AGENDA

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting Tuesday, December 15, 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/DI	ELETIONS TO TH	E AGE	ENDA	
		(M/S/C):	/	_/	
III.	APPROVAL OF THE FOLLOWING MEETING MIN	UTES:			
	A. November 17, 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 November 2015
B.	Financial Reports for November 2015 (M/S/C):/
VI. BUSIN	IESS (INFORMATION AND DISCUSSION, RESOLUTION and ACTION ITEMS):
A. B.	Information/Discussion Item(s): 1.) Directors Updates: i. Safety in the workplace ii. Naming streets at the Migrant Centers iii. All other Resolution Item(s):
	 Resolution No. 2015-30: Approving the Housing Authority's Employer Paid Member Contributions.

VII. COMMISSIONER'S COMMENTS:

C. Action Item(s): None

VIII. CLOSED SESSION ITEM(S):

A. Pursuant to Government Code §54957
Public Employee Contract for Executive Director

IX. ADJOURMENT

MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting Tuesday, November 17, 2015

I. The meeting was called to order by Vice Chairperson Delgadillo at 5:28 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

Commissioners Absent:Rachel Torres, Chairperson

Jose Delgadillo, Vice Chairperson

Lyle Davis

Evelyne Dorsey

Jose Resendez

Rick Osorio

Margaret Pia

Vice Chairperson Delgadillo declared there was a quorum present.

Staff Present:

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

Others Present:

Charlene Cardenas, FSS Coordinator Maria Bettencourt, FSS Graduate

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

None

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

III. APPROVAL OF THE FOLLOWING MEETING MINUTES:

A. October 6, 2015, Regular Meeting (M/S/C): Commissioner Pia/Commissioner Dorsey/passed unanimously

IV. UNSCHEDULED ORAL COMMUNICATION:

None

V. CONSENT CALENDAR:

- A. Rent Delinquency Report for October 2015
- B. Financial Reports for September and October 2015

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

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

- A. Information/discussion Item(s):
 - 1.) Naming Streets at the Migrant Centers
 - a. After a brief discussion it was decided by the Board that the Executive Director contact the County of Merced to inquire about the costs and legalities of renaming the streets before further action is taken.
 - 2.) Change Time of Monthly Board Meetings
 - a. After a brief discussion it was decided by the Board to present a resolution implementing a winter schedule. The winter schedule will cover the months of December, January and February. Meetings shall be held at 12:00 p.m. Resolution to be presented at next board meeting.

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

3.) Directors Updates

- a. Migrant Centers: Atwater and Los Banos Migrant Centers are now closed. Merced will close on November 18th and Planada will close on November 28th. Felix Torres (Year Round) is fully leased.
- b. PNA Projects are being completed. Additional funding may be provided to have the sewer ponds in two migrant centers inspected.
- c. Lease Up: Oak Terrace is fully leased, Valley View has one vacancy, Merced Commons is fully leased and Public Housing has one vacancy.
- d. Special Programs: VASH is fully leased, SPC has 4 vouchers leased up and 2 are in the searching stage. Turning Point and Mental Health are restructuring the screening and referral process.
- e. Human Resources: Recruitment for the positions of Eligibility Specialist, Receptionist/Typist and Asset Manager are complete. Hope Perales, Eligibility Specialist will retire in January.
- f. CFP: driveway and sidewalks are almost complete and interior rehab began this week.
- g. Pest Control contracts have been signed.
- h. Request For Proposals: We have been working on a template that has been approved by legal and insurance carrier, in order to help expedite their release and ensure that all the necessary information is included.

- i. The Procurement Policy is being updated.
- The Agency Five Year and Annual Plan have been approved.
 Official notification from HUD was received on November 9, 2015.
- k. Office space at the O'Banion center is still available for lease.
- CalPERS audit is still being worked on. Out of the four findings, two have been resolved. Those two are Salary Schedules and the verbiage on the uniform compensation.
- m. Shelter Plus Care had an audit and there were a few findings which are being addressed. We now have a clear picture of how to better improve what we are doing.
- n. Staff was asked to offer suggestions for this year's Annual Holiday Dinner. It was decided that the Annual Holiday Dinner will be held on December 11th at the Branding Iron.
- 4.) FSS Presentation
 - a. Charlene Cardenas presented Maria Bettencourt, an FSS graduate.
- B. Resolutions Item(s):
 - 1.) **Resolution No. 2015-26**: Approving the award of construction contract for miscellaneous unit modifications/rehab at AMP 4.

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

6-Ayes

0-Noes

1-Absent

 Resolution No. 2015-27: Approving the submission of the SEMAP Certification, HUD Form 52648 for Fiscal Year Ending September 30, 2015.

(M/S/C): Commissioner Pia/Commissioner Dorsey/passed:

6-Ayes

0-Noes

1-Absent

 Resolution No. 2015-28: Authorizing the adoption of OMS Contract No. 15-OMS-10691 for the Los Banos Migrant Center Construction and Rehab Project 2015.

(M/S/C): Commissioner Dorsey/Commissioner Davis/passed:

6-Aves

0-Noes

1-Absent

4.) **Resolution No. 2015-29**: Approving the award of contract for Comprehensive Tree Maintenance at Housing Authority properties throughout Merced County, and authorizing the Executive Director to enter into contract.

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

6-Aves 0-Noes 1-Absent

VII. **COMMISSIONER'S COMMENTS**

- A. Commissioner Resendez asked when will the tree trimming and removal commence as there is a tree that has split down the middle in his backyard and he is concerned that it might fall.
- B. Commissioner Pia stated the FSS Graduate presentation was uplifting and heartwarming.
- C. Commissioner Davis wished all a Great Thanksgiving.
- D. Commissioner Dorsey stated the FSS Graduate presentation was excellent and also wished all a blessed Thanksgiving.
- E. Vice Chair Delgadillo stated that the FSS Graduate presentation was good and that Charlene Cardenas is an excellent mentor. He too wishes all a good, safe and healthy Thanksgiving.

VIII. **CLOSED SESSION ITEM(S):**

The Board of Commissioners went into closed session at 6:20 p.m. The following people were present:

Board Members

Others Present

Jose Delgadillo, Vice-Chair Rennise Ferrario, Executive Director/Board Secretary

Lyle Davis **Evelyne Dorsey** Rick Osorio

Margaret Pia

Jose Resendez

A. Pursuant to Government Code §54957 Public Employee Contract for Executive Director

The Board returned to Regular Session at 6:26 p.m. and reported out that instruction was provided to the Executive Director to proceed as directed.

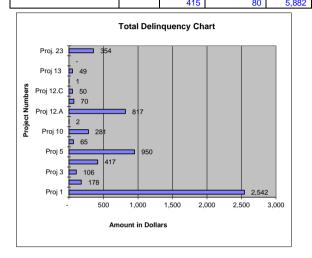
IX. **ADJOURNMENT**

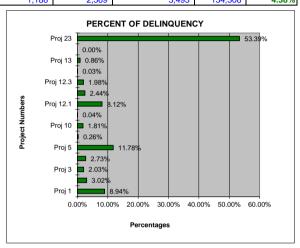
There being	g no further	business to) discuss, the	e meeting was	s adjourned at
6:28 p.m.					

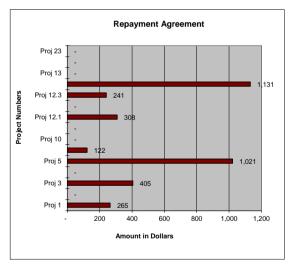
Chairperson Signature / Date	Secretary Signature/ Date

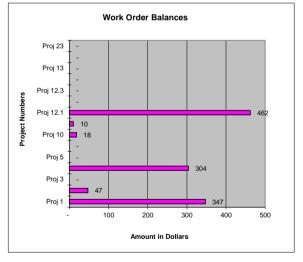
HOUSING AUTHORITY OF THE COUNTY OF MERCED

HOUSING AUTHORITY OF THE COUNTY OF MERCED									
				TENANT	S' DELINQUE	NT BALANCES			Nov-15
Project Name	Project #	Total Units	Total # delinquent	Delinquent	Work Orders	Retro Charges	Repay. Agreements	Total Rent	% of Delinq.
Gateway Homes	Proj 1	101	20	2,542	347	-	265	28,422	8.94%
Linda Vista Homes	Proj 2	20	2	178	47		-	5,885	3.02%
Cameo Court Homes	Proj 3	15	5	106	-	-	405	5,223	2.03%
Abby Circle Homes	Proj 4	40	6	417	304		-	15,250	2.73%
Globe Ave. Homes	Proj 5	30	7	950	-		1,021	8,063	11.78%
Livingston Homes	Proj 6	60	7	65	-	2,569	122	25,055	0.26%
Merced Turnkey Homes	Proj 10	44	5	281	18	-	-	15,505	1.81%
Los Banos Homes	Proj 11	10	2	2	10			5,286	0.04%
Atwater Homes	Proj 12.A	36	10	817	462	-	308	10,067	8.12%
Winton Homes	Proj 12.B	6	1	70	-	-	-	2,870	2.44%
Dos Palos Homes	Proj 12.C	12	7	50			241	2,528	1.98%
So. Dos Palos Homes	Proj 12.D	10	2	1			1,131	3,532	0.03%
Merced Elderly Complex	Proj 13	28	5	49	-	-	-	5,667	0.86%
Merced 1st Acquisition	Proj. 21	1	-	-	-	-	-	292	0.00%
Atwater Acquisition	Proj. 23	2	1	354	-	-	-	663	53.39%









	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15
Percent Delinquent 2015	3.15%	3.12%	3.36%	3.34%	2.03%	1.72%
	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15
Percent Delinquent	2.81%	4.09%	4.45%	4.85%	4.38%	

Average

3.39% Delinquency

	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14
Percent Delinquent 2014	6.22%	3.55%	2.87%	2.73%	3.47%	2.57%
<u>-</u>	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
Percent Delinquent	1.84%	2.26%	2.32%	3.07%	4.26%	2.98%

Average

2.79% Delinquency

PHAS Tracking Summary Fiscal Year Ending 09/30/16

Indicators						Estimat	ed Status	at End o	f Month				
Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Lease Up Days		2	3										
Average Lease Up Days		0	0										
Make Ready Time		45	74										
Average Make Ready Days		6	7										
Down Days		4	7										
Average Down Days		1	1										
Total # Vacant Units Turned		7	11										
Total # Turn Around Days		51	84										
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	7	8										

% Emergency Work Orders Abated W/in 24	A = 99% B=98% C=97% D=96% E=95% F= less than 95%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Lirapre	C=31-40	9	9										

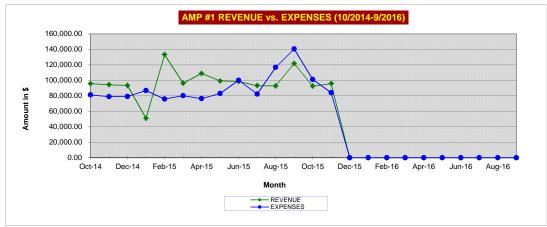
FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016
REPORT PERIOD FROM:

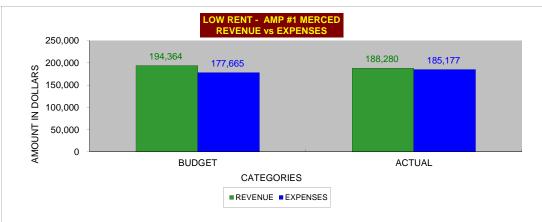
01-Oct-15

REV. RATE: # UNIT/MONTH:

16.7% 2,112

TO: 30-Nov-15





	YTD	YTD	PUM	PUM
REVENUE	BUDGET	ACTUAL	BUDGET	ACTUAL
RENTS	100,274	94,356	284.09	267.32
INTEREST	167	0	0.47	0.00
OTHER INCOME	2,841	1,728	8.05	4.90
PFS SUBSIDY	91,082	92,196	258.05	261.20
	194,364	188,280	550.66	533.42
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
ADMIN.	59,489	61,943	168.54	175.49
TENANT SERVICES	0	9,067	0.00	25.69
UTILITIES	29,062	30,009	82.34	85.02
MAINT.	49,657	45,372	140.69	128.55
GENERAL	18,183	17,570	51.52	49.78
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	21,274	21,216	60.27	60.11
EQUITY TRANSFERS	0	0	0.00	0.00
	177,665	185,177	503.36	524.64
			-	-
NET SURPLUS	16,699	3,103		
NET FROM OPERATIONS	16,699	3,103		

NET SURPLUS	16,699	3,103	
ADD BACK DEPRECIATION	21,274	21,216	
CASH FLOW	37,973	24,319	

FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016

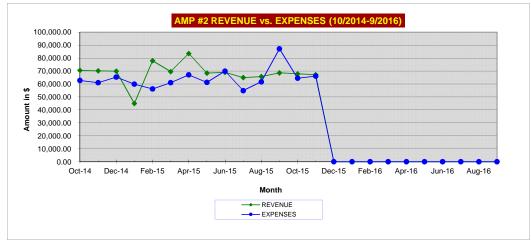
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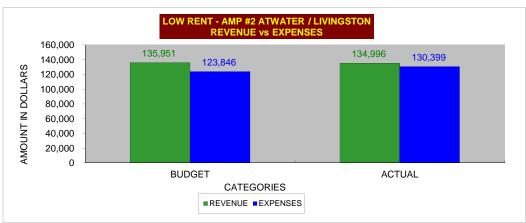
01-Oct-15

REV. RATE: # UNIT/MONTH:

16.7% 1,404

ct-15 TO: 30-Nov-15





YTD

YTD

PUM

PUM

REVENUE	BUDGET	ACTUAL	BUDGET	ACTUAL
RENTS	86,904	84,975	370.37	362.15
INTEREST	267	0	1.14	0.00
OTHER INCOME	1,404	2,494	5.98	10.63
PFS SUBSIDY	47,375	47,527	201.91	202.55
	135,951	134,996	579.40	575.33
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
ADMIN.	44,096	45,747	187.93	194.97
UTILITIES	24,032	24,691	102.42	105.23
MAINT.	30,788	34,746	131.21	148.08
GENERAL	13,002	13,318	55.41	56.76
DEPRECIATION	11,928	11,896	50.84	50.70
EQUITY TRANSFERS	0	0	0.00	0.00
	123,846	130,399	527.81	555.74
NET SURPLUS	12,105	4,597		
NET FROM OPERATIONS	12,105	4,597		
NET SURPLUS	12,105	4.597		

11,928

24,033

11,896

16,493

ADD BACK DEPRECIATION

CASH FLOW

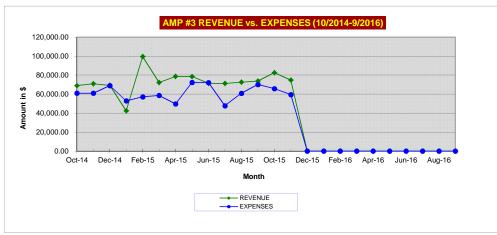
FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016

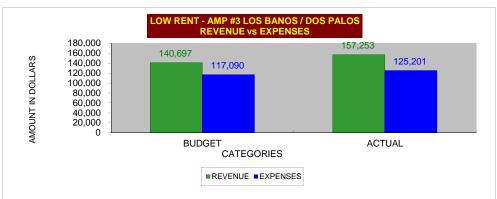
REV. RATE: # UNIT/MONTH: 16.7% 1,464

REPORT PERIOD FROM:

01-Oct-15

TO: 30-Nov-15





	YTD	YTD	PUM	PUM
REVENUE	BUDGET	ACTUAL	BUDGET	ACTUAL
RENTS	72,364	80,470	295.77	328.89
INTEREST	100	0	0.41	0.00
OTHER INCOME	2,674	10,251	10.93	41.90
PFS SUBSIDY	65,559	66,532	267.95	271.93
	140,697	157,253	575.06	642.72
	\/TD	VTD	DUM	D. 114
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
ADMIN.	37,998	42,214	155.30	172.53
TENANT SERVICES	0,550	0	0.00	0.00
UTILITIES	23,598	23,743	96.45	97.04
MAINT.	33,513	37,816	136.97	154.56
GENERAL	12,217	11,690	49.93	47.78
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	9,764	9,738	39.91	39.80
EQUITY TRANSFERS	0	0	0.00	0.00
	117,090	125,201	478.56	511.71
		,		
NET SURPLUS	23,607	32,052		
NET FROM OPERATIONS	23,607	32,052		

23,607

9,764

33,371

32,052

9,738

41,790

ADD BACK DEPRECIATION

NET SURPLUS

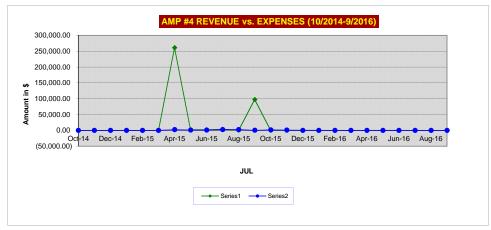
CASH FLOW

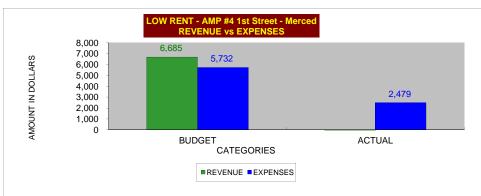
FROM:

REPORT PERIOD

REV. RATE: # UNIT/MONTH: 16.7% 42

01-Oct-15 TO: 30-Nov-15 (2,828.56)





	YTD	YTD	PUM	PUM
REVENUE	BUDGET	ACTUAL	BUDGET	ACTUAL
RENTS	6,685	(340)	952.38	(48.44)
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	(10)	0.00	(1.42)
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
	6,685	(350)	952.38	(49.86)
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
EXI LINGES	BODGET	ACTUAL	DODGET	ACTUAL
ADMIN.	2,567	638	365.71	90.86
TENANT SERVICES	. 0	0	0.00	0.00
UTILITIES	970	851	138.19	121.21
MAINT.	1,936	782	275.82	111.46
GENERAL	259	208	36.90	29.57
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	0	0	0.00	0.00
EQUITY TRANSFERS	0	0	0.00	0.00
	5,732	2,479	816.62	353.10
	0.50	(0.000)	-	
NET SURPLUS	953	(2,829)		

953

953

0

0

(2,829)

NET SURPLUS

CASH FLOW

ADD BACK DEPRECIATION

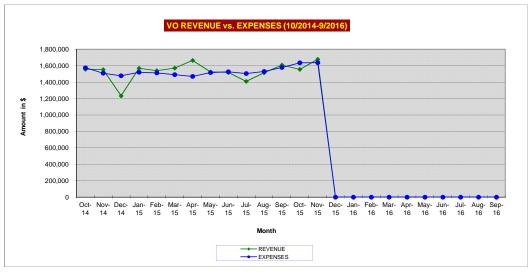
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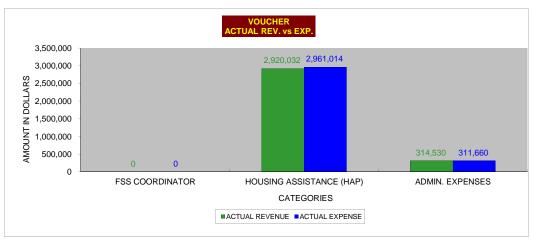
 BUDGET
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01-Oct-15





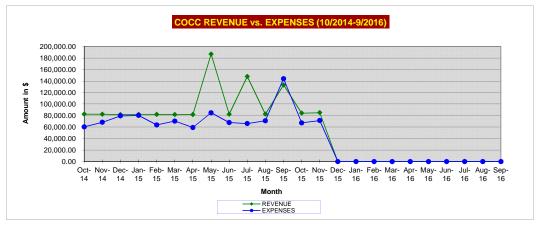
	YTD	YTD	PUM	PUM
REVENUE	BUDGET	ACTUAL	BUDGET	ACTUAL
FSS COORDINATOR	0	0	0.00	0.00
HOUSING ASSISTANCE (HAP)	2,764,666	2,920,032	500.38	528.50
ADMIN. FEES	281,526	314,530	50.95	56.93
	·	-		
	3,046,192	3,234,562	551.33	585.43
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
ECC COODDINATOR	00	•	0.04	0.00
FSS COORDINATOR HOUSING ASSISTANCE (HAP)	80 2,841,482	0 2,961,014	0.01 514.29	0.00 535.92
ADMIN. EXPENSES	281,419	311,660	50.93	56.41
7.5.1		511,555	00.00	00
	3,122,981	3,272,674	565.23	592.33
NET SURPLUS	(76,789)	(38,112)		
HAP SURPLUS YTD Change	(76,816)	(40,982)		
ADMIN SURPLUS YTD Change	27	2,870		
HAP SURPLUS BALANCE	129,966	71,180	•	
ADMIN SURPLUS BALANCE	327,429	490,803		

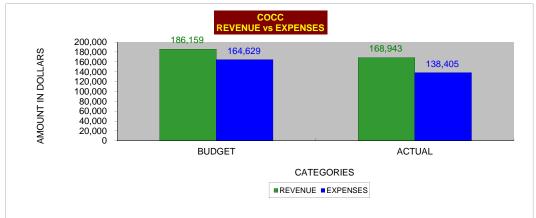
FROM:

REPORT PERIOD

01-Oct-15

TO: 30-Nov-15





	YTD	YTD	PUM	PUM
REVENUE	BUDGET	ACTUAL	BUDGET	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	0	0.00	0.00
MANAGEMENT FEES	167,257	168,943	343.92	347.38
ASSET MANAGEMENT FEES	8,323	0	17.11	0.00
CFP ADMIN FEES	10,579	0	21.75	0.00
	186,159	168,943	382.78	347.38
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
	•	•	•	•

EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	143,422	117,488	294.91	241.58
TENANT SERVICES	0	0	0.00	0.00
UTILITIES	4,780	7,005	9.83	14.40
MAINT.	6,618	3,100	13.61	6.37
GENERAL	9,810	10,811	20.17	22.23
DEPRECIATION	0	0	0.00	0.00
NON-ROUTINE	0	0	0.00	0.00
	164,629	138,405	338.52	284.58
NET SUDDING	21 530	20.539		
	<u> </u>			
NET SURPLUS NET FROM OPERATIONS	21,530 21,530	30,538 30,538		

NET SURPLUS	21,530	30,538	
ADD BACK DEPRECIATION	0	0	
CASH FLOW	21,530	30,538	

REPORT PERIOD

01-Oct-15

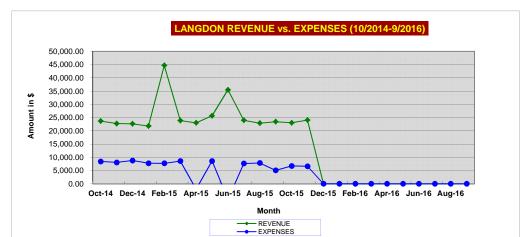
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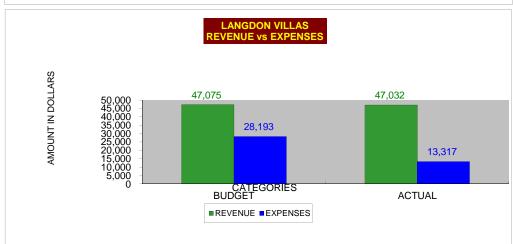
30-Nov-15

TO:

16.7%

12





REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	7,721	7,700	3,849.95	3,839.48
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	100	0	49.86	0.00
MANAGEMENT FEES	37,249	37,530	18,573.61	18,713.73
OTHER INCOME	2,005	1,802	999.76	898.61
GRANT/PASS THRU	0	0	0.00	0.00
	47,075	47,032	23,473.18	23,451.82

		_		
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
ADMIN.	19,963	5,765	9,954.23	2,874.73
UTILITIES	285	219	142.11	109.03
MAINT. & OPER.	401	0	199.95	0.00
GENERAL	7,544	7,333	3,761.69	3,656.72
BOND INTEREST	0	0	0.00	0.00
NON-ROUTINE	0	0	0.00	0.00
	28,193	13,317	14,057.98	6,640.48
NET SURPLUS	18,882	33,715		

ASSETS, LIABILITIES & FUND EQUITY

FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016

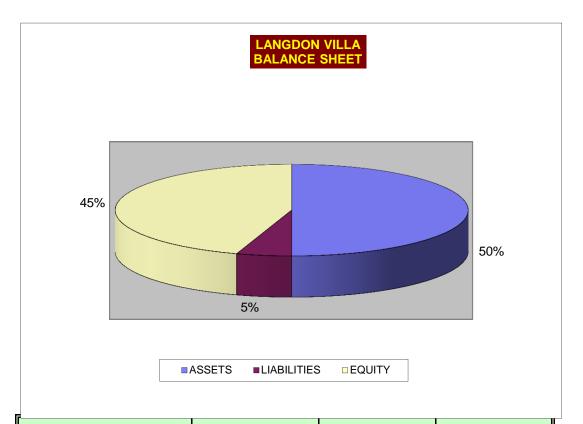
REPORT PERIOD

FROM:

01-Oct-15

EXPEND. RATE: # UNIT/MONTH:

TO: 30-Nov-15



CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH ACCTS. RECEIVABLE FIXED ASSETS NOTES RECEIVABLE 2nd Trust Deeds OTHER L/T ASSETS ACCOUNTS PAYABLE Other Current Liabilities NOTES PAYABLE Other Non Current Liabilities PRIOR YEARS CURRENT YEAR EQUITY TRANSFERS	4,216,201 131 130,174 988,492 4,343,437 2,544,538	88,952 58,516 808,492 274,640	10,958,658 33,715 0	
	\$12,222,973	\$1,230,600	\$10,992,373	\$12,222,973
	_			LIAB. + EQUITY

Obanion

REVENUE & EXPENDITURE STATUS REPORT

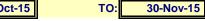
FISCAL YEAR PERIOD FROM: 10/01/15 TO: 9/30/2016

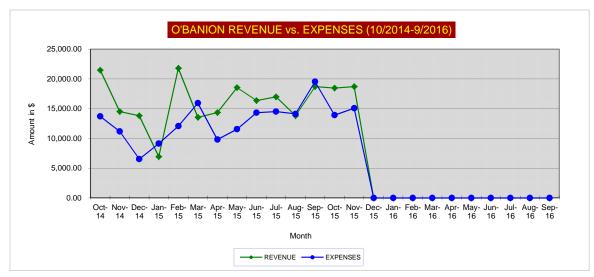
REPORT PERIOD FROM: 01-Oct-15

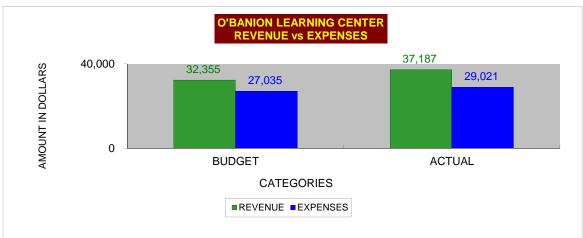
REV. RATE: # UNIT/MONTH:

16.7%

72





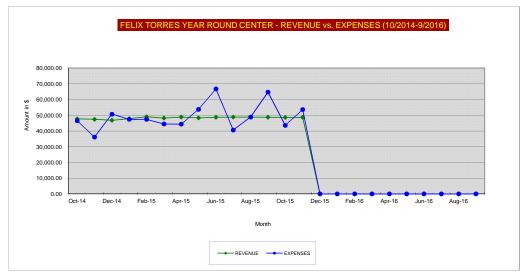


	YTD	YTD	PUM	PUM
DEVENUE	BUDGET	ACTUAL	_	_
REVENUE	BUDGET	ACTUAL	BUDGET	ACTUAL
NON-DWELL. RENTS	32,355	37,187	2,688.88	3,090.47
OTHER INCOME	0	0	0.00	0.00
	32,355	37,187	2,688.88	3,090.47
	YTD	YTD	PUM	PUM
MAINT. & OPER.	3,710	4,000	308.32	332.41
GENERAL	502	259	41.72	21.52
DEPRECIATION	8,991	8,966	747.20	745.13
	27,035	29,021	2,246.75	2,411.85
NET SURPLUS	5,320	8,166		
				·
ADD BACK DEPRECIATION	8,991	8,966		
CASH FLOW	14,311	17,132		·

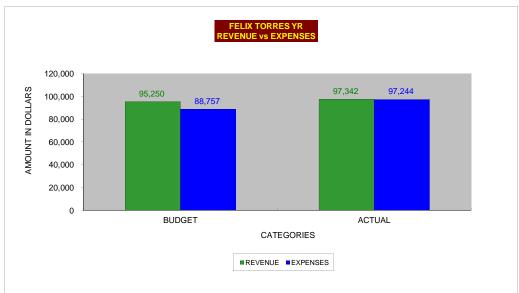
REV. RATE: # UNIT/MONTH: 16.7% 552

TO:

O: 30-Nov-15



01-Oct-15



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	94,680	97,342	1,026.32	1,055.17
	95,250	97,342	1,032.50	1,055.17
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	8,392	9,017	90.97	97.74
UTILITIES	15,911	15,066	172.47	163.32
MAINT.	22,336	16,249	242.12	176.14
GENERAL	8,207	23,094	88.96	250.33
DEPRECIATION	33,911	33,818	367.59	366.58
	88,757	97,244	962.11	1,054.11
NET SURPLUS	6,493	98		
NET FROM OPERATIONS	6,493	98		
NET SURPLUS	6,493	98		
ADD BACK DEPRECIATION	33,911	33,818		
LESS CAPITAL EXPENDITURES	0	0	_	_
CASH FLOW	40,404	33,916		

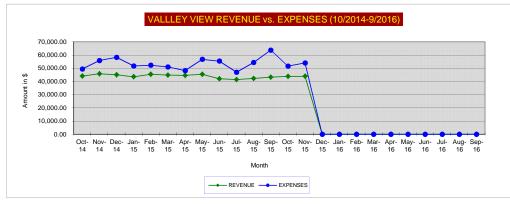
REV. RATE: # UNIT/MONTH:

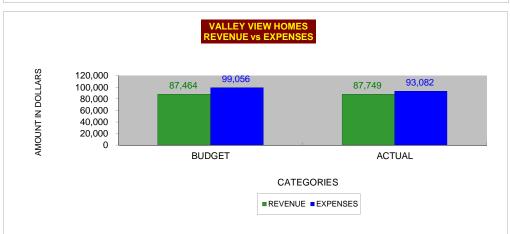
16.7% 876

REPORT PERIOD FROM:

01-Oct-15

TO: 30-Nov-15





REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
55175	o= .co			504.00
RENTS	85,433	85,538	583.56	584.28
NON-DWELL. RENTS	0	0	0.00	0.00
INTEREST	25	0	0.17	0.00
OTHER INCOME	2,005	2,211	13.70	15.10
	87,464	87,749	597.43	599.38
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
ADMIN.	20,616	17,978	140.82	122.80
UTILITIES	15,443	15,897	105.48	108.59
MAINT. & OPER.	16,516	13,835	112.81	94.50
GENERAL	7,759	6,757	53.00	46.15
NONROUTINE	0	0	0.00	0.00
DEPRECIATION	6,772	6,754	46.26	46.13
BOND INTEREST	28,900	28,820	197.40	196.86
BOND REPLACEMENT RESV	3,050	3,042	20.83	20.78
	99,056	93,082	676.60	635.81
NET SURPLUS	(11,592)	(5,334)		
BOND PRINCIPAL	12,534	12,500		
ADJUSTED SURPLUS	(24,126)	(17,834)		
ADD BACK DEPRECIATION	6,772	6,754		
ADD BACK BEFRECIATION ADD BACK BOND COST AMORT	2,795	2,788		
CASH FLOW	(14,559)	(8,292)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Migrant (.migrant)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 07/01/2015 TO: 06/30/2016

REPORT PERIOD FROM: 01-Jul-15

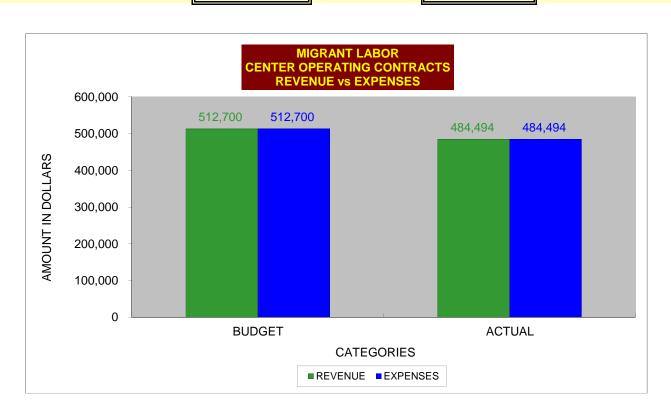
TO: 30-Nov-15

EXPEND. RATE:

UNIT/MONTH:

41.9%

1,548



	YTD	YTD	PUM	PUM
REVENUE	BUDGET	ACTUAL	BUDGET	ACTUAL
OMS OPERATING	512,700	484,494	790.12	746.65
_	512,700	484,494	790.12	746.65
	YTD	YTD	PUM	PUM
EXPENSES	BUDGET	ACTUAL	BUDGET	ACTUAL
PERSONNEL	252,207	252,735	388.68	389.49
OPERATIONS	135,055	136,962	208.13	211.07
MAINTENANCE	10,333	7,024	15.92	10.82
ADMINISTRATION	48,663	46,330	74.99	71.40
DEBT SERVICE	66,442	41,443	102.39	63.87
	512,700	484,494	790.11	746.65
NET SURPLUS	0	0		

MEMORANDUM

TO: Board of Commissioners,

Housing Authority of the County of Merced

FROM: Rennise Ferrario, Executive Director

DATE: December 15, 2015

SUBJECT: Recommendation to Adopt Resolution No. 2015-30, Approving the

Housing Authority's Employer Paid Member Contribution

The Housing Authority through negotiations with the employee AFSCME union, agreed to pay 0% of the employee contribution to PERS. This was stipulated in the Housing Authority's Memorandum of Understanding which was presented for Board approval on February 20, 2015 in Resolution No. 2015-02.

In order to update PERS records, PERS is requesting to submit a Board Resolution authorizing the change of the Employer Paid Member Contributions (EPMC). Other than the filing of this Board Resolution, there are no anticipated administrative changes to current practice or procedure

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2015-30**, as presented, and to forward an executed copy of same to PERS in a timely manner.

RESOLUTION NO. 2015-30

APPROVING THE HOUSING AUTHORITY'S EMPLOYER PAID MEMBER CONTRIBUTION

WHEREAS, the governing body of the Housing Authority of the County of Merced has the authority to implement Government Code Section 20691;

WHEREAS, the governing body of the Housing Authority of the County of Merced has a written labor policy or agreement which specifically provides for the normal member contributions to be paid by the employer;

WHEREAS, one of the steps in the procedures to implement Section 20691 is the adoption by the governing body of the Housing Authority of the County of Merced of a Resolution to commence said Employer Paid Member Contributions (EPMC);

WHEREAS, the governing body of the Housing Authority of the County of Merced has identified the following conditions for the purpose of its election to pay EPMC:

- This benefit shall apply to all employees of Classic Membership Category.
- This benefit shall consist of ZERO (0%) of the normal member contributions as EMPC.
- The effective date of this Resolution shall be February 20, 2015.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Merced elects to pay EPMC, as set forth above.

The foregoing resolution was introduced at the December 15, 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 Merc	ced Dated: December 15, 2015

MEMORANDUM

TO: Board of Commissioners,

Housing Authority of the County of Merced

FROM: Rennise Ferrario, Executive Director

DATE: December 15, 2015

SUBJECT: Recommendation to Adopt Resolution No. 2015-31, approving the

Housing Authority of the County of Merced Board Calendar for 2016.

The proposed meeting calendar for 2016 Board of Commissioners has been developed for review and adoption by the HACM Board. It is recommended that the scheduled meeting dates and times remain the same as stated in the agency bylaws, (third Tuesday of every month at 5:30p.m.); However, for the months of December, January and February, the meetings times have been changed to 12:00 p.m.

The current Bylaws of the Housing Authority of the County of Merced allows for the Commission to change the date, time and place of monthly meetings "to accommodate scheduling conflicts or other issues that may arise". The recommendation to change the times during these months is based on safety concerns as previously discussed by the Board.

A copy of the proposed calendar is attached for your review.

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2015-31**, approving the Housing Authority of the County of Merced Board Calendar for 2016.

RESOLUTION NO. 2015-31

APPROVING THE HOUSING AUTHORITY OF THE COUNTY OF MERCED BOARD CALENDAR FOR 2016

WHEREAS, the Housing Authority of the County of Merced (HACM and/or Agency) current Bylaws allows for the Commission to change the date, time and place of monthly meetings "to accommodate scheduling conflicts or other issues that may arise"; and

WHEREAS, the Board of Commissioners has recommended that for the months of December, January and February, the meetings times have been changed to 12:00 p.m.; and

WHEREAS, the recommendation to change the times during these months is based on safety concerns as previously discussed by the Board; and

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Merced does hereby approve the Housing Authority of the County of Merced Board Calendar for 2016.

The foregoing resolution was introduced at the December 15, 2015 Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Second:

Ayes:	
Nays:	
Absent:	
Abstain:	
Chairperson, Board of Commission	

Motion:



2016

HACM BOARD MEETINGS

12:00 p.m. Board Meetings

5:30 p.m. Board Meetings

	JANUARY										
S	M	T	W	TH	F	S					
					1	2					
3	4	5	6	7	8	9					
10	11	12	13	14	15	16					
17	18	19	20	21	22	23					
24	25	26	27	28	29	30					
31											

	FEBRUARY										
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21	22	23	24	25	26	27					
28	29										

	MARCH										
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27	28	29	30	31							

	APRIL										
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	MAY											
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2	9	30	31									

	JUNE										
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19	20	21	22	23	24	25					
26	27	28	29	30							

JULY										
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31										

	AUGUST										
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	SEPTEMBER										
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18	19	20	21	22	23	24					
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OCTOBER						
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30	31					

	NOVEMBER					
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27	28	29	30			

	DECEMBER					
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18	19	20	21	22	23	24
25	26	27	28	29	30	31

MEMORANDUM

TO: Board of Commissioners,

Housing Authority of the County of Merced

FROM: Rennise Ferrario, Executive Director

DATE: December 15, 2015

SUBJECT: Recommendation to Adopt Resolution No. 2015-32, approving entering

into the Assignment and Assumption of Housing Assets and the Agreement to provide Housing Administrative Cost Allowance with Los

Banos Designated Local Authority.

The Housing Authority of the County of Merced has been determined to be the successor to the housing functions of the former Redevelopment Agency in accordance with CRL section 34176(b)(2) ("Housing Successor"), and, accordingly, the housing assets of the former Redevelopment Agency are required by the Dissolution Act to be transferred to Housing Authority of the County of Merced as the successor to the housing functions of the former Redevelopment Agency.

The Los Banos Designated Local Authority desires to provide for the reimbursement from the Housing Entity Administrative Cost Allowance (HACA) of costs incurred by Housing Authority of the County of Merced in connection with its assumption of the rights and obligations of the Housing Assets and any costs of compliance with the Dissolution Act, CRL and other laws applicable to housing successors.

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2015-32**, approving entering into the Assignment and Assumption of Housing Assets and the Agreement to provide Housing Administrative Cost Allowance with Los Banos Designated Local Authority.

RESOLUTION NO. 2015-32

APPROVING ENTERING INTO THE ASSIGNMENT AND ASSUMPTION OF HOUSING ASSETS AND THE AGREEMENT TO PROVIDE HOUSING ADMINISTRATIVE COST ALLOWANCE WITH LOS BANOS DESIGNATED LOCAL AUTHORITY

WHEREAS, the Los Banos Redevelopment Agency (the "Agency"), previously established to carry out the purposes of and exercise the powers granted to community redevelopment agencies in accordance with the California Community Redevelopment Law (the "CRL"), together with all redevelopment agencies, was dissolved pursuant to Assembly Bill x1 26, as amended by Assembly Bill 1484 (the "Dissolution Act"), as of February 1, 2012; and

WHEREAS, the City Council of the City of Los Banos ("City") elected not to become the Successor Agency in accordance with the Dissolution Act and thus the Los Banos Designated Local Authority ("DLA") was formed by operation of law in accordance with CRL section 34173(d)(3) to serve as the Successor Agency, with the Oversight Board to the Los Banos Designated Local Authority as Successor Agency to the Los Banos Redevelopment Agency ("Oversight Board") established to oversee and direct the DLA to take certain actions to wind down the affairs of the former Agency in accordance with the Dissolution Act; and

WHEREAS, because the City also declined to be the successor to the rights and obligations of the housing activities of the former Agency, The Housing Authority of the County of Merced (HACM) has been determined to be the successor to the housing functions of the former Agency in accordance with CRL section 34176(b)(2) ("Housing Successor"), and, accordingly, the housing assets of the former Agency are required by the Dissolution Act to be transferred to HACM; and

WHEREAS, the Oversight Board has approved the transfer of the former Agency's housing assets and obligations (the "Housing Assets") and such transfer has been approved by the Department of Finance; and

WHEREAS, AB 471, signed into law on February 18, 2014, provides for a housing entity administrative cost allowance ("HACA") to be paid to a housing authority that becomes a housing successor in accordance with CRL section 34176(b)(2); and

WHEREAS, the DLA desires to provide for the reimbursement from the HACA of costs incurred by HACM in connection with its assumption of the rights and obligations of the Housing Assets and any costs of compliance with the Dissolution Act, CRL, and other laws applicable to housing successors;

NOW THEREFORE, be it resolved, that the Board of Commissioners of the Housing Authority of the County of Merced does hereby approve entering into the Agreement to Provide Housing Administrative Cost Allowance and the Assignment and Assumption of Housing Assets with the DLA, pursuant to which HACM will assume the former Agency's Housing Assets and the DLA has and shall continue to provide HACA funds to HACM.

The foregoing resolution was introduced at the December 15, 2015 meeting of the Board of Commissioners of the Housing Authority of the County of Merced and is being adopted by the vote:

Motion:	Second:
Ayes:	
Nays:	
Absent:	
Abstain:	
person, Board of Commissioners ing Authority of the County of Merced	Dated: December 15, 2015