

A G E N D A

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Quarterly Meeting
Tuesday, July 21, 2015
5:30 p.m.

Closed session immediately following

Housing Authority of the County of Merced
Administration Building
405 "U" Street
Board Room – Building B (Second Floor)
Merced, CA 95341
(209) 386-4139

Rachel Torres, Chairperson
Jose Delgadillo, Vice-Chair
Lyle Davis
Evelyne Dorsey
Rick Osorio
Margaret Pia
Jose Resendez

All persons requesting disability related modifications or accommodations may contact the Housing Authority of the County of Merced at (209) 386-4139, 72 hours prior to the public meeting.

All supporting documentation is available for public review in the office of the Administrative Assistant located in the Housing Authority Administration Building, Second Floor, 405 "U" Street, Merced, CA 95341 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday.

The Agenda is available online at www.merced-pha.com

Use of cell phones, pagers, and other communication devices is prohibited while the Board Meeting is in session. Please turn all devices off or place on silent alert and leave the room to use.

I. CALL TO ORDER AND ROLL

II. COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA

(M/S/C): ____/____/____

III. APPROVAL OF THE FOLLOWING MEETING MINUTES:

A. May 19, 2015 Regular Meeting

(M/S/C): ____/____/____

IV. UNSCHEDULED ORAL COMMUNICATION

NOTICE TO THE PUBLIC

This portion of the meeting is set aside for members of the public to comment on any item within the jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time.

For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under Public Comment will be limited to a 5-minute presentation.

All persons addressing the Commission are requested to state their name and address for the record.

V. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered routine by the Housing Authority and will be adopted by one action of the Board of Commissioners, unless any Board Member has any question(s), or wishes to discuss an item. In that event, the Chairperson will remove that item from the Consent Calendar and place it for separate consideration.

- A. Rent Delinquency Report for May and June 2015
- B. Financial Reports for May and June 2015

(M/S/C): ____/____/____

VI. BUSINESS (INFORMATION AND DISCUSSION, RESOLUTION and ACTION ITEMS):

A. Information/Discussion Item(s):

- 1.) Director's Updates

B. Resolution Item(s):

- 1.) **Resolution No. 2015-15:** Approving and authorizing entering into a contract with STW Construction for roof replacement and HVAC system installation at Project 23-24 Merced.
- 2.) **Resolution No. 2015-16:** Approving an addition to the Position Allocation Schedule

C. Action Item(s): None

VII. COMMISSIONER'S COMMENTS:

VIII. CLOSED SESSION ITEM(S):

IX. ADJOURNMENT

MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting Tuesday, May 19, 2015

- I. The meeting was called to order by Chairperson Torres at 5:30 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

Rachel Torres, Chairperson
Jose Delgadillo, Vice Chairperson
Lyle Davis
Evelyne Dorsey
Rick Osorio
Margaret Pia
Jose Resendez

Commissioners Absent:

None

Chairperson Torres declared there was a quorum present.

Staff Present:

Rennise Ferrario, Executive Director/Board Secretary
John Daugherty, Finance Officer
Gina Thexton, Housing Programs Director
Maria F. Alvarado, Executive Assistant

Others Present:

Stephanie Nathan, Supervising Health Educator, Merced County Department of Public Health
Stephanie Gonzalez, Merced County Department of Public Health
Dr. Bruce Metcalf, Executive Director, Merced Rescue Mission
Phillip Schmauss, Director of Marketing, Merced Rescue Mission

II. **COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA:**

A revised copy of the minutes was provided. Revisions reflected the time Closed Session was entered, the time exited and that no action was taken. Agenda was approved with the revisions.

(M/S/C): Commissioner Delgadillo/Commissioner Pia/passed unanimously

III. APPROVAL OF THE FOLLOWING MEETING MINUTES:

A. April 21, 2015 Regular Meeting

(M/S/C): Commissioner Pia/Commissioner Davis/passed unanimously

VII. BUSINESS (INFORMATION AND DISCUSSION, RESOLUTION AND ACTION ITEMS):

- A. Dr. Bruce Metcalf, Merced Rescue Mission – Dr. Metcalf gave a brief presentation which covered the founding of the mission, the various programs available, and future of the Merced Rescue Mission.

IV. UNSCHEDULED COMMUNICATION

None

**V. PUBLIC HEARING: Public Housing Agency Five Year/Annual Plan
ACOP and Admin Plans**

Public Hearing opened at 5:53 p.m.

Stephanie Gonzalez and Stephanie Nathan, from the Merced County Department of Public Health, attended and offered the services they have available for our clients who might have issues with the Smoke Free Policy. No one else from the public was present. There being no other comments, questions or discussion the Public Hearing closed at 5:59 p.m.

VI. CONSENT CALENDAR:

A. Rent Delinquency Report for April 2015

B. Financial Reports for April 2015

(M/S/C): Commissioner Pia/Commissioner Resendez/passed unanimously

VII. BUSINESS CONTINUED (INFORMATION AND DISCUSSION, RESOLUTION AND ACTION ITEMS):

A. Information/discussion Item(s):

1.) Director Updates:

- a. Migrant Centers: Atwater Migrant Center opened and is fully leased. Merced Migrant opened and has 8 families. Los Banos is open and fully leased. Planada will open June 2nd. Planada Year Round is fully leased.
- b. PNA repairs at Atwater Migrant are almost complete. Repairs included replacement of water coolers, asphalt resealing and restriping, replacement of hot water heaters. PNA repairs at Los Banos are pending. Bids were received; however, OMS requests that we include 6 sinks and re-bid. Executive Director Ferrario has mailed letter in response to this and will be following up.
- c. CalPERS audit draft report was been received. A response has been sent to CalPERS, and once we receive an update it will be brought to the Board as a Closed Session item.

- d. Several RFP's are in the process of being prepared and released these include: inspections, janitorial, tree trimming, auditor, pest control, and landscaping.
- e. PHA 5-Year/Annual Plan was reviewed in detail.
- f. ACOP Plan was reviewed in detail.
- g. Administrative Plan was reviewed in detail.

B. Resolution Item(s):

- 1.) **Resolution No. 2015-10:** Increasing the Employer's Contribution For Retirees Under the Public Employee's Medical and Hospital Care Act (M/S/C): Commissioner Pia/Commissioner Davis/passed unanimously
- 2.) **Resolution No. 2015-11:** Approving the combining of Housing Authority's Employee Salary Schedule for all HACM employees (M/S/C): Commissioner Delgadillo/Commissioner Resendez/passed unanimously
- 3.) **Resolution No. 2015-12:** Approving the PHA Five Year and Annual Plan FY 2015 through 2020 for submission to HUD (M/S/C): Commissioner Pia/Commissioner Dorsey/passed unanimously
- 4.) **Resolution No. 2015-13** Approving the revisions to the Public Housing ACOP Plan (M/S/C): Commissioner Pia/Commissioner Dorsey/passed unanimously
- 5.) **Resolution No. 2015-14:** Approving the revisions to the HCV Administrative Plan (M/S/C): Commissioner Dorsey/Commissioner Resendez/passed unanimously

C. Action Item(s): None

VIII. COMMISSIONER'S COMMENTS:

- Vice-Chair Delgadillo stated it was nice that Dr. Metcalf came and shared information on what the mission does. He added that he and Dr. Metcalf serve on the Catholic Charities Board and that both Catholic Charities and The Rescue Mission work hand in hand.
- Commissioner Resendez expressed concern regarding the new Smoke Free Policy and stated that he was not in agreement. Commissioner Resendez expressed that he learned a lot from the presentation.
- Commissioner Pia stated she enjoyed the presentation and it was good to see that our community programs can all work side by side.
- Commissioner Dorsey stated she enjoyed the presentation as well as learning that the Rescue Mission does more than just provide food for our community.

- Chairperson Torres thanked Executive Director Ferrario for reviewing the proposed plan changes with the Board.

IX. CLOSED SESSION ITEM(S):

None

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 6:44 p.m.

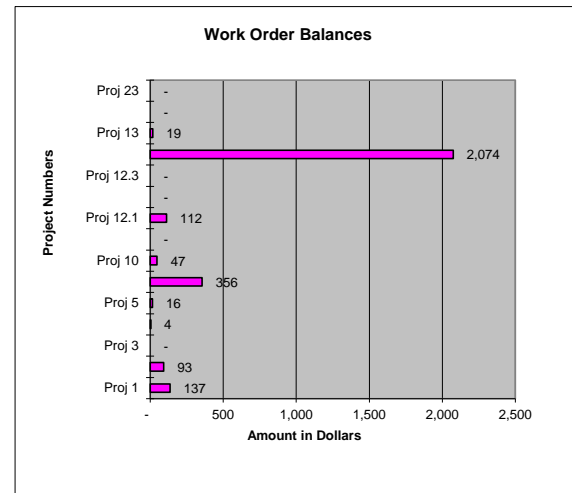
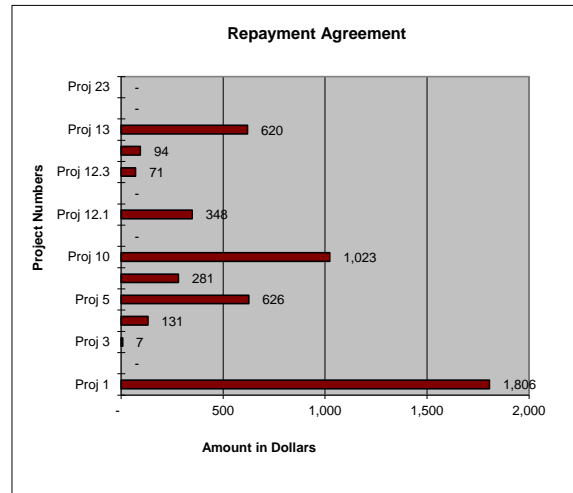
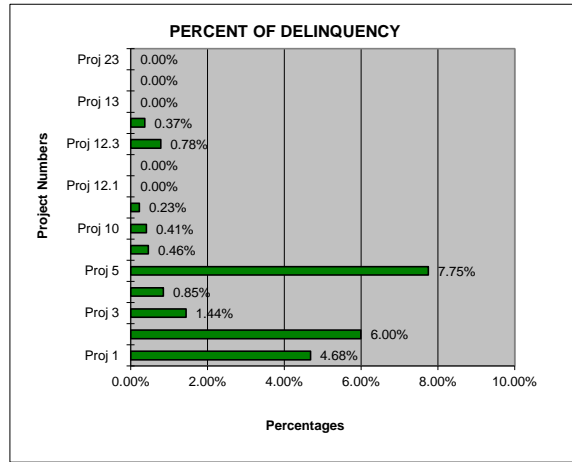
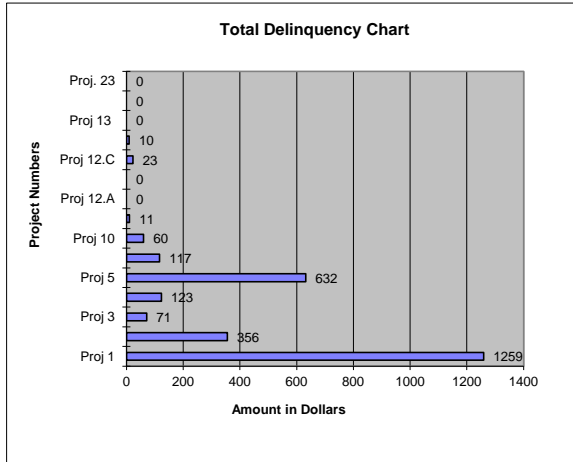
Chairperson Signature / Date

Secretary Signature/ Date

**HOUSING AUTHORITY OF THE COUNTY OF MERCED
TENANTS' DELINQUENT BALANCES**

May-15

Project Name	Project #	Total Units	Total # delinquent	Delinquent	Work Orders	Retro Charges	Repay. Agreements	Total Rent	% of Delinq.
Gateway Homes	Proj 1	101	12	1259	137	-	1806	26,882	4.68%
Linda Vista Homes	Proj 2	20	3	356	93	-	0	5,936	6.00%
Cameo Court Homes	Proj 3	15	5	71	-	-	7	4,934	1.44%
Abby Circle Homes	Proj 4	40	9	123	4	-	131	14,464	0.85%
Globe Ave. Homes	Proj 5	30	7	632	16	-	626	8,152	7.75%
Livingston Homes	Proj 6	60	13	117	356	2,966	281	25,455	0.46%
Merced Turnkey Homes	Proj 10	44	4	60	47	-	1023	14,796	0.41%
Los Banos Homes	Proj 11	10	2	11	-	-	0	4,843	0.23%
Atwater Homes	Proj 12.A	36	4	0	112	-	348	10,345	0.00%
Winton Homes	Proj 12.B	6	0	0	-	-	0	2,746	0.00%
Dos Palos Homes	Proj 12.C	12	3	23	-	-	71	2,936	0.78%
So. Dos Palos Homes	Proj 12.D	10	5	10	2,074	-	94	2,723	0.37%
Merced Elderly Complex	Proj 13	28	0	0	19	-	620	6,016	0.00%
Merced 1st Acquisition	Proj. 21	1	0	0	-	-	0	183	0.00%
Atwater Acquisition	Proj. 23	2	0	0	-	-	0	546	0.00%
		415	67	2662	2858	2966	5007	130957	2.03%



Percent Delinquent 2015	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
	3.15%	3.12%	3.36%	3.34%	2.03%	
Percent Delinquent	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15

Average
Delinquency **3.00%**

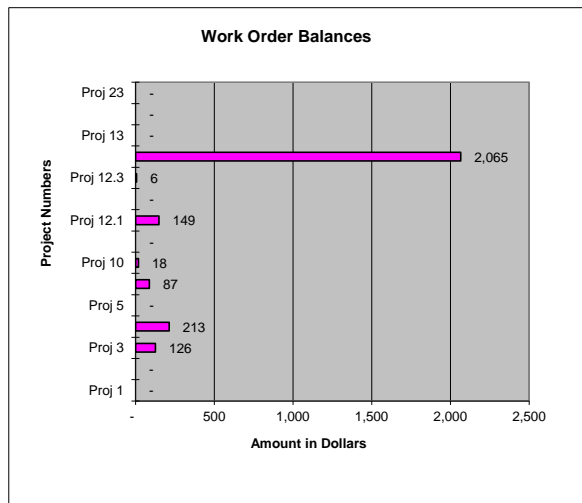
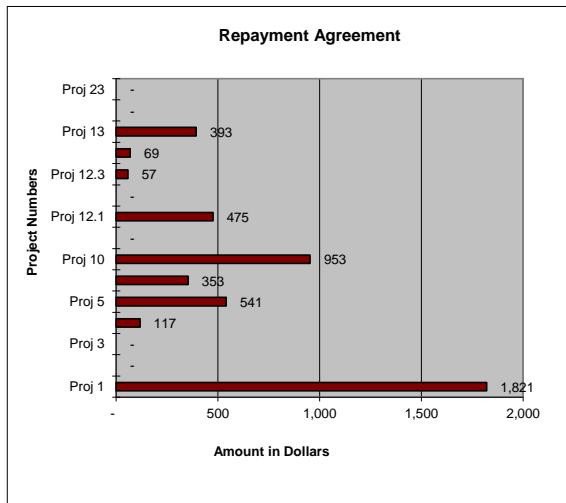
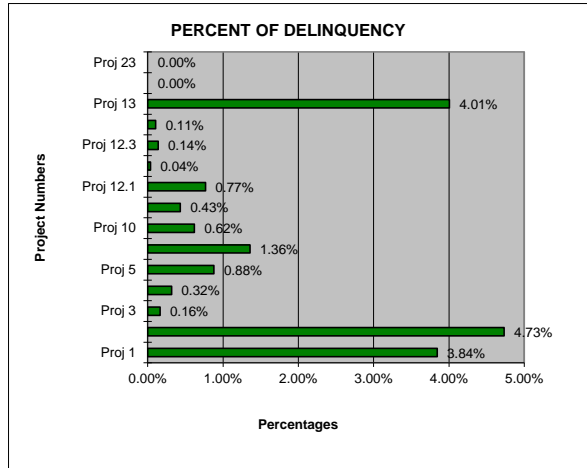
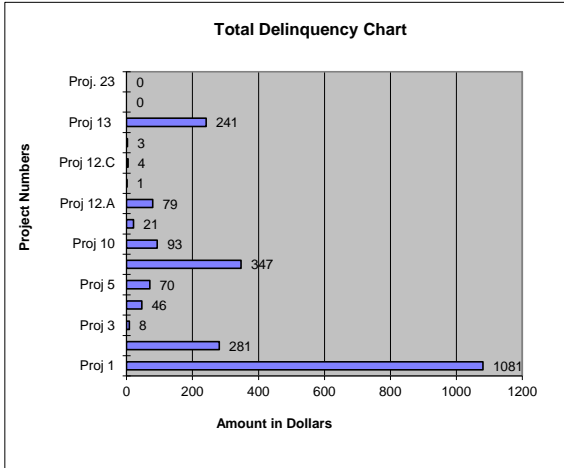
Percent Delinquent 2014	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
	3.14%	4.28%	4.07%	2.70%	3.15%	2.06
Percent Delinquent	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
	2.13%	2.47%	2.92%	2.18%	2.13%	2.87%

Average
Delinquency **2.84%**

**HOUSING AUTHORITY OF THE COUNTY OF MERCED
TENANTS' DELINQUENT BALANCES**

Jun-15

Project Name	Project #	Total Units	Total # delinquent	Delinquent	Work Orders	Retro Charges	Repay. Agreements	Total Rent	% of Delinq.
Gateway Homes	Proj 1	101	16	1081	-	-	1821	28,135	3.84%
Linda Vista Homes	Proj 2	20	1	281	-	-	0	5,936	4.73%
Cameo Court Homes	Proj 3	15	4	8	126	-	0	4,875	0.16%
Abby Circle Homes	Proj 4	40	9	46	213	-	117	14,547	0.32%
Globe Ave. Homes	Proj 5	30	6	70	-	-	541	7,950	0.88%
Livingston Homes	Proj 6	60	12	347	87	2,860	353	25,544	1.36%
Merced Turnkey Homes	Proj 10	44	3	93	18	-	953	14,993	0.62%
Los Banos Homes	Proj 11	10	2	21	-	-	0	4,843	0.43%
Atwater Homes	Proj 12.A	36	9	79	149	-	475	10,289	0.77%
Winton Homes	Proj 12.B	6	1	1	-	-	0	2,739	0.04%
Dos Palos Homes	Proj 12.C	12	3	4	6	-	57	2,874	0.14%
So. Dos Palos Homes	Proj 12.D	10	3	3	2,065	-	69	2,830	0.11%
Merced Elderly Complex	Proj 13	28	1	241	-	-	393	6,016	4.01%
Merced 1st Acquisition	Proj. 21	1	0	0	-	-	0	292	0.00%
Atwater Acquisition	Proj. 23	2	0	0	-	-	0	546	0.00%
		415	70	2275	2664	2860	4779	132409	1.72%



Percent Delinquent 2015	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
	3.15%	3.12%	3.36%	3.34%	2.03%	1.72%
Percent Delinquent	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15

Average Delinquency **3.23%**

Percent Delinquent 2014	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
	3.14%	4.28%	4.07%	2.70%	3.15%	2.06
Percent Delinquent	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
	2.13%	2.47%	2.92%	2.18%	2.13%	2.87%

Average Delinquency **2.84%**

PHAS Tracking Summary Fiscal Year Ending 09/30/15

Indicators		Estimated Status at End of Month												
		Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Lease Up Days		4	16	32	33	57	58	57	57					
Average Lease Up Days		1	4	5	4	4	3	3	3					
Make Ready Time		18	55	76	94	117	151	159	179					
Average Make Ready Days		5	14	12	12	9	9	8	9					
Down Days		0	0	0	0	0	0	0	0					
Average Down Days		0	0	0	0	0	0	0	0					
Total # Vacant Units Turned		1	4	6	8	13	17	19	21					
Total # Turn Around Days		22	71	107	127	174	209	216	225					
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	6	18	18	16	13	12	11	11					

% Emergency Work Orders Abated W/in 24 hours	A = 99% B=98% C=97% D=96% E=95% F= less than 95%	100%	100%	100%	100%	100%	100%	100%	100%	100%				
Average # days to complete Non-Emergency Work Orders	A = 25 days or less3 B=26-360 C=31-40 D=41-50 E=51-60 F= greater than 60	4	6	5	5	5	5	6	6					

PHAS Tracking Summary Fiscal Year Ending 09/30/15

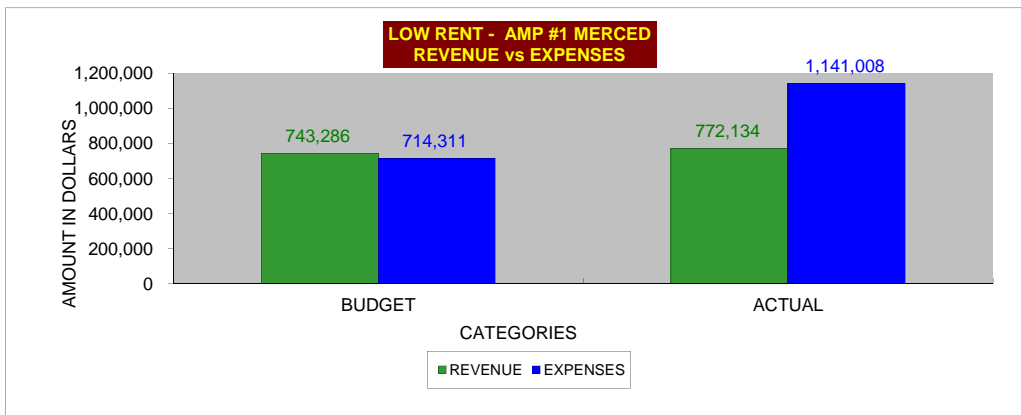
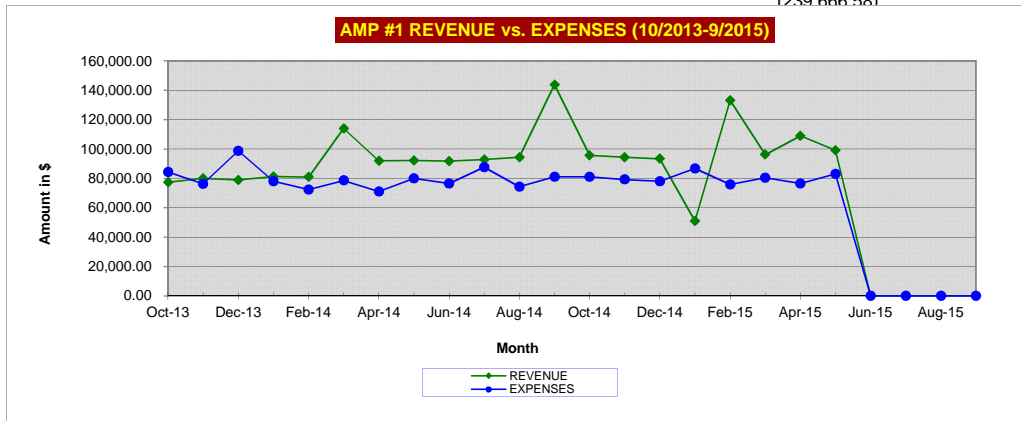
Indicators		Estimated Status at End of Month												
		Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
Lease Up Days		4	16	32	33	57	58	57	57	70				
Average Lease Up Days		1	4	5	4	4	3	3	3	3				
Make Ready Time		18	55	76	94	117	151	159	179	245				
Average Make Ready Days		5	14	12	12	9	9	8	9	9				
Down Days		0	0	0	0	0	0	0	0	0				
Average Down Days		0	0	0	0	0	0	0	0	0				
Total # Vacant Units Turned		1	4	6	8	13	17	19	21	27				
Total # Turn Around Days		22	71	107	127	174	209	216	225	315				
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	6	18	18	16	13	12	11	11	12				

% Emergency Work Orders Abated W/in 24 hours	A = 99% B=98% C=97% D=96% E=95% F= less than 95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
Average # days to complete Non-Emergency Work Orders	A = 25 days or less3 B=26-360 C=31-40 D=41-50 E=51-60 F= greater than 60	4	6	5	5	5	5	6	6	6				

01-Oct-14

TO: 31-May-15

(239,666.58)



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	367,496	390,265	261.36	277.56
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	666	2,342	0.47	1.67
OTHER INCOME	11,318	10,218	8.05	7.27
PFS SUBSIDY	363,807	369,308	258.74	262.65
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	743,286	772,134	528.62	549.15
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	210,298	204,643	149.56	145.54
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	128,424	100,840	91.34	71.72
MAINT.	217,929	181,131	154.99	128.82
GENERAL	71,770	68,386	51.04	48.64
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	85,890	86,008	61.09	61.17
EQUITY TRANSFERS	0	500,000	0.00	355.60
	714,311	1,141,008	508.02	811.49
NET SURPLUS	28,975	(368,875)		
NET FROM OPERATIONS	28,975	131,125		
NET SURPLUS	28,975	(368,875)		
ADD BACK DEPRECIATION	85,890	86,008		
CASH FLOW	114,865	(282,867)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

AMP 2 (.fs-amp2)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

REPORT PERIOD FROM:

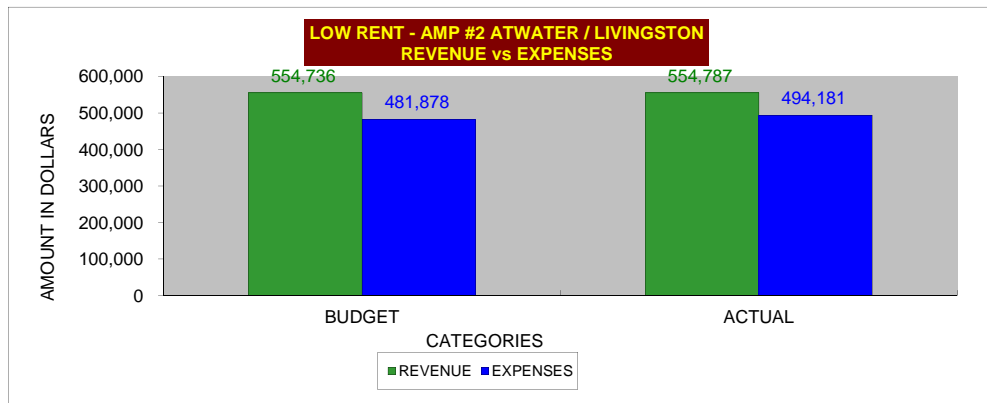
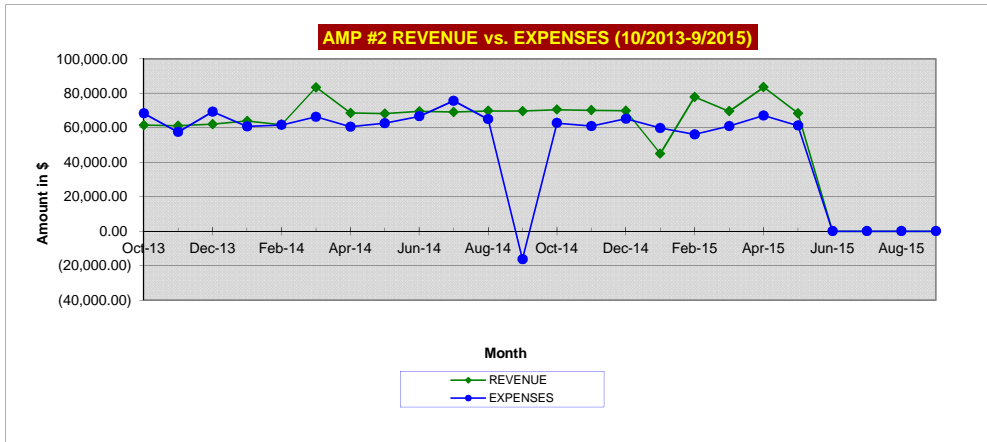
01-Oct-14

TO:

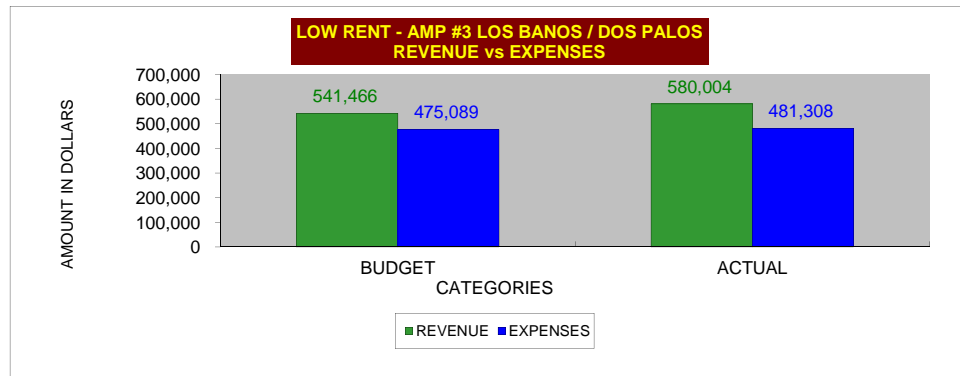
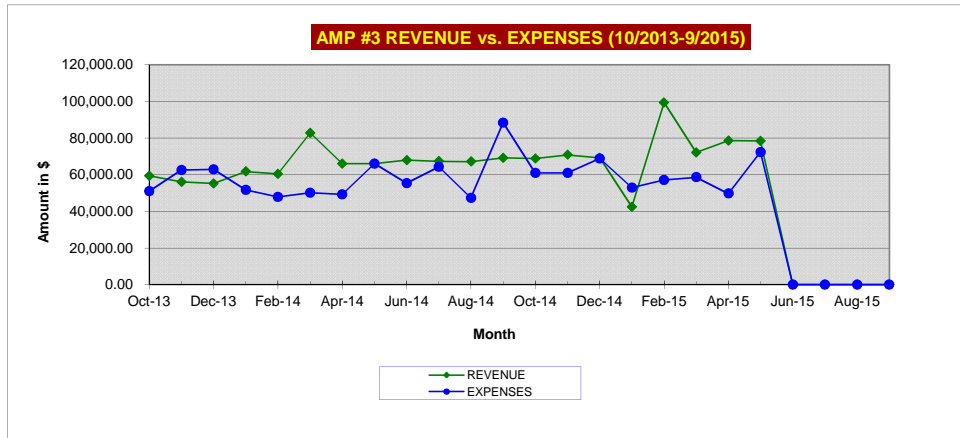
REV. RATE: 66.6%

UNIT/MONTH: 1,404

31-May-15

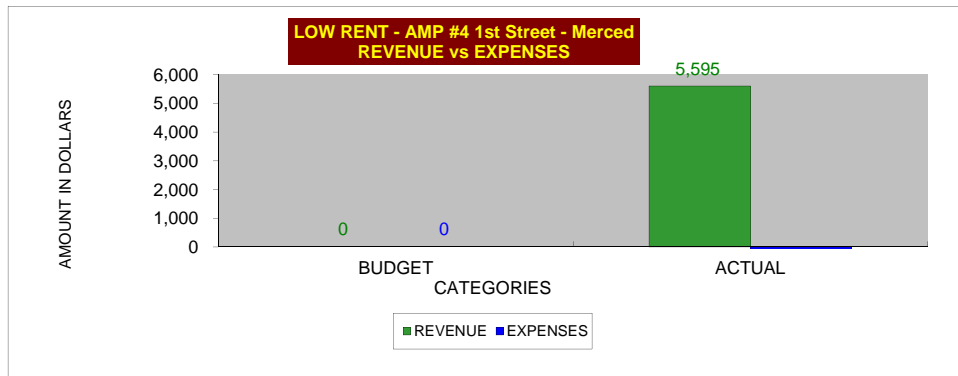
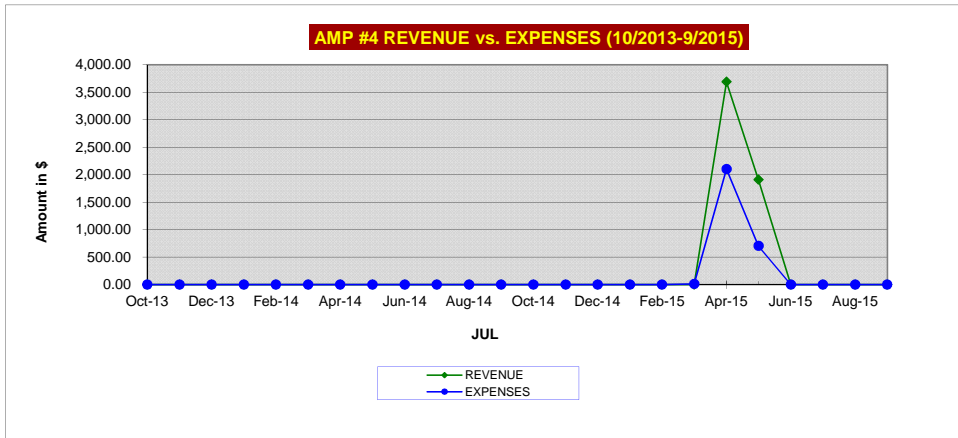


REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	348,855	350,383	373.22	374.85
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	399	1,615	0.43	1.73
OTHER INCOME	5,592	6,806	5.98	7.28
PFS SUBSIDY	199,890	195,983	213.85	209.67
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	554,736	554,787	593.48	593.53
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	159,922	157,048	171.09	168.02
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	85,349	93,461	91.31	99.99
MAINT. GENERAL	133,557	141,138	142.88	151.00
NONROUTINE	54,393	53,814	58.19	57.57
DEPRECIATION	0	0	0.00	0.00
EQUITY TRANSFERS	48,657	48,720	52.06	52.12
	0	0	0.00	0.00
	481,878	494,181	515.53	528.70
NET SURPLUS	72,858	60,606		
NET FROM OPERATIONS	72,858	60,606		
NET SURPLUS	72,858	60,606		
ADD BACK DEPRECIATION	48,657	48,720		
CASH FLOW	121,515	109,326		



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	271,627	300,306	278.69	308.11
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	399	1,615	0.41	1.66
OTHER INCOME	10,652	13,509	10.93	13.86
PFS SUBSIDY	258,787	264,574	265.51	271.45
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	541,466	580,004	555.54	595.08
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	137,901	158,966	141.49	163.10
TENANT SERVICES	0	338	0.00	0.35
UTILITIES	90,011	89,924	92.35	92.26
MAINT.	158,614	143,610	162.74	147.34
GENERAL	49,666	49,518	50.96	50.81
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	38,897	38,952	39.91	39.96
EQUITY TRANSFERS	0	0	0.00	0.00
	475,089	481,308	487.45	493.82
NET SURPLUS	66,377	98,697		
NET FROM OPERATIONS	66,377	98,697		
NET SURPLUS	66,377	98,697		
ADD BACK DEPRECIATION	38,897	38,952		
CASH FLOW	105,274	137,649		

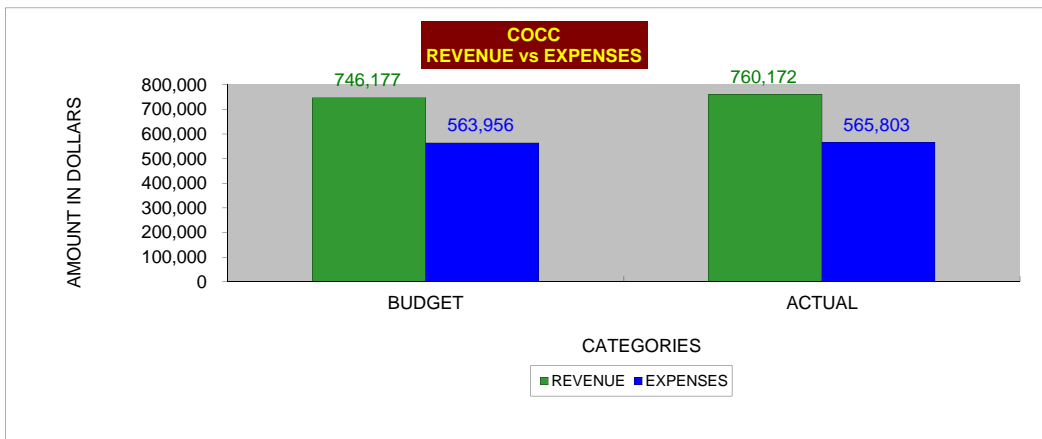
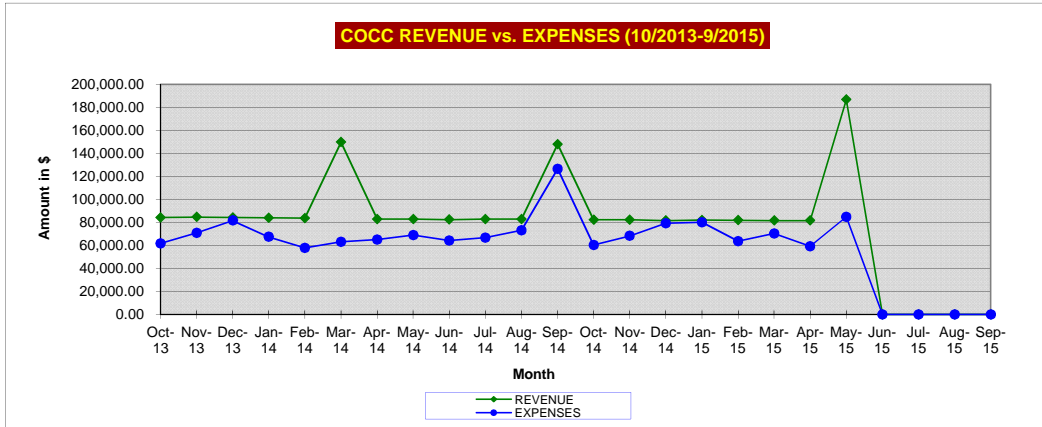
502,776.04



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	0	5,438	0.00	194.46
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	157	0.00	5.62
PFS SUBSIDY	0	0	0.00	0.00
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	0	5,595	0.00	200.08
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	0	36	0.00	1.27
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	0	1,262	0.00	45.14
MAINT.	0	1,179	0.00	42.16
GENERAL	0	342	0.00	12.23
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	0	0	0.00	0.00
EQUITY TRANSFERS	0	(500,000)	0.00	(17,881.64)
	0	(497,181)	0.00	(17,780.84)
NET SURPLUS	0	502,776		
NET FROM OPERATIONS	0	2,776		
NET SURPLUS	0	502,776		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	0	502,776		

01-Oct-14

TO: 31-May-15

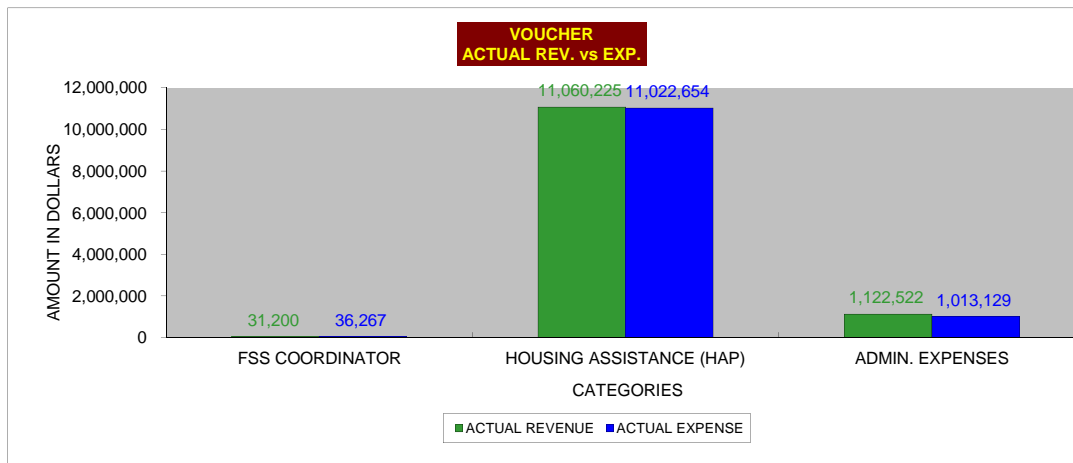
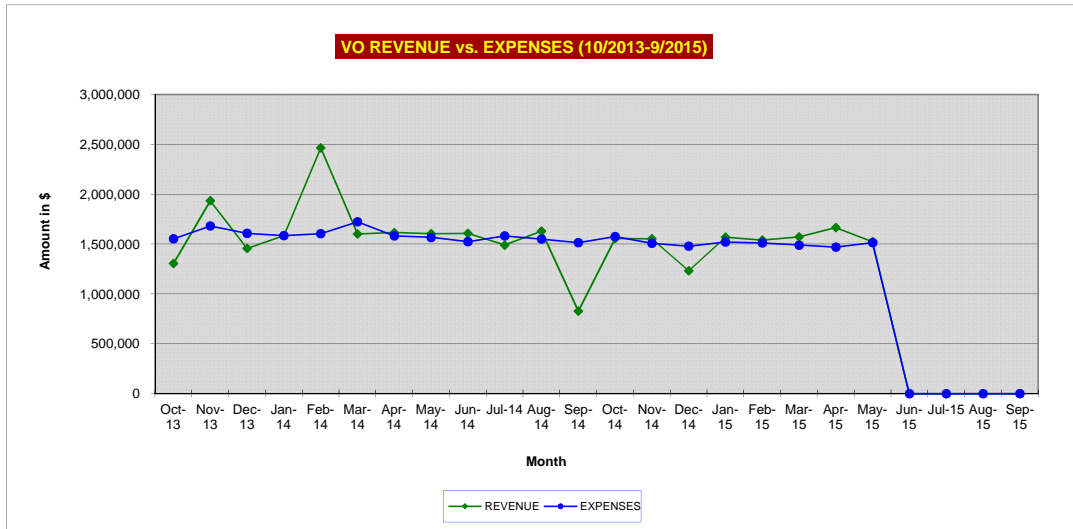


REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	0	0	0.00	0.00
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	104,460	0.00	31.24
MANAGEMENT FEES	669,082	655,712	200.12	196.12
ASSET MANAGEMENT FEES	33,155	0	9.92	0.00
CFP ADMIN FEES	43,940	0	13.14	0.00
	746,177	760,172	223.18	227.36
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	499,179	519,576	149.30	155.40
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	19,373	14,410	5.79	4.31
MAINT.	35,085	22,654	10.49	6.78
GENERAL	10,319	9,162	3.09	2.74
DEPRECIATION	0	0	0.00	0.00
NON-ROUTINE	0	0	0.00	0.00
	563,956	565,803	168.67	169.23
NET SURPLUS	182,221	194,369		
NET FROM OPERATIONS	182,221	194,369		
NET SURPLUS	182,221	194,369		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	182,221	194,369		

01-Oct-14

TO: 31-May-15

ACCOUNT CODE DETAIL YTD BUDGET BUDGET JAN YTD BUDGET BALANCE (OVER)/UNDER % OF REV

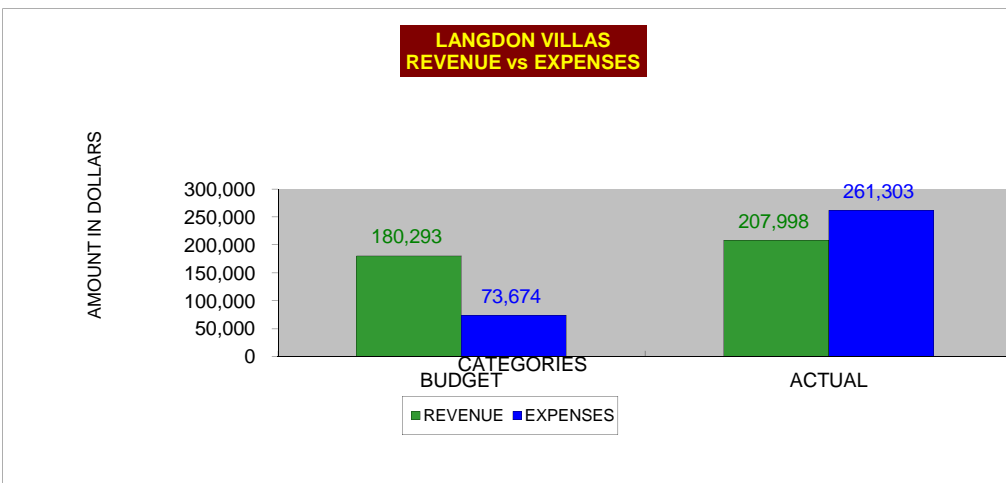
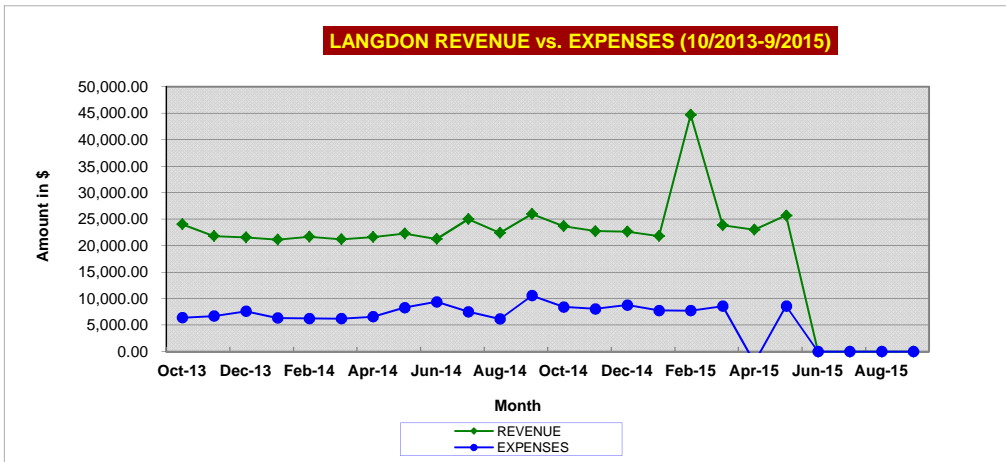


REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
FSS COORDINATOR	36,217	31,200	1.65	1.42
HOUSING ASSISTANCE (HAP)	11,497,801	11,060,225	523.34	503.43
ADMIN. FEES	1,137,675	1,122,522	51.78	51.09
	12,671,693	12,213,947	576.77	555.94

EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
FSS COORDINATOR	36,217	36,267	1.65	1.65
HOUSING ASSISTANCE (HAP)	11,562,805	11,022,654	526.30	501.72
ADMIN. EXPENSES	1,071,096	1,013,129	48.75	46.11
	12,670,118	12,072,049	576.70	549.48

NET SURPLUS	1,575	141,897		
HAP SURPLUS YTD Change	(65,004)	37,571		
ADMIN SURPLUS YTD Change	66,579	104,327		
HAP SURPLUS BALANCE	141,778	149,733		
ADMIN SURPLUS BALANCE	393,981	592,260		

01-Oct-14 TO: 31-May-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	30,758	30,800	3,850.02	3,855.28
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	399	2,177	49.94	272.45
MANAGEMENT FEES	141,147	142,355	17,667.58	17,818.78
OTHER INCOME	7,989	32,666	999.99	4,088.86
GRANT/PASS THRU	0	0	0.00	0.00
	180,293	207,998	22,567.53	26,035.37

EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	31,041	15,394	3,885.45	1,926.90
UTILITIES	1,198	873	149.96	109.28
MAINT. & OPER.	0	396	0.00	49.60
GENERAL	41,435	39,072	5,186.48	4,890.64
BOND INTEREST	0	0	0.00	0.00
NON-ROUTINE	0	205,568	0.00	25,731.28
	73,674	261,303	9,221.89	32,707.70

NET SURPLUS	106,619	(53,305)		
--------------------	----------------	-----------------	--	--

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

ASSETS, LIABILITIES & FUND EQUITY

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

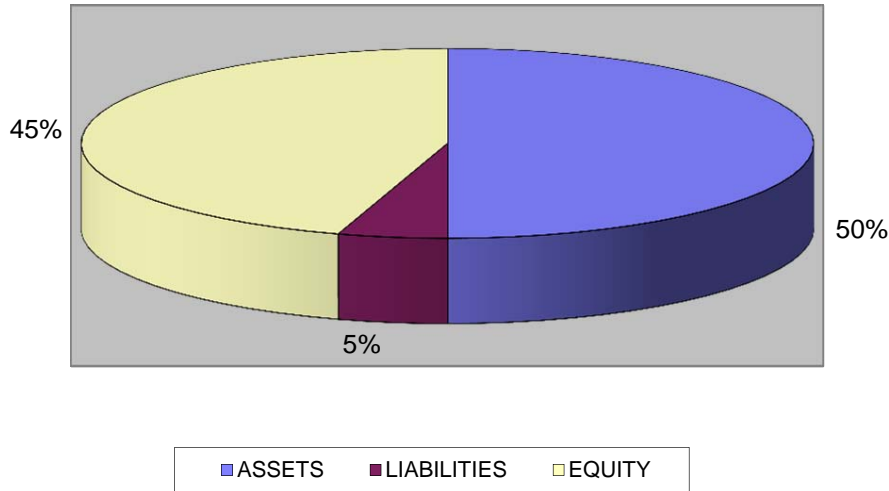
EXPEND. RATE:

UNIT/MONTH:

REPORT PERIOD FROM: 01-Oct-14

TO: 31-May-15

**LANGDON VILLA
BALANCE SHEET**



CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH	3,861,245			
ACCTS. RECEIVABLE	131			
FIXED ASSETS	131,890			
NOTES RECEIVABLE	988,492			
2nd Trust Deeds	4,343,437			
OTHER L/T ASSETS	2,530,553			
ACCOUNTS PAYABLE		0		
Other Current Liabilities		69,941		
NOTES PAYABLE		808,492		
Other Non Current Liabilities		264,699		
PRIOR YEARS			10,765,922	
CURRENT YEAR			(53,306)	
	\$11,855,748	\$1,143,132	\$10,712,616	\$11,855,748
				LIAB. + EQUITY

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Obanion

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

REPORT PERIOD FROM:

01-Oct-14

TO:

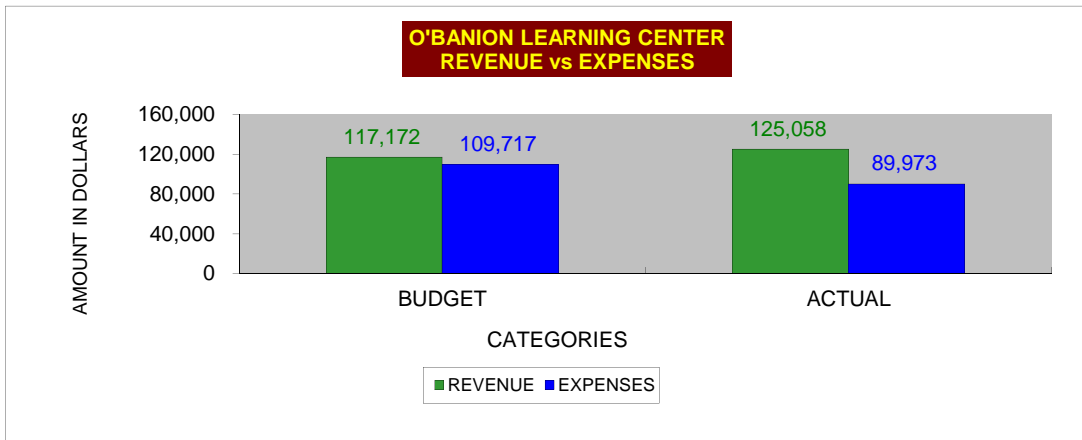
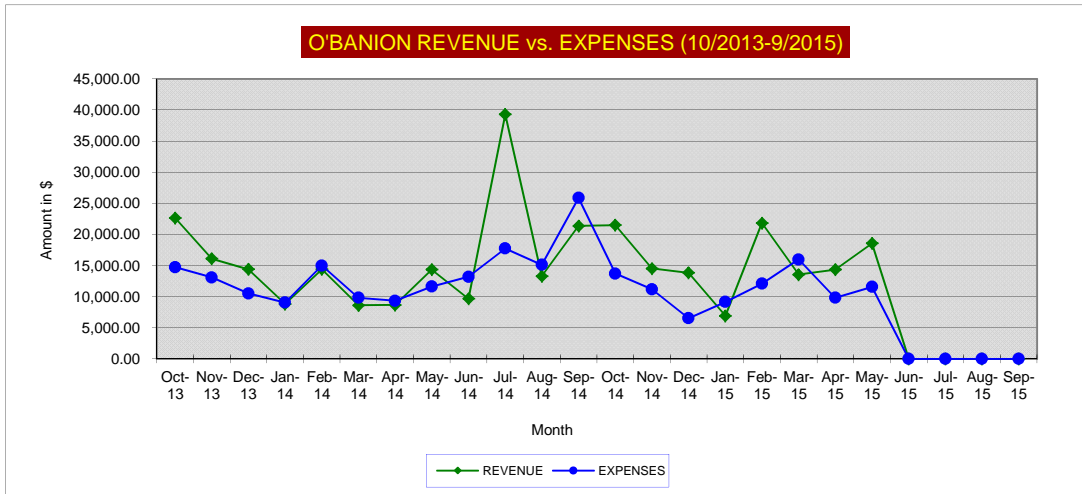
31-May-15

REV. RATE:

66.6%

UNIT/MONTH:

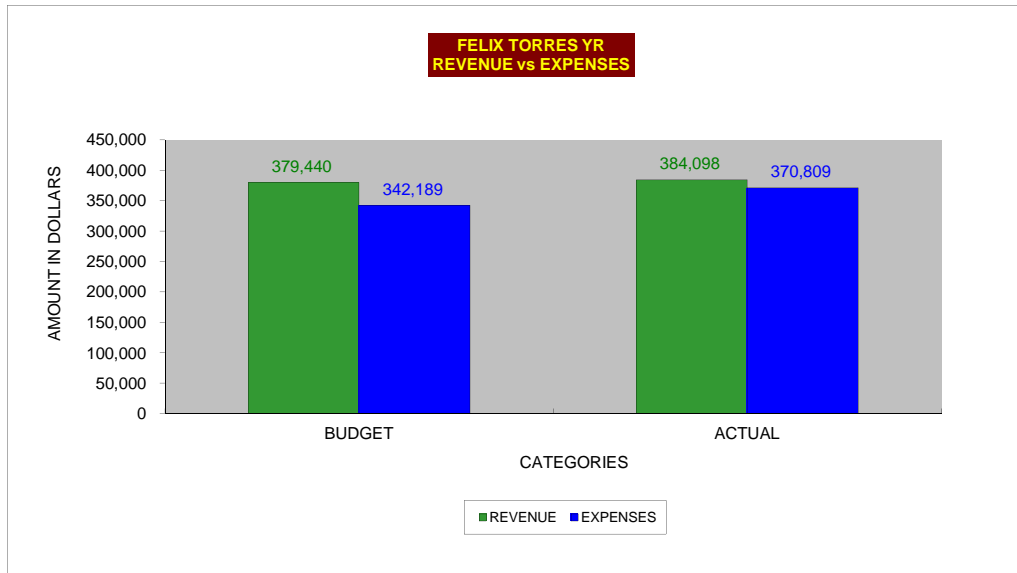
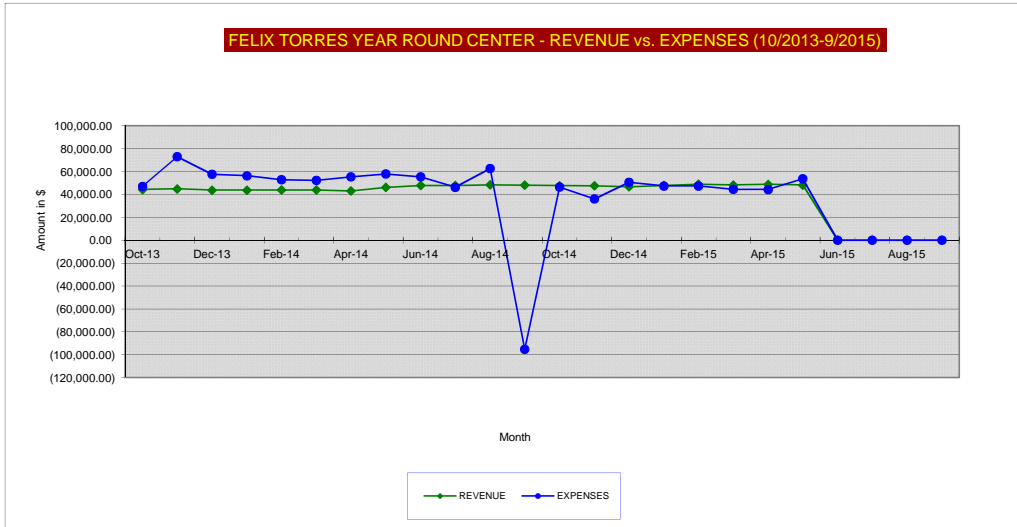
72



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
SUBSIDY-PHA	0	0	0.00	0.00
NON-DWELL. RENTS	117,172	125,058	2,444.43	2,608.95
INTERPROGRAM RENT	0	0	0.00	0.00
	117,172	125,058	2,444.43	2,608.95
	YTD	YTD	PUM	PUM
MAINT. & OPER.	13,582	14,352	283.35	299.41
GENERAL	1,997	1,086	41.66	22.66
NONROUTINE	0	0	0.00	0.00
MORTGAGE INTEREST	0	0	0.00	0.00
DEPRECIATION	35,818	35,864	747.23	748.19
	109,717	89,973	2,288.91	1,877.01
NET SURPLUS	7,455	35,085		
ADD BACK DEPRECIATION	35,818	35,864		
CASH FLOW	43,273	70,949		

01-Oct-14

TO: 31-May-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	377,169	383,043	1,026.32	1,042.31
	<u>379,440</u>	<u>384,098</u>	1,032.50	1,045.19
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	31,557	32,693	85.87	88.96
UTILITIES	64,712	48,763	176.09	132.69
MAINT.	84,783	69,585	230.70	189.35
GENERAL	31,002	89,455	84.36	243.42
DEPRECIATION	130,135	130,312	354.11	354.59
	<u>342,189</u>	<u>370,809</u>	931.13	1,009.01
NET SURPLUS	37,251	13,289		
NET FROM OPERATIONS	37,251	13,289		
NET SURPLUS	37,251	13,289		
ADD BACK DEPRECIATION	130,135	130,312		
LESS CAPITAL EXPENDITURES	0	0		
CASH FLOW	167,386	143,601		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Valley View (.fs-vv)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

REPORT PERIOD

FROM:

01-Oct-14

TO:

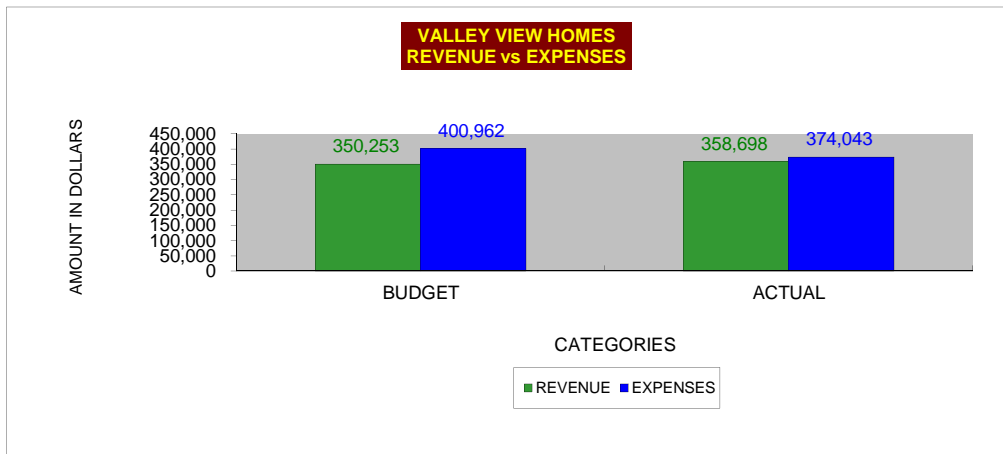
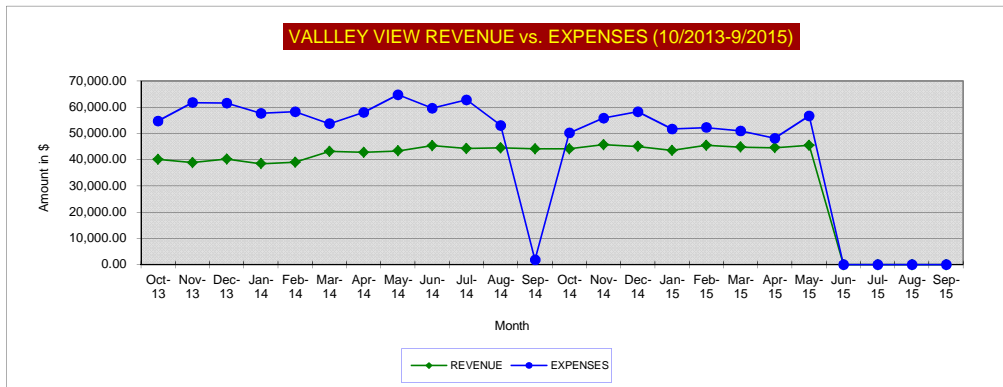
REV. RATE:

66.6%

UNIT/MONTH:

876

31-May-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	343,529	349,985	589.04	600.11
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	67	788	0.11	1.35
OTHER INCOME	6,658	7,924	11.42	13.59
	350,253	358,698	600.57	615.05
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	72,165	59,195	123.74	101.50
UTILITIES	62,910	60,314	107.87	103.42
MAINT. & OPER.	78,963	68,769	135.40	117.92
GENERAL	29,177	27,798	50.03	47.66
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	26,976	27,016	46.26	46.32
BOND INTEREST	118,621	118,784	203.40	203.68
BOND REPLACEMENT RESV	12,150	12,168	20.83	20.86
	400,962	374,043	687.53	641.36
NET SURPLUS	(50,709)	(15,346)		
BOND PRINCIPAL	49,932	50,000		
ADJUSTED SURPLUS	(100,641)	(65,346)		
ADD BACK DEPRECIATION	26,976	27,016		
ADD BACK BOND COST AMORT	11,135	11,152		
CASH FLOW	(62,530)	(27,178)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Migrant (.migrant)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 07/01/2014 TO: 06/30/2015

REPORT PERIOD FROM:

01-Jul-14

TO:

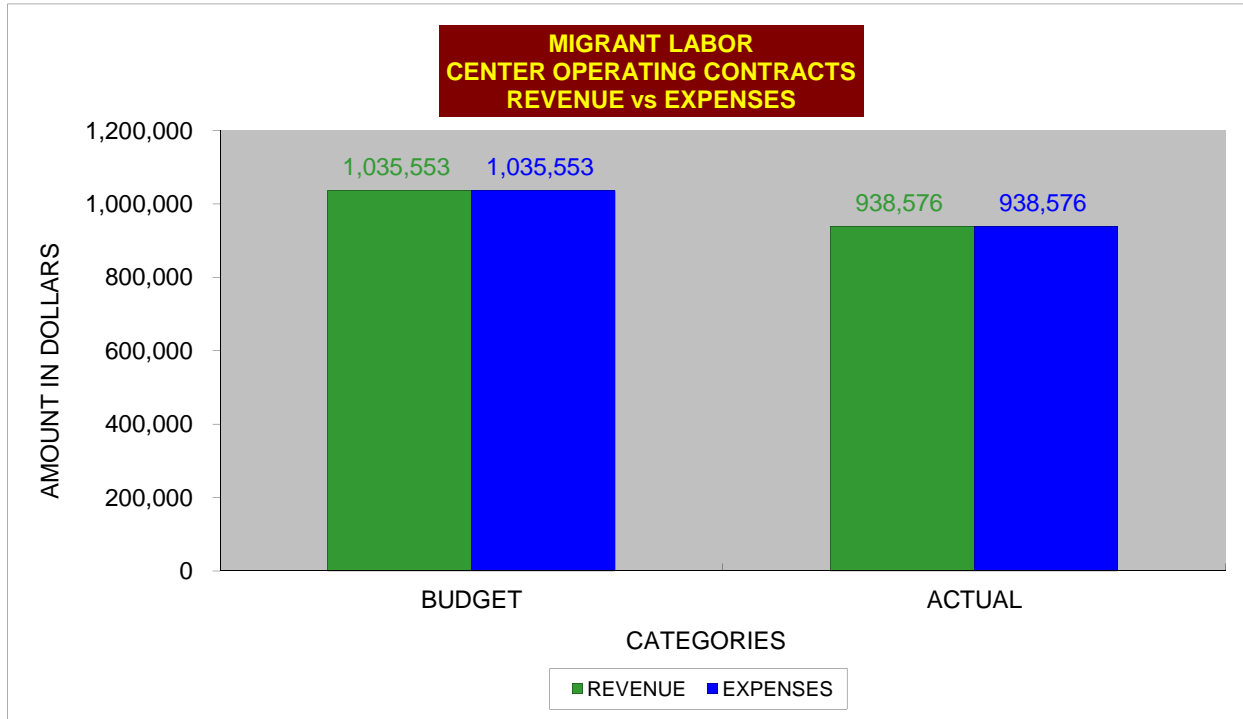
31-May-15

EXPEND. RATE:

91.8%

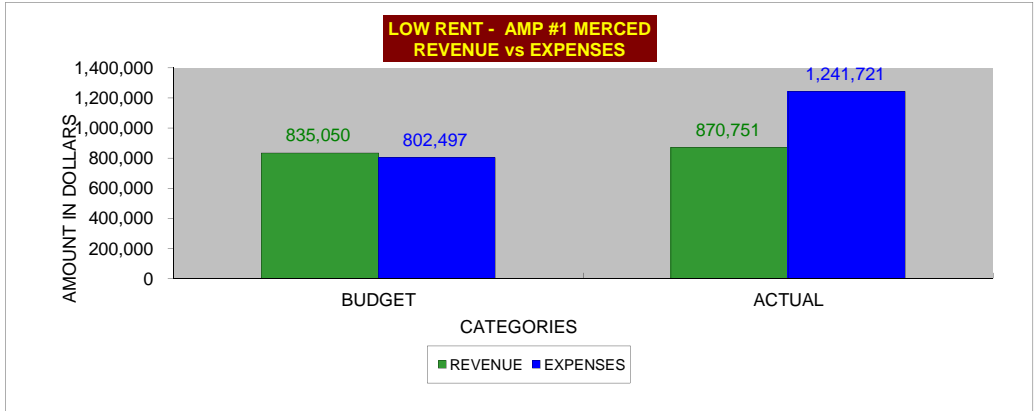
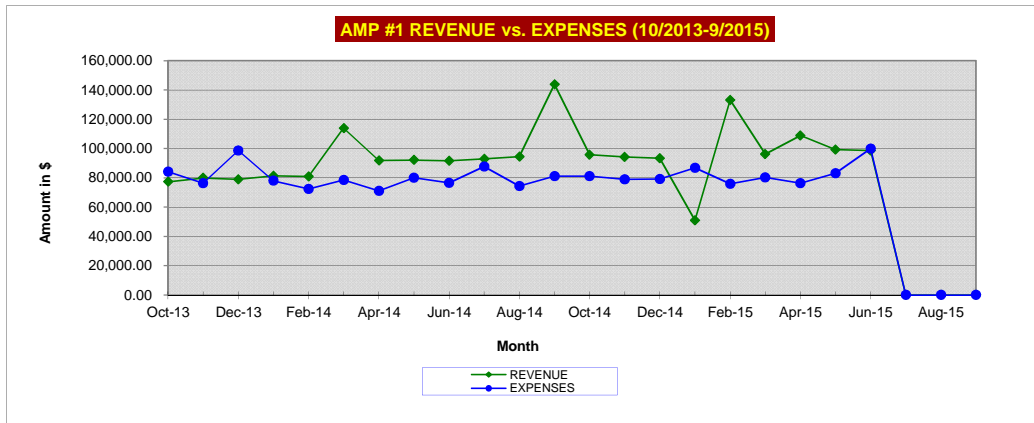
UNIT/MONTH:

1,548



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
OMS OPERATING	1,035,553	938,576	728.87	660.61
	1,035,553	938,576	728.87	660.61
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
PERSONNEL	488,674	499,953	343.95	351.89
OPERATIONS	264,925	243,188	186.47	171.17
MAINTENANCE	13,859	15,961	9.75	11.23
ADMINISTRATION	99,014	97,693	69.69	68.76
DEBT SERVICE	169,081	81,781	119.01	57.56
	1,035,553	938,576	728.87	660.61
NET SURPLUS	0	0		

01-Oct-14 TO: 30-Jun-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	412,866	440,524	261.36	278.87
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	748	2,342	0.47	1.48
OTHER INCOME	12,715	11,233	8.05	7.11
PFS SUBSIDY	408,721	416,652	258.74	263.76
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	835,050	870,751	528.62	551.22
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	236,263	229,243	149.57	145.12
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	144,279	115,466	91.34	73.10
MAINT.	244,832	222,611	154.99	140.92
GENERAL	80,629	77,641	51.04	49.15
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	96,494	96,759	61.09	61.25
EQUITY TRANSFERS	0	500,000	0.00	316.52
	802,497	1,241,721	508.03	786.06
NET SURPLUS	32,553	(370,969)		
NET FROM OPERATIONS	32,553	129,031		
NET SURPLUS	32,553	(370,969)		
ADD BACK DEPRECIATION	96,494	96,759		
CASH FLOW	129,047	(274,210)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

AMP 2 (.fs-amp2)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

REPORT PERIOD FROM:

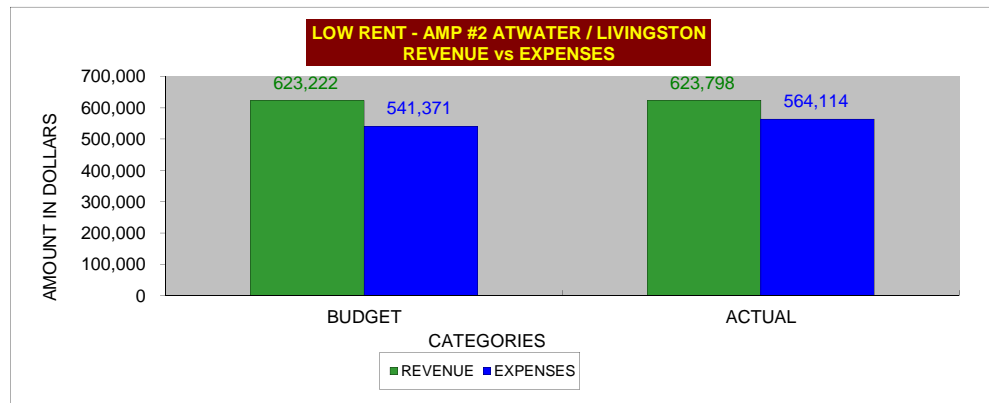
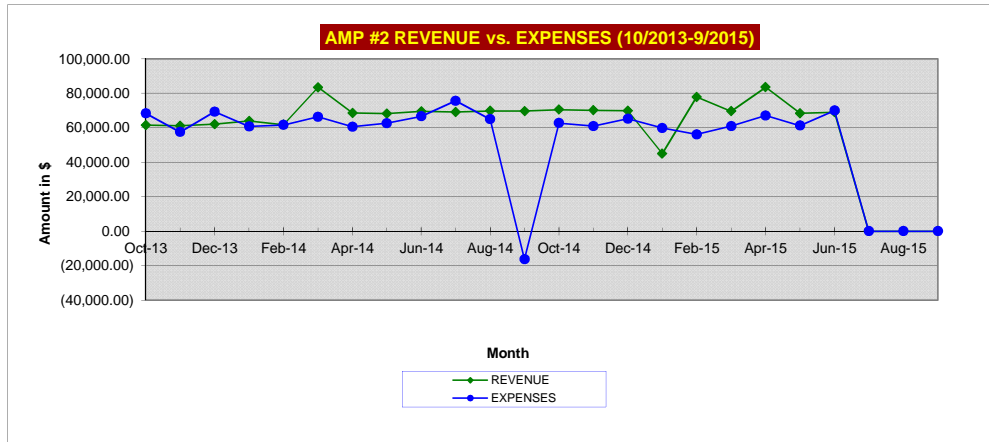
01-Oct-14

TO:

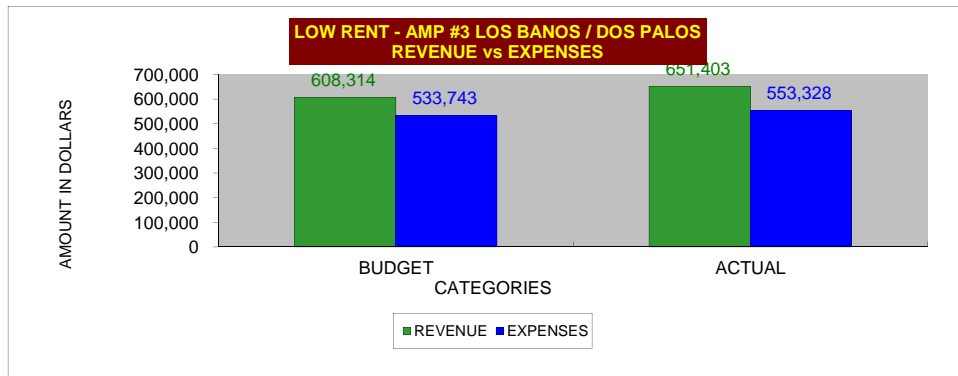
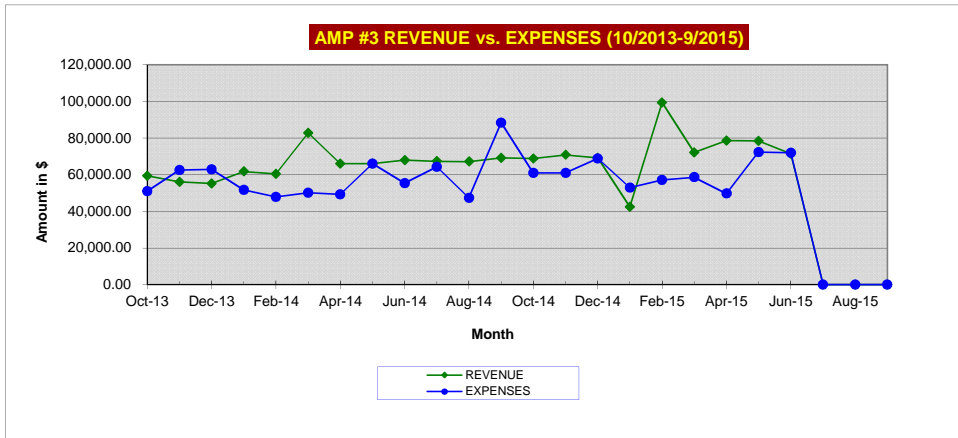
REV. RATE: 74.8%

UNIT/MONTH: 1,404

30-Jun-15

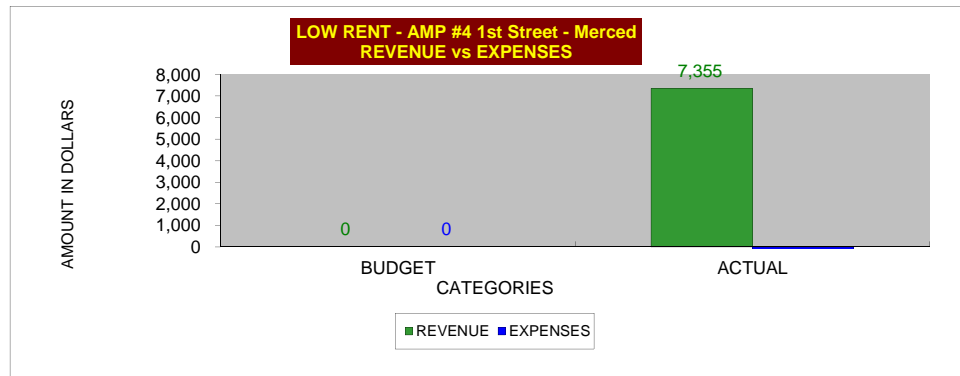
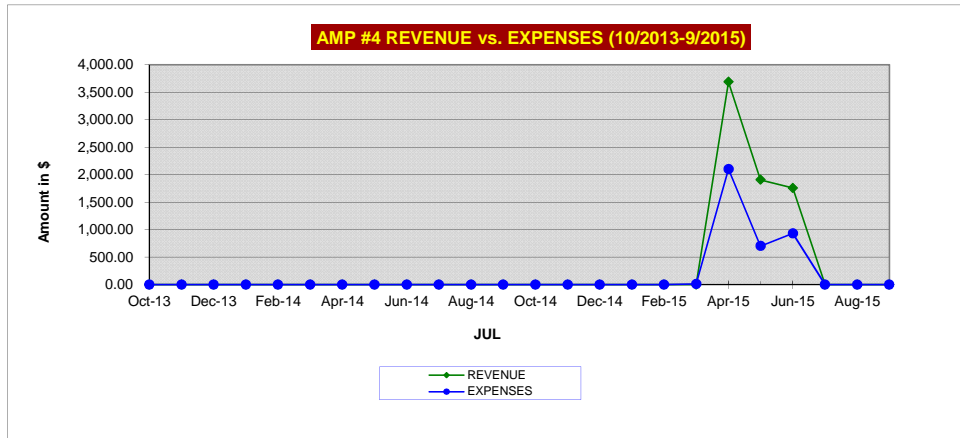


REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	391,923	393,712	373.22	374.92
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	449	1,615	0.43	1.54
OTHER INCOME	6,283	7,877	5.98	7.50
PFS SUBSIDY	224,568	220,594	213.85	210.07
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	623,222	623,798	593.48	594.03
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	179,666	175,833	171.09	167.44
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	95,887	106,023	91.31	100.96
MAINT. GENERAL	150,046	166,930	142.89	158.96
NONROUTINE	61,108	60,518	58.19	57.63
DEPRECIATION	0	0	0.00	0.00
EQUITY TRANSFERS	54,664	54,810	52.06	52.19
	0	0	0.00	0.00
	541,371	564,114	515.54	537.18
NET SURPLUS	81,851	59,685		
NET FROM OPERATIONS	81,851	59,685		
NET SURPLUS	81,851	59,685		
ADD BACK DEPRECIATION	54,664	54,810		
CASH FLOW	136,515	114,495		



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	305,162	336,261	278.69	307.09
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	449	1,615	0.41	1.47
OTHER INCOME	11,967	14,896	10.93	13.60
PFS SUBSIDY	290,736	298,631	265.51	272.72
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	608,314	651,403	555.54	594.88
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	154,928	178,913	141.49	163.39
TENANT SERVICES	0	338	0.00	0.31
UTILITIES	101,123	102,891	92.35	93.97
MAINT.	178,197	171,780	162.74	156.88
GENERAL	55,796	55,585	50.96	50.76
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	43,699	43,821	39.91	40.02
EQUITY TRANSFERS	0	0	0.00	0.00
	533,743	553,328	487.45	505.33
NET SURPLUS	74,571	98,075		
NET FROM OPERATIONS	74,571	98,075		
NET SURPLUS	74,571	98,075		
ADD BACK DEPRECIATION	43,699	43,821		
CASH FLOW	118,270	141,896		

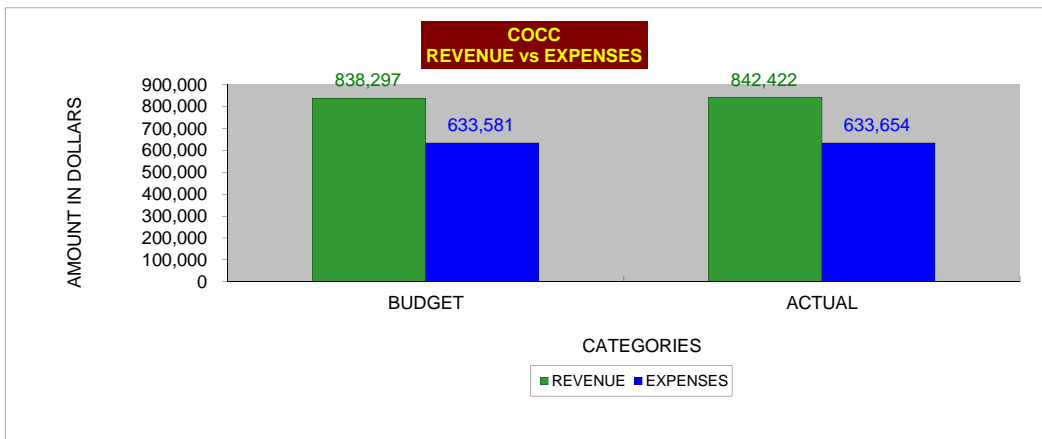
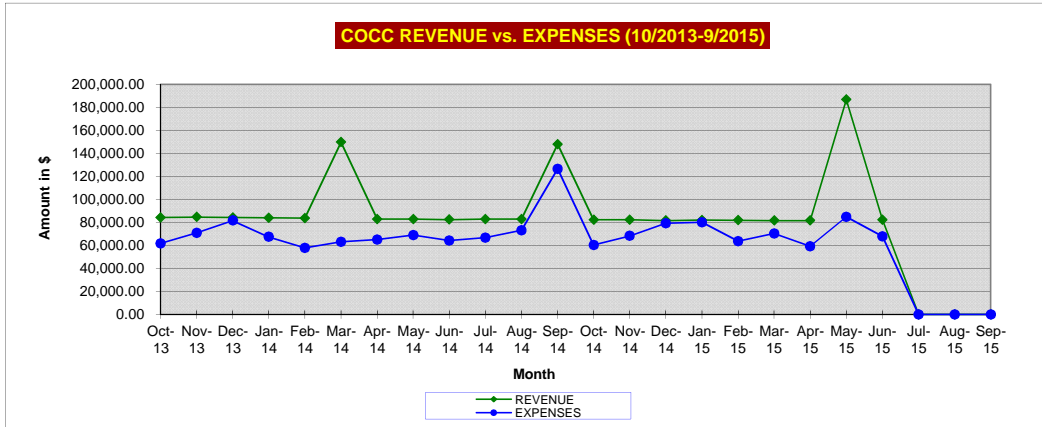
503,605.22



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	0	7,188	0.00	228.80
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	167	0.00	5.32
PFS SUBSIDY	0	0	0.00	0.00
CFP FUNDS	0	0	0.00	0.00
HOME SALE REVENUE	0	0	0.00	0.00
	0	7,355	0.00	234.12
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	0	531	0.00	16.90
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	0	1,694	0.00	53.94
MAINT.	0	1,182	0.00	37.63
GENERAL	0	342	0.00	10.89
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	0	0	0.00	0.00
EQUITY TRANSFERS	0	(500,000)	0.00	(15,916.62)
	0	(496,251)	0.00	(15,797.26)
NET SURPLUS	0	503,605		
NET FROM OPERATIONS	0	3,605		
NET SURPLUS	0	503,605		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	0	503,605		

01-Oct-14

TO: 30-Jun-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	0	0	0.00	0.00
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	104,460	0.00	27.81
MANAGEMENT FEES	751,685	737,962	200.12	196.47
ASSET MANAGEMENT FEES	37,248	0	9.92	0.00
CFP ADMIN FEES	49,364	0	13.14	0.00
TOTAL	838,297	842,422	223.18	224.28

EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	560,806	579,791	149.30	154.36
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	21,765	17,403	5.79	4.63
MAINT.	39,417	26,141	10.49	6.96
GENERAL	11,594	10,319	3.09	2.75
DEPRECIATION	0	0	0.00	0.00
NON-ROUTINE	0	0	0.00	0.00
TOTAL	633,581	633,654	168.67	168.70

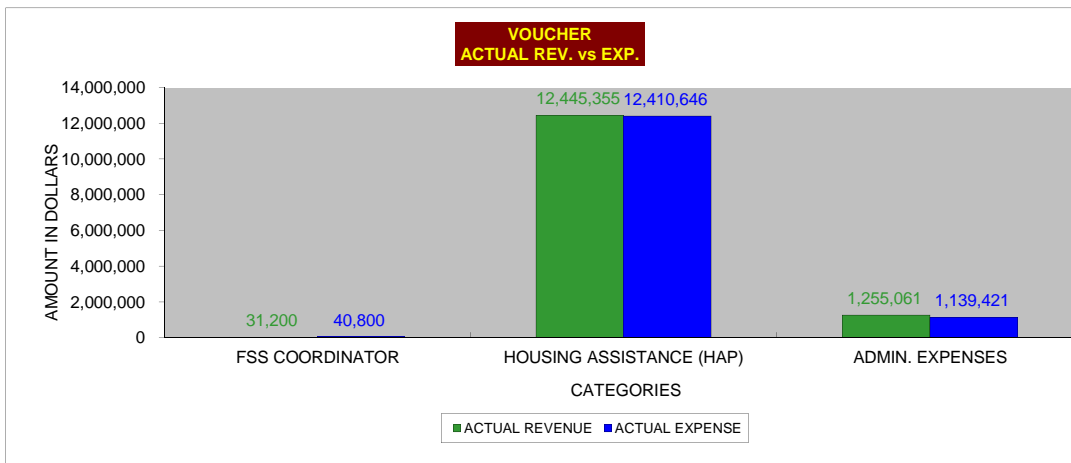
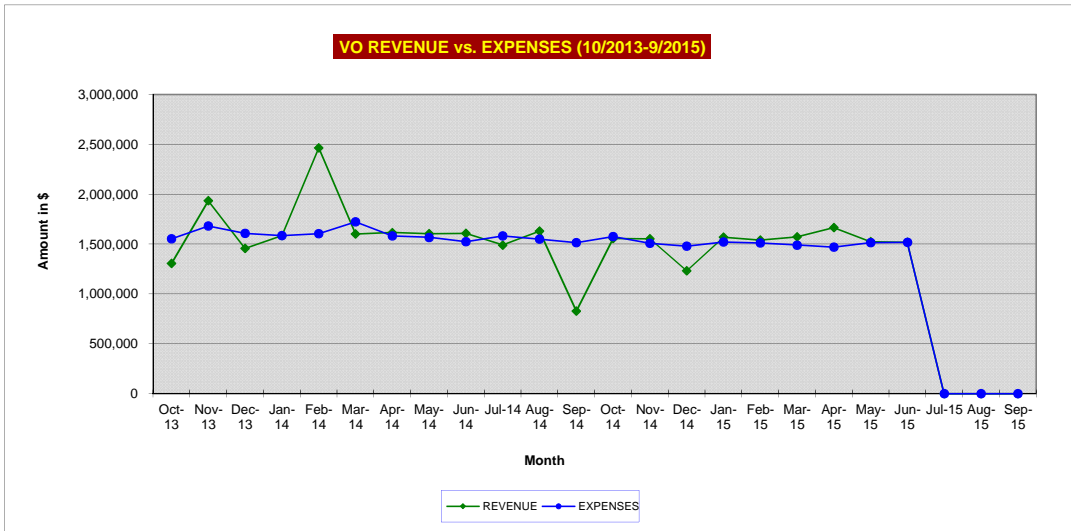
NET SURPLUS	204,716	208,768
NET FROM OPERATIONS	204,716	208,768

NET SURPLUS	204,716	208,768
ADD BACK DEPRECIATION	0	0
CASH FLOW	204,716	208,768

01-Oct-14

TO: 30-Jun-15

ACCOUNT CODE DETAIL YTD BUDGET BUDGET JAN YTD BUDGET BALANCE (OVER)/UNDER % OF REV



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
FSS COORDINATOR	40,688	31,200	1.65	1.26
HOUSING ASSISTANCE (HAP)	12,990,312	12,445,355	523.34	504.22
ADMIN. FEES	1,278,128	1,255,061	51.78	50.85
	14,236,098	13,731,616	576.77	556.33
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
FSS COORDINATOR	40,688	40,800	1.65	1.65
HOUSING ASSISTANCE (HAP)	12,990,312	12,410,646	526.30	502.82
ADMIN. EXPENSES	1,203,329	1,139,421	48.75	46.16
	14,234,329	13,590,867	576.70	550.63
NET SURPLUS	1,769	140,749		
HAP SURPLUS YTD Change	(73,030)	34,709		
ADMIN SURPLUS YTD Change	74,799	106,040		
HAP SURPLUS BALANCE	133,752	146,871		
ADMIN SURPLUS BALANCE	402,201	593,973		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

REPORT PERIOD FROM:

01-Oct-14

TO:

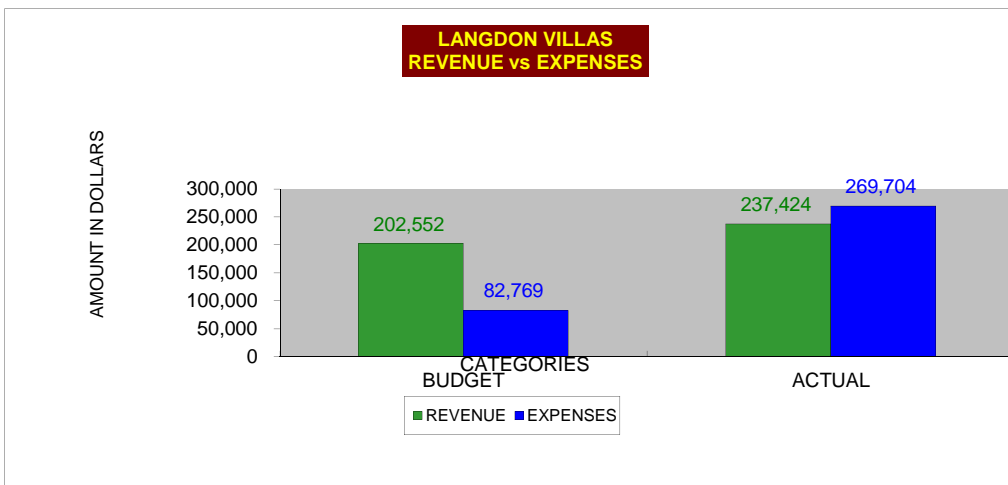
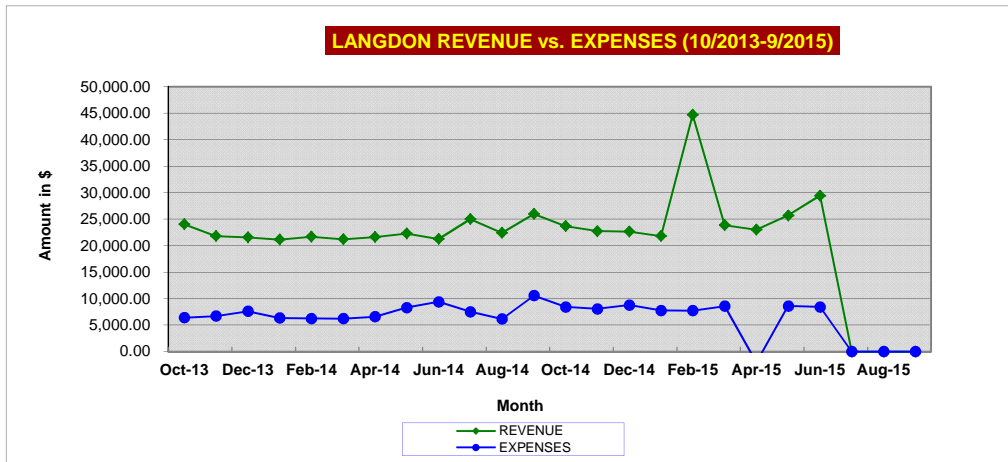
REV. RATE:

74.8%

UNIT/MONTH:

12

30-Jun-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	34,555	34,650	3,849.99	3,860.58
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	449	2,177	50.03	242.51
MANAGEMENT FEES	158,573	160,139	17,667.63	17,842.10
OTHER INCOME	8,975	40,458	999.96	4,507.70
GRANT/PASS THRU	0	0	0.00	0.00
	202,552	237,424	22,567.61	26,452.89

EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	34,873	17,999	3,885.42	2,005.37
UTILITIES	1,347	982	150.08	109.45
MAINT. & OPER.	0	1,196	0.00	133.28
GENERAL	46,549	43,958	5,186.32	4,897.67
BOND INTEREST	0	0	0.00	0.00
NON-ROUTINE	0	205,568	0.00	22,903.67
	82,769	269,704	9,221.82	30,049.44

NET SURPLUS	119,783	(32,280)		
--------------------	----------------	-----------------	--	--

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

ASSETS, LIABILITIES & FUND EQUITY

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

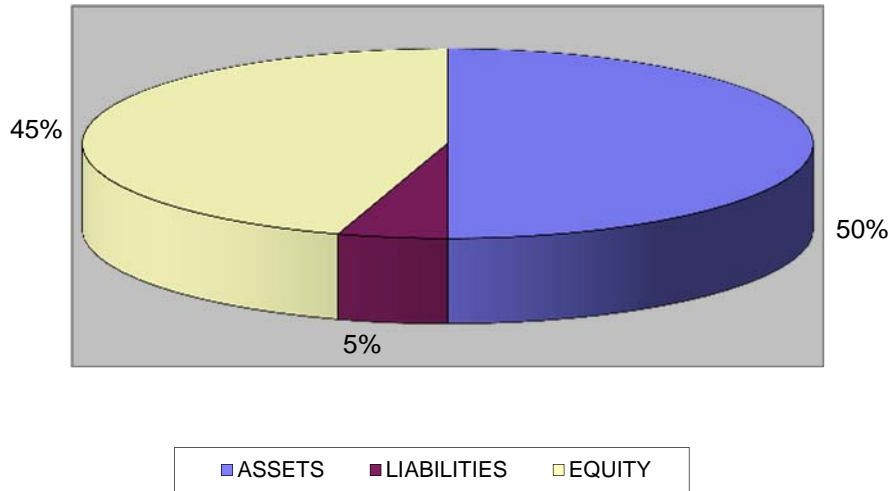
EXPEND. RATE:

UNIT/MONTH:

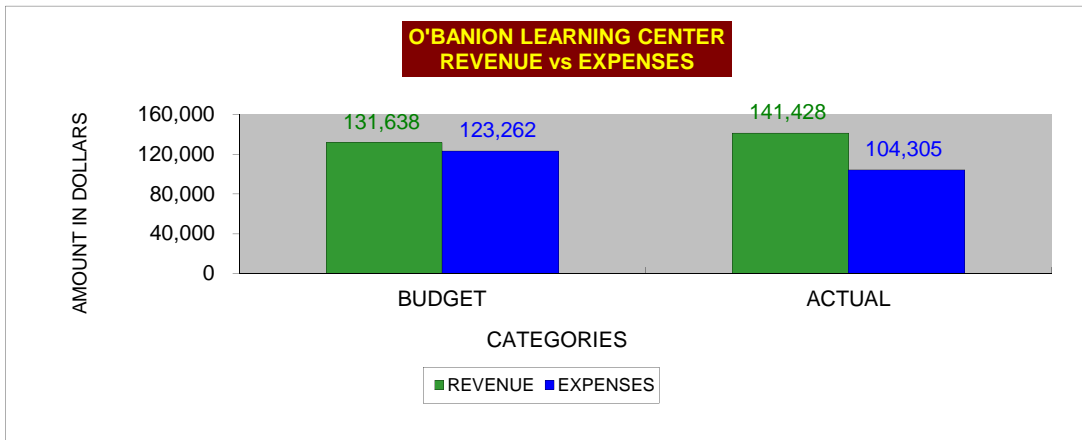
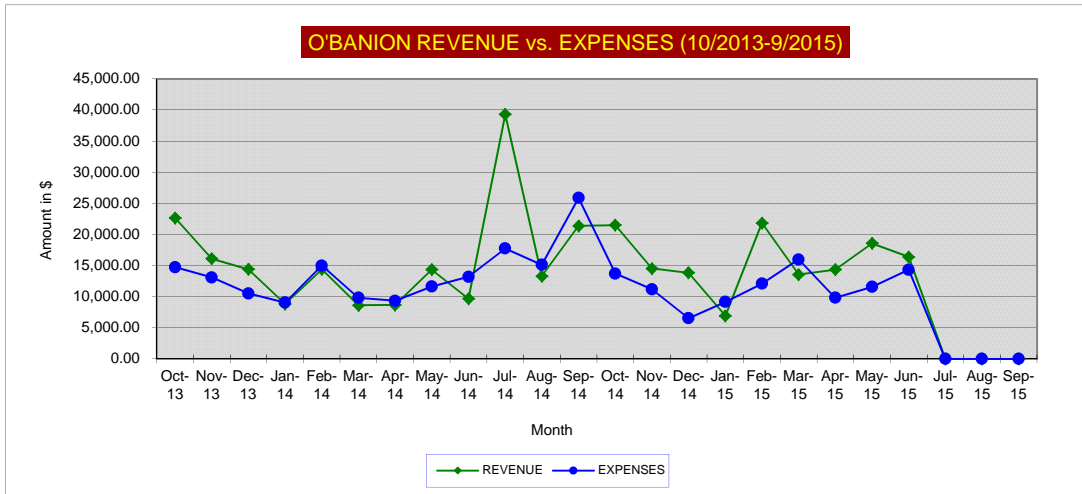
REPORT PERIOD FROM: 01-Oct-14

TO: 30-Jun-15

**LANGDON VILLA
BALANCE SHEET**



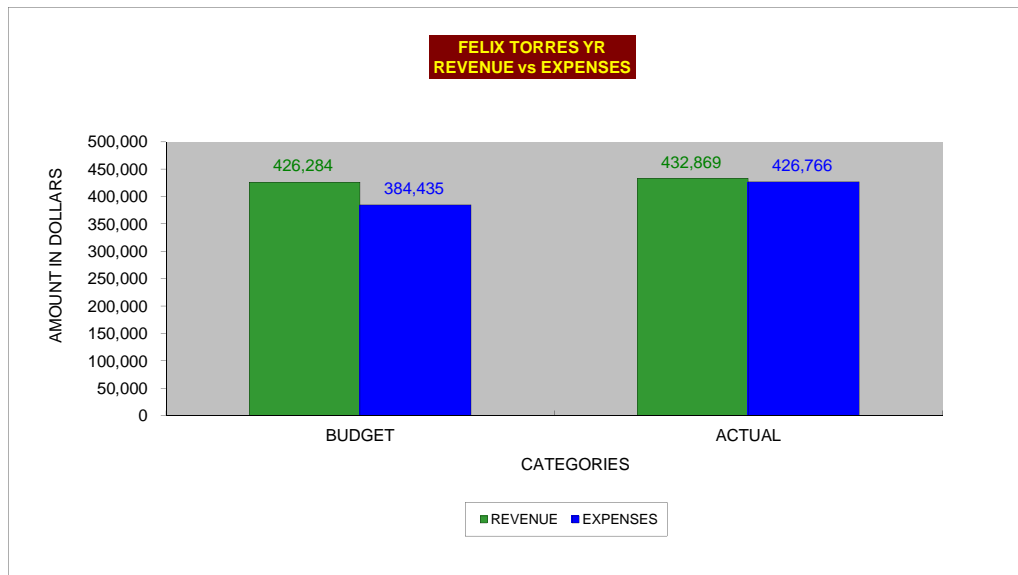
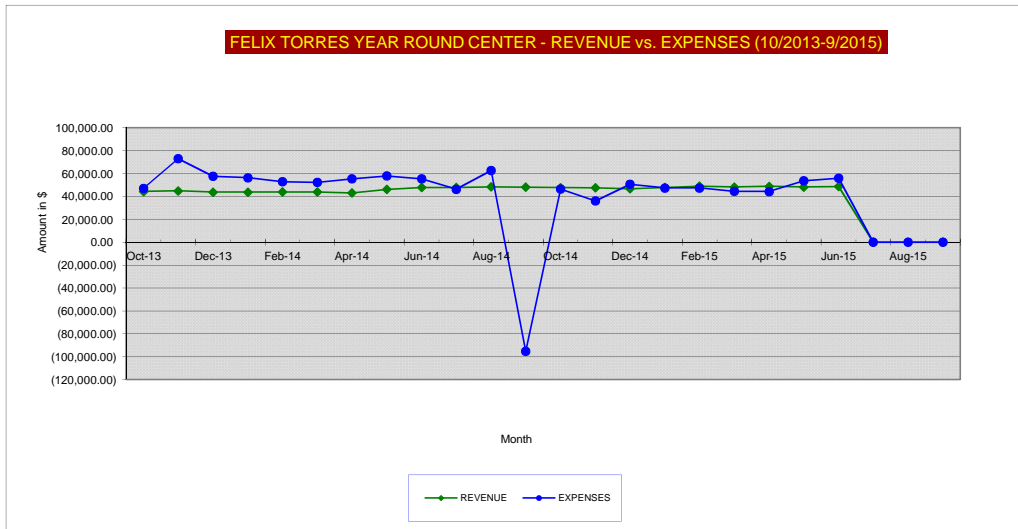
CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH	3,887,770			
ACCTS. RECEIVABLE	131			
FIXED ASSETS	131,603			
NOTES RECEIVABLE	988,492			
2nd Trust Deeds	4,343,437			
OTHER L/T ASSETS	2,530,765			
ACCOUNTS PAYABLE		20,894		
Other Current Liabilities		50,147		
NOTES PAYABLE		808,492		
Other Non Current Liabilities		269,024		
PRIOR YEARS			10,765,922	
CURRENT YEAR			(32,281)	
	\$11,882,198	\$1,148,557	\$10,733,641	\$11,882,198
				LIAB. + EQUITY



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
SUBSIDY-PHA	0	0	0.00	0.00
NON-DWELL. RENTS	131,638	141,428	2,444.44	2,626.24
INTERPROGRAM RENT	0	0	0.00	0.00
	131,638	141,428	2,444.44	2,626.24
	YTD	YTD	PUM	PUM
MAINT. & OPER.	15,258	16,366	283.33	303.90
GENERAL	2,244	1,222	41.67	22.69
NONROUTINE	0	0	0.00	0.00
MORTGAGE INTEREST	0	0	0.00	0.00
DEPRECIATION	40,239	40,347	747.21	749.22
	123,262	104,305	2,288.89	1,936.87
NET SURPLUS	8,376	37,124		
ADD BACK DEPRECIATION	40,239	40,347		
CASH FLOW	48,615	77,471		

01-Oct-14

TO: 30-Jun-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	423,733	431,714	1,026.32	1,045.65
	426,284	432,869	1,032.50	1,048.44
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	35,454	36,192	85.87	87.66
UTILITIES	72,701	62,144	176.09	150.52
MAINT.	95,249	81,062	230.70	196.34
GENERAL	34,829	100,768	84.36	244.07
DEPRECIATION	146,202	146,601	354.12	355.08
	384,435	426,766	931.14	1,033.67
NET SURPLUS	41,849	6,103		
NET FROM OPERATIONS	41,849	6,103		
NET SURPLUS	41,849	6,103		
ADD BACK DEPRECIATION	146,202	146,601		
LESS CAPITAL EXPENDITURES	0	0		
CASH FLOW	188,051	152,704		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Valley View (.fs-vv)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/14 TO: 9/30/2015

REPORT PERIOD FROM:

01-Oct-14

TO:

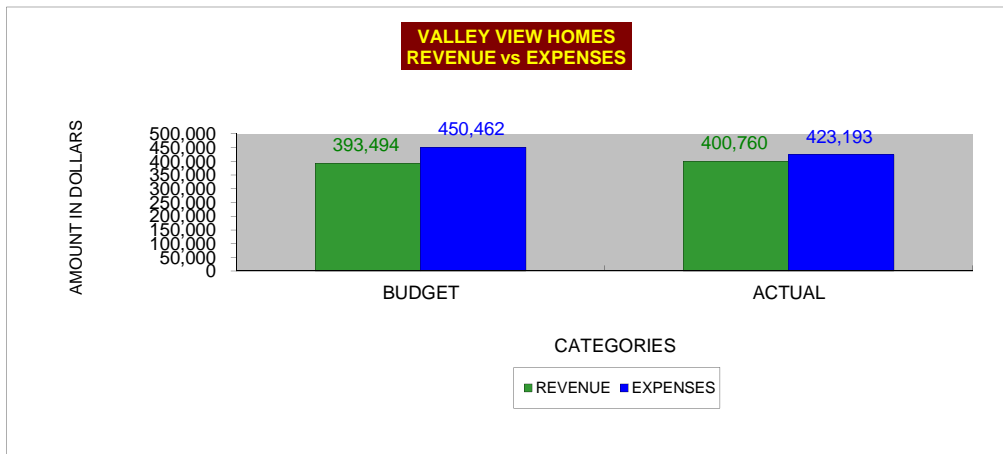
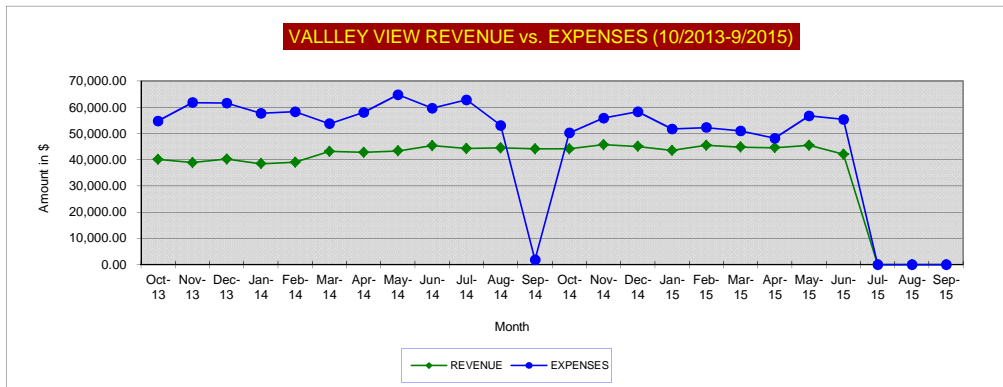
REV. RATE:

74.8%

UNIT/MONTH:

876

30-Jun-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	385,940	390,634	589.04	596.21
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	75	788	0.11	1.20
OTHER INCOME	7,479	9,338	11.42	14.25
	393,494	400,760	600.57	611.66
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	81,074	66,513	123.74	101.52
UTILITIES	70,676	69,501	107.87	106.08
MAINT. & OPER.	88,712	78,232	135.40	119.40
GENERAL	32,779	31,234	50.03	47.67
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	30,306	30,393	46.25	46.39
BOND INTEREST	133,265	133,632	203.40	203.96
BOND REPLACEMENT RESV	13,650	13,689	20.83	20.89
	450,462	423,193	687.52	645.91
NET SURPLUS	(56,968)	(22,432)		
BOND PRINCIPAL	56,096	56,250		
ADJUSTED SURPLUS	(113,064)	(78,682)		
ADD BACK DEPRECIATION	30,306	30,393		
ADD BACK BOND COST AMORT	12,509	12,546		
CASH FLOW	(70,249)	(35,743)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Migrant (.migrant)

EXPEND. RATE: 100.0%

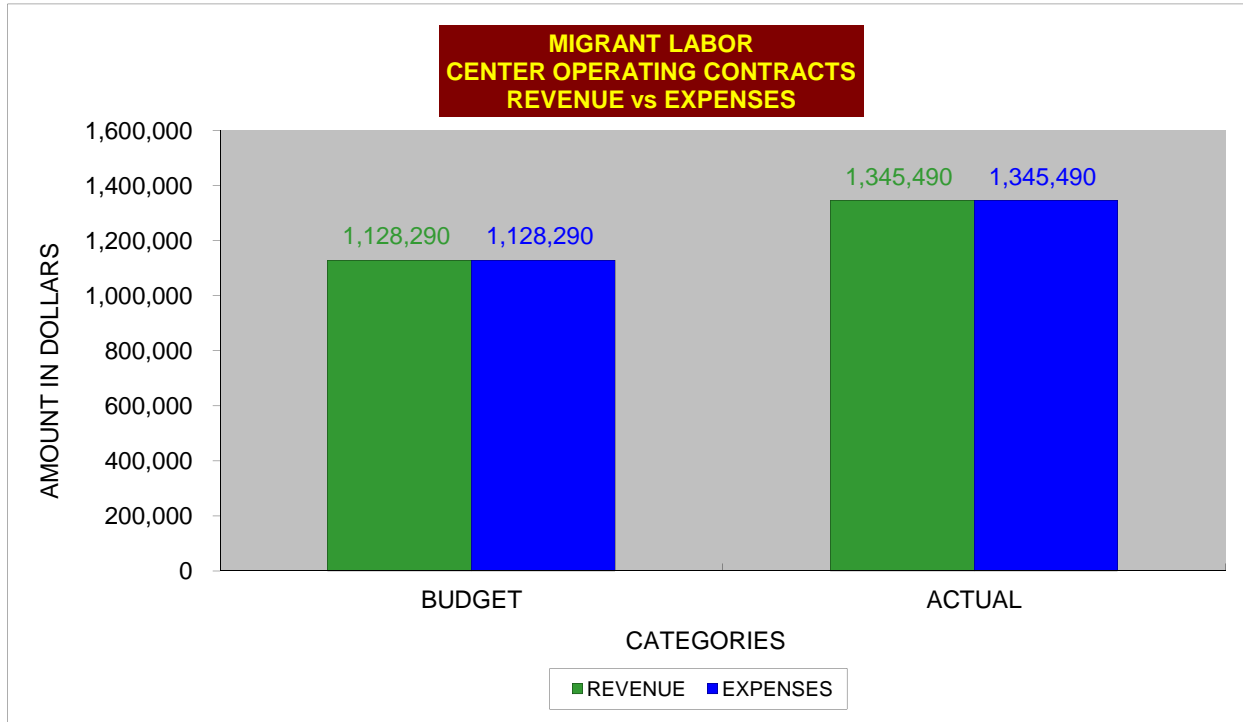
REVENUE & EXPENDITURE STATUS REPORT

UNIT/MONTH: 1,548

FISCAL YEAR PERIOD FROM: 07/01/2014 TO: 06/30/2015

REPORT PERIOD FROM: 01-Jul-14

TO: 30-Jun-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
OMS OPERATING	1,128,290	1,345,490	728.87	869.18
	1,128,290	1,345,490	728.87	869.18
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
PERSONNEL	532,436	548,460	343.95	354.30
OPERATIONS	288,650	279,998	186.47	180.88
MAINTENANCE	15,100	217,931	9.75	140.78
ADMINISTRATION	107,881	106,200	69.69	68.60
DEBT SERVICE	184,223	192,901	119.01	124.61
	1,128,290	1,345,490	728.87	869.17
NET SURPLUS	0	0		

MEMORANDUM

To: Board of Commissioners,
Housing Authority of the County of Merced

From: Rennise Ferrario, Executive Director

Date: July 25, 2015

Subject: Quarterly Report – Migrant Centers/FT Year-Round/Safety

Now that the 2015 season has kicked on, our migrant program continues to deliver positive results. It is my pleasure to communicate that the Merced Migrant center has finally achieved full occupancy, and I would like to sincerely extend my congratulations to Ruben Pimentel and Samuel Arellano for their continued effort and dedication.

The Felix Torres year round complex continues to be at full occupancy year after year. Francisco Gonzalez (center manager) does a fantastic job purging the existing waiting list and processing documents immediately to reduce vacancy times.

Los Banos is another example of good performance, besides keeping the center at full occupancy; Armando also creates a positive environment for all his clients, and maintains the center in great shape.

Atwater migrant center is the oldest of our centers, nevertheless, Gilbert and Ruben Lopez with all their experience and dedication maintain the complex in great condition, and continues to be at full occupancy.

There will come the time when Planada migrant will join the list of full occupancy achievers, we will not loose hope and continue to work hard marketing the center.

All migrant center managers are team players, great individuals who sincerely appreciate our farm working families, and it is a pleasure leading this team.

MIGRANT PROGRAM OCCUPANCY:

CENTER NAME	UNITS OCCUPIED	TOTAL UNITS
FELIX TORRES Y-R	50	50
PLANADA MIGRANT	16	72
MERCED MIGRANT	49	49
LOS BANOS MIGRANT	48	48
ATWATER MIGRANT	59	59

During this quarter the following has been accomplished:

- June 1. Atwater migrant center walk through inspection for the installation of new water heaters and swamp coolers.
- June 2. Well pump was replaced at the Felix Torres year round
- June 10. Went to channel 21 Fresno and participated in an interview with Lupita Lomeli (Arriva Valle Central) to market our migrant program.
- June 17. Attended a webinar for water efficiency sponsored by HUD.
- June 17. Conducted Armando Ornelas annual evaluation appraisal.
- June 18. Attended webinar to integrate Planada migrant accounting process into Yardi system.
- June 25. Migrant program monthly safety meeting.
- June 25. Merced migrant center tenant meeting. Resident council was elected.
- July 1. Conducted Ruben Pimentel's annual evaluation appraisal.
- July 9. Los Banos migrant center tenant meeting. Resident council was elected.
- July 20. Planada migrant center tenant meeting. Resident council will be elected.
- All centers are operating smoothly and with the highest level of efficiency and customer service.
- Finally, congratulations to all migrant department staff for a job well done during this quarter.

SAFETY

- June 25. Migrant program staff conducted quarterly safety inspections on all migrant centers and year round complex.
- July 31. Agency quarterly safety meeting
- Safety policies, safety meeting minutes, and trainings are now available in the T: Drive. For employees who do not have access to computers, this information is posted on the bulletin board.
- We will continue to encourage the Bickmore "Cash for Safety Ideas" program. Employees could receive cash awards for their safety ideas. The prices start at \$50 all the way to \$500.
- Migrant program staff continues to be very conscientious about safety and the proper use of PPE.

MEMORANDUM

To: Board of Commissioners,
Housing Authority of the County of Merced

From: Rennise Ferrario, Executive Director

Date: July 21, 2015

Subject: Quarterly Report – Housing Services

HOUSING CHOICE VOUCHER PROGRAM

Budget:

Monthly Budget: \$1,439,824
98% of Budget: \$1,411,028
Current Expended HAP: \$1,342,132
Under Budget: \$97,692

Voucher Count:

2596 Voucher families under contract
1093 Participant families have at least one disabled family member in their household
480 Participant families have at least one elderly family member in their household
62 Transfer families housed

Lease-up:

92 New applicant voucher holders that are currently searching for suitable housing
3 Voucher holders have ported out to other jurisdictions
53 PBV Personal Declaration packets distributed
35 PBV vouchers leased
175 HCV Personal Declaration packets distributed
94 HCV vouchers issued
199 Request for Tenancy Approval forms received
142 New HCV families housed
8 Port-in families

Waiting List:

500 Families currently are on the wait list
148 Have at least one disabled family members in their household
195 Have at least one elderly family member in their household

General Statistics:

56 Participants have exited the Housing Choice Voucher Program

HCV Family Self-Sufficiency:

48 Families are actively enrolled in the Family Self-Sufficiency Program
20 Families have escrow accounts (\$38,481) combined total escrow amount)
0 Families “graduated” from the FSS program
1 Family forfeited their escrow account (\$0)

HOUSING SERVICES

421 Total number of conventional public housing units
73 Valley View/Project Based units
2865 Families currently on the Wait List

Current Vacancies:

2 Amp 1 (Merced)
0 Amp 2 (Atwater/Livingston/Winton)
2 Amp 3 (Los Banos/Dos Palos)
0 PBV (Dos Palos Elderly)
6 PBV View (Midway)
0 PBV (Atwater Elderly)

Vacancies Filled:

7 Merced
4 Atwater/Livingston/Winton
3 Los Banos/Dos Palos
1 PBV (Dos Palos Elderly)
4 PBV (Midway)
0 PBV (Atwater Elderly)

Delinquent Rents:

2.36% Average for the reporting quarter
3.34% April
2.03% May
1.72% June

Evictions:

0 Amp 1
0 Amp 2
0 Amp 3
0 PBV (Dos Palos Elderly)
0 PBV (Midway)
0 PBV (Atwater Elderly)

Maintenance Department:

535 Completed work orders
235 Amp 1
141 Amp 2
159 Amp 3

Housing Authority of the County of Merced

HOUSING DATA

Updated: 7/7/15

Conventional Units

Project #	City	Bedroom size				Total Units	
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>		
23 - 01	Merced	22	48	20	11	101	5th, 6th, 7th, George, West, Lesh, V, T
23 - 10	Merced	0	10	22	12	44	1st, 2nd, 3rd, R, S,
23 - 13	Merced	28	0	0	0	28	Park Ave/Elderly
23 - 13	Merced Aquisition	0	0	0	1	1	Barney
23 - 23	Atwater Aquisition	0	0	2	0	2	Vine Circle/Bellevue
		50	58	44	24	176	Total AMP 1
						394	Total Bedrooms
23 - 03	Atwater	2	8	4	1	15	Cameo Ct./Crest Rd.
23 - 06	Livingston	11	14	19	16	60	Alameda, Castallena, Blmrl
23 - 12A	Atwater	0	16	20	0	36	Kelso, Olive, Crest
23 - 12B	Winton	0	3	3	0	6	Suzie Street
		13	41	46	17	117	Total AMP 2
						301	Total Bedrooms
23 - 02	Los Banos	2	10	8	0	20	Linda Vista/ I Street
23 - 04	Los Banos	8	8	14	10	40	7th, 8th, B, C, D, Abby
23 - 05	So. Dos Palos	4	8	10	8	30	Lexington, Globe
23 - 11	Los Banos	0	3	5	2	10	J & K Street
23 - 12C	Dos Palos	0	5	7	0	12	Alleyne, Palo Alto, Almond
23 - 12D	So. Dos Palos	0	0	8	2	10	Globe
		14	34	52	22	122	Total AMP 3
						326	Total Bedrooms
Merced		0	6	0	0	6	1st Street
		6				6	Total AMP4
						12	Total Bedrooms
Subtotal Conventional		77	139	142	63	421	Total PH
						1,033	Total Bedrooms

Valley View Homes

23 - 07	Dos Palos - Midway	0	16	14	4	34	Reynolds
23 - 08	Dos Palos (Senior)	25	0	0	0	25	Dora St
23 - 09	Atwater (Senior)	14	0	0	0	14	Sierra Vista
Subtotal		39	16	14	4	73	

Merced Commons

Commons I Merced	27	38	11	0	76
Commons II Merced	18	35	18	0	71
Subtotal	45	73	29	0	147

Farm Labor Centers

Merced	0	12	33	4	49	Seasonal
Atwater	0	30	27	2	59	Seasonal
Los Banos	0	12	28	8	48	Seasonal
Planada	0	43	25	4	72	Seasonal
Planada	0	27	19	0	50	Year-Round
Subtotal					278	

Oak Terrace

	<u>1Bd/1 Bath</u>	<u>2Bd/1 bath</u>	<u>2Bd/2 bath</u>	
	33	26	6	65

Section 8 Vouchers

VASH	2705
Tenant Protection	55
Shelter+Care	20
	8
Subtotal	2788

Total Housing Units 3772

MEMORANDUM

TO: Board of Commissioners,
Housing Authority of the County of Merced

FROM: Rennise Ferrario, Executive Director

DATE: July 21, 2015

SUBJECT: Recommendation to adopt **Resolution No. 2015-15:** Approving and authorizing entering into a contract with STW Construction for roof replacement and HVAC system installation at Project 23-24 Merced.

The Request for Proposals (RFP) for the roof replacement and installation of HVAC systems, for Project 23-24 was released on June 9, 2015. The scope of work included removing and replacing the roof and installation of HVAC systems, including ducting and removal of old coolers. There are a total of 6 units in this development, located at 1202 and 1210 1st Street, Merced.

The project was advertised for bid as follows: Merced Sun-Star on June 9th, 13th and 17th, 2015; Modesto Bee on June 11th and 14th, 2015; Central Valley Builders Exchanges (Stockton, Modesto, Merced-Mariposa, Fresno, Tulare) and picked up by the national data companies (i.e. Reed Construction data).

Bids closed on June 29, 2015. Four proposals were received:

1) STW Construction	Selma	\$ 89,500
2) CNW Construction	Rescue	\$ 96,000
3) Skylines Roofing	Modesto	\$136,000
4) Stronger Building Solutions	San Leandro	\$345,000

The bid received from STW Construction has been deemed to be the lowest most responsive proposal.

RECOMMENDATION

It is hereby recommended that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2015-15**, approving and authorizing entering into a contract with STW Construction for roof replacement and HVAC system installation at Project 23-24, Merced, and authorize the Executive Director, Rennise Ferrario, to sign or take any other action necessary to carry out the completion of the work.

RESOLUTION NO. 2015-15

APPROVING AND AUTHORIZING ENTERING INTO A CONTRACT WITH STW CONSTRUCTION FOR ROOF REPLACEMENT AND HVAC SYSTEM INSTALLATION AT PROJECT 23-24 MERCED

WHEREAS, the Housing Authority of the County of Merced (HACM) released a Request for Proposals (RFP) for roof replacement and HVAC system installation for one (1) Residential Project which will positively impact six (6) tenants in Project 23-24, Merced; and

WHEREAS, the project was advertised for bid in the Merced Sun-Star on June 9, 2015, June 13, 2015 and June 17, 2015; and in the Modesto Bee on June 11, 2015 and June 14, 2015; and

WHEREAS, four (4) bids were opened for review on June 29, 2015; and

WHEREAS, the lowest, most responsive bid was submitted by STW Construction, Selma, California in the amount of \$89,550; and

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

1. Adopts Resolution No. 2015-15 awarding a construction contract to STW Construction, Selma, California.
2. Approves the expenditure of funds in the amount of \$89,550 for the roof replacement and HVAC system installation at Project 23-24, Merced.
3. Non-compliance will result in the disqualification of STW Construction.

BE IT FURTHER RESOLVED, that the Board of Commissioners of the HACM does hereby authorize the Executive Director, Rennise Ferrario, to sign or take any other action necessary to carry out the completion of the work.

The foregoing resolution was introduced at the July 21, 2015 Board meeting of the Board of Commissioners of the HACM and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

Chairperson, Board of Commissioners
Housing Authority of the County of Merced

Dated July 21, 2015

MEMORANDUM

TO: Board of Commissioners,
Housing Authority of the County of Merced

FROM: Rennise Ferrario, Executive Director

DATE: July 21, 2015

SUBJECT: Recommendation to adopt Resolution No. 2015-16, approving an addition to the Position Allocation Schedule

Attached is a copy of the draft job description for the new management level position of Farmworker Housing Manager. This position has been reclassified from the Planada Migrant Manager position and developed to meet the agency needs, changing staff and resource needs, and to increase efficiency.

The new position will enhance the overall efficiency of the Housing Authority Migrant operations.

This Resolution authorizes the creation of a Farmworker Housing Manager position, subject to finalization of the attached job description, and an addition of the job title and allocation authority to be added to the current allocation schedule.

RECOMMENDATION

I hereby recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt Resolution No. 2015-16, approving the addition of the position of Farmworker Housing Manager to the current position allocation schedule.

Farmworker Housing Manager

Definition:

Under direction of assigned Director, provides supervision and coordination of the Migrant Seasonal and Farmworker Year-Round Housing programs including maintenance, ground, facilities, equipment, vehicles, safety and risk management program.

KEY JOB FUNCTIONS:

- Planning, scheduling, directing and inspection of all migrant program activities
- Supervising and training of employees
- Assists in budget planning and preparation
- Supervises and assigns work and directs migrant staff in organizing maintenance, repair and construction programs.
- Plan, schedule and review the work of supervised staff to ensure the work is of the nature and quality expected by the agency
- Set productivity expectations, determine work techniques to be used and monitor and evaluate employees
- Provide written and oral reports including those related to legal and regulatory compliance aspects of seasonal and farmworker housing

The Farmworker Housing Manager is directly responsible for the efficient and business-like operations of all migrant and farmworker centers. Plans, schedules, assigns, directs and inspects all migrant and farmworker centers to ensure that all units/buildings/grounds/facilities are maintained in a high state of repair.

OTHER DUTIES:

Depending on assignment, duties include, but are not limited to the following: Conduct eligibility interviews, process applications and determine eligibility of applicants for housing units; assigns housing based on family size and available housing stock; maintains records of applications and tenants assigned to units per OMS regulations; resolves tenant problems and disputes as appropriate; receive and collect rents from tenants; maintain property and inventory records; interpret regulations relating to operation of Center; participate in the maintenance and rehabilitation of all project facilities including living units, grounds, and on-site water and sewer systems; demonstrate a level comparable to a semi-skilled position in more than one of the following maintenance areas: custodial, plumbing, electrical, general carpentry and grounds keeping; respond to emergencies at the Center as required; assists in organizing Tenant Council; responsible for good relations with, and among, tenants; makes reports as required; inspects the Centers regularly to insure safety and prompt resolution of problems; Operates automotive and other equipment.

Employment Standards:

Ability in supervising and organizing a work crew and schedule of activity. Able to perform many manual tasks with the Center personnel as well as supervise them. A working knowledge of basic principles of organization, personnel management and general office procedures, especially in regards to recordkeeping and administration of tenant and petty cash accounts. Must be able to communicate effectively both in writing and orally; bilingual (Spanish/English) knowledge is desirable. A knowledge of construction standards and techniques is helpful, and must have sufficient working knowledge of various hand tools, including but not limited to saws, mowers and tractors. Must perform carpentry, electrical, plumbing and grounds maintenance work. Selects, trains, supervises, and evaluates subordinates as directed. Works efficiently with tenants and others contacted in course of work, and is able to work independently. Ability to make sound judgments relative to the interpretation and application of program regulations.

Education:

Equivalent to completion of an Associate Degree, 60 semester units or more at an accredited college or university in business/public administration or related field. One (1) year experience in housing management, building maintenance/construction field may be substituted for 24 semester units toward the education requirement. Two years of actual experience in an office-clerical, construction trade, or property management position will be accepted as equivalent to two years (48 units) of completed college education.

License:

Mandatory to possess a valid California driver's license, and must present DMV printout if required by employer for verification. Applicant must also be insurable and acceptable to the insurance company providing auto insurance to the Housing Authority.

Other Qualifications:

Any combination equivalent to experience and education that could be likely to provide the required knowledge and abilities would be qualifying. Must be able to verify that physical condition is satisfactory for the requirements of the job. Employees must demonstrate the ability to perform the essential functions of the job, with or without reasonable accommodation for disabled individuals as defined within the Americans With Disabilities Act of 1990, as amended. Initial employment shall be conditional on such verification as determined by a required standard pre-employment physical at the expense of the Employer. Existing Housing Authority employees are exempt from satisfying this criteria regarding the conditionality of employment prefaced by a pre-employment physical examination.

To be an employee of the Housing Authority, a person must be a citizen of the United States or an alien who has been either lawfully admitted for permanent residence,

or authorized to be employed under the terms of the Immigration And Nationality Act, as amended, or as directed by the Attorney General. Must also attest to the fact that he/she is a United States citizen or alien admitted for permanent residence or authorized employment, and must provide supporting documents to show identity and employment authorization.

This position is classified as a management equivalent position and is therefore Exempt.

RESOLUTION NO. 2015-16

APPROVING AN ADDITIONAL ALLOCATION FOR THE POSITION OF FARMWORKER HOUSING MANAGER AND SUBSEQUENT REVISION OF THE POSITION ALLOCATION SCHEDULE FOR THE HOUSING AUTHORITY OF THE COUNTY OF MERCED

WHEREAS, in conjunction with the continuing reorganization of Housing Authority positions to reflect changing staff and resource needs, and to increase efficiency and fiscal responsibility, and

WHEREAS, the Position Allocation Schedule is maintained with the approval of the Board of Commissioners of the Housing Authority of the County of Merced to accurately list and document the current employee positions and job classifications authorized to carry out the operations and mission of the Housing Authority; and

WHEREAS, from time to time, it is necessary to revise and/or reclassify the Position Allocation Schedule to effectively redistribute the employee resources to maintain the most efficient workload assignments, and to recognize those employees who have demonstrated the ability to accept additional tasks and/or perform at higher levels of proficiency, and

WHEREAS, it is necessary for the continuing efficient operation of the Housing Authority to create a new advanced management level position of Farmworker Housing Manager in order to enhance the overall efficiency of the Housing Authority Migrant Program;

THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Merced does hereby approve the creation of one (1) position of Senior Housing Inspector, and

BE IT FURTHER RESOLVED that the Board of Commissioners of the Housing Authority of the County of Merced does hereby modify and update the current Position Allocation Schedule to reflect this new allocation.

The foregoing resolution was introduced at the July 21, 2015 Board meeting of the Board of Commissioners of the HACM and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

Chairperson, Board of Commissioners
Housing Authority of the County of Merced

Dated: July 21, 2015