

A G E N D A
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, May 21, 2025
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

Hub Walsh, Chairperson
Rick Osorio, Vice-Chair
Evelyne Dorsey
Marilyn Scorby
Rachel Torres
Robert Dylina

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. PUBLIC COMMENT

NOTICE TO THE PUBLIC –

This portion of the meeting is set aside for members of the public to comment on any item within the subject-matter 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 3-minute presentation.

All persons addressing the Commission are requested to state their name and address for the record. Public comments must not interfere with orderly discussion or otherwise disrupt the meeting (CA Gov. Code 54957.9, SB 1100 (2022)). Slanderous, profane, threatening remarks or disorderly conduct that disrupts the meeting are prohibited (CA Gov. Code 36813, White v. City of Norwalk, 900 F.2d 1421 (1990)). Disruptive conduct may be grounds for removal from the meeting.

III. AGENCY OR COMMISSIONER REVISIONS TO AGENDA

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



IV. CONSENT CALENDAR

1. Meeting Minutes April 16, 2025, Regular Meeting
2. Rent Delinquency Report April 2025
3. Financial Reports for April 2025
4. Public Housing Occupancy/Vacancy Report for April 2025
5. HCV Program Counts April 2025
6. Human Resources & Board Clerk Report / Development

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

V. REGULAR CALENDAR

1. Resolution Item(s):
None
2. Action Item(s):
None

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Agency Plan & Budget for 2025-2026
2. Executive Director's Report: Proposed FY 26 cuts to Section 8
3. Staff Report: Development and Migrant

VII. COMMISSIONERS' COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

VIII. ADJOURN TO CLOSED SESSION: CLOSED SESSION ITEM(S)

None

IX. RECONVENE TO OPEN SESSION: CLOSED SESSION REPORT OF ACTIONS

X. ADJOURNMENT



MINUTES
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, April 16, 2025
12:00 p.m.

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

Commissioners Present:

Hub Walsh, Chairperson
Rick Osorio, Vice Chairperson
Marilyn Scorby
Rachel Torres
Robert Dylina

Commissioners Absent:

Evelyn Dorsey

Chairperson Walsh declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
Tom Lewis, Legal Counsel
Sarahi Meraz, Finance Officer
Maria Alvarado, Director of Development
Blanca Salinas, HR Manager & Clerk of the Board

Others Present:

None

II. PUBLIC COMMENT

None

III. AGENCY OR COMMISSIONER REVISION TO AGENDA

None

IV. CONSENT CALENDAR

1. Meeting Minutes March 19, 2025, Regular Meeting

(M/S/C): Commissioner Torres/Commissioner Dylina/Motion Passed Unanimously

2. Meeting Minutes March 26, 2025, Special Meeting

(M/S/C): Commissioner Torres/Commissioner Dylina/Motion Passed Unanimously

3. Rent Delinquency Report March 2025



(M/S/C): Commissioner Torres/Commissioner Dylina/Motion Passed Unanimously

4. Financial Reports for March 2025

(M/S/C): Commissioner Torres/Commissioner Dylina/Motion Passed Unanimously

5. Public Housing Occupancy/Vacancy Report for March 2025

(M/S/C): Commissioner Torres/Commissioner Dylina/Motion Passed Unanimously

6. HCV Program Counts March 2025

(M/S/C): Commissioner Torres/Commissioner Dylina/Motion Passed Unanimously

7. Human Resources & Board Clerk Report

(M/S/C): Commissioner Torres/Commissioner Dylina/Motion Passed Unanimously

V. REGULAR CALENDAR

1. Resolution Item(s):

None

2. Action Item(s):

None

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Executive Director Vazquez provided a Procurement Department update to the Board. A Janitorial Services contract has been entered into between the Authority and Clear Choice Custodial. Current and upcoming solicitations include asphalt for the Los Banos Migrant Center, a Green Physical Needs Assessment for Public Housing, an Environmental Review for two Migrant Centers, and two solicitations for units requiring repair. Reconstruction of the four Dora burn units has entered the final stages.
2. Director of Development Alvarado informed the Board that there is additional funding through the CDBG-DR grant. Because the application has already been submitted and is under review, HCD is determining the manner in which the additional funds will be allocated and how agencies can solicit those additional funds. Additionally, the Migrant Center season has begun, and the first center to open is Awater, which opened to full occupancy.

VII. COMMISSIONER'S COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

Executive Director Vazquez introduced Blanca Salinas, the new Human Resources Manager & Clerk of the Board.



Vice-Chair Osorio requests an update on the Tiny Homes projects, the Migrant broadband projects, and the apartment complex acquisition at the next Board meeting.

Commissioner Dylina would like to revisit the Authority's Communications Policy, increase community engagement, as well as the whiteboard sessions. Commissioner Scorby recommended that an ad-hoc committee be established to review these items, and that committee can meet after the regularly scheduled Board meeting to facilitate the meetings. Chairperson Walsh also suggested that an update be provided when the Authority shares information with Community/County partners, so the Board is aware.

VIII. ADJOURN TO CLOSED SESSION: CLOSED SESSION ITEM(S)

None

IX. RECONVENE TO OPEN SESSION: CLOSED SESSION REPORT OF ACTION

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 12:47 PM.

(M/S/C): Commissioner Dylina/Commissioner Scorby/Motion Passed Unanimously

Chairperson Signature

Date: May 21, 2025

Secretary Signature

Date: May 21, 2025



Aged Receivables Report for 04/30/2025 - As of 05/12/2025

Property	0 - 30 days	31-60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	2,869.00	3,159.00	3,259.00	9,789.94	19,076.94	19,076.94
ca023010 PH - Merced	2,545.99	1,865.00	78.00	-595.38	3,893.61	3,893.61
ca023013 PH - Merced Sr	919.00	153.35	0.00	-19.00	1,053.35	1,053.35
ca023021 PH - Acquisition	624.00	471.00	0.00	0.00	1,095.00	1,095.00
ca023023 PH - Acquisition	0.00	0.00	0.00	0.00	0.00	0.00
AMP 1 TOTALS	6,957.99	5,648.35	3,337.00	9,175.56	25,118.90	25,118.90
AMP 2						
CA023003 PH - Atwater - Cameo	362.00	17.00	0.00	-583.00	-204.00	-204.00
ca023006 PH - Livingston	1,782.00	871.00	1,466.25	-3,191.91	927.34	927.34
012a PH - Atwater	-65.82	22.00	0.00	0.00	-43.82	-43.82
012b PH - Winton	0.00	0.00	0.00	0.00	0.00	0.00
AMP 2 TOTALS	2,078.18	910.00	1,466.25	-3,774.91	679.52	679.52
AMP 3						
ca023002 PH - Los Banos	861.80	534.00	0.00	0.00	1,395.80	1,395.80
ca023004 PH - Los Banos - Abby, B, C & D	57.00	78.00	0.00	-1,390.00	-1,255.00	-1,255.00
ca023005 PH - Dos Palos - West Globe	207.50	201.00	201.00	501.00	1,110.50	1,110.50
ca023011 PH - Los Banos - J & K St	709.88	863.00	175.00	-1,465.00	282.88	282.88
012c PH - Dos Palos - Alleyne	390.98	390.00	390.00	30.00	1,200.98	1,200.98
012d PH - Dos Palos - Globe	0.00	0.00	0.00	-429.00	-429.00	-429.00
AMP 3 TOTALS	2,227.16	2,066.00	766.00	-2,753.00	2,306.16	2,306.16
AMP 4						
ca023024 PH 1st Street	0.00	0.00	0.00	0.00	0.00	0.00
AMP 4 TOTALS	0.00	0.00	0.00	0.00	0.00	0.00
VALLEY VIEW						
atw Atwater Elderly	0.00	0.00	0.00	0.00	0.00	0.00
dp Dos Palos Elderly	0.00	0.00	0.00	0.00	0.00	0.00
mid Midway	0.00	0.00	0.00	0.00	0.00	0.00
pbc - atw	916.00	328.00	278.00	-49.00	1,473.00	1,473.00
pbc - dp	0.00	0.00	0.00	0.00	0.00	0.00
pbc - mid	448.00	202.00	202.00	5,184.81	6,036.81	6,036.81
VALLEY VIEW TOTALS	1,364.00	530.00	480.00	5,135.81	7,509.81	7,509.81
FELIX TORRES YEAR ROUND						
ft.yr Felix Torres Year Round Center	2,794.00	675.00	675.00	1,822.00	5,966.00	5,966.00
FELIX TORRES YEAR ROUND TOTALS	2,794.00	675.00	675.00	1,822.00	5,966.00	5,966.00
HOUSING AUTHORITY TOTALS	15,421.33	9,829.35	6,724.25	9,605.46	41,580.39	41,580.39

Housing Authority of the County of Merced

Financial Statement - AMP 1 (.fs-amp1)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	447,276	387,627	59,648	15	775,255
TOTAL GRANT INCOME (2)	329,717	355,419	-25,702	-7	710,838
TOTAL INCOME	776,993	743,046	33,946	5	1,486,093
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	282,897	218,466	-64,430	-29	436,933
TOTAL TENANT SERVICES EXPENSES (7)	2,970	800	-2,170	-271	1,600
TOTAL UTILITY EXPENSES (8)	118,352	126,125	7,773	6	252,250
TOTAL MAINTENACE EXPENSES (9,10,11)	198,600	215,180	16,580	8	430,360
TOTAL GENERAL EXPENSES (12)	84,927	78,873	-6,055	-8	157,745
TOTAL HOUSING ASSISTANCE PAYMENTS	3,162	4,000	838	21	8,000
TOTAL FINANCING EXPENSES	20,000	20,000	0	0	40,000
TOTAL NON-OPERATING ITEMS (13)	69	18,858	18,789	100	37,716
TOTAL EXPENSES	710,978	682,302	-28,676	-4	1,364,604
NET INCOME	66,015	60,744	5,271	9	121,489

- (1) Tenant Rent +\$ 60K (Rents +\$ 54K, Other Tenant Inc. +\$ 6K)
- (2) Grant Subsidy -\$ 26K
- (3) Admin - Salary & Benefits +\$ 9K
- (4) Legal -\$ 4K
- (5) Other Admin -\$ 31K (Mgt Fees -\$ 10K, Consultants -\$ 19K, Audit/IT Conculstanst -\$ 2K)
- (6) Misc Admin. -\$38K (Temp Admin Labor -\$ 32K, Postage -\$ 4K, Tele/Answering Service -\$2K)
- (7) Tenant Services Exp. -\$ 2K - (Tenant Relocation Exp.)
- (8) Utilities +\$ 8K (Sewer & Water)
- (9) Maint. Salary & Benefits +\$ 14K (Sal +\$ 6K, Benefits +\$ 14K, on-call service -\$4K, Vehicle Gas -\$2K)
- (10) Maint. Costs Supplies -\$ 8K (Supply Maint./Repairs +\$ 7K, Appliances -\$ 3K, Plumbing -\$ 11K, Janitorial -\$1 K)
- (11) Contract Costs +\$ 10K (HVAC +\$3K, Landscaping +\$ 7K, Plumbing +\$ 3K, Janitorial -\$ 2K, Veh Rep +\$ 3K, Carpet/Flr +\$6K, Bld Rep -\$ 3K, Alarm -\$7K)
- (12) Gen Exp. - Pymts in Lieu -\$ 6 (Higher Rents collected)
- (13) Non-Operating Exp. +\$ 19K - Lower Depre. Exp.

Housing Authority of the County of Merced

Financial Statement - AMP 2 (.fs-amp2)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	307,520	333,583	-26,063	-8	667,166
TOTAL GRANT INCOME (2)	244,124	247,586	-3,462	-1	495,173
TOTAL INCOME	551,644	581,169	-29,525	-5	1,162,339
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5)	194,356	173,612	-20,744	-12	347,224
TOTAL TENANT SERVICES EXPENSES	142	50	-92	-184	100
TOTAL UTILITY EXPENSES (6)	111,347	106,332	-5,016	-5	212,663
TOTAL MAINTENACE EXPENSES (7,8,9)	157,295	163,518	6,222	4	327,035
TOTAL GENERAL EXPENSES (10)	56,520	58,602	2,083	4	117,204
TOTAL HOUSING ASSISTANCE PAYMENTS	2,003	1,375	-628	-46	2,750
TOTAL FINANCING EXPENSES	10,000	10,000	0	0	20,000
TOTAL NON-OPERATING ITEMS	257	125	-132	-106	250
TOTAL EXPENSES	531,921	513,613	-18,307	-4	1,027,226
NET INCOME	19,724	67,557	-47,832	-71	135,113

- (1) Tenant Rents -\$ 32K (Other Tenant Inc +\$ 4K)
- (2) HUD PHA Subsidy -\$ 3K
- (3) Other Admin Exp -\$10K (Management Fees -\$ 7K, Consultants/ITConcultants -\$ 3K)
- (4) Admin - Salary & Benefits +\$ 12K, Legal -\$ 2K
- (5) Misc. Admin -\$ 21K, (Temp Labor -\$ 18K, Answering Service -\$3K)
- (6) Utilities -\$ 5K (Water/Sewer -\$ 10K, Elect. & Gas +\$ 9K, Garbage -\$ 4K)
- (7) Maint. Salary & Benefits Exp. +\$ 22K (Salary +\$20, Benefits +\$ 2K)
- (8) Material Exp. -\$ 8K - (Janitorial/Repairs +\$ 2K, Plumbing -\$ 10K)
- (9) Contract Costs -\$ 8K, (Landscaping -\$ 3K, Repairs & Flooring +\$ 7K, Janitorial + \$ 2K, Plum -\$ 16K, Inspections +\$2K)
- (10) General Exp +\$ 2K (Payment in Lieu)

Housing Authority of the County of Merced

Financial Statement - AMP 3 (.fs-amp3)

Budget Comparison

Period = Oct 2024 - Mar 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	359,586	299,330	60,256	20	598,660
TOTAL GRANT INCOME (2)	256,211	252,993	3,218	1	505,986
TOTAL INCOME	615,797	552,323	63,474	11	1,104,646
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	182,032	178,188	-3,843	-2	356,377
TOTAL TENANT SERVICES EXPENSES	616	875	259	30	1,750
TOTAL UTILITY EXPENSES (7)	94,488	95,932	1,444	2	191,864
TOTAL MAINTENACE EXPENSES (8,9,10)	102,899	176,593	73,694	42	353,187
TOTAL GENERAL EXPENSES (11)	65,231	63,119	-2,111	-3	126,238
TOTAL HOUSING ASSISTANCE PAYMENTS	2,467	3,750	1,283	34	7,500
TOTAL FINANCING EXPENSES	8,750	8,750	0	0	17,500
TOTAL NON-OPERATING ITEMS	268	0	-268	N/A	0
TOTAL EXPENSES	456,750	527,207	70,458	13	1,054,415
NET INCOME	159,047	25,116	133,932	533	50,231

(1) Tenant Rent +\$ 57K, Other Tenant Income +\$ 3K

(2) Grant Subsidy +\$ 3K

(3) Salaries +\$ 27K & Benefits +\$ 5K

(4) Legal -\$ 1K

(5) Other Admin -\$ 7K (Consultants -\$ 2K, Mgt Fee - \$5K)

(6) Misc. Admin -\$ 28K (Temp Labor -\$ 22K, Postage -\$ 1K, Internet/Tele - \$ 5K)

(7) Utility Exp. +\$ 1K (Water +\$ 3K, Garbage -\$ 2K)

(8) Maintenance Salary & Benefit +\$ 20K (Salary Exp +\$ 21K, Benefits -\$ 1K)

(9) Supplies Maintenance +\$ 23K - (Maint/Repairs +\$ 12K, Appliance/Elect +\$ 6K, Plum/Grounds/Decorating +\$ 5K)

(10) Contract Costs +\$ 31K, (Rep/Paint +\$ 7K, Landscape +\$ 8K, HVAC +\$ 7K, Equip Rental +\$ 5K, Inspec +\$ 2K, Pest/Veh Maint +\$2)

(11) General Expense -\$ 2K (Payments in Lieu -\$ 3K, Workers Comp +\$ 1K)

Housing Authority of the County of Merced
Financial Statement - AMP4 - 1st Street, Merced (.fs-amp4)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	11,416	10,035	1,381	14	20,070
TOTAL GRANT INCOME (2)	10,695	12,622	-1,927	-15	25,244
TOTAL INCOME	22,111	22,657	-546	-2	45,314
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	7,082	7,404	321	4	14,807
TOTAL TENANT SERVICES EXPENSES	5	0	-5	N/A	0
TOTAL UTILITY EXPENSES	3,404	3,798	394	10	7,596
TOTAL MAINTENACE EXPENSES	3,891	4,150	259	6	8,299
TOTAL GENERAL EXPENSES	2,124	2,221	98	4	4,442
TOTAL HOUSING ASSISTANCE PAYMENTS	0	50	50	100	100
TOTAL FINANCING EXPENSES	550	550	0	0	1,100
TOTAL NON-OPERATING ITEMS	23,878	23,879	0	0	47,757
TOTAL EXPENSES	40,935	42,051	1,117	3	84,102
NET INCOME	-18,824	-19,394	571	-3	-38,788

(1) Rent Inc +\$ 1K

(2) Grant Inc -\$2K

Housing Authority of the County of Merced
Financial Statement - All HCV Properties with Sub (.fs-hcvs)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1)	13,476,385	13,226,486	249,899	2	6,613,243
TOTAL OTHER INCOME	168	750	-582	-78	375
TOTAL INCOME	13,476,553	13,227,236	249,317	2	6,613,618
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4,5)	803,219	972,132	168,913	17	486,066
TOTAL TENANT SERVICES EXPENSES	2,134	1,325	-809	-61	662
TOTAL UTILITY EXPENSES	886	132	-753	-569	66
TOTAL MAINTENACE EXPENSES (6)	26,880	8,525	-18,355	-215	12,151
TOTAL GENERAL EXPENSES	35,674	25,425	-10,249	-40	12,712
TOTAL HOUSING ASSISTANCE PAYMENTS (7,8,9,10)	12,356,912	11,930,468	-426,444	-4	5,944,997
TOTAL FINANCING EXPENSES	36,275	36,275	0	0	18,137
TOTAL NON-OPERATING ITEMS	-121	0	121	N/A	0
TOTAL EXPENSES	13,261,858	12,974,282	-287,576	-2	0
NET INCOME	214,695	252,955	-38,260	-15	0

- (1) HAP from HUD + \$ 250K (HAP Earned +\$ 237K, Admin +\$ 6K, Port in +\$ 7K)
- (2) Salaries +\$ 160K & Benefits Costs +\$ 5K
- (3) Legal Fees +\$ 3K
- (4) Other Adm Exp. +\$ 64K (Mgt Fee +\$ 31K, Bkpping fees +\$ 25K, Inspec +\$ 10K, Consultants +\$ 1K, Audit -\$ 5k, Training +\$ 2K)
- (5) Misc. Admin. Exp. -\$ 64K (Office Supplies +\$ 4K, Postage +\$ 5K, Other Misc +\$ 7K, Tele/Ans Serv -\$ 12K, Temp Labor -\$ 68K)
- (6) Lower Contract Costs -\$ 19K (Alarm -\$22K, Main Consultants/HVAC/Rep/Pain +\$3K)
- (7) Port Out Payments -\$ 89K (higher than budgeted)
- (8) Higher HAP issued -\$ 308K
- (9) Escrow Contributions Higher -\$ 20K
- (10) Tenant Utility Pmts -\$ 9K

Housing Authority of the County of Merced

Financial Statement - Central Office Cost Center (cocc)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL OTHER INCOME (1,2,3)	665,197	632,442	32,755	5	1,264,884
TOTAL INCOME	665,197	632,442	32,755	5	1,264,884
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4,5,6,7)	614,406	601,541	-12,865	-2	1,203,082
TOTAL TENANT SERVICES EXPENSES	3,001	750	-2,251	-300	1,500
TOTAL UTILITY EXPENSES (8)	24,946	24,125	-821	-3	48,250
TOTAL MAINTENACE EXPENSES (9)	36,873	23,850	-13,023	-55	47,700
TOTAL GENERAL EXPENSES (10)	28,911	19,000	-9,911	-52	38,000
TOTAL FINANCING EXPENSES	37,500	37,500	0	0	75,000
TOTAL NON-OPERATING ITEMS	1,677	4,250	2,573	61	8,500
TOTAL EXPENSES	747,313	711,016	-36,298	-5	1,422,032
NET INCOME	-82,117	-78,574	-3,543	5	-157,148

- (1) Other Income +\$ 33K (Mgmt. Fees +\$ 15K, Misc. Inc. +\$ 18K)
- (2) Asset Mgt Fee booked as budgeted (As Budgeted +\$ 25K)
- (3) Admin Fee to be booked as Cap Projects funding allows (fund drawn +\$ 134K)
- (4) Admin Salary +\$ 33K & Benefits Higher -\$ 19K
- (5) Legal Fees +\$ 8K
- (6) Admin Other Exp +\$ 4K (Training/travel +\$ 8K, Consultants +\$ 1K, IT Consultants + \$ 3K, Audit -\$ 8K)
- (7) Misc. Admin. Exp. -\$ 38K (Memb -\$ 2K, Postage +\$2K, Temp Labor -\$ 42K, Software/Off Equip +\$ 4K)
- (8) Utilities -\$ 1K - (Water +\$ 1K, Gas -\$ 2K)
- (9) Contract -\$ 12K (Paint/Elect -\$ 4K, Alarm Monitoring -\$ 14K, Landscape/Janitorial/Plumb/Equip Rent +\$ 6K)
- (10) General Exp. - \$ 10K (W/C higher to rate reclassification from Ins Co.)

Housing Authority of the County of Merced

Financial Statement - Langdon Villas (langdon)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME	39,765	37,214	2,551	7	74,428
TOTAL OTHER INCOME (1,2)	294,728	257,328	37,401	15	514,655
TOTAL INCOME	334,493	294,542	39,952	14	589,083
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3)	40,658	42,104	1,446	3	84,207
TOTAL UTILITY EXPENSES	74	321	247	77	643
TOTAL MAINTENACE EXPENSES (4)	18,805	5,840	-12,965	-222	11,680
TOTAL GENERAL EXPENSES	12,280	11,447	-833	-7	22,895
TOTAL FINANCING EXPENSES	76,500	76,500	0	0	153,000
TOTAL NON-OPERATING ITEMS	1,719	1,719	0	0	3,438
TOTAL EXPENSES	150,036	137,932	-12,105	-9	275,864
NET INCOME	184,457	156,610	27,847	18	313,220

(1) Tenant Inc +\$40K (Rental Inc +\$ 2K, Other Inc +\$ 37K)

(2) Management Fee +\$ 20K

(3) Admin +\$ 1K (Salary/Benefits +\$ 1K, Misc Adm/Consultants -\$ 1K, Legal +\$ 1K)

(4) Contract Cotst -13K, (Alarm -\$ 17K, Landscaping/HVAC +\$ 4K)

Housing Authority of the County of Merced
Financial Statement - Obanion Learning Center (obanion)

Budget Comparison

Period = Oct 2024 - March 2025

Housing Authority of the County of Merced	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	91,656	108,979	-17,323	-16	217,958
TOTAL INCOME	91,656	108,979	-17,323	-16	217,958
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	10,482	11,142	660	6	22,283
TOTAL TENANT SERVICES EXPENSES	1,100	0	-1,100	N/A	0
TOTAL UTILITY EXPENSES (2)	41,807	47,516	5,709	12	95,032
TOTAL MAINTENACE EXPENSES (3)	15,911	16,801	890	5	33,603
TOTAL GENERAL EXPENSES	3,422	3,013	-409	-14	6,026
TOTAL NON-OPERATING ITEMS	28,018	27,704	-314	-1	55,408
TOTAL EXPENSES	100,740	106,176	5,436	5	212,352
NET INCOME	-9,084	2,803	-11,887	-424	5,606

(1) Tenant Rents -\$ 17K (Rent Inc -\$ 12K, Tenant Utilities -\$ 5K)

(2) Utilities (Garbage +\$ 3K, Elec/Water/Sewer +\$ 3K)

(3) Maintenance - Contract -\$ 1K (Landscaping +\$ 3K, Alarm/Pest control -\$ 5K, Elec/Janitorial/FL Covering +\$ 3K)

Housing Authority of the County of Merced

Financial Statement - Property = .fs-vv sub-dp sub-mid sub-atw

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	436,742	327,517	109,225	33	655,033
TOTAL GRANT INCOME (2)	321,655	316,245	5,410	2	632,489
TOTAL INCOME	758,397	643,761	114,636	18	1,287,522
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4)	57,335	84,236	26,901	32	168,471
TOTAL UTILITY EXPENSES (5)	58,412	60,982	2,570	4	121,963
TOTAL MAINTENACE EXPENSES (6,7,8)	103,830	79,568	-24,262	-30	159,137
TOTAL GENERAL EXPENSES	20,897	22,055	1,158	5	44,110
TOTAL HOUSING ASSISTANCE PAYMENTS (9)	323,738	316,870	-6,868	-2	633,739
TOTAL FINANCING EXPENSES	34,250	34,250	0	0	68,500
TOTAL NON-OPERATING ITEMS	7,794	7,779	-15	0	15,558
TOTAL EXPENSES	606,254	605,739	-516	0	1,211,478
NET INCOME	152,142	38,022	114,120	300	76,044

(1) Tenant Assistance Pmts +\$ 109K

(2) Grant Inc +\$ 5k

(3) Salaries - Vacant staff positions +\$ 20K, Lower Benefit costs +\$ 3K

(4) Legal Exp Lower +\$ 8K, Mgt Fee -\$3K

(5) Utility +\$ 3K (Elect/Gas +\$ 3K, Water/Sewer +\$ 4K, Garbage -\$ 4K)

(6) Maint. Salary +\$ 7K, Benefits -\$ 1K

(7) Supplies costs +\$ 5K (Maint/Repairs +\$ 3K, Appliance/Decorting/Grounds +\$ 2K)

(8) Contract Costs -\$ 36K (Alarm -\$32k, HVAC -\$ 8K, Plumb/Consultants/Build Rep +\$ 4K)

(9) Housing Assis -\$ 7 (Payments -\$ 6k, FSS Contrib -\$ 1K)

Housing Authority of the County of Merced

Financial Statement - Felix Torres Year Round (.fs-fty)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	299,475	312,266	-12,791	-4	624,531
TOTAL INCOME	299,475	312,266	-12,791	-4	624,531
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	31,760	58,539	26,779	46	117,079
TOTAL TENANT SERVICES EXPENSES	371	0	-371	N/A	0
TOTAL UTILITY EXPENSES	45,649	48,725	3,075	6	97,450
TOTAL MAINTENACE EXPENSES (3,4)	74,045	48,710	-25,335	-52	97,420
TOTAL GENERAL EXPENSES (5)	18,865	21,919	3,054	14	43,838
TOTAL FINANCING EXPENSES	10,000	10,000	0	0	20,000
TOTAL NON-OPERATING ITEMS	97,735	97,736	0	0	195,471
TOTAL EXPENSES	278,427	285,629	7,201	3	571,258
NET INCOME	21,048	26,637	-5,589	-21	53,273

(1) Tenant income -\$ 9K (Tenant Rent +\$ 23K, Rental Assistance -\$ 38K, Misc Inc. +\$ 2K)

(2) Total Admin +\$ 24K (Salary +\$ 14K, Benefits +\$ 7K, Audit/Consults +\$ 2K, Mis Adm +\$ 1K)

(3) Maint. Salary -\$ 9K, Benefits +\$ 6K

(4) Contract -\$ 20K (combination of Flr Covering, Carpet Cleaning, Alarm Monitoring, Consultant and Other costs)

(5) General Exp. +\$ 3K (W/C Exp.)

Housing Authority of the County of Merced

Financial Stmt - Migrant (.fs-mig)

Budget Comparison

Period = Oct 2024 - March 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
INCOME	1,325,752	1,467,449	141,698	79	1,956,599
TOTAL INCOME (1)	1,325,752	1,467,449	141,698	79	1,956,599
EXPENSES					
Total - Center Personnel (2)	471,005	573,982	102,977	18	765,309
Total - Operating Expenses (3)	591,249	606,666	15,417	3	808,888
Total - Maintenance Expenses (4)	17,294	43,950	26,656	61	58,600
Total - Contractor Administration (5)	133,402	130,050	-3,352	-3	173,400
Total - Debt Service and Replacement	112,802	112,802	0	0	150,402
TOTAL	1,325,752	1,467,449	141,698	79	1,956,599

(1) Zero budget, offset to variance in expenses -\$ 142K

(2) Salaries +\$ 23K, Benefits +\$ 80K

(3) Higher utilities - Net diff. +\$ 15k, (Utilities -\$72k, Communications +\$ 103K, Major Equip. -\$ 7K, Prop/Liab Ins -\$ 3K, Sewer&Water/Veh Rep/Off Supplies -\$6K)

(4) General expenses +\$27K, (Elec/Plumb/Paint +\$ 17K, Lumb/Materials +\$ 8K, Ground Maint +\$ 2K)

(5) Audit -\$ 3K

HCV Program Counts

[illegible]

Total Number of Public Housing Units: 421
 Number of Occupied Units: 415
 Number of Vacant Units: 6

Unit ID	Prospective Resident	Move - In Date	Security Deposit Amount
127	Yes	pending unit turnover	\$300.00
346	Yes	pending unit turnover	\$500.00
129	Yes	pending unit turnover	\$500.00
1210	Yes	pending unit turnover	\$500.00
268	Yes	pending unit turnover	\$500.00
362	Yes	pending unit turnover	\$500.00

Indicators

Sub-Indicator #1	Performance Scoring	Nov	Dec	Jan	Feb	March	April
Lease Up Days		1955	181	250	250	196	532
Average Lease Up Days		32.05	13.92	13.89	13.89	15.08	16.63
Make Ready Time		1221	348	418	418	299	721
Average Make Ready Days		20.02	26.77	23.22	23.22	23	22.53
Down Days		3879	327	413	413	315	1015
Average Down Days		63.59	25.15	22.94	22.94	24.23	31.72
Total # Vacant Units Turned		61	13	18	18	13	32
Total # Turn Around Days		7055	856	1081	1081	810	2268
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	115	65	60	60	62	70

These indicators measure the annual average amount of time it takes a PHA to turn around its vacant units.

Lease Up Days means for each "turned" unit in the immediate fiscal year, the days from the date maintenance gives the keys back to management for rental to the effective date of the lease

Make Ready Time means for each unit "turned" in the immediate fiscal year, the days from the date maintenance

receives the keys to the date maintenance turns the unit back to management for rental

Down Days means for each unit "turned" in the immediate fiscal year, the days from the date the unit was discovered to be vacant or the date the lease expired,

Total # Vacant Units Turned means the number of units that completed the turnaround cycle which consists of down, make ready and lease up time during

Total # Turn Around Days means total number of days from the day the lease expired (or when the unit was discovered vacant) to the effective date of the new lease

STAFF REPORT

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

FROM: Blanca Salinas, HR Manager/Clerk of the Board

DATE: March 31, 2025

SUBJECT: Housing Authority of the County of Merced Departmental Update

Clerk of the Board

The vacancy for the position of Resident Commissioner – Public Housing remains. Public Housing staff continue to search for interested candidates.

Human Resources

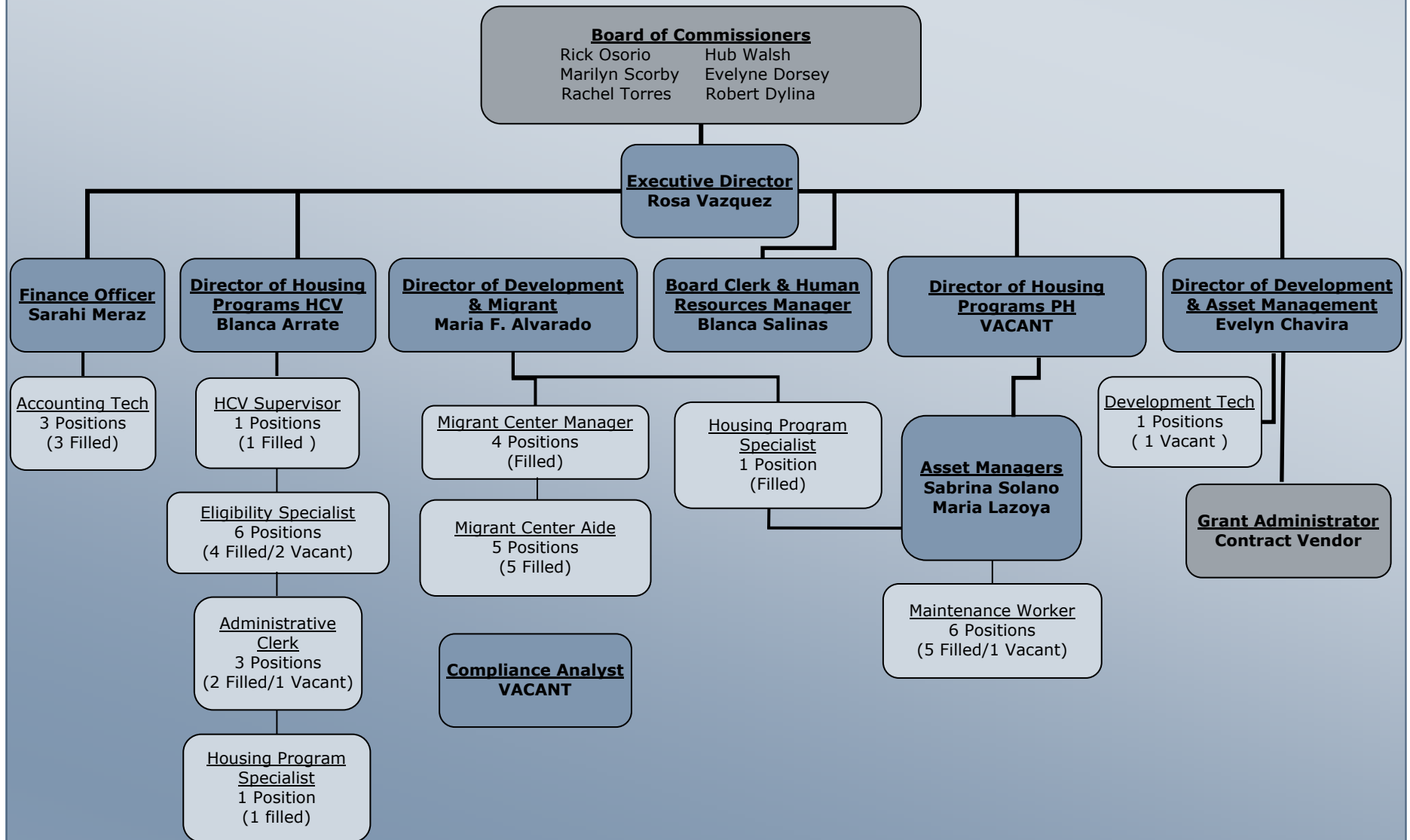
The Authority currently has Six (6) vacant positions. Of those positions, one (1) is a management position; Director of Housing Programs (1).

The remaining five (5) are represented positions; Eligibility Specialist (2), Administrative Clerk (1), Maintenance Worker (1), and Development Tech (1).

The Authority filled the positions of Housing Program Specialist, and Clerk of the Board & HR Manager from the candidates that were interviewed last month. Interviews were also held for, Eligibility Specialist, Administrative Clerk II, and Director of Housing Programs but no offers were extended to those candidates.

The represented positions' vacancy rate is now at 12.5% reflecting a 6.85% decrease from last month.

Housing Authority of the County of Merced



EXECUTIVE REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: May 21, 2025

SUBJECT: Proposed FY26 Cuts to Section 8

Executive Director Report

On May 2, 2025 a letter was sent to the Chair Committees on Appropriations with recommendations on discretionary funding levels for the Fiscal Year 2026.

"The recommended funding levels result from a rigorous, line-by-line review of FY 2025 spending, which was found to be laden with spending contrary to the needs of ordinary working Americans and tilted toward funding niche non-governmental organizations and institutions of higher education committed to radical gender and climate ideologies antithetical to the American way of life."

Among the cuts being proposed Section 8 faces \$26.7B cut under this proposal. Under the proposal, the Department of Housing and urban Development (HUD) would significantly scale back funding from the Housing Choice Voucher (HCV) program. This includes State Rental Assistance Black Grant (Tenant -Based Rental Assistance, Public Housing, Project-Based Rental Assistance, Housing for the Elderly and Housing for Persons with Disabilities.

The Budget empowers States by transforming the current Federal dysfunctional rental assistance programs into a State-based formula grant which would allow States to design their own rental assistance programs based on their unique needs and preferences.

The Budget would also newly institute a two-year cap on rental assistance for able bodied adults

, and would ensure a majority of rental assistance funding through States would go to the elderly and disabled.

A State-based formula program would also lead to significant terminations of Federal regulations.

In combination with efforts related to opening up Federal lands, this model would incentivize States and the private sector to provide affordable housing.

This proposal would encourage States to provide funding to share in the responsibility to ensure that similar levels of recipients can benefit from the block grant.

The Budget includes \$25 million in housing grants for youth aging out of foster care. NOTE: the time limit for participates on this program is 36 months.

More information will follow as it becomes available.

STAFF REPORT

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

FROM: Maria Alvarado, Director of Development

DATE: May 21, 2025

SUBJECT: Housing Authority of the County of Merced Departmental Update

Development

The Authority's developer, Service First of Northern California, has made immense progress with the small homes project. Each home is 500 square feet each.

At the F Street site, the foundation forms are in place, plumbing will be installed, and foundations are to be poured soon after.







The D Street site is further along in the process and now has the framing for all of the units, trussing for several, and will be ready for roofing and sheetrock soon after.









Farm Labor Year-Round & Migrant Seasonal Housing

Felix Torres Year-Round Housing consists of fifty (50) year-round units.

- 48 Leased Units
- 2 Vacant Units

Joe Serna Year-Round Housing consists of ten (10) year-round units.

- 4 Leased Units
- 6 Vacant Units

Migrant (Seasonal) Housing

Atwater Migrant

Seasonal Housing consists of fifty-nine (59) family units & two (2) staff units.

- Atwater Migrant Center began the regular season on April 15, 2025, at full occupancy.

Los Banos Migrant

Seasonal Housing consists of forty-eight (48) units & one (1) staff unit.

- Los Banos Center began the regular season on May 14, 2025, at full occupancy.

Merced Migrant

Seasonal Housing consists of forty-nine (49) units & two (2) staff units.

- Merced Migrant Center began the regular season on May 20, 2025, at full occupancy.

Planada Migrant

Seasonal Housing consists of seventy-one (71) units & two (2) staff units.

- Planada Center will begin the regular season on May 22, 2025.