

AGENDA

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Special Meeting
Wednesday, July 14, 2021
9:00 a.m.

Closed session immediately following

Housing Authority of the County of Merced
O'Banion Learning Center
401 Leshner Drive
Suite E – Former Library
Merced, CA 95341
(209) 386-4139

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

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. PUBLIC HEARING

1. Public Housing Agency Annual Plan

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

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



V. APPROVAL OF THE FOLLOWING MEETING MINUTES

1. June 15, 2021 Regular Meeting (M/S/C): ____/____/____

VI. CONSENT CALENDAR

1. Rent Delinquency Report June 2021
2. Track Summary Report for June 2021

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

VII. INFORMATION/DISCUSSION ITEM(S)

1. Ethics Training (2 Hours, Compliant with AB 1234)
2. Board / Staff Strategic Planning Session - Agency Program Information Presentation
3. Board / Staff Strategic Planning Session – Agency Mission and Community Needs Discussion
4. Board / Staff Strategic Planning Session – Discussion and Analysis of Future Board Goals / Objectives
5. Review of the PHA Operating Budget for Fiscal Year 2020-2021

VIII. EXECUTIVE DIRECTOR REPORT

IX. WRITTEN CORRESPONDENCE

X. RESOLUTION ITEM(S)

1. **Resolution No. 2021-10:** Approving the PHA Annual Plan Fiscal Year 2021 for submission to the Department of Housing & Urban Development.

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

2. **Resolution No. 2021-11:** Approving the revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP).

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

3. **Resolution No. 2021-12:** Approving the revisions to the Housing Choice Voucher Program Administrative Plan.

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

XI. ACTION ITEM(S)

None

XII. COMMISSIONER’S COMMENTS

XIII. ADJOURNMENT

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



MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Tuesday, June 15, 2021

- I. The meeting was called to order by Chairperson Osorio at 12:04 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

Rick Osorio, Chair Person
Hud Walsh, Vice Chairperson
Evelyne Dorsey
Jack Jackson
Margaret Pia
Rachel Torres

Commissioners Absent:

Jose Resendez

Chairperson Osorio 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
Melina Basso, Director of Procurement & Asset Management
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**

Executive Director Vazquez requested that a Summary of Changes be added to Item VI.1. PHA Annual Plan Review.

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



IV. APPROVAL OF THE FOLLOWING MEETING MINUTES

1. May 18, 2021 Regular Meeting

(M/S/C): Commissioner Jackson/Commissioner Pia/Motion Passed

Commissioner Torres entered the meeting at 12:08 p.m.

V. CONSENT CALENDAR

1. Rent Delinquency Report for May 2021
2. Track Summary Report for May 2021
3. Financial Reports for May 2021

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

VI. INFORMATION AND DISCUSSION ITEM(S)

1. The Authority submitted the Annual Plan for Board review prior to approval at the July 2021 meeting. The Authority is required to complete an annual review of its goals and plans. Any comments must be submitted within the forty-five-day comment period.

VII. EXECUTIVE DIRECTOR REPORT

1. The Bond Committee, municipal advisers, legal counsel and Authority staff met on June 1, 2021 to review and discuss the options the Authority has to refinance the current bond at Merced Commons II and Authority staff was given direction.
2. The Authority had the annual agency-wide audit. As of the close of the audit there were no findings to report.

VIII. WRITTEN CORRESPONDENCE

None

IX. RESOLUTIONS ITEM(S)

1. **Resolution No. 2021-09:** Adopting the Section 3 Plan to comply with 24 CFR, Part 135 of the United States Department of Housing and Urban Development Section 3.

(M/S/C): Commissioner Pia/Commissioner Torres/Motion Passed

X. ACTION ITEM(S)

None



XI. COMMISSIONER’S COMMENTS

The Board requests that the Clerk of the Board inquire about their appointments with the County. Additionally, the Board would also like to resumes tours of all Authority properties.

XII. CLOSED SESSION ITEM(S)

None

XIII. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 12:33 p.m.

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

Chairperson Signature

Date: July 13, 2021

Secretary Signature

Date: July 13, 2021



Aged Receivables Report as of 6/30/2021

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	1,447.88	469.00	174.00	569.27	2,660.15	2,660.15
ca023010 PH - Merced	2,435.43	1,985.00	805.71	1,249.91	6,476.05	6,476.05
ca023013 PH - Merced Sr	285.35	33.35	-	-	318.70	318.70
ca023021 PH - Acquisition					-	-
ca023023 PH - Acquisition					-	-
AMP 1 TOTALS	4,168.66	2,487.35	979.71	1,819.18	9,454.90	9,454.90
AMP 2						
ca023003 PH - Atwater - Cameo	1,170.00	141.00	137.00	685.00	2,133.00	2,133.00
ca023006 PH - Livingston	477.94	427.00	427.00	(2,966.66)	(1,634.72)	(1,634.72)
012a PH - Atwater	1,517.56	1,168.00	1,168.00	8,833.69	12,687.25	12,687.25
012b PH - Winton	24.60	-	-	(251.00)	(226.40)	(226.40)
AMP 2 TOTALS	3,190.10	1,736.00	1,732.00	6,301.03	12,959.13	12,959.13
AMP 3						
ca023002 PH - Los Banos	582.48	485.00	485.00	(31.00)	1,521.48	1,521.48
ca023004 PH - Los Banos - Abby, B, C & D	775.99	800.19	650.00	1,079.10	3,305.28	3,305.28
ca023005 PH - Dos Palos - West Globe	659.87	353.00	-	-	1,012.87	1,012.87
ca023011 PH - Los Banos - J & K St	216.00	216.00	-	(653.00)	(221.00)	(221.00)
012c PH - Dos Palos - Alleyne	898.68	789.00	789.00	8,008.00	10,484.68	10,484.68
012d PH - Dos Palos - Globe	887.00	256.00	503.00	(4.90)	1,641.10	1,641.10
AMP 3 TOTALS	4,020.02	2,899.19	2,427.00	8,398.20	17,744.41	17,744.41
AMP 4						
ca023024 PH - 1st Street	189.35	-	(265.00)	(99.00)	(174.65)	(174.65)
AMP 4 TOTALS	189.35	-	(265.00)	(99.00)	(174.65)	(174.65)
VALLEY VIEW						
atw Atwater Elderly					-	-
dp Dos Palos Elderly					-	-
mid Midway	-	-	-	200.00	200.00	200.00
pbc-b-atw	1,486.00	658.00	275.50	(1,208.01)	1,211.49	1,211.49
pbc-b-dp	502.28	-	-	(1,002.72)	(500.44)	(500.44)
pbc-p-mid	3,099.00	1,403.00	820.87	515.32	5,838.19	5,838.19
VALLEY VIEW TOTALS	5,087.28	2,061.00	1,096.37	(1,495.41)	6,749.24	6,749.24
FELIX TORRES YEAR ROUND						
ft-yr Felix Torres Year Round Center	5,091.00	1,602.82	785.00	2,064.00	9,542.82	9,542.82
FELIX TORRES YEAR ROUND TOTALS	5,091.00	1,602.82	785.00	2,064.00	9,542.82	9,542.82
HOUSING AUTHORITY TOTALS	21,746.41	10,786.36	6,755.08	16,988.00	56,275.85	56,275.85

PHAS Tracking Summary Fiscal Year Ending 09/30/21

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		293	340	375	415	415	417	510	528	528			
Average Lease Up Days		37	31	31	30	30	26	30	26	25			
Make Ready Time		472	542	575	639	639	692	705	799	902			
Average Make Ready Days		59	49	48	46	46	43	41	40	43			
Down Days		8	8	9	11	11	13	21	55	60			
Average Down Days		1	1	1	1	1	1	1	3	3			
Total # Vacant Units Turned		8	11	12	14	14	16	17	20	21			
Total # Turn Around Days		773	890	959	1065	1065	1122	1236	1382	1490			
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	97	81	80	76	76	70	73	69	71			

% Emergency Work Orders Abated W/in 24 hours	A = 99% B=98% C=97% D=96% E=95% F= less than 95%	100%	100%	100%	100%	100%	100%	100%	100%	100%			
Average # days to complete Non-Emergency Work Orders	A = 25 days or less B=26-36 C=31-40 D=41-50 E=51-60 F= greater than 60	38	38	44	43	41	32	28	26	26			

HOUSING AUTHORITY OF THE COUNTY OF MERCED
SUMMARY BY PROGRAM 2021-22
BUDGET SUMMARY
2021-2022 FISCAL YEAR

	PUBLIC HOUSING	HCV	COCC	LANGDON	OBANION	VALLEY VIEW	FELIX TORRES YR	MIGRANT	TOTAL BUDGET	Ttl Bdgt 2020-21	Variance to 2020-21
REVENUES											
TENANT INCOME	1,679,438	-	-	71,160	198,270	210,389	566,530	-	2,725,787	3,420,518	(694,731)
GRANT INCOME	1,682,826	24,892,450	-	-	-	377,872	-	1,405,496	28,358,644	25,025,921	3,332,723
OTHER INCOME	-	3,000	1,227,078	285,907	-	5,800	-	-	1,521,785	1,509,739	12,046
TOTAL REVENUES	3,362,264	24,895,450	1,227,078	357,067	198,270	594,061	566,530	1,405,496	32,606,216	29,956,178	2,650,038
EXPENSES											
TOTAL ADMINISTRATIVE	1,100,013	1,783,247	1,008,997	141,490	21,527	154,443	89,650	844,594	5,143,961	5,101,592	42,369
TOTAL UTILITIES	575,200	-	44,605	1,600	80,186	97,079	100,492	317,000	1,216,162	1,147,076	69,086
TOTAL MAINTENANCE AND OPS	1,016,038	149,075	86,200	11,150	39,705	166,130	97,683	66,400	1,632,381	1,483,255	149,126
TOTAL GENERAL EXPENSE	388,143	89,143	40,169	39,640	1,601	41,510	38,457	27,100	665,763	634,797	30,966
TOTAL HOUSING ASSISTANCE	-	22,797,109	-	-	-	-	-	-	22,797,109	20,336,378	2,460,731
TOTAL FINANCING	-	-	-	102,553	-	71,190	21,157	150,402	345,302	351,885	(6,583)
TOTAL NON-OPERATING	215,270	-	-	3,439	53,800	40,519	195,471	-	508,499	508,497	2
TOTAL EXPENSES	3,294,664	24,818,574	1,179,971	299,872	196,819	570,871	542,910	1,405,496	32,309,177	29,563,480	2,745,697
GAIN OR LOSS (CURRENT REVISION)	67,600	76,876	47,107	57,195	1,451	23,190	23,620	-	297,039	392,698	(95,659)
APPROVEDL BUDGET 2020-2021											
BOARD APPROVED BUDGET GAIN/LOSS	174,457	98,951	48,215	41,200	6,311	3,418	20,146	-	392,698		
VARIANCES - GAIN/(LOSS)	(106,857)	(22,075)	(1,108)	15,995	(4,860)	19,772	3,474	-	(95,659)		

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - AMP 1

(MERCED AREA) 176 UNITS

LINE #	ITEM	BOARD	PROPOSED	BUDGET VS.	DIFF. %	COMMENTS
		APPROVED BUDGET 2020-21 AMP 1	BUDGET 2021-22 AMP 1	BUDGET DIFFERENCE		
	REVENUES					
1	TENANT INCOME	777,449	658,301	(119,148)	-15.3%	Lower tenant share of rent per HUD, 98% occupancy
2	GRANT INCOME	563,602	683,465	119,863	21.3%	Based on Operating Subsidy formula, 98% occupancy
3	OTHER INCOME	-	-	-	#DIV/0!	
4	TOTAL REVENUES	1,341,051	1,341,766	715	0.1%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	89,856	91,449	1,593	1.8%	Based on current employee roster
6	FRINGE BENEFITS	89,647	86,531	(3,116)	-3.5%	Based on current employee roster
7	LEGAL EXPENSE	15,100	15,100	-	0.0%	
8	MANAGEMENT FEES	159,680	165,331	5,651	3.5%	Higher rate allowed by HUD
9	BOOKKEEPING FEES	15,525	15,525	-	0.0%	
10	ASSET MANAGEMENT FEES	20,700	20,700	-	0.0%	
11	OTHER ADMIN EXPENSES	45,190	54,650	9,460	20.9%	
12	TOTAL ADMINISTRATIVE EXPENSES	435,698	449,286	13,588	3.1%	
	UTILITIES					
13	WATER	40,956	39,213	(1,743)	-4.3%	Assume 2.5% increase over prior year actuals
14	ELECTRICITY	9,994	11,840	1,846	18.5%	Assume 2.5% increase over prior year actuals
15	GAS	1,164	1,175	11	0.9%	Assume 2.5% increase over prior year actuals
16	GARBAGE/TRASH	69,948	82,797	12,849	18.4%	Assume 2.5% increase over prior year actuals
17	SEWER	75,024	76,439	1,415	1.9%	Assume 2.5% increase over prior year actuals
18	OTHER UTILITIES	823	823	-	0.0%	Assume 2.5% increase over prior year actuals
19	TOTAL UTILITIES	197,909	212,287	14,378	7.3%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	97,069	96,130	(939)	-1.0%	Based on current roster
21	FRINGE BENEFITS	25,221	25,086	(135)	-0.5%	Based on current roster
22	UNIFORMS	1,800	1,800	-	0.0%	
23	VEHICLE GAS, OIL	7,500	7,500	-	0.0%	
24	MATERIALS	87,050	95,755	8,705	10.0%	Post COVID increase
25	CONTRACT COSTS	130,000	149,500	19,500	15.0%	Post COVID increase
26	TOTAL MAINTENANCE AND OPERATIONS	348,640	375,771	27,131	7.8%	
	GENERAL EXPENSE					
27	INSURANCE	34,058	39,381	5,323	15.6%	10% rate increase
28	P.I.L.O.T.	56,924	43,571	(13,353)	-23.5%	Payment In Lieu of Taxes
29	BAD DEBT EXPENSE	39,000	48,600	9,600	24.6%	7.5% after effects of COVID-19
30	OPEB EXPENSE	19,457	19,457	-	0.0%	
31	OTHER GENERAL EXPENSE	5,000	5,000	-	0.0%	
32	TOTAL GENERAL EXPENSE	154,439	156,009	1,570	1.0%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	37,716	37,716	-	0.0%	Per depreciation schedule
34	TOTAL NON-OPERATING ITEMS	37,716	37,716	-	0.0%	
35	TOTAL EXPENSES	1,174,402	1,231,069	56,667	4.8%	
36	GAIN OR LOSS	166,649	110,697	(55,952)	-33.6%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - AMP 2

(ATWATER/LIVINGSTON AREA) 117 UNITS

LINE #	ITEM	BOARD	PROPOSED	BUDGET VS.	DIFF. %	COMMENTS
		APPROVED BUDGET 2020-21 AMP 2	BUDGET 2021-22 AMP 2	BUDGET DIFFERENCE		
	REVENUES					
1	TENANT INCOME	625,531	516,599	(108,932)	-17.4%	Lower tenant share of rent per HUD, 98% occupancy
2	GRANT INCOME	344,329	460,996	116,667	33.9%	Based on Operating Subsidy formula, 98% occupancy
3	OTHER INCOME	-	-	-	0.0%	
4	TOTAL REVENUES	969,860	977,595	7,735	0.8%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	60,690	61,922	1,232	2.0%	Based on current employee roster
6	FRINGE BENEFITS	53,132	48,903	(4,229)	-8.0%	Based on current employee roster
7	LEGAL EXPENSE	7,400	7,400	-	0.0%	
8	MANAGEMENT FEES	106,145	109,901	3,756	3.5%	Higher rate allowed by HUD
9	BOOKKEEPING FEES	10,320	10,320	-	0.0%	
10	ASSET MANAGEMENT FEES	13,760	13,760	-	0.0%	
11	OTHER ADMIN EXPENSES	43,340	50,290	6,950	16.0%	
12	TOTAL ADMINISTRATIVE EXPENSES	294,787	302,496	7,709	2.6%	
	UTILITIES					
13	WATER	49,329	49,394	65	0.1%	Assumes 2.5% increase over prior year actuals
14	ELECTRICITY	9,345	16,287	6,942	74.3%	Assumes 2.5% increase over prior year actuals
15	GAS	1,845	2,552	707	38.3%	Assumes 2.5% increase over prior year actuals
16	GARBAGE/TRASH	48,255	51,409	3,154	6.5%	Assumes 2.5% increase over prior year actuals
17	SEWER	77,447	77,921	474	0.6%	Assumes 2.5% increase over prior year actuals
18	OTHER UTILITIES	339	339	-	0.0%	
19	TOTAL UTILITIES	186,560	197,902	11,342	6.1%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	73,851	80,861	7,010	9.5%	Based on current roster
21	FRINGE BENEFITS	28,516	30,504	1,988	7.0%	Based on current roster
22	UNIFORMS	1,000	1,000	-	0.0%	
23	VEHICLE GAS, OIL	6,000	6,000	-	0.0%	
24	MATERIALS	50,500	55,550	5,050	10.0%	Post COVID increases
25	CONTRACT COSTS	113,550	130,583	17,033	15.0%	Post COVID increases
26	TOTAL MAINTENANCE AND OPERATIONS	273,417	304,498	31,081	11.4%	
	GENERAL EXPENSE					
27	INSURANCE	25,970	30,465	4,495	17.3%	10% rate increase
28	P.I.L.O.T.	43,347	31,320	(12,027)	-27.7%	Payment In Lieu of Taxes
29	BAD DEBT EXPENSE	31,500	38,332	6,832	21.7%	7.5% after effects of COVID-19
30	OPEB EXPENSE	14,013	14,013	-	0.0%	
31	OTHER GENERAL EXPENSE	900	1,125	225	25.0%	
32	TOTAL GENERAL EXPENSE	115,730	115,255	(475)	-0.4%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	71,372	71,372	-	0.0%	from depreciation schedule
34	TOTAL NON-OPERATING ITEMS	71,372	71,372	-	0.0%	
35	TOTAL EXPENSES	941,866	991,523	49,657	5.3%	
36	GAIN OR LOSS	27,994	(13,928)	(41,922)	-149.8%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - AMP 3

(LOS BANOS & DOS PALOS AREA) 122 UNITS

LINE #	ITEM	BOARD	PROPOSED	BUDGET VS.	DIFF. %	COMMENTS
		APPROVED BUDGET 2020-21 AMP 3	BUDGET 2021-22 AMP 3	BUDGET DIFFERENCE		
	REVENUES					
1	TENANT INCOME	626,351	490,756	(135,595)	-21.6%	Lower tenant share of rent per HUD, 98% occupancy
2	GRANT INCOME	363,750	509,747	145,997	40.1%	Based on Operating Subsidy formula, 98% occupancy
3	OTHER INCOME			-	0.0%	
4	TOTAL REVENUES	990,101	1,000,503	10,402	1.1%	
	EXPENSES		137,869			
	ADMINISTRATIVE					
5	SALARIES AND WAGES	79,063	79,092	29	0.0%	Based on current employee roster
6	FRINGE BENEFITS	57,129	58,777	1,648	2.9%	Based on current employee roster
7	LEGAL EXPENSE	13,150	13,150	-	0.0%	
8	MANAGEMENT FEES	110,696	114,613	3,917	3.5%	Higher rate allowed by HUD
9	BOOKKEEPING FEES	10,763	10,763	-	0.0%	
10	ASSET MANAGEMENT FEES	14,350	14,350	-	0.0%	
11	OTHER ADMIN EXPENSES	39,490	45,530	6,040	15.3%	
12	TOTAL ADMINISTRATIVE EXPENSES	324,641	336,275	11,634	3.6%	
	UTILITIES					
13	WATER	59,799	58,121	(1,678)	-2.8%	Assumes 2.5% increase over prior year actuals
14	ELECTRICITY	11,163	7,957	(3,206)	-28.7%	Assumes 2.5% increase over prior year actuals
15	GAS	1,668	829	(839)	-50.3%	Assumes 2.5% increase over prior year actuals
16	GARBAGE/TRASH	42,802	47,687	4,885	11.4%	Assumes 2.5% increase over prior year actuals
17	SEWER	43,273	44,094	821	1.9%	Assumes 2.5% increase over prior year actuals
18	OTHER UTILITIES	-	-	-	0.0%	
19	TOTAL UTILITIES	158,705	158,688	(17)	0.0%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	74,701	77,175	2,474	3.3%	Based on current roster
21	FRINGE BENEFITS	31,063	31,540	477	1.5%	Based on current roster
22	UNIFORMS	800	800	-	100.0%	
23	VEHICLE GAS, OIL	8,000	8,000	-	0.0%	
24	MATERIALS	75,650	83,215	7,565	10.0%	Post COVID increase
25	CONTRACT COSTS	119,400	128,610	9,210	7.7%	Post COVID increase
26	TOTAL MAINTENANCE AND OPERATIONS	309,614	329,340	19,726	6.4%	
	GENERAL EXPENSE					
27	INSURANCE	26,211	30,828	4,617	17.6%	10% rate increase
28	P.I.L.O.T.	45,985	32,427	(13,558)	-29.5%	Payment In Lieu of Taxes
29	BAD DEBT EXPENSE	31,500	36,222	4,722	15.0%	7.5% after effects of COVID-19
30	OPEB EXPENSE	12,607	12,607	-	0.0%	
31	OTHER GENERAL EXPENSE	1,200	1,500	300	25.0%	
32	TOTAL GENERAL EXPENSE	117,503	113,584	(3,919)	-3.3%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	58,425	58,425	-	0.0%	
34	TOTAL NON-OPERATING ITEMS	58,425	58,425	-	0.0%	
35	TOTAL EXPENSES	968,888	996,312	27,424	2.8%	
36	GAIN OR LOSS	21,213	4,191	(17,022)	-80.2%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - AMP 4

(MERCED 1ST STREET AREA) 6 UNITS

LINE #	ITEM	BOARD	PROPOSED	BUDGET VS.	DIFF. %	COMMENTS
		APPROVED BUDGET 2020-21 AMP 4	BUDGET 2021-22 AMP 4	BUDGET DIFFERENCE		
	REVENUES					
1	TENANT INCOME	12,331	13,782	1,451	11.8%	Based on Operating Subsidy formula, 98% occupancy
2	GRANT INCOME	24,270	28,618	4,348	17.9%	Based on Operating Subsidy formula, 98% occupancy
3	OTHER INCOME	-	-	-	0.0%	
4	TOTAL REVENUES	36,601	42,400	5,799	15.8%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	1,544	1,793	249	16.1%	Based on current employee roster
6	FRINGE BENEFITS	2,219	2,164	(55)	-2.5%	Based on current employee roster
7	LEGAL EXPENSE	150	150	-	0.0%	
8	MANAGEMENT FEES	5,477	5,671	194	3.5%	Higher rate allowed by HUD
9	BOOKKEEPING FEES	533	533	-	0.0%	
10	ASSET MANAGEMENT FEES	710	710	-	100.0%	
11	OTHER ADMIN EXPENSES	840	935	95	11.3%	Higher software license fee
12	TOTAL ADMINISTRATIVE EXPENSES	11,473	11,956	483	4.2%	
	UTILITIES					
13	WATER	1,149	934	(215)	-18.7%	
14	ELECTRICITY	309	-	(309)	-100.0%	
15	GAS	17	-	(17)	0.0%	
16	GARBAGE/TRASH	2,274	2,763	489	21.5%	
17	SEWER	2,479	2,600	121	4.9%	
18	OTHER UTILITIES	25	26	1	0.0%	
19	TOTAL UTILITIES	6,253	6,323	70	1.1%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	3,330	3,298	(32)	-1.0%	Based on current roster
21	FRINGE BENEFITS	857	851	(6)	-0.7%	Based on current roster
22	UNIFORMS	-	-	-	100.0%	
23	VEHICLE GAS, OIL	30	30	-	0.0%	
24	MATERIALS	1,350	1,350	-	0.0%	
25	CONTRACT COSTS	4,250	900	(3,350)	-78.8%	
26	TOTAL MAINTENANCE AND OPERATIONS	9,817	6,429	(3,388)	-34.5%	
	GENERAL EXPENSE					
27	INSURANCE	1,040	1,221	181	17.4%	10% rate increase
28	P.I.L.O.T.	518	696	178	34.4%	Payment In Lieu of Taxes
29	BAD DEBT EXPENSE	800	996	196	0.0%	7.5% after effects of COVID-19
30	OPEB EXPENSE	282	282	-	0.0%	
31	OTHER GENERAL EXPENSE	60	100	40	100.0%	
32	TOTAL GENERAL EXPENSE	2,700	3,295	595	22.0%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	47,757	47,757	-	0.0%	
34	TOTAL NON-OPERATING ITEMS	47,757	47,757	-	0.0%	
35	TOTAL EXPENSES	78,000	75,760	(2,240)	-2.9%	
36	GAIN OR LOSS	(41,399)	(33,360)	8,039	-19.4%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - PUBLIC HOUSING

TOTAL 421 UNITS

LINE #	ITEM	BOARD APPROVED BUDGET 2020-21	PROPOSED BUDGET 2021-22	BUDGET VS. BUDGET	DIFF. %	COMMENTS
		PH TOTALS	PH TOTALS	DIFFERENCE		
	REVENUES					
1	TENANT INCOME	2,041,662	1,679,438	(362,224)	-17.7%	Lower tenant share of rent per HUD, 98% occupancy
2	GRANT INCOME	1,295,951	1,682,826	386,875	29.9%	Based on Operating Subsidy formula, 98% occupancy
3	OTHER INCOME	-	-	-	#DIV/0!	
4	TOTAL REVENUES	3,337,613	3,362,264	24,651	0.7%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	231,153	234,256	3,103	1.3%	Based on current employee roster
6	FRINGE BENEFITS	202,127	196,375	(5,752)	-2.8%	Based on current employee roster
7	LEGAL EXPENSE	35,800	35,800	-	0.0%	
8	MANAGEMENT FEES	381,998	395,516	13,518	3.5%	Higher rate allowed by HUD
9	BOOKKEEPING FEES	37,141	37,141	-	0.0%	
10	ASSET MANAGEMENT FEES	49,520	49,520	-	0.0%	
11	OTHER ADMIN EXPENSES	128,860	151,405	22,545	17.5%	
12	TOTAL ADMINISTRATIVE EXPENSES	1,066,599	1,100,013	33,414	3.1%	
	UTILITIES					
13	WATER	151,233	147,662	(3,571)	-2.4%	Assume 2.5% increase over prior year actuals
14	ELECTRICITY	30,811	36,084	5,273	17.1%	Assume 2.5% increase over prior year actuals
15	GAS	4,694	4,556	(138)	-2.9%	Assume 2.5% increase over prior year actuals
16	GARBAGE/TRASH	163,279	184,656	21,377	13.1%	Assume 2.5% increase over prior year actuals
17	SEWER	198,223	201,054	2,831	1.4%	Assume 2.5% increase over prior year actuals
18	OTHER UTILITIES	1,187	1,188	1	0.1%	Assume 2.5% increase over prior year actuals
19	TOTAL UTILITIES	549,427	575,200	25,773	4.7%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	248,951	257,464	8,513	3.4%	Based on current roster
21	FRINGE BENEFITS	85,657	87,981	2,324	2.7%	Based on current roster
22	UNIFORMS	3,600	3,600	-	100.0%	
23	VEHICLE GAS, OIL	21,530	21,530	-	0.0%	
24	MATERIALS	214,550	235,870	21,320	9.9%	Post COVID increase
25	CONTRACT COSTS	367,200	409,593	42,393	11.5%	Post COVID increase
26	TOTAL MAINTENANCE AND OPERATIONS	941,488	1,016,038	74,550	7.9%	
	GENERAL EXPENSE					
27	INSURANCE	87,279	101,895	14,616	16.7%	10% rate increase
28	P.I.L.O.T.	146,774	108,014	(38,760)	-26.4%	Payment In Lieu of Taxes
29	BAD DEBT EXPENSE	102,800	124,150	21,350	20.8%	7.5% after effects of COVID-19
30	OPEB EXPENSE	46,359	46,359	-	0.0%	
31	OTHER GENERAL EXPENSE	7,160	7,725	565	7.9%	
32	TOTAL GENERAL EXPENSE	390,372	388,143	(2,229)	-0.6%	
	NON-OPERATING ITEMS					
33	DEPRECIATION	215,270	215,270	-	0.0%	Per depreciation schedule
34	TOTAL NON-OPERATING ITEMS	215,270	215,270	-	0.0%	
35	TOTAL EXPENSES	3,163,156	3,294,664	131,508	4.2%	
36	GAIN OR LOSS	174,457	67,600	(106,857)	-61.3%	

Housing Authority of the County of Merced
 Summary 2021-22

BUDGET COMPARISON - HOUSING CHOICE VOUCHERS
 (HCV) 2791 VOUCHERS

LINE #	ITEM	BOARD APPROVED BUDGET 2020-21 HCV	PROPOSED BUDGET 2021-22 HCV	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.0%	
2	GRANT INCOME	22,380,457	24,892,450	2,511,993	11.2%	Higher HAP allowance
3	OTHER INCOME	1,800	3,000	1,200	66.7%	
4	TOTAL REVENUES	22,382,257	24,895,450	2,513,193	11.2%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	542,090	559,568	17,478	3.2%	Based on current employee roster
6	FRINGE BENEFITS	276,863	292,418	15,555	5.6%	Based on current employee roster
7	LEGAL EXPENSE	10,500	10,500	-	0.0%	
8	MANAGEMENT FEES	390,696	386,868	(3,828)	-1.0%	Higher utilization rate
9	BOOKKEEPING FEES	244,185	241,793	(2,392)	-1.0%	Higher utilization rate
10	ASSET MANAGEMENT FEES	-	-	-	0.0%	
11	OTHER ADMIN EXPENSES	279,100	292,100	13,000	4.7%	Software license, rent for offices
12	TOTAL ADMINISTRATIVE EXPENSES	1,743,434	1,783,247	39,813	2.3%	
	UTILITIES					
13	WATER	-	-	-	0.0%	
14	ELECTRICITY	-	-	-	0.0%	
15	GAS	-	-	-	0.0%	
16	GARBAGE/TRASH	-	-	-	0.0%	
17	SEWER	-	-	-	0.0%	
18	OTHER UTILITIES	-	-	-	0.0%	
19	TOTAL UTILITIES	-	-	-	0.0%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.0%	
21	FRINGE BENEFITS	-	-	-	0.0%	
22	UNIFORMS	-	-	-	0.0%	
23	VEHICLE GAS, OIL	275	275	-	0.0%	
24	MATERIALS	2,300	2,300	-	100.0%	
25	CONTRACT COSTS	124,000	146,500	22,500	18.1%	Inspections
26	TOTAL MAINTENANCE AND OPERATIONS	126,575	149,075	22,500	17.8%	
	GENERAL EXPENSE					
27	INSURANCE	17,758	20,482	2,724	15.3%	10% rate increase
28	P.I.L.O.T.	-	-	-	0.0%	
29	BAD DEBT EXPENSE	4,500	5,000	500	0.0%	Provides for potential bad debt
30	OPEB EXPENSE	43,661	43,661	-	0.0%	
31	OTHER GENERAL EXPENSE	11,000	20,000	9,000	81.8%	Higher port-out admn fees paid out
32	TOTAL GENERAL EXPENSE	76,919	89,143	12,224	15.9%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	20,336,378	22,797,109	2,460,731	12.1%	95% utilization
34	TOTAL NON-OPERATING ITEMS	20,336,378	22,797,109	2,460,731	12.1%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.0%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.0%	
35	TOTAL EXPENSES	22,283,306	24,818,574	2,535,268	11.4%	
36	GAIN OR LOSS	98,951	76,876	(22,075)	-22.3%	

Housing Authority of the County of Merced
 Summary 2021-22

BUDGET COMPARISON - CENTRAL OFFICE COST CENTER
 (COCC)

LINE #	ITEM	BOARD	PROPOSED	BUDGET VS.	DIFF. %	COMMENTS
		APPROVED BUDGET 2020-21 COCC	BUDGET 2021-22 COCC	BUDGET DIFFERENCE		
	REVENUES					
1	TENANT INCOME	-	-	-	0.0%	
2	GRANT INCOME	-	-	-	0.0%	
3	OTHER INCOME	1,219,780	1,227,078	7,298	0.6%	Management Fees, higher fees
4	TOTAL REVENUES	1,219,780	1,227,078	7,298	0.6%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	475,189	475,201	12	0.0%	Based on current employee roster
6	FRINGE BENEFITS	253,994	244,796	(9,198)	-3.6%	Based on current employee roster
7	LEGAL EXPENSE	57,200	63,000	5,800	10.1%	
8	MANAGEMENT FEES			-	0.0%	
9	BOOKKEEPING FEES			-	0.0%	
10	ASSET MANAGEMENT FEES			-	0.0%	
11	OTHER ADMIN EXPENSES	213,800	226,000	12,200	5.7%	Higher audit, consulting, accounting, banking
12	TOTAL ADMINISTRATIVE EXPENSES	1,000,183	1,008,997	8,814	0.9%	
	UTILITIES					
13	WATER	4,805	6,033	1,228	25.6%	Assumes 2.5% increase over prior year actuals
14	ELECTRICITY	34,517	31,470	(3,047)	-8.8%	Assumes 2.5% increase over prior year actuals
15	GAS	4,243	4,921	678	16.0%	Assumes 2.5% increase over prior year actuals
16	GARBAGE/TRASH	1,121	823	(298)	-26.6%	Assumes 2.5% increase over prior year actuals
17	SEWER	1,430	177	(1,253)	-87.6%	Assumes 2.5% increase over prior year actuals
18	OTHER UTILITIES	177	1,181	1,004	0.0%	
19	TOTAL UTILITIES	46,293	44,605	(1,688)	-3.6%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.0%	
21	FRINGE BENEFITS	-	-	-	0.0%	
22	UNIFORMS	-	-	-	0.0%	
23	VEHICLE GAS, OIL	750	750	-	0.0%	
24	MATERIALS	1,450	2,000	550	37.9%	
25	CONTRACT COSTS	83,850	83,450	(400)	-0.5%	
26	TOTAL MAINTENANCE AND OPERATIONS	86,050	86,200	150	0.2%	
	GENERAL EXPENSE					
27	INSURANCE	11,078	12,208	1,130	10.2%	10% rate increase
28	P.I.L.O.T.	-	-	-	0.0%	
29	BAD DEBT EXPENSE	-	-	-	0.0%	
30	OPEB EXPENSE	27,961	27,961	-	0.0%	
31	OTHER GENERAL EXPENSE	-	-	-	0.0%	
32	TOTAL GENERAL EXPENSE	39,039	40,169	1,130	2.9%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.0%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.0%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.0%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.0%	
35	TOTAL EXPENSES	1,171,565	1,179,971	8,406	0.7%	
36	GAIN OR LOSS	48,215.00	47,107.00	(1,108.00)	-2.3%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - LANGDON VILLAS

1 UNIT

LINE #	ITEM	BOARD	PROPOSED	BUDGET VS.	DIFF. %	COMMENTS
		APPROVED BUDGET 2020-21 LANGDON	BUDGET 2021-22 LANGDON	BUDGET DIFFERENCE		
	REVENUES					
1	TENANT INCOME	71,160	71,160	-	0.0%	
2	GRANT INCOME			-	0.0%	
3	OTHER INCOME	288,159	285,907	(2,252)	-0.8%	Decrease from Migrant Management Fees
4	TOTAL REVENUES	359,319	357,067	(2,252)	-0.6%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	27,882	28,798	916	3.3%	Based on current employee roster
6	FRINGE BENEFITS	78,046	67,842	(10,204)	-13.1%	Based on current employee roster
7	LEGAL EXPENSE	2,500	2,500	-	0.0%	
8	MANAGEMENT FEES			-	0.0%	
9	BOOKKEEPING FEES			-	0.0%	
10				-	0.0%	
11	OTHER ADMIN EXPENSES	52,320	42,350	(9,970)	-19.1%	Audit and Accounting consultants and closing
12	TOTAL ADMINISTRATIVE EXPENSES	160,748	141,490	(19,258)	-12.0%	
	UTILITIES					
13	WATER	550	550	-	0.0%	
14	ELECTRICITY	-		-	0.0%	
15	GAS	-		-	0.0%	
16	GARBAGE/TRASH	500	500	-	0.0%	
17	SEWER	550	550	-	0.0%	
18	OTHER UTILITIES	-	-	-	0.0%	
19	TOTAL UTILITIES	1,600	1,600	-	0.0%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES			-	0.0%	
21	FRINGE BENEFITS		-	-	0.0%	
22	UNIFORMS	-	-	-	0.0%	
23	VEHICLE GAS, OIL	-	-	-	0.0%	
24	MATERIALS	1,250	1,400	150	12.0%	Post COVID increase
25	CONTRACT COSTS	6,789	9,750	2,961	43.6%	Post COVID increase
26	TOTAL MAINTENANCE AND OPERATIONS	8,039	11,150	3,111	38.7%	
	GENERAL EXPENSE					
27	INSURANCE	2,514	2,686	172	6.8%	10% rate increase
28	P.I.L.O.T.			-	0.0%	
29	BAD DEBT EXPENSE		539	539	0.0%	
30	OPEB EXPENSE	36,315	36,315	-	0.0%	
31	OTHER GENERAL EXPENSE	100	100	-	0.0%	
32	TOTAL GENERAL EXPENSE	38,929	39,640	711	1.8%	
	FINANCING EXPENSES					
33	INTEREST EXPENSE - BOND	105,365	102,553	(2,812)	-2.7%	From Bond for future housing acquisition
34	TOTAL FINANCING	105,365	102,553	(2,812)	-2.7%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	3,438	3,439	1	0.0%	
36	TOTAL NON-OPERATING ITEMS	3,438	3,439	1	0.0%	
35	TOTAL EXPENSES	318,119	299,872	(18,247)	-5.7%	
36	GAIN OR LOSS	41,200	57,195	15,995	38.8%	

Housing Authority of the County of Merced
 Summary 2021-22
 BUDGET COMPARISON - OBANION CENTER

LINE #	ITEM	BOARD APPROVED BUDGET 2020-21	PROPOSED BUDGET 2021-22	BUDGET VS. BUDGET	DIFF. %	COMMENTS
		OBANION	OBANION	DIFFERENCE		
	REVENUES					
1	TENANT INCOME	196,818	198,270	1,452	0.7%	
2	GRANT INCOME	-	-	-	0.0%	
3	OTHER INCOME	-	-	-	0.0%	
4	TOTAL REVENUES	196,818	198,270	1,452	0.7%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	-	-	-	0.0%	
6	FRINGE BENEFITS	-	-	-	0.0%	
7	LEGAL EXPENSE	-	-	-	0.0%	
8	MANAGEMENT FEES	19,682	19,827	145	0.7%	
9	BOOKKEEPING FEES	-	-	-	0.0%	
10	ASSET MANAGEMENT FEES	-	-	-	0.0%	
11	OTHER ADMIN EXPENSES	1,500	1,700	200	13.3%	
12	TOTAL ADMINISTRATIVE EXPENSES	21,182	21,527	345	1.6%	
	UTILITIES					
13	WATER	5,584	3,902	(1,682)	-30.1%	Assumes 2.5% increase over prior year actuals
14	ELECTRICITY	48,812	52,245	3,433	7.0%	Assumes 2.5% increase over prior year actuals
15	GAS	5,812	7,369	1,557	26.8%	Assumes 2.5% increase over prior year actuals
16	GARBAGE/TRASH	6,764	5,056	(1,708)	-25.3%	Assumes 2.5% increase over prior year actuals
17	SEWER	6,625	11,384	4,759	71.8%	Assumes 2.5% increase over prior year actuals
18	OTHER UTILITIES	229	230	1	0.0%	Assumes 2.5% increase over prior year actuals
19	TOTAL UTILITIES	73,826	80,186	6,360	8.6%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.0%	
21	FRINGE BENEFITS	-	-	-	0.0%	
22	UNIFORMS	-	-	-	0.0%	
23	VEHICLE GAS, OIL	-	-	-	0.0%	
24	MATERIALS	4,950	5,445	495	10.0%	Post COVID increase
25	CONTRACT COSTS	35,400	34,260	(1,140)	-3.2%	Post COVID increase
26	TOTAL MAINTENANCE AND OPERATIONS	40,350	39,705	(645)	-1.6%	
	GENERAL EXPENSE					
27	INSURANCE	1,349	1,601	252	18.7%	
28	P.I.L.O.T.	-	-	-	0.0%	
29	BAD DEBT EXPENSE	-	-	-	0.0%	
30	OPEB EXPENSE	-	-	-	0.0%	
31	OTHER GENERAL EXPENSE	-	-	-	0.0%	
32	TOTAL GENERAL EXPENSE	1,349	1,601	252	18.7%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.0%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.0%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	53,800	53,800	-	0.0%	
36	TOTAL NON-OPERATING ITEMS	53,800	53,800	-	0.0%	
35	TOTAL EXPENSES	190,507	196,819	6,312	3.3%	
36	GAIN OR LOSS	6,311	1,451	(4,860)	-77.0%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - VALLEY VIEW

73 UNITS

LINE #	ITEM	BOARD APPROVED BUDGET 2020-21	PROPOSED BUDGET 2021-22	BUDGET VS. BUDGET	DIFF. %	COMMENTS
		VALLEY VIEW	VALLEY VIEW	DIFFERENCE		
	REVENUES					
1	TENANT INCOME	191,791	210,389	18,598	9.7%	Used prior year's income
2	GRANT INCOME	346,757	377,872	31,115	0.0%	
3	OTHER INCOME	5,800	5,800	-	0.0%	
4	TOTAL REVENUES	544,348	594,061	49,713	9.1%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	42,612	46,252	3,640	8.5%	Based on current employee roster
6	FRINGE BENEFITS	18,734	21,565	2,831	15.1%	Based on current employee roster
7	LEGAL EXPENSE	15,500	15,500	-	0.0%	
8	MANAGEMENT FEES	64,496	66,576	2,080	3.2%	Increased rate of fee
9	BOOKKEEPING FEES			-	0.0%	
10	ASSET MANAGEMENT FEES			-	0.0%	
11	OTHER ADMIN EXPENSES	3,740	4,550	810	21.7%	
12	TOTAL ADMINISTRATIVE EXPENSES	145,082	154,443	9,361	6.5%	
	UTILITIES					
13	WATER	34,518	32,946	(1,572)	-4.6%	Assumes 2.5% increase over prior year actuals
14	ELECTRICITY	9,121	8,494	(627)	-6.9%	Assumes 2.5% increase over prior year actuals
15	GAS	1,457	2,033	576	39.5%	Assumes 2.5% increase over prior year actuals
16	GARBAGE/TRASH	15,744	17,428	1,684	10.7%	Assumes 2.5% increase over prior year actuals
17	SEWER	38,640	35,991	(2,649)	-6.9%	Assumes 2.5% increase over prior year actuals
18	OTHER UTILITIES	-	187	187	0.0%	
19	TOTAL UTILITIES	99,480	97,079	(2,401)	-2.4%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	44,980	47,017	2,037	4.5%	Based on current roster
21	FRINGE BENEFITS	16,924	18,893	1,969	11.6%	Based on current roster
22	UNIFORMS	-	-	-	0.0%	
23	VEHICLE GAS, OIL	-	-	-	0.0%	
24	MATERIALS	15,000	16,500	1,500	10.0%	Post COVID increase
25	CONTRACT COSTS	72,800	83,720	10,920	15.0%	Post COVID increase
26	TOTAL MAINTENANCE AND OPERATIONS	149,704	166,130	16,426	11.0%	
	GENERAL EXPENSE					
27	INSURANCE	16,269	18,997	2,728	16.8%	10% rate increase
28	P.I.L.O.T.			-	0.0%	
29	BAD DEBT EXPENSE	10,000	15,779	5,779	57.8%	7.5% after effects of COVID-19
30	OPEB EXPENSE	6,734	6,734	-	0.0%	
31	OTHER GENERAL EXPENSE	-	-	-	0.0%	
32	TOTAL GENERAL EXPENSE	33,003	41,510	8,507	25.8%	
	FINANCING EXPENSES					
33	INTEREST EXPENSE - BOND	73,143	71,190	(1,953)	-2.7%	Based on bond repayment schedule
34	TOTAL FINANCING	73,143	71,190	(1,953)	-2.7%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	40,518	40,519	1	0.0%	
36	TOTAL NON-OPERATING ITEMS	40,518	40,519	1	0.0%	
35	TOTAL EXPENSES	540,930	570,871	29,941	5.5%	
36	GAIN OR LOSS	3,418	23,190	19,772	578.5%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - FELIX TORRES YEAR ROUND

50 UNITS

LINE #	ITEM	BOARD APPROVED BUDGET 2020-21	PROPOSED BUDGET 2021-22	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
		FT-YR	FT-YR			
	REVENUES					
1	TENANT INCOME	566,530	566,530	-	0.0%	Est 3% vacancy
2	GRANT INCOME			-	0.0%	
3	OTHER INCOME			-	0.0%	
4	TOTAL REVENUES	566,530	566,530	-	0.0%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	22,116	2,610	(19,506)	-88.2%	Based on current employee roster
6	FRINGE BENEFITS	32,037	23,340	(8,697)	-27.1%	Based on current employee roster
7	LEGAL EXPENSE	1,700	1,700	-	0.0%	
8	MANAGEMENT FEES	40,800	40,800	-	0.0%	
9	BOOKKEEPING FEES			-	0.0%	
10	ASSET MANAGEMENT FEES			-	0.0%	
11	OTHER ADMIN EXPENSES	18,300	21,200	2,900	15.8%	Telephone upgrades
12	TOTAL ADMINISTRATIVE EXPENSES	114,953	89,650	(25,303)	-22.0%	
	UTILITIES					
13	WATER	30,800	32,294	1,494	4.9%	Assumes 2.5% increase over prior year actuals
14	ELECTRICITY	15,300	13,266	(2,034)	-13.3%	Assumes 2.5% increase over prior year actuals
15	GAS	1,500	1,820	320	21.3%	Assumes 2.5% increase over prior year actuals
16	GARBAGE/TRASH	11,000	9,732	(1,268)	-11.5%	Assumes 2.5% increase over prior year actuals
17	SEWER	42,700	42,759	59	0.1%	Assumes 2.5% increase over prior year actuals
18	OTHER UTILITIES		621	621	100.0%	Assumes 2.5% increase over prior year actuals
19	TOTAL UTILITIES	101,300	100,492	(808)	-0.8%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	43,153	52,764	9,611	100.0%	Based on current roster
21	FRINGE BENEFITS	7,396	8,759	1,363	18.4%	Based on current roster
22	UNIFORMS	600	600	-	100.0%	
23	VEHICLE GAS, OIL	1,600	1,600	-	0.0%	
24	MATERIALS	21,150	23,265	2,115	10.0%	Post COVID increase
25	CONTRACT COSTS	9,300	10,695	1,395	15.0%	Post COVID increase
26	TOTAL MAINTENANCE AND OPERATIONS	83,199	97,683	14,484	17.4%	
	GENERAL EXPENSE					
27	INSURANCE	11,068	11,764	696	6.3%	
28	P.I.L.O.T.			-	0.0%	
29	BAD DEBT EXPENSE	13,000	22,275	9,275	100.0%	Post COVID increase 7.5%
30	OPEB EXPENSE	4,418	4,418	-	0.0%	
31	OTHER GENERAL EXPENSE	-	-	-	0.0%	
32	TOTAL GENERAL EXPENSE	28,486	38,457	9,971	35.0%	
	FINANCING EXPENSE					
33	INTEREST EXPENSES	22,975	21,157	(1,818)	-7.9%	
34	TOTAL FINANCING EXPENSE	22,975	21,157	(1,818)	-7.9%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	195,471	195,471	-	0.0%	
36	TOTAL NON-OPERATING ITEMS	195,471	195,471	-	0.0%	
35	TOTAL EXPENSES	546,384	542,910	(3,474)	-0.6%	
36	GAIN OR LOSS	20,146	23,620	3,474	17.2%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - ATWATER MIGRANT 59 UNITS

2020-21 vs 2021-22

LINE #	ITEM	BUDGET 2020-21 MIG - ATW	BUDGET 2021-22 MIG - ATW	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	311,667	315,885	4,218	1.35%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	311,667	315,885	4,218	1.35%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	116,500	118,800	2,300	1.97%	Based on current employee roster
6	FRINGE BENEFITS	65,800	66,000	200	0.30%	Based on current employee roster
7	LEGAL EXPENSE			-	0.00%	
8	MANAGEMENT FEES	29,867	30,535	668	2.24%	Adjusted by OMS
9	BOOKKEEPING FEES			-	0.00%	
10	ASSET MANAGEMENT FEES			-	0.00%	
11	OTHER ADMIN EXPENSES	6,100	5,000	(1,100)	-18.03%	
12	TOTAL ADMINISTRATIVE EXPENSES	218,267	220,335	2,068	0.95%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	49,000	50,100	1,100	2.24%	Assumes 10% increase over prior year
15	GAS			-	0.00%	
16	GARBAGE/TRASH	9,180	11,000	1,820	19.83%	Assumes 10% increase over prior year
17	SEWER	6,120	7,500	1,380	22.55%	Assumes 10% increase over prior year
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	64,300	68,600	4,300	6.69%	

Summary 2021-22

BUDGET COMPARISON - ATWATER MIGRANT 59 UNITS

2020-21 vs 2021-22

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2020-21 MIG - ATW	2021-22 MIG - ATW	BUDGET DIFFERENCE		
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	2,500	2,500	-	0.00%	
24	MATERIALS	19,600	17,450	(2,150)	-10.97%	Post COVID Increase
25	CONTRACT COSTS		-	-	0.00%	
26	TOTAL MAINTENANCE AND OPERATIONS	22,100	19,950	(2,150)	-9.73%	
	GENERAL EXPENSE					
27	INSURANCE	7,000	7,000	-	0.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	7,000	7,000	-	0.00%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	311,667	315,885	4,218	1.35%	
36	GAIN OR LOSS	-	-	-	0.00%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - **MIGRANT LOS BANOS - 48 UNITS**

2020-21 vs 2021-22

LINE #	ITEM	BUDGET 2020-21 MIG - LB	BUDGET 2021-22 MIG - LB	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	#DIV/0!	
2	GRANT INCOME	283,700	312,855	29,155	10.28%	
3	OTHER INCOME	-	-	-	#DIV/0!	
4	TOTAL REVENUES	283,700	312,855	29,155	10.28%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	100,000	102,000	2,000	2.00%	Based on current employee roster
6	FRINGE BENEFITS	63,250	64,500	1,250	1.98%	Based on current employee roster
7	LEGAL EXPENSE			-	0.00%	
8	MANAGEMENT FEES	26,500	31,205	4,705	17.75%	Adjusted by OMS
9	BOOKKEEPING FEES			-	0.00%	
10	ASSET MANAGEMENT FEES			-	0.00%	
11	OTHER ADMIN EXPENSES	8,250	8,150	(100)	-1.21%	
12	TOTAL ADMINISTRATIVE EXPENSES	198,000	205,855	7,855	3.97%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	45,000	50,000	5,000	11.11%	Assumes 10% increase over prior year
15	GAS			-	0.00%	
16	GARBAGE/TRASH	8,000	6,800	(1,200)	-15.00%	Assumes 10% increase over prior year
17	SEWER	12,500	20,000	7,500	60.00%	Assumes 10% increase over prior year
18	OTHER UTILITIES			-	0.00%	
19	TOTAL UTILITIES	65,500	76,800	11,300	17.25%	

Summary 2021-22

BUDGET COMPARISON - MIGRANT LOS BANOS - 48 UNITS

2020-21 vs 2021-22

LINE #	ITEM	BUDGET	BUDGET	BUDGET VS.	DIFF. %	COMMENTS
		2020-21 MIG - LB	2021-22 MIG - LB	BUDGET DIFFERENCE		
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	1,800	2,300	500	27.78%	
24	MATERIALS	11,900	20,200	8,300	69.75%	Post COVID Increase
25	CONTRACT COSTS	-	-	-	0.00%	
26	TOTAL MAINTENANCE AND OPERATIONS	13,700	22,500	8,800	64.23%	
	GENERAL EXPENSE					
27	INSURANCE	6,500	7,700	1,200	18.46%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	6,500	7,700	1,200	18.46%	
	HOUSING ASSISTANCE PAYMENTS					
33	HOUSING ASSISTANCE (HAP & URP)	-	-	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	283,700	312,855	29,155	10.28%	
36	GAIN OR LOSS	-	-	-	0.00%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - PLANADA MIGRANT CENTER - 72 UNITS

2020-21 vs 2021-22

LINE #	ITEM	BUDGET 2020-21 MIG - PLAN	BUDGET 2021-2022 MIG - PLAN	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	432,980	437,243	4,263	0.98%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	432,980	437,243	4,263	0.98%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	117,000	119,300	2,300	1.97%	Based on current employee roster
6	FRINGE BENEFITS	64,515	65,800	1,285	1.99%	Based on current employee roster
7	LEGAL EXPENSE			-	0.00%	
8	MANAGEMENT FEES	40,657	31,335	(9,322)	-22.93%	Adjusted by OMS
9	BOOKKEEPING FEES			-	0.00%	
10	ASSET MANAGEMENT FEES			-	0.00%	
11	OTHER ADMIN EXPENSES	5,400	4,100	(1,300)	-24.07%	Advertising
12	TOTAL ADMINISTRATIVE EXPENSES	227,572	220,535	(7,037)	-3.09%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	22,200	30,000	7,800	35.14%	Assumes 10% increase over prior year
15	GAS	-		-	0.00%	
16	GARBAGE/TRASH	7,250	9,000	1,750	24.14%	Assumes 10% increase over prior year
17	SEWER	50,000	52,000	2,000	4.00%	Assumes 10% increase over prior year
18	OTHER UTILITIES			-	0.00%	
19	TOTAL UTILITIES	79,450	91,000	11,550	14.54%	

Summary 2021-22

BUDGET COMPARISON - PLANADA MIGRANT CENTER - 72 UNITS

2020-21 vs 2021-22

LINE #	ITEM	BUDGET 2020-21 MIG - PLAN	BUDGET 2021-2022 MIG - PLAN	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	2,000	1,900	(100)	0.00%	
24	MATERIALS	9,000	9,450	450	5.00%	Post COVID increase
25	CONTRACT COSTS	-	-	-	0.00%	
26	TOTAL MAINTENANCE AND OPERATIONS	11,000	11,350	350	3.18%	
	GENERAL EXPENSE					
27	INSURANCE	6,000	5,400	(600)	-10.00%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	6,000	5,400	(600)	-10.00%	
	FINANCING EXPENSES					
33	DEBT SERVICE & REPLACEMENT RES	108,958	108,958	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	108,958	108,958	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	432,980	437,243	4,263	0.98%	
36	GAIN OR LOSS	-	-	-	0.00%	

Housing Authority of the County of Merced

Summary 2021-22

BUDGET COMPARISON - **MIGRANT MERCED - 49 UNITS**

2020-21 vs 2021-22

LINE #	ITEM	BUDGET 2020-21 MIG - MER	BUDGET 2021-2022 MIG - MER	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.00%	
2	GRANT INCOME	321,166	339,513	18,347	5.71%	
3	OTHER INCOME	-	-	-	0.00%	
4	TOTAL REVENUES	321,166	339,513	18,347	5.71%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	95,000	98,500	3,500	3.68%	Based on current employee roster
6	FRINGE BENEFITS	62,000	63,200	1,200	1.94%	Based on current employee roster
7	LEGAL EXPENSE			-	0.00%	
8	MANAGEMENT FEES	29,197	28,669	(528)	-1.81%	Adjusted by OMS
9	BOOKKEEPING FEES			-	0.00%	
10	ASSET MANAGEMENT FEES			-	0.00%	
11	OTHER ADMIN EXPENSES	10,275	7,500	(2,775)	-27.01%	Advertising
12	TOTAL ADMINISTRATIVE EXPENSES	196,472	197,869	1,397	0.71%	
	UTILITIES					
13	WATER	-	-	-	0.00%	
14	ELECTRICITY	48,000	56,900	8,900	18.54%	Assumes 10% increase over prior year
15	GAS			-	0.00%	
16	GARBAGE/TRASH	5,700	8,000	2,300	40.35%	Assumes 10% increase over prior year
17	SEWER	12,200	15,700	3,500	28.69%	Assumes 10% increase over prior year
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	65,900	80,600	14,700	22.31%	

Summary 2021-22

BUDGET COMPARISON - MIGRANT MERCED - 49 UNITS

2020-21 vs 2021-22

LINE #	ITEM	BUDGET 2020-21 MIG - MER	BUDGET 2021-2022 MIG - MER	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.00%	
21	FRINGE BENEFITS	-	-	-	0.00%	
22	UNIFORMS	-	-	-	0.00%	
23	VEHICLE GAS, OIL	2,000	1,000	(1,000)	0.00%	
24	MATERIALS	8,150	11,600	3,450	42.33%	Post COVID increase
25	CONTRACT COSTS	-	-	-	0.00%	
26	TOTAL MAINTENANCE AND OPERATIONS	10,150	12,600	2,450	24.14%	
	GENERAL EXPENSE					
27	INSURANCE	7,200	7,000	(200)	-2.78%	
28	P.I.L.O.T.	-	-	-	0.00%	
29	BAD DEBT EXPENSE	-	-	-	0.00%	
30	OPEB EXPENSE	-	-	-	0.00%	
31	OTHER GENERAL EXPENSE	-	-	-	0.00%	
32	TOTAL GENERAL EXPENSE	7,200	7,000	(200)	-2.78%	
	FINANCING EXPENSES					
33	DEBT SERVICE AND REPLACEMENT RES	41,444	41,444	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	41,444	41,444	-	0.00%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.00%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.00%	
35	TOTAL EXPENSES	321,166	339,513	18,347	5.71%	
36	GAIN OR LOSS	-	-	-	0.00%	

Housing Authority of the County of Merced
 Summary 2021-22
 BUDGET COMPARISON - MIGRANT TOTAL - 228 UNITS
 2020-21 vs 2021-22

LINE #	ITEM	BUDGET 2020-21 MIGRANT	BUDGET 2021-2022 MIGRANT	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	-	-	-	0.0%	
2	GRANT INCOME	1,349,513	1,405,496	55,983	4.1%	Program reimburses for expenses
3	OTHER INCOME	-	-	-	0.0%	
4	TOTAL REVENUES	1,349,513	1,405,496	55,983	4.1%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	428,500	438,600	10,100	2.4%	Based on current employee roster
6	FRINGE BENEFITS	255,565	259,500	3,935	1.5%	Based on current employee roster
7	LEGAL EXPENSE	-	-	-	0.0%	
8	MANAGEMENT FEES	126,221	121,744	(4,477)	-3.5%	Adjusted by OMS
9	BOOKKEEPING FEES	-	-	-	0.0%	
10	ASSET MANAGEMENT FEES	-	-	-	0.0%	
11	OTHER ADMIN EXPENSES	30,025	24,750	(5,275)	-17.6%	
12	TOTAL ADMINISTRATIVE EXPENSES	840,311	844,594	4,283	0.5%	
	UTILITIES					
13	WATER	-	-	-	0.0%	
14	ELECTRICITY	164,200	187,000	22,800	13.9%	Assumes 10% increase over prior year
15	GAS	-	-	-	0.0%	
16	GARBAGE/TRASH	30,130	34,800	4,670	15.5%	Assumes 10% increase over prior year
17	SEWER	80,820	95,200	14,380	17.8%	Assumes 10% increase over prior year
18	OTHER UTILITIES	-	-	-	0.0%	
19	TOTAL UTILITIES	275,150	317,000	41,850	15.2%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	-	-	-	0.0%	
21	FRINGE BENEFITS	-	-	-	0.0%	
22	UNIFORMS	-	-	-	0.0%	
23	VEHICLE GAS, OIL	8,300	7,700	(600)	-7.2%	
24	MATERIALS	48,650	58,700	10,050	20.7%	Post COVID increase
25	CONTRACT COSTS	-	-	-	0.0%	
26	TOTAL MAINTENANCE AND OPERATIONS	56,950	66,400	9,450	16.6%	
	GENERAL EXPENSE					
27	INSURANCE	26,700	27,100	400	0.0%	
28	P.I.L.O.T.	-	-	-	0.0%	
29	BAD DEBT EXPENSE	-	-	-	0.0%	
30	OPEB EXPENSE	-	-	-	0.0%	
31	OTHER GENERAL EXPENSE	-	-	-	0.0%	
32	TOTAL GENERAL EXPENSE	26,700	27,100	400	0.0%	
	FINANCING EXPENSES					
33	DEBT SERVICE AND REPLACEMENT RES	150,402	150,402	-	0.0%	
34	TOTAL NON-OPERATING ITEMS	150,402	150,402	-	0.0%	
	NON-OPERATING ITEMS					
35	DEPRECIATION	-	-	-	0.0%	
36	TOTAL NON-OPERATING ITEMS	-	-	-	0.0%	
35	TOTAL EXPENSES	1,349,513	1,405,496	55,983	4.1%	
36	GAIN OR LOSS	-	-	-	0.0%	

umary 19-20
 BUDGET COMPARISON - Merced Commons 1 & 2 (147 Units)
 2016-2017 VS. 2017-2018

Winn Co.

LINE #	ITEM	BUDGET 2016-2017 Commons	BUDGET 2017-2018 Commons	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	1,280,955.00	1,226,400.00	(54,555.00)	-4.26%	
2	GRANT INCOME			-	#DIV/0!	
3	OTHER INCOME	4,160.00	4,000.00	(160.00)	-3.85%	Work Orders and laundry income
4	TOTAL REVENUES	1,285,115.00	1,230,400.00	(54,715.00)	-4.26%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	70,564.00	77,189.00	6,625.00	9.39%	1.5 FTE (Manager and Assistant Manager)
6	FRINGE BENEFITS	78,018.00	24,000.00	(54,018.00)	-69.24%	
7	LEGAL EXPENSE	3,850.00	9,000.00	5,150.00	133.77%	Increased funds to cover evictions
8	MANAGEMENT FEES	61,740.00	61,320.00	(420.00)	-0.68%	5% of tenant income
9	BOOKKEEPING FEES	26,054.00	27,000.00	946.00	3.63%	
10	ASSET MANAGEMENT FEES			-	0.00%	
11	OTHER ADMIN EXPENSES	50,072.00	66,000.00	15,928.00	31.81%	Office Supplies, Advertising, Postage, Phones, etc.
12	TOTAL ADMINISTRATIVE EXPENSES	290,298.00	264,509.00	(25,789.00)	-8.88%	
	UTILITIES					
13	WATER	79,631.00	84,000.00	4,369.00	5.49%	
14	ELECTRICITY	14,818.00	15,600.00	782.00	5.28%	
15	GAS	-	-	-	0.00%	
16	GARBAGE/TRASH	47,640.00	51,000.00	3,360.00	7.05%	
17	SEWER	-	-	-	0.00%	
18	OTHER UTILITIES	-	-	-	0.00%	
19	TOTAL UTILITIES	142,089.00	150,600.00	8,511.00	5.99%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	68,198.00	63,367.00	(4,831.00)	-7.08%	1.5 FTE to cover the 147 units
21	FRINGE BENEFITS			-	#DIV/0!	
22	UNIFORMS	1,488.00	1,200.00	(288.00)	100.00%	
23	VEHICLE GAS, OIL			-	100.00%	
24	MATERIALS	40,680.00	60,000.00	19,320.00	47.49%	
25	CONTRACT COSTS	71,120.00	96,000.00	24,880.00	34.98%	Increased fees for landscaping
26	TOTAL MAINTENANCE AND OPERATIONS	181,486.00	220,567.00	39,081.00	21.53%	

umary 19-20

BUDGET COMPARISON - Merced Commons 1 & 2 (147 Units)

2016-2017 VS. 2017-2018

Winn Co.

LINE #	ITEM	BUDGET 2016-2017 Commons	BUDGET 2017-2018 Commons	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	GENERAL EXPENSE					
27	INSURANCE	71,412.00	69,760.00	(1,652.00)	-2.31%	
28	P.I.L.O.T.			-	#DIV/0!	
29	BAD DEBT EXPENSE	2,400.00	6,132.00	3,732.00	155.50%	1/2 OF 1% of tenant rent
30	OPEB EXPENSE			-	#DIV/0!	
31	OTHER GENERAL EXPENSE		24,000.00	24,000.00	#DIV/0!	
32	TOTAL GENERAL EXPENSE	73,812.00	99,892.00	26,080.00	35.33%	
	NON-OPERATING ITEMS					
33	DEBT SERVICING	302,017.00	302,017.00	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	302,017.00	302,017.00	-	0.00%	
35	TOTAL EXPENSES	989,702.00	1,037,585.00	47,883.00	4.84%	
36	GAIN OR LOSS	295,413.00	192,815.00	(102,598.00)	-34.73%	

umary 19-20
 BUDGET COMPARISON - OAK TERRACE (65 Units)
 2016-2017 VS. 2017-2018

PREPARED
 BY WINN CO.

LINE #	ITEM	BUDGET 2016-2017 OAK TERRACE	BUDGET 2017-2018 OAK TERRACE	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	REVENUES					
1	TENANT INCOME	469,265.00	480,000.00	10,735.00	2.29%	
2	GRANT INCOME	-		-	0.00%	
3	OTHER INCOME	8,155.00	6,000.00	(2,155.00)	-26.43%	
4	TOTAL REVENUES	477,420.00	486,000.00	8,580.00	1.80%	
	EXPENSES					
	ADMINISTRATIVE					
5	SALARIES AND WAGES	23,050.00	22,360.00	(690.00)	-2.99%	0.5 FTE to work office
6	FRINGE BENEFITS			-	#DIV/0!	
7	LEGAL EXPENSE	1,600.00	4,800.00	3,200.00	200.00%	Increase to cover legal fees for evictions
8	MANAGEMENT FEES	23,662.00	24,000.00	338.00	1.43%	Based on 5% of tenant rent
9	BOOKKEEPING FEES			-	#DIV/0!	
10	ASSET MANAGEMENT FEES			-	#DIV/0!	
11	OTHER ADMIN EXPENSES	25,320.00	36,000.00	10,680.00	42.18%	
12	TOTAL ADMINISTRATIVE EXPENSES	73,632.00	87,160.00	13,528.00	18.37%	
	UTILITIES					
13	WATER	33,166.00	33,000.00	(166.00)	-0.50%	
14	ELECTRICITY	9,600.00	8,400.00	(1,200.00)	-12.50%	
15	GAS	1,336.00	800.00	(536.00)	-40.12%	
16	GARBAGE/TRASH	14,892.00	14,400.00	(492.00)	-3.30%	
17	SEWER			-	#DIV/0!	
18	OTHER UTILITIES	660.00	-	(660.00)	100.00%	
19	TOTAL UTILITIES	59,654.00	56,600.00	(3,054.00)	-5.12%	
	MAINTENANCE AND OPERATIONS					
20	SALARIES AND WAGES	27,919.00	42,245.00	14,326.00	51.31%	One FTE Maintenance person
21	FRINGE BENEFITS			-	#DIV/0!	
22	UNIFORMS	840.00	750.00	(90.00)	100.00%	
23	VEHICLE GAS, OIL			-	100.00%	
24	MATERIALS	16,532.00	18,987.00	2,455.00	14.85%	
25	CONTRACT COSTS	31,880.00	84,000.00	52,120.00	163.49%	
26	TOTAL MAINTENANCE AND OPERATIONS	77,171.00	145,982.00	68,811.00	89.17%	

umary 19-20
 BUDGET COMPARISON - OAK TERRACE (65 Units)
 2016-2017 VS. 2017-2018

PREPARED
 BY WINN CO.

LINE #	ITEM	BUDGET 2016-2017 OAK TERRACE	BUDGET 2017-2018 OAK TERRACE	BUDGET VS. BUDGET DIFFERENCE	DIFF. %	COMMENTS
	GENERAL EXPENSE					
27	INSURANCE	31,545.00	27,308.00	(4,237.00)	-13.43%	
28	P.I.L.O.T.			-	#DIV/0!	
29	BAD DEBT EXPENSE	4,200.00	2,400.00	(1,800.00)	-42.86%	
30	OPEB EXPENSE			-	#DIV/0!	
31	OTHER GENERAL EXPENSE			-	#DIV/0!	
32	TOTAL GENERAL EXPENSE	35,745.00	29,708.00	(6,037.00)	-16.89%	
	NON-OPERATING ITEMS					
33	DEBT SERVICING	166,190.00	166,190.00	-	0.00%	
34	TOTAL NON-OPERATING ITEMS	166,190.00	166,190.00	-	0.00%	
35	TOTAL EXPENSES	412,392.00	485,640.00	73,248.00	17.76%	
36	GAIN OR LOSS	65,028.00	360.00	(64,668.00)	-99.45%	

HOUSING AUTHORITY OF THE COUNTY OF MERCED
 BUDGET SUMMARY
 2019-2020 FISCAL YEAR

	PUBLIC HOUSING	HCV	COCC	LANGDON	OBANION	VALLEY VIEW	FELIX TORRES YR	MIGRANT	TOTAL BUDGET
REVENUES									
TENANT INCOME	1894520	0	0	56200	195610	565870	563210	0	3275410
GRANT INCOME	1383680	20659330	0	0	0	0	0	1387631	23430641
OTHER INCOME	0	1200	1195390	288290	0	0	0	0	1484880
TOTAL REVENUES	3278200	20660530	1195390	344490	195610	565870	563210	1387631	28190931
EXPENSES									
TOTAL ADMINISTRATIVE	1117270	1794680	1034690	55140	20100	171880	119780	851159	5164699
TOTAL UTILITIES	526320	0	44200	1600	74470	94280	90590	271020	1102480
TOTAL MAINTENANCE AND OPS	953650	116450	75750	6250	36700	167250	84550	88350	1528950
TOTAL GENERAL EXPENSE	332230	85850	46950	45460	1670	35780	19670	26700	594310
TOTAL HOUSING ASSISTANCE	0	18711700	0	0	0	0	0	0	18711700
TOTAL FINANCING	0	0	0	110450	0	76670	24760	150402	362282
TOTAL NON-OPERATING	304850	0	0	3440	53800	40510	199791	0	602391
TOTAL EXPENSES	3234320	20708680	1201590	222340	186740	586370	539141	1387631	28066812
GAIN OR LOSS (CURRENT REVISION)	43880	-48150	-6200	122150	8870	-20500	24069	0	124119
ORIGINAL BUDGET 2018-2019									
BOARD APPROVED BUDGET GAIN/LOSS	36495	-62667	16971	193045	8030	-63431	2571	0	131014
VARIANCES - GAIN/(LOSS)	7385	14517	-23171	-70895	840	42931	21498	0	-6895

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: July 14, 2021

SUBJECT: Recommendation to adopt **Resolution No. 2021-10**, approving the Annual Plan FY 2021 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) Annual Plan covers fiscal year 2021–2022.

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. 2021-10**, approving the Annual Plan FY 2021 for submission to HUD.

RESOLUTION NO. 2021-10

**APPROVING THE PHA ANNUAL PLAN
FY 2021 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, this Annual Plan covers fiscal year 2021-2022; 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 Fiscal Year 2021 Annual Plan for submission to HUD.

The foregoing was introduced at the July 14, 2021, 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: July 14, 2021

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: July 14, 2021

SUBJECT: Recommendation to adopt **Resolution No. 2021-11**, 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. 2021-11**, approving the revision of the Public Housing Admissions and Continued Occupancy Policy (ACOP).

RESOLUTION NO. 2021-11

**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 July 14, 2021, 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: July 14, 2021

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: July 14, 2021

SUBJECT: Recommendation to adopt **Resolution No. 2021-12**, 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. 2021-12**, approving the revisions to the HCV Administrative Plan.

RESOLUTION NO. 2021-12

**APPROVING THE REVISIONS OF
OF THE HOUSING CHOICE VOUCHER (HCV) PROGRAM
ADMINISTRATIVE PLAN**

WHEREAS, 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;

WHEREAS, at this time it is necessary to revise various portions of the Housing Choice Voucher (HCV) Program Administrative Plan as needed in order to be consistent and compliant with the HUD 24 CFR language and current practice,

THEREFORE, BE IT RESOLVED that the Housing Authority of the County of Merced does hereby adopt **Resolution No. 2021-12**, approving the revisions to the Housing Choice Voucher (HCV) Program Administrative Plan.

The foregoing was introduced at the July 14, 2021, 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: July 14, 2021