

AGENDA

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Tuesday, October 20, 2020
12:00 p.m.

Closed session immediately following

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

Jack Jackson, Chairperson
Rick Osorio, Vice-Chair
Evelyn Dorsey
Margaret Pia
Jose Resendez
Rachel Torres
Hub Walsh

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 Clerk of the Board 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. **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.

- III. **COMMISSIONER and/or AGENCY ADDITIONS/DELETIONS TO THE AGENDA**

(M/S/C): ___/___/___

- IV. **APPROVAL OF THE FOLLOWING MEETING MINUTES**

- 1. September 15, 2020, Regular Meeting

(M/S/C): ___/___/___



V. CONSENT CALENDAR:

1. Rent Delinquency Report September 2020
2. Track Summary Report for September 2020
3. Financial Reports for September 2020

(M/S/C): ___ / ___ / ___

VI. INFORMATION/DISCUSSION ITEM(S)

None

VII. EXECUTIVE DIRECTOR REPORT

1. PHA Consortium

VIII. WRITTEN CORRESPONDENCE

None

IX. RESOLUTION ITEM(S)

1. **Resolution No. 2020-06:** Approving the 5-Year and PHA Annual Plan Fiscal Year 2020 for submission to the Department of Housing & Urban Development.

(M/S/C): ___ / ___ / ___

2. **Resolution No. 2020-07:** Approving the revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP).

(M/S/C): ___ / ___ / ___

3. **Resolution No. 2020-08:** Approving the revisions to the Housing Choice Voucher Program Administrative Plan.

(M/S/C): ___ / ___ / ___

4. **Resolution No. 2020-09:** Approving the Operational Budget for Fiscal Year 2020-2021.

(M/S/C): ___ / ___ / ___

5. **Resolution No. 2020-10:** Approving the Housing Authority salary schedules for non-represented Authority employees.

(M/S/C): ___ / ___ / ___

X. ACTION ITEM(S)

None

XI. COMMISSIONER'S COMMENTS

XII. CLOSED SESSION ITEM(S)

A. Pursuant to Government Code §54957



XIII. ADJOURNMENT

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



MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Annual Meeting
Tuesday, September 15, 2020

- I. The meeting was called to order by Chairperson Jackson at 12:01 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

Jack Jackson, Chairperson
Rick Osorio, Vice Chairperson
Evelyne Dorsey
Margaret Pia
Jose Resendez
Hub Walsh

Commissioners Absent:

Rachel Torres

Chairperson Jackson declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
David Ritchie, Legal Counsel
Cliff Hatanaka, Finance Officer
Blanca Arrate, Director of Housing Programs
Tracy Jackson, Director of Housing Programs
Maria F. Alvarado, Clerk of the Board

Others Present:

None

II. **UNSCHEDULED ORAL COMMUNICATION**

None

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

None

(M/S/C): Commissioner Walsh/Commissioner Resendez/Motion Passed

IV. **APPROVAL OF THE FOLLOWING MEETING MINUTES**

1. June 16, 2020, Regular Meeting



2. June 18, 2020, Special Meeting

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

V. CONSENT CALENDAR

1. Rent Delinquency Report for June – August 2020
2. Track Summary Report for June – August 2020
3. Financial Reports for June – August 2020

(M/S/C): Commissioner Walsh/Commissioner Resendez/Motion Passed

VI. INFORMATION AND DISCUSSION ITEM(S)

1. The Board was provided a copy of the Authority's 5-Year and Annual Plan. The revisions made to the ACOP and Administrative Plan are required on an annual basis and this year will also be incorporating the HUD COVID-19 waivers the Authority adopted. In addition the annual revisions, the Authority presented the outline of what the Authority will be working towards in the next five years. The Authority also reviews the plan with the Resident Advisory Board (RAB) and the RAB offers their comments and/or suggestions.
2. The Authority has developed the budget for the upcoming fiscal year and presented it to the Board for review and consideration.

VII. EXECUTIVE DIRECTOR REPORT

1. Executive Director Vazquez reported that as of January 2020 the Authority received 20 Mainstream Vouchers. The Authority received notification that it would receive an additional 6 vouchers. The Authority has partnered with BHRS to assist with referrals.
2. The Authority selected 1,200 families from the HCV waiting list and over the last months has been processing eligibility packets for these families. As of the date of this meeting the Authority only had a remainder of 360 eligibility packets to process. For every voucher issued approximately 15 to 20 families are screened for eligibility. From this selection the Authority intends to also lease some of the Mainstream Vouchers.
3. The State of California notified the Authority that it would be providing each Migrant Center Personal Protective Equipment (PPE) for all Center staff and residents. This PPE includes hand sanitizer and cloth face masks.
4. Merced County received additional funding for COVID-19 testing. The Authority and the County have partnered to facilitate testing sites at the Atwater and Los Banos Migrant center. The testing will be in drive-thru method and the National Guard will be present to assist in guiding traffic.



5. The City of Los Banos and Los Banos Police Department have requested a meeting with the Authority to discuss the incidents and increase in crime at the Ward Road Apartments. This complex was acquired by the Authority via the dissolution of the Redevelopment Agency. The Authority will discuss how it can be proactive and assist with resolving this issue.
6. The office of Veteran Affairs has requested that the Authority apply for or request 15 additional VASH vouchers. The Authority has submitted the request.
7. During the development of the annual budget, the Authority identified that AMP 4, which consist of six units, is not able to sustain itself. The Authority requested to incorporate it to AMP 1, however, HUD will not allow this. The Authority is now exploring the option of using this development as the test sample for RAD.
8. The Housing Authority of the County of Stanislaus has reached out inquiring about the possibility of the Authority becoming part of their consortium. This consortium would facilitate the exchange of services and staff between all of the participating Housing Authorities. The Board requests additional information. It is the priority of the Board to ensure that the Authority retain its autonomy and that it is indeed beneficial to the Authority.

VIII. WRITTEN CORRESPONDENCE

None

IX. RESOLUTIONS ITEM(S)

None

X. ACTION ITEM(S)

1. **Action Item No. 2020-A-01:** Consideration of request from PG&E for a Public Utilities Easement.

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passes

XI. COMMISSIONER'S COMMENTS

The Board is glad to see everyone safe and healthy.

XII. CLOSED SESSION ITEM(S)

None

XIII. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 12:55 p.m.



(M/S/C): Commissioner Resendez/Commissioner Dorsey/Motion Passes

Chairperson Signature

Date: October 20, 2020

Secretary Signature

Date: October 20, 2020



Aged Receivables Report as of 9/30/2020

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Prepayments	Balance
AMP 1							
ca023001 PH - Merced	2,622.81	(303.40)	-	1,527.29	3,846.70		3,846.70
ca023010 PH - Merced	3,101.45	812.46	-	665.33	4,579.24		4,579.24
ca023013 PH - Merced Sr	890.58	35.35	-	-	925.93		925.93
ca023021 PH - Acquisition	-	-	-	-	-		-
ca023023 PH - Acquisition	-	-	-	-	-		-
AMP 1 TOTALS	6,614.84	544.41	-	2,192.62	9,351.87	-	9,351.87
AMP 2							
ca023003 PH - Atwater - Cameo	702.09	-	-	-	702.09		702.09
ca023006 PH - Livingston	2,240.02	730.00	-	700.35	3,670.37		3,670.37
012a PH - Atwater	913.60	175.00	-	2,285.16	3,373.76		3,373.76
012b PH - Winton	645.60	-	-	(281.00)	364.60		364.60
AMP 2 TOTALS	4,501.31	905.00	-	2,704.51	8,110.82	-	8,110.82
AMP 3							
ca023002 PH - Los Banos	599.00	179.00	-	68.00	846.00		846.00
ca023004 PH - Los Banos - Abby, B, C & D	2,383.30	273.79	-	(194.46)	2,462.63		2,462.63
ca023005 PH - Dos Palos - West Globe	1,935.00	768.32	-	(389.00)	2,314.32		2,314.32
ca023011 PH - Los Banos - J & K St	132.00	132.00	-	396.00	660.00		660.00
012c PH - Dos Palos - Alleyne	1,062.37	789.00	-	1,696.00	3,547.37		3,547.37
012d PH - Dos Palos - Globe	442.00	33.10	-	199.00	674.10		674.10
AMP 3 TOTALS	6,553.67	2,175.21	-	1,775.54	10,504.42	-	10,504.42
AMP 4							
ca023024 PH - 1st Street	57.35	-	-	(99.00)	(41.65)		(41.65)
AMP 4 TOTALS	57.35	-	-	(99.00)	(41.65)	-	(41.65)
VALLEY VIEW							
atw Atwater Elderly	575.00	78.50	-	51.00	704.50		704.50
dp Dos Palos Elderly	574.56	60.00	-	(188.00)	446.56		446.56
mid Midway	3,836.32	1,923.00	(785.00)	650.32	5,624.64		5,624.64
VALLEY VIEW TOTALS	4,985.88	2,061.50	(785.00)	513.32	6,775.70	-	6,775.70
FELIX TORRES YEAR ROUND							
ft-yr Felix Torres Year Round Center	2,475.98	2,636.00	-	2,022.00	7,133.98		7,133.98
FELIX TORRES YEAR ROUND TOTALS	2,475.98	2,636.00	-	2,022.00	7,133.98	-	7,133.98
HOUSING AUTHORITY TOTALS	25,189.03	8,322.12	(785.00)	9,108.99	41,835.14	-	41,835.14

PHAS Tracking Summary Fiscal Year Ending 09/30/20

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	0	0	0	0	0	0	0	0	132
Average Lease Up Days		0	0	0	0	0	0	0	0	0	0	0	4
Make Ready Time		33	78	78	288	748	993	1746	2509	2928	2928	3335	3456
Average Make Ready Days		17	39	39	58	107	110	109	100	94	94	95	93
Down Days		46	1	1	115	6	8	15	25	31	32	36	38
Average Down Days		23	1	1	23	1	1	1	1	1	1	1	1
Total # Vacant Units Turned		2	2	2	5	7	9	16	25	31	31	35	37
Total # Turn Around Days		79	79	79	403	754	1001	1761	2534	2959	2960	3371	3626
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	40	40	40	80	108	111	110	101	95	95	96	98

% 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%	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	16	25	25	40	40	40	42	39	37	37	38	38

Housing Authority of the County of Merced
Financial Statement - AMP 1 (.fs-amp1)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	647,698	669,442	-21,743	-3	730,300
TOTAL GRANT INCOME (2)	474,621	529,352	-54,731	-10	577,475
TOTAL INCOME	1,122,319	1,198,794	-76,474	-6	1,307,775
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5)	391,380	402,814	11,434	3	439,434
TOTAL TENANT SERVICES EXPENSES	0	1,283	1,283	100	1,400
TOTAL UTILITY EXPENSES	175,844	178,698	2,854	2	194,943
TOTAL MAINTENACE EXPENSES (6,7)	310,382	327,354	16,972	5	357,113
TOTAL GENERAL EXPENSES	118,165	122,696	4,532	4	133,850
TOTAL HOUSING ASSISTANCE PAYMENTS	1,659	2,200	541	25	2,400
TOTAL NON-OPERATING ITEMS	116,690	116,692	1	0	127,300
TOTAL EXPENSES	1,114,120	1,151,737	37,617	3	1,256,440
NET INCOME	8,199	47,057	-38,857	-83	51,335

- (1) Lower Tenant Rent - \$22M
- (2) Lower than forecasted Operating Subsidy -\$55M
- (3) Higher Personnel Costs (COVID) -\$21M
- (4) Lower Legal expenses \$9M
- (5) Lower Asset Management Fees booked at yearend \$19M
- (6) Higher Maintenance Benefits -\$14M
- (7) Lower Contract Work \$27M

Housing Authority of the County of Merced
Financial Statement - AMP 2 (.fs-amp2)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	531,643	531,694	-51	0	580,030
TOTAL GRANT INCOME (1)	289,227	352,352	-63,125	-18	384,384
TOTAL INCOME	820,870	884,046	-63,176	-7	964,414
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	247,606	277,260	29,653	11	302,465
TOTAL TENANT SERVICES EXPENSES	3,667	1,375	-2,292	-167	1,500
TOTAL UTILITY EXPENSES	160,901	159,191	-1,710	-1	173,663
TOTAL MAINTENACE EXPENSES	248,000	248,220	219	0	270,785
TOTAL GENERAL EXPENSES	77,484	80,630	3,147	4	87,960
TOTAL HOUSING ASSISTANCE PAYMENTS	196	825	629	76	900
TOTAL NON-OPERATING ITEMS	65,425	65,422	-2	0	71,370
TOTAL EXPENSES	803,279	832,923	29,644	4	908,643
NET INCOME	17,591	51,123	-33,532	-66	55,771

- (1) Lower than forecasted Operating Subsidy -\$63M
- (2) Lower Personnel Costs \$38M
- (3) Lower Asset Management Fee booked at Yearend \$13M

Housing Authority of the County of Merced
Financial Statement - AMP 3 (.fs-amp3)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	532,601	523,189	9,412	2	570,752
TOTAL GRANT INCOME (1)	314,366	368,762	-54,396	-15	402,286
TOTAL INCOME	846,967	891,952	-44,984	-5	973,038
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	256,773	329,308	72,535	22	359,245
TOTAL TENANT SERVICES EXPENSES	1,514	1,467	-48	-3	1,600
TOTAL UTILITY EXPENSES (4)	133,341	139,019	5,678	4	151,657
TOTAL MAINTENACE EXPENSES (5)	283,926	291,820	7,893	3	318,349
TOTAL GENERAL EXPENSES	90,268	94,261	3,993	4	102,830
TOTAL HOUSING ASSISTANCE PAYMENTS	592	1,100	508	46	1,200
TOTAL NON-OPERATING ITEMS	53,556	53,552	-5	0	58,420
TOTAL EXPENSES	819,970	910,526	90,554	10	993,301
NET INCOME	26,997	-18,574	45,570	-245	-20,263

- (1) Lower than forecasted Operating Subsidy -\$54M
- (2) Lower Personnel Costs \$50M
- (3) Lower Asset Management Fee to be booked at Yearend \$13M
- (4) Lower utilities \$6M
- (5) Lower Maintenance Personnel Costs \$12M

Housing Authority of the County of Merced
AMP4 - 1st Street, Merced (.fs-amp4)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
NET TENANT INCOME	16,633	12,315	4,317	35	13,435
TOTAL GRANT INCOME	18,190	17,887	303	2	19,513
TOTAL INCOME	34,823	30,202	4,620	15	32,948
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	10,214	10,642	429	4	11,610
TOTAL UTILITY EXPENSES	5,321	5,557	236	4	6,062
TOTAL MAINTENACE EXPENSES	10,045	6,781	-3,264	-48	7,397
TOTAL GENERAL EXPENSES	2,676	2,778	101	4	3,030
TOTAL HOUSING ASSISTANCE PAYMENTS	0	55	55	100	60
TOTAL NON-OPERATING ITEMS	43,777	43,780	3	0	47,760
TOTAL EXPENSES	72,033	69,593	-2,440	-4	75,919
NET INCOME	-37,210	-39,391	2,180	-6	-42,971

Housing Authority of the County of Merced
All HCV Properties (.fs-hcv)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	180	0	180	N/A	0
TOTAL GRANT INCOME (1,2)	16,525,256	18,937,721	-2,412,465	-13	20,659,334
TOTAL OTHER INCOME	-4,379	1,100	-5,479	-498	1,200
TOTAL INCOME	16,521,057	18,938,821	-2,417,764	-13	20,660,534
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6,	1,683,938	1,645,122	-38,817	-2	1,794,676
TOTAL TENANT SERVICES EXPENSES	5,382	0	-5,382	N/A	0
TOTAL MAINTENANCE EXPENSES	4,867	106,746	101,879	95	116,450
TOTAL GENERAL EXPENSES	80,776	78,696	-2,080	-3	85,850
TOTAL HOUSING ASSISTANCE PAYMENTS	16,628,832	17,152,392	523,560	3	18,711,700
TOTAL EXPENSES	18,403,795	18,982,955	579,160	3	20,708,676
NET INCOME	-1,882,738	-44,134	-1,838,604	4,166	-48,142

- (1) Lower HAP and Admin Fee from HUD -\$2,174M
- (2) Lower HAP from HUD to be withdrawn from Reserves -\$244M
- (3) Lower Personnel costs \$40M
- (4) Lower Management and Bookkeeping Fees from lower HAP \$51M
- (5) Higher Software License Fee Prepaid \$27M
- (6) Computer Equipment paid from special COVID funding -\$40M
- (7) Lower Inspection Fee (-\$72M in Admin and +\$99M in Maintenance) reclass accounts

Housing Authority of the County of Merced
Central Office Cost Center (cocc)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
TOTAL OTHER INCOME (1,2,3)	912,532	1,095,778	-183,246	-17	1,195,394
TOTAL INCOME	912,532	1,095,778	-183,246	-17	1,195,394
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	1,018,205	948,467	-69,739	-7	1,034,692
TOTAL TENANT SERVICES EXPENSES	2,334	0	-2,334	N/A	0
TOTAL UTILITY EXPENSES	37,864	40,517	2,652	7	44,200
TOTAL MAINTENACE EXPENSES	51,221	69,438	18,217	26	75,750
TOTAL GENERAL EXPENSES	42,288	43,038	749	2	46,950
TOTAL EXPENSES	1,151,912	1,101,459	-50,455	-5	1,201,592
NET INCOME	-239,380	-5,682	-233,701	4,113	-6,198

- (1) Asset Management Fee booked at Yearend -\$46M
- (2) Admin Fee from Capital Funds -\$109M
- (3) Lower Management Fees and Bookkeeping Fees from Programs -\$46M
- (4) Higher Personnel and Benefits costs -\$27M
- (5) Higher Legal Fees -\$27M
- (6) Higher Temporary Help COVID -\$21M
- (7) Lower Janitorial costs \$20M

Housing Authority of the County of Merced
Langdon Villas (langdon)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	47,062	51,517	-4,454	-9	56,200
TOTAL OTHER INCOME (2)	287,857	264,266	23,591	9	288,290
TOTAL INCOME	334,919	315,782	19,137	6	344,490
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3)	115,417	50,544	-64,874	-107	55,139
TOTAL UTILITY EXPENSES	893	1,467	573	39	1,600
TOTAL MAINTENACE EXPENSES (4)	12,793	5,729	-7,064	-123	6,250
TOTAL GENERAL EXPENSES	40,912	41,672	759	2	45,460
TOTAL FINANCING EXPENSES	101,246	101,246	0	0	110,450
TOTAL NON-OPERATING ITEMS	3,152	3,153	2	0	3,440
TOTAL EXPENSES	274,413	203,811	-70,604	59	222,339
NET INCOME	60,506	111,972	-51,467	125	122,151

- (1) Vacancy and lower rent rate -\$5M
- (2) Interest Earned \$15M
- (3) Higher Auditing and Accounting Consulting fees -\$60M
- (4) Building repairs and make ready for occupancy -\$7M

Housing Authority of the County of Merced
Obanion Learning Center (obanion)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	170,200	179,305	-9,105	-5	195,605
TOTAL INCOME	170,200	179,305	-9,105	-5	195,605
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	17,889	18,425	536	3	20,100
TOTAL UTILITY EXPENSES (1)	59,928	68,263	8,336	12	74,469
TOTAL MAINTENACE EXPENSES	29,021	33,642	4,621	14	36,700
TOTAL GENERAL EXPENSES	1,178	1,531	353	23	1,670
TOTAL NON-OPERATING ITEMS	49,317	49,317	0	0	53,800
TOTAL EXPENSES	157,333	171,177	13,846	8	186,739
NET INCOME	12,867	8,127	4,740	58	8,866

(1) Lower electricity \$10M

Housing Authority of the County of Merced
Financial Stmt - Valley View (.fs-vv)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	488,749	518,714	-29,965	-6	565,870
TOTAL OTHER INCOME (2)	177,500	0	177,500	N/A	0
TOTAL INCOME	666,249	518,714	147,535	28	565,870
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4)	111,488	157,559	46,073	52	171,883
TOTAL UTILITY EXPENSES	85,934	86,425	491	1	94,282
TOTAL MAINTENACE EXPENSES (5)	501,010	153,311	-347,700	-227	167,248
TOTAL GENERAL EXPENSES	30,491	32,798	2,308	7	35,780
TOTAL FINANCING EXPENSES	70,281	70,281	0	0	76,670
TOTAL NON-OPERATING ITEMS	37,142	37,134	-8	0	40,510
TOTAL EXPENSES	836,346	537,508	-298,836	-56	586,373
NET INCOME	-170,097	-18,794	-151,301	805	-20,503

- (1) Higher vacancies \$
- (2) Insurance claim for fire loss \$177M
- (3) Lower Personnel costs \$32M
- (4) Lower General Legal expenses \$11M
- (5) Repairs for fire damaged units -\$320M

Housing Authority of the County of Merced
Felix Torres Year Round (.fs-ftyr)
Budget Comparison
Period = Oct 2019-Aug 2020

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	502,252	516,280	-14,028	-3	563,214
TOTAL OTHER INCOME	71	0	71	N/A	0
TOTAL INCOME	502,323	516,280	-13,957	-3	563,214
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (1)	70,888	109,798	38,910	35	119,779
TOTAL UTILITY EXPENSES (2)	74,613	83,026	8,413	10	90,574
TOTAL MAINTENACE EXPENSES	42,243	77,499	35,256	45	84,545
TOTAL GENERAL EXPENSES	13,270	18,031	4,761	26	19,670
TOTAL FINANCING EXPENSES	22,694	22,694	0	0	24,758
TOTAL NON-OPERATING ITEMS	179,182	183,142	3,960	2	199,791
TOTAL EXPENSES	402,890	494,190	91,300	18	539,117
NET INCOME	99,433	22,090	77,343	350	24,097

(1) Lower Personnel Costs \$30M

(2) Lower Utility Costs \$8M

(3) Lower Maintenance Personnel \$34M

Housing Authority of the County of Merced
Financial Stmt - Migrant (.fs-mig)
Budget Comparison
Period = Jul 2019-Jun 2020

	PTD Actual	PTD Budget	Variance	% Var	Annual
Revenues & Expenses					
INCOME					
TOTAL INCOME	1,309,777	1,355,631	45,854	3	1,355,631
EXPENSES					
Total - Center Personnel (1)	501,181	673,400	172,219	26	673,400
Total - Operating Expenses (2)	412,063	342,095	-69,968	-20	342,095
Total - Maintenance Expenses	53,147	52,050	-1,097	-2	52,050
Total - Contractor Administration	134,481	137,684	3,203	2	137,684
Total - Debt Service and Replacement (3)	208,905	150,402	-58,503	-39	150,402
TOTAL EXPENSES	1,309,777	1,355,631	45,854	3	1,355,631
NET INCOME	0	0	0		0

(1) Lower Personnel Costs \$172M

(2) Replaced Mattresses, Appliance, Riding Lawnmower, to be reimbursed from Reserves \$75M

(3) Repayment from Reserves -\$58M

CONSORTIUM AGREEMENT

**INTERGOVERNMENTAL SERVICES AND CONSORTIUM AGREEMENT
BETWEEN THE STANISLAUS REGIONAL HOUSING AUTHORITY, THE
HOUSING AUTHORITY OF THE COUNTY OF MERCED, THE HOUSING
AUTHORITY OF THE CITY OF MADERA, THE HOUSING AUTHORITY OF
THE CITY OF RIVERBANK AND THE HOUSING AUTHORITY OF KINGS
COUNTY**

This Intergovernmental Services and Consortium Agreement (the “Agreement”) is hereby made and entered into this first day of April, 2020 by and between the Stanislaus Regional Housing Authority (“Stanislaus”), the Housing Authority of the County of Merced (“Merced”), the Housing Authority of the City of Madera (“Madera”), the Housing Authority of the City of Riverbank (“Riverbank”) and the Housing Authority of Kings County (“Kings”), collectively “Agencies”, “Authorities” or “PHAs”.

Whereas, Stanislaus, Merced, Madera, Riverbank and Kings are all local government public agencies and public housing authorities (“PHAs”) created and formed pursuant to California Health and Safety Code Section 34700 et seq; and

Whereas, all parties to this Agreement desire to join their agencies into a Consortium pursuant to 24 Code of Federal Regulations section 943.100 et seq and California Government Code section 6500 et seq; and

Whereas, all parties to this Agreement desire to form this Consortium in order to combine and share in all or part of their funding and program administration in order to provide cost reduction greater efficiency and information sharing to develop better economies of scale in the respective agency operations of member agencies; and

Whereas, all parties to this Agreement desire to join together to perform planning, reporting and other administrative and management functions for the participating agencies; and

Whereas, Stanislaus will be designated herein as the Lead Agency and is not designated as a “troubled agency” and in in good standing with the United States Department of Housing and Urban Development (“HUD”); and

Whereas, Stanislaus will be the member agency to receive HUD program payments on behalf of the participating member agencies, to administer HUD requirements for administration of funds, and to apply the funds in accordance with this Consortium Agreement and HUD regulations and requirements; and

NOW THEREFORE, the parties to this Agreement hereby agree to create a consortium of housing authorities to join together for the administration and management

of their respective agencies in order to collaborate and improve various aspects of each housing authority's operation for the benefit of all parties and their constituents on the following terms and conditions:

Section 1. NAME.

The consortium shall be known as Housing the Valley Authorities Consortium (HVAC).

Section 2. RECITALS.

All of the above recitals are true and correct and are hereby adopted by the parties as part of this Agreement.

Section 3. PARTIES.

The parties to this Agreement are as follows:

1. Stanislaus Regional Housing Authority
1701 Robertson Road
P.O. Box 581918
Modesto, CA 95358-0033
Phone: (209) 557-2000
2. Housing Authority of the City of Merced
401 U Street
Merced, CA 95341
Phone: (209) 722-3501
3. Housing Authority of the City of Riverbank
3309 Stanislaus Street
Riverbank, CA 95367
Phone: (209) 869-4501
4. Housing Authority of the City of Madera
205 N. G Street
Madera, CA 93637
Phone: (559) 674-5695
5. Housing Authority of the County of Kings
680 Douty Street
Hanford, California 93230
Phone: (559) 582-3120

Section 4. LEAD AGENCY.

The Housing Authority of the County of Stanislaus shall be the designated lead agency for this Consortium. As Lead Agency, Stanislaus shall collect the assistance funds from United States Department of Housing and Urban Development (HUD) that would be paid to the parties to this Agreement for the Public Housing element of each of the parties' operation as provided herein. The Lead Agency is designated to receive HUD program payments on behalf of the participating PHAs, to administer HUD requirements for administration of the funds in accordance with this Consortium Agreement and HUD regulations and requirements. The Lead Agency shall distribute the public housing funds to member agencies in the amount each agency is to receive as determined by HUD. The Lead Agency shall distribute the funds to each member agency within fourteen (14) days of the date the Lead Agency receives the Public Housing funds from HUD.

Section 5. GOVERNANCE.

Each Board of Commissioners of participating PHAs shall govern its respective agency on all housing authority matters for their agency. An Advisory Committee consisting of each participating agency's executive director and board chair, or designee will meet quarterly to review consortium operations and make recommendations to the individual Board of Commissioners for the agencies for their consideration and possible action. General counsel shall be required to attend every meeting of the Advisory Committee. A simple majority of the committee members will constitute a quorum of the member agencies.

The Lead Agency shall be responsible for setting the date, time and location of the quarterly Advisory Committee meetings and shall be responsible for preparation of the agenda and the taking minutes for each meeting. Advisory Committee meetings may be in person or by conference call when needed.

Modification of this Agreement or acceptance of a new member agency will only be approved by majority vote of the participating member agencies' Board of Commissioners and an acceptance by the Lead Agency.

Section 6. AGENCY CONTACT PERSON.

The Executive Director or designee, shall be the contact person for each member agency.

Section 7. CHANGE IN FINANCIAL YEAR.

Member agencies shall be required to adopt the same fiscal year so that the application periods for submission and review of the joint PHA Plan are the same. HUD has indicated its willingness to approve changes in member agencies' fiscal year in order to make all member agencies' fiscal year the same period. The Consortium shall have a fiscal year that starts October 1 and ends September 30 of each year.

Section 8. HUD RELATIONSHIP.

HUD will have a direct relationship with the Consortium. The Lead Agency shall submit on behalf of the Consortium a joint five-year Plan and joint Annual Plans for all participating PHAs, in accordance with part 903 of Title 24 of the Code of Federal Regulations. HUD may prescribe methods of submission for consortia generally and where the consortia does not cover all program categories. The Consortium must maintain records and submit reports to HUD, in accordance with HUD regulations and requirements, for all participating PHAs. All participating PHAs will be bound by the Plans and reports submitted to HUD by the Consortium for the programs covered by the Consortium.

All participating PHAs must keep a copy of the Consortium Agreement on file for inspection. The Consortium Agreement must also be a supporting document to the joint PHA Plans.

Section 9. COST INVOICES.

A member agency who provide services or products to another member agency shall bill for said services or products on an actual cost basis invoice and the receiving agency shall pay the providing agency for the invoice within thirty (30) days of the date of the invoice. Failure to pay for invoices when due, and after a thirty (30) day written notice to cure has expired, will be cause for termination from the Consortium.

Section 10. RESPONSIBILITY OF MEMBER AGENCIES.

1. Member agencies shall be responsible to undertake the following:

- a) Cooperate with other member agencies to facilitate sharing of information, services, software applications and products;
- b) Pay all member agency invoices when due;
- c) Each member agency remains responsible for its own obligation and financial accountability under its Annual Contribution Contract (ACC) with HUD to assure that all program funds, including funds paid to the lead agency for administration by the Consortium are used in accordance with the regulations and requirements, and that the

PHA program is administered in accordance with HUD regulations and requirements. Any breach of program requirements with respect to a program covered by the Consortium Agreement is a breach of the ACC with each of the participating agencies, so each member agency is responsible for the performance of the consortium.

Section 11. AUDITS.

Member Agencies will be responsible for their own program audit to HUD and such audit shall be made in accordance with generally accepted accounting principles, as determined in consultation with an independent public accountant. HUD may require one audit for all consortium public housing programs based on receipt and distribution of funds by the lead agency. HUD may determine to apply independent audit and performance requirements on a different basis where it would promote sound management. All Consortium members shall pay an equal share of any required Consortium audits or other required reporting.

Section 12. ADMINISTRATIVE AND PROCUREMENT SERVICES.

The member agencies shall work together to increase efficiency and reduce costs by sharing of administrative, procurement, information technologies, consulting services and general legal services where possible. Other services and products can be shared where feasible and effective toward improving delivery of services and reducing costs.

Section 13. ADDITIONAL MEMBERS.

Additional members may be added to the Consortium based on a majority vote of the other existing member agencies and acceptance by the Lead Agency.

Section 14. WITHDRAWAL FROM CONSORTIUM.

Each member of the Consortium shall have a right to withdraw from the Consortium upon a majority vote of the member agency's Board of Commissioners and said withdrawal will become effective sixty (60) days after the member agency provides all of the other member agencies with a written notice of the Board of Commissioners' action to withdraw from the Consortium.

Section 15. TERMINATION FROM THE CONSORTIUM.

A member agency may be terminated by the Consortium after the member agency fails to reasonably cooperate with the other Consortium members on required submissions to HUD after at least thirty (30) days written notice to cure any deficiency is given to the agency and action is not undertaken to cure the deficiency. Termination may also be voted on by the Consortium members where HUD has demanded that a

consortium member resign from the Consortium for just cause or HUD rules violation. Any vote to terminate a consortium member must be by a majority vote of all of the then existing member agencies.

Section 16. TERMINATION OF THE CONSORTIUM

This Agreement and the Consortium shall terminate on September 30, 2027 unless the then participating PHAs agree to renew the Agreement and the Consortium for another term as agreed to by the participating PHAs prior to the expiration date set forth herein.

ACKNOWLEDGEMENT AND AGREEMENT

The undersigned representatives of the participating authorities hereby acknowledge and agree on behalf of their authority to be bound by the terms and conditions of this Consortium Agreement and further represent that the undersigned have full authority to enter into this Consortium Agreement on behalf of their participating authority.

Stanislaus Regional Housing Authority

Housing Authority of the City of Madera

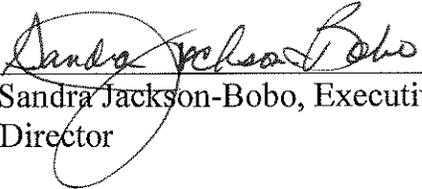
By _____
Barbara S. Kauss, Chief Executive Officer
and Executive Director

By _____
Sally Bompreszi, Interim Executive
Director

Housing Authority of the County of Merced

Housing Authority of Kings County

By _____
Rosa Vazquez, Executive Director

By  _____
Sandra Jackson-Bobo, Executive
Director

Housing Authority of the City of Riverbank

By _____
Barbara S. Kauss, Executive Director

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: October 20, 2020

SUBJECT: Recommendation to adopt **Resolution No. 2020-06**, approving the 5-Year and Annual Plan FY 2020 for submission to HUD.

The Quality Housing and Work Responsibility Act of 1998 requires local Housing Authorities to prepare and submit to the U.S. Department of Housing and Urban Development (HUD) a Five Year Plan every fifth year and an Annual Plan every year.

The Housing Authority of the County of Merced (Authority) Five Year Plan covers fiscal years 2020 – 2025 and this Annual Plan covers fiscal year 2020 – 2021.

The Authority Plan must be adopted by the Authority Board of Commissioners after input by assistance housing residents and the general public during a forty-five (45) day comment period.

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2020-06**, approving the 5-Year and Annual Plan FY 2020 for submission to HUD.

RESOLUTION NO. 2020-06

**APPROVING THE PHA 5-YEAR & ANNUAL PLAN
FY 2020 FOR SUBMISSION TO HUD**

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 requires local Housing Authorities to prepare and submit to the U.S. Department of Housing and Urban Development (HUD) a Five Year Plan every fifth year, and Annual Plan every year ; and

WHEREAS, the Authority Five Year Plan, which covers fiscal years 2020-2025 and this Annual Plan covers fiscal year 2019-2020; and

WHEREAS, the Plan is consistent with the Consolidated Plans of the City of Merced and the State of California,

THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Merced do hereby approve the 5-Year & Fiscal Year 2020 Annual Plan for submission to HUD.

The foregoing was introduced at the September 15, 2020 Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Noes:

Absent:

Abstain:

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

Dated September 15, 2020

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: October 20, 2020

SUBJECT: Recommendation to adopt **Resolution No. 2020-07**, Approving Revisions to the Housing Choice Voucher Administrative Plan.

The Housing Authority of the County of Merced recognizes the need to review and update its policies to ensure that they are compliant with HUD Regulations and current practice.

At this time, it is necessary to revise all of the Housing Choice Voucher Administrative Plan.

Attached for your review are the proposed revisions.

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2020-07**, approving the revisions to the HCV Administrative Plan.

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: October 20, 2020

SUBJECT: Recommendation to adopt **Resolution No. 2020-08**, approving the revision of the Public Housing Admissions and Continued Occupancy Policy (ACOP).

The Housing Authority of the County of Merced recognizes the need to review and update its policies to ensure that they are compliant with HUD Regulations and current practice.

At this time, it is necessary to revise all of the Admissions and Occupancy Policy (ACOP). The revisions are needed in order to be consistent and compliant with the HUD 24 CFR language and current practice.

Attached for your review are the proposed revisions.

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2020-08**, approving the revision of the Public Housing Admissions and Continued Occupancy Policy (ACOP).

RESOLUTION NO. 2020-08

**APPROVING THE REVISIONS OF THE
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)**

WHEREAS, it is necessary from time to time to revise the Admissions and Continued Occupancy Policy (ACOP) for the Public Housing Program; and

WHEREAS, the Public Housing Admissions and Continued Occupancy Policy (ACOP) revisions are necessary because of regulation, policy, and procedure changes in the Program and/or local housing needs changing; at this time, it is necessary to revise the entire Public Housing Admissions and Continued Occupancy Policy (ACOP); and

WHEREAS, the changes will ensure that the Housing Authority is compliant with current HUD regulations and has acted responsibly in its administration of the Public Housing Program,

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Merced does approve the attached revisions of the Public Housing Admissions and Continued Occupancy Policy (ACOP).

The foregoing was introduced at the September 15, 2020 Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

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

Dated: September 15, 2020

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: October 20, 2020

SUBJECT: Recommendation to adopt **Resolution No. 2020-09**, approving the Operating Budgets for Fiscal Year 2020 – 2021.

Prior to the beginning of each fiscal year, the Housing Authority of the County of Merced (Authority) prepares an operating budget in a manner prescribed by the Department of Housing & Urban Development (HUD). The Authority's Board of Commissioners (Board) has been presented a copy of the proposed budgets to the Board for review at the September 15, 2020 meeting and hereby attaches it again for review and Board approval.

Once approved, the Authority will submit the complete operating budgets with detailed supporting information and the Board resolution to HUD.

RECOMMENDATION

I hereby recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2020-21**, approving the Operating Budgets for Fiscal Year 2020 – 2021.

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 07/31/2019)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
---------------------------------	------------	-------

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: October 20, 2020

SUBJECT: Recommendation to adopt **Resolution No. 2020-10**, approving salary increases for non-represented employees.

BACKGROUND:

Historically, the Board considers and adopts salary adjustments for non-represented employee benefits and salary matching those that are approved when the Board ratifies the new successor MOU for the represented employees, providing the same or a substantially similar increase in salary or benefits for those non-represented employees as for the others that are covered by the MOU.

Staff therefore presents these amendments to the benefit levels as pertain the non-represented employees of the Authority for the Board's consideration, matching the salary adjustments previously granted to employees of the Authority under the new MOU:

SALARY INCREASES:

Non-represented employees who are not covered by an employment contract shall have their salary increased by 2% within the existing ranges (the lower and upper end of the ranges not be adjusted), effective upon approval of the attached resolution.

Non-represented employees who are not covered by an employment contract shall have their salary increased within the existing ranges by 2% beginning with the pay period that includes February 1, 2021.

Non-represented employees who are not covered by an employment contract shall have their salary increased within the existing ranges by 2% beginning with the pay period that includes February 1, 2022.

These salary increases mirror the percentage increases provided to the represented employee bargaining group through their MOU.

RECOMMENDATION:

Staff recommends The Board of Commissioners approve the amendments to non-represented employee pay and benefits as described herein. This would

result in changes to salary that match the pay and benefit changes negotiated with represented employees and contained in the current MOU between the represented employees and the Authority. NOTE that any non-represented employee who is at or near the maximum for their salary range would be provided an increase ONLY to the extent that such increase does not exceed the current maximum.

ALTERNATIVES:

The Board could determine not to approve changes to pay and benefit levels for non-represented employees. This would result in differing levels of benefits for salary increases when compared to those in represented classifications. It also carries the potential of creating and/or exacerbating pay compression within the classification series' over time.

RESOLUTION 2020-10

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE COUNTY OF MERCED, APPROVING THE HOUSING AUTHORITY SALARY ADJUSTMENTS FOR NON-REPRESENTED AUTHORITY EMPLOYEES

WHEREAS, the Authority has, previously approved specified changes to the salary ranges for non-represented employees; and,

WHEREAS salary ranges for non-represented employees are not being adjusted through this resolution; and;

WHEREAS, the salary for non-represented employees may be adjusted within the approved ranges is necessary to correctly inform the public as to the compensation provided to public employees of the Authority who are in non-represented classifications;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the County of Merced hereby approves the adjustment of non-represented employee salaries, not to exceed the maximum previously established ranges, as follows:

- A. a 2% increase to base salary effective the beginning of the pay period following passage of this resolution.
- B. a 2% increase to base salary effective the pay period containing February 1, 2021
- C. a 2% increase to base salary effective the pay period containing February 1, 2022

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

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

Dated: October 20, 2020