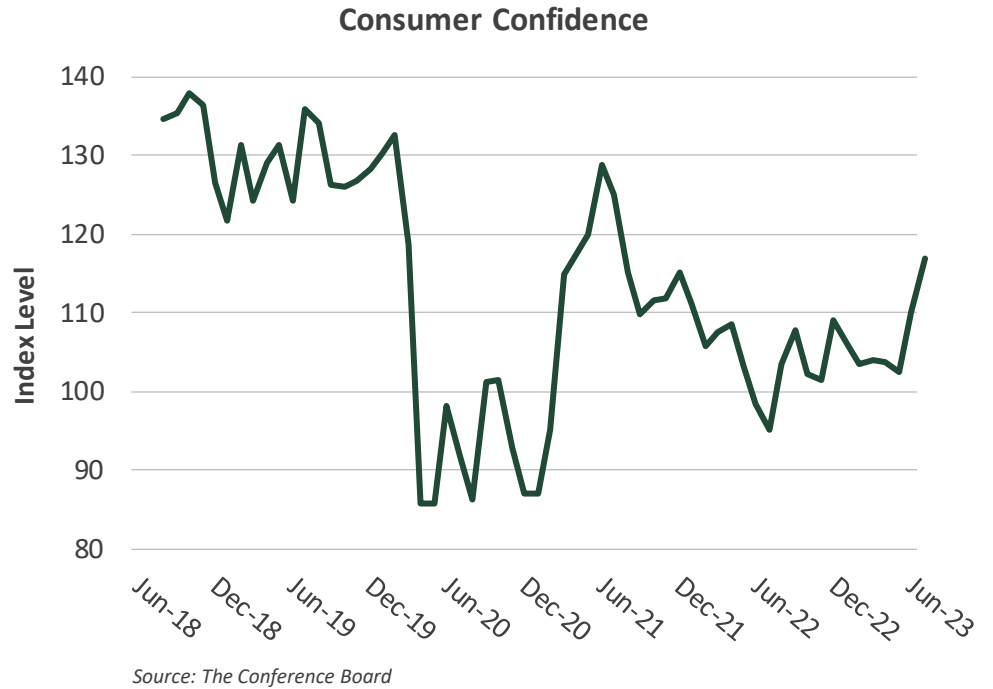
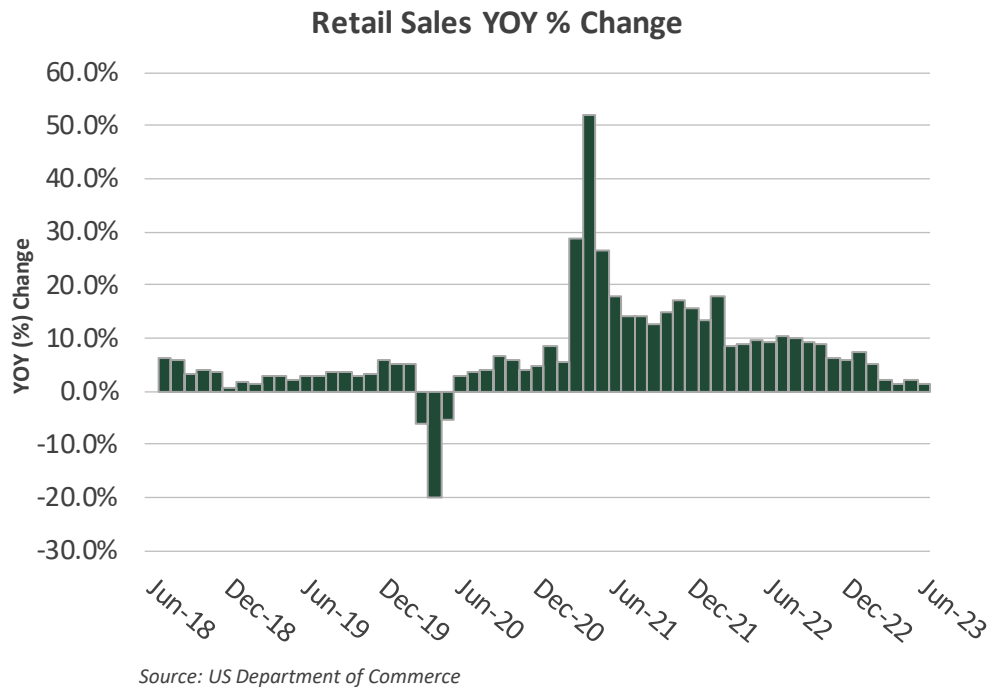
Personal Consumption Expenditures (PCE)



Source: US Department of Commerce

The Consumer Price Index (CPI) increased in June by 0.2% month-over-month and 3.0% year-over-year, down from 4.0% in May. The Core CPI, which excludes volatile food and energy components, was up 0.2% month-over-month and 4.8% year-over-year, decelerating modestly from 5.3% in May. The Personal Consumption Expenditures (PCE) index rose 3.0% year-over-year in June, down from a 3.8% gain in May. Core PCE, the Federal Reserve's preferred inflation gauge, increased 4.1% year-over-year in June, down from a 4.6% increase in May. Core inflation is decelerating but remains above the Fed's 2% target.

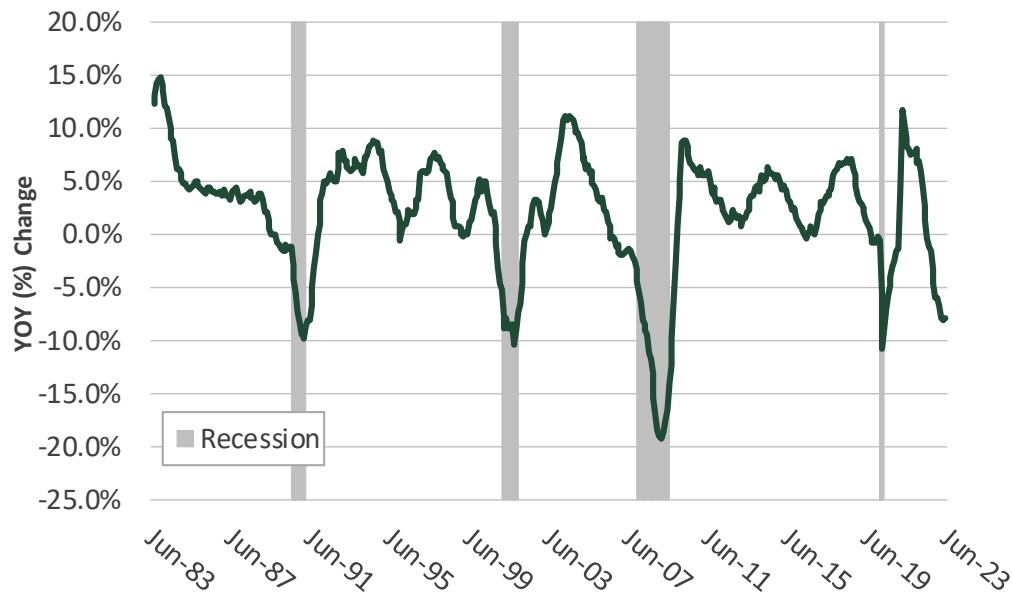
Consumer



Advance Retail Sales rose 0.2% month-over-month in June, modestly below expectations. On a year-over-year basis, retail sales growth moderated to a 1.5% year-over-year gain in June versus an upwardly revised 2.0% increase in May. The Conference Board's Consumer Confidence Index surged to a better than expected 117.0 in July from an upwardly revised 110.1 in June. Both current conditions and future expectations gained strength.

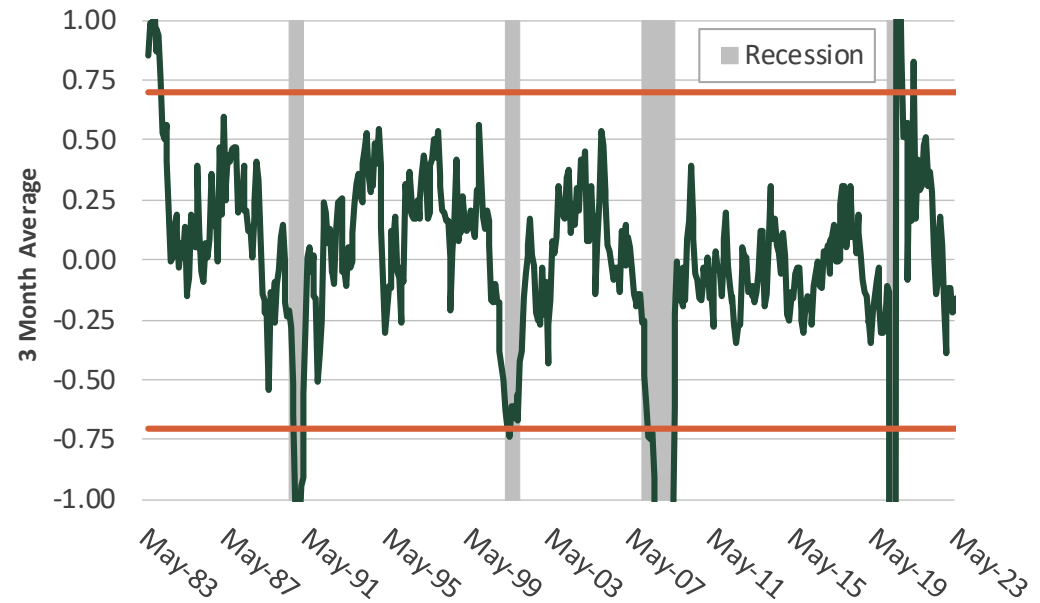
Leading Indicators of Economic Activity

Leading Economic Indicators (LEI)



Source: The Conference Board

Chicago Fed National Activity Index (CFNAI)

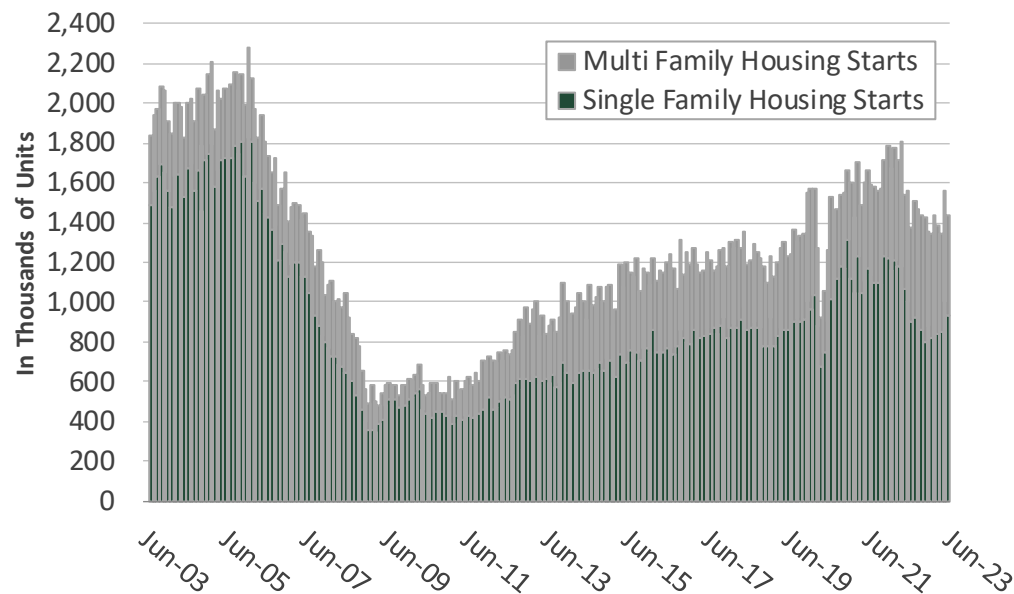


Source: Federal Reserve Bank of Chicago

The Conference Board's Leading Economic Index (LEI) remained in negative territory for the fifteenth consecutive month at -0.7% and was down 7.8% year-over-year in June. The consistent decline month-over-month continues to signal future contraction in the economy. The Chicago Fed National Activity Index (CFNAI) fell to -0.32 in June from a revised -0.28 in May. On a 3-month moving average basis, the CFNAI remained negative at -0.16 in June, indicating a rate of growth below the historical average trend.

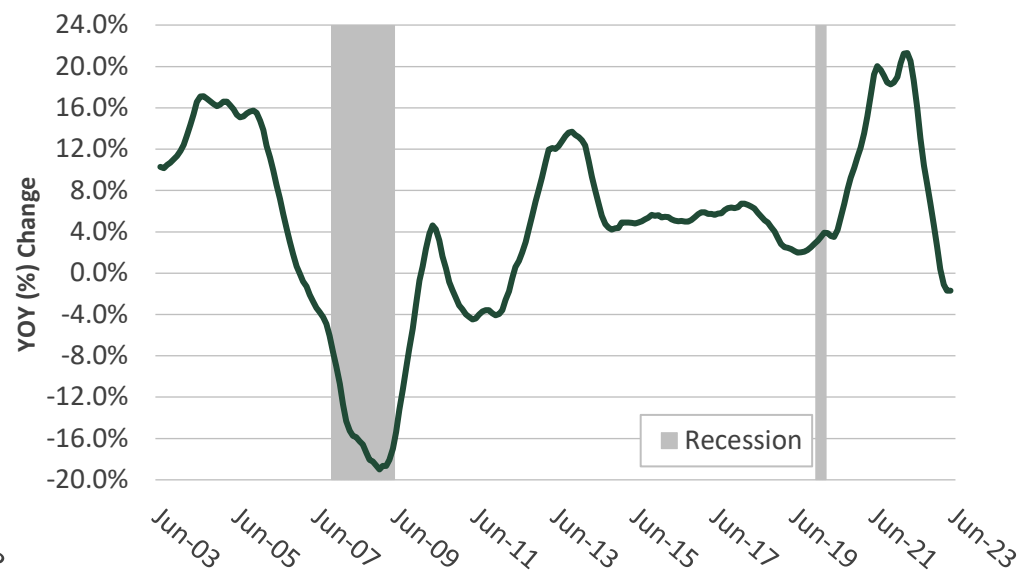
Housing

Annualized Housing Starts



Source: US Department of Commerce

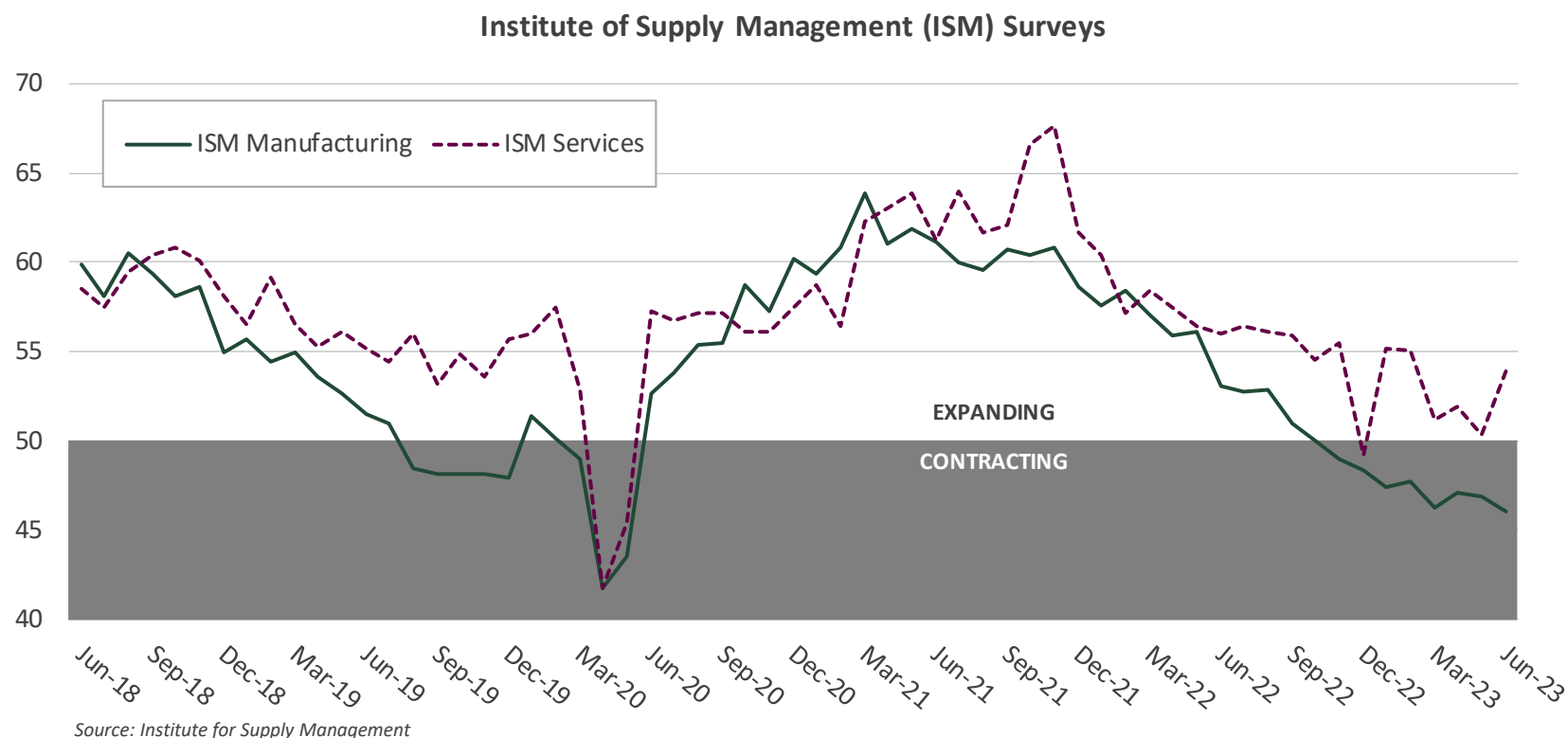
S&P/Case-Shiller 20 City Composite Home Price Index



Source: S&P

Total housing starts fell 8.0% month-over-month in June to 1,434,000 units from a downwardly revised 1,559,000 units in May and were down 8.1% compared to June 2022. Both single-family and multi-family construction declined. The 30-year fixed rate mortgage stabilized at an average of approximately 6.7% at June month-end according to Freddie Mac. According to the Case-Shiller 20-City Home Price Index, housing prices dropped 1.7% year-over-year in May, unchanged from April. Tight inventories and higher mortgage rates continue to impact affordability.

Survey Based Measures



The Institute for Supply Management (ISM) manufacturing index fell to 46.0 in June from 46.9 in May. This is the eighth consecutive month of readings below 50.0, which is indicative of contraction in the manufacturing sector. The Institute for Supply Management (ISM) services index rose to 53.90 in June from 50.30 in May, as new orders increased, employment rebounded, and inflation moderated. The June data reflects continued strength in the services sector.

Gross Domestic Product (GDP)

Components of GDP	9/22	12/22	3/23	6/23
Personal Consumption Expenditures	1.5%	0.7%	2.8%	1.1%
Gross Private Domestic Investment	-1.8%	0.8%	-2.2%	1.0%
Net Exports and Imports	2.9%	0.4%	0.6%	-0.1%
Federal Government Expenditures	0.2%	0.4%	0.4%	0.1%
State and Local (Consumption and Gross Investment)	0.4%	0.3%	0.5%	0.4%
Total	3.3%	2.6%	2.0%	2.4%

Source: US Department of Commerce

Gross Domestic Product (GDP)

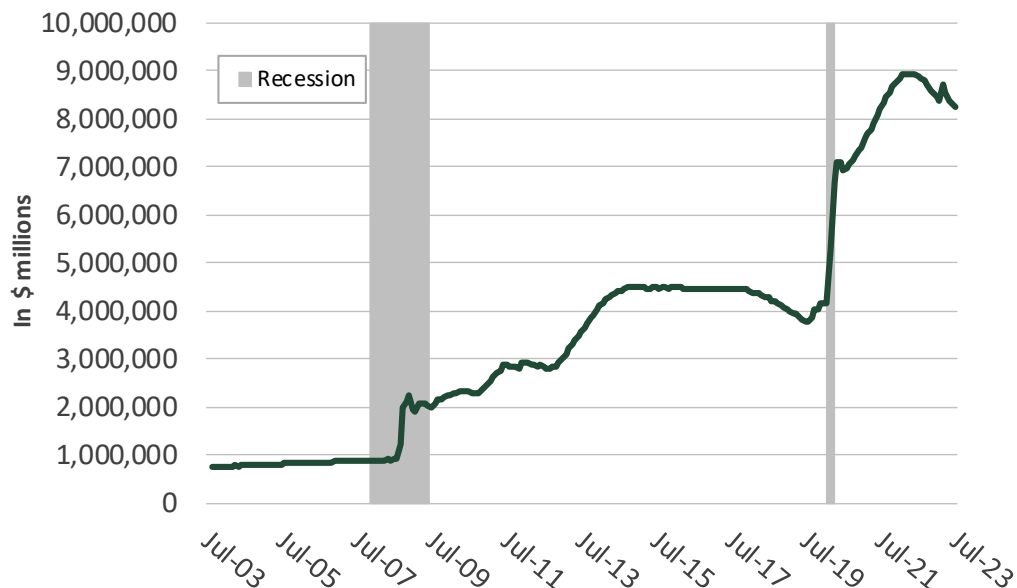


Source: US Department of Commerce

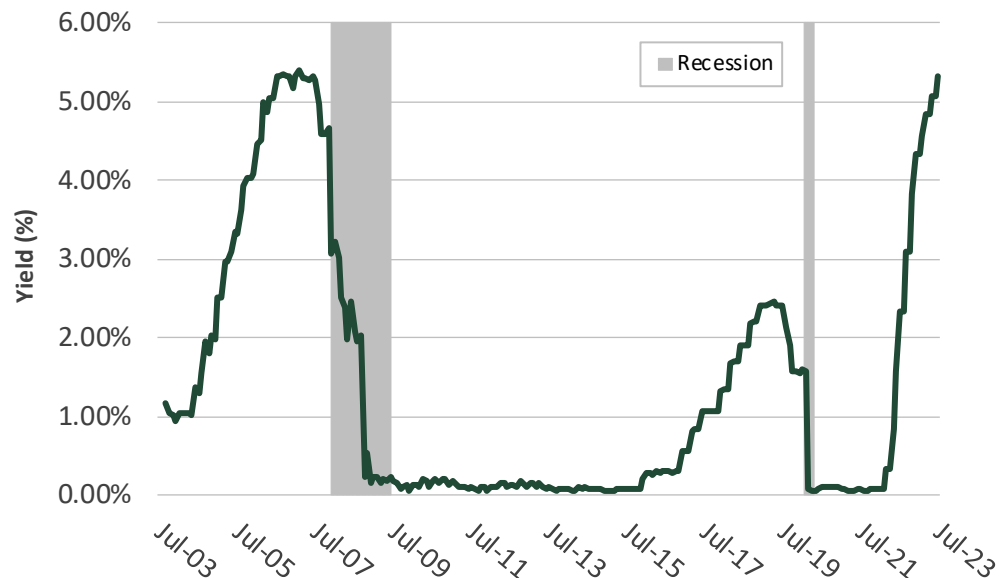
According to the advance estimate, second quarter GDP growth exceeded expectations at an annualized rate of 2.4%, following 2.0% growth in the first quarter. Consumer spending on goods and services and business outlays for equipment were major drivers of growth. The consensus estimate calls for just 0.5% growth for the third quarter and 1.5% for the full year 2023.

Federal Reserve

Federal Reserve Balance Sheet Assets



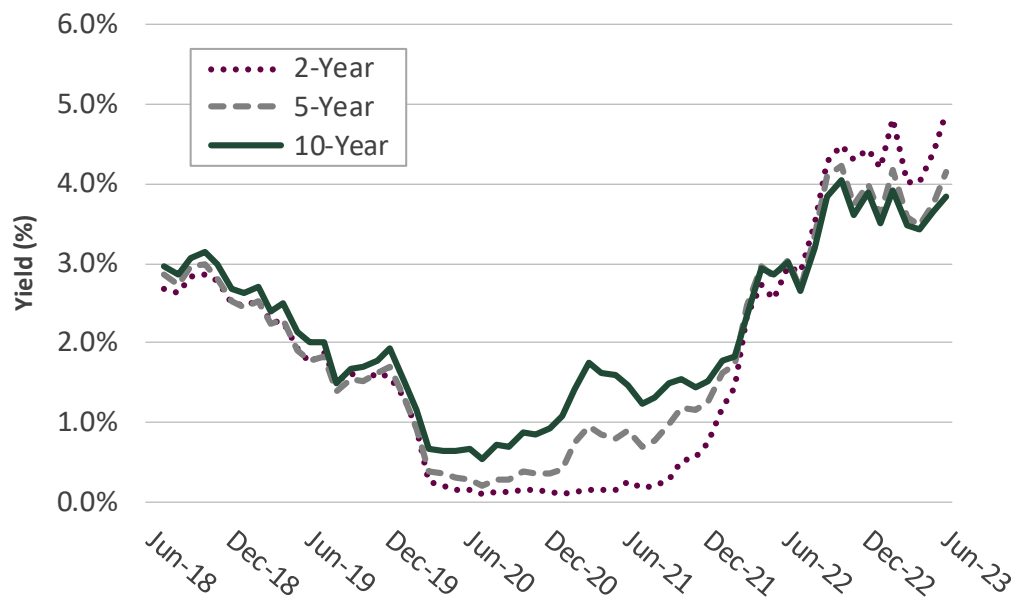
Effective Federal Funds Rate



As anticipated at the July meeting, the Federal Open Market Committee voted unanimously to raise the Federal Funds rate by 0.25% to a target range of 5.25 - 5.50%, the highest level in over 20 years. Fed Chair Powell maintained that the FOMC will remain data dependent going forward, and that they do not anticipate a recession, leaving the option open for the possibility of additional rate hikes in the future if needed. The Fed continued to focus on achieving price stability and bringing inflation down toward their 2% policy objective. We believe the resiliency of future economic data will determine if the Federal Reserve can stay on hold for a period of time or will tighten policy further to curb inflation.

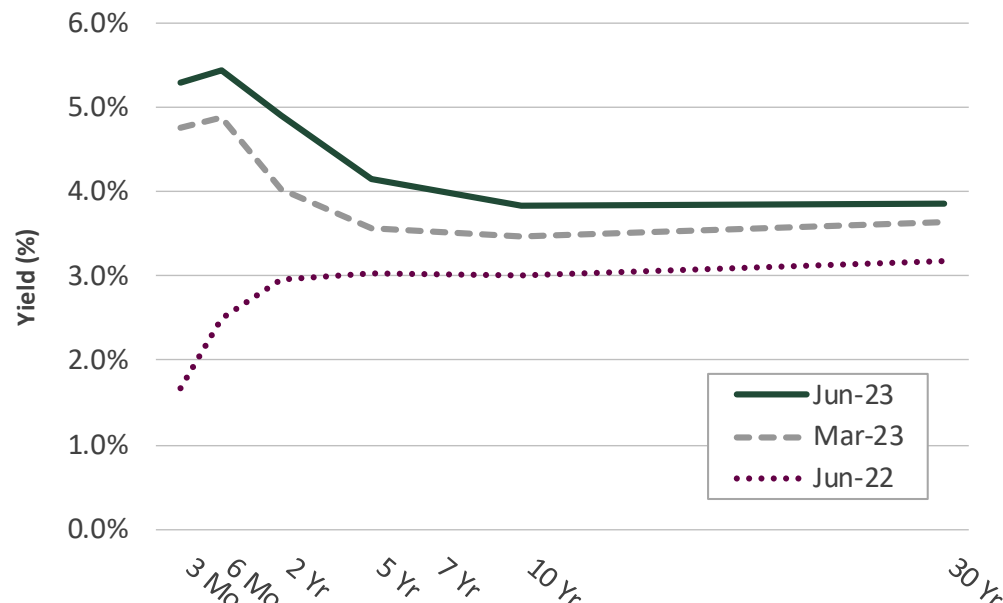
Bond Yields

US Treasury Note Yields



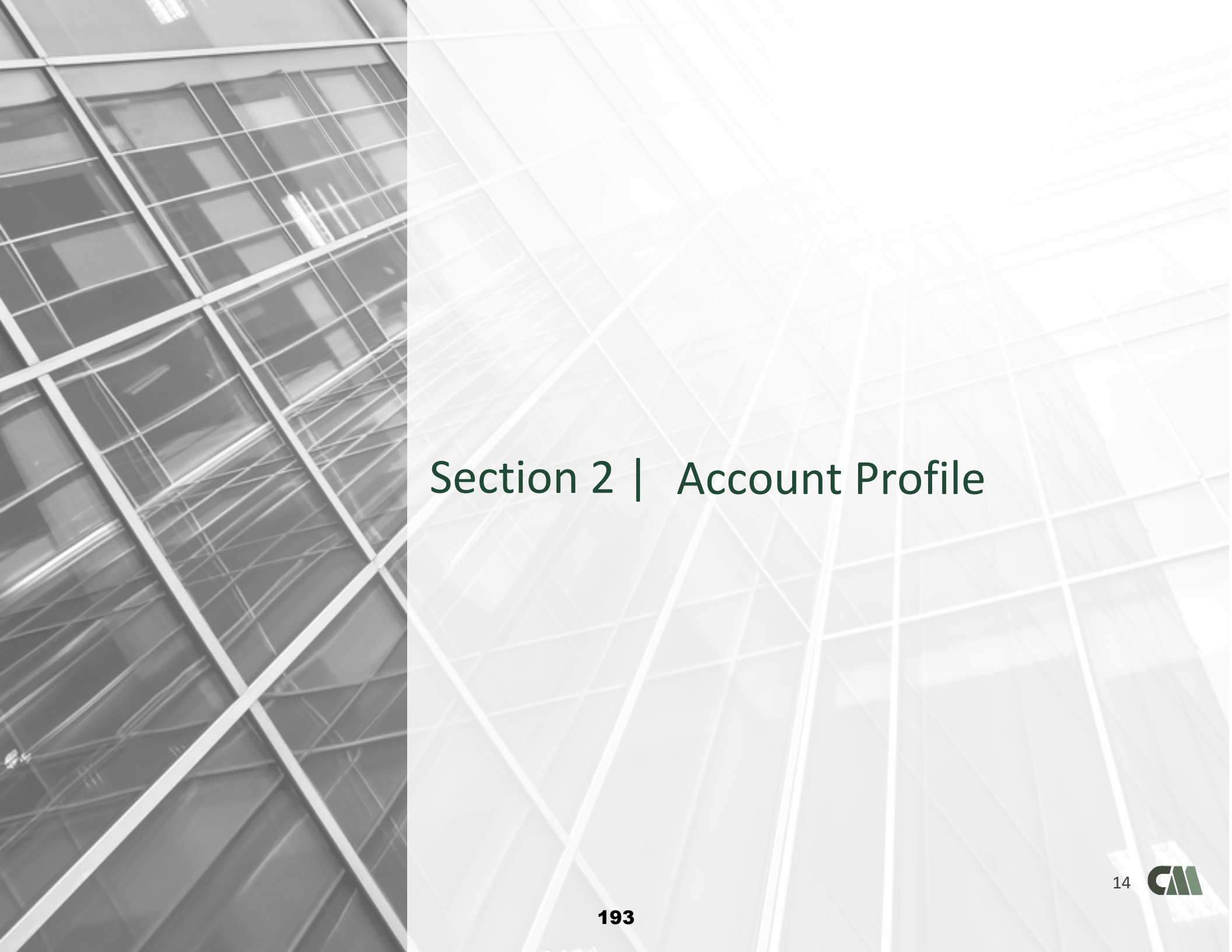
Source: Bloomberg

US Treasury Yield Curve



Source: Bloomberg

At the end of June, the 2-year Treasury yield was 194 basis points higher, and the 10-Year Treasury yield was about 82 basis points higher, year-over-year. The inversion between the 2-year Treasury yield and 10-year Treasury yield widened to -106 basis points at June month-end versus -76 basis points at May month-end. The average historical spread (since 2003) is about +130 basis points. The inversion between 3-month and 10-year Treasuries narrowed to -146 basis points in June from -176 basis points in May. The shape of the yield curve indicates that the probability of recession is increasing.



Section 2 | Account Profile

Investment Objectives

The investment objectives for the City of Pittsburgh, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve these objectives, the portfolio invests in high quality fixed income securities consistent with the City's investment policy and California Government Code.

City of Pittsburgh Managed Consolidated

This portfolio is a consolidation of assets managed by Chandler Asset Management. Assets managed by Chandler Asset Management are in full compliance with state law and Client's investment policy. Chandler relies on City to provide accurate information for reporting assets and producing this compliance statement.

Category	Standard	Comment
U.S. Treasuries	No Limitation; Full faith and credit of the U.S. are pledged for the payment of principal and interest	<i>Complies</i>
Federal Agencies	30% max per Agency/GSE issuer; 20% max agency callable securities; Federal agency or U.S. government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or U.S. government-sponsored enterprises.	<i>Complies</i>
Supranational Obligations	"AA" rating category or better by a NRSRO; 30% max; 10% max per issuer; USD denominated senior unsecured unsubordinated obligations; Issued or unconditionally guaranteed by IBRD, IFC, IADB	<i>Complies</i>
Municipal Securities (CA, Other States)	"A" rating category or better by a NRSRO; 30% max; 5% max per issuer; Obligations of the City, State of California and any local agency within the state; Bonds of any of the other 49 states in addition to California; Including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.	<i>Complies</i>
Corporate Medium Term Notes	"A" rating category or better by a NRSRO; 30% max; 5% max per issuer; Issuer is a corporation organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S	<i>Complies</i>
Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, Collateralized Mortgage Obligations	"AA" rating category or better by a NRSRO; 20% max (combined ABS/MBS/CMO); 5% max per Asset-Backed or Commercial Mortgage security issuer; From issuers not defined in US Treasury and Federal Agencies of the Eligible Investments section of the policy	<i>Complies</i>
Negotiable Certificates of Deposit (NCD)	The amount of NCD insured up to the FDIC limit does not require any credit ratings; Any amount above FDIC insured limit must be issued by institutions with "A-1" short-term debt rating or higher by a NRSRO; or "A" long-term rating category or higher by a NRSRO; 30% max; 5% max per issuer; Issued by a nationally or state-chartered bank, or a federal or state association, a state or federal credit union, or by a federally-licensed or state-licensed branch of a foreign bank.	<i>Complies</i>
Time Deposits (Non-negotiable & Collateralized CD/TD)	"A" rated or one of the three highest rating categories by a NRSRO; 30% max; 5% max per issuer; 1 year max maturity; Non-negotiable time deposits that are FDIC insured or fully collateralized in financial institutions located in California, including US branches of foreign banks licensed to do business in California	<i>Complies</i>
Banker's Acceptances	"A-1" rated or highest short-term rating category by a NRSRO; 40% max; 5% max per issuer; 180 days max maturity	<i>Complies</i>
Commercial Paper	"A-1" short-term ratings or higher by a NRSRO; "A" long-term rating category or higher by a NRSRO, if any; 25% max; Under a provision sunsetting on January 1, 2026, no more than 40% of the portfolio may be invested in Commercial Paper if the City's investment assets under management are greater than \$100 million; 5% max per issuer; 270 days max maturity; 10% max of the outstanding commercial paper of any single issuer; Issued by an entity that meets all the following conditions in either (1) or (2): 1. (a) organized and operating in the U.S. as a general corporation (b) has assets > \$500 million; (c) "A" rating category or higher by a NRSRO, if any debt 2. (a) organized within the U.S. as a special purpose corporation, trust, or limited liability company; (b) has program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond; (c) "A-1" rating category or higher by a NRSRO.	<i>Complies</i>

City of Pittsburgh Managed Consolidated

This portfolio is a consolidation of assets managed by Chandler Asset Management. Assets managed by Chandler Asset Management are in full compliance with state law and Client's investment policy. Chandler relies on City to provide accurate information for reporting assets and producing this compliance statement.

Category	Standard	Comment
Money Market Mutual Funds	Registered with SEC under Investment Company Act of 1940; issued by diversified management companies and meet either of the following criteria: (i) Highest rating by two NRSROs; or (ii) Retained an investment adviser registered or exempt from SEC registration with > 5 years experience managing money market mutual funds with AUM >\$500 million; 20% max Money Market Funds; 10% max per Fund	<i>Complies</i>
Local Agency Investment Fund (LAIF)	Maximum amount permitted by LAIF; Not used by investment adviser	<i>Complies</i>
California Asset Management Program (CAMP)	Shares of beneficial interest issued by a joint powers authority pursuant to California Government Code; Not used by investment adviser	<i>Complies</i>
Repurchase Agreements	Primary government securities dealers rated in one of the three highest categories by two NRSROs; Counterparties should also have: i) short-term rating in the highest category; ii) \$25 billion minimum assets and \$350 million in capital size; iii) 5 years audited financial results; iv) strong reputation; 15% max; 5% max per issuer; 90 days max maturity; 102% collateralized with U.S. Treasury or Federal Agency securities; Not used by investment adviser	<i>Complies</i>
Prohibited	Investments not described in the policy, including but not limited to: Common stocks, Futures contracts, Options, Inverse floaters, Range notes, Mortgage derived Interest-only strips, or any security that could result in zero interest accrual securities if held to maturity; Purchase of any security not listed in Section 8-Eligible Investments of the Investment Policy, unless approved by the City Council	<i>Complies</i>
Max Per Issuer	5% of portfolio per issuer unless otherwise specified in the policy	<i>Complies</i>
Maximum Maturity	5 years, except as otherwise stated in the policy	<i>Complies</i>

Account Structure

As of June 30, 2023

	Original Cost	Market Value	% of Portfolio
Funds Managed Internally			
Cash Equivalents	17,241,737.11	17,241,737.11	6.42%
Investment Pools	55,000,000.00	54,165,567.43	20.16%
Additional Bonded Debt Funds	91,537,201.71	91,554,495.12	34.07%
Total	163,778,938.82	162,961,799.66	60.65%
Funds Managed by City's Investment Advisor			
Operating Funds	98,097,826.41	96,030,922.70	35.74%
Bond Managed Reserve	6,762,805.48	6,762,805.48	2.52%
Total	104,860,631.89	102,793,728.18	38.26%
City's Section 115 Trust			
Section 115 Trust	2,985,340.10	2,946,492.69	1.10%
Total	2,985,340.10	2,946,492.69	1.10%
Total City Funds	271,624,910.81	268,702,020.53	100.00%

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.

Sector Allocation

As of June 30, 2023

Security Type	Original Cost	Market Value	% of Portfolio	Average Maturity	Average Yield
Operating Funds					
Cash Equivalents ¹	17,241,737.11	17,241,737.11	10.30%	1	N/A
Money Market Funds	1,144,899.33	1,144,899.33	0.68%	1	4.66%
Investment Pools ²	55,000,000.00	54,165,567.43	32.35%	1	N/A
Total Liquidity	73,386,636.44	72,552,203.87	43.33%	1	4.66%
U.S. Treasury Notes	39,441,603.56	38,715,919.05	23.12%	201	3.25%
Federal Agency Securities	23,819,973.98	23,424,774.74	13.99%	387	1.90%
Negotiable Certificates of Deposit	2,998,759.61	2,991,593.00	1.79%	172	4.97%
Medium-Term Corporate Notes	15,310,951.60	14,657,907.57	8.75%	566	1.96%
Asset-Backed Securities	4,648,147.35	4,537,359.77	2.71%	1091	2.49%
Commercial Paper	1,926,885.00	1,996,228.20	1.19%	15	5.45%
Supranationals	2,621,023.95	2,484,263.43	1.48%	285	0.36%
Collateralized Mortgage Obligations	6,185,582.03	6,077,977.61	3.63%	1329	4.29%
Total Securities	96,952,927.08	94,886,023.37	56.67%	415	2.77%
Total Operating Funds	170,339,563.52	167,438,227.24	100.00%	236	1.60%
Bonded Debt Funds					
Pittsburg Pension Bond	5,636,890.71	5,636,890.71	5.73%	1	4.97%
Pittsburg AD Auto Mall	340,616.19	340,616.19	0.35%	1	4.97%
Pittsburg AD Vista DM	785,298.58	785,298.58	0.80%	1	4.97%
Additional Bonded Debt Funds ³	91,537,201.71	91,554,495.12	93.12%	N/A	N/A
Total Bonded Debt Funds	98,300,007.19	98,317,300.60	100.00%	1	4.97%
Section 115 Trust					
Equity Mutual Fund ²	2,985,340.10	2,946,492.69	100.00%	N/A	N/A
Total Section 115 Trust Funds	2,985,340.10	2,946,492.69	100.00%	N/A	N/A
Total City Funds	271,624,910.81	268,702,020.53			

^{1,2}Funds not managed by City's investment adviser; ³Bonded Debt Funds not managed, nor tracked by City's investment adviser

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.

Portfolio Characteristics

As of June 30, 2023

City of Pittsburgh Managed Consolidated

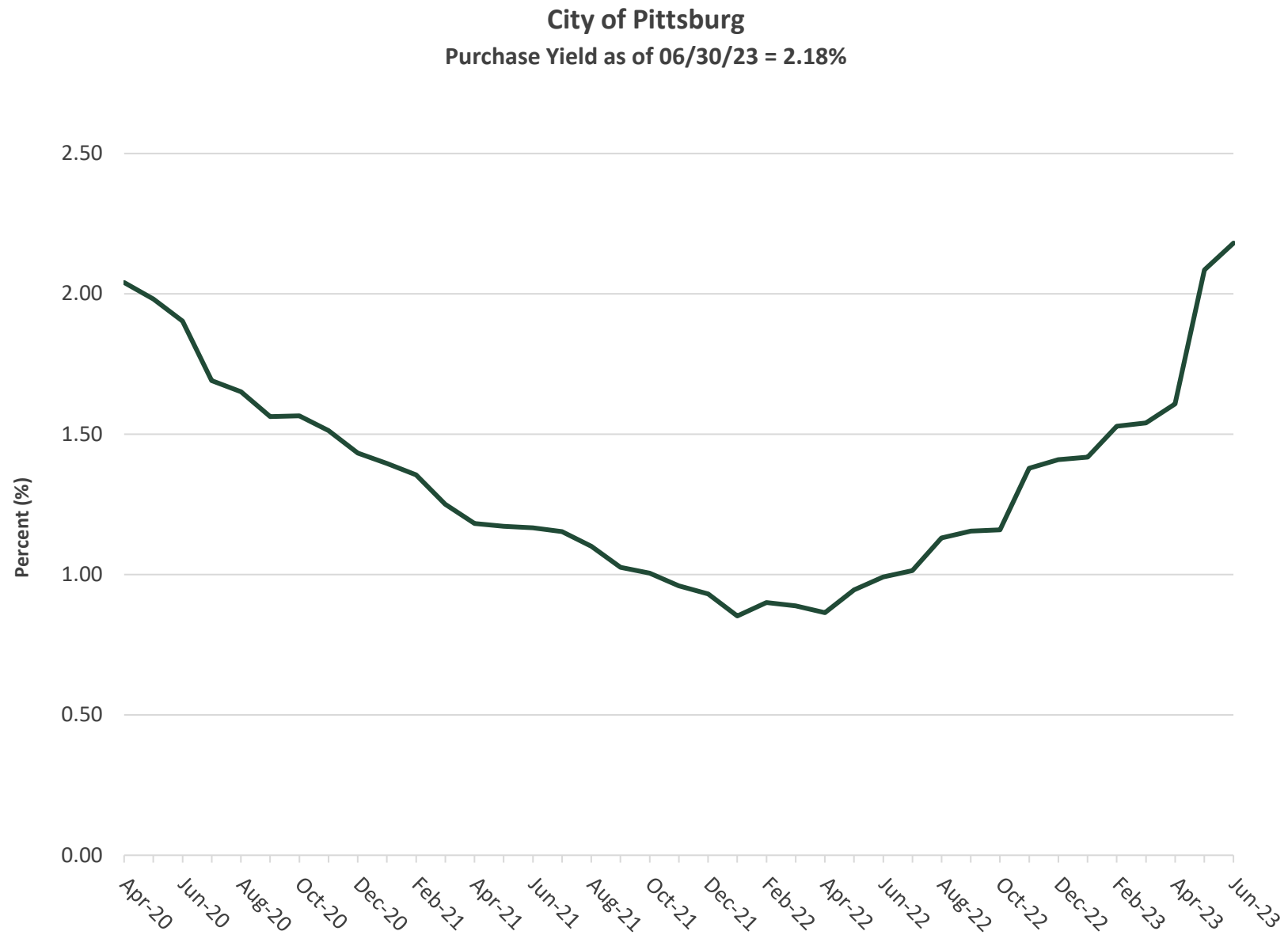
	06/30/23 Portfolio	03/31/23 Portfolio
Average Maturity (yrs)	1.49	1.41
Modified Duration	1.31	1.24
Average Purchase Yield	2.79%	1.96%
Average Market Yield	5.10%	4.57%
Average Quality*	AA+/Aa1	AA+/Aa1
Total Market Value**	96,030,923	75,991,790

*Portfolio is S&P and Moody's, respectively.

**Excludes accrued interest

Historical Average Purchase Yield

As of June 30, 2023



Portfolio Characteristics

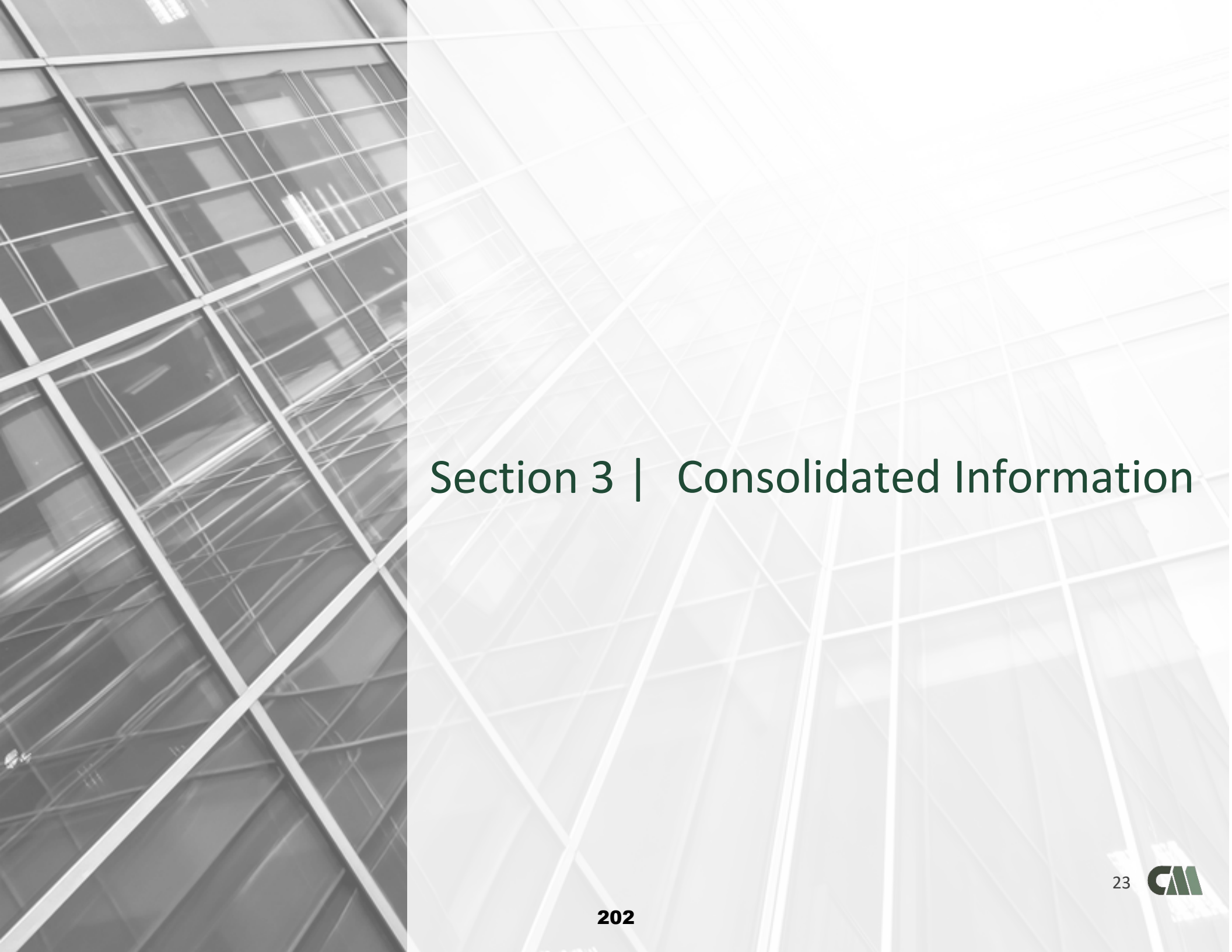
As of June 30, 2023

City of Pittsburgh Bond Reserve Consolidated

	06/30/23 Portfolio	03/31/23 Portfolio
Average Maturity (yrs)	0.00	0.17
Modified Duration	0.00	0.16
Average Purchase Yield	4.97%	4.76%
Average Market Yield	4.97%	4.76%
Average Quality*	AAA/Aaa	AAA/Aaa
Total Market Value**	6,762,805	3,535,131

*Portfolio is S&P and Moody's, respectively.

**Excludes accrued interest



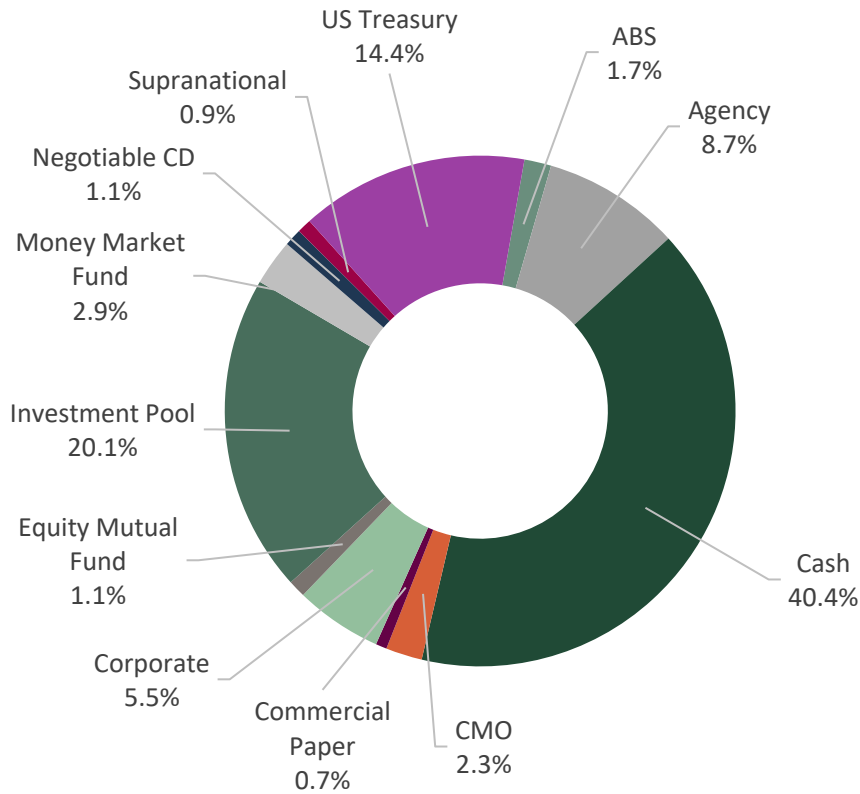
Section 3 | Consolidated Information

Sector Distribution

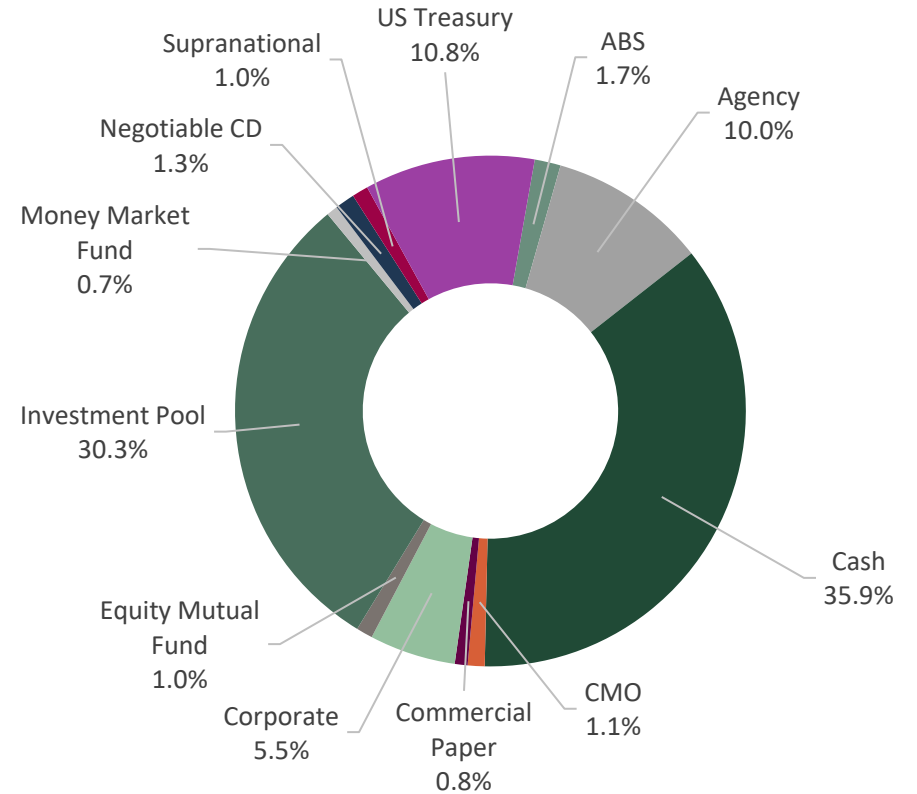
As of June 30, 2023

City of Pittsburgh Total Consolidated

June 30, 2023



March 31, 2023



City of Pittsburgh Total Consolidated – Account #10638

Issue Name	Investment Type	S&P Rating	Moody Rating	% Portfolio
City of Pittsburgh	Cash	NR	NR	40.44%
City of Pittsburgh	Investment Pool	NR	NR	20.13%
Government of United States	US Treasury	AA+	Aaa	9.85%
Government of United States	US Treasury	A-1+	P-1	4.57%
Wells Fargo Adv Tsy Plus Money Market Fund	Money Market Fund	AAA	Aaa	2.51%
Federal Home Loan Bank	Agency	AA+	Aaa	2.23%
Federal Farm Credit Bank	Agency	AA+	Aaa	2.17%
Federal Home Loan Mortgage Corp	Agency	AA+	Aaa	1.88%
Federal Home Loan Mortgage Corp	CMO	NR	NR	1.30%
Federal National Mortgage Association	Agency	AA+	Aaa	1.27%
City of Pittsburgh PARS 115 Trust	Equity Mutual Fund	NR	NR	1.10%
Westpac Banking Corp NY	Negotiable CD	A-1+	P-1	0.76%
Federal Home Loan Bank	Agency	A-1+	P-1	0.74%
Federal Home Loan Mortgage Corp	CMO	AAA	NR	0.62%
Intl Bank Recon and Development	Supranational	AAA	Aaa	0.61%
MUFG Bank Ltd/NY	Commercial Paper	A-1	P-1	0.56%
Federal Home Loan Bank	Agency	NR	Aaa	0.45%
Wells Fargo Advantage Govt Money Market Fund	Money Market Fund	AAA	Aaa	0.43%
Toronto Dominion Holdings	Negotiable CD	A-1+	P-1	0.38%
JP Morgan ABS	ABS	AAA	NR	0.36%
JP Morgan Chase & Co	Corporate	A-	A1	0.35%
Federal Home Loan Mortgage Corp	CMO	NR	Aaa	0.35%
Deere & Company	Corporate	A	A2	0.33%
Inter-American Dev Bank	Supranational	AAA	Aaa	0.31%
Paccar Financial	Corporate	A+	A1	0.28%
Mass Mutual Insurance	Corporate	AA+	Aa3	0.27%
Toronto Dominion Holdings	Corporate	A	A1	0.27%
Apple Inc	Corporate	AA+	Aaa	0.27%
Amazon.com Inc	Corporate	AA	A1	0.27%
Bank of Montreal Chicago	Corporate	A-	A2	0.27%
Honeywell Corp	Corporate	A	A2	0.26%
Charles Schwab Corp/The	Corporate	A-	A2	0.26%
Caterpillar Inc	Corporate	A	A2	0.25%
Toyota Motor Corp	Corporate	A+	A1	0.23%
Northern Trust Corp	Corporate	A+	A2	0.22%
MasterCard Inc	Corporate	A+	Aa3	0.21%
Bank of America Corp	Corporate	A-	A1	0.20%
John Deere ABS	ABS	NR	Aaa	0.20%

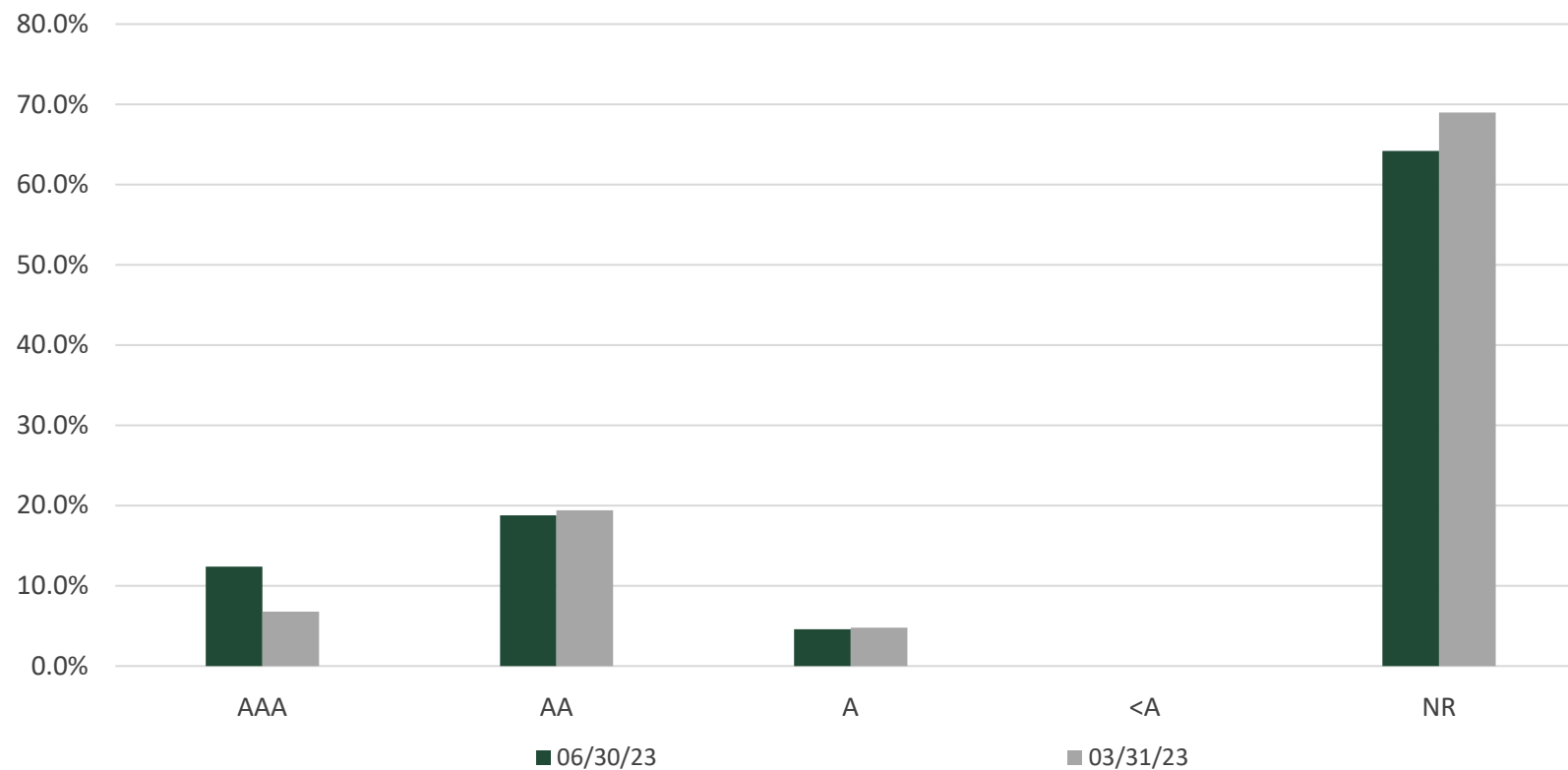
City of Pittsburgh Total Consolidated – Account #10638

Issue Name	Investment Type	S&P Rating	Moody Rating	% Portfolio
US Bancorp	Corporate	A	A3	0.19%
Toyota Motor Corp	Commercial Paper	A-1+	P-1	0.19%
National Rural Utilities	Corporate	A-	A1	0.19%
Bank of New York	Corporate	A	A1	0.18%
American Express ABS	ABS	AAA	NR	0.18%
Duke Energy Field Services	Corporate	A	Aa3	0.18%
Home Depot	Corporate	A	A2	0.18%
Royal Bank of Canada	Corporate	A	A1	0.18%
Target Corp	Corporate	A	A2	0.18%
Hyundai Auto Receivables	ABS	AAA	NR	0.17%
GM Financial Automobile Leasing Trust	ABS	AAA	NR	0.14%
Honda ABS	ABS	AAA	NR	0.11%
United Health Group Inc	Corporate	A+	A3	0.09%
Honda ABS	ABS	NR	Aaa	0.09%
Toyota ABS	ABS	AAA	NR	0.08%
Toyota ABS	ABS	NR	Aaa	0.07%
BMW ABS	ABS	AAA	Aaa	0.07%
Mercedes-Benz Auto Lease Trust	ABS	AAA	NR	0.07%
State Street Bank	Corporate	A	A1	0.07%
GM Financial Securitized Term Auto Trust	ABS	NR	Aaa	0.06%
Wal-Mart Stores	Corporate	AA	Aa2	0.06%
BMW Vehicle Lease Trust	ABS	AAA	NR	0.06%
Salesforce.com Inc	Corporate	A+	A2	0.04%
BMW Vehicle Lease Trust	ABS	NR	Aaa	0.03%
TOTAL				100%

Quality Distribution

As of June 30, 2023

City of Pittsburgh Total Consolidated June 30, 2023 vs. March 31, 2023



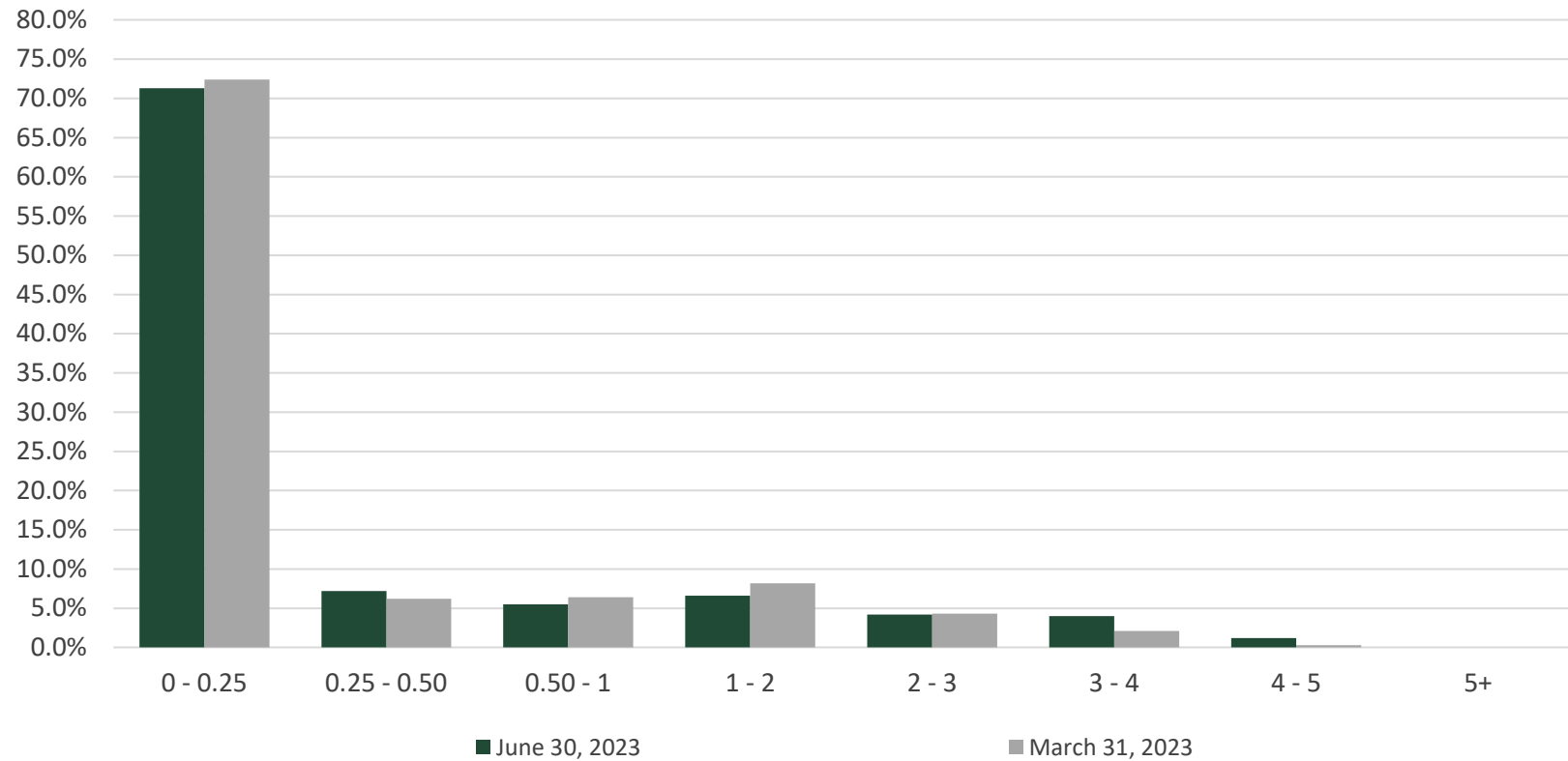
	AAA	AA	A	<A	NR
06/30/23	12.4%	18.8%	4.6%	0.0%	64.2%
03/31/23	6.8%	19.4%	4.8%	0.0%	69.0%

Source: S&P Ratings

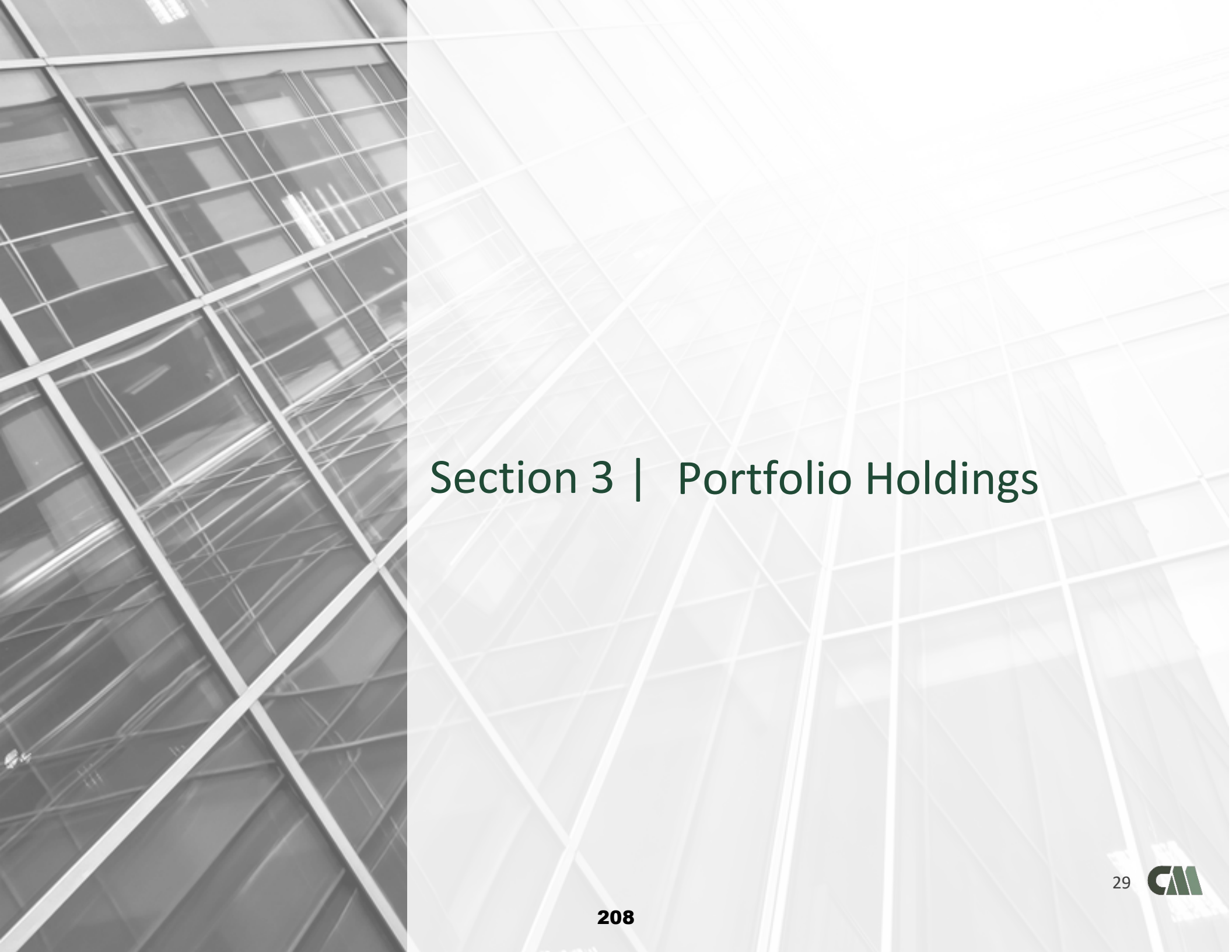
Duration Distribution

As of June 30, 2023

City of Pittsburgh Total Consolidated June 30, 2023 vs. March 31, 2023



	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
06/30/23	71.3%	7.2%	5.5%	6.6%	4.2%	4.0%	1.2%	0.0%
03/31/23	72.4%	6.2%	6.4%	8.2%	4.3%	2.1%	0.3%	0.0%



Section 3 | Portfolio Holdings

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
47789KAC7	John Deere Owner Trust 2020-A A3 1.100% Due 08/15/2024	1,894.59	03/04/2020 1.11%	1,894.47 1,894.56	99.83 7.52%	1,891.29 0.93	0.00% (3.27)	Aaa / NR AAA	1.13 0.03
36262XAC8	GM Financial Auto Lease Trust 2021-3 A2 0.390% Due 10/21/2024	94,156.73	05/09/2022 2.83%	91,302.60 93,220.72	98.59 5.86%	92,832.32 11.22	0.03% (388.40)	NR / AAA AAA	1.31 0.25
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3 0.400% Due 11/15/2024	184,815.42	06/22/2021 0.40%	184,801.47 184,812.45	98.41 6.13%	181,883.51 32.86	0.07% (2,928.94)	NR / AAA AAA	1.38 0.27
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3 0.330% Due 12/26/2024	78,548.84	09/08/2021 0.34%	78,540.73 78,547.11	98.70 6.39%	77,531.47 4.32	0.03% (1,015.64)	Aaa / NR AAA	1.49 0.21
89236XAC0	Toyota Auto Receivables 2020-D A3 0.350% Due 01/15/2025	47,033.22	10/06/2020 0.36%	47,024.45 47,030.04	98.94 6.01%	46,533.82 7.32	0.02% (496.22)	NR / AAA AAA	1.55 0.19
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3 1.100% Due 03/25/2025	151,161.41	01/11/2022 1.11%	151,138.81 151,153.80	98.29 5.84%	148,576.55 27.71	0.06% (2,577.25)	NR / AAA AAA	1.74 0.36
43813GAC5	Honda Auto Receivables Trust 2021-1 A3 0.270% Due 04/21/2025	56,605.00	02/17/2021 0.27%	56,603.95 56,604.75	97.65 6.18%	55,276.31 4.25	0.02% (1,328.44)	Aaa / NR AAA	1.81 0.39
89240BAC2	Toyota Auto Receivables Owners 2021-A A3 0.260% Due 05/15/2025	205,807.33	02/02/2021 0.27%	205,769.13 205,798.62	97.82 5.87%	201,315.38 23.78	0.07% (4,483.24)	Aaa / NR AAA	1.88 0.39
36266FAC3	GM Financial Auto Lease Trust 2022-2 A3 3.420% Due 06/20/2025	295,000.00	05/03/2022 3.45%	294,969.23 294,985.21	98.22 5.90%	289,760.80 308.28	0.11% (5,224.41)	NR / AAA AAA	1.98 0.72
47788UAC6	John Deere Owner Trust 2021-A A3 0.360% Due 09/15/2025	113,021.78	03/02/2021 0.37%	113,000.07 113,013.99	97.07 6.12%	109,713.41 18.08	0.04% (3,300.58)	Aaa / NR AAA	2.21 0.50
43815EAC8	Honda Auto Receivables 2021-3 A3 0.410% Due 11/18/2025	304,734.61	08/17/2021 0.41%	304,730.15 304,732.70	96.25 6.21%	293,297.30 45.12	0.11% (11,435.40)	NR / AAA AAA	2.39 0.65
43815GAC3	Honda Auto Receivables Trust 2021-4 A3 0.880% Due 01/21/2026	185,000.00	11/16/2021 0.89%	184,961.00 184,980.22	95.98 5.92%	177,559.49 45.22	0.07% (7,420.73)	Aaa / NR AAA	2.56 0.80
47789QAC4	John Deere Owner Trust 2021-B A3 0.520% Due 03/16/2026	203,363.76	07/13/2021 0.52%	203,345.62 203,355.28	95.80 6.12%	194,819.84 47.00	0.07% (8,535.44)	Aaa / NR AAA	2.71 0.75
89238JAC9	Toyota Auto Receivables Trust 2021-D A3 0.710% Due 04/15/2026	175,000.00	11/09/2021 0.71%	174,996.27 174,998.13	95.77 6.14%	167,591.03 55.22	0.06% (7,407.10)	NR / AAA AAA	2.79 0.78
44935FAD6	Hyundai Auto Receivables Trust 2021-C A3 0.740% Due 05/15/2026	344,000.00	07/27/2022 3.53%	328,614.06 334,368.85	96.07 5.87%	330,472.20 113.14	0.12% (3,896.65)	NR / AAA AAA	2.88 0.77
05602RAD3	BMW Vehicle Owner Trust 2022-A A3 3.210% Due 08/25/2026	195,000.00	05/10/2022 3.23%	194,989.86 194,993.52	97.22 5.76%	189,581.93 104.33	0.07% (5,411.59)	Aaa / AAA NR	3.16 1.10
47787JAC2	John Deere Owner Trust 2022-A A3 2.320% Due 09/16/2026	230,000.00	03/10/2022 2.34%	229,949.12 229,967.90	96.32 5.88%	221,543.59 237.16	0.08% (8,424.31)	Aaa / NR AAA	3.22 1.04

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
448977AD0	Hyundai Auto Receivables Trust 2022-A A3 2.220% Due 10/15/2026	136,000.00	05/02/2022 3.34%	132,685.00 133,917.20	95.98 5.78%	130,529.26 134.19	0.05% (3,387.94)	NR / AAA AAA	3.30 1.14
36265WAD5	GM Financial Securitized Auto 2022-3 A3 3.640% Due 04/16/2027	165,000.00	07/06/2022 3.67%	164,998.86 164,999.21	97.11 5.59%	160,230.18 250.25	0.06% (4,769.03)	Aaa / NR AAA	3.80 1.51
02582JIT8	American Express Credit Trust 2022-2 A 3.390% Due 05/17/2027	510,000.00	05/17/2022 3.42%	509,887.19 509,929.01	96.51 5.43%	492,180.09 768.40	0.18% (17,748.92)	NR / AAA AAA	3.88 1.75
161571HS6	Chase Issuance Trust 22-A1 A 3.970% Due 09/15/2027	1,000,000.00	05/11/2023 4.28%	993,945.31 994,278.14	97.42 5.27%	974,240.00 1,764.44	0.36% (20,038.14)	NR / AAA AAA	4.21 2.05
TOTAL ABS		4,676,142.69	2.49%	4,648,147.35 4,657,581.41	5.75%	4,537,359.77 4,003.22	1.69% (120,221.64)	Aaa / AAA AAA	2.99 1.12

Agency									
3135G05G4	FNMA Note 0.250% Due 07/10/2023	910,000.00	07/08/2020 0.32%	908,043.50 909,983.92	99.91 3.51%	909,176.45 1,080.63	0.34% (807.47)	Aaa / AA+ AAA	0.03 0.03
313384JQ3	FHLB Discount Note 3.270% Due 07/26/2023	2,000,000.00	08/25/2022 3.39%	1,939,323.33 1,995,458.33	99.77 3.39%	1,995,458.33 0.00	0.74% 0.00	P-1 / A-1+ F-1+	0.07 0.07
3133EKZK5	FFCB Note 1.600% Due 08/14/2023	1,000,000.00	08/09/2019 1.63%	998,710.00 999,961.15	99.55 5.30%	995,469.00 6,088.89	0.37% (4,492.15)	Aaa / AA+ AAA	0.12 0.12
3133EL3V4	FFCB Note 0.200% Due 08/14/2023	1,000,000.00	08/12/2020 0.27%	997,910.00 999,916.02	99.42 4.98%	994,186.00 761.11	0.37% (5,730.02)	Aaa / AA+ AAA	0.12 0.12
3137EAEV7	FHLMC Note 0.250% Due 08/24/2023	1,040,000.00	08/19/2020 0.28%	1,038,939.20 1,039,947.83	99.30 4.95%	1,032,721.04 917.22	0.38% (7,226.79)	Aaa / AA+ AAA	0.15 0.15
3130ATB71	FHLB Note 3.625% Due 09/06/2023	1,200,000.00	09/27/2022 4.36%	1,192,035.60 1,198,435.15	99.63 5.58%	1,195,597.20 13,895.83	0.45% (2,837.95)	Aaa / NR NR	0.19 0.18
3130A3DL5	FHLB Note 2.375% Due 09/08/2023	1,000,000.00	08/29/2019 1.50%	1,033,950.00 1,001,593.57	99.42 5.42%	994,235.00 7,454.86	0.37% (7,358.57)	Aaa / AA+ NR	0.19 0.19
3137EAEW5	FHLMC Note 0.250% Due 09/08/2023	1,210,000.00	Various 0.26%	1,209,535.70 1,209,970.77	99.09 5.10%	1,199,013.20 949.51	0.45% (10,957.57)	Aaa / AA+ AAA	0.19 0.19
3133EMBS0	FFCB Note 0.200% Due 10/02/2023	1,000,000.00	09/28/2020 0.24%	998,810.00 999,898.93	98.69 5.39%	986,908.00 494.44	0.37% (12,990.93)	Aaa / AA+ AAA	0.26 0.25
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	885,000.00	10/14/2020 0.25%	881,698.95 884,677.43	98.46 5.43%	871,394.90 230.47	0.32% (13,282.53)	Aaa / AA+ AAA	0.30 0.29
3137EAEZ8	FHLMC Note 0.250% Due 11/06/2023	1,155,000.00	11/03/2020 0.28%	1,153,960.50 1,154,878.60	98.27 5.28%	1,135,025.43 441.15	0.42% (19,853.17)	Aaa / AA+ AAA	0.35 0.34
3135G06H1	FNMA Note 0.250% Due 11/27/2023	1,020,000.00	11/23/2020 0.29%	1,018,837.20 1,019,842.06	97.95 5.37%	999,134.88 240.83	0.37% (20,707.18)	Aaa / AA+ AAA	0.41 0.40

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3137EAF2	FHLMC Note 0.250% Due 12/04/2023	825,000.00	12/02/2020 0.28%	824,183.25 824,883.64	97.84 5.41%	807,182.48 154.69	0.30% (17,701.16)	Aaa / AA+ AAA	0.43 0.42
3130A3VC5	FHLB Note 2.250% Due 12/08/2023	1,000,000.00	02/13/2020 1.46%	1,029,240.00 1,003,358.51	98.63 5.44%	986,283.00 1,437.50	0.37% (17,075.51)	Aaa / AA+ NR	0.44 0.43
3135G0V34	FNMA Note 2.500% Due 02/05/2024	600,000.00	01/30/2020 1.44%	624,768.00 603,699.99	98.23 5.55%	589,376.40 6,083.33	0.22% (14,323.59)	Aaa / AA+ AAA	0.60 0.57
3130A7PH2	FHLB Note 1.875% Due 03/08/2024	1,000,000.00	03/03/2020 0.85%	1,040,350.00 1,006,913.21	97.63 5.43%	976,251.00 5,885.42	0.37% (30,662.21)	Aaa / AA+ NR	0.69 0.67
3133ENKS8	FFCB Note 1.125% Due 01/06/2025	425,000.00	01/06/2022 1.20%	424,043.75 424,513.55	94.13 5.20%	400,052.93 2,324.22	0.15% (24,460.62)	Aaa / AA+ AAA	1.52 1.46
3130AWER7	FHLB Note 4.625% Due 06/06/2025	1,000,000.00	06/13/2023 4.74%	997,830.00 997,878.09	99.28 5.02%	992,829.00 2,440.97	0.37% (5,049.09)	Aaa / AA+ NR	1.94 1.82
3135G05X7	FNMA Note 0.375% Due 08/25/2025	1,000,000.00	03/07/2022 1.78%	953,120.00 970,894.41	90.99 4.83%	909,949.00 1,312.50	0.34% (60,945.41)	Aaa / AA+ AAA	2.16 2.09
3133EPJX4	FFCB Note 3.625% Due 02/17/2026	1,000,000.00	05/15/2023 3.89%	993,250.00 993,551.64	97.33 4.72%	973,259.00 4,430.56	0.36% (20,292.64)	Aaa / AA+ AAA	2.64 2.46
3133EPHH1	FFCB Note 4.000% Due 04/28/2026	1,500,000.00	05/09/2023 3.90%	1,504,095.00 1,503,898.56	98.34 4.63%	1,475,068.50 10,500.00	0.55% (28,830.06)	Aaa / AA+ AAA	2.83 2.62
3130ATUS4	FHLB Note 4.250% Due 12/10/2027	1,000,000.00	05/15/2023 3.66%	1,024,620.00 1,023,941.44	99.66 4.34%	996,569.00 2,479.17	0.37% (27,372.44)	Aaa / AA+ NR	4.45 4.00
3130ATS57	FHLB Note 4.500% Due 03/10/2028	1,000,000.00	04/24/2023 3.76%	1,032,720.00 1,031,489.10	100.96 4.27%	1,009,635.00 13,875.00	0.38% (21,854.10)	Aaa / AA+ AAA	4.70 4.14
TOTAL Agency		23,770,000.00	1.90%	23,819,973.98 23,799,585.90	4.90%	23,424,774.74 83,478.30	8.74% (374,811.16)	Aaa / AA+ AAA	1.06 0.98
Cash									
90PITT\$00	City of Pittsburgh Cash Equivalents	17,241,737.11	Various 0.00%	17,241,737.11 17,241,737.11	1.00 0.00%	17,241,737.11 0.00	6.41% 0.00	NR / NR NR	0.00 0.00
90PITT\$02	City of Pittsburgh Additional Bonded Debt Funds	91,537,201.71	Various 0.00%	91,537,201.71 91,537,201.71	1.00 0.00%	91,554,495.12 0.00	34.03% 17,293.41	NR / NR NR	0.00 0.00
TOTAL Cash		108,778,938.82	0.00%	108,778,938.82	0.00%	108,796,232.23 0.00	40.44% 17,293.41	NR / NR NR	0.00 0.00
CMO									
3137BM7C4	FHLMC K051 A2 3.308% Due 09/25/2025	500,000.00	05/16/2022 2.96%	503,886.72 502,566.34	96.15 5.21%	480,751.00 1,378.33	0.18% (21,815.34)	NR / NR AAA	2.24 1.96

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3137BNGT5	FHLMC K054 A2 2.745% Due 01/25/2026	1,000,000.00	02/15/2023 4.92%	949,570.31 955,843.86	94.60 5.09%	946,010.00 2,287.50	0.35% (9,833.86)	NR / AAA NR	2.58 2.29
3137BSP72	FHLMC K058 A2 2.653% Due 08/25/2026	710,000.00	11/29/2022 4.53%	664,903.91 672,015.48	93.62 4.87%	664,693.48 1,569.69	0.25% (7,322.00)	NR / NR AAA	3.16 2.90
3137BVZ82	FHLMC K063 3.430% Due 01/25/2027	500,000.00	12/05/2022 4.29%	484,082.03 486,235.39	95.56 4.82%	477,779.50 1,429.17	0.18% (8,455.89)	NR / NR AAA	3.58 3.14
3137F2LJ3	FHLMC K066 A2 3.117% Due 06/25/2027	1,000,000.00	05/10/2023 3.97%	969,218.75 970,197.59	94.27 4.74%	942,677.00 2,597.50	0.35% (27,520.59)	NR / NR AAA	3.99 3.53
3137FAWS3	FHLMC K067 A2 3.194% Due 07/25/2027	1,000,000.00	05/10/2023 3.95%	971,562.50 972,434.93	94.40 4.72%	943,974.00 2,661.67	0.35% (28,460.93)	Aaa / NR NR	4.07 3.67
3137FBU79	FHLMC K069 A2 3.187% Due 09/25/2027	750,000.00	06/09/2023 4.98%	714,902.34 715,283.84	94.32 4.70%	707,393.25 1,991.88	0.26% (7,890.59)	NR / AAA NR	4.24 3.75
3137FETN0	FHLMC K073 A2 3.350% Due 01/25/2028	965,000.00	05/24/2023 4.34%	927,455.47 928,161.78	94.79 4.64%	914,699.38 538.79	0.34% (13,462.40)	NR / NR AAA	4.58 4.05
TOTAL CMO		6,425,000.00	4.29%	6,185,582.03 6,202,739.21	4.83%	6,077,977.61 14,454.53	2.26% (124,761.60)	Aaa / AAA AAA	3.64 3.24
Commercial Paper									
62479MUE1	MUFG Bank Ltd/NY Discount CP 5.240% Due 07/14/2023	1,500,000.00	11/03/2022 5.47%	1,444,980.00 1,497,161.67	99.81 5.47%	1,497,161.67 0.00	0.56% 0.00	P-1 / A-1 NR	0.04 0.04
89233HUE2	Toyota Motor Credit Discount CP 5.170% Due 07/14/2023	500,000.00	11/03/2022 5.40%	481,905.00 499,066.53	99.81 5.40%	499,066.53 0.00	0.19% 0.00	P-1 / A-1+ F-1	0.04 0.04
TOTAL Commercial Paper		2,000,000.00	5.45%	1,926,885.00 1,996,228.20	5.45%	1,996,228.20 0.00	0.74% 0.00	P-1 / A-1 F-1	0.04 0.04
Corporate									
24422EVN6	John Deere Capital Corp Note 0.450% Due 01/17/2024	485,000.00	03/01/2021 0.47%	484,655.65 484,934.35	97.30 5.54%	471,881.72 994.25	0.18% (13,052.63)	A2 / A A+	0.55 0.53
91159HHG8	US Bancorp Callable Note Cont 12/29/2023 3.700% Due 01/30/2024	500,000.00	11/27/2019 2.03%	532,435.00 503,945.39	98.73 5.94%	493,660.00 7,759.72	0.19% (10,285.39)	A3 / A A	0.59 0.56
69371RR24	Paccar Financial Corp Note 0.350% Due 02/02/2024	225,000.00	01/28/2021 0.39%	224,739.00 224,948.52	97.01 5.58%	218,275.43 325.94	0.08% (6,673.09)	A1 / A+ NR	0.59 0.57
637432NL5	National Rural Utilities Callable Note Cont 12/7/2023 2.950% Due 02/07/2024	500,000.00	04/06/2022 2.77%	501,470.00 500,384.42	98.36 5.75%	491,806.00 5,900.00	0.19% (8,578.42)	A1 / A- A+	0.61 0.58

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024 0.750% Due 03/18/2024	725,000.00	Various 0.69%	726,181.50 725,254.90	96.47 5.84%	699,443.03 1,555.73	0.26% (25,811.87)	A2 / A- A	0.72 0.69
023135BW5	Amazon.com Inc Note 0.450% Due 05/12/2024	750,000.00	Various 0.67%	745,836.00 748,562.58	95.87 5.39%	719,046.75 459.38	0.27% (29,515.83)	A1 / AA AA-	0.87 0.84
91324PEB4	United Health Group Inc Callable Note Cont 5/15/2022 0.550% Due 05/15/2024	250,000.00	11/08/2021 0.78%	248,565.00 249,500.80	95.83 5.49%	239,578.75 175.69	0.09% (9,922.05)	A3 / A+ A	0.88 0.85
14913R2L0	Caterpillar Financial Service Note 0.450% Due 05/17/2024	715,000.00	05/10/2021 0.50%	714,041.90 714,719.39	95.72 5.49%	684,398.00 393.25	0.25% (30,321.39)	A2 / A A+	0.88 0.86
24422EVQ9	John Deere Capital Corp Note 0.450% Due 06/07/2024	425,000.00	06/07/2021 0.49%	424,468.75 424,833.77	95.45 5.50%	405,667.18 127.50	0.15% (19,166.59)	A2 / A A+	0.94 0.91
89114QCA4	Toronto Dominion Bank Note 2.650% Due 06/12/2024	750,000.00	04/23/2021 0.65%	796,327.50 764,076.74	96.98 5.97%	727,333.50 1,048.96	0.27% (36,743.24)	A1 / A AA-	0.95 0.92
06051GJY6	Bank of America Corp Callable Note Cont 6/14/2023 5.470% Due 06/14/2024	540,000.00	06/07/2021 5.51%	540,036.00 540,000.00	99.85 5.67%	539,191.63 1,394.85	0.20% (808.37)	A1 / A- AA-	0.96 0.21
89236TJH9	Toyota Motor Credit Corp Note 0.500% Due 06/18/2024	425,000.00	06/15/2021 0.54%	424,494.25 424,837.11	95.28 5.58%	404,936.60 76.74	0.15% (19,900.51)	A1 / A+ A+	0.97 0.94
06367TQW3	Bank of Montreal Note 0.625% Due 07/09/2024	750,000.00	09/10/2021 0.65%	749,392.50 749,779.20	94.98 5.74%	712,338.75 2,239.58	0.27% (37,440.45)	A2 / A- AA-	1.03 0.99
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	115,000.00	06/29/2021 0.64%	114,941.35 114,979.72	95.19 5.44%	109,468.27 331.42	0.04% (5,511.45)	A2 / A+ NR	1.04 1.01
037833DM9	Apple Inc Callable Note Cont 8/11/2024 1.800% Due 09/11/2024	750,000.00	08/18/2021 0.58%	776,857.50 760,056.12	96.19 5.12%	721,389.00 4,125.00	0.27% (38,667.12)	Aaa / AA+ NR	1.20 1.15
78015K7C2	Royal Bank of Canada Note 2.250% Due 11/01/2024	500,000.00	05/19/2021 0.73%	525,750.00 509,993.45	95.42 5.86%	477,091.50 1,875.00	0.18% (32,901.95)	A1 / A AA-	1.34 1.28
46647PBY1	JP Morgan Chase & Co Callable Note Cont 2/16/2024 0.563% Due 02/16/2025	390,000.00	02/09/2021 0.56%	390,000.00 390,000.00	96.52 5.88%	376,428.78 823.39	0.14% (13,571.22)	A1 / A- AA-	1.64 1.55
57636QAN4	MasterCard Inc Callable Note 1x 02/03/2025 2.000% Due 03/03/2025	600,000.00	10/28/2021 1.04%	618,294.00 608,962.52	95.05 5.12%	570,288.00 3,933.33	0.21% (38,674.52)	Aa3 / A+ NR	1.68 1.60
87612EBL9	Target Corp Callable Note Cont 4/15/25 2.250% Due 04/15/2025	500,000.00	02/17/2022 2.08%	502,465.00 501,374.84	95.24 5.06%	476,175.50 2,375.00	0.18% (25,199.34)	A2 / A A	1.79 1.71

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
437076CM2	Home Depot Callable Note Cont 3/15/2025 2.700% Due 04/15/2025	500,000.00	03/24/2022 2.76%	499,125.00 499,486.31	95.91 5.12%	479,548.50 2,850.00	0.18% (19,937.81)	A2 / A A	1.79 1.71
06406RBC0	Bank of NY Mellon Corp Callable Note Cont 3/25/2025 3.350% Due 04/25/2025	510,000.00	04/19/2022 3.35%	509,928.60 509,956.70	96.16 5.60%	490,398.66 3,132.25	0.18% (19,558.04)	A1 / A AA-	1.82 1.72
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 06/01/2025	600,000.00	05/24/2021 0.78%	600,777.60 600,238.39	95.06 6.07%	570,382.20 412.00	0.21% (29,856.19)	A1 / A- AA-	1.92 1.83
26442UAA2	Duke Energy Progress LLC Callable Note Cont 5/15/25 3.250% Due 08/15/2025	500,000.00	04/18/2022 3.21%	500,605.00 500,369.15	95.92 5.30%	479,620.50 6,138.89	0.18% (20,748.65)	Aa3 / A NR	2.13 1.99
57629WDK3	Mass Mutual Global funding Note 4.150% Due 08/26/2025	750,000.00	05/10/2023 4.74%	740,385.00 740,959.37	97.11 5.59%	728,316.75 10,807.29	0.27% (12,642.62)	Aa3 / AA+ AA+	2.16 2.00
931142EW9	Wal-Mart Stores Note 3.900% Due 09/09/2025	155,000.00	09/06/2022 3.92%	154,891.50 154,920.70	98.00 4.87%	151,906.67 1,880.67	0.06% (3,014.03)	Aa2 / AA AA	2.20 2.05
857477BR3	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 02/06/2026	190,000.00	02/02/2022 1.75%	190,000.00 190,000.00	93.69 5.93%	178,016.70 1,336.18	0.07% (11,983.30)	A1 / A AA-	2.61 1.53
69371RR32	Paccar Financial Corp Note 1.100% Due 05/11/2026	600,000.00	02/10/2023 4.54%	538,422.00 545,559.21	89.92 4.92%	539,528.40 916.67	0.20% (6,030.81)	A1 / A+ NR	2.87 2.75
89236TJK2	Toyota Motor Credit Corp Note 1.125% Due 06/18/2026	250,000.00	01/11/2023 4.55%	223,112.50 226,741.88	89.41 5.01%	223,530.25 101.56	0.08% (3,211.63)	A1 / A+ A+	2.97 2.85
438516BL9	Honeywell Intl Callable Note 08/01/2026 2.500% Due 11/01/2026	750,000.00	05/10/2023 3.96%	714,847.50 716,232.55	93.36 4.67%	700,236.75 3,125.00	0.26% (15,995.80)	A2 / A A	3.34 3.13
665859AW4	Northern Trust Company Callable Note Cont 4/10/2027 4.000% Due 05/10/2027	600,000.00	09/12/2022 4.08%	597,906.00 598,263.42	96.34 5.05%	578,023.80 3,400.00	0.22% (20,239.62)	A2 / A+ A+	3.86 3.50
TOTAL Corporate		15,300,000.00	1.96%	15,310,951.60 15,223,871.50	5.48%	14,657,907.57 70,015.24	5.47% (565,963.93)	A1 / A+ A+	1.55 1.43
Equity Mutual Fund									
90PARS\$00	City of Pittsburgh PARS 115 Trust	2,985,340.10	Various 0.00%	2,985,340.10 2,985,340.10	0.99 0.00%	2,946,492.69 0.00	1.10% (38,847.41)	NR / NR NR	0.00 0.00
TOTAL Equity Mutual Fund		2,985,340.10	0.00%	2,985,340.10 2,985,340.10	0.00%	2,946,492.69 0.00	1.10% (38,847.41)	NR / NR NR	0.00 0.00

Holdings Report

As of June 30, 2023

City of Pittsburg Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
Investment Pool									
90PITT\$01	City of Pittsburg Investment Pools	55,000,000.00	Various 0.00%	55,000,000.00 55,000,000.00	0.98 0.00%	54,165,567.43 0.00	20.13% (834,432.57)	NR / NR NR	0.00 0.00
TOTAL Investment Pool		55,000,000.00	0.00%	55,000,000.00	0.00%	54,165,567.43 0.00	20.13% (834,432.57)	NR / NR NR	0.00 0.00
Money Market Fund									
94975H254	Wells Fargo Money Market Fund #743	35,458.70	Various 4.66%	35,458.70 35,458.70	1.00 4.66%	35,458.70 0.00	0.01% 0.00	Aaa / AAA NR	0.00 0.00
94975H296	Wells Fargo Treasury Plus MMFD 453	340,616.19	Various 4.97%	340,616.19 340,616.19	1.00 4.97%	340,616.19 0.00	0.13% 0.00	Aaa / AAA NR	0.00 0.00
94975H296	Wells Fargo Treasury Plus MMFD 453	785,298.58	Various 4.97%	785,298.58 785,298.58	1.00 4.97%	785,298.58 0.00	0.29% 0.00	Aaa / AAA NR	0.00 0.00
94975H296	Wells Fargo Treasury Plus MMFD 453	5,636,890.71	Various 4.97%	5,636,890.71 5,636,890.71	1.00 4.97%	5,636,890.71 0.00	2.10% 0.00	Aaa / AAA NR	0.00 0.00
94975H254	Wells Fargo Money Market Fund #743	1,109,440.63	Various 4.66%	1,109,440.63 1,109,440.63	1.00 4.66%	1,109,440.63 0.00	0.41% 0.00	Aaa / AAA NR	0.00 0.00
TOTAL Money Market Fund		7,907,704.81	4.92%	7,907,704.81	4.92%	7,907,704.81 0.00	2.94% 0.00	Aaa / AAA NR	0.00 0.00
Negotiable CD									
89115BK66	Toronto Dominion Bank Yankee CD 4.020% Due 08/22/2023	1,000,000.00	08/24/2022 4.02%	999,986.98 999,998.13	99.81 5.17%	998,063.00 34,951.67	0.38% (1,935.13)	P-1 / A-1+ F-1+	0.15 0.14
96130ASC3	Westpac Banking Corp NY Yankee CD 5.380% Due 02/16/2024	2,000,000.00	02/22/2023 5.44%	1,998,772.63 1,999,213.66	99.68 5.79%	1,993,530.00 40,350.00	0.76% (5,683.66)	P-1 / A-1+ F-1	0.63 0.62
TOTAL Negotiable CD		3,000,000.00	4.97%	2,998,759.61 2,999,211.79	5.58%	2,991,593.00 75,301.67	1.14% (7,618.79)	Aaa / AAA AA+	0.47 0.46
Supranational									
459058JM6	Intl. Bank Recon & Development Note 0.250% Due 11/24/2023	925,000.00	Various 0.28%	924,231.25 924,898.33	98.02 5.31%	906,648.93 237.67	0.34% (18,249.40)	Aaa / AAA AAA	0.40 0.39
459058GQ0	Intl. Bank Recon & Development Note 2.500% Due 03/19/2024	750,000.00	01/26/2021 0.26%	802,455.00 761,992.33	97.92 5.48%	734,390.25 5,312.50	0.27% (27,602.08)	Aaa / AAA AAA	0.72 0.69

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
4581X0DZ8	Inter-American Dev Bank Note 0.500% Due 09/23/2024	895,000.00	09/15/2021 0.52%	894,337.70 894,728.07	94.22 5.42%	843,224.25 1,218.19	0.31% (51,503.82)	Aaa / AAA NR	1.24 1.19
TOTAL Supranational		2,570,000.00	0.36%	2,621,023.95 2,581,618.73	5.40%	2,484,263.43 6,768.36	0.93% (97,355.30)	Aaa / AAA AAA	0.78 0.75
US Treasury									
912797GJ0	US Treasury Bill 4.995% Due 08/29/2023	2,000,000.00	05/10/2023 5.14%	1,969,475.00 1,983,627.50	99.18 5.14%	1,983,627.50 0.00	0.74% 0.00	P-1 / A-1+ F-1+	0.16 0.16
912797GR2	US Treasury Bill 5.010% Due 09/05/2023	2,000,000.00	05/09/2023 5.16%	1,967,156.67 1,981,630.00	99.08 5.16%	1,981,630.00 0.00	0.74% 0.00	P-1 / A-1+ F-1+	0.18 0.18
912828T26	US Treasury Note 1.375% Due 09/30/2023	1,000,000.00	09/27/2022 4.31%	971,445.31 992,919.68	99.05 5.18%	990,510.00 3,456.28	0.37% (2,409.68)	Aaa / AA+ AAA	0.25 0.25
912797HA8	US Treasury Bill 5.185% Due 10/10/2023	1,100,000.00	06/13/2023 5.35%	1,081,305.19 1,083,998.51	98.55 5.35%	1,083,998.51 0.00	0.40% 0.00	P-1 / A-1+ F-1+	0.28 0.27
912797FA0	US Treasury Bill 4.970% Due 10/12/2023	2,000,000.00	05/09/2023 5.15%	1,957,202.78 1,971,560.56	98.58 5.15%	1,971,560.56 0.00	0.73% 0.00	P-1 / A-1+ F-1+	0.28 0.28
912797FC6	US Treasury Bill 4.800% Due 10/26/2023	1,175,000.00	04/26/2023 4.99%	1,146,486.67 1,156,670.00	98.44 4.99%	1,156,670.00 0.00	0.43% 0.00	P-1 / A-1+ F-1+	0.32 0.32
912828T91	US Treasury Note 1.625% Due 10/31/2023	700,000.00	09/25/2019 1.60%	700,628.91 700,051.29	98.82 5.20%	691,742.10 1,916.44	0.26% (8,309.19)	Aaa / AA+ AAA	0.34 0.33
912797FJ1	US Treasury Bill 4.940% Due 11/09/2023	2,000,000.00	05/09/2023 5.14%	1,950,051.11 1,964,047.78	98.20 5.14%	1,964,047.78 0.00	0.73% 0.00	P-1 / A-1+ F-1+	0.36 0.35
912797FK8	US Treasury Bill 5.010% Due 11/16/2023	2,200,000.00	05/16/2023 5.21%	2,144,277.67 2,157,749.00	98.08 5.21%	2,157,749.00 0.00	0.80% 0.00	P-1 / A-1+ F-1+	0.38 0.37
91282CBA8	US Treasury Note 0.125% Due 12/15/2023	1,000,000.00	01/08/2021 0.22%	997,148.44 999,554.11	97.73 5.20%	977,266.00 54.64	0.36% (22,288.11)	Aaa / AA+ AAA	0.46 0.45
91282CBA8	US Treasury Note 0.125% Due 12/15/2023	2,000,000.00	05/26/2023 5.36%	1,944,843.75 1,953,479.32	97.73 5.20%	1,954,532.00 109.29	0.73% 1,052.68	Aaa / AA+ AAA	0.46 0.45
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	1,000,000.00	04/14/2021 0.36%	1,000,351.56 1,000,092.70	96.14 5.42%	961,367.00 788.93	0.36% (38,725.70)	Aaa / AA+ AAA	0.79 0.77
91282CCC3	US Treasury Note 0.250% Due 05/15/2024	650,000.00	05/12/2021 0.36%	647,968.75 649,407.71	95.62 5.44%	621,537.15 207.54	0.23% (27,870.56)	Aaa / AA+ AAA	0.88 0.85
91282CCG4	US Treasury Note 0.250% Due 06/15/2024	1,000,000.00	06/28/2021 0.46%	993,750.00 997,978.28	95.21 5.44%	952,148.00 109.29	0.35% (45,830.28)	Aaa / AA+ AAA	0.96 0.93
91282CCL3	US Treasury Note 0.375% Due 07/15/2024	1,000,000.00	08/05/2021 0.37%	1,000,273.44 1,000,096.75	94.97 5.40%	949,727.00 1,729.97	0.35% (50,369.75)	Aaa / AA+ AAA	1.04 1.01

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

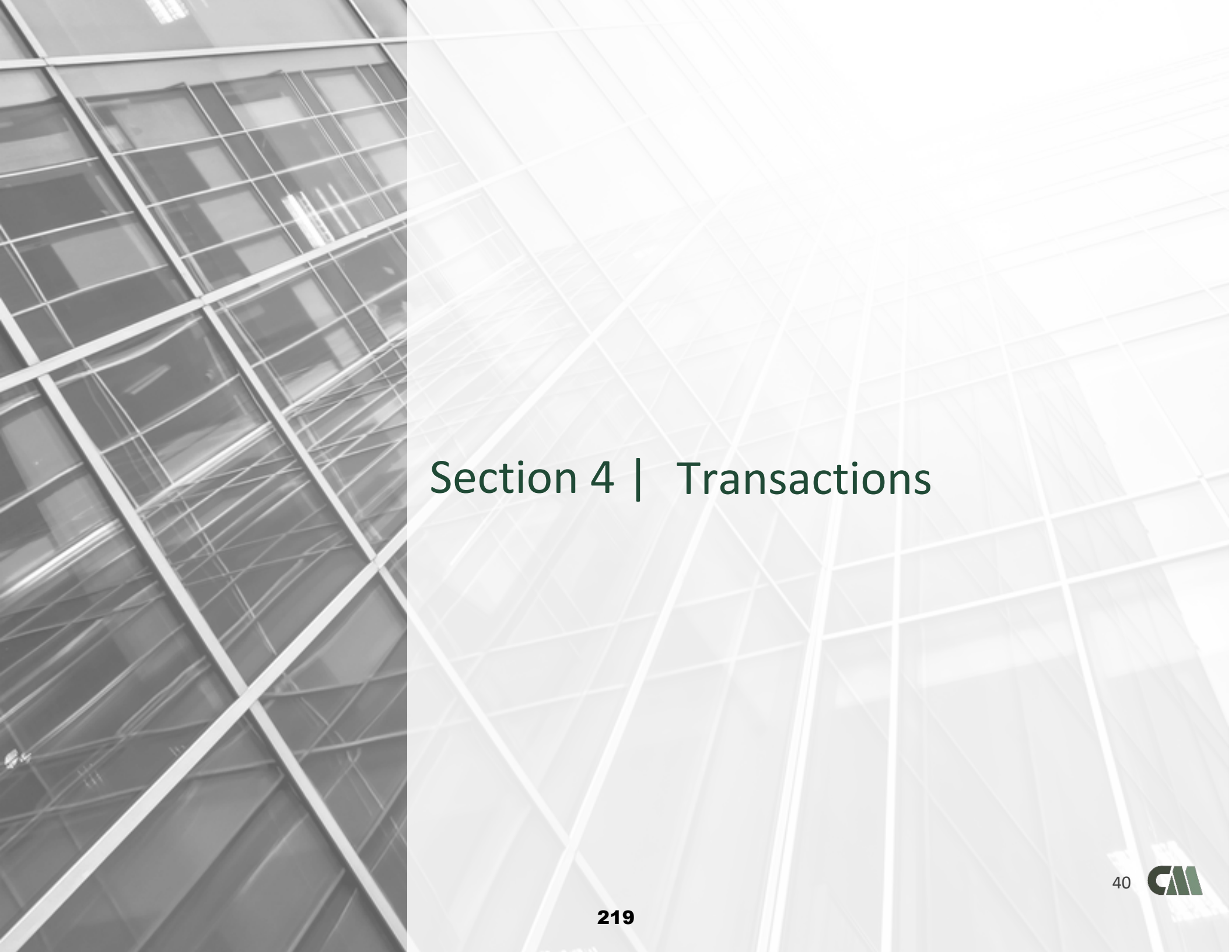
CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91282CCT6	US Treasury Note 0.375% Due 08/15/2024	1,000,000.00	09/10/2021 0.42%	998,632.81 999,473.37	94.61 5.37%	946,094.00 1,408.84	0.35% (53,379.37)	Aaa / AA+ AAA	1.13 1.09
91282CDB4	US Treasury Note 0.625% Due 10/15/2024	1,000,000.00	12/02/2021 0.86%	993,281.25 996,971.11	94.21 5.32%	942,148.00 1,314.89	0.35% (54,823.11)	Aaa / AA+ AAA	1.30 1.25
91282CDH1	US Treasury Note 0.750% Due 11/15/2024	1,000,000.00	11/10/2021 0.80%	998,554.69 999,336.69	94.05 5.29%	940,547.00 957.88	0.35% (58,789.69)	Aaa / AA+ AAA	1.38 1.33
91282CDN8	US Treasury Note 1.000% Due 12/15/2024	1,100,000.00	12/29/2021 0.99%	1,100,472.66 1,100,233.05	94.11 5.24%	1,035,246.30 480.87	0.38% (64,986.75)	Aaa / AA+ AAA	1.46 1.41
912828ZC7	US Treasury Note 1.125% Due 02/28/2025	1,000,000.00	02/03/2022 1.42%	991,054.69 995,143.97	93.73 5.09%	937,305.00 3,760.19	0.35% (57,838.97)	Aaa / AA+ AAA	1.67 1.61
912828ZF0	US Treasury Note 0.500% Due 03/31/2025	750,000.00	03/03/2021 0.54%	748,886.72 749,521.92	92.50 5.03%	693,750.00 942.62	0.26% (55,771.92)	Aaa / AA+ AAA	1.75 1.70
912828ZL7	US Treasury Note 0.375% Due 04/30/2025	500,000.00	01/13/2021 0.39%	499,609.38 499,833.23	92.01 4.99%	460,039.00 315.90	0.17% (39,794.23)	Aaa / AA+ AAA	1.84 1.78
912828ZT0	US Treasury Note 0.250% Due 05/31/2025	1,250,000.00	10/06/2021 0.72%	1,228,759.77 1,238,837.72	91.51 4.94%	1,143,896.25 264.69	0.43% (94,941.47)	Aaa / AA+ AAA	1.92 1.87
9128285C0	US Treasury Note 3.000% Due 09/30/2025	750,000.00	04/29/2022 2.90%	752,314.45 751,525.64	96.25 4.78%	721,845.75 5,655.74	0.27% (29,679.89)	Aaa / AA+ AAA	2.25 2.13
9128285J5	US Treasury Note 3.000% Due 10/31/2025	1,000,000.00	06/02/2022 2.87%	1,004,023.44 1,002,754.41	96.18 4.75%	961,797.00 5,054.35	0.36% (40,957.41)	Aaa / AA+ AAA	2.34 2.21
912828M56	US Treasury Note 2.250% Due 11/15/2025	1,000,000.00	08/25/2022 3.37%	966,093.75 974,995.22	94.48 4.74%	944,766.00 2,873.64	0.35% (30,229.22)	Aaa / AA+ AAA	2.38 2.26
9128285T3	US Treasury Note 2.625% Due 12/31/2025	1,000,000.00	08/25/2022 3.34%	977,421.88 983,126.41	95.24 4.67%	952,383.00 71.33	0.35% (30,743.41)	Aaa / AA+ AAA	2.51 2.38
9128286L9	US Treasury Note 2.250% Due 03/31/2026	1,000,000.00	08/29/2022 3.40%	961,640.63 970,578.45	94.10 4.56%	940,977.00 5,655.74	0.35% (29,601.45)	Aaa / AA+ AAA	2.75 2.61
912828U24	US Treasury Note 2.000% Due 11/15/2026	1,500,000.00	05/09/2023 3.65%	1,418,964.84 1,422,244.08	92.50 4.42%	1,387,441.50 3,831.52	0.52% (34,802.58)	Aaa / AA+ AAA	3.38 3.20
912828V98	US Treasury Note 2.250% Due 02/15/2027	1,000,000.00	11/29/2022 4.06%	930,585.94 940,199.20	92.99 4.36%	929,883.00 8,453.04	0.35% (10,316.20)	Aaa / AA+ AAA	3.63 3.39
91282CEF4	US Treasury Note 2.500% Due 03/31/2027	1,100,000.00	11/03/2022 4.47%	1,014,148.44 1,026,908.72	93.71 4.33%	1,030,862.80 6,912.57	0.39% 3,954.08	Aaa / AA+ AAA	3.75 3.50
91282CEW7	US Treasury Note 3.250% Due 06/30/2027	1,250,000.00	11/03/2022 4.44%	1,187,792.97 1,196,543.69	96.17 4.30%	1,202,148.75 110.39	0.45% 5,605.06	Aaa / AA+ AAA	4.00 3.70
91282CFH9	US Treasury Note 3.125% Due 08/31/2027	800,000.00	01/30/2023 3.72%	779,968.75 781,765.81	95.64 4.28%	765,093.60 8,355.98	0.29% (16,672.21)	Aaa / AA+ AAA	4.17 3.81

Holdings Report

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
9128283F5	US Treasury Note 2.250% Due 11/15/2027	1,500,000.00	05/16/2023 3.59%	1,417,031.25 1,419,303.67	92.11 4.25%	1,381,582.50 4,310.46	0.52% (37,721.17)	Aaa / AA+ AAA	4.38 4.08
TOTAL US Treasury		40,325,000.00	3.25%	39,441,603.56 39,642,159.55	4.99%	38,715,919.05 69,103.02	14.42% (926,240.50)	Aaa / AAA AAA	1.46 1.39
TOTAL PORTFOLIO		272,738,126.42	1.13%	271,624,910.81 271,774,980.02	1.95%	268,702,020.53 323,124.34	100.00% (3,072,959.49)	Aa1 / AA+ AAA	0.53 0.47
TOTAL MARKET VALUE PLUS ACCRUALS						269,025,144.87			



Section 4 | Transactions

Transaction Ledger

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

March 31, 2023 through June 30, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	04/25/2023	3130ATS57	1,000,000.00	FHLB Note 4.5% Due: 03/10/2028	103.272	3.76%	1,032,720.00	5,625.00	1,038,345.00	0.00
Purchase	04/27/2023	912797FC6	1,175,000.00	US Treasury Bill 4.8% Due: 10/26/2023	97.573	4.99%	1,146,486.67	0.00	1,146,486.67	0.00
Purchase	05/02/2023	912797FQ5	325,000.00	US Treasury Bill 4.94% Due: 06/27/2023	99.232	5.05%	322,502.56	0.00	322,502.56	0.00
Purchase	05/02/2023	912797FQ5	760,000.00	US Treasury Bill 4.94% Due: 06/27/2023	99.232	5.05%	754,159.82	0.00	754,159.82	0.00
Purchase	05/10/2023	3133EPHH1	1,500,000.00	FFCB Note 4% Due: 04/28/2026	100.273	3.90%	1,504,095.00	2,000.00	1,506,095.00	0.00
Purchase	05/10/2023	912797FA0	2,000,000.00	US Treasury Bill 4.97% Due: 10/12/2023	97.860	5.15%	1,957,202.78	0.00	1,957,202.78	0.00
Purchase	05/10/2023	912797GR2	2,000,000.00	US Treasury Bill 5.01% Due: 09/05/2023	98.358	5.16%	1,967,156.67	0.00	1,967,156.67	0.00
Purchase	05/10/2023	912828U24	1,500,000.00	US Treasury Note 2% Due: 11/15/2026	94.598	3.65%	1,418,964.84	14,585.64	1,433,550.48	0.00
Purchase	05/11/2023	912797FJ1	2,000,000.00	US Treasury Bill 4.94% Due: 11/09/2023	97.503	5.14%	1,950,051.11	0.00	1,950,051.11	0.00
Purchase	05/11/2023	912797GJ0	2,000,000.00	US Treasury Bill 4.995% Due: 08/29/2023	98.474	5.14%	1,969,475.00	0.00	1,969,475.00	0.00
Purchase	05/12/2023	438516BL9	750,000.00	Honeywell Intl Callable Note 08/01/2026 2.5% Due: 11/01/2026	95.313	3.96%	714,847.50	572.92	715,420.42	0.00
Purchase	05/12/2023	57629WDK3	750,000.00	Mass Mutual Global funding Note 4.15% Due: 08/26/2025	98.718	4.74%	740,385.00	6,570.83	746,955.83	0.00
Purchase	05/15/2023	161571HS6	1,000,000.00	Chase Issuance Trust 22-A1 A 3.97% Due: 09/15/2027	99.395	4.28%	993,945.31	0.00	993,945.31	0.00
Purchase	05/15/2023	3137F2LJ3	1,000,000.00	FHLMC K066 A2 3.117% Due: 06/25/2027	96.922	3.97%	969,218.75	1,212.17	970,430.92	0.00
Purchase	05/15/2023	3137FAWS3	1,000,000.00	FHLMC K067 A2 3.194% Due: 07/25/2027	97.156	3.95%	971,562.50	1,242.11	972,804.61	0.00
Purchase	05/16/2023	3130ATUS4	1,000,000.00	FHLB Note 4.25% Due: 12/10/2027	102.462	3.66%	1,024,620.00	22,666.67	1,047,286.67	0.00

Transaction Ledger

As of June 30, 2023

City of Pittsburgh Total Consolidated - Account #10638

March 31, 2023 through June 30, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Purchase	05/17/2023	3133EPJX4	1,000,000.00	FFCB Note 3.625% Due: 02/17/2026	99.325	3.89%	993,250.00	0.00	993,250.00	0.00
Purchase	05/17/2023	9128283F5	1,500,000.00	US Treasury Note 2.25% Due: 11/15/2027	94.469	3.59%	1,417,031.25	183.42	1,417,214.67	0.00
Purchase	05/18/2023	912797FK8	2,200,000.00	US Treasury Bill 5.01% Due: 11/16/2023	97.467	5.21%	2,144,277.67	0.00	2,144,277.67	0.00
Purchase	05/30/2023	3137FETN0	965,000.00	FHLMC K073 A2 3.35% Due: 01/25/2028	96.109	4.34%	927,455.47	2,604.16	930,059.63	0.00
Purchase	05/31/2023	91282CBA8	2,000,000.00	US Treasury Note 0.125% Due: 12/15/2023	97.242	5.36%	1,944,843.75	1,146.98	1,945,990.73	0.00
Purchase	06/14/2023	3137FBU79	750,000.00	FHLMC K069 A2 3.187% Due: 09/25/2027	95.320	4.98%	714,902.34	863.15	715,765.49	0.00
Purchase	06/14/2023	912797HA8	1,100,000.00	US Treasury Bill 5.185% Due: 10/10/2023	98.300	5.35%	1,081,305.19	0.00	1,081,305.19	0.00
Purchase	06/15/2023	3130AWER7	1,000,000.00	FHLB Note 4.625% Due: 06/06/2025	99.783	4.74%	997,830.00	385.42	998,215.42	0.00
Subtotal			30,275,000.00				29,658,289.18	59,658.47	29,717,947.65	0.00
Security Contribution	06/30/2023	90PARS\$00	369,718.07	City of Pittsburgh PARS 115 Trust	1.000		369,718.07	0.00	369,718.07	0.00
Subtotal			369,718.07				369,718.07	0.00	369,718.07	0.00
TOTAL ACQUISITIONS			30,644,718.07				30,028,007.25	59,658.47	30,087,665.72	0.00
DISPOSITIONS										
Maturity	04/20/2023	3137EAEQ8	1,000,000.00	FHLMC Note 0.375% Due: 04/20/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Maturity	04/20/2023	3137EAEQ8	1,000,000.00	FHLMC Note 0.375% Due: 04/20/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Maturity	05/05/2023	3137EAER6	975,000.00	FHLMC Note 0.375% Due: 05/05/2023	100.000		975,000.00	0.00	975,000.00	0.00

Transaction Ledger

As of June 30, 2023

City of Pittsburg Total Consolidated - Account #10638

March 31, 2023 through June 30, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	05/22/2023	3135G04Q3	1,470,000.00	FNMA Note 0.25% Due: 05/22/2023	100.000		1,470,000.00	0.00	1,470,000.00	0.00
Maturity	05/31/2023	912828R69	2,000,000.00	US Treasury Note 1.625% Due: 05/31/2023	100.000		2,000,000.00	0.00	2,000,000.00	0.00
Maturity	06/09/2023	3133834G3	1,000,000.00	FHLB Note 2.125% Due: 06/09/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Maturity	06/14/2023	313384GW3	1,000,000.00	FHLB Discount Note 3.25% Due: 06/14/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Maturity	06/27/2023	912797FQ5	325,000.00	US Treasury Bill 4.94% Due: 06/27/2023	100.000		325,000.00	0.00	325,000.00	0.00
Maturity	06/27/2023	912797FQ5	760,000.00	US Treasury Bill 4.94% Due: 06/27/2023	100.000		760,000.00	0.00	760,000.00	0.00
Maturity	06/29/2023	912796ZR3	2,400,000.00	US Treasury Bill 4.66% Due: 06/29/2023	100.000		2,400,000.00	0.00	2,400,000.00	0.00
Subtotal			11,930,000.00				11,930,000.00	0.00	11,930,000.00	0.00
Security Withdrawal	06/30/2023	90PITT\$01	19,675,475.84	City of Pittsburg Investment Pools	1.000		19,675,475.84	0.00	19,675,475.84	0.00
Subtotal			19,675,475.84				19,675,475.84	0.00	19,675,475.84	0.00
TOTAL DISPOSITIONS			31,605,475.84				31,605,475.84	0.00	31,605,475.84	0.00

Important Disclosures

As of June 30, 2023

2023 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Source ICE Data Indices, LLC ("ICE"), used with permission. ICE permits use of the ICE indices and related data on an "as is" basis; ICE, its affiliates and their respective third party suppliers disclaim any and all warranties and representations, express and/or implied, including any warranties of merchantability or fitness for a particular purpose or use, including the indices, index data and any data included in, related to, or derived therefrom. Neither ICE data, its affiliates or their respective third party providers guarantee the quality, adequacy, accuracy, timeliness or completeness of the indices or the index data or any component thereof, and the indices and index data and all components thereof are provided on an "as is" basis and licensee's use it at licensee's own risk. ICE data, its affiliates and their respective third party do not sponsor, endorse, or recommend chandler asset management, or any of its products or services.

This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

ICE BofA 1-3 Yr US Treasury & Agency Index

The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of \$1 billion for sovereigns and \$250 million for agencies.



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing Execution of the First Amendment to the Consultant Services Agreement with Gates+Associates for Project 3080-Premier Fields

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

Premier Fields Project (the “Project”) is for the construction of three multi-purpose fields south of West Leland Road and east of John Henry Johnson Parkway on City property. This resolution will authorize an amendment to the Consulting Services Agreement with Gates + Associates.

FISCAL IMPACT

The Amendment for additional services is in the amount of \$28,880. The original design services contract in the amount of \$615,100 was awarded on July 18, 2022. The total agreement amount, including Amendment One, will be \$643,380.

RECOMMENDATION

City Council adopt the attached resolution approving the First Amendment to Consulting Services Agreement with Gates + Associates in the amount of \$28,380 needed to complete the design of the project and authorizing the City Manager to execute the amendment.

BACKGROUND

The Project is planned to develop a portion of land owned by the City of Pittsburg and will encompass approximately 18 acres of land. This project will return public property to active recreational use and alleviate overcrowding on the City’s other sports facilities.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

On July 18, 2022, Gates + Associates was awarded the contract for design of the Project in the amount of \$615,000.

After progressing the design to 90% level, additional services were deemed necessary which requires the consultant team to modify the plans, to better fit the City's needs. Staff has negotiated a fair scope and fee with the consultant team.

ATTACHMENTS: Resolution
 Amendment to Consultant Agreement

Report Prepared By: Bruce Zaeni, Acting Senior Civil Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the City Manager to Execute)
First Amendment to Consulting Services)
Agreement for Design of Project 3080)
Premier Fields)

RESOLUTION NO. 23-

WHEREAS, Project 3080, Premier Fields (the "Project"), is for the construction of three multi-purpose sports fields, including parking, lighting, and restroom located south of West Leland Road and east of John Henry Johnson Parkway on City property; and

WHEREAS, on June 18, 2022 Resolution No. 22-14132 awarded Gates + Associates an agreement in the amount not to exceed \$615,000 for design services of the Project; and

WHEREAS, this resolution will authorize an amendment in the amount of \$28,880 to the Consulting Services Agreement with Gates + Associates for additional design services; and

WHEREAS, the funding for this Amendment is being allocated from the existing project budget.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby authorizes the City Manager to execute the First Amendment to the Consulting Services Agreement with Gates + Associates.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**FIRST AMENDMENT TO
CONSULTING SERVICES AGREEMENT BETWEEN
CITY OF PITTSBURG AND
GATES + ASSOCIATES
Project 3080 Pittsburgh Premier Fields**

This First Amendment to the Principal Agreement made and entered into on July 9, 2022, hereafter referred to as Agreement, between Gates + Associates, a California corporation, therein referred to as Consultant, and the City of Pittsburgh, a municipal corporation, therein referred to as City, is made and entered into on this 10th day of August, 2023.

WHEREAS, the parties entered into an Agreement for design; and

WHEREAS, the parties desire to add services and increase the compensation amount accordingly.

NOW, THEREFORE, Consultant and City do mutually agree as follows:

1. Compensation. Section 2 of the Agreement is hereby amended to read as follows: City hereby agrees to pay Consultant a sum not to exceed Six Hundred Forty-Three Thousand Three Hundred Eighty Dollars (\$643,380), as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant but is merely a limit of potential City expenditures under this Agreement.

2. Exhibit A Scope of Services. Exhibit A is hereby amended to include Attachment 1 of this First Amendment.

3. Exhibit B Compensation Schedule. Exhibit B is hereby amended to include Attachment 2 of this First Amendment.

4. Integration. This First Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this First Amendment. This First Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all duties, obligations and conditions required under the Agreement.

5. Inconsistencies. In the event of any conflict or inconsistency between the provisions of this First Amendment and the Agreement, the provisions of this First Amendment shall control in all respects.

6. Ambiguities. The parties have each carefully reviewed this First Amendment and have agreed to each term of this First Amendment. No ambiguity shall be presumed to be construed against either party.

7. Counterparts. This First Amendment may be executed by the parties in one or more counterparts all of which collectively shall constitute one document and agreement.

8. Authority. The person signing this First Amendment for Consultant hereby represents and warrants that he or she is fully authorized to sign this First Amendment on behalf of Consultant.

IN WITNESS WHEREOF, the parties have entered into this First Amendment on the day and year first hereinabove appearing.

CONSULTANT:

Gates + Associates, a California corporation

By: 
Casey Case, President

CITY:

CITY OF PITTSBURG, a municipal
corporation of the State of California

By: _____
Garrett Evans, City Manager

ATTEST:

By: _____
Alice E. Evenson, City Clerk

APPROVED AS TO FORM:

By: _____
Donna Mooney, City Attorney

ATTACHMENT 1
SCOPE OF SERVICES

Change Order #1

Phase I Environmental Assessment

Change Order #2

Gates – Landscape

- Provide additional coordination & meetings as required
- Coordinate design elements for parking lot modifications and stormwater treatment areas, limits of grading, and limit of work. Distribute updated Autocad site plans to team.
- Revise measure and payment, cost estimates and take offs for revised work.

Gates - Revise and Update Plans including:

- Hydroseed plan
- Layout plans
- Planting plans

RMA – Irrigation

- Revise irrigation plans and estimates for updated planting and stormwater zones.

Sandis – Civil

- Provide additional coordination and meetings as required
- Develop revised CAD base file for stormwater zone
- Modify parking lots to asphalt
- Redesign stormwater treatment system, calculations and associated utilities
- Update earthwork calculations
- Revise measure and payment, cost estimates and take offs for work

Sandis - Revise and Update Plans including:

- Notes and Legends
- Erosion control plans
- Rough grading and fine grading plans
- Horizontal control plans
- Utility plans
- Stormwater management plans
- Striping plans
- Civil construction details

ATTACHMENT 2
COMPENSATION SCHEDULE

Phase I Environmental Assessment	\$ 6,500
Gates – Landscape, Revise and Update Plans	\$ 2,640
RMA – Irrigation	\$ 1,240
Sandis – Civil, Revise and Update Plans	\$18,000



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing the Purchase of Properties Fulfilling Specified Criteria

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

The City plans to purchase, rehabilitate, and transfer properties to the Housing Authority of the City of Pittsburg (Housing Authority) and the Housing Authority plans to accept properties from the City for its Housing Choice Voucher Program, also known as Section 8.

FISCAL IMPACT

The City plans to use the Permanent Local Housing Allocation (PLHA) grant funds to purchase properties. The PLHA grant funds will also be used to pay for all costs related to the purchase such as closing costs and any rehabilitation needed to make the property suitable for rental. Each purchase, which includes the purchase price, related closing costs, and rehabilitation will not exceed \$650,000.

RECOMMENDATION

City Council adopt the Resolution authorizing the purchase of properties not yet identified so long as they meet the defined criteria.

BACKGROUND

In September 2017, the California Legislature passed and the Governor signed Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a \$75 recording fee on real estate documents to increase the supply of affordable housing. The Act established the PLHA program administered by the California Department of Housing and Community Development (HCD). The PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units.

Under the PLHA, funding is provided through formula grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant program over a 5-year funding period, as well as through a competitive grant program for non-entitlement jurisdictions. In order to receive PLHA grant funds, the City is required to submit a PLHA Plan detailing the manner in which PLHA funds will be used.

On November 15, 2021, the City Council, through a public hearing process, adopted Resolution 21-14010, authorizing the submission of the application for and acceptance of PLHA funds. The City has been granted \$317,863 for 2019 and \$493,778 for 2020, totaling \$811,461 in PLHA funds. The 2019 PLHA funds must be spent by April 30, 2024.

On April 17, 2023, the City Council adopted Resolution 23.-14276 authorizing the City Manager to purchase properties with PLHA funds and transfer the properties to the Housing Authority with the condition that the properties will be rented to Section 8 participants. During the same meeting, the Governing Board of the Housing Authority adopted Resolution 23-366 accepting properties purchased by the City with PLHA funds with the condition that the properties will be rented to Section 8 participants and restrict the properties as affordable housing for 55 years.

SUBCOMMITTEE FINDINGS

This item was discussed in the Government Performance Ad-Hoc Subcommittee on July 28, 2023.

STAFF ANALYSIS

Because the 2019 PLHA funds must be spent by April 30, 2024, staff met with HCD staff on March 10, 2023 to receive guidance on a proposed program where the City would purchase properties using the PLHA grant funds and transfer the properties to the Housing Authority to be leased to Section 8 participants.

Typically, the process in which properties are purchased consists of consideration of the item in a City Council closed session meeting where price and terms would be discussed. Once authorization is given, staff would make a purchase offer and conduct a site visit to inspect the condition of the property and determine the extent of the rehabilitation needed to make the property suitable for rental. Because of scheduling, this process could take as much as four weeks. Due to the competitive real estate market, four weeks could result in lost opportunities because the seller will likely have accepted an offer already.

Staff is proposing the purchase of properties not yet identified so long as they meet the following criteria:

- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimate purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and
- The purchase price, including closing costs and rehabilitation, will not exceed \$650,000 in total.

Once the City's offer is accepted, a purchase and sale agreement will be taken to the City Council for consideration. Upon completion of the purchase and rehabilitation of the property, the property will be transferred to the Housing Authority to own and operate. According to the HUD Real Estate Assessment Center's Income Level Report, attached as Exhibit A to this staff report, 91% of the Housing Authority, also known by HUD as CA060, participants' incomes are below \$50,000, which complies with PLHA's requirement that these funds be used to assist the population whose incomes are 60% of AMI and lower.

ATTACHMENTS: Exhibit A
 Resolution

Report Prepared By: Maria M. Aliotti, Assistant City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the Purchase of Properties)
Fulfilling Specified Criteria)

RESOLUTION NO. 23-

WHEREAS, in September 2017, the California Legislature passed and the Governor signed Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a \$75 recording fee on real estate documents to provide a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units; and

WHEREAS, the Act established the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development; and

WHEREAS, on November 15, 2021, the City Council adopted Resolution 21-14010, authorizing the submission of the application for and acceptance of PLHA grant funds; and

WHEREAS, the City has been granted \$317,863 for 2019 and \$493,778 for 2020, totaling \$811,461 in PLHA grant funds. The 2019 PLHA funds must be spent by April 30, 2024; and

WHEREAS, on April 17, 2023, the City Council adopted Resolution 23.-14276 authorizing the City Manager to purchase properties with PLHA funds and transfer the properties to the Housing Authority of the City of Pittsburg (Housing Authority) with the condition that the properties will be rented to Section 8 participants. During the same meeting, the Governing Board of the Housing Authority adopted Resolution 23-366 accepting properties purchased by the City with PLHA funds with the condition that the properties will be rented to Section 8 participants and restrict the properties as affordable housing for 55 years; and

WHEREAS, due to the time it takes for properties to be considered for purchase and the competitive real estate market, authorization to purchase properties is being requested.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager to purchase properties so long as they meet the following defined criteria:

- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimate purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and

- The purchase price, including closing costs and rehabilitation, will not exceed \$650,000 in total.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 21st day of August 2023 by the following votes:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Exhibit A

INCOME REPORT														
As of February 28 2023														
Program Type		Public Housing		Effective Start Date: March 01 2022										
Level of Information		Public Housing Agency within		Effective End Date: June 30 2023										
FAMILIES REPORTED														
Distribution by Income														
Public Housing Agency	Number of Families Reported(#)	Average Annual Income(\$)	\$0(%)	\$1-5000(%)	\$5000-10000(%)	\$10000-15000(%)	\$15000-20000(%)	\$20000-25000(%)	\$25000-30000(%)	\$30000-35000(%)	\$35000-40000(%)	\$40000-45000(%)	\$45000-50000(%)	Above \$50000(%)
CA	261544	20027	3	5	6	39	11	12	6	5	4	3	2	5
CA060	987	24092	5	2	6	32	9	11	7	5	5	5	4	10



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Candace Hatch, Administrative Coordinator

SUBJECT: Adoption of a City Council Resolution Authorizing the Execution of Second Amendment to Consulting Agreement with 4LEAF, Inc. for Building Inspector and Chief Building Official Services.

MEETING DATE: August 21, 2023

EXECUTIVE SUMMARY

The proposed item would authorize the execution of the Second Amendment to the Consulting Services Agreement ("Second Amendment") with 4LEAF, Inc. (4LEAF) in an amount not to exceed \$250,000. This amount would allocate an additional \$175,000 to the existing contract amount of \$75,000 for building inspector and chief building official services, as well as extend the contract term.

FISCAL IMPACT

The costs associated with this contract would be covered by salary savings within the Building Division budget due to unfilled positions in the current year and the upcoming fiscal year.

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution authorizing the City Manager to execute the Second Amendment to the Consulting Services Agreement with 4LEAF, Inc. for building inspector and chief building official services.

BACKGROUND

Building Division permitting and inspections have increased significantly since the launch of the Accela online permitting platform in February 2022, necessitating the need for additional building inspection services. Additionally, the City's current Chief Building Official of record since 2018, Richard Abono, retired effective June 30, 2023; as such, the City has sought the assistance of a certified Chief Building Official.

In August 2022, the City executed a contract with 4LEAF in an amount of \$50,000 for building inspection and chief building official services. On February 8, 2023, the City and 4LEAF executed the First Amendment to the Consulting Services Agreement (“First Amendment”) to increase the contract amount to \$75,000.

SUBCOMMITTEE FINDINGS

The item was not presented to a subcommittee.

STAFF ANALYSIS

Staff recommends the City continue to utilize 4LEAF to continue building inspector and chief building official services. 4LEAF was chosen due to their extensive resources and expertise in building inspection, chief building official, and building code enforcement services. 4LEAF also maintains a staff of numerous certified chief building officials and building inspectors to ensure someone is always available to staff. The term of this agreement would also be extended through Fiscal Year 2024.

The contract would be paid using salary savings within the Building Division budget due to unfilled positions. However, it should be noted that the contract inspector and chief building official may complete “in house” plan checks, reducing the amount spent on outside plan check services and increasing plan check revenues.

ATTACHMENTS:

1. Resolution
2. Second Amendment
3. Consulting Services Agreement and First Amendment

Report Prepared By: Candace Hatch, Administrative Coordinator

EXHIBIT A

Duties to be performed by Consultant for the City's Building Division.

SCOPE OF DUTIES:

At the request of, and as directed by the City's Permanent Chief Building Official, Richard Abono, Consultant shall provide on-call building inspection services as well as on-call Chief Building Official services. Building inspection services shall be provided on an as-needed basis as determined by the Permanent Chief Building Official or their designee. Chief Building Official services shall be provided on an as-needed basis as determined by the Permanent Chief Building Official or their designee. City will provide a vehicle for Building Inspection services.

COMPENSATION SCHEDULE:

City shall be billed hourly at the following rates:

Schedule of Hourly Rates	
Description	Hourly Rate
Chief Building Official	\$170
Combination Building Inspector	\$135
Residential Building Inspector	\$105

REIMBURABLE EXPENSES:

Reimbursable expenses shall be approved by the Director of Community and Economic Development on a case-by-case basis, and shall not exceed 10 percent of the entire contract amount.

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter Of:

Authorizing the Execution of a Second)
Contract Amendment for a Consultant)
Service Agreement with 4LEAF, Inc.)
for Building Inspector and)
Chief Building Official Services)

RESOLUTION NO. 23-

WHEREAS, Building Division permitting and inspections have increased significantly since the launch of the Accela online permitting platform in February 2022; and

WHEREAS, the City of Pittsburg has a need for a building inspector and chief building official services to assist with inspections and to ensure compliance with the California Building Code, California Fire Code, and other model codes adopted; and

WHEREAS, the City's Chief Building Official of record retired, effective June 30, 2023, and as such, the City has sought the assistance of a certified Chief Building Official; and

WHEREAS, on August 15, 2022, the City executed a contract with 4LEAF, Inc. in an amount of \$50,000 for building inspection and chief building official services; and

WHEREAS, on February 8, 2023, the City and 4LEAF, Inc. executed the First Amendment to the Consulting Services Agreement ("First Amendment") to increase the contract amount to \$75,000; and

WHEREAS, the City and 4LEAF, Inc. mutually wish to increase the amount of the Consulting Services Agreement to \$250,000 and extend the term of Consulting Services Agreement through Fiscal Year 2024.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby authorizes the City Manager to execute the Second Amendment to the Consulting Services Agreement between the City of Pittsburg and 4LEAF, Inc.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 21st day of August 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**SECOND AMENDMENT TO
CONSULTING SERVICES AGREEMENT BETWEEN
CITY OF PITTSBURG
AND 4 LEAF, INC.**

This Second Amendment to the Principal Agreement made and entered into on August 15, 2022, hereafter referred to as Agreement, between 4LEAF, Inc., a California Corporation, therein referred to as Consultant, and the City of Pittsburgh, a municipal corporation, therein referred to as City, is made and entered into on this 21st day of August, 2023.

WHEREAS, the parties entered into an Agreement for building inspector and chief building official services; and

WHEREAS, the parties desire to extend the duration of an Agreement for on call building inspector and chief building official services and increase the compensation amount accordingly.

NOW, THEREFORE, Consultant and City do mutually agree as follows:

1. Term. Section 1.1 of the Agreement is hereby amended to read as follows: The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2024 or the date the Consultant completes the services specified in Exhibit A, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein.

2. Compensation. Section 2 of the Agreement is hereby amended to read as follows: City shall compensate 4LEAF, Inc. for the performance of Services at the rates shown on Exhibit B. City hereby agrees to pay Consultant a sum not to exceed two hundred fifty thousand dollars (\$250,000), as set forth in Exhibit A, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under the Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant, but is merely a limit of potential City expenditures under this Agreement.

3. Integration. This Second Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this Second Amendment. Second Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all duties, obligations and conditions required under the Agreement.

4. Inconsistencies. In the event of any conflict or inconsistency between the provisions of this Second Amendment and the Agreement, the provisions of this Second Amendment shall control in all respects.

5. Ambiguities. The parties have each carefully reviewed this Second Amendment and have agreed to each term of this Second Amendment. No ambiguity shall be presumed to be construed against either party.

6. Counterparts. This Second Amendment may be executed by the parties in one or more counterparts all of which collectively shall constitute one document and agreement.

7. Authority. The person signing this Second Amendment for Consultant hereby represents and warrants that he or she is fully authorized to sign this Second Amendment on behalf of Consultant.

The remainder of this page left intentionally blank.

IN WITNESS WHEREOF, the parties have entered into this Second Amendment on the day and year first hereinabove appearing.

CONSULTANT:

4LEAF, Inc., a California Corporation

By: _____

Kevin Duggan, President

CITY:

CITY OF PITTSBURG, a municipal corporation of the State of California

By: _____

Garrett Evens, City Manager

ATTEST:

By: _____

Alice Evenson, City Clerk

APPROVED AS TO FORM:

By: _____

Donna Mooney, City Attorney

**CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
4LEAF, INC.**

THIS Agreement ("Agreement") for on call building inspection and chief building official services is made by and between the City of Pittsburg, a California municipal corporation ("City"), and 4LEAF, Inc., a California Corporation ("Consultant") (together referred to as the "Parties") as of August 15, 2022 (the "Effective Date").

Section 1. SERVICES. Subject to the terms and conditions set forth in this Agreement, Consultant shall provide to City the services described in the Scope of Work attached as Exhibit A, and incorporated herein, at the time and place and in the manner specified therein.

- 1.1 Term of Services.** The term of this Agreement shall begin on the Effective Date and shall end on June 30, 2023 or the date the total compensation set forth in Section 2 of this Agreement is fully expended, whichever occurs first, unless the term of the Agreement is otherwise terminated or extended, as referenced herein.
- 1.2 Standard of Performance.** Consultant shall perform all services required pursuant to this Agreement according to the standards observed by a competent practitioner of the profession in which Consultant is engaged.
- 1.3 Assignment of Personnel.** Consultant shall assign only competent personnel to perform services pursuant to this Agreement. In the event that City, in its sole discretion, at any time during the term of this Agreement, requests in writing the reassignment of any such persons to ensure Consultant performs services in accordance with the Standard of Performance, Consultant shall, immediately upon receiving City's request, reassign such persons.
- 1.4 Time.** Consultant shall devote such time to the performance of services pursuant to this Agreement as may be reasonably necessary to meet the standard of performance provided herein above and to satisfy Consultant's obligations hereunder.

Section 2. COMPENSATION. City hereby agrees to pay Consultant a sum not to exceed Fifty Thousand Dollars (\$50,000), as set forth in Exhibit A, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant, but is merely a limit of potential City expenditures under this Agreement.

Consultant and City acknowledge and agree that compensation paid by City to

Consultant under this Agreement is based upon Consultant's estimated costs of providing the services required hereunder, including salaries and benefits of employees and subcontractors of Consultant. Consequently, the parties further agree that compensation hereunder is intended to include the costs of contributions to any pensions and/or annuities to which Consultant and its employees, agents, and subcontractors may be eligible. City therefore has no responsibility for such contributions beyond compensation required under this Agreement.

2.1 Invoices. Consultant shall submit invoices, not more often than once a month during the term of this Agreement, based on the cost for services performed and reimbursable costs incurred prior to the invoice date. Invoices shall contain the following information, unless waived by the City Manager, or his or her designee:

- Serial identifications of progress bills; i.e., Progress Bill No. 1 for the first invoice, etc.;
- The beginning and ending dates of the billing period;
- A Task Summary containing the original contract amount, the amount of prior billings, the total due this period, the balance available under the Agreement, and the percentage of completion;
- At City's option, for each work item in each task, a copy of the applicable time entries or time sheets shall be submitted showing the name of the person doing the work, the hours spent by each person, a brief description of the work, and each reimbursable expense;
- The total number of hours of work performed under the Agreement by Consultant and each employee, agent, and subcontractor of Consultant performing services hereunder;
- The Consultant's signature.

2.2 Monthly Payment. City shall make monthly payments, based on invoices received, for services satisfactorily performed, and for authorized reimbursable costs incurred. City shall pay undisputed invoices that comply with the above requirements within 30 days from the receipt of the invoice.

2.3 Final Payment. Consultant shall submit its final invoice within 60 days of completing its services. Consultant's failure to submit its final invoice within this 60-day period shall constitute Consultant's waiver of any further billings to, or payments from, City.

2.4 Reimbursable Expenses. Reimbursable expenses, if any, are specified in Exhibit A and included in the total compensation referenced in Section 2. Expenses not listed in Exhibit A are not chargeable to, or reimbursable by, City.

2.5 Payment of Taxes. Consultant is solely responsible for the payment of all federal, state and local taxes, including employment taxes, incurred under this Agreement.

2.6 Authorization to Perform Services. The Consultant is not authorized to perform any services or incur any costs whatsoever under the terms of this Agreement until receipt of a written authorization from the City Manager, or his or her designee.

Section 3. FACILITIES AND EQUIPMENT. Except as set forth herein, Consultant shall, at its sole cost and expense, provide all facilities and equipment that may be necessary to perform the services required by this Agreement

Section 4. INSURANCE REQUIREMENTS. Before beginning any services under this Agreement, Consultant, at its own cost and expense, shall procure the types and amounts of insurance specified herein and maintain that insurance throughout the term of this Agreement. The cost of such insurance shall be included in the Consultant's bid or proposal. Consultant shall be fully responsible for the acts and omissions of its subcontractors or other agents.

4.1 Workers' Compensation. Consultant shall, at its sole cost and expense, maintain Statutory Workers' Compensation Insurance and Employer's Liability Insurance for any and all persons employed directly or indirectly by Consultant in the amount required by applicable law. The requirement to maintain Statutory Workers' Compensation and Employer's Liability Insurance may be waived by the City upon written verification that Consultant is a sole proprietor and does not have any employees and will not have any employees during the term of this Agreement.

4.2 Commercial General and Automobile Liability Insurance.

4.2.1 General requirements. Consultant, at its own cost and expense, shall maintain commercial general and automobile liability insurance for the term of this Agreement in an amount not less than \$2,000,000 per occurrence and \$4,000,000 aggregate, combined single limit coverage for risks associated with the work contemplated by this Agreement.

4.2.2 Minimum scope of coverage. Commercial general coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (most recent edition) covering comprehensive General Liability on an "occurrence" basis. Automobile coverage shall be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (most recent

edition) covering any auto (Code 1), or if Consultant has no owned autos, hired (code 8) and non-owned autos (Code 9). No endorsement shall be attached limiting the coverage.

4.2.3 Additional requirements. Each of the following shall be included in the insurance coverage or added as a certified endorsement to the policy:

- a. The Commercial General and Automobile Liability Insurance shall cover on an occurrence basis.
- b. City, its officers, officials, employees, agents, and volunteers shall be covered as additional insureds for liability arising out of work or operations on behalf of the Consultant, including materials, parts, or equipment furnished in connection with such work or operations; or automobiles owned, leased, hired, or borrowed by the Consultant. Coverage can be provided in the form of an endorsement to the Consultant's insurance at least as broad as CG 20 10 11 85, or both CG 20 10 10 01 and CG 20 37 10 01.
- c. For any claims related to this Agreement or the work hereunder, the Consultant's insurance covered shall be primary insurance as respects the City, its officers, officials, employees, agents, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, agents or volunteers shall be excess of the Consultant's insurance and non-contributing.
- d. The policy shall cover inter-insured suits and include a "separation of Insureds" or "severability" clause which treats each insured separately.
- e. Consultant agrees to give at least 30 days prior written notice to City before coverage is canceled or modified as to scope or amount.

4.3 Professional Liability Insurance.

4.3.1 General requirements. Consultant, at its own cost and expense, shall maintain for the period covered by this Agreement professional liability insurance for licensed professionals performing work pursuant to this Agreement in an amount not less than \$1,000,000 per occurrence or claim covering the Consultant's errors and omissions.

4.3.2 Claims-made limitations. The following provisions shall apply if the professional liability coverage is written on a claims-made form:

- a. The retroactive date of the policy must be shown and must be before the date of the Agreement.
- b. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the Agreement or the work.
- c. If coverage is canceled or not renewed and it is not replaced with another claims-made policy form with a retroactive date that precedes the date of this Agreement, Consultant must purchase an extended period coverage for a minimum of five (5) years after completion of work under this Agreement.
- d. A copy of the claim reporting requirements must be submitted to the City for review prior to the commencement of any work under this Agreement.

4.4 All Policies Requirements.

4.4.1 Submittal Requirements. Consultant shall submit the following to City prior to beginning services:

- a. Certificate of Liability Insurance in the amounts specified in this Agreement; and
- b. Additional Insured Endorsement as required for the General Commercial and Automobile Liability Policies.

4.4.2 Acceptability of Insurers. All insurance required by this Agreement is to be placed with insurers with a Bests' rating of no less than A:VII.

4.4.3 Deductibles and Self-Insured Retentions. Insurance obtained by the Consultant shall have a self-insured retention or deductible of no more than \$100,000.

4.4.4 Wasting Policies. No policy required herein shall include a "wasting" policy limit (i.e. limit that is eroded by the cost of defense).

4.4.5 Waiver of Subrogation. Consultant hereby agrees to waive subrogation which any insurer or contractor may require from

Consultant by virtue of the payment of any loss. Consultant agrees to obtain any endorsements that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the City for all work performed by the Consultant, its employees, agents, and subcontractors.

4.4.6 Subcontractors. Consultant shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein, and Consultant shall ensure that City, its officers, officials, employees, agents, and volunteers are covered as additional insured on all coverages.

4.4.7 Excess Insurance. If Consultant maintains higher insurance limits than the minimums specified herein, City shall be entitled to coverage for the higher limits maintained by the Consultant.

4.5 Remedies. In addition to any other remedies City may have if Consultant fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, City may, at its sole option: 1) obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement; 2) order Consultant to stop work under this Agreement and withhold any payment that becomes due to Consultant hereunder until Consultant demonstrates compliance with the requirements hereof; and/or 3) terminate this Agreement.

Section 5. INDEMNIFICATION AND CONSULTANT'S RESPONSIBILITIES.

5.1 General Indemnification. To the fullest extent permitted by law, Contractor shall defend, indemnify and hold City, its officials, officers, employees, volunteers and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, omissions or willful misconduct of Contractor, its officials, officers, employees, agents, subcontractors and subcontractors arising out of or in connection with the performance of the Services, the Project or this Agreement, including without limitation the payment of all consequential damages, attorneys' fees and other related costs and

expenses. Contractor shall defend, at Contractor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against City, its directors, officials, officers, employees, agents or volunteers. Contractor shall pay and satisfy any judgment, award or decree that may be rendered against City or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Contractor shall reimburse City and its directors, officials, officers, employees, agents and/or volunteers, for any and all legal expenses and costs, including reasonable attorneys' fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by City or its directors, officials, officers, employees, agents or volunteers. Notwithstanding the foregoing, to the extent Contractor's Services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Contractor. This Section 5.1 shall survive any expiration or termination of this Agreement.

- 5.2 PERS Indemnification.** In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Section 6. STATUS OF CONSULTANT.

- 6.1 Independent Contractor.** At all times during the term of this Agreement, Consultant shall be an independent contractor and shall not be an employee of City.
- 6.2 Consultant Not an Agent.** Except as City may specify in writing, Consultant shall have no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. Consultant shall have no authority, express or implied, pursuant to this Agreement to bind City to any obligation whatsoever.

Section 7. LEGAL REQUIREMENTS.

- 7.1 **Governing Law.** The laws of the State of California shall govern this Agreement.
- 7.2 **Compliance with Applicable Laws.** Consultant and any subcontractors shall comply with all laws applicable to the performance of the work hereunder. Consultant shall also, to the extent required by the California Labor Code, pay not less than the latest prevailing wage rates as determined by the California Department of Industrial Relations.
- 7.3 **Licenses and Permits.** Consultant represents and warrants to City that Consultant and its employees, agents, and any subcontractors have, and will maintain at their sole cost and expense, all licenses, permits, qualifications, and approvals of whatsoever nature that are legally required to practice their respective professions. In addition to the foregoing, Consultant and any subcontractors shall obtain and maintain during the term of this Agreement valid business licenses from City.
- 7.4 **Nondiscrimination and Equal Opportunity.** Consultant shall not discriminate, on the basis of a person's race, religion, color, national origin, age, physical or mental handicap or disability, medical condition, genetic information, marital status, sex, sexual orientation, gender or gender identity, against any employee, applicant for employment, subcontractor, bidder for a subcontract, or participant in, recipient of, or applicant for any services or programs provided by Consultant under this Agreement. Consultant shall comply with all applicable federal, state, and local laws, policies, rules, and requirements related to equal opportunity and nondiscrimination in employment, contracting, and the provision of any services that are the subject of this Agreement, including but not limited to the satisfaction of any positive obligations required of Consultant thereby.
- 7.5 **Registration and Monitoring.** Consultant shall be currently registered with the Department of Industrial Relations and qualified to perform public work consistent with Labor Code section 1725.5, except in limited circumstances as referenced in Labor Code section 1771.1(a). Additionally, Consultant is hereby notified that this Project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.
- 7.6 **Prevailing Wage Rates.** In accordance with California Labor Code Section 1771, not less than the general prevailing rate of per diem wages for work of a similar character in the locality in which the services described in Exhibit A are to be performed, and not less than the general prevailing rate of per diem wages for holiday and overtime work as

provided in the California Labor Code must be paid to all workers engaged in performing the services described in Exhibit A. In accordance with California Labor Code Section 1773.2, the City has obtained the general prevailing wages in the locality in which the services described in Exhibit A are to be performed for each craft or type of work needed to be as published by the State of California Department of Industrial Relations, Division of Labor Statistics and Research, a copy of which is on file in the City's General Services Department and shall be made available on request. Contractor must comply with all applicable laws and regulations that apply to wages earned in performance of the services described in Exhibit A. Contractor assumes all responsibility for such payments and shall defend, indemnify and hold the City harmless from any and all claims made by any worker, governmental agency or other third party with regard thereto.

The Consultant and any subcontractors engaged in performance of the services described in Exhibit A shall comply with Labor Code Section 1775, which establishes a penalty per day for each worker engaged in the performance of the services described in Exhibit A that the Consultant or any subcontractor pays less than the specified prevailing wage.

In accordance with Labor Code Section 1776, the Consultant and each subcontractor engaged in performance of the services described in Exhibit A shall keep accurate payroll records showing the name, address, social security number, work, straight time and overtime hours worked each day and week, and the actual per diem wages paid to each journeyman, apprentice, worker, or other employee employed in performance of the services described in Exhibit A. Such records shall be in kept, maintained and made available in accordance with the requirements of Labor Code Section 1776.

Section 8. TERMINATION AND MODIFICATION.

- 8.1 Termination.** Upon ten days' prior written notice, City may cancel this Agreement at any time and without cause upon such written notification to Consultant. In the event of termination, Consultant shall be entitled to compensation for services performed to the effective date of termination; City, however, may condition payment of such compensation upon Consultant delivering to City any or all documents, photographs, computer software, video and audio tapes, and other materials provided to Consultant or prepared by or for Consultant or the City in connection with this Agreement.
- 8.2 Amendments.** The parties may amend this Agreement only by a writing signed by the parties hereto.

8.3 Assignment and Subcontracting. City and Consultant recognize and agree that this Agreement contemplates personal performance by Consultant and is based upon a determination of Consultant's unique personal competence, experience, and specialized personal knowledge. Moreover, a substantial inducement to City for entering into this Agreement was and is the professional reputation and competence of Consultant. Consultant may not assign this Agreement or any interest therein without the prior written approval of the City Manager, or his or her designee. Consultant shall not subcontract any portion of the performance contemplated and provided for herein, other than to the subcontractors noted in the proposal, without prior written approval of the City Manager, or his or her designee.

8.4 Survival. All obligations arising prior to the termination of this Agreement and all provisions of this Agreement allocating liability between City and Consultant, including but not limited to the provisions of Section 5, shall survive the termination of this Agreement.

8.5 Options upon Breach by Consultant. If Consultant materially breaches any of the terms of this Agreement, City's remedies shall include, but not be limited to, the following:

8.5.1 Immediately terminate the Agreement;

8.5.2 Retain the plans, specifications, drawings, reports, design documents, and any other work product prepared by Consultant pursuant to this Agreement;

8.5.3 Retain a different consultant to complete the work described in Exhibit A not finished by Consultant; or

8.5.4 Charge Consultant the difference between the cost to complete the work described in Exhibit A that is unfinished at the time of breach and the amount that City would have paid Consultant pursuant to Section 2 if Consultant had completed the work.

8.5.5 The remedies mentioned in this Agreement are not exclusive of any other right, power or remedy permitted by law. The City's failure or delay in exercising any remedy shall not constitute a waiver of such remedy or preclude the further exercise of City's rights.

Section 9. KEEPING AND STATUS OF RECORDS.

9.1 Records Created as Part of Consultant's Performance. All final

versions of reports, data, maps, models, charts, studies, surveys, photographs, memoranda, plans, studies, specifications, records, files, or any other documents or materials, in electronic or any other form, that Consultant prepares or obtains pursuant to this Agreement and that relate to the matters covered hereunder shall be the property of the City. Consultant hereby agrees to deliver those documents to the City upon termination of the Agreement, and the City may use, reuse or otherwise dispose of the documents without Consultant's permission. It is understood and agreed that the documents and other materials, including but not limited to those described above, prepared pursuant to this Agreement are prepared specifically for the City and are not necessarily suitable for any future or other use. City and Consultant agree that, until final approval by City, all data, plans, specifications, reports and other documents are confidential drafts and will not be released to third parties by Consultant without prior written approval of City.

- 9.2 Consultant's Books and Records.** Consultant shall maintain any and all records or documents evidencing or relating to charges for services or expenditures and disbursements charged to the City under this Agreement for a minimum of 3 years, or for any longer period required by law, from the date of final payment to the Consultant to this Agreement. All such records shall be maintained in accordance with generally accepted accounting principles and shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of the City. Pursuant to Government Code Section 8546.7, the Agreement may be subject to the examination and audit of the State Auditor for a period of 3 years after final payment under the Agreement.

Section 10 MISCELLANEOUS PROVISIONS.

- 10.1 Attorneys' Fees.** If a party to this Agreement brings any action, including an action for declaratory relief, to enforce or interpret the provision of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which that party may be entitled. The court may set such fees in the same action or in a separate action brought for that purpose.
- 10.2 Venue.** In the event that either party brings any action against the other under this Agreement, the parties agree that trial of such action shall be vested exclusively in the state courts of California in Contra Costa County or in the United States District Court for the Northern District of California.
- 10.3 Severability.** If a court of competent jurisdiction finds or rules that any provision of this Agreement is invalid, void, or unenforceable, the provisions of this Agreement not so adjudged shall remain in full force and

effect. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision of this Agreement.

- 10.4 No Implied Waiver of Breach.** The waiver of any breach of a specific provision of this Agreement does not constitute a waiver of any other breach of that term or any other term of this Agreement.
- 10.5 Successors and Assigns.** The provisions of this Agreement shall inure to the benefit of and shall apply to and bind the successors and assigns of the parties.
- 10.6 Conflict of Interest.** Consultant may serve other clients, but none whose activities within the corporate limits of City or whose business, regardless of location, would place Consultant in a "conflict of interest," as that term is defined in the Political Reform Act, codified at California Government Code Section 81000 *et seq.*

Consultant shall not employ any City official in the work performed pursuant to this Agreement. No officer or employee of City shall have any financial interest in this Agreement that would violate California Government Code Sections 1090 *et seq.*

- 10.7 Solicitation.** Consultant agrees not to solicit business at any meeting, focus group, or interview related to this Agreement, either orally or through any written materials.
- 10.8 Notices.** Any notice, demand, request, consent, or approval that either party is required to give the other pursuant to this Agreement, shall be in writing and may be given by either (i) personal service, or (ii) certified United States mail, postage prepaid, return receipt requested, Notice shall be effective upon personal delivery or delivery to the addresses specified below, as reflected on the receipt of delivery or return receipt, as applicable.

Consultant: 4LEAF Inc.
2126 Rheem Drive
Pleasanton, CA 94588
ATTN: Mike Leontiades, CBO

City: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
ATTN: Director of Community and Economic Development

10.9 Professional Seal. Where applicable in the determination of the City Manager, or his or her designee, the first page of a technical report, first page of design specifications, and each page of construction drawings shall be stamped/sealed and signed by the licensed professional responsible for the report/design preparation. The stamp/seal shall be in a block entitled "Seal and Signature of Registered Professional with report/design responsibility."

10.10 Integration. This Agreement, including the scope of work attached hereto and incorporated herein as Exhibit A represents the entire and integrated agreement between City and Consultant and supersedes all prior negotiations, representations, or agreements, either written or oral. To the extent, there are any inconsistencies between this Agreement, the Exhibit, and Consultant's proposal, the Agreement shall control. To the extent there are any inconsistencies between the Exhibit and the Consultant's Proposal, the Exhibit shall control.

Exhibit A Scope of Services and Compensation Schedule

10.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one agreement.

10.12 Construction of Agreement. Each party hereto has had an equivalent opportunity to participate in the drafting of the agreement and/or to consult with legal counsel. Therefore, the usual construction of an agreement against the drafting party shall not apply hereto.

10.13 No Third Party Beneficiaries. This Agreement is made solely for the benefit of the parties hereto, with no intent to benefit any third parties.

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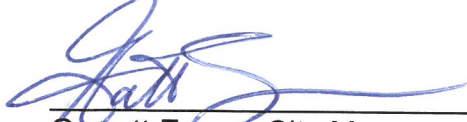
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The Parties have executed this Agreement as of the Effective Date.

CITY OF PITTSBURG



Garrett Evans, City Manager

CONSULTANT: 4LEAF, Inc.

 8/15/22

Name: Gene Barry
Title: Vice -President

Attest:



Alice Evenson, City Clerk

Approved as to Form:



Donna Mooney, City Attorney

EXHIBIT A

Duties to be performed by Consultant for the City's Building Division.

SCOPE OF DUTIES:

At the request of, and as directed by the City's Permanent Chief Building Official, Richard Abono, Consultant shall provide on-call building inspection services as well as on-call Chief Building Official services. Building inspection services shall be provided on an as-needed basis as determined by the Permanent Chief Building Official or their designee. Chief Building Official services shall be provided on an as-needed basis as determined by the Permanent Chief Building Official or their designee. City will provide a vehicle for Building Inspection services.

COMPENSATION SCHEDULE:

City shall be billed hourly at the following rates:

Schedule of Hourly Rates	
Description	Hourly Rate
Chief Building Official	\$170
Combination Building Inspector	\$135
Residential Building Inspector	\$105

REIMBURABLE EXPENSES:

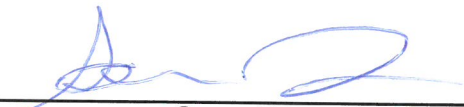
Reimbursable expenses shall be approved by the Director of Community and Economic Development on a case-by-case basis, and shall not exceed 10 percent of the entire contract amount.

CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

CONSULTANT: 4LEAF, Inc.

By: _____



Gene Barry

Title: _____

Vice President

2784987.1

**FIRST AMENDMENT TO
CONSULTING SERVICES AGREEMENT BETWEEN
THE CITY OF PITTSBURG AND
4LEAF, INC.**

This First Amendment to Agreement ("First Amendment") for consulting services is made by and between the City of Pittsburgh ("City") and 4LEAF, Inc., ("Consultant") (each separately referred to as a "Party" and together referred to as the "Parties") as of February 8, 2023 (the "Effective Date").

RECITALS

WHEREAS, on August 15, 2022, the City and Consultant entered into an Agreement for Consultant with 4LEAF, Inc., in an amount not to exceed \$50,000.00 to provide on-call building inspection services as well as on-call Chief Building Official services; and

WHEREAS, the parties seek to amend the contract to increase the contract amount by \$75,000.00 for continued on-call building inspector services as well as on-call Chief Building Official services.

NOW THEREFORE, the City and the Consultant, for the considerations hereinafter named, agree as follows:

AMENDMENTS

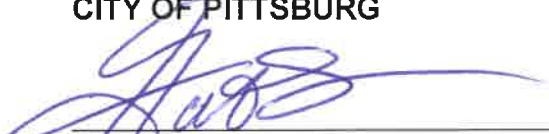
1. The recitals to this First Amendment are by this reference incorporated herein as though set out in full.
2. Section 1 of the Agreement shall remain unchanged.
3. Paragraph 1 of Section 2 of the Agreement is hereby amended to read as follows:

City hereby agrees to pay Consultant a sum not to exceed Seventy Five Thousand (\$75,000), as set forth in Exhibit A of the Agreement, incorporated herein for services to be performed and reimbursable expenses incurred under the Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant, but is merely a limited potential City expenditures under this Agreement.

4. Except as otherwise expressly amended or modified herein, the terms and conditions of the Agreement shall remain in full force and effect. Should the validity of this First Amendment be called into question in litigation or otherwise and determined to be invalidated for any reason, such determination shall in no way affect the validity of the Agreement which shall remain in full force and effect in accordance with its original terms.

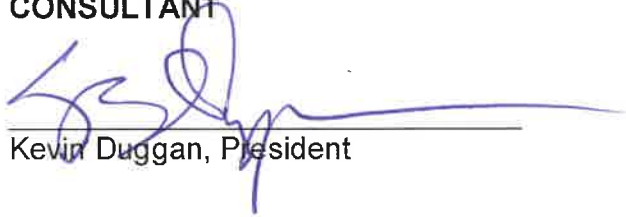
IN WITNESS WHEREOF, the parties hereto have executed the First Amendment to the Agreement effective on the day and year first identified above.

CITY OF PITTSBURG



Garrett Evans, City Manager

CONSULTANT



Kevin Duggan, President

Attest:



Alice E. Evenson, City Clerk

Approved as to Form:



Donna Mooney, City Attorney