

A G E N D A

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

**Regular Meeting
Tuesday, February 20, 2018
12:00 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
Margaret Pia, Vice-Chair
Jose Delgadillo
Evelyn Dorsey
Jack Jackson
Rick Osorio
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. January 16, 2018 Quarterly 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:

- A. Rent Delinquency Report for January 2018
- B. Track Summary Report for January 2018
- C. Financial Reports for January 2018

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

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

A. Information/Discussion Item(s):

- 1.) Director's Updates
 - i. Unsheltered Persons Count
 - ii. PHA High Performer Certificates

B. Resolution Item(s):

- 1.) **Resolution No. 2018-03:** Approving the write-off for bad debts from tenant's accounts receivable.

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

C. Action Item(s):

None

VII. COMMISSIONER'S COMMENTS

VIII. CLOSED SESSION ITEM(S):

- A. Pursuant to Government Code §54956.9(b)
Conference with Legal Counsel – Anticipated Litigation

IX. ADJOURNMENT



MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Quarterly Meeting Tuesday, November 15, 2017

- I. The meeting was called to order by Vice-Chairperson Pia at 12:02 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

Margaret Pia, Vice Chairperson
Jose Delgadillo
Evelyne Dorsey
Jack Jackson
Jose Resendez

Commissioners Absent:

Rachel Torres, Chairperson
Rick Osorio

Vice-Chairperson Pia declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
Dave Ritchie, Legal Counsel
Brian Watkins, Finance Officer
Blanca Arrate, Director of Housing Programs
Gina Thexton, Director of Housing Programs
Maria F. Alvarado, Executive Assistant

Others Present:

None

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

None

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

III. **APPROVAL OF THE FOLLOWING MEETING MINUTES:**

A. November 15, 2017 Quarterly Meeting

Revision to the minutes was requested to reflect that Commissioner Osorio was in attendance at the November 15, 2017 meeting.

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



IV. UNSCHEDULED ORAL COMMUNICATION

None

V. CONSENT CALENDAR:

A. PHAS Report for December 2017

B. Aged Receivables Report for December 2017

C. Financial Reports for December 2017

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

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

A. Information/discussion Item(s):

1.) Department Reviews:

- a. Executive Director Vazquez reviewed the Staff Reports with the Board.

2.) Director's Updates:

- a. Executive Director Vazquez reported that the Authority received the requested Shelter + Care grant funds in the amount of \$53,586.00.
- b. Executive Director Vazquez informed the Board that the Authority had been contacted by Coan & Lyons, a law firm from Washington D.C., regarding a settlement that the Authority received from a class action against the Department of HUD. The Authority has been in contact with the firm and will provide updates as they become available.
- c. The Authority partnered with Computer Systems Plus to redesign and launch the new Authority website. The site is now live and Executive Director Vazquez invites the Board to visit the site and if there are any recommendations to please share them with staff.
- d. Executive Director Vazquez reported that the Authority will be participating in the 2018 Unsheltered Persons count on January 25, 2018.
- e. The Authority has been working on upgrading our Yardi software and will be going live with this upgrade on February 16, 2018.

B. Resolutions Item(s):

- 1.) **Resolution No. 2018-01:** Approving the revision to the Public Housing Tenant Lease and added HUD required VAWA addendum.

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



- 2.) **Resolution No. 2018-02:** Authorizing the Executive Director to enter into an amended purchase and sale agreement with Miguel Castro for 1600 Mitchell Lane, Atwater, CA accepting the \$174,244.00 indebtedness as satisfied in full, and authorizing the reconveyance of the property and recordation thereof.

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

C. Action Item(s):

None

VII. CLOSED SESSION ITEM(S):

None

VIII. COMMISSIONER'S COMMENTS

- A. The Board stated their approval of the clean up the Authority is doing and the good start to the year.

IX. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 1:14 p.m.

Chairperson Signature / Date

Secretary Signature/ Date



PHAS Tracking Summary
Fiscal Year Ending 09/30/18

Indicators		Estimated Status at End of Month											
Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Lease Up Days		0	0	0	32								
Average Lease Up Days		0	0	0	5								
Make Ready Time		26	26	111	661								
Average Make Ready Days		26	26	56	94								
Down Days		0	0	0	31								
Average Down Days		0	0	0	4								
Total # Vacant Units Turned		1	1	2	7								
Total # Turn Around Days		26	26	111	724								
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	26	26	56	103								

% 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%								
Average # days to complete Non-Emergency Work Orders	A = 25 days or less B=26-36 C=31-40 D=41-50 E=51-60 F= greater than 60	29	22	21	21								

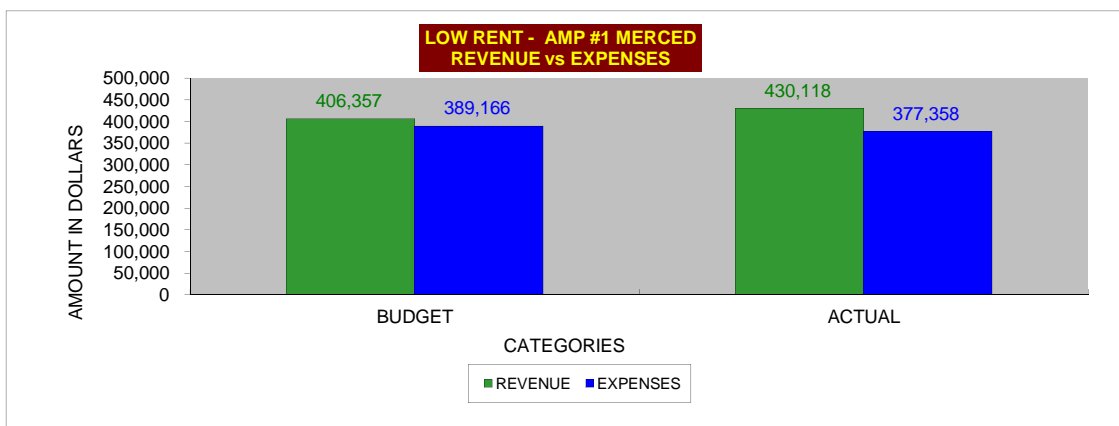
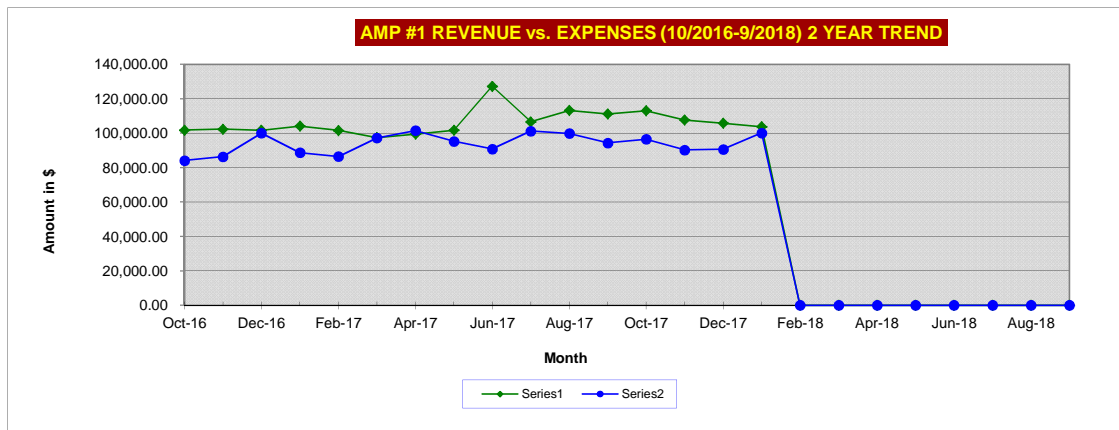
Merced Summarized AR-II

Trans through=01/31/2018

Amp Code	Property Code	Thirty Day	Sixty Day	Ninety Day	OverNinety Day	Total AR	Prepayments	Ending Balance	Total Charges Past Year	Percentage
AMP 1-Merced and Atwater										
PH-AMP1	ca023001	78.00	-	-	-	78.00	(324.75)	(246.75)	413,284.99	0.02%
PH-AMP1	ca023010	64.71	-	-	-	64.71	(1,586.57)	(1,521.86)	218,743.63	0.03%
PH-AMP1	ca023013	167.00	242.00	-	-	409.00	(62.44)	346.56	78,001.13	0.52%
PH-AMP1	ca023021	-	-	-	-	-	(20.12)	(20.12)	3,738.00	0.00%
PH-AMP1	ca023023	-	-	-	-	-	(1.89)	(1.89)	13,160.00	0.00%
Total AMP 1-Merced and Atwater		309.71	242.00	-	-	551.71	(1,995.77)	(1,444.06)	726,927.75	0.08%
AMP 2-Atwater, Winton, and Livingston										
PH-AMP2	012a	321.00	-	-	-	321.00	(1,502.76)	(1,181.76)	149,687.44	0.21%
PH-AMP2	012b	210.00	247.00	-	-	457.00	(1,490.17)	(1,033.17)	33,152.09	1.38%
PH-AMP2	atw	286.00	-	-	-	286.00	(1,156.00)	(870.00)	94,030.28	0.30%
PH-AMP2	ca023003	-	347.00	-	-	347.00	(1,937.87)	(1,590.87)	71,310.58	0.49%
PH-AMP2	ca023006	213.00	-	-	-	213.00	(3,055.03)	(2,842.03)	355,622.43	0.06%
Total AMP 2-Atwater, Winton, and Livingston		1,030.00	594.00	-	-	1,624.00	(9,141.83)	(7,517.83)	703,802.82	0.23%
AMP 3-Los Banos and Dos Palos										
PH-AMP3	012c	1,057.83	77.00	1,064.18	-	2,199.01	-	2,199.01	52,424.23	4.19%
PH-AMP3	012d	-	-	-	-	-	(701.49)	(701.49)	44,060.39	0.00%
PH-AMP3	ca023002	441.80	-	-	-	441.80	-	441.80	98,031.55	0.45%
PH-AMP3	ca023004	-	-	-	-	-	(2,461.25)	(2,461.25)	214,876.39	0.00%
PH-AMP3	ca023005	1,758.14	-	136.40	406.02	2,300.56	-	2,300.56	110,239.53	2.09%
PH-AMP3	ca023011	686.50	13.32	201.00	-	900.82	(20.59)	880.23	57,272.14	1.57%
PH-AMP3	dp	39.00	-	-	-	39.00	(825.10)	(786.10)	163,096.78	0.02%
PH-AMP3	mid	3,055.21	676.27	1,075.86	-	4,807.34	-	4,807.34	290,252.11	1.66%
Total AMP 3-Los Banos and Dos Palos		7,038.48	766.59	2,477.44	406.02	10,688.53	(4,008.43)	6,680.10	1,030,253.12	1.04%
AMP 4-Merced										
PH-AMP4	ca023024	244.10	25.00	158.00	58.00	485.10	-	485.10	18,623.16	2.60%
Total AMP 4-Merced		244.10	25.00	158.00	58.00	485.10	-	485.10	18,623.16	2.60%
FTYR-Planada										
Farm Labor Housing	ft-yr	342.00	25.00	352.00	-	719.00	-	719.00	562,768.00	0.13%
Total FTYR-Planada		342.00	25.00	352.00	-	719.00	-	719.00	562,768.00	0.13%
		8,964.29	1,652.59	2,987.44	464.02	14,068.34	(15,146.03)	(1,077.69)	3,042,374.85	0.46%

01-Oct-17

TO: 31-Jan-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	223,759	233,037	316.10	329.21
NON-DWELL. RENTS	0	0	0.00	0.00
OTHER INCOME	1,609	11,584	2.27	16.36
PFS SUBSIDY	180,989	185,497	255.68	262.05
	406,357	430,118	574.05	607.62
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	139,099	123,643	196.50	174.67
TENANT SERVICES	0	247	0.00	0.35
UTILITIES	61,290	61,350	86.58	86.67
MAINT.	103,498	114,211	146.21	161.35
GENERAL	42,646	35,972	60.25	50.82
DEPRECIATION	42,633	41,936	60.23	59.24
EQUITY TRANSFERS	0	0	0.00	0.00
	389,166	377,358	549.77	533.10
NET SURPLUS	17,191	52,760		
NET FROM OPERATIONS	17,191	52,760		
ENDING EQUITY BALANCE	2,391,646	2,356,077		
NET SURPLUS	17,191	52,760		
ADD BACK DEPRECIATION	42,633	41,936		
CASH FLOW	59,824	94,696		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

AMP 2 (.fs-amp2)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018

REPORT PERIOD FROM:

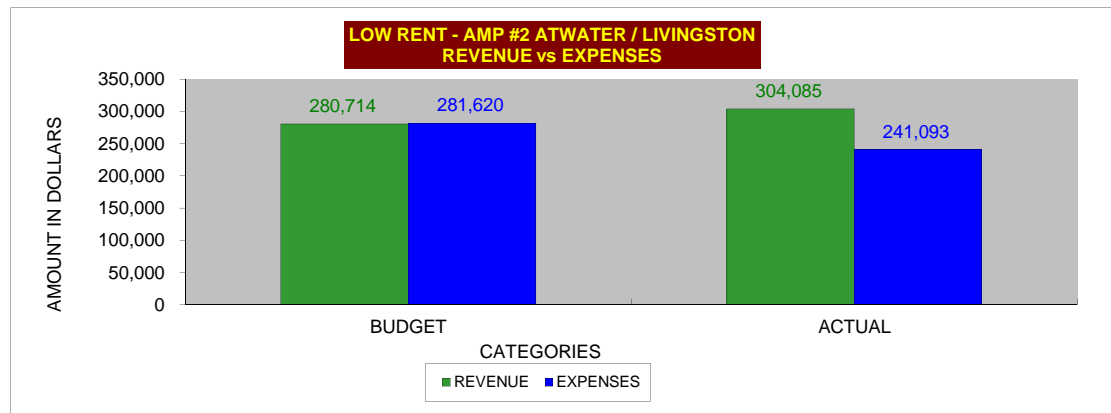
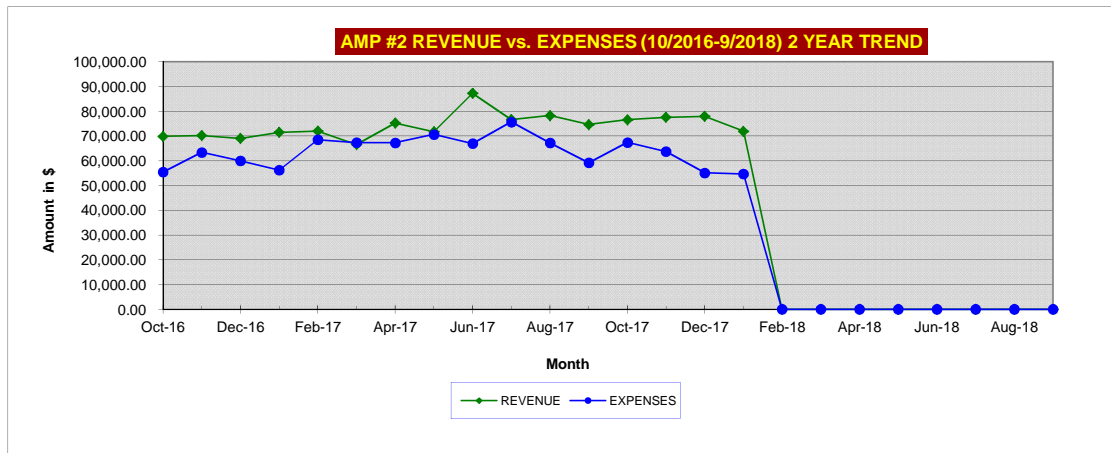
01-Oct-17

TO:

REV. RATE: 33.5%

UNIT/MONTH: 1,404

31-Jan-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	182,960	203,465	388.80	432.38
INTEREST	0	0	0.00	0.00
OTHER INCOME	5,249	2,446	11.15	5.20
PFS SUBSIDY	92,505	98,174	196.58	208.63
	280,714	304,085	596.53	646.21
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	98,438	80,580	209.19	171.24
UTILITIES	57,415	51,302	122.01	109.02
MAINT.	69,109	58,172	146.86	123.62
GENERAL	32,828	27,429	69.76	58.29
DEPRECIATION	23,830	23,440	50.64	49.81
EQUITY TRANSFERS	0	0	0.00	0.00
	281,620	241,093	598.46	512.34
NET SURPLUS	(906)	62,992		
NET FROM OPERATIONS	(906)	62,992		
ENDING EQUITY BALANCE	1,828,994	1,765,096		
NET SURPLUS	(906)	62,992		
ADD BACK DEPRECIATION	23,830	23,440		
CASH FLOW	22,924	86,432		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

AMP 3 (.fs-amp3)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018

REV. RATE: 33.5%

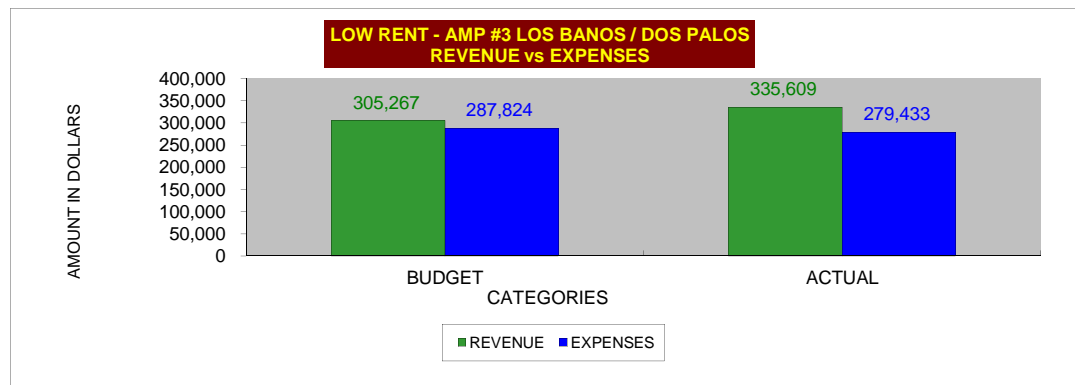
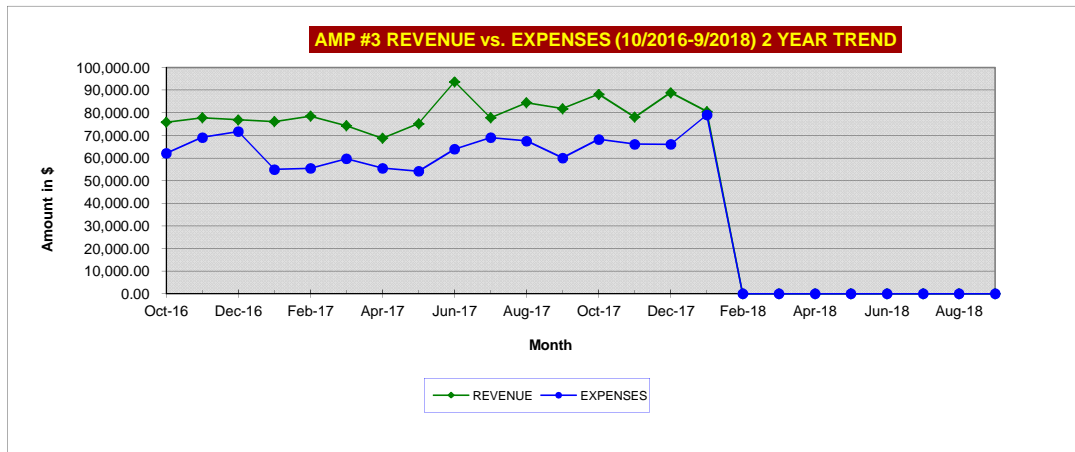
UNIT/MONTH: 1,464

REPORT PERIOD FROM:

01-Oct-17

TO:

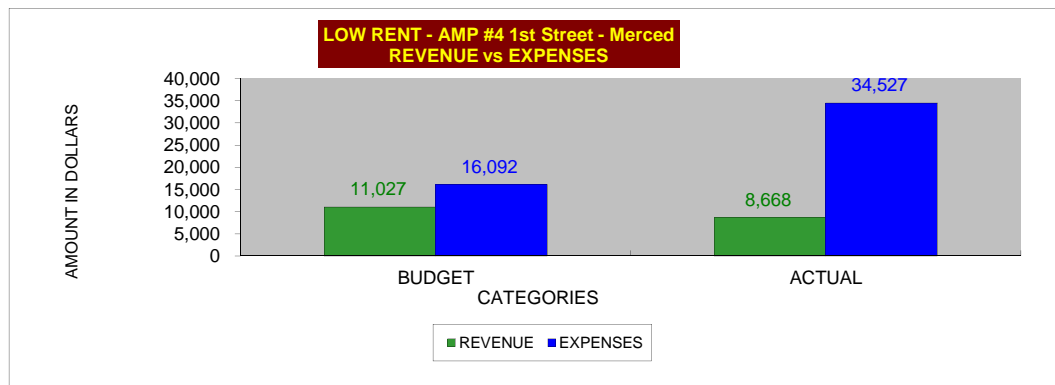
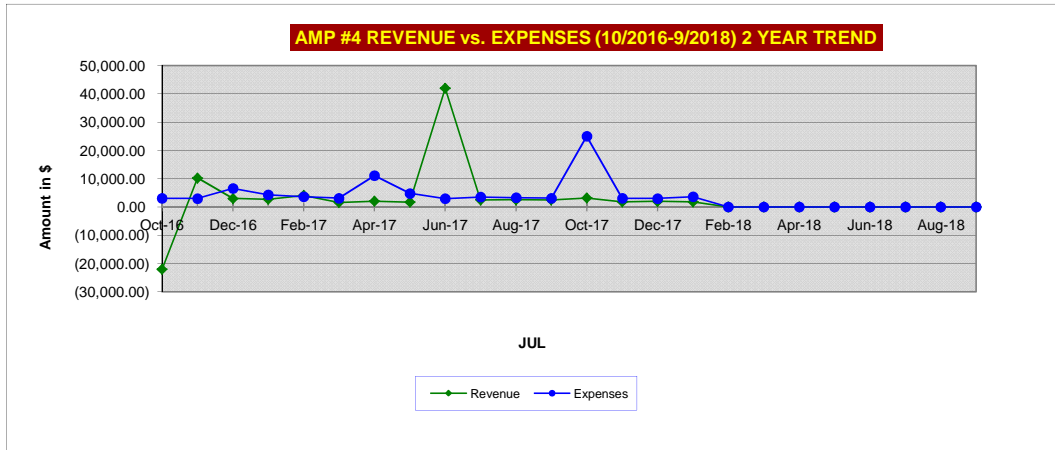
31-Jan-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	165,724	197,953	337.74	403.42
INTEREST	0	0	0.00	0.00
OTHER INCOME	4,525	6,758	9.22	13.77
PFS SUBSIDY	135,018	130,898	275.17	266.77
	305,267	335,609	622.13	683.96
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	99,624	80,323	203.03	163.70
UTILITIES	50,652	43,420	103.23	88.49
MAINT.	87,348	110,471	178.01	225.14
GENERAL	30,618	25,789	62.40	52.56
DEPRECIATION	19,582	19,260	39.91	39.25
EQUITY TRANSFERS	0	0	0.00	0.00
	287,824	279,433	586.58	569.49
NET SURPLUS	17,443	56,176		
NET FROM OPERATIONS	17,443	56,176		
ENDING EQUITY BALANCE	1,759,683	1,720,951		
NET SURPLUS	17,443	56,176		
ADD BACK DEPRECIATION	19,582	19,260		
CASH FLOW	37,025	75,436		

01-Oct-17

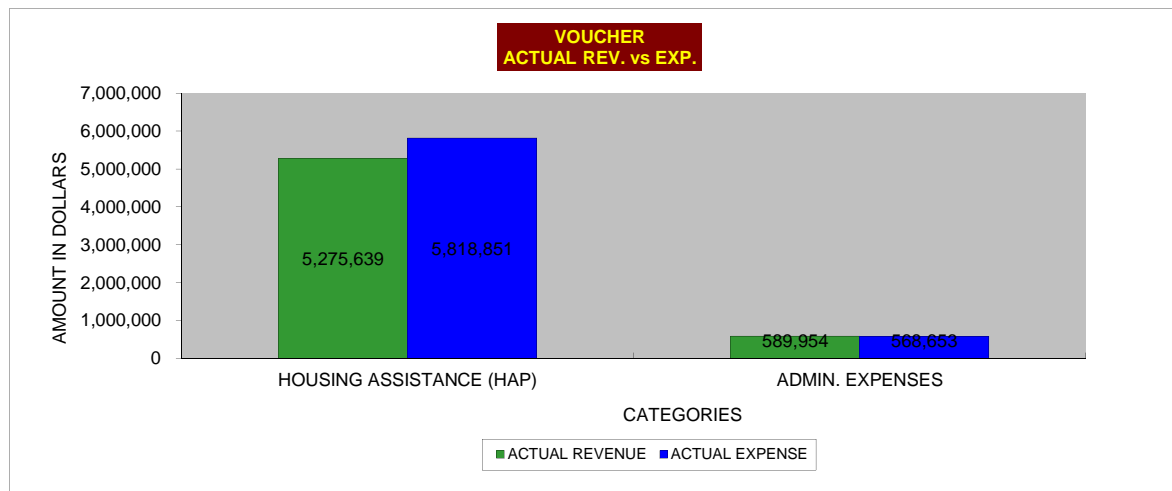
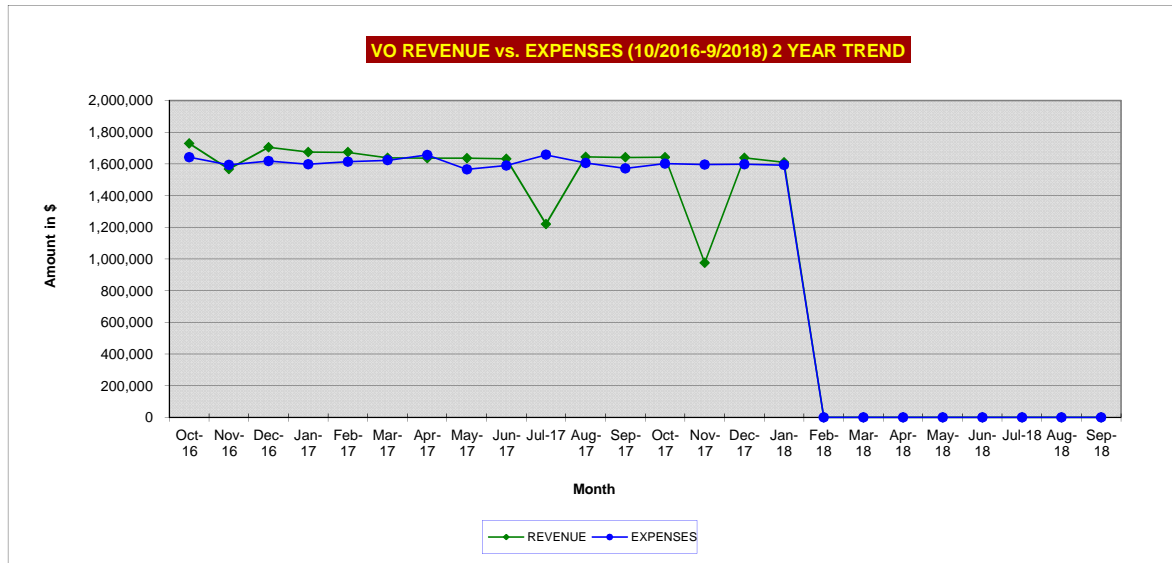
TO: 31-Jan-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	6,033	2,942	250.00	121.91
OTHER INCOME	168	1,836	6.94	76.08
PFS SUBSIDY	4,826	3,890	200.00	161.20
CFP FUNDS	0	0	0.00	0.00
	11,027	8,668	456.94	359.19
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	4,446	3,209	184.24	133.00
UTILITIES	2,125	1,876	88.06	77.76
MAINT.	3,333	23,632	138.12	979.29
GENERAL	1,563	1,261	64.77	52.27
DEPRECIATION	4,625	4,548	191.66	188.46
EQUITY TRANSFERS	0	0	0.00	0.00
	16,092	34,527	666.85	1,430.78
NET SURPLUS	(5,065)	(25,859)		
NET FROM OPERATIONS	(5,065)	(25,859)		
ENDING EQUITY BALANCE	858,443	879,238		
NET SURPLUS	(5,065)	(25,859)		
ADD BACK DEPRECIATION	4,625	4,548		
CASH FLOW	(440)	(21,311)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED
VOUCHER
REVENUE & EXPENDITURE STATUS REPORT
FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018
REPORT PERIOD FROM:

EXPEND. RATE: 33.5%
BUDGET # VOUCHER MONTHS: 33,492
YTD VOUCHERS 16,177 YTD % 48.3%
TO: 31-Jan-18



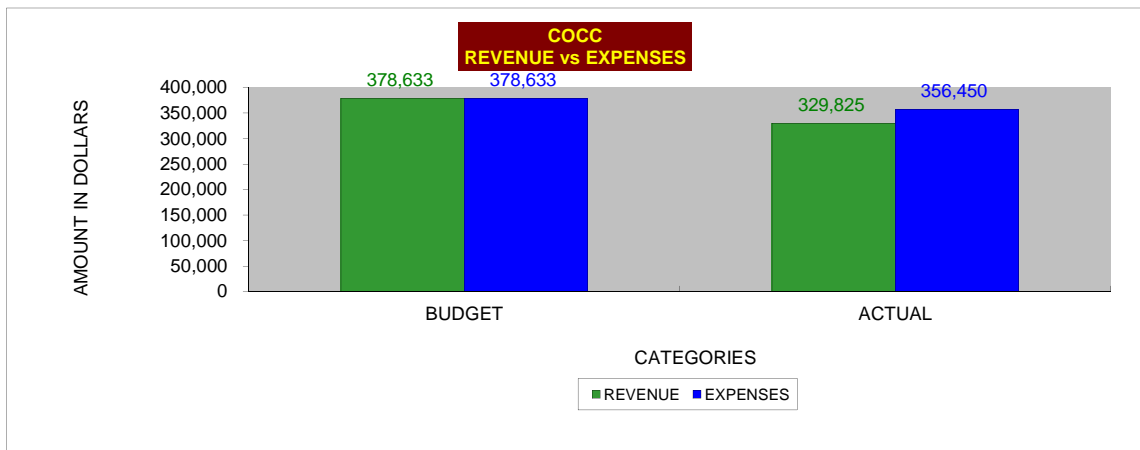
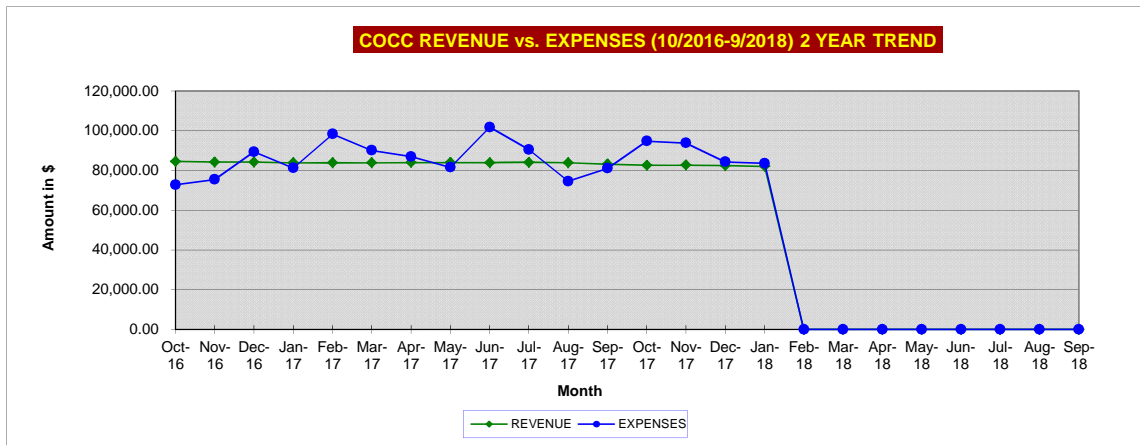
REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
HOUSING ASSISTANCE (HAP)	6,033,570	5,275,639	537.50	469.98
ADMIN. FEES	621,999	589,954	55.41	52.56
	6,655,569	5,865,593	592.91	522.54
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
HOUSING ASSISTANCE (HAP)	6,032,967	5,818,851	537.44	518.37
ADMIN. EXPENSES	570,524	568,653	50.82	50.66
	6,603,491	6,387,504	588.26	569.03
NET SURPLUS	52,078	(521,911)		
HAP SURPLUS YTD Change	604	(543,212)		
ADMIN SURPLUS YTD Change	51,475	21,301		
HAP SURPLUS BALANCE	(11,925)	(555,741)		
ADMIN SURPLUS BALANCE	(466,661)	(496,835)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 Central Office Cost Center (cocc)
 REVENUE & EXPENDITURE STATUS REPORT
 FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018
 REPORT PERIOD FROM:

REV. RATE: 33.5%
 # UNIT/MONTH: 2,940

01-Oct-17

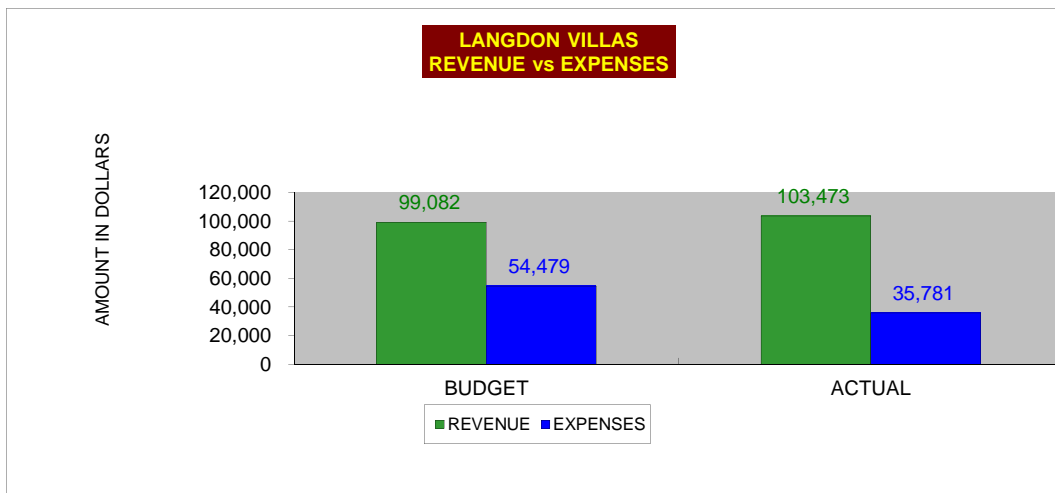
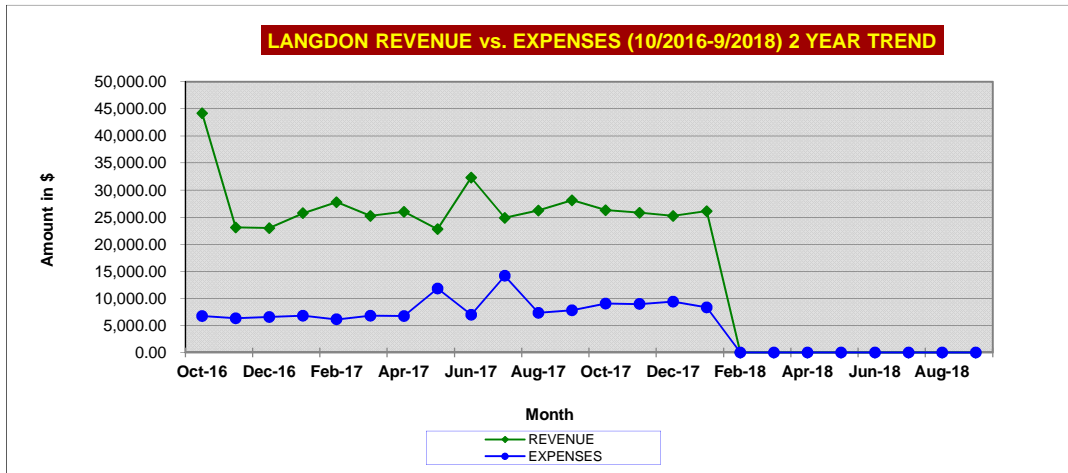
TO: 31-Jan-18



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
INTEREST	0	0	0.00	0.00
OTHER INCOME	0	0	0.00	0.00
MANAGEMENT FEES	338,359	329,825	343.38	334.72
ASSET MANAGEMENT FEES	16,812	0	17.06	0.00
CFP ADMIN FEES	23,462	0	23.81	0.00
	378,633	329,825	384.25	334.72
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	294,711	288,412	299.08	292.69
UTILITIES	13,775	12,064	13.98	12.24
MAINT.	25,613	24,204	25.99	24.56
GENERAL	44,533	31,593	45.19	32.06
	378,633	356,450	384.24	361.73
NET SURPLUS	(0)	(26,625)		
NET FROM OPERATIONS	(0)	(26,625)		
ENDING RESERVE BALANCE	(289,939)	(316,564)		
NET SURPLUS	(0)	(26,625)		
ADD BACK DEPRECIATION	0	0		
CASH FLOW	(0)	(26,625)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 Langdon
 REVENUE & EXPENDITURE STATUS REPORT
 FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018
 REPORT PERIOD FROM: 01-Oct-17 TO: 31-Jan-18

REV. RATE: 33.5%
 # UNIT/MONTH: 12



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	15,485	15,400	3,850.10	3,828.96
INTEREST	0	0	0.00	0.00
MANAGEMENT FEES	74,548	74,425	18,535.16	18,504.58
OTHER INCOME	9,049	13,648	2,249.89	3,393.31
	99,082	103,473	24,635.15	25,726.85
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	22,801	14,793	5,669.10	3,678.03
UTILITIES	503	560	125.06	139.25
MAINT. & OPER.	1,675	689	416.46	171.36
GENERAL	29,500	19,739	7,334.70	4,907.73
	54,479	35,781	13,545.32	8,896.37
NET SURPLUS	44,603	67,692		
ENDING EQUITY BALANCE	9,861,748	9,884,837		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon

ASSETS, LIABILITIES & FUND EQUITY

FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018

REPORT PERIOD FROM:

01-Oct-17

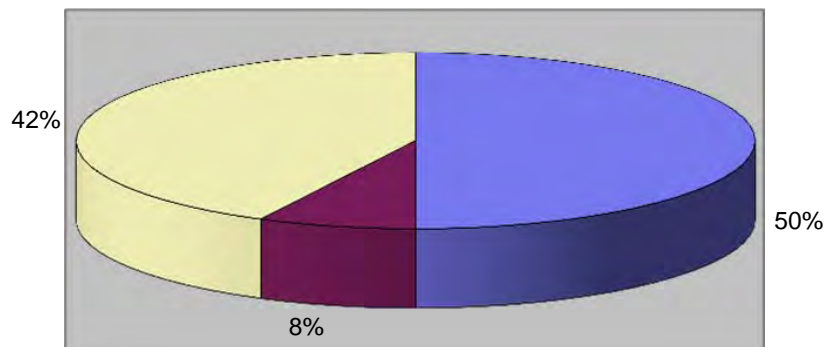
TO:

31-Jan-18

EXPEND. RATE:

UNIT/MONTH:

LANGDON VILLA BALANCE SHEET



■ ASSETS ■ LIABILITIES ■ EQUITY

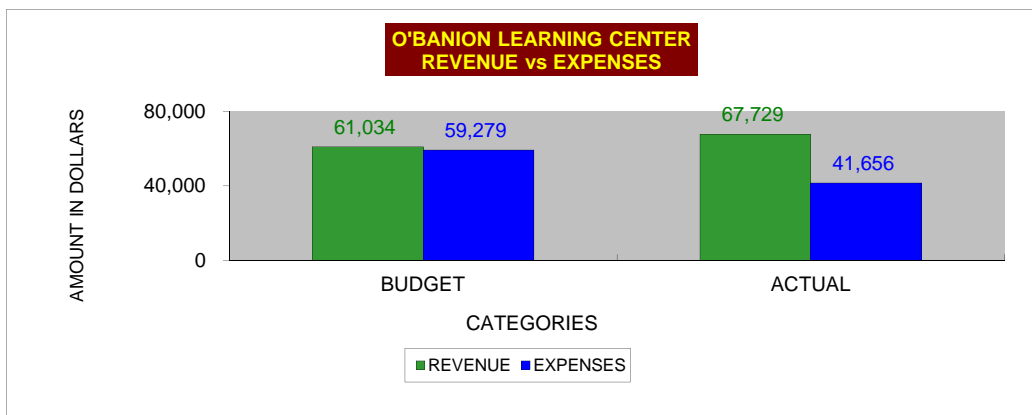
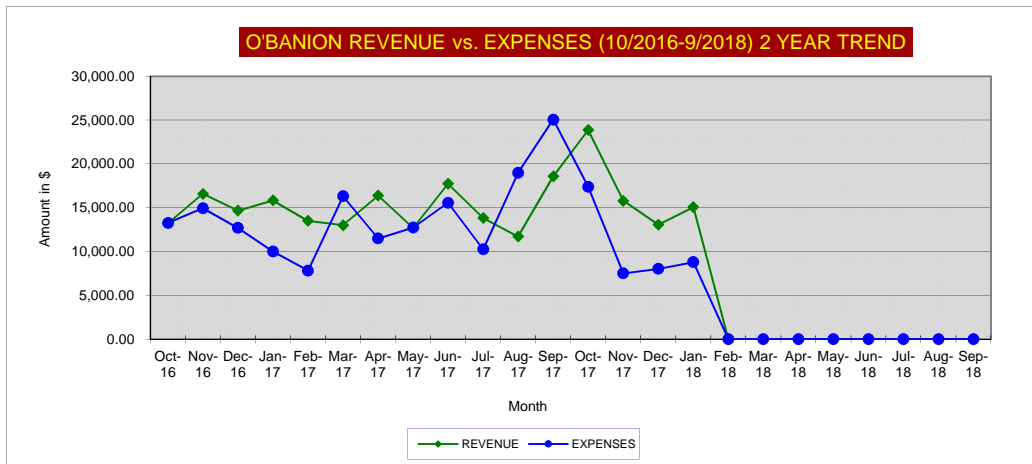
CATEGORIES	ASSETS	LIABILITIES	EQUITY	
CASH	3,938,210			
ACCTS. RECEIVABLE	131			
FIXED ASSETS	123,871			
NOTES RECEIVABLE	943,861			
2nd Trust Deeds	4,343,437			
OTHER L/T ASSETS	2,643,017			
DEFERRED OUTFLOWS	120,881			
ACCOUNTS PAYABLE		1,743		
Other Current Liabilities		151,593		
NOTES PAYABLE		0		
Other Non Current Liabilities		1,495,835		
DEFERRED INFLOWS		173,421		
PRIOR YEARS			10,217,605	
CURRENT YEAR			73,211	
EQUITY TRANSFERS			0	
	\$12,113,409	\$1,822,593	\$10,290,816	\$12,113,409
				LIAB. + EQUITY

HOUSING AUTHORITY OF THE COUNTY OF MERCED
Obanion
REVENUE & EXPENDITURE STATUS REPORT
FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018
REPORT PERIOD FROM:

REV. RATE: 33.5%
UNIT/MONTH: 72

01-Oct-17

TO: 31-Jan-18

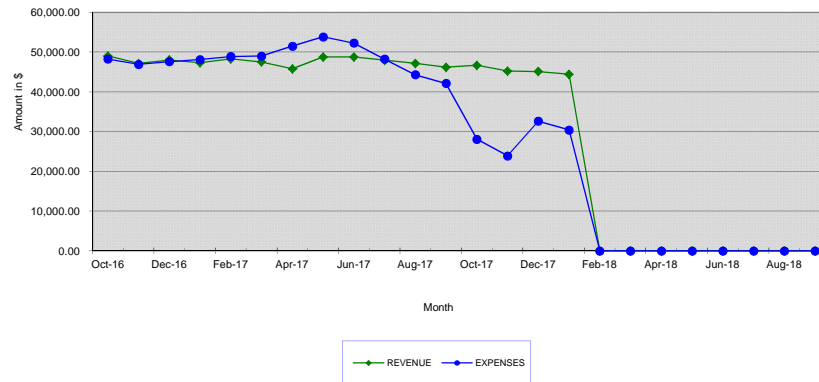


REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
NON-DWELL. RENTS	61,034	67,729	2,529.19	2,806.60
OTHER INCOME	0	0	0.00	0.00
	61,034	67,729	2,529.19	2,806.60
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	6,502	7,213	269.44	298.91
UTILITIES	22,071	21,302	914.60	882.74
MAINT. & OPER.	12,232	12,721	506.88	527.13
GENERAL	442	420	18.32	17.40
DEPRECIATION	18,032	0	747.23	0.00
	59,279	41,656	2,456.47	1,726.18
NET SURPLUS	1,755	26,073		
ENDING EQUITY BALANCE	2,433,474	2,457,792		
ADD BACK DEPRECIATION	18,032	0		
CASH FLOW	19,787	26,073		

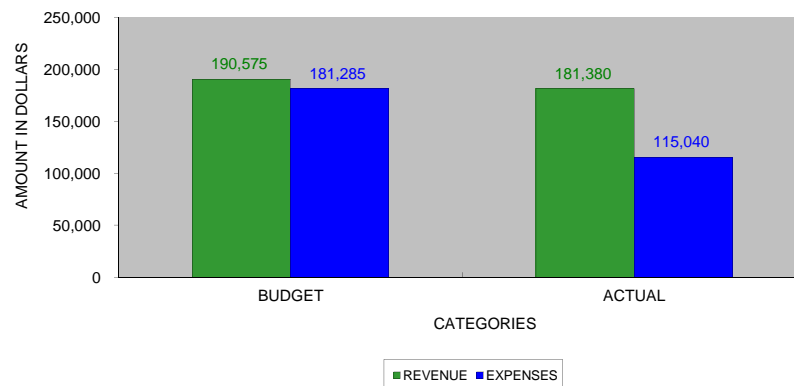
01-Oct-17

TO: 31-Jan-18

FELIX TORRES YEAR ROUND CENTER - REVENUE vs. EXPENSES (10/2016-9/2018) 2 YEAR TREND



FELIX TORRES YR REVENUE vs EXPENSES



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	190,240	180,615	1,028.26	976.24
INTEREST	0	0	0.00	0.00
OTHER INCOME	335	765	1.81	4.14
	190,575	181,380	1,030.07	980.38
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	36,704	19,642	198.39	106.16
UTILITIES	30,014	21,065	162.23	113.86
MAINT.	24,867	29,792	134.41	161.03
GENERAL	22,737	44,541	122.90	240.75
DEPRECIATION	66,963	0	361.94	0.00
EQUITY TRANSFERS	0	0	0.00	0.00
	181,285	115,040	979.87	621.80
NET SURPLUS	9,290	66,341		
NET FROM OPERATIONS	9,290	66,341		
ENDING EQUITY BALANCE	(155,538)	(98,487)		
NET SURPLUS	9,290	66,341		
ADD BACK DEPRECIATION	66,963	0		
LESS CAPITAL EXPENDITURES	0	0		
CASH FLOW	76,253	66,341		

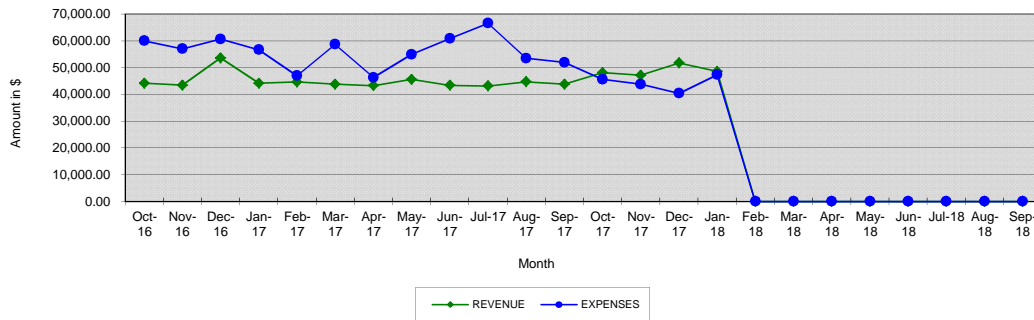
HOUSING AUTHORITY OF THE COUNTY OF MERCED
Valley View (.fs-vv)
REVENUE & EXPENDITURE STATUS REPORT
FISCAL YEAR PERIOD FROM: 10/01/17 TO: 9/30/2018
REPORT PERIOD FROM:

REV. RATE: 33.5%
UNIT/MONTH: 876

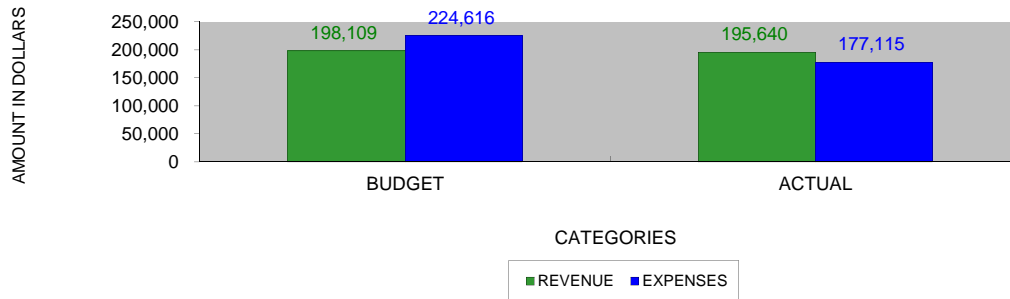
01-Oct-17

TO: 31-Jan-18

VALLEY VIEW REVENUE vs. EXPENSES (10/2016-9/2018) 2 YEAR TREND



VALLEY VIEW HOMES
REVENUE vs EXPENSES



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
RENTS	194,650	189,012	662.97	643.76
INTEREST	603	0	2.05	0.00
OTHER INCOME	2,856	6,628	9.73	22.57
	198,109	195,640	674.75	666.33
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
ADMIN.	51,961	35,970	176.98	122.51
UTILITIES	34,589	26,560	117.81	90.46
MAINT. & OPER.	49,240	35,760	167.71	121.80
GENERAL	11,627	8,909	39.60	30.34
DEPRECIATION	13,581	13,356	46.26	45.49
BOND INTEREST	57,501	56,560	195.85	192.64
BOND REPLACEMENT RESV	6,117	0	20.83	0.00
	224,616	177,115	765.04	603.24
NET SURPLUS	(26,507)	18,525		
BOND PRINCIPAL	25,137	0		
ADJUSTED SURPLUS	(51,644)	18,525		
ADD BACK DEPRECIATION	13,581	13,356		
ADD BACK BOND COST AMORT	0	0		
CASH FLOW	(38,063)	31,881		
ENDING EQUITY BALANCE	(2,505,505)	(2,435,336)		

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Migrant (.migrant)

REVENUE & EXPENDITURE STATUS REPORT

FISCAL YEAR PERIOD FROM: 07/01/2017 TO: 06/30/2018

REPORT PERIOD

FROM:

01-Jul-17

TO:

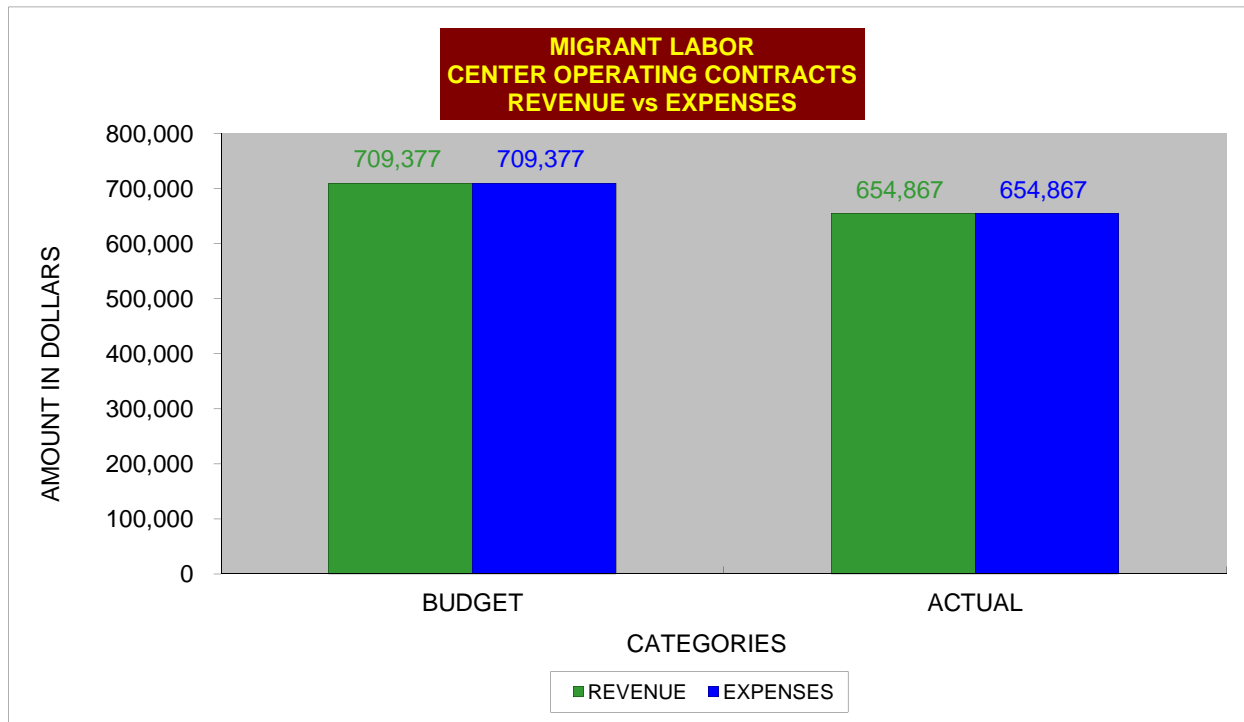
31-Jan-18

EXPEND. RATE:

58.8%

UNIT/MONTH:

1,548



REVENUE	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
OMS OPERATING	709,377	654,867	779.46	719.56
	709,377	654,867	779.46	719.56
EXPENSES	YTD BUDGET	YTD ACTUAL	PUM BUDGET	PUM ACTUAL
PERSONNEL	353,730	293,830	388.68	322.86
OPERATIONS	188,890	194,427	207.55	213.64
MAINTENANCE	10,965	18,775	12.05	20.63
ADMINISTRATION	67,369	66,054	74.02	72.58
DEBT SERVICE	88,423	81,781	97.16	89.86
	709,377	654,867	779.46	719.57
NET SURPLUS	-	-		

Maria Alvarado

From: Phillip Schmauss <phillipschmauss@gmail.com>
Sent: Monday, January 29, 2018 8:57 AM
Subject: Point-in-Time Count

Point-In-Time Count Volunteers – THANK YOU!

Each year during the last 10 days in January, volunteers across the country brave the elements to participate in the annual Point-in-Time Count. Few communities have volunteers as dedicated and compassionate as our volunteers here in Merced County. **We thank you** for your concern for our fellow community members and appreciate your commitment.

YOU made the Point In Time Count a success.

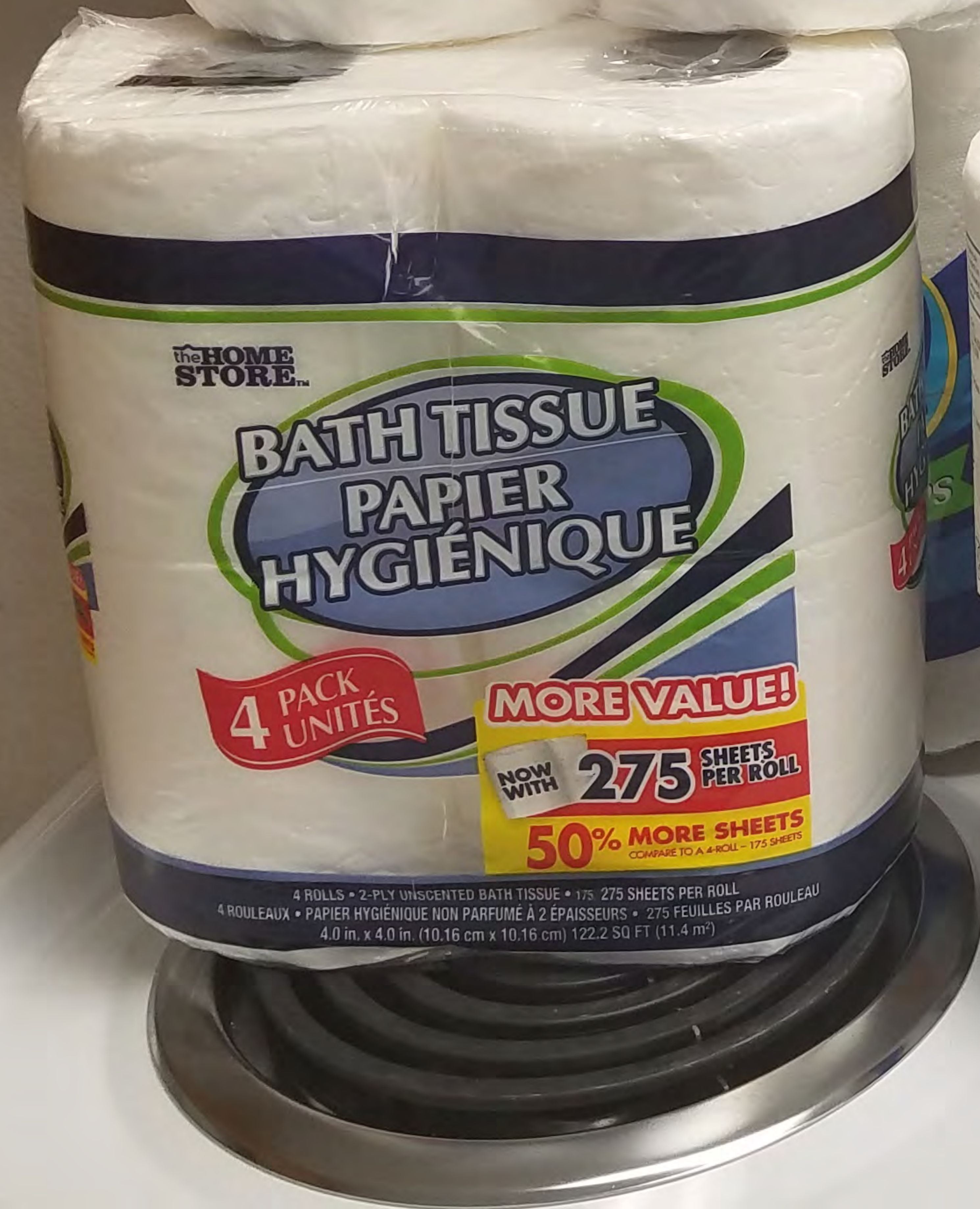
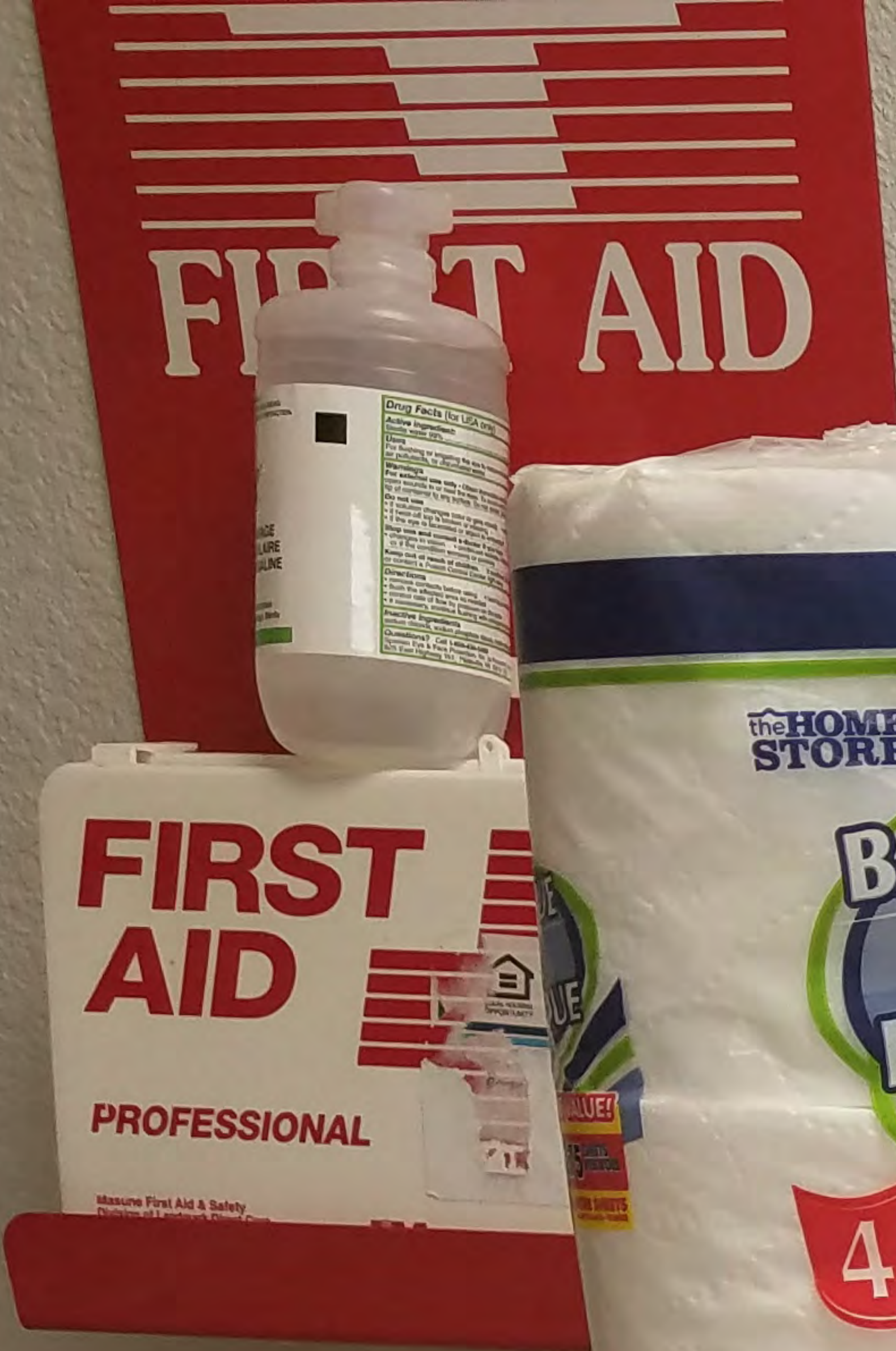
Over 150+ volunteers... We could not have been as successful without the full support of our local City and County officials, along with the officers and deputies who provided vital intelligence on canvassing the county. Although there were many new faces, many of the volunteers have participated for years. **We thank you** for your assistance, collaboration, and kind help.

Regards,

Phil S

*"Kindness is the language which the deaf can hear and the blind can see."
Mark Twain*

Phil Schmauss | ACE OVERCOMERS
209.658.9558 Cell









U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Certificate of Recognition

2018 Public Housing Program High Performer

This certificate is awarded to:

County of Merced Housing Authority

Presented by

A blue ink signature of Gerard R. Windt is written over a horizontal green line.

Gerard R. Windt, Director



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Certificate of Recognition

2018 Housing Choice Voucher Program High Performer

This certificate is awarded to:

County of Merced Housing Authority

Presented by

A blue ink signature of Gerard R. Windt is written over a horizontal line.

Gerard R. Windt, Director

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: February 20, 2018

SUBJECT: Recommendation to adopt **Resolution No. 2018-03**. It is recommended that the Board of Commissioners authorize the Executive Director or her designee to declare the amounts **(\$49,904.04)** uncollectible and to write off the uncollected amounts as a loss.

Every year the Housing Authority of the County of Merced ("Authority") writes off uncollectable amounts from former tenants' accounts. The write-off's for **\$49,904.04** is permitted under Federal Regulation. Allowable write-off's impact the Authority's Tenant Accounts Receivable Public Housing Assessment System ("PHAS") score and is an accepted accounting practice. The Authority takes action to collect all tenant charges and will continue to pursue collection of the accounts included in this write-off. Amounts to be written-off are summarized by program below.

PH AMP 1:	\$13,141.47
PH AMP2:	\$4,002.46
Valley View:	\$10,742.48
Felix Torres Year Round:	\$6,284.05
TOTAL:	\$49,904.04

RECOMMENDATION

It is hereby recommended that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2018-03**, authorizing the Executive Director or her designee to declare the amounts uncollectible and to authorize the write off as a loss.

RESOLUTION NO. 2018-03

APPROVING THE WRITE-OFF FOR BAD DEBTS FROM TENANTS' ACCOUNTS RECEIVABLE

WHEREAS, from time to time, tenants move out of Housing Authority of the County of Merced units owing money to the Housing Authority of the County of Merced; and

WHEREAS, after making diligent effort to collect the money owed without success; and

WHEREAS, it is not in the best interest of the financial position of the Housing Authority of the County of Merced to carry past delinquencies for an extended period.

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Merced do hereby approve the write-off of the tenant delinquent accounts that are attached for the Housing Programs administered by the Housing Authority of the County of Merced.

The foregoing resolution was introduced at the February 20, 2018 Board of Commissioners meeting of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nayes:

Absent:

Abstain:

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

Date: February 20, 2018