

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

Regular Meeting
Wednesday, September 17, 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 August 16, 2025, Regular Meeting
2. Rent Delinquency Report August 2025
3. Financial Reports for August 2025
4. Public Housing Occupancy/Vacancy Report for August 2025
5. HCV Program Counts August 2025
6. Human Resources & Board Clerk Report

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

V. REGULAR CALENDAR

1. Resolution Item(s):
 - a. **Resolution No. 2025-13:** Approving to write off the uncollected amounts as a loss from Tenant Accounts Receivable.

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

2. Action Item(s):
None

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Staff Report: Housing Choice Voucher Program
2. CDBG-DR Grant Update – Merced Migrant & Felix Torres Year-Round
3. Staff Report: HUD-VASH Registration of Interest Update

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

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



MINUTES
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, August 20, 2025
12:00 p.m.

- I. The meeting was called to order by Chairperson Walsh at 12:00 p.m., and the Secretary was instructed to call the roll.

Commissioners Present:

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

Commissioners Absent:

Chairperson Walsh declared there was a quorum present.

Staff Present:

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

Others Present:

None

II. PUBLIC COMMENT

None

III. AGENCY OR COMMISSIONER REVISION TO AGENDA

Executive Director Vazquez requested to add a report to Item VI to provide the Board with an update regarding an inquiry regarding the D Street Shelter and excess property located on 13th & K Street. This item was brought up after the publishing of the agenda.

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



IV. CONSENT CALENDAR

1. Meeting Minutes July 17, 2025, Regular Meeting
2. Rent Delinquency Report July 2025
3. Financial Reports for July 2025
4. Public Housing Occupancy/Vacancy Report for July 2025
5. HCV Program Counts July 2025
6. Human Resources & Board Clerk Report

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

V. REGULAR CALENDAR

1. Resolution Item(s):

None

2. Action Item(s):

None

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Finance Officer Meraz provided the Board with an update regarding the report from last month regarding an issue with a landlord and their Housing Assistance Payment (HAP). An investigation was conducted, and a resolution was reached. The Authority is reviewing its processes to ensure that this incident does not occur again.
2. Executive Director Vazquez notified the Board that the Authority was made aware that the owner of Merced Gardens, a forty-seven (47) unit complex, has opted out of the HAP contract. Notices have gone out to the residents, and this has prompted questions from them. At this time, the residents have been directed to speak to the owner or any other contact identified on the notice. The Authority has not been contacted by the HUD field office to formally notify it of the transition. Updates will be provided as they become available.
3. As previously reported by Director Alvarado back in 2022, the Planada CSD had expressed interest in drilling a test well at the vacant Gerard Road lot the Authority owns. After testing, a viable well has been identified, and the Planada CSD would like to begin negotiations to purchase a portion of the parcel and establish the well. This matter has been referred to Legal Counsel for review and follow-up.
4. Executive Director Vazquez reported that the Authority will have two site inspections in the upcoming weeks. One inspection is for the Public Housing



department and will be under the new NSPIRE scope of inspections, which grades the physical condition of the units. Additionally, HCD will be conducting a site inspection at the Felix Torres Year-Round Center. The HCD inspection will not only review the condition of the units but also the tenant files and program compliance. The results of both inspections will be reported to the Board once received.

5. Executive Director Vazquez received an inquiry regarding the vacant lot located on 13th & K Streets. This lot was previously owned by the Authority and then sold to the Central Valley Coalition for Affordable Housing (CVCAH) for the development of Gateway Terrace II. This vacant lot was inquired about by the Merced County Community Action as a possible relocation site, as their current site is slated for demolition as part of the high-speed rail coming to Merced County. Additionally, the Authority was notified that plans to develop on that lot by CVCAH have been canceled. Executive Director Vazquez has reached out to Christina Alley, CEO for CVCAH, to verify this information. The Authority retains the Declaration of Trust for the lot, and in the event that no development takes place, the options to regain deed ownership of the lot will be explored and discussed with Legal Counsel and CVCAH.

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

None

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

The Board of Commissioners went into closed session at 12:46 p.m. The following people were present:

Board Members

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

Others Present

Tom Lewis, Legal Counsel
Rosa Vazquez, Executive Director/ Board Secretary

1. Conference with Legal Counsel – Existing Litigation (§ 54956.9):

Name of Case:

Merced County Superior Court Case No. 24CV-04457

Merced County Superior Court Case No. 24CV-05929

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

The Board returned to Regular Session at 1:50 p.m. with no reportable action.



X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 1:51 p.m.

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

Chairperson Signature

Date: September 17, 2025

Secretary Signature

Date: September 17, 2025



Aged Receivables Report for 08/31/2025 - As of 09/08/2025

Property	0 - 30 days	31-60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	5,093.39	0.00	3,393.00	6,745.25	15,231.64	15,231.64
ca023010 PH - Merced	402.99	0.00	0.00	-661.38	-258.39	(258.39)
ca023013 PH - Merced Sr	848.00	0.00	566.00	704.35	2,118.35	2,118.35
ca023021 PH - Acquisition	931.00	0.00	931.00	0.00	1,862.00	1,862.00
ca023023 PH - Acquisition	-	-	-	-	-	-
AMP 1 TOTALS	7,275.38	0.00	4,890.00	6,788.22	18,953.60	18,953.60
AMP 2						
CA023003 PH - Atwater - Cameo	293.00	0.00	166.00	-617.00	-158.00	(158.00)
ca023006 PH - Livingston	5,667.00	0.00	5,195.00	10,546.09	21,408.09	21,408.09
012a PH - Atwater	678.00	0.00	677.00	-789.00	566.00	566.00
012b PH - Winton	-	-	-	-	-	-
AMP 2 TOTALS	6,638.00	-	6,038.00	9,140.09	21,816.09	21,816.09
AMP 3						
ca023002 PH - Los Banos	639.00	0.00	534.00	0.00	1,173.00	1,173.00
ca023004 PH - Los Banos - Abby, B, C & D	1,109.75	0.00	0.00	-1,686.81	-577.06	(577.06)
ca023005 PH - Dos Palos - West Globe	1,305.00	0.00	74.74	889.00	2,268.74	2,268.74
ca023011 PH - Los Banos - J & K St	1,352.00	0.00	1,317.00	-597.12	2,071.88	2,071.88
012c PH - Dos Palos - Alleyne	1,126.00	0.00	1,125.00	1,195.00	3,446.00	3,446.00
012d PH - Dos Palos - Globe	360.00	0.00	357.00	437.00	1,154.00	1,154.00
AMP 3 TOTALS	5,891.75	-	3,407.74	237.07	9,536.56	9,536.56
AMP 4						
ca023024 PH 1st Street	153.00	0.00	0.00	0.00	153.00	153.00
AMP 4 TOTALS	153.00	-	-	-	153.00	153.00
VALLEY VIEW						
atw Atwater Elderly	-	-	-	-	-	-
dp Dos Palos Elderly	-	-	-	-	-	-
mid Midway	-	-	-	-	-	-
pbc - atw	916.00	0.00	320.00	229.00	1,465.00	1,465.00
pbc - dp	8.00	0.00	0.00	0.00	8.00	8.00
pbc - mid	-698.00	0.00	0.00	-2,171.00	-2,869.00	(2,869.00)
VALLEY VIEW TOTALS	226.00	-	320.00	(1,942.00)	(1,396.00)	(1,396.00)
FELIX TORRES YEAR ROUND						
ft.yr Felix Torres Year Round Center	442.00	0.00	0.00	347.00	789.00	789.00
FELIX TORRES YEAR ROUND TOTALS	442.00	-	-	347.00	789.00	789.00
HOUSING AUTHORITY TOTALS	20,626.13	0.00	14,655.74	14,570.38	49,852.25	49,852.25

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	756,947.73	646,045.80	110,901.93	17.17	775,255.00
TOTAL GRANT INCOME (2)	539,124.66	592,365.00	-53,240.34	-8.99	710,838.00
TOTAL INCOME	1,296,072.39	1,238,410.80	57,661.59	4.66	1,486,093.00
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4, 5, 6)	459,428	364,111	-95,317	-26	436,933
TOTAL TENANT SERVICES EXPENSES (7)	3,077	1,333	-1,744	-131	1,600
TOTAL UTILITY EXPENSES (8)	199,471	210,208	10,737	5	252,250
TOTAL MAINTENACE EXPENSES (9, 10, 11)	355,209	358,633	3,424	1	430,360
TOTAL GENERAL EXPENSES (12)	140,704	131,455	-9,249	-7	157,745
TOTAL HOUSING ASSISTANCE PAYMENTS	5,625	6,667	1,042	16	8,000
TOTAL FINANCING EXPENSES	33,333	33,333	0	0	40,000
TOTAL NON-OPERATING ITEMS (13)	2,511	31,430	28,919	92	37,716
TOTAL EXPENSES	1,199,358	1,137,170	-62,188	-5	1,364,604
NET INCOME	96,715	101,241	-4,526	-4	121,489

(1) Tenant Rent +\$ 111K (Rents +\$ 91K, Other Tenant Inc. +\$ 20K)

(2) Grant Subsidy -\$ 53K

(3) Admin - Salary & Benefits +\$ 24K

(4) Legal -\$ 6K

(5) Other Admin -\$ 52K (Mgt Fees -\$ 16K, Consultants -\$ 34K, Travel/IT Conculanst -\$ 2K)

(6) Misc Admin. -\$62K (Temp Admin Labor -\$56K, Postage -\$ 4K, Tele/Answering Service -\$5K, Office Supplies& Other Admin Exp +\$3K)

(7) Tenant Services Exp. -\$ 2K - (Tenant Relocation Exp.)

(8) Utilities +\$ 11K (Sewer/ Water/Trash)

(9) Maint. Salary & Benefits +\$ 33K (Sal +\$ 13K, Benefits +\$ 23K, Vehicle Gas -\$3K)

(10) Maint. Costs Supplies +\$ 15K (Supply Maint./Repairs +\$ 20K, Plumbing -\$ 8K, Janitorial -\$ 2K, Decorating +\$ 3K, Electrical +\$ 2K)

(11) Contract Costs -\$ 45K (Bld Rep -\$ 38K, Landscaping +\$ 6K, Janitorial -\$ 3K, Pest - \$4K, Veh Maint +\$ 4k, Carpet/Flr +\$ 9K, Alarm -\$ 6K, HVAC-\$ 13K)

(12) Gen Exp. - Pymts in Lieu -\$ 9 (Higher Rents collected)

(13) Non-Operating Exp. +\$ 29K - Lower Depr. Exp.

Financial Statement - AMP 2 (.fs-amp2)

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	551,407	555,972	-4,565	-1	667,166
TOTAL GRANT INCOME (2)	407,360	412,644	-5,284	-1	495,173
TOTAL INCOME	958,767	968,616	-9,849	-1	1,162,339
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4, 5)	310,699	289,353	-21,347	-7	347,224
TOTAL TENANT SERVICES EXPENSES	180	83	-96	-116	100
TOTAL UTILITY EXPENSES (6)	185,068	177,219	-7,849	-4	212,663
TOTAL MAINTENACE EXPENSES (7, 8, 9)	259,020	272,529	13,509	5	327,035
TOTAL GENERAL EXPENSES	98,132	97,670	-462	0	117,204
TOTAL HOUSING ASSISTANCE PAYMENTS	3,141	2,292	-849	-37	2,750
TOTAL FINANCING EXPENSES	16,667	16,667	0	0	20,000
TOTAL NON-OPERATING ITEMS	448	208	-239	-115	250
TOTAL EXPENSES	873,355	856,021	-17,333	-2	1,027,226
NET INCOME	85,412	112,595	-27,182	-24	135,113

- (1) Tenant Rents -\$ 5K (Rental Income -\$15, Other Tenant Inc +\$ 10K)
- (2) HUD PHA Subsidy +\$ 5K
- (3) Admin - Salary & Benefits +\$ 26K, Legal +\$ 3K
- (4) Other Admin Exp -\$16K (Management Fees -\$ 11K, Consultants -\$ 5K)
- (5) Misc. Admin -\$ 35 K, (Temp Labor -\$ 31K, Answering Service -\$ 6K, Other Mics Admin/Copiers/Internet/Comp Parts +\$ 2K)
- (6) Utilities -\$ 8K (Water/Sewer -\$ 16K, Elect. & Gas +\$ 18K, Garbage -\$ 10K)
- (7) Maint. Salary & Benefits Exp. +\$ 24K (Salary +\$21, Benefits +\$ 3K)
- (8) Material Exp. +\$ 7K (Janitorial -\$ 2K, Plumbing -\$ 8K, Grounds/Appliance/Décor/Tools +\$ 7K, Maint/Repair +\$ 10K)
- (9) Contract Costs -\$ 18K, (Landscaping -\$ 7K, Repairs&Flooring +\$ 10K, Janitorial + \$ 2K, Plum -\$ 19K, Equip Rental +\$ 1K, Pest Cont. -\$ 3K)

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	621,725	498,883	122,842	25	598,660
TOTAL GRANT INCOME (2)	422,556	421,655	901	0	505,986
TOTAL INCOME	1,044,281	920,538	123,743	13	1,104,646
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4, 5, 6)	306,594	296,981	-9,614	-3	356,377
TOTAL TENANT SERVICES EXPENSES	897	1,458	561	38	1,750
TOTAL UTILITY EXPENSES (7)	162,143	159,887	-2,256	-1	191,864
TOTAL MAINTENACE EXPENSES (8, 9, 10)	189,750	294,322	104,572	36	353,187
TOTAL GENERAL EXPENSES (11)	110,410	105,198	-5,211	-5	126,238
TOTAL HOUSING ASSISTANCE PAYMENTS	5,274	6,250	976	16	7,500
TOTAL FINANCING EXPENSES	14,583	14,583	0	0	17,500
TOTAL NON-OPERATING ITEMS	465	0	-465	N/A	0
TOTAL EXPENSES	790,117	878,679	88,563	10	1,054,415
NET INCOME	254,164	41,859	212,306	507	50,231

(1) Tenant Rent +\$ 117K, Other Tenant Income +\$ 6K

(2) Grant Subsidy +\$ 1K

(3) Salaries +\$ 43K & Benefits +\$ 10K

(4) Legal -\$ 6K

(5) Other Admin -\$ 11K (Consultants -\$ 5K, Mgt Fee - \$8K, Training +\$ 2K)

(6) Misc. Admin -\$ 46K (Temp Labor -\$ 38K, Internet/Tele - \$ 4K, Membership Fee -\$ 1K, Other Admin Exp +\$ 1K, Ans Serv - \$ 4K)

(7) Utility Exp. -\$ 2K (Water/Sewer +\$ 1K, Garb -\$ 4K, Elect +\$ 1K)

(8) Maintenance & Benefit +\$ 34K (Salaries +\$ 32K, Benefits +\$ 3K, Vehicle Gas/Oil -\$ 1K)

(9) Supplies Maintenance +\$ 37K - (Maint/Repairs +\$ 19K, Appliance/Elect +\$ 9K, Plum/Grounds/Decorating +\$ 9K)

(10) Contract Costs +\$ 34K, (Rep/Paint +\$ 12K, Landscape +\$ 12K, HVAC +\$ 8K, Equip Rental +\$ 8K, Plumb +\$ 3K, Flooring -\$ 13K, Inspec/Consul +\$ 3K)

(11) General Expense -\$ 5K (Payments in Lieu -\$ 8K, Workers Comp +\$ 3K)

AMP4 - 1st Street, Merced (.fs-amp4)

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	27,576	16,725	10,851	65	20,070
TOTAL GRANT INCOME (2)	17,095	21,036	-3,941	-19	25,244
TOTAL INCOME	44,672	37,761	6,910	18	45,314
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3)	23,587	12,339	-11,248	-91	14,807
TOTAL TENANT SERVICES EXPENSES	7	0	-7	N/A	0
TOTAL UTILITY EXPENSES	5,925	6,330	405	6	7,596
TOTAL MAINTENACE EXPENSES (4)	20,968	6,916	-14,052	-203	8,299
TOTAL GENERAL EXPENSES	3,069	3,702	633	17	4,442
TOTAL HOUSING ASSISTANCE PAYMENTS	0	83	83	100	100
TOTAL FINANCING EXPENSES	523	917	394	43	1,100
TOTAL NON-OPERATING ITEMS	39,797	39,798	0	0	47,757
TOTAL EXPENSES	93,876	70,085	-23,790	-34	84,102
NET INCOME	-49,204	-32,324	-16,880	52	-38,788

(1) Tenant Inc +\$ 11K (Rental Income -\$ 3K, Other Tenant Inc +\$ 14K)

(2) Grant Inc -\$4K

(3) Adm Exp - \$11K Adm Sal & Benefits +\$ 2K, Legal -\$12K, Misc Adm -\$ 1K

(4) Main Exp - \$ 14K (landscaping - \$ 16K; Pest/HVAC/Repairs + \$ 2K)

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1)	23,231,421	22,044,143	1,187,277	5	26,452,972
TOTAL OTHER INCOME	354	1,250	-896	-72	1,500
TOTAL INCOME	23,231,775	22,045,394	1,186,381	5	26,454,472
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2, 3, 4, 5)	1,369,416	1,620,219	250,802	15	1,944,263
TOTAL TENANT SERVICES EXPENSES	3,168	2,208	-960	-43	2,650
TOTAL UTILITY EXPENSES	1,456	221	-1,235	-559	265
TOTAL MAINTENACE EXPENSES (6)	30,504	14,208	-16,296	-115	17,050
TOTAL GENERAL EXPENSES (7)	61,210	42,374	-18,835	-44	50,849
TOTAL HOUSING ASSISTANCE PAYMENTS (8, 9, 10, 11)	20,940,032	19,884,113	-1,055,919	-5	23,860,936
TOTAL FINANCING EXPENSES	60,458	60,458	0	0	72,550
TOTAL NON-OPERATING ITEMS	465	0	-465	N/A	0
TOTAL EXPENSES	22,466,709	21,623,803	-842,907	-4	25,948,563
NET INCOME	765,065	421,591	343,474	81	505,909

- (1) HAP from HUD + \$ 1.186K (HAP Earned +\$ 1.204K, Admin Fee -\$ 14K, Port in -\$ 4K)
 (2) Adm Salaries + \$ 259K (Salaries +\$ 243K & Benefits Costs +\$ 16K)
 (3) Legal Fees +\$ 5K
 (4) Other Adm Exp. +\$ 78K (Mgt Fee +\$ 52K, Bkpping Fee +\$ 42K, Consulting -\$ 22K, Inspec +\$ 5K, Travel +\$ 1K)
 (5) Misc Admin Exp. -\$ 90K (Office Supplies +\$ 7K, Postage +\$ 9K, Other Misc +\$ 13K, Tele/Ans Serv -\$ 24K, Temp Lab -\$ 95K)
 (6) Maint Exp -\$ 16K(Supplies + \$ 1K, Alarm -\$ 22K, Maint Consultants +\$ 3K, Bldn Rep +\$ 4K, HVAC/Other -\$ 2K)
 (7) General Expence -\$ 19K (Portout Adm Exp -\$ 17K, Worker's Comp/Prop. Ins -\$ 2K)
 (8) Port Out Payments -\$ 201K (higher than budgeted)
 (9) Higher HAP issued -\$ 795K
 (10) Escrow Contributions Higher -\$ 41
 (11) Tenant Utility Pmts -\$ 19K

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL OTHER INCOME (1, 2, 3)	1,118,190	1,054,070	64,119	6	1,264,884
TOTAL INCOME	1,118,190	1,054,070	64,119	6	1,264,884
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4, 5, 6, 7)	1,008,049	1,002,568	-5,481	-1	1,203,082
TOTAL TENANT SERVICES EXPENSES	4,270	1,250	-3,020	-242	1,500
TOTAL UTILITY EXPENSES (8)	46,252	40,208	-6,043	-15	48,250
TOTAL MAINTENACE EXPENSES (9, 10, 11)	63,535	39,750	-23,785	-60	47,700
TOTAL GENERAL EXPENSES (12)	46,174	31,667	-14,507	-46	38,000
TOTAL FINANCING EXPENSES	62,500	62,500	0	0	75,000
TOTAL NON-OPERATING ITEMS	4,794	7,083	2,289	32	8,500
TOTAL EXPENSES	1,235,574	1,185,026	-50,548	-4	1,422,032
NET INCOME	-117,384	-130,956	13,571	-10	-157,148

- (1) Other Income +\$ 64K (Mgmt/Bkkpping Fees +\$ 24K, Misc. Inc. +\$ 40K)
- (2) Asset Mgt Fee booked as budgeted (As Budgeted +\$ 41K)
- (3) Admin Fee to be booked as Cap Projects funding allows (fund drawn +\$ 223K)
- (4) Admin Salary +\$ 52K (Salary +\$ 80K & Benefits Higher -\$ 28K)
- (5) Legal Fees +\$ 2K
- (6) Other Admin Exp +\$ 26K (Training/travel +\$ 13K, Consultants +\$ 14K, IT Consultants + \$ 4K, Audit -\$ 2K, Travel Board/Legal -\$ 3K)
- (7) Misc. Admin. Exp. -\$ 86K (Internet -\$ 6K, Postage +\$ 3K, Temp Labor -\$ 99K, Software/Tele/Other Mis/Copier/Memb +\$ 16K)
- (8) Utilities -\$ 6K (Water +\$ 2K, Gas -\$ 1K, Electricity -\$ 7K)
- (9) Gen Maint Exp -\$ 1K (Gas, Oil)
- (10) Supplies -\$ 2K (Ground/Exterminating/Maint. -\$ 2K)
- (11) Contract -\$ 23K (Paint/Elect -\$ 4K, Alarm/Elev Monitoring -\$ 15K, Landscape -\$ 7K, Plumb/HVAC/Equip Rent/Vehicle Maint +\$ 3K)
- (12) General Exp. - \$ 15K (W/C)

Langdon Villas (langdon)

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	70,801	62,023	8,778	14	74,428
TOTAL OTHER INCOME (2)	498,231	428,879	69,352	16	514,655
TOTAL INCOME	569,033	490,903	78,130	16	589,083
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3)	54,294	70,173	15,879	23	84,207
TOTAL UTILITY EXPENSES	74	536	462	86	643
TOTAL MAINTENACE EXPENSES (4)	33,486	9,733	-23,753	-244	11,680
TOTAL GENERAL EXPENSES (5)	20,323	19,079	-1,245	-7	22,895
TOTAL FINANCING EXPENSES	127,500	127,500	0	0	153,000
TOTAL NON-OPERATING ITEMS	2,865	2,865	0	0	3,438
TOTAL EXPENSES	238,543	229,886	-8,657	-4	275,864
NET INCOME	330,490	261,017	69,473	27	313,220

- (1) Tenant Inc +\$ 9K (Rental Inc +\$ 6K, Other Inc +\$ 3K)
 (2) Other Inc +\$ 69K (Mgt Fees +\$ 27K; Misc Other Inc + \$ 42K)
 (3) Admin +\$ 16K (Salary/Benefits +\$ 3K, Misc Adm/Consultants +\$ 11K, Legal +\$ 2K)
 (4) Maint Exp - \$ 24K (Supplies -\$ 1K; Alarm -\$ 17K, HVAC/Veh Maint/Build Repair -\$ 6K)
 (5) Gen Exp -\$ 1K (Workers Comp/Liab Ins)

Obanion Learning Center (obanion)

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	165,411	181,632	-16,220	-9	217,958
TOTAL INCOME	165,411	181,632	-16,220	-9	217,958
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	18,357	18,569	212	1	22,283
TOTAL TENANT SERVICES EXPENSES	2,389	0	-2,389	N/A	0
TOTAL UTILITY EXPENSES (2)	77,524	79,193	1,669	2	95,032
TOTAL MAINTENACE EXPENSES (3)	69,357	28,002	-41,355	-148	33,603
TOTAL GENERAL EXPENSES	5,706	5,022	-684	-14	6,026
TOTAL NON-OPERATING ITEMS	46,697	46,174	-523	-1	55,408
TOTAL EXPENSES	220,030	176,960	-43,070	-24	212,352
NET INCOME	-54,619	4,672	-59,291	-1,269	5,606

(1) Tenant Rents -\$ 16K (Rent Inc -\$ 4K, Tenant Owed Utilities -\$ 12K)

(2) Utilities +\$2K (Garbage +\$ 5K, Gas/Water/Sewer +\$ 6K, Elect -\$ 9K)

(3) Maint Exp -\$ 41K (Landscaping -\$ 39K, Elec/Pest/Flr Cov +\$ 4K, Alarm Monit -\$ 6K, Alarm/Exting +\$ 1K, Supplies +\$ 1K)

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

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1, 2)	707,701	545,861	161,840	30	655,033
TOTAL GRANT INCOME (3)	513,816	527,074	-13,258	-3	632,489
TOTAL OTHER INCOME (4)	205,900	0	205,900	N/A	0
TOTAL INCOME	1,427,417	1,072,935	354,482	33	1,287,522
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (5, 6)	96,090	140,393	44,303	32	168,471
TOTAL UTILITY EXPENSES (7)	96,057	101,636	5,579	5	121,963
TOTAL MAINTENACE EXPENSES (8, 9, 10)	159,937	132,614	-27,323	-21	159,137
TOTAL GENERAL EXPENSES	34,779	36,758	1,980	5	44,110
TOTAL HOUSING ASSISTANCE PAYMENTS (11)	516,325	528,116	11,791	2	633,739
TOTAL FINANCING EXPENSES	57,083	57,083	0	0	68,500
TOTAL NON-OPERATING ITEMS	12,990	12,965	-25	0	15,558
TOTAL EXPENSES	973,260	1,009,565	36,304	4	1,211,478
NET INCOME	454,157	63,370	390,786	617	76,044

- (1) Rental Income +\$ 155K
- (2) Other Tenant Inc -\$ 7K
- (3) Grant Inc -\$ 13k
- (4) Misc Inc +\$ 206K (Ins Pymt Dora DP)
- (5) Adm Salaries +\$ 33K, Benefit costs +\$ 6K
- (6) Legal Exp +\$ 9K, Mgt Fee -\$3K, Misc Admin -\$ 1K)
- (7) Utility +\$ 6K (Elect/Gas +\$ 5K, Water/Sewer +\$ 7K, Garbage -\$ 6K)
- (8) Maint Exp +\$ 11K (Maint. Salary +\$ 10K, Benefits +\$ 2K, Vehic Gas/Oil -\$ 1K)
- (9) Supplies costs +\$ 7K (Maint/Repairs +\$ 5K, Appliance/Décor/Ground/Elec +\$ 5K, Plumbing -\$ 3K)
- (10) Contract Costs -\$ 45K (Alarm -\$31K, HVAC -\$ 12K, Plumb/Landscaping/Janitorial -\$ 5K, Appliance/Bldg Rep/Floor +\$3K)
- (11) Housing Assis +\$ 12K (Assist Payments +\$ 13k, FSS Contrib/Utility Paym -\$ 1K)

Felix Torres Year Round (.fs-fty)

Budget Comparison

Period = Oct 2024-Jul 2025

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	483,284	520,443	-37,159	-7	624,531
TOTAL INCOME	483,284	520,443	-37,159	-7	624,531
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	50,456	97,566	47,110	48	117,079
TOTAL TENANT SERVICES EXPENSES	371	0	-371	N/A	0
TOTAL UTILITY EXPENSES (3)	81,693	81,208	-485	-1	97,450
TOTAL MAINTENACE EXPENSES (4, 5, 6)	128,360	81,183	-47,176	-58	97,420
TOTAL GENERAL EXPENSES (7)	32,085	36,532	4,447	12	43,838
TOTAL FINANCING EXPENSES	16,667	16,667	0	0	20,000
TOTAL NON-OPERATING ITEMS	162,892	162,893	0	0	195,471
TOTAL EXPENSES	472,524	476,048	3,524	1	571,258
NET INCOME	10,760	44,395	-33,635	-76	53,273

(1) Tenant Inc -\$ 37K (Tenant Rent +\$ 48K, Rental Assistance -\$ 89K, Other Inc. +\$ 4K)

(2) Total Admin +\$ 47K (Salary +\$ 22K, Benefits +\$ 18K, Legal +\$ 1K, Training/Consults/Mngt Fee +\$ 4K, Mis Adm +\$ 2K)

(3) Utilities -\$ 1K (Water/Sewer +\$ 3K, Elec/Gas -\$ 5K, Trash +\$ 1K)

(4) Gen Maint -\$ 6K (Maint. Salary -\$ 17K, Benefits +\$ 7K, Vehicle Gas/Oil +\$ 4K)

(5) Maint. Supplies -\$ 14K (Maint Rep -\$ 16K, Elect -\$ 2K, Appliance/Plumb +\$ 4K)

(6) Contract -\$ 27K (Flr Cov -\$ 23K, HVAC -\$ 3K , Consultant -\$ 1K , Bld Rep -\$ 2K, Carpet/Elec +\$ 2K)

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

Financial Stmt - Migrant (.fs-mig)

Budget Comparison

Period = Jul 2025 - Jul 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
INCOME	189,879	170,772	-19,107	-11	2,049,258
TOTAL INCOME (1)	189,879	170,772	-19,107	-11	2,049,258
EXPENSES					
Total - Center Personnel (2)	49,350	59,975	10,625	18	719,700
Total - Operating Expenses (3)	112,445	78,126	-34,319	-44	937,510
Total - Maintenance Expenses (4)	892	4,229	3,338	79	50,750
Total - Contractor Administration (5)	14,659	15,908	1,249	8	190,896
Total - Debt Service and Replacement	12,534	12,534	0	0	150,402
TOTAL	189,879	170,772	-19,107	-11	2,049,258

(1) Zero budget, offset to variance in expenses +\$ 212K

(2) Salaries +\$ 5K, Benefits +\$ 6K

(3) Higher utilities - Net diff. -\$ 34k, (Utilities -\$ 38k, Communications +\$ 13K, Equip Rent -\$ 4K, Veh Rep/Other Costs/Travel -\$5K)

(4) Maint expenses +\$ 3K, (Elec/Plumb/Paint +\$ 2K, Lumb/Materials +\$ 1K)

(5) Audit -\$ 1K

Total Number of Public Housing Units: 421
 Number of Occupied Units: 410
 Number of Vacant Units: 11

Unit ID	Prospective Resident	Move - In Date	Security Deposit Amount
162	Yes	pending unit turnover	\$500.00
431	Yes	pending unit turnover	\$500.00
296	Yes	pending unit turnover	\$500.00
24	Yes	pending unit turnover	\$800.00
274	Yes	pending unit turnover	\$300.00
421	Yes	pending unit turnover	\$500.00
151	No	pending unit turnover	\$500.00
483	Yes	pending unit turnover	\$150.00
186	Yes	pending unit turnover	\$500.00
394	Yes	pending unit turnover	\$500.00
420	Yes	pending unit turnover	\$500.00

Indicators

Sub-Indicator #1	Performance Scoring	March	April	May	June	July	August
Lease Up Days		196	532	608	613	671	678
Average Lease Up Days		15.08	16.63	17.37	16.57	16.78	16.54
Make Ready Time		299	721	984	1003	1111	1118
Average Make Ready Days		23	22.53	28.11	27.11	27.78	27.27
Down Days		315	1015	908	1029	1156	1206
Average Down Days		24.23	31.72	25.94	27.81	28.9	29.41
Total # Vacant Units Turned		13	32	35	37	40	41
Total # Turn Around Days		810	2268	2500	2645	2938	3002
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	62	70	71	71	73	73

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

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: September 17, 2025

SUBJECT: Housing Choice Voucher Department Update

The Housing Authority of the County of Merced (Authority) recently received an inquiry regarding information circulating on various social media platforms regarding the current state of its housing programs, specifically the Housing Choice Voucher (HCV) program.

Several concerns were raised online, including claims that the HCV program will have a 2-year term limit and that the program may be dissolved entirely. Additionally, there were comments suggesting that families in the program are generational participants, do not work, and rely solely on social programs.

As previously reported, there have been discussions at the federal level about potential changes to the HCV program, including time limits and eligibility criteria. However, no official changes have been announced.

The Authority has collected data spanning the past 10 years regarding average participation in both the HCV and Public Housing (PH) programs, as well as household income sources. This data shows that in Merced County, the average length of stay is 5 years for both the PH and HCV participants. The length of participation varies based on individual family circumstances, including age, disability status, and employment.

Primary sources of income for families include:

- Social Security benefits
- Wages
- Child support
- Military pay
- Pension income
- Temporary Assistance for Needy Families (TANF)
- Self-employed income
- Unemployment benefits
- General Assistance
- Disability benefits
- Other sources, such as tribal income, federal benefits, and reimbursements

Note: While all income entering a household must be reported, not all sources are counted when determining rent, in accordance with program guidelines.

The Board will continue to be updated as any proposed changes to the HCV or other programs administered by the Authority are formally announced.

STAFF REPORT

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

FROM: Maria Alvarado, Interim HR Manager/Clerk of the Board

DATE: September 17, 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. There are no applicants or interested parties to report at this time by the Authority or the Board of Supervisors.

Human Resources

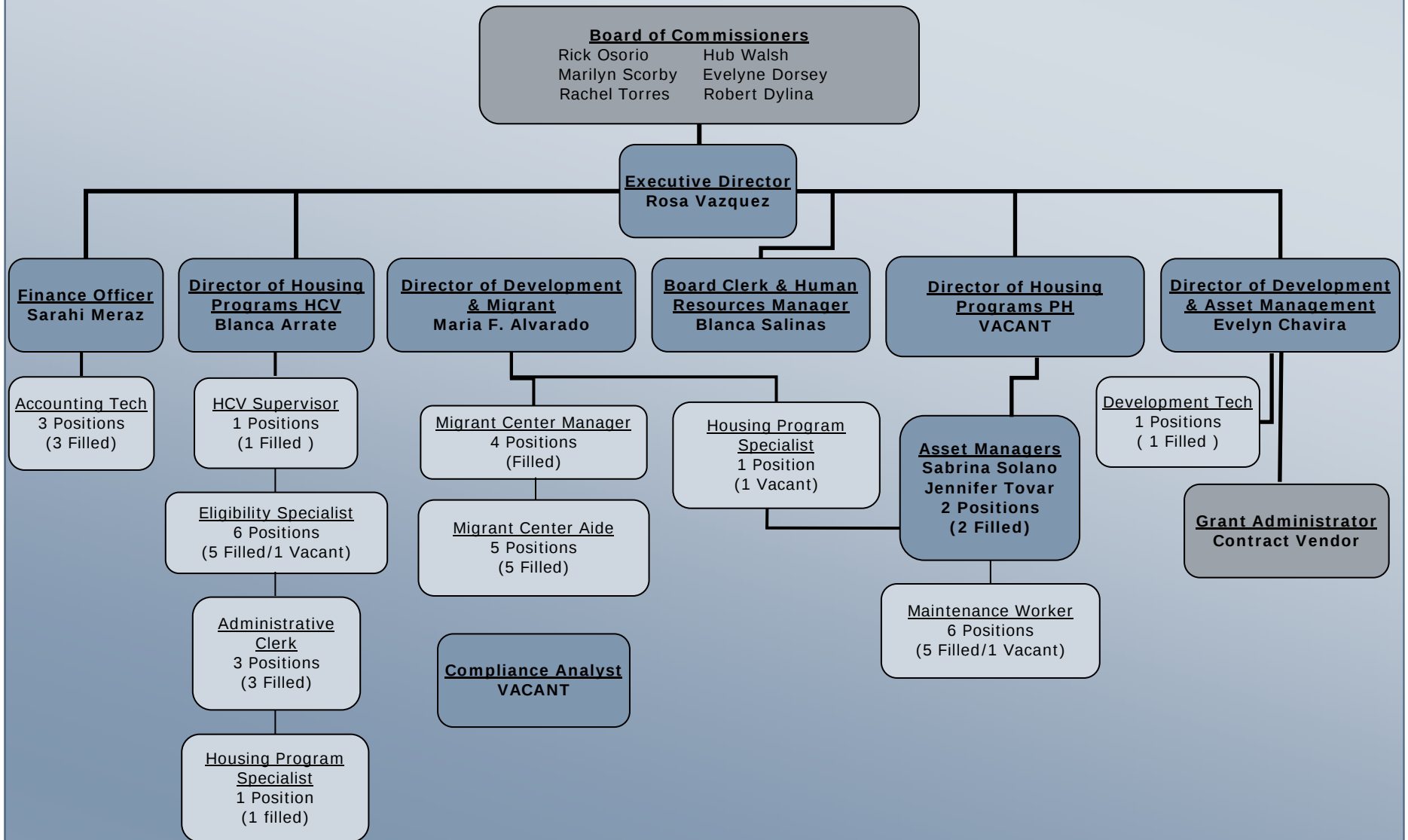
The Authority currently has four (4) vacant positions. Of those positions, one (1) is a management position; Director of Housing Programs (1), and the remaining three (3) are represented positions; Eligibility Specialist (1), Maintenance Worker (1), and Housing Program Specialist (1).

The Authority filled and onboarded the position of Development Tech on September 2, 2025. Additionally, two (2) job offers were extended and accepted for the positions of Administrative Clerk.

The Authority continues to backfill vacant positions with temporary staff. Recruitment efforts continue and include continued advertising of the positions on the Authority's website, sharing with community partners, and posting on online job boards such as Indeed.

As of this report, the represented positions' vacancy rate is now at 9%.

Housing Authority of the County of Merced



STAFF REPORT

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

FROM: Sarahi Meraz, Finance Officer

DATE: September 17, 2025

SUBJECT: Recommendation to adopt **Resolution No. 2025-13**, approving to write-off of the uncollected amounts as a loss from Tenant Accounts Receivable.

The Housing Authority of the County of Merced (Authority) incurs tenant receivables for current families and families that have moved. The Authority actively seeks to collect monies owed during tenancies. Upon families moving out and leaving a balance owed, the Authority enters the monies owed into the Department of Housing & Urban Development (HUD) database so that if that former resident is ever eligible to receive rental assistance with another Public Housing Authority (PHA), the debt must be paid to the Authority where the monies are owed.

Under Federal regulation, allowable write-offs impact the Authority's Tenant Accounts Receivable (TAR) Public Housing Assessment System ("PHAS") score and are an accepted accounting practice. PHAS is the annual assessment process by which HUD fulfills its statutory requirement to assess a PHA's administration of the Public Housing program. The Authority acts to collect all tenant charges and will continue to pursue collection of the accounts included in this write-off.

In February 2022, HUD published notice PIH 2022-021, which provided guidance to PHAs on the end of the COVID-19 waiver authority for PHAS assessments granted to HUD as a part of the Coronavirus Aid, Relief & Economic Security (CARES) Act. The notice also communicated an adjustment to the Tenant Accounts Receivable sub-indicator under the Management Operations Indicator (MASS) due to the impact of various local, State, and Federal eviction moratoria. Nationally, PHAs reported that the eviction moratoria impacted rent collections, which impacted their financial status and reduced their scores under the TAR sub-indicator of MASS.

While PHAs have largely returned to normal operations and PHAS regulatory requirements after the COVID-19 pandemic emergency, PHAs continue to experience challenges with collecting rent and managing rent collection activities, which have impacted the PHAs' performance under the TAR sub-indicator. Due to the continued challenges, PHAs are facing with TAR, this notice advises that for PHAs with fiscal years ending March 31, 2024, June 30, 2043, September 30,

2024, and December 31, 2024, only, HUD is continuing a temporary revision to the scoring methodology for TAR. HUD determined that this extended temporary adjustment to the scoring notice will appropriately score PHAs as they continue to return to normal operations and requirements

HUD intends to return to the regular scoring methodology for TAR for PHAs with fiscal years ending in 2024. The long-term sustainability of the Public Housing program depends on families paying and PHAs collecting rent, so it is important that PHAs continue to work to improve tenant rent collection.

During the past fiscal year, the Authority's finance department experienced staffing changes with the Director of Finance. At this time, the new Finance Director is still in a learning phase and continues to learn the process for Housing Finance. The write-offs halted during this time but will now resume. Staff will be bringing write-offs for 2024 over the next few months. In 2026, The Authority will resume quarterly reporting.

The Authority has worked with families to enter into repayment agreements and legal stipulations via legal action and or evictions. However, the Authority will need to write off monies incurred during the COVID pandemic that are not collectible at this time. The Authority will be reviewing all monies owed and bringing write-off amounts to the Board to ensure the Authority aligns with HUD requirements.

Amounts to be written off are summarized by program below.

PH AMP 1:	\$ 16,508.95
PH AMP 2:	\$ 2,911.84
PH AMP 3:	\$ 57,779.42

TOTAL:	\$ 77,200.21
	=====

RECOMMENDATION

It is hereby recommended that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2025-13**, authorizing the Executive Director or her designee to declare the amounts uncollectible and to authorize the write-off as a loss.

RESOLUTION NO. 2025-13

APPROVING THE WRITE-OFF FOR BAD DEBTS FROM TENANTS' ACCOUNTS RECEIVABLE

WHEREAS, every year the Housing Authority of the County of Merced (Authority) operates a number of rental housing projects throughout the county for low-income tenants; and

WHEREAS, certain former tenants have been unable or unwilling to pay their rent and/or work orders; and it is no longer prudent to carry over these receivables on the books of account; and

WHEREAS, allowable write-offs impact Authority Tenant Accounts Receivable Public Housing Assessment System ("PHAS") score and are an accepted accounting practice; and

THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the County of Merced do hereby approve the write-off of the tenant delinquent accounts in the amount of \$77,200.21, which are attached for the Housing Programs administered by the Housing Authority of the County of Merced.

The foregoing resolution was introduced at the September 17, 2025, Board of Commissioners meeting 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

Date: September 17, 2025

HCV Program Counts

[illegible]

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF FEDERAL FINANCIAL ASSISTANCE**

651 Bannan Street, Suite 700, 95811
Sacramento, CA 94252-2054
(916) 263-2771 / (FAX) 263-2763
www.hcd.ca.gov



August 14, 2025

Housing Authority of the County of Merced
405 U Street
Merced, CA 95341

Delivered via electronic mail to mariaa@merced-pha.com

Applicant: Housing Authority of the County of Merced
Program Application Title: Merced and Felix Torres Migrant Center
Application ID's: 72049933 & 72050806

Dear Maria:

The California Department of Housing and Community Development (HCD) is pleased to announce that the Housing Authority of the County of Merced (Awardee) has been awarded a Community Development Block Grant Mitigation (CDBG-MIT) Resilient Infrastructure Program (MIT-RIP) award in the amount of \$2,809,100.00 for the Felix Torres Migrant Center Application and \$2,186,400.00 for the Merced Migrant Center Application. This letter constitutes notice of the designation of Resilient Infrastructure Program funds for the Awardee.

The Awardee will be able to draw down funds when the Standard Agreement is fully executed, and any general and special conditions have been cleared in writing. In addition, expenditures may not be incurred prior to the execution of the Standard Agreement.

HCD intends to issue a Standard Agreement within 16 weeks of receipt of the documentation required to execute this contract. A Resilient Infrastructure Program representative will be in communication to discuss and confirm any documents needed.

This award information is under embargo from public announcement until otherwise notified by HCD staff. Award recipients are precluded from making any public announcements or discussing publicly. HCD will prepare a public announcement, the timing for the announcements is not yet set. For any questions regarding the embargo please email the Legislative Division at hcdlegislation@hcd.ca.gov or at 916-263-6206.

Sincerely,

Julie Axt, MRCP Section Manager
Disaster Recovery – Community Development Section
Division of Federal Financial Assistance, Disaster Recovery Branch

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: September 17, 2025

SUBJECT: Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH)

The Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) program has announced a Notice of Funding Availability (NOFA) for the 2025 HUD-VASH vouchers. Approximately \$34 million in funding is available, which HUD anticipates will support around 3,400 new HUD-VASH vouchers nationwide.

The HUD-VASH program combines Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided through a partnership with the U.S. Department of Veterans Affairs (VA).

Public Housing Agencies (PHAs) interested in applying must consult with their partnering VA facility to discuss the intention of submitting a Registration of Interest and to obtain a Letter of Support. The deadline to submit the Registration of Interest is September 10, 2025.

The Housing Authority of the County of Merced (Authority) has coordinated with the local VA to express interest in applying for additional HUD-VASH vouchers. The VA has submitted a Letter of Interest, and the Authority has completed and submitted the 2025 HUD-VASH Registration of Interest.

HUD has established both a minimum and maximum allocation of vouchers under this NOFA. Each selected PHA may be invited to apply for a minimum of 5 vouchers and up to a maximum of 500 vouchers.

PHAs selected through this process will receive an official invitation to apply, which will specify the number of vouchers being offered.