

AGENDA

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Tuesday, February 15, 2022
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

Rick Osorio, Chairperson
Hub Walsh, Vice-Chair
Evelyn Dorsey
Margaret Pia
Jose Resendez

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

All supporting documentation is available for public review in the office of the 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. November 16, 2021, Regular Meeting

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



V. CONSENT CALENDAR

1. Rent Delinquency Report November 2021, December 2021, January 2022
2. Track Summary Report November 2021, December 2021, January 2022
3. Financial Reports for November 2021, December 2021, January 2022

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

VI. INFORMATION/DISCUSSION ITEM(S)

1. Organizational Chart

VII. EXECUTIVE DIRECTOR REPORT

1. Public Housing Unit Inspection Update
2. Waiting List Update

VIII. WRITTEN CORRESPONDENCE

None

IX. RESOLUTION ITEM(S)

1. **Resolution No. 2022-01:** Approving the revised Operating Budgets for Fiscal Year 2021-2022

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

X. ACTION ITEM(S)

XI. COMMISSIONER'S COMMENTS

XII. CLOSED SESSION ITEM(S)

None

XIII. ADJOURNMENT

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



MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting Tuesday, November 16, 2021

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

Commissioners Present:

Rick Osorio, Chair Person
Hub Walsh, Vice Chairperson
Evelyne Dorsey
Margaret Pia
Jose Resendez

Commissioners Absent:

None

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
Melina Basso, Director of Procurement & Asset Management

Others Present:

None

II. UNSCHEDULED ORAL COMMUNICATION

The Board was notified that the Clerk of the Board was not present due to medical issues. Chairperson Osorio suggested flowers be sent to her.

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

None

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

IV. APPROVAL OF THE FOLLOWING MEETING MINUTES

1. September 21, 2021, Regular Meeting

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



2. October 5, 2021, Special Meeting

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

V. CONSENT CALENDAR

1. Rent Delinquency Report for September & October 2021
2. Track Summary Report for September & October 2021
3. Financial Reports for September & October 2021

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

VI. INFORMATION AND DISCUSSION ITEM(S)

None

Commissioner Rachel Dorsey entered the meeting at 12:14 p.m.

VII. EXECUTIVE DIRECTOR REPORT

1. Executive Director Vazquez updated the Board on the status of the Merced Commons I/II bond. After closure of the bond the Authority received a reimbursement for an overpayment in interest. The Authority will meet with the property management, EBMC, to review and discuss the capital improvements needed at that site.
2. The Authority is permitted to Project Base a certain percentage of its vouchers. The Authority has been approached by several developers requesting some of these Project Based Vouchers. The process for allocating these vouchers includes reviewing the current percentage as to not exceed the HUD allowed allocation, develop an RFP for new projects without full secured funding or if the project has secured all funding determine the number of vouchers they are seeking. One of the main goals for the Authority and HUD is to promote deconcentration in areas with low-income population and most of the projects presented are in areas that do support this goal.
3. The Authority is currently reviewing the Administrative Plan and the ACOP to do the revisions necessary to be compliant with the newly issued Emergency Housing Vouchers. This is in accordance with HUD's significant amendments regulations.
4. The Authority is seeking out methods to facilitate and expedite the processes of entering into contract with vendors via an RFP. These methods include utilizing joinder contracts or "piggybacking" on contracts other Housing Authorities or public agencies have already executed.

VIII. WRITTEN CORRESPONDENCE

None



IX. RESOLUTIONS ITEM(S)

1. **Resolution No. 2021-19:** Approving an addition to the Position Allocation Schedule.

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

2. **Resolution No. 2021-20:** Approving the 2021-2023 Fiscal Year rehabilitation contract between the State of California Department of Housing and Community Development and the Housing Authority of the County of Merced – Rafael Silva Migrant Center.

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

3. **Resolution No. 2021-21:** Approving the 2021-2023 Fiscal Year rehabilitation contract between the State of California Department of Housing and Community Development and the Housing Authority of the County of Merced – Atwater Migrant Center.

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

4. **Resolution No. 2021-22:** Approving the 2021-2023 Fiscal Year rehabilitation contract between the State of California Department of Housing and Community Development and the Housing Authority of the County of Merced – Felix Torres Migrant Center.

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

5. **Resolution No. 2021-23:** Approving the 2021-2023 Fiscal Year rehabilitation contract between the State of California Department of Housing and Community Development and the Housing Authority of the County of Merced – Merced Migrant Center.

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

6. **Resolution No. 2021-24:** Awarding the contract to Joe’s Landscaping and Concrete Inc. in the amount of \$399,971.00, and does hereby authorize the Executive Director, to sign or take any other action necessary to ensure compliance of the contract.

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

X. ACTION ITEM(S)

None

XI. COMMISSIONER’S COMMENTS

The Board



XII. CLOSED SESSION ITEM(S)

None

XIII. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 12.40 p.m.

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

Chairperson Signature

Date: January 18, 2022

Secretary Signature

Date: January 18, 2022



Aged Receivables Report as of 11/30/2021

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	4,579.66	3,027.12	1,926.48	(328.80)	9,204.46	9,204.46
ca023010 PH - Merced	3,220.63	2,123.94	960.70	2,302.00	8,607.27	8,607.27
ca023013 PH - Merced Sr	471.35	(26.65)	2.00	(61.00)	385.70	385.70
ca023021 PH - Acquisition					-	-
ca023023 PH - Acquisition					-	-
AMP 1 TOTALS	8,271.64	5,124.41	2,889.18	1,912.20	18,197.43	18,197.43
AMP 2						
ca023003 PH - Atwater - Cameo	1,583.09	1,103.00	677.00	2,060.00	5,423.09	5,423.09
ca023006 PH - Livingston	1,886.25	(125.00)	894.00	1,346.77	4,002.02	4,002.02
012a PH - Atwater	3,144.37	2,234.00	2,004.16	11,091.63	18,474.16	18,474.16
012b PH - Winton	24.60	-	-	(251.00)	(226.40)	(226.40)
AMP 2 TOTALS	6,638.31	3,212.00	3,575.16	14,247.40	27,672.87	27,672.87
AMP 3						
ca023002 PH - Los Banos	442.48	342.00	(144.00)	(27.00)	613.48	613.48
ca023004 PH - Los Banos - Abby, B, C & D	814.00	(25.02)	(18.00)	(1,105.00)	(334.02)	(334.02)
ca023005 PH - Dos Palos - West Globe	741.32	349.00	185.00	(36.00)	1,239.32	1,239.32
ca023011 PH - Los Banos - J & K St	261.00	-	-	(354.00)	(93.00)	(93.00)
012c PH - Dos Palos - Alleyne	903.68	794.00	794.00	11,968.00	14,459.68	14,459.68
012d PH - Dos Palos - Globe	490.00	263.00	38.00	-	791.00	791.00
AMP 3 TOTALS	3,652.48	1,722.98	855.00	10,446.00	16,676.46	16,676.46
AMP 4						
ca023024 PH - 1st Street	189.35	-	-	(265.00)	(75.65)	(75.65)
AMP 4 TOTALS	189.35	-	-	(265.00)	(75.65)	(75.65)
VALLEY VIEW						
atw Atwater Elderly					-	-
dp Dos Palos Elderly					-	-
mid Midway	-	-	-	200.00	200.00	200.00
pbc-b-atw	669.50	169.00	-	(63.01)	775.49	775.49
pbc-b-dp	473.00	-	-	(770.72)	(297.72)	(297.72)
pbc-p-mid	2,662.00	2,450.00	1,641.00	6,330.68	13,083.68	13,083.68
VALLEY VIEW TOTALS	3,804.50	2,619.00	1,641.00	5,696.95	13,761.45	13,761.45
FELIX TORRES YEAR ROUND						
ft-yr Felix Torres Year Round Center	4,690.00	3,257.00	1,210.00	2,150.00	11,307.00	11,307.00
FELIX TORRES YEAR ROUND TOTALS	4,690.00	3,257.00	1,210.00	2,150.00	11,307.00	11,307.00
HOUSING AUTHORITY TOTALS	27,246.28	15,935.39	10,170.34	34,187.55	87,539.56	87,539.56

Aged Receivables Report as of 12/31/2021

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	5,307.41	2,646.20	-	3,533.34	11,486.95	11,486.95
ca023010 PH - Merced	3,950.91	3,069.71	-	4,172.64	11,193.26	11,193.26
ca023013 PH - Merced Sr	509.94	(61.65)	-	-	448.29	448.29
ca023021 PH - Acquisition					-	-
ca023023 PH - Acquisition					-	-
AMP 1 TOTALS	9,768.26	5,654.26	-	7,705.98	23,128.50	23,128.50
AMP 2						
ca023003 PH - Atwater - Cameo	1,333.09	935.00	-	4,188.00	6,456.09	6,456.09
ca023006 PH - Livingston	1,780.26	150.99	-	1,680.77	3,612.02	3,612.02
012a PH - Atwater	3,312.39	1,881.00	-	15,215.79	20,409.18	20,409.18
012b PH - Winton	24.60	-	-	(251.00)	(226.40)	(226.40)
AMP 2 TOTALS	6,450.34	2,966.99	-	20,833.56	30,250.89	30,250.89
AMP 3						
ca023002 PH - Los Banos	198.48	484.00	-	409.00	1,091.48	1,091.48
ca023004 PH - Los Banos - Abby, B, C & D	(410.62)	(243.00)	-	(1,207.21)	(1,860.83)	(1,860.83)
ca023005 PH - Dos Palos - West Globe	540.59	196.00	-	78.00	814.59	814.59
ca023011 PH - Los Banos - J & K St	(209.00)	-	-	(344.00)	(553.00)	(553.00)
012c PH - Dos Palos - Alleyne	794.00	794.00	-	13,556.00	15,144.00	15,144.00
012d PH - Dos Palos - Globe	263.00	210.00	-	-	473.00	473.00
AMP 3 TOTALS	1,176.45	1,441.00	-	12,491.79	15,109.24	15,109.24
AMP 4						
ca023024 PH - 1st Street	336.35	20.00	-	(265.00)	91.35	91.35
AMP 4 TOTALS	336.35	20.00	-	(265.00)	91.35	91.35
VALLEY VIEW						
atw Atwater Elderly					-	-
dp Dos Palos Elderly					-	-
mid Midway	-	-	-	200.00	200.00	200.00
pbc-b-atw	662.50	166.00	-	(63.01)	765.49	765.49
pbc-b-dp	473.00	-	-	(664.72)	(191.72)	(191.72)
pbc-p-mid	2,646.00	2,539.00	-	9,671.68	14,856.68	14,856.68
VALLEY VIEW TOTALS	3,781.50	2,705.00	-	9,143.95	15,630.45	15,630.45
FELIX TORRES YEAR ROUND						
ft-yr Felix Torres Year Round Center	4,476.82	2,205.00	-	3,624.00	10,305.82	10,305.82
FELIX TORRES YEAR ROUND TOTALS	4,476.82	2,205.00	-	3,624.00	10,305.82	10,305.82
HOUSING AUTHORITY TOTALS	25,989.72	14,992.25	-	53,534.28	94,516.25	94,516.25

Aged Receivables Report as of 1/31/2022

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	4,404.41	-	3,165.12	4,749.43	12,318.96	12,318.96
ca023010 PH - Merced	5,909.95	-	2,688.94	5,024.62	13,623.51	13,623.51
ca023013 PH - Merced Sr	760.35	-	127.94	(100.00)	788.29	788.29
ca023021 PH - Acquisition					-	-
ca023023 PH - Acquisition					-	-
AMP 1 TOTALS	11,074.71	-	5,982.00	9,674.05	26,730.76	26,730.76
AMP 2						
ca023003 PH - Atwater - Cameo	1,407.09	-	935.00	5,123.00	7,465.09	7,465.09
ca023006 PH - Livingston	2,657.26	-	1,082.00	1,996.24	5,735.50	5,735.50
012a PH - Atwater	2,974.00	-	2,510.00	17,037.79	22,521.79	22,521.79
012b PH - Winton	24.60	-	-	(251.00)	(226.40)	(226.40)
AMP 2 TOTALS	7,062.95	-	4,527.00	23,906.03	35,495.98	35,495.98
AMP 3						
ca023002 PH - Los Banos	853.00	-	585.00	41.74	1,479.74	1,479.74
ca023004 PH - Los Banos - Abby, B, C & D	741.50	-	(420.62)	(1,289.21)	(968.33)	(968.33)
ca023005 PH - Dos Palos - West Globe	425.91	-	212.00	78.00	715.91	715.91
ca023011 PH - Los Banos - J & K St	491.00	-	(56.08)	(334.00)	100.92	100.92
012c PH - Dos Palos - Alleyne	903.68	-	794.00	14,350.00	16,047.68	16,047.68
012d PH - Dos Palos - Globe	313.00	-	69.00	-	382.00	382.00
AMP 3 TOTALS	3,728.09	-	1,183.30	12,846.53	17,757.92	17,757.92
AMP 4						
ca023024 PH - 1st Street	283.35	-	114.00	(245.00)	152.35	152.35
AMP 4 TOTALS	283.35	-	114.00	(245.00)	152.35	152.35
VALLEY VIEW						
atw Atwater Elderly					-	-
dp Dos Palos Elderly					-	-
mid Midway	-	-	-	200.00	200.00	200.00
pbc-b-atw	123.50	-	169.00	(66.01)	226.49	226.49
pbc-b-dp	674.00	-	-	(603.72)	70.28	70.28
pbc-p-mid	3,127.24	-	2,552.00	11,646.68	17,325.92	17,325.92
VALLEY VIEW TOTALS	3,924.74	-	2,721.00	11,176.95	17,822.69	17,822.69
FELIX TORRES YEAR ROUND						
ft-yr Felix Torres Year Round Center	7,168.82	-	2,597.00	3,818.00	13,583.82	13,583.82
FELIX TORRES YEAR ROUND TOTALS	7,168.82	-	2,597.00	3,818.00	13,583.82	13,583.82
HOUSING AUTHORITY TOTALS	33,242.66	-	17,124.30	61,176.56	111,543.52	111,543.52

PHAS Tracking Summary Fiscal Year Ending 09/30/22

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		87	91										
Average Lease Up Days		15	11										
Make Ready Time		373	438										
Average Make Ready Days		62	55										
Down Days		146	247										
Average Down Days		24	31										
Total # Vacant Units Turned		6	8										
Total # Turn Around Days		606	776										
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	101	97										

% Emergency Work Orders Abated W/in 24 hours	A = 99% B=98% C=97% D=96% E=95% F= less than 95%	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	22	21										

PHAS Tracking Summary Fiscal Year Ending 09/30/22

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		87	91	146									
Average Lease Up Days		15	11	16									
Make Ready Time		373	438	446									
Average Make Ready Days		62	55	50									
Down Days		146	247	293									
Average Down Days		24	31	33									
Total # Vacant Units Turned		6	8	9									
Total # Turn Around Days		606	776	885									
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	101	97	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%									
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	22	21	21									

PHAS Tracking Summary Fiscal Year Ending 09/30/22

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		87	91	146	146								
Average Lease Up Days		15	11	16	15								
Make Ready Time		373	438	446	544								
Average Make Ready Days		62	55	50	54								
Down Days		146	247	293	348								
Average Down Days		24	31	33	35								
Total # Vacant Units Turned		6	8	9	10								
Total # Turn Around Days		606	776	885	1038								
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	101	97	98	104								

% Emergency Work Orders Abated W/in 24 hours	A = 99% B=98% C=97% D=96% E=95% F= less than 95%	100%	100%	100%	100%								
Average # days to complete Non-Emergency Work Orders	A = 25 days or less B=26-36 C=31-40 D=41-50 E=51-60 F= greater than 60	22	21	21	24								

Housing Authority of the County of Merced
Financial Statement - AMP 1 (.fs-amp1)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	64,107	54,859	9,248	17	658,301
TOTAL GRANT INCOME	55,172	56,955	-1,783	-3	683,465
TOTAL INCOME	119,279	111,814	7,465	7	1,341,766
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	23,180	33,638	10,458	31	403,639
TOTAL TENANT SERVICES EXPENSES	0	142	142	100	1,700
TOTAL UTILITY EXPENSES	17,864	17,692	-172	-1	212,287
TOTAL MAINTENANCE EXPENSES (4,5)	19,223	31,316	12,093	39	375,771
TOTAL GENERAL EXPENSES (6)	13,616	12,584	-1,032	-8	151,009
TOTAL HOUSING ASSISTANCE PAYMENTS	154	417	263	63	5,000
TOTAL FINANCING EXPENSES	3,662	3,662	0	0	43,947
TOTAL NON-OPERATING ITEMS	3,143	3,143	0	0	37,716
TOTAL EXPENSES	80,842	102,594	21,752	21	1,231,069
NET INCOME	38,437	9,220	29,217	317	110,697

- (1) Lower Covid related rents not realized \$9M
- (2) Lower Salaries and Benefits \$3M
- (3) Lower Asset Mgmt Fees to be paid at yearend \$2M
- (4) Lower Maintenance Supplies \$4M
- (5) Lower Maintenance Contract Expenses \$8M
- (6) Higher Property Insurance Expenses -\$1M

Housing Authority of the County of Merced
Financial Statement - AMP 2 (.fs-amp2)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	47,380	43,050	4,330	10	516,599
TOTAL GRANT INCOME	37,175	38,416	-1,241	-3	460,996
TOTAL INCOME	84,555	81,466	3,089	4	977,595
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	15,985	23,478	7,493	32	281,751
TOTAL TENANT SERVICES EXPENSES	673	133	-540	-406	1,600
TOTAL UTILITY EXPENSES	15,516	16,491	975	6	197,902
TOTAL MAINTENANCE EXPENSES (4,5)	15,802	25,378	9,577	38	304,498
TOTAL GENERAL EXPENSES	10,241	9,511	-730	-8	114,130
TOTAL HOUSING ASSISTANCE PAYMENTS	108	94	-14	-15	1,125
TOTAL FINANCING EXPENSES	1,595	1,595	0	0	19,145
TOTAL NON-OPERATING ITEMS	5,948	5,948	0	0	71,372
TOTAL EXPENSES	65,868	82,628	16,761	20	991,523
NET INCOME	18,687	-1,162	19,850	-1,708	-13,928

- (1) Lower Covid related rents not realized \$4M
- (2) Lower Salaries and Benefits \$2M
- (3) Lower Asset Mgmt Fees to be paid at yearend \$1M
- (4) Lower Maintenance Supplies \$2M
- (5) Lower Landscape costs - invoice not received \$6M
- (6) Higher Property Insurance Expenses -\$1M

Housing Authority of the County of Merced
Financial Statement - AMP 3 (.fs-amp3)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	49,068	40,896	8,172	20	490,756
TOTAL GRANT INCOME	41,088	42,479	-1,391	-3	509,747
TOTAL INCOME	90,156	83,375	6,781	8	1,000,503
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	21,201	26,091	4,890	19	313,092
TOTAL TENANT SERVICES EXPENSES	0	91	91	100	1,100
TOTAL UTILITY EXPENSES (4)	5,197	13,223	8,026	61	158,688
TOTAL MAINTENACE EXPENSES (5,6,7)	10,985	27,445	16,460	60	329,340
TOTAL GENERAL EXPENSES	10,299	9,340	-959	62	112,084
TOTAL HOUSING ASSISTANCE PAYMENTS	191	125	-66	-53	1,500
TOTAL FINANCING EXPENSES	1,840	1,840	0	0	22,083
TOTAL NON-OPERATING ITEMS	4,869	4,869	0	0	58,425
TOTAL EXPENSES	54,582	83,024	28,442	34	996,312
NET INCOME	35,574	351	35,223	10,035	4,191

- (1) Lower Covid related rents not realized \$8M
- (2) Lower Legal Fees \$1M
- (3) Lower Asset Mgmt Fees to be paid at yearend \$1M
- (4) Lower Utility Expenses, Invoices not yet rec'd \$5M
- (5) Lower Maintenance Personnel Expenses \$5M
- (6) Lower Supplies Expenses \$7M
- (7) Lower Maintenance Contract Expenses \$4M
- (8) Higher Property Insurance Expenses -\$1M

Housing Authority of the County of Merced
AMP4 - 1st Street, Merced (.fs-amp4)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	1,863	1,149	714	62	13,782
TOTAL GRANT INCOME	2,311	2,385	-74	-3	28,618
TOTAL INCOME	4,174	3,534	640	18	42,400
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	661	887	226	25	10,735
TOTAL UTILITY EXPENSES	553	527	-26	-5	6,323
TOTAL MAINTENANCE EXPENSES	1,369	533	-836	-157	6,429
TOTAL GENERAL EXPENSES	236	267	31	12	3,195
TOTAL HOUSING ASSISTANCE PAYMENTS	0	8	8	100	100
TOTAL FINANCING EXPENSES	102	102	0	0	1,221
TOTAL NON-OPERATING ITEMS	3,980	3,980	0	0	47,757
TOTAL EXPENSES	6,901	6,304	-597	-9	75,760
NET INCOME	-2,727	-2,770	43	-2	-33,360

Housing Authority of the County of Merced
HCV Program (fs.hcv, sub-atw, sub-dp, sub mid)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1,2)	2,091,631	2,074,371	17,260	1	24,892,450
TOTAL OTHER INCOME	86	249	-163	-66	3,000
TOTAL INCOME	2,091,716	2,074,620	17,096	1	24,895,450
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5)	116,184	152,639	36,455	24	1,831,677
TOTAL MAINTENANCE EXPENSES (6)	0	2,006	2,006	100	24,075
TOTAL GENERAL EXPENSES	6,722	7,429	707	10	89,143
TOTAL HOUSING ASSISTANCE PAYMENTS	1,884,503	1,899,759	15,256	1	22,797,109
TOTAL FINANCING EXPENSES	6,381	6,381	0	100	76,570
TOTAL EXPENSES	2,013,790	2,068,214	54,424	3	24,818,574
NET INCOME	77,926	6,406	71,520	1,116	76,876

- (1) Higher HAP from HUD \$30M
- (2) Lower Admin Fee from HUD -\$13M
- (3) Lower Personnel Expenses \$13M
- (4) Lower Mgmt and Bookkeeping Fees from lower HAP issued \$8M
- (5) Lower inspections, invoices not received \$10M
- (6) Lower Maintenance Expenses, invoice not rec'd \$2M
- (7) Lower HAP payments \$15M

Housing Authority of the County of Merced
Central Office Cost Center (cocc)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
TOTAL OTHER INCOME (1,2,3)	79,407	102,257	-22,850	-22	1,227,078
TOTAL INCOME	79,407	102,257	-22,850	-22	1,227,078
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4,5)	63,854	77,424	13,570	18	929,088
TOTAL UTILITY EXPENSES (6)	724	3,717	2,993	81	44,605
TOTAL MAINTENANCE EXPENSES (7)	572	7,184	6,612	92	86,200
TOTAL GENERAL EXPENSES	3,851	3,347	-504	-15	40,169
TOTAL FINANCING EXPENSES	6,659	6,659	0	0	79,909
TOTAL EXPENSES	75,660	98,331	22,671	32	1,179,971
NET INCOME	3,747	3,926	-179	224	47,107

- (1) Lower Mgmt and Bookkeeping Fees from HCV -\$8M
- (2) Lower Asset Mgmt Fee to be paid at yearend -\$4M
- (3) Lower Admin Fees from Capital Funds -\$9M
- (4) Lower Legal Fees \$5M
- (5) Lower Consulting and Auditing Fees \$5M
- (6) Lower Utilities \$3M
- (7) Lower Janitorial Expenses, late invoices \$3M

Housing Authority of the County of Merced
Langdon Villas (langdon)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	5,930	5,930	0	0	71,160
TOTAL OTHER INCOME (1)	21,529	23,825	-2,296	-10	285,907
TOTAL INCOME	27,459	29,755	-2,296	-8	357,067
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	3,205	7,027	3,822	54	84,327
TOTAL UTILITY EXPENSES	0	134	134	100	1,600
TOTAL MAINTENACE EXPENSES	0	929	929	100	11,150
TOTAL GENERAL EXPENSES	3,253	3,304	51	2	39,640
TOTAL FINANCING EXPENSES	13,310	13,310	0	0	159,716
TOTAL NON-OPERATING ITEMS	287	287	0	0	3,439
TOTAL EXPENSES	20,055	24,991	4,936	20	299,872
NET INCOME	7,404	4,764	2,640	55	57,195

(1) Lower Investment/Interest Income -\$2M

(2) Lower Consulting Fees \$3M

Housing Authority of the County of Merced
Obanion Learning Center (obanion)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	12,423	16,522	-4,099	-25	198,270
TOTAL INCOME	12,423	16,522	-4,099	-25	198,270
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	1,275	1,794	519	29	21,527
TOTAL UTILITY EXPENSES (2)	2,508	6,682	4,174	62	80,186
TOTAL MAINTENACE EXPENSES (3)	0	3,310	3,310	100	39,705
TOTAL GENERAL EXPENSES	318	133	-185	-139	1,601
TOTAL NON-OPERATING ITEMS	4,483	4,483	0	0	53,800
TOTAL EXPENSES	8,584	16,402	7,818	48	196,819
NET INCOME	3,839	120	3,719	3,099	1,451

- (1) Tenant Owed Utilities - lags one month -\$4M
- (2) Lower Utilities - invoice not rec'd \$4M
- (3) Lower Landscaping and Janitorial - invoice not rec'd \$2M

Housing Authority of the County of Merced
Valley View = atw dp mid vv-bond pbc-b-atw pbc-b-dp pbc-b-mid
Budget Comparison
Period = Oct 2021

	PTD Actual	PTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	56,290	49,504	6,786	14	594,061
TOTAL INCOME	56,290	49,504	6,786	14	594,061
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	9,060	12,872	3,812	30	154,443
TOTAL UTILITY EXPENSES (4)	1,681	8,090	6,409	79	97,079
TOTAL MAINTENANCE EXPENSES (5,6)	10,351	13,846	3,495	25	166,130
TOTAL GENERAL EXPENSES	4,039	3,459	-580	-17	41,510
TOTAL FINANCING EXPENSES	5,932	5,932	0	0	71,190
TOTAL NON-OPERATING ITEMS	3,377	3,377	0	0	40,519
TOTAL EXPENSES	34,440	47,576	13,136	28	570,871
NET INCOME	21,850	1,928	19,922	1,033	5,784

- (1) Higher Tenant Assistance Payment \$6M
- (2) Lower Administration Personnel Costs \$1M
- (3) Lower Legal Expenses \$1M
- (4) Lower Utilities Expenses, invoices not rec'd \$3M
- (5) Lower Maintenance Personnel Expenses \$1M
- (6) Lower Supplies and Contract Expenses \$2M

Housing Authority of the County of Merced
Felix Torres Year Round (.fs-fty)
Budget Comparison
Period = Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	45,233	47,211	-1,978	-4	566,530
TOTAL OTHER INCOME	8	0	8	0	0
TOTAL INCOME	45,241	47,211	-1,970	-4	566,530
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (1)	5,118	7,471	2,353	32	89,650
TOTAL UTILITY EXPENSES (2)	6,464	8,375	1,911	23	100,492
TOTAL MAINTENANCE EXPENSES	7,023	8,141	1,118	14	97,683
TOTAL GENERAL EXPENSES	3,744	3,204	-540	-17	38,457
TOTAL FINANCING EXPENSES	1,763	1,763	0	0	21,157
TOTAL NON-OPERATING ITEMS	16,289	16,289	0	0	195,471
TOTAL EXPENSES	40,401	45,243	4,842	11	542,910
NET INCOME	4,840	1,968	2,872	146	23,620

(1) Lower Administration Personnel Expenses \$2M

(2) Lower Utility Expenses \$2M

Housing Authority of the County of Merced
Financial Stmt - Migrant (.fs-mig)
Budget Comparison
Period = Jul 2021-Oct 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenues & Expenses					
INCOME					
Total - Grant Income (1)	399,276	496,514	97,238	20	1,489,586
TOTAL INCOME					
EXPENSES					
Total - Center Personnel (2)	150,933	232,698	81,765	35	698,100
Total - Operating Expenses (3,4)	162,413	142,597	-19,816	-14	427,840
Total - Maintenance Expenses (5,6)	3,906	29,187	25,280	87	87,550
Total - Contractor Administration	40,580	41,896	1,316	3	125,694
Total - Debt Service and Replacement	41,443	50,136	8,693	17	150,402
TOTAL EXPENSES	399,276	496,514	97,238	20	1,489,586
NET INCOME	0	0	0	0	0

- (1) Migrant Program is a zero budget program. Merced HA is reimbursed for expenditures.
- (2) Lower Personnel Expenses \$82M
- (3) Higher Utilities -\$33M
- (4) Major Equipment Repairs/Maintenance not yet expended \$15M
- (5) Lower General Maintenance Expenses \$12M
- (6) Lower Minor Rehabilitation not yet expended \$13M

Housing Authority of the County of Merced
Financial Statement - AMP 1 (.fs-amp1)
Budget Comparison
Period = Oct 2021 - Nov 2021

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	128,443	109,718	18,725	17	658,301
TOTAL GRANT INCOME	110,344	113,910	-3,566	-3	683,465
TOTAL INCOME	238,787	223,628	15,159	7	1,341,766
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4)	50,757	67,276	16,519	25	403,639
TOTAL TENANT SERVICES EXPENSES	574	284	-290	-102	1,700
TOTAL UTILITY EXPENSES	36,126	35,383	-743	-2	212,287
TOTAL MAINTENANCE EXPENSES (5,6)	46,635	62,632	15,997	26	375,771
TOTAL GENERAL EXPENSES	26,735	25,168	-1,567	-6	151,009
TOTAL HOUSING ASSISTANCE PAYMENTS	320	834	514	62	5,000
TOTAL FINANCING EXPENSES	7,324	7,324	0	0	43,947
TOTAL NON-OPERATING ITEMS	6,286	6,286	0	0	37,716
TOTAL EXPENSES	174,757	205,187	30,430	15	1,231,069
NET INCOME	64,030	18,441	45,589	247	110,697

- (1) Lower COVID related rents not realized \$18M
- (2) Lower Personnel Costs \$4M
- (3) Lower Asset Mgmt. Fees to be paid at yearend \$4M
- (4) Lower General Admin Expenses \$5M
- (5) Lower Maintenance Supplies \$9M
- (6) Lower Maintenance Contract Expenses \$4M

Housing Authority of the County of Merced
Financial Statement - AMP 2 (.fs-amp2)
Budget Comparison
Period = Oct 2021 - Nov 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	95,525	86,100	9,425	11	516,599
TOTAL GRANT INCOME	74,350	76,832	-2,482	-3	460,996
TOTAL INCOME (1)	<u>169,875</u>	<u>162,932</u>	<u>6,943</u>	<u>4</u>	<u>977,595</u>
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4)	35,065	46,956	11,891	25	281,751
TOTAL TENANT SERVICES EXPENSES	910	266	-644	-242	1,600
TOTAL UTILITY EXPENSES (5)	24,542	32,982	8,440	26	197,902
TOTAL MAINTENANCE EXPENSES (6)	46,830	50,757	3,926	8	304,498
TOTAL GENERAL EXPENSES	20,132	19,022	-1,110	-6	114,130
TOTAL HOUSING ASSISTANCE PAYMENTS	193	188	-5	-3	1,125
TOTAL FINANCING EXPENSES	3,190	3,190	0	0	19,145
TOTAL NON-OPERATING ITEMS	11,896	11,896	0	0	71,372
TOTAL EXPENSES	<u>142,758</u>	<u>165,257</u>	<u>22,499</u>	<u>14</u>	<u>991,523</u>
NET INCOME	<u>27,117</u>	<u>-2,325</u>	<u>29,442</u>	<u>-1,266</u>	<u>-13,928</u>

- (1) Lower COVID related rents not realized \$7M
- (2) Lower Personnel costs \$3M
- (3) Lower Asset Mgmt Fees to be paid at yearend \$2M
- (4) Lower general Admin Expenses \$4M
- (5) Lower Utility Expenses, invoices not yet rec'd \$8M
- (6) Lower Maintenance Supplies Expenses \$4M

Housing Authority of the County of Merced
Financial Statement - AMP 3 (.fs-amp3)
Budget Comparison
Period = Oct 2021 - Nov 2021

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	95,740	81,792	13,948	17	490,756
TOTAL GRANT INCOME	82,176	84,958	-2,782	-3	509,747
TOTAL INCOME	177,916	166,750	11,166	7	1,000,503
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	45,349	52,182	6,833	13	313,092
TOTAL TENANT SERVICES EXPENSES	406	182	-224	-123	1,100
TOTAL UTILITY EXPENSES (4)	22,472	26,446	3,974	15	158,688
TOTAL MAINTENANCE EXPENSES (5,6,7)	48,676	54,890	6,214	11	329,340
TOTAL GENERAL EXPENSES	20,177	18,680	-1,497	-8	112,084
TOTAL HOUSING ASSISTANCE PAYMENTS	417	250	-167	-67	1,500
TOTAL FINANCING EXPENSES	3,680	3,680	0	0	22,083
TOTAL NON-OPERATING ITEMS	9,738	9,738	0	0	58,425
TOTAL EXPENSES	150,915	166,048	15,133	9	996,312
NET INCOME	27,001	702	26,299	3,746	4,191

- (1) Lower COVID related rents not realized \$12M
- (2) Lower Legal Fees \$2M
- (3) Lower Asset Mgmt Fees to be paid at yearend \$2M
- (4) Lower Utility Expenses, invoices not yet rec'd \$4M
- (5) Lower Maintenance Personnel Expenses \$10M
- (6) Higher Maintenance Supplies Costs, restock inventory -\$11M
- (7) Lower Maintenance Contracts Costs \$7M

Housing Authority of the County of Merced
AMP4 - 1st Street, Merced (.fs-amp4)
Budget Comparison
Period = Oct 2021-Nov 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	3,550	2,298	1,252	54	13,782
TOTAL GRANT INCOME	4,622	4,770	-148	-3	28,618
TOTAL INCOME	8,172	7,068	1,104	16	42,400
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	1,322	1,775	453	26	10,735
TOTAL TENANT SERVICES EXPENSES	0	0	0	N/A	0
TOTAL UTILITY EXPENSES	1,119	1,054	-65	-6	6,323
TOTAL MAINTENANCE EXPENSES	1,937	1,066	-871	-82	6,429
TOTAL GENERAL EXPENSES	574	534	-40	-7	3,195
TOTAL HOUSING ASSISTANCE PAYMENTS	0	16	16	100	100
TOTAL FINANCING EXPENSES	204	204	0	0	1,221
TOTAL NON-OPERATING ITEMS	7,960	7,960	0	0	47,757
TOTAL EXPENSES	13,116	12,609	-507	63	75,760
NET INCOME	-4,944	-5,541	597	122	-33,360

Housing Authority of the County of Merced
HCV Program (sub-dp sub-mid sub-atw .fs-hcv)
Budget Comparison
Period = Oct 2021-Nov 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1,2)	2,984,675	4,148,742	-1,164,067	-28	6,223,113
TOTAL OTHER INCOME	171	498	-327	-66	747
TOTAL INCOME	2,984,846	4,149,240	-1,164,394	-28	6,223,860
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4)	261,304	305,278	43,974	14	457,917
TOTAL TENANT SERVICES EXPENSES	1,276	0	-1,276	N/A	0
TOTAL MAINTENANCE EXPENSES	1,485	4,012	2,527	63	6,018
TOTAL GENERAL EXPENSES	5,597	14,858	9,261	62	22,287
TOTAL HOUSING ASSISTANCE PAYMENTS (5)	3,485,294	3,799,518	314,224	8	5,699,277
TOTAL FINANCING EXPENSES	12,762	12,762	0	0	19,143
TOTAL EXPENSES	3,767,718	4,136,428	368,710	9	6,204,642
NET INCOME	-782,872	12,812	-795,684	-5,974	19,218

- (1) HUD withheld additional funding issued in Mar 2021 -\$1,113M
- (2) Lower Admin Fee from HUD -\$55M
- (3) Lower Mgmt and Bookkeeping Fees due to lower HAP issued \$15M
- (4) Lower inspections, invoices not received \$21M
- (5) Lower HAP payments \$315M

Housing Authority of the County of Merced
Central Office Cost Center (cocc)
Budget Comparison
Period = Oct 21 - Nov 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
TOTAL OTHER INCOME (1,2,3)	158,677	204,514	-45,837	-22	1,227,078
TOTAL INCOME	158,674	204,514	-45,840	-22	1,227,078
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4,5)	129,412	154,848	25,436	16	929,088
TOTAL TENANT SERVICES EXPENSES	700	0	-700	N/A	0
TOTAL UTILITY EXPENSES (6)	3,578	7,434	3,856	52	44,605
TOTAL MAINTENACE EXPENSES	8,593	14,368	5,775	40	86,200
TOTAL GENERAL EXPENSES	7,526	6,694	-832	-12	40,169
TOTAL FINANCING EXPENSES	13,318	13,318	0	0	79,909
TOTAL EXPENSES	163,127	196,662	33,535	17	1,179,971
NET INCOME	-4,453	7,852	-12,305	-190	47,107

- (1) Lower Mgmt and Bookkeeping Fees due to lower HAP issued - \$18M
- (2) Lower Asset Mgmt Fee to be paid at yearend -\$8M
- (3) Lower Admin Fees from Capital Funds -19M
- (4) Lower Legal Fees \$9M
- (5) Lower general Administration Expenses \$15M
- (6) Lower Utilities \$4M

Housing Authority of the County of Merced
Langdon Villas (langdon)
Budget Comparison
Period = Oct 2021-Nov 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	11,860	11,860	0	0	71,160
TOTAL OTHER INCOME (1)	44,014	47,650	-3,636	-8	285,907
TOTAL INCOME	<u>55,874</u>	<u>59,510</u>	<u>-3,636</u>	<u>-6</u>	<u>357,067</u>
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	6,114	14,054	7,940	56	84,327
TOTAL UTILITY EXPENSES	0	268	268	100	1,600
Total Contract Costs	0	1,624	1,624	100	9,750
TOTAL MAINTENACE EXPENSES	0	1,858	1,858	100	11,150
TOTAL GENERAL EXPENSES	6,598	6,608	10	0	39,640
TOTAL FINANCING EXPENSES	26,620	26,620	0	0	159,716
TOTAL NON-OPERATING ITEMS	574	574	0	0	3,439
TOTAL EXPENSES	<u>39,906</u>	<u>49,982</u>	<u>10,076</u>	<u>20</u>	<u>299,872</u>
NET INCOME	<u>15,968</u>	<u>9,528</u>	<u>6,440</u>	<u>68</u>	<u>57,195</u>

(1) Lower Investment/Interest Income -\$2M

(2) Lower Consulting Fees \$7M

Housing Authority of the County of Merced
Obanion Learning Center (obanion)
Budget Comparison
Period = Oct 2021-Nov 2021

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	33,466	33,044	422	1	198,270
TOTAL INCOME	<u>33,466</u>	<u>33,044</u>	<u>422</u>	<u>1</u>	<u>198,270</u>
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	3,523	3,588	65	2	21,527
TOTAL UTILITY EXPENSES (1)	8,190	13,364	5,174	39	80,186
TOTAL MAINTENACE EXPENSES	4,766	6,621	1,854	28	39,705
TOTAL GENERAL EXPENSES	<u>633</u>	<u>266</u>	<u>-367</u>	<u>-138</u>	<u>1,601</u>
TOTAL NON-OPERATING ITEMS	<u>8,966</u>	<u>8,966</u>	<u>0</u>	<u>0</u>	<u>53,800</u>
TOTAL EXPENSES	<u>26,078</u>	<u>32,805</u>	<u>6,726</u>	<u>21</u>	<u>196,819</u>
NET INCOME	<u>7,388</u>	<u>239</u>	<u>7,148</u>	<u>2,991</u>	<u>1,451</u>

(1) Lower Utilities \$5M

Housing Authority of the County of Merced
Felix Torres Year Round (.fs-ftyr)
Budget Comparison
Period = Oct 2021-Nov 2021

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	90,924	94,422	-3,498	-4	566,530
TOTAL OTHER INCOME	17	0	17	N/A	0
TOTAL INCOME	90,941	94,422	-3,481	-4	566,530
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	10,819	14,943	4,124	28	89,650
TOTAL UTILITY EXPENSES (3)	8,878	16,750	7,872	47	100,492
TOTAL MAINTENACE EXPENSES	14,152	16,282	2,130	13	97,683
TOTAL GENERAL EXPENSES	7,259	6,408	-851	-13	38,457
TOTAL FINANCING EXPENSES	3,526	3,526	0	0	21,157
TOTAL NON-OPERATING ITEMS	32,578	32,578	0	0	195,471
TOTAL EXPENSES	77,212	90,487	13,275	15	542,910
NET INCOME	13,729	3,935	9,794	249	23,620

(1) Lower Tenant Rents -\$3M

(2) Lower Administrative Personnel Costs \$4M

(3) Lower Utility Expenses, invoices not rec'd \$7M

Housing Authority of the County of Merced
Housing Authority of the County of Merced
Valley View = atw dp mid vv-bond pbc-b-atw pbc-b-dp pbc-b-mid
Budget Comparison
Period = Oct 2021-Nov 2021

	PTD Actual	PTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	111,729	99,008	12,721	13	594,061
TOTAL INCOME	111,729	99,008	12,721	13	594,061
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	19,279	25,744	6,465	25	154,443
TOTAL UTILITY EXPENSES (4)	9,604	16,180	6,576	41	97,079
TOTAL MAINTENANCE EXPENSES (5,6)	19,335	27,692	8,357	30	166,130
TOTAL GENERAL EXPENSES	7,841	6,918	-923	-13	41,510
TOTAL FINANCING EXPENSES	11,864	11,864	0	0	71,190
TOTAL NON-OPERATING ITEMS	6,754	6,754	0	0	40,519
TOTAL EXPENSES	74,677	95,152	20,475	22	570,871
NET INCOME	37,052	3,856	33,196	861	23,190

- (1) Higher Tenant Assistance Payment \$12M
- (2) Lower Administration Personnel Costs \$2M
- (3) Lower Legal Expenses \$3M
- (4) Lower Utilities Expenses, invoices not rec'd \$7M
- (5) Lower Maintenance Personnel Costs \$2M
- (6) Lower Maintenance general Supplies and Contract Expenses \$6M

Housing Authority of the County of Merced
Financial Stmt - Migrant (.fs-mig)
Budget Comparison
Period = Jul 2021-Nov 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
Total - Grant Income (1)	490,944	620,643	-129,699	-21	1,489,586
TOTAL INCOME	490,944	620,643	-129,699	-21	1,489,586
EXPENSES					
Total - Center Personnel (2)	186,522	290,873	104,351	36	698,100
Total - Operating Expenses (3,4,5)	202,140	178,247	-23,893	-13	427,840
Total - Maintenance Expenses (6)	10,114	36,483	26,369	72	87,550
Total - Contractor Administration	50,725	52,370	1,645	3	125,694
Total - Debt Service and Replacement	41,443	62,670	21,227	34	150,402
TOTAL EXPENSES	490,944	620,643	129,699	21	1,489,586
NET INCOME	0	0	0	0	0

- (1) Migrant Program is a zero budget program. Merced HA is reimbursed for expenditures
- (2) Lower Personnel Expenses \$104M
- (3) Higher Utilities -\$30M
- (4) Major Equipment Repairs/Maintenance not yet expended \$12M
- (5) Higher Waste Water Monitoring and Management -\$6M
- (6) Lower General Maintenance Expenses \$26M
- (7) Lower Debt Service and Replacement, not yet expended \$21M

Housing Authority of the County of Merced
Financial Statement - AMP 1 (.fs-amp1)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance Fav/-Unfav	% Var Fav/-Unfav	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	191,451	164,577	26,874	16	658,301
TOTAL GRANT INCOME	170,366	170,865	-499	0	683,465
TOTAL INCOME	361,817	335,442	26,375	8	1,341,766
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4)	80,483	100,914	20,431	20	403,639
TOTAL TENANT SERVICES EXPENSES	574	426	-148	-35	1,700
TOTAL UTILITY EXPENSES	54,605	53,075	-1,530	-3	212,287
TOTAL MAINTENANCE EXPENSES (5,6)	67,580	93,948	26,368	28	375,771
TOTAL GENERAL EXPENSES	39,928	37,752	-2,176	-6	151,009
TOTAL HOUSING ASSISTANCE PAYMENTS	486	1,251	765	61	5,000
TOTAL FINANCING EXPENSES	10,986	10,986	0	0	43,947
TOTAL NON-OPERATING ITEMS	9,429	9,429	0	0	37,716
TOTAL EXPENSES	264,071	307,781	43,710	14	1,231,069
NET INCOME	97,746	27,661	70,085	253	110,697

- (1) Lower COVID related rents not realized \$26M
- (2) Lower Personnel Costs \$7M
- (3) Lower Legal Expenses \$3M
- (4) Lower Asset Mgmt. Fees to be paid at yearend \$7M
- (5) Lower Maintenance Supplies \$15M
- (6) Lower Maintenance Contract Expenses \$7M

Housing Authority of the County of Merced
Financial Statement - AMP 2 (.fs-amp2)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	143,124	129,150	13,974	11	516,599
TOTAL GRANT INCOME	114,872	115,248	-376	0	460,996
TOTAL INCOME	257,996	244,398	13,598	6	977,595
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4)	54,924	70,434	15,510	22	281,751
TOTAL TENANT SERVICES EXPENSES	910	399	-511	-128	1,600
TOTAL UTILITY EXPENSES (5)	40,871	49,473	8,602	17	197,902
TOTAL MAINTENACE EXPENSES (6)	64,425	76,135	11,710	15	304,498
TOTAL GENERAL EXPENSES	30,032	28,533	-1,499	-5	114,130
TOTAL HOUSING ASSISTANCE PAYMENTS	278	282	4	1	1,125
TOTAL FINANCING EXPENSES	4,785	4,785	0	0	19,145
TOTAL NON-OPERATING ITEMS	17,844	17,844	0	0	71,372
TOTAL EXPENSES	214,068	247,885	33,817	14	991,523
NET INCOME	43,927	-3,487	47,414	-1,360	-13,928

- (1) Lower COVID related rents not realized \$14M
- (2) Lower Personnel Costs \$5M
- (3) Lower Asset Mgmt. Fees to be paid at yearend \$4M
- (4) Lower General Admin Expenses \$4M
- (5) Lower Utility Expenses, invoices not yet rec'd \$8M
- (6) Lower Maintenance Supplies \$9M

Housing Authority of the County of Merced
Financial Statement - AMP 3 (.fs-amp3)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	146,041	122,688	23,353	19	490,756
TOTAL GRANT INCOME	127,002	127,437	-435	0	509,747
TOTAL INCOME	273,043	250,125	22,918	9	1,000,503
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	70,367	78,273	7,906	10	313,092
TOTAL TENANT SERVICES EXPENSES	406	273	-133	-49	1,100
TOTAL UTILITY EXPENSES (4)	34,842	39,669	4,827	12	158,688
TOTAL MAINTENACE EXPENSES (5,6,7)	68,486	82,335	13,849	17	329,340
TOTAL GENERAL EXPENSES	30,006	28,020	-1,986	-7	112,084
TOTAL HOUSING ASSISTANCE PAYMENTS	740	375	-365	-97	1,500
TOTAL FINANCING EXPENSES	5,520	5,520	0	0	22,083
TOTAL NON-OPERATING ITEMS	14,607	14,607	0	0	58,425
TOTAL EXPENSES	224,974	249,072	24,098	10	996,312
NET INCOME	48,069	1,053	47,016	4,465	4,191

- (1) Lower COVID related rents, not realized \$20M
- (2) Lower Legal Expenses \$3M
- (3) Lower asset Mgmt Fees to be paid at yearend \$4M
- (4) Lower Utility Expenses, invoices not yet rec'd \$4M
- (5) Lower Maintenance Personnel Expenses \$15M
- (6) Higher Maintenance Supplies Costs, restock inventory -\$10M
- (7) Lower Maintenance Contract Costs \$9M

Housing Authority of the County of Merced
AMP4 - 1st Street, Merced (.fs-amp4)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	5,237	3,447	1,790	52	13,782
TOTAL GRANT INCOME	7,134	7,155	-21	0	28,618
TOTAL INCOME	<u>12,371</u>	<u>10,602</u>	<u>1,769</u>	<u>17</u>	<u>42,400</u>
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	1,951	2,662	711	27	10,735
TOTAL TENANT SERVICES EXPENSES	0	0	0	N/A	0
TOTAL UTILITY EXPENSES	1,651	1,581	-70	-4	6,323
TOTAL MAINTENANCE EXPENSES	2,895	1,599	-1,296	-81	6,429
TOTAL GENERAL EXPENSES	857	801	-56	-7	3,195
TOTAL HOUSING ASSISTANCE PAYMENTS	0	24	24	100	100
TOTAL FINANCING EXPENSES	306	306	0	0	1,221
TOTAL NON-OPERATING ITEMS	11,940	11,940	0	0	47,757
TOTAL EXPENSES	<u>19,600</u>	<u>18,913</u>	<u>-687</u>	<u>-4</u>	<u>75,760</u>
NET INCOME	<u><u>-7,229</u></u>	<u><u>-8,311</u></u>	<u><u>1,082</u></u>	<u><u>-13</u></u>	<u><u>-33,360</u></u>

Housing Authority of the County of Merced
HCV Program (sub-dp sub-mid sub-atw .fs-hcv)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1,2,3)	4,734,000	6,223,113	-1,489,113	-24	24,892,450
TOTAL OTHER INCOME	171	747	-576	-77	3,000
TOTAL INCOME	4,734,171	6,223,860	-1,489,689	-24	24,895,450
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4,5)	393,415	457,917	64,502	14	1,831,677
TOTAL TENANT SERVICES EXPENSES	1,276	0	-1,276	N/A	0
TOTAL MAINTENACE EXPENSES	3,919	6,018	2,099	35	24,075
TOTAL GENERAL EXPENSES	20,214	22,287	2,073	9	89,143
TOTAL HOUSING ASSISTANCE PAYMENTS	5,120,232	5,699,277	579,045	10	22,797,109
TOTAL FINANCING EXPENSES	19,143	19,143	0	0	76,570
TOTAL EXPENSES	5,558,199	6,204,642	646,443	10	24,818,574
NET INCOME	-824,028	19,218	-843,246	-4,388	76,876

- (1) HUD withheld additional funding issued in Mar 2021 -\$1,113M
- (2) Lower than forecasted HAP Funding -\$284M
- (3) Lower Admin Fee -\$97M
- (4) Lower Mgmt and Bookkeeping Fees due to lower number of HAP issued \$23M
- (5) Lower Inspections, invoice not received \$31M
- (6) Lower HAP payments \$579M

Housing Authority of the County of Merced
Central Office Cost Center (cocc)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	-3	0	-3	N/A	0
TOTAL OTHER INCOME (1,2,3)	238,621	306,771	-68,150	-22	1,227,078
TOTAL INCOME	238,618	306,771	-68,153	-22	1,227,078
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4,5)	210,588	232,272	21,684	9	929,088
TOTAL TENANT SERVICES EXPENSES	700	0	-700	N/A	0
TOTAL UTILITY EXPENSES	6,641	11,151	4,510	40	44,605
TOTAL MAINTENANCE EXPENSES (6)	34,516	21,552	-12,964	-60	86,200
TOTAL GENERAL EXPENSES	11,185	10,041	-1,144	-11	40,169
TOTAL FINANCING EXPENSES	19,977	19,977	0	0	79,909
TOTAL EXPENSES	283,607	294,993	11,386	4	1,179,971
NET INCOME	-44,989	11,778	-56,767	-482	47,107

- (1) Lower Management and Bookkeeping Fees due to lower HAP issued -\$17M
- (2) Lower Asset Mgmt Fees to be paid at yearend -\$12M
- (3) Lower Admin Fees from Capital Funds -\$29M
- (4) Lower Legal Expenses \$14M
- (5) Lower Miscellaneous Admin Expenses \$5M
- (6) Higher Maintenance rehab offices -\$23M

Housing Authority of the County of Merced
Langdon Villas (langdon)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	18,750	17,790	960	5	71,160
TOTAL OTHER INCOME (1)	65,308	71,475	-6,167	-9	285,907
TOTAL INCOME	84,059	89,265	-5,206	-6	357,067
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	9,056	21,081	12,025	57	84,327
TOTAL UTILITY EXPENSES	0	402	402	100	1,600
TOTAL MAINTENACE EXPENSES	0	2,787	2,787	100	11,150
TOTAL GENERAL EXPENSES	9,892	9,912	20	0	39,640
TOTAL FINANCING EXPENSES	39,930	39,930	0	0	159,716
TOTAL NON-OPERATING ITEMS	861	861	0	0	3,439
TOTAL EXPENSES	59,739	74,973	15,234	87	299,872
NET INCOME	24,320	14,292	10,028	420	57,195

(1) Lower Investment Income -\$3M

(2) Lower Consulting Fees \$10M

Housing Authority of the County of Merced
Obanion Learning Center (obanion)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME	46,676	49,566	-2,890	-6	198,270
TOTAL INCOME	46,676	49,566	-2,890	-6	198,270
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	4,966	5,382	416	8	21,527
TOTAL UTILITY EXPENSES (1)	13,789	20,046	6,257	31	80,186
TOTAL MAINTENACE EXPENSES	5,754	9,931	4,177	42	39,705
TOTAL GENERAL EXPENSES	948	399	-549	-138	1,601
TOTAL NON-OPERATING ITEMS	13,449	13,449	0	0	53,800
TOTAL EXPENSES	38,906	49,207	10,301	21	196,819
NET INCOME	7,770	359	7,411	2,064	1,451

(1) Lower Water invoices not received \$5M

Housing Authority of the County of Merced
Felix Torres Year Round (.fs-fty)
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	134,092	141,633	-7,541	-5	566,530
TOTAL OTHER INCOME	25	0	25	N/A	0
TOTAL INCOME	134,117	141,633	-7,516	-5	566,530
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	16,725	22,414	5,689	25	89,650
TOTAL UTILITY EXPENSES (3)	15,974	25,125	9,151	36	100,492
TOTAL MAINTENACE EXPENSES (4)	19,501	24,423	4,922	20	97,683
TOTAL GENERAL EXPENSES	10,771	9,612	-1,159	-12	38,457
TOTAL FINANCING EXPENSES	5,289	5,289	0	0	21,157
TOTAL NON-OPERATING ITEMS	48,867	48,867	0	0	195,471
TOTAL EXPENSES	117,127	135,730	18,603	14	542,910
NET INCOME	16,990	5,903	11,087	188	23,620

- (1) Lower Tenant Rents -\$8M
- (2) Lower Administrative Personnel Costs \$6M
- (3) Lower Utilities, invoices not received \$9M
- (4) Lower Maintenance Supply Expenses \$4M

Housing Authority of the County of Merced
Valley View = atw dp mid vv-bond pbc-b-atw pbc-b-dp pbc-b-mid
Budget Comparison
Period = Oct 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	166,408	148,512	17,896	12	594,061
TOTAL INCOME	166,408	148,512	17,896	12	594,061
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	29,150	38,616	9,466	25	154,443
TOTAL UTILITY EXPENSES	17,563	24,270	6,707	28	97,079
TOTAL MAINTENANCE EXPENSES (5)	30,988	41,538	10,550	25	166,130
TOTAL GENERAL EXPENSES	11,621	10,377	-1,244	-12	41,510
TOTAL FINANCING EXPENSES	22,796	17,796	-5,000	-28	71,190
TOTAL NON-OPERATING ITEMS	10,131	10,131	0	0	40,519
TOTAL EXPENSES	122,249	142,728	20,479	14	570,871
NET INCOME	44,159	5,784	38,375	663	23,190

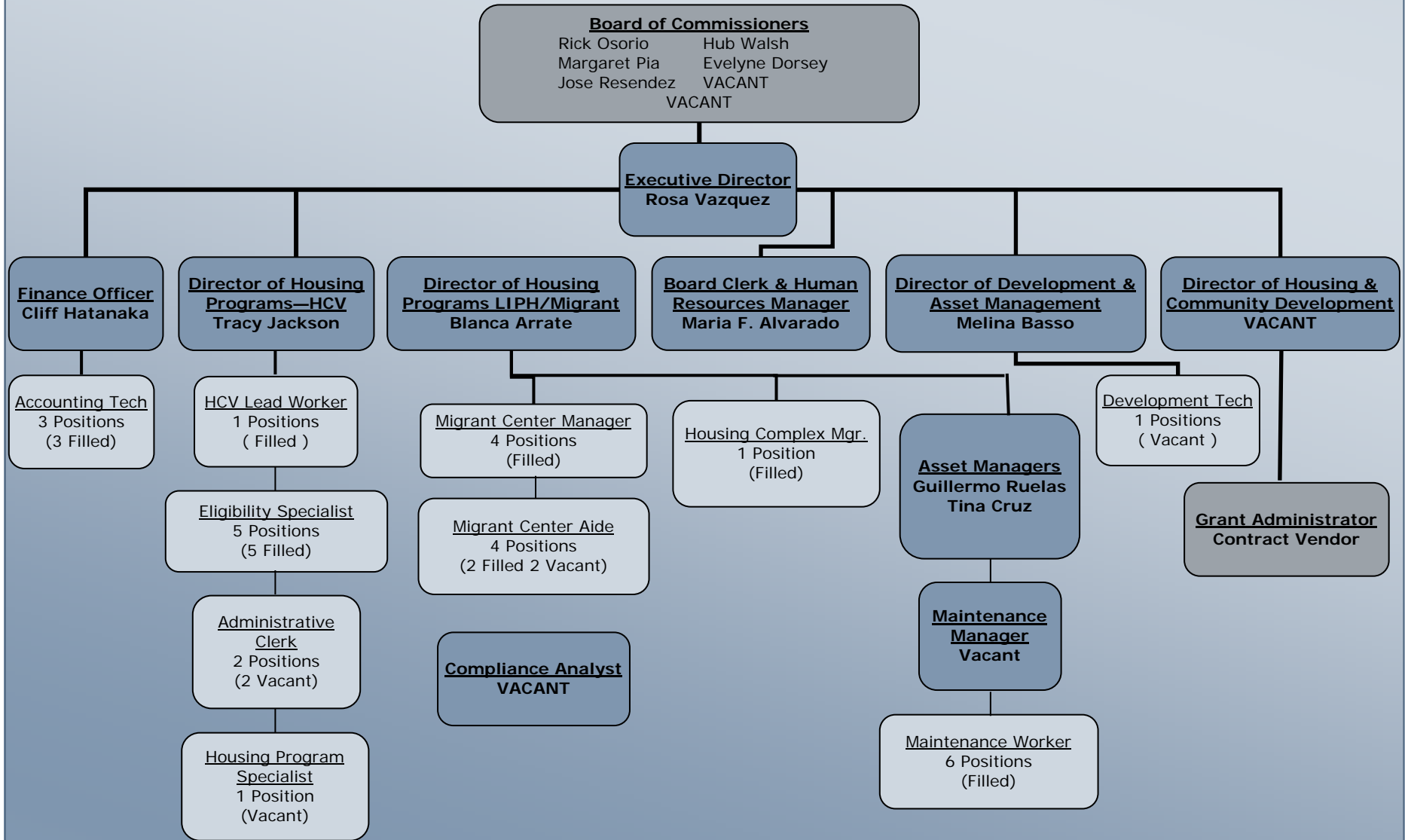
- (1) Higher Tenant Assistance Payment \$17M
- (2) Lower Administration Personnel Costs \$4M
- (3) Lower Legal Expenses \$4M
- (4) Lower Utility Costs \$6M
- (5) Lower Maintenance Contract Costs \$7M

Housing Authority of the County of Merced
Financial Stmt - Migrant (.fs-mig)
Budget Comparison
Period = Jul 2021-Dec 2021

	YTD Actual	YTD Budget	Variance	% Var	Annual
			Fav/-Unfav	Fav/-Unfav	
Revenue & Expenses					
INCOME					
Total - Grant Income (1)	572,541	744,771	172,230	23	1,489,586
TOTAL INCOME	572,541	744,771	172,230	23	1,489,586
EXPENSES					
Total - Center Personnel (2)	221,402	349,047	127,645	37	698,100
Total - Operating Expenses (3,4,5)	238,202	213,896	-24,306	-11	427,840
Total - Maintenance Expenses (6)	10,623	43,780	33,157	76	87,550
Total - Contractor Administration	60,870	62,844	1,974	3	125,694
Total - Debt Service and Replacement (7)	41,443	75,204	33,761	45	150,402
TOTAL EXPENSES	572,541	744,771	172,230	23	1,489,586
NET INCOME	0	0	0	0	0

- (1) Migrant Program is a zero budget program. Merced HA is reimbursed for expenditures.
- (2) Lower Personnel Expenses \$127M
- (3) Higher Utilities -\$33M
- (4) Major Equipment Repairs/Maintenance not yet expended \$15M
- (5) Higher waste water monitoring and management -\$7M
- (6) Lower General Maintenance Expenses \$33M
- (7) Lower Debt Services and Replacement, not yet expended \$33M

Housing Authority of the County of Merced



NON-REPRESENTED EMPLOYEES

REPRESENTED EMPLOYEES

CONTRACTED VENDOR

STAFF REPORT

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

FROM: Tracy Jackson, Director of Housing Programs

DATE: February 15, 2022

SUBJECT: Wait list opening for select bedroom sizes in Project Based (PBV) and Low-Income Public Housing (PH) program & Housing Choice Voucher (HCV) program selection of applicants from the wait list.

As part of the Authority's monthly review of all program waiting lists it was determined that the waiting lists for select Project Based (PBV) and Public Housing (PH) program bedroom sizes were either exhausted or reaching low counts. As a result, the Authority opened the waiting lists to allow for new applicants.

A public notice announcing the opening of the waiting lists was published in the Merced Sun Star as well as the Authority's website. On February 2, 2022, the waiting lists opened and as of the date of this staff report there are approximately 389 applicants that have submitted complete applications.

The open waiting lists are as follows:

PBV:

- Gateway Terrace 3 and 4 bedrooms
- The Grove 3 and 4 bedrooms
- Laurel Glen 1 and 2 bedrooms
- Midway 3 and 4 bedrooms
- Sierra Vista 1 bedroom

PH:

- Atwater 3 and 4 bedrooms
- Dos Palos 2, 3 and 4 bedrooms
- Livingston 3 and 4 bedrooms
- Los Banos 3 and 4 bedrooms
- Merced 3 and 4 bedrooms

Additionally, the Authority selected 1,200 families from the Housing Choice Voucher (HCV) waiting list. Of these 1,200 families there are approximately 102 applicants that in the eligibility determination process.

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: February 15, 2022

SUBJECT: Recommendation to adopt **Resolution No. 202-01**, approving the revised Operating Budgets for Fiscal Year 2021 – 2022.

On August 31, 2021, the Board of Commissioners (Board) approved the Department of Housing and Urban Development (HUD) mandated Housing Authority of the County of Merced (Authority) yearly operations budgets.

Upon further review the Authority finds itself needing revisions to the operations budgets. Regulations allow revisions to be made and submitted for Board and HUD review and approval.

The attached budget reflects the revised projected revenues and expenses for all components.

RECOMMENDATION

I hereby recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2022-01**, approving the revised Operating Budgets for Fiscal Year 2021 – 2022.

RESOLUTION NO. 2022-01

**HOUSING AUTHORITY OF THE COUNTY OF MERCED BOARD
RESOLUTION APPROVING THE REVISED OPERATING BUDGET FOR
FISCAL YEAR 2021 - 2022**

See preprinted Form HUD – 52575 (04/2013)

The foregoing resolution was introduced at the February 15, 2022, 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: February 15, 2022

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

	PUBLIC HOUSING	HCV	COCC	LANGDON	OBANION	VALLEY VIEW	FELIX TORRES YR	MIGRANT	TOTAL BUDGET
REVENUES									
TENANT INCOME	1,679,438	-	-	71,160	198,270	210,389	566,530	-	2,725,787
GRANT INCOME	1,682,826	24,892,450	-	-	-	377,872	-	1,405,496	28,358,644
OTHER INCOME	-	3,000	1,227,078	285,907	-	5,800	-	-	1,521,785
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
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
TOTAL UTILITIES	575,200	-	44,605	1,600	80,186	97,079	100,492	317,000	1,216,162
TOTAL MAINTENANCE AND OPS	1,016,038	149,075	86,200	11,150	39,705	166,130	97,683	66,400	1,632,381
TOTAL GENERAL EXPENSE	388,143	89,143	40,169	39,640	1,601	41,510	38,457	27,100	665,763
TOTAL HOUSING ASSISTANCE	-	22,797,109	-	-	-	-	-	-	22,797,109
TOTAL FINANCING	-	-	-	102,553	-	71,190	21,157	150,402	345,302
TOTAL NON-OPERATING	215,270	-	-	3,439	53,800	40,519	195,471	-	508,499
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
GAIN OR LOSS (CURRENT REVISION)	67,600	76,876	47,107	57,195	1,451	23,190	23,620	-	297,039
AMENDMENT #1 CHANGE TO BUDGET	(55,007)	(31,164)	(66,936)	16	-	(18,399)	29	210	(171,251)
AMENDMENT #2 CHANGE TO BUDGET	(10,465)	148	(61,007)	8	-	(9,757)	14	105	(80,954)
NET AMENDED BUDGET	2,128	45,860	(80,836)	57,219	1,451	(4,966)	23,663	315	44,834

FY2020-2021 Budget

Name	Mgmt/Union	PH	PH	PH	PH	VV	VV	HCV	FT-YR	LANGDON	MIGRANT	COCC	TOTAL		
		AMP 1	AMP 2	AMP 3	AMP 4	AMP 2 VV	AMP 3 VV								
Wages	Administrative	109,187.93	74,976.81	92,572.77	2,927.28	14,470.37	46,674.95	583,966.16	2,609.57	28,797.96	-	528,363.37	1,484,547.17		
EE Benefits	Administrative	(3,781.60)	(2,519.23)	(5,849.33)	(27.62)	(598.20)	(2,580.75)	(15,074.59)	(220.93)	(1,037.90)	-	(17,717.69)	(49,407.84)		
Medical	Administrative	20,164.54	13,709.13	19,187.74	428.40	2,782.86	8,940.85	81,090.58	707.20	3,033.24	-	66,379.90	216,424.44		
Pension	Administrative	8,678.61	5,948.23	7,142.50	239.32	1,240.56	3,424.99	54,075.53	304.67	2,743.68	-	49,223.22	133,021.32		
Pension Flat	Administrative	782.32	537.30	677.31	20.79	108.60	343.31	4,502.70	21.21	234.05	-	4,294.10	11,521.69		
PR Taxes	Administrative	7,363.89	5,057.56	6,375.40	195.68	1,022.21	3,231.55	42,383.32	199.63	2,203.04	-	40,419.80	108,452.09		
Dental	Administrative	1,936.76	1,323.11	2,508.44	51.64	293.60	1,170.65	19,671.26	86.53	401.22	-	8,175.18	35,618.40		
Vision	Administrative	642.04	438.94	765.28	17.01	92.85	360.85	5,272.51	24.83	149.82	-	2,892.10	10,656.24		
Life Ins	Administrative	344.20	235.37	295.18	8.88	50.65	140.05	2,714.66	13.32	51.92	-	1,234.47	5,088.72		
Total	Administrative	145,318.69	99,707.24	123,675.29	3,861.38	19,463.51	61,706.46	778,602.14	3,746.02	36,577.03	-	683,264.45	1,955,922.23		
+	Pension Flat	Maintenance	781.27	657.17	627.21	26.80	78.74	303.37	-	428.82	4.06	3,189.37	-	6,096.82	control
=			146,099.96	100,364.42	124,302.51	3,888.18	19,542.25	62,009.83	778,602.14	4,174.85	36,581.09	3,189.37	683,264.45	1,962,019.04	
Wages	Maintenance	96,130.12	80,861.05	77,174.85	3,297.60	9,688.84	37,327.90	-	52,764.19	499.64	392,432.35	-	750,176.54		
EE Benefits	Maintenance	(1,295.70)	(1,895.87)	(4,221.77)	(44.45)	(227.17)	(2,041.99)	-	-	(6.73)	(22,726.32)	-	(32,460.00)		
Medical	Maintenance	-	12,144.87	11,918.80	-	1,455.21	5,764.88	-	-	-	70,942.20	-	102,225.96		
Pension	Maintenance	6,280.18	5,282.65	9,010.16	215.43	632.97	4,358.03	-	3,447.08	32.64	37,669.44	-	66,928.60		
Pension Flat	Maintenance	781.27	657.17	627.21	26.80	78.74	303.37	-	428.82	4.06	3,189.37	-	6,096.82		
PR Taxes	Maintenance	7,353.95	6,185.87	5,903.88	252.27	741.20	2,855.58	-	4,036.46	38.22	30,021.07	-	57,388.51		
Dental	Maintenance	2,866.61	2,661.00	2,835.98	98.33	318.84	1,371.70	-	816.48	14.90	10,475.52	-	21,459.36		
Vision	Maintenance	534.95	802.63	836.78	18.35	96.17	404.74	-	278.04	2.78	2,921.76	-	5,896.20		
Life Ins	Maintenance	347.24	322.34	256.63	11.91	38.62	124.13	-	180.48	1.80	1,475.64	-	2,758.80		
Total	Maintenance	112,998.62	107,021.70	104,342.53	3,876.25	12,823.43	50,468.34	-	61,951.56	587.31	526,401.03	-	980,470.78		
-	Pension Flat	Maintenance	781.27	657.17	627.21	26.80	78.74	303.37	-	428.82	4.06	3,189.37	-	6,096.82	control
=			112,217.36	106,364.53	103,715.31	3,849.45	12,744.69	50,164.97	-	61,522.74	583.25	523,211.66	-	974,373.97	
	Total 2020-2021		258,317.31	206,728.95	228,017.82	7,737.64	32,286.94	112,174.80	778,602.14	65,697.59	37,164.34	526,401.03	683,264.45	2,936,393.01	
	\$ chg		(7,416.68)	5,205.69	(26,456.12)	588.75	3,805.04	(1,634.06)	(45,600.31)	(38,858.75)	(3,894.55)	(83,107.48)	(26,747.25)	(224,115.72)	
	% of 2019-20		0.972	1.026	0.896	1.082	1.134	0.986	0.945	0.628	0.905	0.864	0.962	0.929	
2019-2020	Administrative	149,370.53	103,457.99	141,785.22	3,161.69	16,732.81	59,309.42	824,202.45	46,261.47	40,447.18	93,846.22	710,011.70	2,188,586.68		
2019-2020	Maintenance	116,363.46	98,065.27	112,688.72	3,987.20	11,749.09	54,499.44		58,294.87	611.71	515,662.29		971,922.05		
	Total 2019-2020	265,733.99	201,523.26	254,473.94	7,148.89	28,481.90	113,808.86	824,202.45	104,556.34	41,058.89	609,508.51	710,011.70	3,160,508.73		

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:
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