

AGENDA

BOARD OF COMMISSIONERS

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, July 16, 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
Evelyn 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. PUBLIC HEARING

1. Public Housing Agency Annual Plan

IV. AGENCY OR COMMISSIONER REVISIONS TO AGENDA

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



V. CONSENT CALENDAR

1. Meeting Minutes June 18, 2025, Regular Meeting
2. Rent Delinquency Report June 2025
3. Financial Reports for June 2025
4. Public Housing Occupancy/Vacancy Report for June 2025
5. HCV Program Counts June 2025
6. Human Resources & Board Clerk Report

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

VI. REGULAR CALENDAR

1. Resolution Item(s):

- a. **Resolution No. 2025-09:** Approving the PHA Five (5) Year and Annual Plan Fiscal Year 2025 for submission to the Department of Housing & Urban Development.

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

- b. **Resolution No. 2025-10:** Approving the revisions to the Public Housing Admissions and Continued Occupancy Policy (ACOP).

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

- c. **Resolution No. 2025-11:** Approving the revisions to the Housing Choice Voucher Program Administrative Plan.

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

- d. **Resolution No. 2025-12:** Approving the Operational Budget for Fiscal Year 2025-2026.

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

2. Action Item(s):

None

VII. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Staff Report: SEMAP Update
2. Staff Report: Emergency Housing Vouchers

VIII. COMMISSIONERS' COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

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

None



- X. RECONVENE TO OPEN SESSION: CLOSED SESSION REPORT OF ACTIONS
- XI. ADJOURNMENT



MINUTES
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, June 18, 2025
12:00 p.m.

- I. The meeting was called to order by Vice Chairperson Osorio at 12:09 p.m. and the Secretary was instructed to call the roll.

Commissioners Present:

Rick Osorio, Vice Chairperson
Evelyn Dorsey
Marilyn Scorby
Rachel Torres

Commissioners Absent:

Hub Walsh, Chairperson
Robert Dylina

Vice Chairperson Osorio declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
Tom Lewis, Legal Counsel
Sarahi Meraz, Finance Officer
Blanca Arrate, Director of Housing Programs
Evelyn Chavira, Director of Procurement
Maria Alvarado, Director of Development

Others Present:

Tony Carvalho, LCW Legal Counsel
Nathan , LITHC Development Group LLC

II. PUBLIC COMMENT

Tony Carvalho introduced himself as LCW Legal Counsel for the Authority, and stated that he was present to answer any legal questions or concerns regarding the Assembly Bill 2561 presentation.

III. AGENCY OR COMMISSIONER REVISION TO AGENDA

None

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

IV. CONSENT CALENDAR

1. Meeting Minutes May 21, 2025, Regular Meeting



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

2. Rent Delinquency Report June 2025

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

3. Financial Reports for May 2025

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

4. Public Housing Occupancy/Vacancy Report for May 2025

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

5. HCV Program Counts May 2025

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

6. Human Resources & Board Clerk Report

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

V. REGULAR CALENDAR

1. Resolution Item(s):

None

2. Action Item(s):

None

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. A public hearing presentation was given by Human Resource Manager & Clerk of the Board Blanca Salinas regarding Assembly Bill 2561. Background on the bill was provided as well as current staffing vacancy information, recruitment efforts, new changes to recruitment, staff with longevity, and a brief description of the benefit package the Authority offers.
2. Nathan from LIHTC Development Group LLC did a presentation on the Rental Assistance Demonstration (RAD). An overview of Public Housing Repositioning was provided as well as the Conversion Analysis done for the Housing Authority of the County of Merced, what the Authority's conversion program options are, the RAD process and requirements, and a proposed conversion flow and financing plan.
3. Director of Procurement Chavira informed the board that the Authority has completed the rebuilding project for the four (4) fire units in the city of Dos Palos. The Authority has been awarded the 2025 Capital fund and has submitted the 53012 form, and is now waiting for HUD to continue the process and the funds to become available, to commence obligating



contracts for Public Housing. The Authority issued a Quote for Solicitation for an environmental review, which is required for CDBG-DR grant application for two (2) Migrant Centers. Quotes are due June 26, 2025 and will be reviewed and awarded in accordance with the Procurement Policy.

4. Executive Director Vazquez presented to the board the Authority's Five Year and Annual PHA Plan for review to be approved in the July meeting, as well as the Authority's operating budget for FY 25-26. A summary of changes to the Authority's ACOP and Administrative Plan was also provided for review and approval. These changes reflect compliance with HUD 24 CFR Language, HOTMA, and current practices. Executive Director Vazquez also shared with the board a letter received from Senator Alex Padilla, this letter was received as correspondence to Vazquez's letter of concerns regarding perserving the funding for the rental assistance programs.

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

Vice chair Osorio requested that the board be invited to and attend the Employee Appreciation Event for Housing Authority of Merced County staff. He also requested that a letter be given to those holding a longevity status with the Authority thanking them for their service on behalf of the board.

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 1:39 pm.

Chairperson Signature

Date: July 16, 2025

Secretary Signature

Date: July 16, 2025



Aged Receivables Report for 06/30/2025 - As of 07/07/2025

Property	0 - 30 days	31-60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	3,813.00	3,682.94	2,108.00	8,871.31	18,475.25	18,475.25
ca023010 PH - Merced	2.00	-	-	(595.38)	(593.38)	(593.38)
ca023013 PH - Merced Sr	189.00	-	-	(19.00)	170.00	170.00
ca023021 PH - Acquisition	-	-	-	-	-	-
ca023023 PH - Acquisition	-	-	-	-	-	-
AMP 1 TOTALS	4,004.00	3,682.94	2,108.00	8,256.93	18,051.87	18,051.87
AMP 2						
CA023003 PH - Atwater - Cameo	-	-	-	(583.00)	(583.00)	(583.00)
ca023006 PH - Livingston	4,112.00	3,480.00	4,038.00	(1,695.91)	9,934.09	9,934.09
012a PH - Atwater	1,793.00	(481.00)	(215.00)	(1,724.00)	(627.00)	(627.00)
012b PH - Winton	-	-	-	-	-	-
AMP 2 TOTALS	5,905.00	2,999.00	3,823.00	(4,002.91)	8,724.09	8,724.09
AMP 3						
ca023002 PH - Los Banos	756.80	534.00	-	-	1,290.80	1,290.80
ca023004 PH - Los Banos - Abby, B, C & D	(1,866.00)	(623.00)	(333.81)	(816.00)	(3,638.81)	(3,638.81)
ca023005 PH - Dos Palos - West Globe	261.00	364.00	364.00	1,049.50	2,038.50	2,038.50
ca023011 PH - Los Banos - J & K St	744.00	744.00	(100.12)	(980.00)	407.88	407.88
012c PH - Dos Palos - Alleyne	1,778.00	563.00	953.00	1,370.00	4,664.00	4,664.00
012d PH - Dos Palos - Globe	-	-	-	(353.00)	(353.00)	(353.00)
AMP 3 TOTALS	1,673.80	1,582.00	883.07	270.50	4,409.37	4,409.37
AMP 4						
ca023024 PH 1st Street	-	-	-	-	-	-
AMP 4 TOTALS	-	-	-	-	-	-
VALLEY VIEW						
atw Atwater Elderly	-	-	-	-	-	-
dp Dos Palos Elderly	-	-	-	-	-	-
mid Midway	-	-	-	-	-	-
pbc - atw	916.00	324.00	274.00	(45.00)	1,469.00	1,469.00
pbc - dp	67.00	-	-	-	67.00	67.00
pbc - mid	(145.00)	(380.00)	(511.00)	(1,659.00)	(2,695.00)	(2,695.00)
VALLEY VIEW TOTALS	838.00	(56.00)	(237.00)	(1,704.00)	(1,159.00)	(1,159.00)
FELIX TORRES YEAR ROUND						
ft.yr Felix Torres Year Round Center	17.00	(55.00)	-	347.00	309.00	309.00
FELIX TORRES YEAR ROUND TOTALS	17.00	(55.00)	-	347.00	309.00	309.00
HOUSING AUTHORITY TOTALS	12,437.80	8,152.94	6,577.07	3,167.52	30,335.33	30,335.33

Housing Authority of the County of Merced

Financial Statement - AMP 1 (.fs-amp1)

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	608,169	516,837	91,332	18	775,255
TOTAL GRANT INCOME (2)	442,057	473,892	-31,835	-7	710,838
TOTAL INCOME	1,050,226	990,729	59,497	6	1,486,093
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	372,375	291,289	-81,087	-28	436,933
TOTAL TENANT SERVICES EXPENSES (7)	3,027	1,067	-1,960	-184	1,600
TOTAL UTILITY EXPENSES (8)	157,232	168,167	10,935	7	252,250
TOTAL MAINTENACE EXPENSES (9,10,11)	263,727	286,907	23,179	8	430,360
TOTAL GENERAL EXPENSES (12)	113,886	105,164	-8,723	-8	157,745
TOTAL HOUSING ASSISTANCE PAYMENTS	4,679	5,333	654	12	8,000
TOTAL FINANCING EXPENSES	26,667	26,667	0	0	40,000
TOTAL NON-OPERATING ITEMS (13)	1,290	25,144	23,854	95	37,716
TOTAL EXPENSES	942,883	909,736	-33,148	-4	1,364,604
NET INCOME	107,343	80,993	26,349	33	121,489

- (1) Tenant Rent +\$ 91K (Rents +\$ 79K, Other Tenant Inc. +\$ 12K)
- (2) Grant Subsidy -\$ 32K
- (3) Admin - Salary & Benefits +\$ 15K
- (4) Legal -\$ 5K
- (5) Other Admin -\$ 42K (Mgt Fees -\$ 13K, Consultants -\$ 27K, Audit/IT Conculanst -\$ 2K)
- (6) Misc Admin. -\$50K (Temp Admin Labor -\$44K, Postage -\$ 4K, Tele/Answering Service -\$4K, Office Supplies& Other Admin Exp +\$2K)
- (7) Tenant Services Exp. -\$ 2K - (Tenant Relocation Exp.)
- (8) Utilities +\$ 11K (Sewer & Water)
- (9) Maint. Salary & Benefits +\$ 21K (Sal +\$ 9K, Benefits +\$ 19K, on-call service -\$4K, Vehicle Gas -\$3K)
- (10) Maint. Costs Supplies +\$ 5K (Supply Maint./Repairs +\$ 15K, Plumbing -\$ 10K, Janitorial -\$ 2K, Decorating +\$2K)
- (11) Contract Costs -\$ 3K (Bld Rep -\$ 14K, Landscaping +\$ 6K, Plumbing +\$ 2K, Janitorial -\$ 2K, Veh Maint +\$ 3k, Carpet/Flr +\$ 7K, Alarm -\$ 7K, Elect +\$2K)
- (12) Gen Exp. - Pymts in Lieu -\$ 9 (Higher Rents collected)
- (13) Non-Operating Exp. +\$ 24K - Lower Depr. Exp.

Housing Authority of the County of Merced

Financial Statement - AMP 2 (.fs-amp2)

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	434,619	444,777	-10,158	-2	667,166
TOTAL GRANT INCOME (2)	331,695	330,115	1,579	0	495,173
TOTAL INCOME	766,313	774,893	-8,579	-1	1,162,339
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5)	254,651	231,482	-23,169	-10	347,224
TOTAL TENANT SERVICES EXPENSES	180	67	-113	-169	100
TOTAL UTILITY EXPENSES (6)	148,760	141,775	-6,985	-5	212,663
TOTAL MAINTENACE EXPENSES (7,8,9)	207,723	218,023	10,300	5	327,035
TOTAL GENERAL EXPENSES (10)	77,558	78,136	578	1	117,204
TOTAL HOUSING ASSISTANCE PAYMENTS	2,592	1,833	-759	-41	2,750
TOTAL FINANCING EXPENSES	13,333	13,333	0	0	20,000
TOTAL NON-OPERATING ITEMS	352	167	-186	-112	250
TOTAL EXPENSES	705,149	684,817	-20,332	-3	1,027,226
NET INCOME	61,164	90,076	-28,912	-32	135,113

(1) Tenant Rents -\$ 10K (Rental Income -\$20, Other Tenant Inc +\$ 10K)

(2) HUD PHA Subsidy +\$ 2K

(3) Other Admin Exp -\$13K (Management Fees -\$ 9K, Consultants/ITConsultants -\$ 4K)

(4) Admin - Salary & Benefits +\$ 19K, Legal -\$ 1K

(5) Misc. Admin -\$ 28K, (Temp Labor -\$ 25K, Answering Service -\$5K, Other Mics Admin +\$2K)

(6) Utilities -\$ 7K (Water/Sewer -\$ 12K, Elect. & Gas +\$ 13K, Garbage -\$ 8K)

(7) Maint. Salary & Benefits Exp. +\$ 29K (Salary +\$27, Benefits +\$ 2K)

(8) Material Exp. -\$ 1K (Janitorial/Repairs +\$5K, Plumbing -\$ 9K, Grounds/Appliance +\$ 3K)

(9) Contract Costs -\$ 18K, (Landscaping -\$ 8K, Repairs&Flooring +\$ 9K, Janitorial + \$ 1K, Plum -\$ 18K, Inspections +\$ 1K, Pest Cont. -\$ 3K)

(10) General Exp +\$ 1K (Payment in Lieu)

Housing Authority of the County of Merced

Financial Statement - AMP 3 (.fs-amp3)

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	501,458	399,107	102,351	26	598,660
TOTAL GRANT INCOME (2)	345,450	337,324	8,126	2	505,986
TOTAL INCOME	846,908	736,431	110,477	15	1,104,646
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	243,915	237,584	-6,330	-3	356,377
TOTAL TENANT SERVICES EXPENSES	800	1,167	367	31	1,750
TOTAL UTILITY EXPENSES (7)	121,914	127,909	5,996	5	191,864
TOTAL MAINTENACE EXPENSES (8,9,10)	148,249	235,458	87,209	37	353,187
TOTAL GENERAL EXPENSES (11)	89,359	84,159	-5,201	-6	126,238
TOTAL HOUSING ASSISTANCE PAYMENTS	3,879	5,000	1,121	22	7,500
TOTAL FINANCING EXPENSES	11,667	11,667	0	0	17,500
TOTAL NON-OPERATING ITEMS	366	0	-366	N/A	0
TOTAL EXPENSES	620,149	702,943	82,795	12	1,054,415
NET INCOME	226,759	33,487	193,271	577	50,231

- (1) Tenant Rent +\$ 96K, Other Tenant Income +\$ 6K
- (2) Grant Subsidy +\$ 8K
- (3) Salaries +\$ 36K & Benefits +\$ 7K
- (4) Legal -\$ 4K
- (5) Other Admin -\$ 9K (Consultants -\$ 3K, Mgt Fee - \$6K)
- (6) Misc. Admin -\$ 37K (Temp Labor -\$ 30K, Internet/Tele - \$ 6K, Membership Fee -\$ 1K)
- (7) Utility Exp. +\$ 6K (Water/Sewer +\$ 8K, Garb -\$ 2K)
- (8) Maintenance Salary & Benefit +\$ 28K (Salary Exp +\$ 27K, Benefits +\$ 2K, On-Call +\$ 1K, Vehicle Gas/Oil -\$ 2K)
- (9) Supplies Maintenance +\$ 32K - (Maint/Repairs +\$ 17K, Appliance/Elect +\$ 6K, Plum/Grounds/Decorating +\$ 9K)
- (10) Contract Costs +\$ 27K, (Rep/Paint +\$ 10K, Landscape +\$ 9K, HVAC +\$ 8K, Equip Rental +\$ 7K, Inspec +\$ 3K, Veh Maint +\$ 2K, Flooring -\$ 12K)
- (11) General Expense -\$ 5K (Payments in Lieu -\$ 7K, Workers Comp +\$ 2K)

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

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	16,989.93	13,380.00	3,609.93	26.98	20,070.00
TOTAL GRANT INCOME (2)	14,128.33	16,829.12	-2,700.79	-16.05	25,243.70
TOTAL INCOME	31,118.26	30,209.12	909.14	3.01	45,313.70
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	11,586	9,871	-1,715	-17	14,807
TOTAL TENANT SERVICES EXPENSES	7	0	-7	N/A	0
TOTAL UTILITY EXPENSES	4,539	5,064	526	10	7,596
TOTAL MAINTENACE EXPENSES	12,657	5,533	-7,125	-129	8,299
TOTAL GENERAL EXPENSES	2,601	2,961	360	12	4,442
TOTAL HOUSING ASSISTANCE PAYMENTS	0	67	67	100	100
TOTAL FINANCING EXPENSES	733	733	0	0	1,100
TOTAL NON-OPERATING ITEMS	31,838	31,838	0	0	47,757
TOTAL EXPENSES	63,961	56,068	-7,894	-14	84,102
NET INCOME	-32,842	-25,859	-6,985	27	-38,788

- (1) Tenant Inc +\$ 4K (Rental Income -\$ 1K, Other Tenant Inc +\$ 5K)
(2) Grant Inc -\$3K
(3) Main Exp - \$ 7K (landscaping - \$ 8K; Gen Main Exp/Material + \$ 1K)

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

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1)	18,303,210	17,635,315	667,895	4	26,452,972
TOTAL OTHER INCOME	311	1,000	-689	-69	1,500
TOTAL INCOME	18,303,521	17,636,315	667,206	4	26,454,472
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4,5)	1,060,944	1,296,175	235,232	18	1,944,263
TOTAL TENANT SERVICES EXPENSES	2,790	1,767	-1,023	-58	2,650
TOTAL UTILITY EXPENSES	1,205	177	-1,029	-582	265
TOTAL MAINTENACE EXPENSES (6)	27,078	11,367	-15,711	-138	17,050
TOTAL GENERAL EXPENSES (7)	48,271	33,899	-14,372	-42	50,849
TOTAL HOUSING ASSISTANCE PAYMENTS (8,9,10,11)	16,628,368	15,907,291	-721,077	-5	23,860,936
TOTAL FINANCING EXPENSES	48,367	48,367	0	0	72,550
TOTAL NON-OPERATING ITEMS	172	0	-172	N/A	0
TOTAL EXPENSES	17,817,195	17,299,042	-518,153	-3	25,948,563
NET INCOME	486,326	337,273	149,053	44	505,909

- (1) HAP from HUD + \$ 668K (HAP Earned +\$ 673K, Admin -\$ 2K, Port in -\$ 3K)
- (2) Adm Salaries + \$ 228K (Salaries +\$ 212K & Benefits Costs +\$ 16K)
- (3) Legal Fees +\$ 4K
- (4) Other Adm Exp. +\$ 79K (Mgt Fee +\$ 41K, Bkpping fees +\$ 34K, IT Consulting +\$ 3K, Training +\$ 1K)
- (5) Misc.Admin.Exp. -\$ 76K (Office Supplies +\$ 6K, Postage +\$ 7K, Other Misc +\$ 10K, Tele/Ans Serv -\$ 19K, Temp Lab -\$ 79K, Advertising -\$ 1K)
- (6) Lower Contract Costs -\$ 17K (Alarm -\$22K, Maint Consultants +\$4K, HVAC/Rep/Othe +\$1K)
- (7) Portout Adm Exp -\$ 13K, Worker's Comp -\$ 1K
- (8) Port Out Payments -\$ 140K (higher than budgeted)
- (9) Higher HAP issued -\$ 538K
- (10) Escrow Contributions Higher -\$ 30
- (11) Tenant Utility Pmts -\$ 14K

Housing Authority of the County of Merced

Financial Statement - Central Office Cost Center (cocc)

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL OTHER INCOME (1,2,3)	879,785	843,256	36,529	4	1,264,884
TOTAL INCOME	879,785	843,256	36,529	4	1,264,884
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4,5,6,7)	797,380	802,054	4,675	1	1,203,082
TOTAL TENANT SERVICES EXPENSES	3,925	1,000	-2,925	-292	1,500
TOTAL UTILITY EXPENSES (8)	32,917	32,167	-751	-2	48,250
TOTAL MAINTENACE EXPENSES (9,10)	52,063	31,800	-20,263	-64	47,700
TOTAL GENERAL EXPENSES (11)	37,513	25,333	-12,180	-48	38,000
TOTAL FINANCING EXPENSES	50,000	50,000	0	0	75,000
TOTAL NON-OPERATING ITEMS	3,235	5,667	2,431	43	8,500
TOTAL EXPENSES	977,033	948,021	-29,012	-3	1,422,032
NET INCOME	-97,248	-104,765	7,517	-7	-157,148

- (1) Other Income +\$ 37K (Mgmt/Bkkpping Fees +\$ 20K, Misc. Inc. +\$ 17K)
- (2) Asset Mgt Fee booked as budgeted (As Budgeted +\$ 33K)
- (3) Admin Fee to be booked as Cap Projects funding allows (fund drawn +\$ 179K)
- (4) Admin Salary +\$ 68K & Benefits Higher -\$ 21K
- (5) Legal Fees +\$ 14K
- (6) Admin Other Exp +\$ 13K (Training/travel +\$ 10K, Consultants +\$ 7K, IT Consultants + \$ 3K, Audit -\$ 5K, Travel Board/Legal-\$ 2K)
- (7) Misc. Admin. Exp. -\$ 69K (Internet -\$ 5K, Postage +\$ 2K, Temp Labor -\$ 78K, Software/Tele/Other Mis +\$ 12K)
- (8) Utilities -\$ 1K (Water +\$ 2K, Gas -\$ 2K, Electricity -\$ 1K)
- (9) Contract -\$ 19K (Paint/Elect -\$ 4K, Alarm Monitoring -\$ 13K, Elevator Monitoring -\$ 2K)
- (10) Supplies -\$ 2K (Ground/Exterminating/Maint. -\$ 2K)
- (11) General Exp. - \$ 12K (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 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	57,022	49,619	7,403	15	74,428
TOTAL OTHER INCOME (2)	395,854	343,104	52,751	15	514,655
TOTAL INCOME	452,876	392,722	60,154	15	589,083
EXPENSES					
ADMINISTRATIVE					
TOTAL ADMINISTRATIVE EXPENSES (3)	46,840	56,138	9,298	17	84,207
TOTAL UTILITY EXPENSES	74	429	355	83	643
TOTAL MAINTENACE EXPENSES (4)	23,541	7,787	-15,754	-202	11,680
TOTAL GENERAL EXPENSES (5)	16,301	15,263	-1,037	-7	22,895
TOTAL FINANCING EXPENSES	102,000	102,000	0	0	153,000
TOTAL NON-OPERATING ITEMS	2,292	2,292	0	0	3,438
TOTAL EXPENSES	191,048	183,909	-7,139	-4	275,864
NET INCOME	261,828	208,813	53,015	25	313,220

(1) Tenant Inc +\$ 7K (Rental Inc +\$ 5K, Other Inc +\$ 2K)

(2) Other Inc +\$ 53K (Mgt Fees/Other Inc +\$ 21K; Misc Other Inc + \$ 32K;

(3) Admin +\$ 9K (Salary/Benefits +\$ 2K, Misc Adm/Consultants/Auditing +\$ 5K, Legal +\$ 2K)

(4) Maint Exp - \$ 16K (Main Sup -\$ 1K; Alarm -\$ 17K, HVAC/Veh Maint +\$ 2K)

(5) Gen Exp -\$ 1K (Workers Comp/Liab Ins)

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

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	139,096	145,305	-6,209	-4	217,958
TOTAL INCOME	139,096	145,305	-6,209	-4	217,958
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	15,390	14,855	-534	-4	22,283
TOTAL TENANT SERVICES EXPENSES	2,389	0	-2,389	N/A	0
TOTAL UTILITY EXPENSES (2)	55,730	63,355	7,625	12	95,032
TOTAL MAINTENACE EXPENSES (3)	45,572	22,402	-23,170	-103	33,603
TOTAL GENERAL EXPENSES	4,564	4,017	-547	-14	6,026
TOTAL NON-OPERATING ITEMS	37,358	36,939	-419	-1	55,408
TOTAL EXPENSES	161,002	141,568	-19,434	-14	212,352
NET INCOME	-21,906	3,738	-25,643	-686	5,606

(1) Tenant Rents -\$ 6K (Rent Inc -\$ 1K, Tenant Owed Utilities -\$ 5K)

(2) Utilities +\$8K (Garbage +\$ 4K, GasWater/Sewer +\$ 4K)

(3) Maint Exp -\$ 23K (Landscaping -\$ 21K, Elec/Pest/Flr Cov +\$ 4K, Alarm Monit -\$6 K)

Housing Authority of the County of Merced

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

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1,2)	576,555	436,689	139,866	32	655,033
TOTAL GRANT INCOME (3)	418,671	421,659	-2,988	-1	632,489
TOTAL INCOME	995,226	858,348	136,878	16	1,287,522
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4,5)	78,665	112,314	33,649	30	168,471
TOTAL UTILITY EXPENSES (6)	76,871	81,309	4,438	5	121,963
TOTAL MAINTENACE EXPENSES (7,8,9)	129,590	106,091	-23,498	-22	159,137
TOTAL GENERAL EXPENSES	27,821	29,407	1,585	5	44,110
TOTAL HOUSING ASSISTANCE PAYMENTS (10)	420,926	422,493	1,567	0	633,739
TOTAL FINANCING EXPENSES	45,667	45,667	0	0	68,500
TOTAL NON-OPERATING ITEMS	10,392	10,372	-20	0	15,558
TOTAL EXPENSES	789,932	807,652	17,721	2	1,211,478
NET INCOME	205,295	50,696	154,599	305	76,044

- (1) Tenant Assistance Pmts +\$ 133K
- (2) Misc Tenant Inc +\$ 7K
- (3) Grant Inc -\$ 3k
- (4) Adm Salaries +\$ 26K, Lower Benefit costs +\$ 5K
- (5) Legal Exp +\$ 7K, Mgt Fee -\$4K
- (6) Utility +\$ 4K (Elect/Gas +\$ 4K, Water/Sewer +\$ 5K, Garbage -\$ 5K)
- (7) Maint. Salary +\$ 11K, Benefits -\$ 1K
- (8) Supplies costs +\$ 4K (Maint/Repairs +\$ 4K, Appliance/Decorting +\$ 3K, Plumbing -\$ 3K)
- (9) Contract Costs -\$ 38K (Alarm -\$31K, HVAC -\$ 8K, Plumb/Landscaping/Janitorial -\$ 6K, Appliance/Bldg Rep +\$7K)
- (10) Housing Assis +\$ 2 (Payments +\$ 3k, FSS Contrib -\$ 1K)

Housing Authority of the County of Merced

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

Budget Comparison

Period = Oct 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	403,739	416,354	-12,615	-3	624,531
TOTAL INCOME	403,739	416,354	-12,615	-3	624,531
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	40,954	78,053	37,098	48	117,079
TOTAL TENANT SERVICES EXPENSES	371	0	-371	N/A	0
TOTAL UTILITY EXPENSES (3)	61,413	64,967	3,554	5	97,450
TOTAL MAINTENACE EXPENSES (4,5)	95,423	64,947	-30,476	-47	97,420
TOTAL GENERAL EXPENSES (6)	25,473	29,225	3,752	13	43,838
TOTAL FINANCING EXPENSES	13,333	13,333	0	0	20,000
TOTAL NON-OPERATING ITEMS	130,314	130,314	0	0	195,471
TOTAL EXPENSES	367,282	380,838	13,556	4	571,258
NET INCOME	36,457	35,516	941	3	53,273

(1) Tenant Inc -\$ 13K (Tenant Rent +\$ 37K, Rental Assistance -\$ 54K, Misc Inc. +\$ 4K)

(2) Total Admin +\$ 37K (Salary +\$ 18K, Benefits +\$ 14K, Legal +\$ 1K, Training/Consults/Mngt Fee +\$ 3K, Mis Adm +\$ 1K)

(3) Utilities +\$ 4K (Water/Sewer)

(4) Maint. Salary -\$ 11K, Benefits +\$ 10K, Vehicle Gas/Oil +\$ 3K, Supplies -\$ 7K

(5) Contract -\$ 26K (-\$ 23K Flr Cov, -\$2K HVAC, -\$ 1K Consultant, -\$ 2K Bld Rep, +\$ 2K Carpet/Elec)

(6) General Exp. +\$ 4K (W/C Exp.)

Housing Authority of the County of Merced

Financial Stmt - Migrant (.fs-mig)

Budget Comparison

Period =Jul 2024 - May 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
INCOME	1,583,065	1,793,549	210,484	12	1,956,599
TOTAL INCOME (1)	1,583,065	1,793,549	210,484	12	1,956,599
EXPENSES					
Total - Center Personnel (2)	568,659	701,533	132,875	19	765,309
Total - Operating Expenses (3)	681,948	741,481	59,532	8	808,888
Total - Maintenance Expenses (4)	21,287	53,717	32,430	60	58,600
Total - Contractor Administration (5)	160,770	158,950	-1,820	-1	173,400
Total - Debt Service and Replacement (6)	150,401	137,869	-12,533	-9	150,402
TOTAL	1,583,065	1,793,549	210,484	12	1,956,599

(1) Zero budget, offset to variance in expenses +\$ 210K

(2) Salaries +\$ 35K, Benefits +\$ 98K

(3) Higher utilities - Net diff. +\$ 60k, (Utilities -\$ 45k, Communications +\$ 120K, Major Equip. -\$ 4K, Prop/Liab Ins -\$ 5K, Sewer&Water/Veh Rep/Off Sup -\$6K)

(4) General expenses +\$32K, (Elec/Plumb/Paint +\$ 21K, Lumb/Materials +\$ 9K, Ground Maint +\$ 2K)

(5) Audit -\$ 2K

(6) Reserves/Pymts -\$ 12K

Total Number of Public Housing Units: 421
 Number of Occupied Units: 414
 Number of Vacant Units: 7

Unit ID	Prospective Resident	Move - In Date	Security Deposit Amount
1210	No	pending applicant	\$500.00
362	Yes	pending unit turnover	\$500.00
162	Yes	pending unit turnover	\$500.00
431	No	pending unit turnover	\$500.00
296	Yes	pending unit turnover	\$500.00
433	No	pending unit turnover	\$500.00
24	Yes	pending unit turnover	\$800.00

Indicators

Sub-Indicator #1	Performance Scoring	Jan	Feb	March	April	May	June
Lease Up Days		250	250	196	532	608	613
Average Lease Up Days		13.89	13.89	15.08	16.63	17.37	16.57
Make Ready Time		418	418	299	721	984	1003
Average Make Ready Days		23.22	23.22	23	22.53	28.11	27.11
Down Days		413	413	315	1015	908	1029
Average Down Days		22.94	22.94	24.23	31.72	25.94	27.81
Total # Vacant Units Turned		18	18	13	32	35	37
Total # Turn Around Days		1081	1081	810	2268	2500	2645
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	60	60	62	70	71	71

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

HCV Program Counts

Voucher Program Name	Funding Source	Allocation	Vouchers Under HAP	Vouchers Searching	Referrals Pending Review/ Documentation	Packets needed to fully HAP
Veterans Affairs Supportive Housing (VASH)	HUD Grant	123	101	5	5	12
Emergency Housing Voucher (EHV)	HUD Grant	46	46	0	0	0
Mainstream (MS5)	HUD Grant	26	6	3	20	17
Shelter Plus Care (SPC)	HA Set-Aside	8	5	2	0	1
Independent Living Program (ILP)	HA Set-Aside	10	8	0	0	2
Family Unification Program (FUP)	HA Set-Aside	27	25	1	2	-1
Coordinated Entry System (CES)	HA Set-Aside	235	127	41	13	54
Adult Protective Services (APS)	HA Set-Aside	25	11	7	0	7
Human Services Agency (HSA/HSP)	HA Set-Aside	50	45	1	2	2
Tenant Based & Project Based Vouchers	HAP	2400	2181			
Allocation means the number of vouchers designated for the specific program						
Vouchers Under HAP means voucher leased and under contract						
Vouchers Searching means voucher issued to a family and search for housing is in progress						
Packets needed to fully HAP means available allocation slots that can still be issued/pending eligibility referral						

STAFF REPORT

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

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

DATE: July 21, 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. During the Resident Advisory Board meeting, the members of the board were asked if anyone was interested in the position, one member was recommended. Public Housing staff reached out to the recommended resident but a decision to apply has not been made.

Human Resources

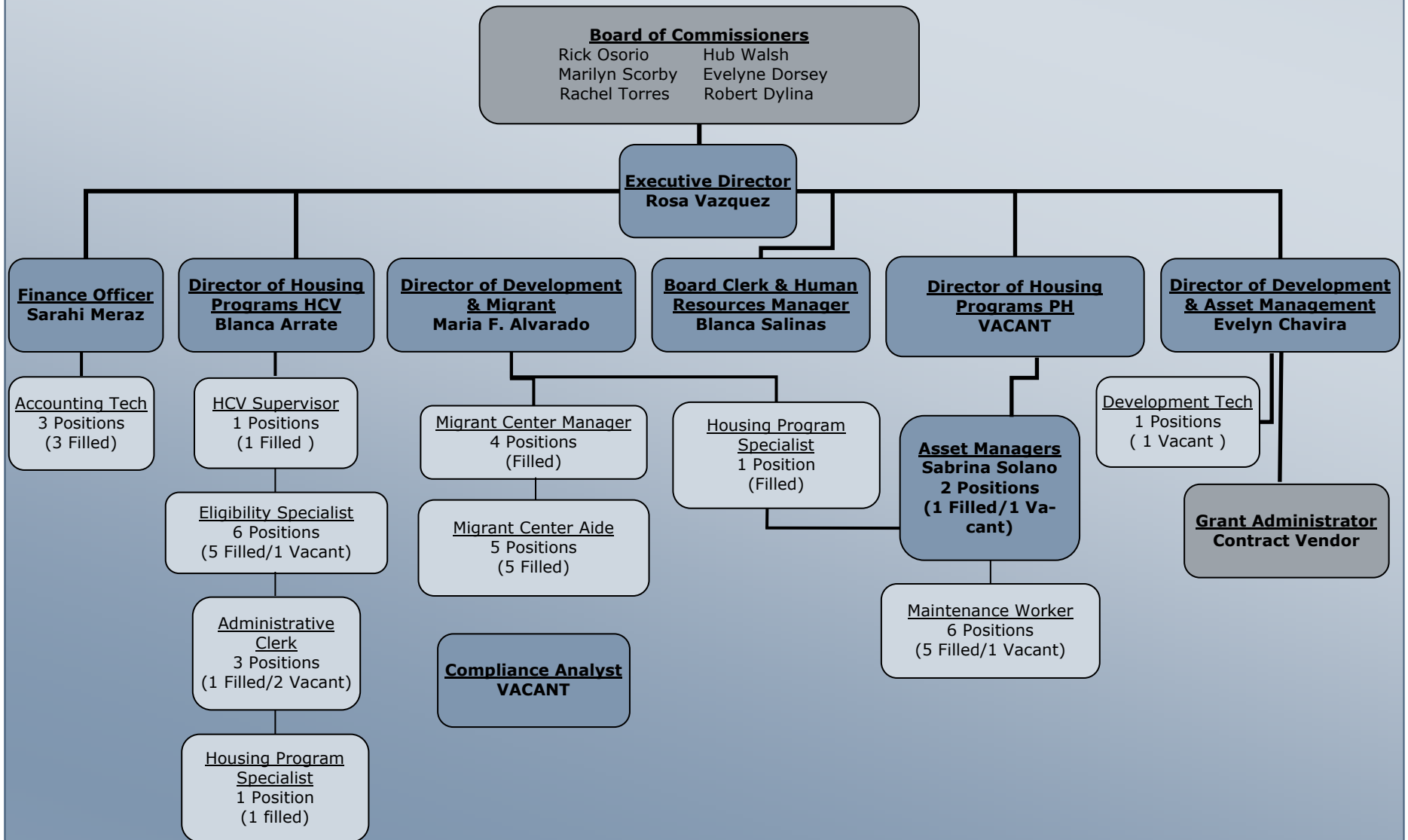
The Authority currently has six (6) vacant positions. Of those positions, two (2) are management positions; Director of Housing Programs, and Asset Manager (1).

The remaining four (4) are represented positions; Eligibility Specialist (1), Administrative Clerk (1), Maintenance Worker (1), and Development Tech (1).

The Authority filled the position of Eligibility Specialist from the candidate that was interviewed last month. Interviews were held for the position of Maintenance Worker, however, an offer was not extended. The Authority continues its recruitment efforts by reviewing applications and scheduling interviews for candidates that meet the minimum requirements in accordance with Authority policy.

As of this report, the represented positions' vacancy rate is now at 10%.

Housing Authority of the County of Merced



STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: July 16, 2025

SUBJECT: Recommendation to adopt **Resolution No. 2025-09**, approving the Five (5) Year Annual Plan FY 2025 for submission to HUD.

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

The Housing Authority of the County of Merced (Authority) Annual Plan covers fiscal year 2025–2026.

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

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2025-09**, approving the Five (5) Year and Annual Plan FY 2025 for submission to HUD.

RESOLUTION NO. 2025-09

APPROVING THE PHA FIVE (5) YEAR AND ANNUAL PLAN FY 2025 FOR SUBMISSION TO HUD

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

WHEREAS, this Five (5) Year Plan and Annual Plan covers fiscal year 2025-2026; and

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

THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the County of Merced do hereby approve the Five (5) Year and Fiscal Year 2025 Annual Plan for submission to HUD.

The foregoing was introduced at the July 16, 2025, Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Noes:

Absent:

Abstain:

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

Dated: July 16, 2025

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: July 16, 2025

SUBJECT: Recommendation to adopt **Resolution No. 2025-10**, approving the revision of the Public Housing Admissions and Continued Occupancy Policy (ACOP).

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

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

Attached for your review are the proposed revisions.

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2025-10**, approving the revision of the Public Housing Admissions and Continued Occupancy Policy (ACOP).

RESOLUTION NO. 2025-10

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

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

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

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

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

The foregoing was introduced at the July 16, 2025, Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

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

Dated: July 16, 2025

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: July 16, 2025

SUBJECT: Recommendation to adopt **Resolution No. 2025-11**, Approving Revisions to the Housing Choice Voucher Administrative Plan.

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

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

RECOMMENDATION

I recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2025-11**, approving the revisions to the HCV Administrative Plan.

RESOLUTION NO. 2025-11

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

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

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

THEREFORE, BE IT RESOLVED that the Housing Authority of the County of Merced does hereby adopt **Resolution No. 2025-11**, approving the revisions to the Housing Choice Voucher (HCV) Program Administrative Plan.

The foregoing was introduced at the July 16, 2025, Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

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

Dated: July 16, 2025

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: July 16, 2025

SUBJECT: Recommendation to adopt **Resolution No. 2025-12**, Approving the Operating Budgets for Fiscal Year 2025 – 2026.

Prior to the beginning of each fiscal year, the Housing Authority of the County of Merced (Authority) prepares an operating budget in a manner prescribed by the Department of Housing & Urban Development (HUD).

Once approved, the Authority will submit the complete operating budgets with detailed supporting information and the Board resolution to HUD. The budget maybe amended once HUD has published their final allocations later this year.

RECOMMENDATION

I hereby recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2025-12**, approving the Operating Budgets for Fiscal Year 2025 – 2026.

RESOLUTION NO. 2025-12

**HOUSING AUTHORITY OF THE COUNTY OF MERCED BOARD
RESOLUTION APPROVING THE OPERATING BUDGET FOR FISCAL
YEAR 2025 - 2026**

See preprinted Form HUD – 52574 (06/30/2022)

The foregoing resolution was introduced at the July 16, 2025 Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

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

Dated: July 16, 2025

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. 06/30/2022)

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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Housing Authority of the County of Merced

Summary Per Department

2025 - 26 Fiscal Year

	Public Housing	COCC	Langdon	Obanion	HCV	Valley View	FT-YR	Proposed Total Budget 2025-26	Current Year's Budget Totals
Revenue									
Tenant Income	\$ 2,060,500	\$ -	\$ 78,820	\$ 149,784		\$ 701,064	\$ 635,650	\$ 3,625,818	\$ 3,228,885
Other Income	\$ 101,650	\$ 1,348,465	\$ 543,270	\$ 72,533	\$ 900	\$ 6,372	\$ 1,500	\$ 2,074,690	\$ 2,013,297
Grant Income	\$ 1,761,300	\$ -	\$ -	\$ -	\$ 26,989,531	\$ 683,088	\$ -	\$ 29,433,920	\$ 30,026,278
Total Revenue	\$ 3,923,450	\$ 1,348,465	\$ 622,090	\$ 222,317	\$ 26,990,431	\$ 1,390,524	\$ 637,150	\$ 35,134,428	\$ 35,268,460
Expenses									
Administration	\$ 1,302,394	\$ 931,555	\$ 76,108	\$ 22,591	\$ 1,928,416	\$ 166,999	\$ 154,316	\$ 4,582,380	\$ 5,806,143
Tenant Services	\$ 5,950	\$ 6,003	\$ -	\$ -	\$ 4,267	\$ -	\$ -	\$ 16,220	
Utility	\$ 588,671	\$ 50,000	\$ 550	\$ 90,671	\$ 2,050	\$ 99,531	\$ 96,950	\$ 928,423	\$ 1,548,379
Maintenance	\$ 993,101	\$ 42,365	\$ 11,355	\$ 24,495	\$ 17,100	\$ 159,614	\$ 95,275	\$ 1,343,305	\$ 1,865,713
General	\$ 426,324	\$ 54,400	\$ 24,625	\$ 6,507	\$ 52,396	\$ 42,367	\$ 35,941	\$ 642,560	\$ 764,970
Housing Assistance Payments	\$ 19,310	\$ -	\$ -	\$ -	\$ 24,713,824	\$ 644,810	\$ -	\$ 25,377,944	\$ 23,372,534
Financing	\$ 76,850	\$ 72,000	\$ 120,000			\$ 246,000	\$ 21,000	\$ 535,850	\$ 459,416
Non-Operating Items	\$ 159,980	\$ 14,384	\$ 3,438	\$ 55,722	\$ 2,800	\$ -	\$ 195,471	\$ 431,796	\$ 337,083
TOTAL EXPENSES	\$ 3,572,580	\$ 1,170,707	\$ 236,076	\$ 199,986	\$ 26,787,523	\$ 1,359,321	\$ 598,953	\$ 33,858,477	\$ 34,154,238
NET INCOME	\$ 350,870	\$ 177,759	\$ 386,014	\$ 22,331	\$ 202,909	\$ 31,203	\$ 38,197	\$ 1,209,281	\$ 1,114,222

Housing Authority of the County of Merced

Amp 1 Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	757,855	777,300	19,445
Other Income	17,400	17,900	500
Grant Income	710,838	725,000	14,162
TOTAL INCOME	\$ 1,486,093	\$ 1,520,200	\$ 34,107
EXPENSES			
Salaries and Wages	120,250	132,696	12,446
Fringe Benefits	32,998	33,392	394
Legal Expense	28,250	21,500	(6,750)
Other Admin Expenses	211,435	259,450	48,015
Miscellaneous Admin Expenses	44,000	51,500	7,500
TOTAL ADMINISTRATIVE EXPENSES	436,933	498,538	61,605
Resident Council	100	100	0
Tenant Relocation	1,500	2,000	500
TOTAL TENANT SERVICES EXPENSES	1,600	2,100	500
Water	45,000	46,500	1,500
Electricity	14,500	15,000	500
Gas	2,500	2,700	200
Garbage/Trash Removal	105,000	11,000	(94,000)
Other Utilities	750	600	(150)
Sewer	84,500	85,000	500
TOTAL UTILITY EXPENSES	252,250	160,800	(91,450)
Salaries and Wages	134,260	129,926	(4,334)
Fringe Benefits	36,075	19,231	(16,844)
Uniforms	1,800	1,000	(800)
Vehicle Gas, Oil, Grease	9,500	11,000	1,500
Materials	88,625	95,800	7,175
Contract Costs	160,100	127,020	(33,080)
TOTAL MAINTENACE EXPENSES	430,360	383,977	(46,383)
Property Insurance	52,824	55,000	2,176
Liability Insurance	750	800	50
Work Comp Insurance	15,053	10,000	(5,053)
Payments in Lieu of Taxes	51,275	62,854	11,579
Bad Debt-Tenant Rents	27,530	28,000	470
OPEB Expense	10,313	10,500	187
TOTAL GENERAL EXPENSES	157,745	167,154	9,409
Tenant Utility Allow - PH	4,000	4,500	500
FSS Escrow Contributions	4,000	3,000	(1,000)
TOTAL HOUSING ASSISTANCE PAYMENTS	8,000	7,500	(500)
Interest Expense - Pension Bond	40,000	38,000	(2,000)
TOTAL FINANCING EXPENSES	40,000	38,000	(2,000)
Depreciation -Buildings	37,716	80,742	43,026
Depreciation -Furn,Equip,Machinery-Admin.	250	355	105
TOTAL NON-OPERATING ITEMS	37,966	81,097	43,131
TOTAL EXPENSES	\$ 1,364,854	\$ 1,339,166	\$ (25,688)
NET INCOME	\$ 121,239	\$ 181,034	\$ 59,795

Housing Authority of the County of Merced

Amp 2 Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	654,348	667,000	12,652
Other Income	12,818	67,100	54,282
Grant Income	495,173	500,000	4,827
TOTAL INCOME	\$ 1,162,339	\$ 1,234,100	\$ 71,761
EXPENSES			
Salaries and Wages	81,454	103,718	22,264
Fringe Benefits	26,477	26,053	(424)
Legal Expense	23,250	23,100	(150)
Other Admin Expenses	164,429	183,578	19,149
Miscellaneous Admin Expenses	43,620	44,931	1,311
TOTAL ADMINISTRATIVE EXPENSES	339,230	381,380	42,150
Employee Benefit Contributions-Tenant Svcs.	0	100	100
Resident Council	100	2,000	1,900
TOTAL TENANT SERVICES EXPENSES	100	2,100	2,000
Water	26,640	46,476	19,836
Electricity	31,578	20,136	(11,442)
Gas	5,740	4,740	(1,000)
Garbage/Trash Removal	65,500	73,210	7,710
Other Utilities	250	200	(50)
Sewer	82,955	83,020	65
TOTAL UTILITY EXPENSES	212,663	227,782	15,119
Salaries and Wages	108,297	109,198	901
Fringe Benefits	26,688	30,201	3,513
Maintenace Uniforms	1,250	800	(450)
Vehicle Gas, Oil, Grease	11,500	8,756	(2,744)
Materials	60,500	63,504	3,004
Contract Costs	118,800	106,216	(12,584)
TOTAL MAINTENACE EXPENSES	327,035	318,675	(8,360)
Property Insurance	37,500	41,248	3,748
Liability Insurance	2,000	2,200	200
Work Comp Insurance	8,250	7,000	(1,250)
Payments in Lieu of Taxes	41,851	41,851	0
Bad Debt-Tenant Rents	20,316	20,925	609
OPEB Expense	7,287	7,506	219
TOTAL GENERAL EXPENSES	117,204	120,730	3,526
Tenant Utility Allow - PH	2,750	4,110	1,360
TOTAL HOUSING ASSISTANCE PAYMENTS	2,750	4,110	1,360
Interest Expense - Pension Bond	20,000	20,000	0
TOTAL FINANCING EXPENSES	20,000	20,000	0
Depreciation -Buildings	37,716	30,992	(6,724)
Depreciation -Furn,Equip,Machinery-Admin.	250	237	(13)
TOTAL NON-OPERATING ITEMS	37,967	31,230	(6,737)
TOTAL EXPENSES	\$ 1,056,949	\$ 1,106,007	\$ 49,059
NET INCOME	\$ 105,390	\$ 128,093	\$ 22,703

Housing Authority of the County of Merced

Amp 3 Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	584,410	595,000	10,590
Other Income	14,250	14,750	500
Grant Income	505,986	510,500	4,514
TOTAL INCOME	\$ 1,104,646	\$ 1,120,250	\$ 15,604
EXPENSES			
Salaries and Wages	101,062	126,369	25,307
Fringe Benefits	24,139	28,211	4,073
Legal Expense	13,200	10,100	(3,100)
Other Admin Expenses	175,389	190,444	15,055
Miscellaneous Admin Expenses	37,125	45,131	8,006
TOTAL ADMINISTRATIVE EXPENSES	350,915	400,255	49,341
Employee Benefit Contributions-Tenant Svcs.	900	1,200	300
Resident Council	100	50	(50)
Tenant Relocation	750	500	(250)
TOTAL TENANT SERVICES EXPENSES	1,750	1,750	0
Water	59,500	55,500	(4,000)
Electricity	12,818	13,459	641
Gas	5,046	4,900	(146)
Garbage/Trash Removal	65,000	68,250	3,250
Sewer	49,500	50,490	990
TOTAL UTILITY EXPENSES	191,864	192,599	735
Salaries and Wages	82,031	83,898	1,867
Fringe Benefits	18,450	19,519	1,070
Maintenace Uniforms	1,200	500	(700)
Maintenance Travel/Training	100	50	(50)
Vehicle Gas, Oil, Grease	8,750	10,560	1,810
Total Materials	94,150	61,498	(32,652)
Total Contract Costs	148,506	106,771	(41,735)
TOTAL MAINTENACE EXPENSES	353,187	282,796	(70,390)
Property Insurance	47,289	47,800	511
Liability Insurance	1,100	1,100	0
Work Comp Insurance	6,500	6,500	0
Payments in Lieu of Taxes	43,624	50,500	6,876
Bad Debt-Tenant Rents	20,750	21,165	415
OPEB Expense	6,975	7,115	140
TOTAL GENERAL EXPENSES	126,238	134,180	7,942
Tenant Utility Allow - PH	7,500	7,700	200
FSS Escrow Contributions	0	0	0
TOTAL HOUSING ASSISTANCE PAYMENTS	7,500	7,700	200
Interest Expense-Mortgage Payable	17,500	17,850	350
TOTAL FINANCING EXPENSES	17,500	17,850	350
Depreciation -Buildings	0	10,152	10,152
Depreciation -Furn,Equip,Machinery-Admin.	0	245	245
TOTAL NON-OPERATING ITEMS	0	10,398	10,398
TOTAL EXPENSES	\$ 1,048,953	\$ 1,047,528	\$ (1,425)
NET INCOME	\$ 55,693	\$ 72,722	\$ 17,029

Housing Authority of the County of Merced

Amp 4 Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	19,970	21,200	1,230
Other Income	100	1,900	1,800
Grant Income	25,244	25,800	556
TOTAL INCOME	\$ 45,314	\$ 48,900	\$ 3,586
EXPENSES			
Salaries and Wages	3,347	10,200	6,853
Fringe Benefits	1,003	2,536	1,533
Total Legal Expense	400	125	(275)
Total Other Admin Expenses	8,840	8,860	20
Total Miscellaneous Admin Expenses	1,217	865	(352)
TOTAL ADMINISTRATIVE EXPENSES	14,807	22,586	7,779
Employee Benefit Contributions-Tenant Svcs.	0	0	0
TOTAL TENANT SERVICES EXPENSES	0	0	0
Water	1,232	1,100	(132)
Electricity	90	75	(15)
Garbage/Trash Removal	3,499	3,500	1
Other Utilities	25	15	(10)
Sewer	2,750	2,800	50
TOTAL UTILITY EXPENSES	7,596	7,490	(106)
Salaries and Wages	4,409	4,642	234
Fringe Benefits	704	660	(45)
Maintenance Travel/Training	40	0	(40)
Vehicle Gas, Oil, Grease	100	0	(100)
Materials	1,080	770	(310)
Contract Costs	1,875	1,575	(300)
TOTAL MAINTENANCE EXPENSES	8,208	7,647	(561)
Property Insurance	1,900	1,900	0
Work Comp Insurance	525	300	(225)
Payments in Lieu of Taxes	1,325	1,365	40
Bad Debt-Tenant Rents	525	525	0
OPEB Expense	167	170	3
TOTAL GENERAL EXPENSES	4,442	4,260	(182)
Tenant Utility Allow - PH	100	0	(100)
TOTAL HOUSING ASSISTANCE PAYMENTS	100	0	(100)
Interest Expense-Mortgage Payable	1,100	1,000	(100)
TOTAL FINANCING EXPENSES	1,100	1,000	(100)
Depreciation -Buildings	47,757	47,757	(0)
TOTAL NON-OPERATING ITEMS	47,757	47,757	(0)
TOTAL EXPENSES	\$ 84,010	\$ 90,740	\$ 6,730
NET INCOME	\$ (38,697)	\$ (41,840)	\$ (3,143)

Housing Authority of the County of Merced

Public Housing Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	2,016,583	2,060,500	43,917
Other Income	44,568	101,650	57,082
Grant Income	1,737,241	1,761,300	24,059
TOTAL INCOME	\$ 3,798,392	\$ 3,923,450	\$ 125,058
EXPENSES			
Salaries and Wages	306,113	372,983	66,870
Fringe Benefits	98,072	90,193	(7,879)
Total Legal Expense	65,100	54,825	(10,275)
Total Other Admin Expenses	560,093	642,832	82,739
Total Miscellaneous Admin Expenses	125,962	141,562	15,600
TOTAL ADMINISTRATIVE EXPENSES	1,155,340	1,302,394	147,054
Employee Benefit Contributions-Tenant Svcs.	900	1,300	400
Resident Council	300	2,150	1,850
Tenant Relocation	2,250	2,500	250
TOTAL TENANT SERVICES EXPENSES	3,450	5,950	2,500
Water	132,372	149,576	17,204
Electricity	58,986	48,670	(10,316)
Gas	13,286	12,340	(946)
Garbage/Trash Removal	238,999	155,960	(83,039)
Other Utilities	1,025	815	(210)
Sewer	219,705	221,310	1,605
TOTAL UTILITY EXPENSES	664,374	588,671	(75,703)
Salaries and Wages	328,997	327,664	(1,332)
Fringe Benefits	82,008	69,612	(12,397)
Maintenace Uniforms	4,250	2,300	(1,950)
Maintenance Travel/Training	140	50	(90)
Vehicle Gas, Oil, Grease	29,850	30,316	466
Materials	244,355	221,577	(22,778)
Contract Costs	429,281	341,582	(87,699)
TOTAL MAINTENACE EXPENSES	1,118,881	993,101	(125,780)
Property Insurance	139,513	145,948	6,435
Liability Insurance	3,850	4,100	250
Work Comp Insurance	30,328	23,800	(6,528)
Payments in Lieu of Taxes	138,075	156,570	18,495
Bad Debt-Tenant Rents	69,121	70,615	1,494
OPEB Expense	24,742	25,291	549
TOTAL GENERAL EXPENSES	405,629	426,324	20,695
Tenant Utility Allow - PH	14,350	16,310	1,960
FSS Escrow Contributions	4,000	3,000	(1,000)
TOTAL HOUSING ASSISTANCE PAYMENTS	18,350	19,310	960
Interest Expense-Mortgage Payable	18,600	18,850	250
Interest Expense - Pension Bond	60,000	58,000	(2,000)
TOTAL FINANCING EXPENSES	78,600	76,850	(1,750)
Depreciation -Buildings	85,473	128,498	43,025
Depreciation - Building Improvements	0	30,992	30,992
Depreciation -Furn,Equip,Machinery-Admin.	250	490	240
TOTAL NON-OPERATING ITEMS	85,723	159,980	74,257
TOTAL EXPENSES	\$ 3,530,347	\$ 3,572,580	\$ 42,234
NET INCOME	\$ 268,045	\$ 350,870	\$ 82,825

Housing Authority of the County of Merced

COCC Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Management Fee Income	715,162	729,465	14,303
Asset Management Fee	49,520	108,830	59,310
Bookkeeping Fees	232,228	236,870	4,642
Admin Fee Income	267,974	273,300	5,326
TOTAL INCOME	\$ 1,264,884	\$ 1,348,465	\$ 1,348,465
EXPENSES			
Salaries and Wages	770,132	557,459	(212,673)
Fringe Benefits	144,649	118,182	(26,467)
Legal Expense	50,000	40,000	(10,000)
Other Admin Expenses	103,000	81,750	(21,250)
Miscellaneous Admin Expenses	135,300	134,164	(1,136)
TOTAL ADMINISTRATIVE EXPENSES	1,203,082	931,555	(271,527)
Employee Benefit Contributions-Tenant Svcs.	1,500	6,003	4,503
TOTAL TENANT SERVICES EXPENSES	1,500	6,003	4,503
Water	9,000	6,800	(2,200)
Electricity	35,000	36,000	1,000
Gas	3,000	6,000	3,000
Other Utilities	250	200	(50)
Sewer	1,000	1,000	0
TOTAL UTILITY EXPENSES	48,250	50,000	1,750
General Maint Expense	2,000	1,200	(800)
Materials	1,800	3,325	1,525
Contract Costs	43,900	37,840	(6,060)
TOTAL MAINTENACE EXPENSES	47,700	42,365	(5,335)
Property Insurance	12,100	12,000	(100)
Liability Insurance	1,900	1,900	0
Work Comp Insurance	9,250	25,500	16,250
OPEB Expense	14,750	15,000	250
TOTAL GENERAL EXPENSES	38,000	54,400	16,400
Interest Expense - Pension Bond	75,000	72,000	(3,000)
TOTAL FINANCING EXPENSES	75,000	72,000	(3,000)
Depreciation -Buildings	8,500	8,824	324
Depreciation -Furn,Equip,Machinery-Admin.	0	5,560	5,560
TOTAL NON-OPERATING ITEMS	8,500	14,384	5,884
TOTAL EXPENSES	\$ 1,422,032	\$ 1,170,707	\$ (251,325)
NET INCOME	\$ (157,148)	\$ 177,759	\$ 334,906

Housing Authority of the County of Merced

Langdon Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	73,428	78,820	5,392
Other Income	1,000	1,500	500
Mgmt Fee-Migrant	123,515	150,000	26,485
Mgmt Fee-Obanion	19,732	19,500	(232)
Mgmt Fee-VV	73,499	66,500	(6,999)
Mgmt Fee-FTYR	40,800	44,270	3,470
Miscellaneous Other Income	246,109	255,500	9,391
Misc income - retiree	11,000	6,000	(5,000)
TOTAL INCOME	\$ 589,083	\$ 622,090	\$ 33,007
EXPENSES			
Salaries and Wages	41,862	33,729	(8,133)
Fringe Benefits	6,976	7,078	102
Legal Expense	2,500	1,500	(1,000)
Other Admin Expenses	30,798	32,200	1,402
Miscellaneous Admin Expenses	2,071	1,601	(470)
TOTAL ADMINISTRATIVE EXPENSES	84,207	76,108	(8,099)
Water	143	150	7
Garbage/Trash Removal	250	200	(50)
Sewer	250	200	(50)
TOTAL UTILITY EXPENSES	643	550	(93)
General Maint Expense	530	555	(45)
Materials	1,400	2,000	600
Contract Costs	9,750	8,800	(950)
TOTAL MAINTENACE EXPENSES	11,680	11,355	(325)
Property Insurance	488	600	112
Liability Insurance	2,554	2,800	246
Work Comp Insurance	417	1,500	1,083
Bad Debt-Other	270	150	(120)
Other General Expense	100	75	(25)
OPEB Expense	19,066	19,500	434
TOTAL GENERAL EXPENSES	22,895	24,625	5,559
Interest Expense-Bond 1	100,000	75,000	(25,000)
Interest Expense-Mortgage Payable	53,000	45,000	(8,000)
TOTAL FINANCING EXPENSES	153,000	120,000	(33,000)
Depreciation -Buildings	3,438	3,438	0
TOTAL NON-OPERATING ITEMS	3,438	3,438	0
TOTAL EXPENSES	\$ 275,864	\$ 236,076	\$ (39,787)
NET INCOME	\$ 313,220	\$ 386,014	\$ 72,794

Housing Authority of the County of Merced

Obanion Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	146,847	149,784	2,937
Other Income	71,111	72,533	1,422
TOTAL INCOME	\$ 217,958	\$ 222,317	\$ 4,359
EXPENSES			
Total Other Admin Expenses	21,183	21,475	292
Total Miscellaneous Admin Expenses	1,100	1,116	16
TOTAL ADMINISTRATIVE EXPENSES	22,283	22,591	308
Water	5,611	5,611	(0)
Electricity	54,775	55,100	325
Gas	11,347	12,024	677
Garbage/Trash Removal	12,379	6,762	(5,617)
Other Utilities	246	200	(46)
Sewer	10,674	10,974	300
TOTAL UTILITY EXPENSES	95,032	90,671	90,671
Total Materials	4,000	3,200	(800)
Total Contract Costs	29,603	21,295	(8,307)
TOTAL MAINTENACE EXPENSES	33,603	24,495	(9,107)
Property Insurance	6,026	6,507	481
TOTAL GENERAL EXPENSES	6,026	6,507	481
Depreciation -Buildings	53,800	53,800	0
Depreciation - Building Improvements	1,608	1,922	314
TOTAL NON-OPERATING ITEMS	55,408	55,722	314
TOTAL EXPENSES	\$ 212,352	\$ 199,986	\$ (12,366)
NET INCOME	\$ 5,606	\$ 22,331	\$ 16,725

Housing Authority of the County of Merced

HCV Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Section 8 HAP Earned	24,087,572	24,569,323	481,751
Section 8 Admin. Fee Income	2,365,400	2,412,708	47,308
Section 8 Port-In Admin Fees	0	1,000	1,000
Port In HAP Earned	0	6,500	6,500
Fraud Recovery - HAP Equity	500	300	(200)
Fraud Recovery - Admin Equity	500	300	(200)
Miscellaneous Other Income	500	300	(200)
TOTAL INCOME	\$ 26,454,472	\$ 26,990,431	\$ 535,959
EXPENSES			
Salaries and Wages	742,756	722,604	(20,152)
Fringe Benefits	166,682	180,965	14,283
Legal Expense	10,500	5,800	(4,700)
Other Admin Expenses	819,875	811,715	(8,160)
Miscellaneous Admin Expenses	204,450	207,333	2,883
TOTAL ADMINISTRATIVE EXPENSES	1,944,263	1,928,416	(15,847)
Employee Benefit Contributions-Tenant Svcs.	2,650	4,267	1,617
TOTAL TENANT SERVICES EXPENSES	2,650	4,267	1,617
Water	40	1,800	1,760
Electricity	225	250	25
TOTAL UTILITY EXPENSES	265	2,050	1,785
Total General Maint Expense	350	350	0
Total Materials	2,200	1,800	(400)
Total Contract Costs	14,500	14,950	450
TOTAL MAINTENACE EXPENSES	17,050	17,100	50
Property Insurance	9,138	9,862	724
Liability Insurance	1,914	2,110	196
Work Comp Insurance	15,217	17,294	2,077
Bad Debt-Tenant Rents	2,750	1,750	(1,000)
OPEB Expense	21,830	21,380	(450)
TOTAL GENERAL EXPENSES	50,849	52,396	1,547
Housing Assistance Payments - HCV	23,485,359	24,102,266	616,907
Tenant Utility Payments - HCV	80,950	98,720	17,770
Portable Out HAP Payments	219,673	397,074	177,401
FSS Escrow Contributions	74,954	115,764	40,810
TOTAL HOUSING ASSISTANCE PAYMENTS	23,860,936	24,713,824	852,888
Interest Expense - Pension Bond	72,550	66,670	(5,880)
TOTAL FINANCING EXPENSES	72,550	66,670	(5,880)
Depreciation -Furn,Equip,Machinery-Admin.	0	2,800	2,800
TOTAL NON-OPERATING ITEMS	0	2,800	2,800
TOTAL EXPENSES	\$ 25,948,563	\$ 26,787,523	\$ 838,960
NET INCOME	\$ 505,909	\$ 202,909	\$ (303,000)

Housing Authority of the County of Merced

Valley View Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	649,133	701,064	51,931
Other Income	5,900	6,372	472
Grant Income	632,489	683,088	50,599
TOTAL INCOME	\$ 1,287,522	\$ 1,390,524	\$ 103,002
EXPENSES			
Salaries and Wages	67,492	67,955	463
Fringe Benefits	18,154	15,100	(3,054)
Legal Expense	15,500	8,000	(7,500)
Other Admin Expenses	61,775	69,800	8,025
Miscellaneous Admin Expenses	5,550	6,144	594
TOTAL ADMINISTRATIVE EXPENSES	168,471	166,999	(1,472)
Water	43,890	44,476	586
Electricity	11,508	9,514	(1,994)
Gas	3,750	2,000	(1,750)
Garbage/Trash Removal	20,900	2,500	(18,400)
Other Utilities	225	100	(125)
Sewer	41,690	40,941	(749)
TOTAL UTILITY EXPENSES	121,963	99,531	(22,432)
Salaries and Wages	43,215	54,127	10,912
Fringe Benefits	10,292	13,060	2,768
Vehicle Gas, Oil, Grease	0	1,500	1,500
Materials	15,580	8,550	(7,030)
Contract Costs	90,050	82,377	(7,673)
TOTAL MAINTENACE EXPENSES	159,137	159,614	477
Property Insurance	25,405	26,167	762
Liability Insurance	805	800	(5)
Work Comp Insurance	5,000	2,500	(2,500)
Bad Debt-Tenant Rents	9,250	9,250	0
OPEB Expense	3,650	3,650	0
TOTAL GENERAL EXPENSES	44,110	42,367	(1,743)
Housing Assistance Payments - HCV	632,489.00	643,310	10,821
Tenant Utility Payments - HCV	1,250.00	1,500	250
FSS Escrow Contributions	0.00	0	0
TOTAL HOUSING ASSISTANCE PAYMENTS	633,739.00	644,810	644,810
Interest Expense-Bond 1	68,500	246,000	177,500
TOTAL FINANCING EXPENSES	68,500	246,000	177,500
Depreciation -Buildings	15,558	0	(15,558)
TOTAL NON-OPERATING ITEMS	15,558	0	(15,558)
TOTAL EXPENSES	\$ 1,211,478	\$ 1,359,321	\$ 147,843
NET INCOME	\$ 76,044	\$ 31,203	\$ (44,841)

Housing Authority of the County of Merced

FT-YR Budget

2025 - 2026 Fiscal Year

	Current Year's Budget	Proposed FY Budget	Budget Comparison
INCOME			
Tenant Income	623,031	635,650	12,619
Other Income	1,500	1,500	0
TOTAL INCOME	\$ 624,531	\$ 637,150	\$ 12,619
EXPENSES			
Salaries and Wages	32,320	67,069	34,749
Fringe Benefits	19,193	25,083	5,890
Legal Expense	1,550	1,230	(320)
Other Admin Expenses	57,961	56,080	(1,881)
Miscellaneous Admin Expenses	6,055	4,855	(1,200)
TOTAL ADMINISTRATIVE EXPENSES	117,079	154,316	37,237
Water	28,750	28,750	0
Electricity	10,000	11,500	1,500
Gas	5,500	4,000	(1,500)
Garbage/Trash Removal	12,000	12,000	0
Other Utilities	1,200	700	(500)
Sewer	40,000	40,000	0
TOTAL UTILITY EXPENSES	97,450	96,950	(500)
Salaries and Wages	49,797	53,500	3,703
Fringe Benefits	15,223	14,875	(348)
Uniforms	450	400	(50)
Vehicle Gas, Oil, Grease	6,000	1,000	(5,000)
Materials	13,700	15,700	2,000
Contract Costs	12,250	9,800	(2,450)
TOTAL MAINTENACE EXPENSES	97,420	95,275	(2,145)
Property Insurance	22,588	25,266	2,678
Work Comp Insurance	6,750	3,375	(3,375)
Bad Debt-Tenant Rents	12,000	6,000	(6,000)
OPEB Expense	2,500	1,300	(1,200)
TOTAL GENERAL EXPENSES	43,838	35,941	(7,897)
Interest Expense-Mortgage Payable	20,000	21,000	1,000
TOTAL FINANCING EXPENSES	20,000	21,000	1,000
Depreciation -Buildings	195,471	195,471	(0)
TOTAL NON-OPERATING ITEMS	195,471	195,471	(0)
TOTAL EXPENSES	\$ 571,258	\$ 598,953	\$ 27,695
NET INCOME	\$ 53,273	\$ 38,197	\$ (15,076)

STAFF REPORT

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

FROM: Blanca Arrate, Director of Housing Programs

DATE: July 16, 2025

SUBJECT: The Housing Authority's Section 8 Management Assessment Program (SEMAP) Certification, HUD Form 52648 to HUD for the Fiscal Year Ending September 30, 2024, confirmed rating.

The Section Eight Management Assessment Program (SEMAP) is required by the Department of Housing & Urban Development (HUD) as established by the Federal Regulation dated September 10, 1998, and is sent electronically to HUD after approval by the Board.

SEMAP was established to objectively measure the Authority's performance in key Housing Choice Voucher (HCV) tenant-based assistance program areas. There are fourteen (14) key indicators as indicated on the attached SEMAP form. All SEMAP performance indicators set a standard for a key area of HCV Program management. The Authority is assessed against these standards to show whether the Authority administers the program properly and effectively.

At the November 2024 Board of Commissioners meeting, Resolution No. 2024-23 was presented and approved. The resolution authorized the submission and certification of the Authority's performance level to HUD, indicating a "High Performer" rating.

On February 13, and February 14, 2025, HUD representatives conducted an on-site SEMAP audit. During this visit, they worked closely with staff and reviewed all 14 performance indicators using newly selected samples. The Authority was informed that a final determination of the audited score would follow upon completion of HUD's review.

On July 2, 2025, following HUD's audit and assessment, the Authority's HCV program was officially designated as a **High Performer**, reflecting outstanding performance and effective program management.

STAFF REPORT

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

FROM: Blanca Arrate, Director of Housing Programs

DATE: July 16, 2025

SUBJECT: Emergency Housing Vouchers

Emergency Housing Vouchers (EHV) are tenant-based rental assistance provided under Section 8(o) of the United States Housing Act of 1937 (42 U.S.C. 1437 f(o)). The EHV program was established to assist families who met at least one of the following criteria: (1) experiencing homelessness; (2) at risk of homelessness; (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or (4) recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

The Housing Authority of the County of Merced was awarded 68 EHV vouchers and entered into a Memorandum of Understanding with the local Continuum of Care (CoC). Through collaboration with community partners, all 68 vouchers were successfully assigned to eligible families.

Recently, there has been national attention regarding the expiration of EHV funding, which is expected to affect approximately 60,000 EHV participants after September 30, 2025. California alone is estimated to have 15,000 EHV recipients potentially affected.

In March 2025, HUD issued a notice to Public Housing Authorities (PHAs) instructing them to cease issuing new EHVs within 14 calendar days of the notice and to ensure that any incoming EHV ports are billed to the initial PHA. HUD also advised PHAs to begin planning for the wind-down of the EHV program, as funds are anticipated to be exhausted by the end of calendar year 2026.

As part of this wind-down, HUD encourages PHAs to consider transitioning EHV families into their regular Housing Choice Voucher (HCV) program. HUD has established procedures for adopting a local preference for EHV families if one is not already in place or request a waiver from HUD to facilitate this transition and ensure continued assistance.

The Authority is currently in the process of submitting a waiver to support a smooth transition of EHV families into the to the HCV program and prevent disruptions in housing assistance.