

AGENDA

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Annual Meeting
Wednesday, March 18, 2026
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. NOMINATION and ELECTION OF BOARD OF COMMISSIONER OFFICERS (Chairperson and Vice Chairperson):

- 1. Nomination of Chairperson (M/S/C): ____/____/____
- 2. Election of Chairperson (M/S/C): ____/____/____
- 3. Nomination of Vice Chairperson (M/S/C): ____/____/____
- 4. Election of Vice Chairperson (M/S/C): ____/____/____

V. CONSENT CALENDAR

- 1. Meeting Minutes – February 18, 2026, Regular Meeting
- 2. Rent Delinquency Report
- 3. Financial Reports
- 4. Public Housing Occupancy/Vacancy Report
- 5. HCV Program Counts
- 6. Human Resources & Board Clerk Report

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

VI. REGULAR CALENDAR

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

VII. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

- 1. Staff Report: Staff Recognition
- 2. Staff Report: SB 707 Update

VIII. WRITTEN CORRESPONDENCE

None

IX. COMMISSIONERS' COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

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

- 1. Pursuant to Government Code §54957.6
Conference with Labor Negotiations
Rosa Vazquez, Executive Director
Maria F. Alvarado, Director of Development
Employee organization: General Employees, AFSCME 2703

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

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

XII. ADJOURNMENT

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



Housing Authority of the County of Merced

MEMORANDUM

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

FROM: Rosa Vazquez, Executive Director

DATE: March 18, 2026

SUBJECT: Election of Officers for the positions of Chairperson and Vice-Chairperson

Bylaws of the Housing Authority of the County of Merced

Article II Section 2: The Chairperson shall preside at all meetings of the Housing Authority of the County of Merced ("Authority"). At every Board of Commissioners meeting, the Chairperson shall submit such recommendations and information necessary and proper concerning the business, affairs and policies of the Authority. The Chairperson maintains and promotes a cooperative and collaborative working relationship with and among other Board members, Authority staff and management, and represents the Authority in a professional manner with those encountered in the regular conduct and performance of his/her official duties.

Article II Section 3: The Vice Chairperson shall perform the duties of the Chairperson in the absence or incapacity of the Chairperson. In case of the resignation or death of the Chairperson, the Vice Chairperson shall perform such duties as are imposed on the Chairperson until such time as the Authority shall select a new Chairperson.

Article II Section 7: The Chairperson and Vice Chairperson shall be elected at the annual meeting of the Board from among the Commissioners, and shall hold office for one year or until their successors are elected, whichever occurs later.

Current Nomination Process

- Take nominations at meeting
- Does Vice-Chairperson want to be considered?
- If one nomination received
 - o Vote takes place
 - o It does not need to be a secret ballot
 - o It can be open vote by show of hands
- If more than one nomination
 - o Vote can be by secret ballot
 - o If it's a tie they may vote again
 - o If it remains a tie – Draw
- Announce duly elected Chairperson of the Board
- The newly elected Chairperson takes over for election of Vice-Chairperson

MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, February 18, 2026
12:02 p.m.

- I. The meeting was called to order by Chairperson Walsh at 12:32 p.m., and the Secretary was instructed to call the roll.

Commissioners Present:

Hub Walsh, Chairperson
Evelyn Dorsey
Robert Dylina
Marilyn Scorby

Commissioners Absent:

Rick Osorio, Vice-Chair
Rachel Torres

Chairperson Walsh declared there was a quorum present.

Staff Present:

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

Others Present:

Erin Hamm, Rental Zebra
Danielle Ortega, Rental Zebra

II. **PUBLIC COMMENT**

Representatives from Rental Zebra, Erin Hamm and Danielle Ortega, brought forward issues that they are having with four rentals under the Housing Choice Voucher program. These issues include concerns with failed items at inspection, no notification of changes in rent/HAP, delays in HAP for new move-ins, and other tenant-related issues. Director of Housing Programs Arrate provided her contact information and will follow up with them to resolve these issues.

III. **AGENCY OR COMMISSIONER REVISION TO AGENDA**

Executive Director Vazquez requested that Item IV. Closed Session will be moved to Item IV, and the agenda was approved as modified.

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



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

The Board of Commissioners went into closed session at 12:11 p.m. The following people were present:

Board Members

Hub Walsh, Chairperson
Evelyn Dorsey
Marilyn Scorby
Robert Dylina

Others Present

Tom Lewis, Legal Counsel
Rosa Vazquez, Executive Director/ Board Secretary
Maria Alvarado, Director of Development

1. Conference with Labor Negotiators – Pursuant to California Government Code Section 54957.6

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

The Board returned to Regular Session at 1:09 p.m. with direction given to staff.

VI. CONSENT CALENDAR

1. Meeting Minutes January 21, 2026, Regular Meeting

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

2. Financial Reports

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

3. Public Housing Occupancy/Vacancy Report

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

4. HCV Program Counts

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

5. Human Resources & Board Clerk Report

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

VII. REGULAR CALENDAR

1. Resolution Item(s):

None

2. Action Item(s):

None



VIII. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Nathan Bondar, from LIHTC, provided the Board with a presentation regarding the Authority’s current Rental Assistance Demonstration (RAD) process status. Information regarding the portfolio analysis, previously held resident meetings, and environmental review was presented. Additionally, the Board was notified that the next step in this process is to complete and submit a financial package to the Department of Housing & Urban Development (HUD). The Board will review said packet prior to submission, and additional resident meetings will be scheduled.

IX. ADJOURNMENT

Commissioner Scorby exited the meeting, and the meeting no longer had a quorum. An adjournment was called at 2:06 p.m.

Chairperson Signature

Date: March 18, 2026

Secretary Signature

Date: March 18, 2026



Aged Receivables Report for 02/28/2026 - As of 03/12/2026

Property	0 - 30 days	31-60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	2,024.50	1,632.00	247.00	(904.00)	2,999.50	2,999.50
ca023010 PH - Merced	1,761.99	(131.50)	(660.00)	(6,107.00)	(5,136.51)	(5,136.51)
ca023013 PH - Merced Sr	(75.00)	20.00	-	(19.00)	(74.00)	(74.00)
ca023021 PH - Acquisition	-	-	-	-	-	-
ca023023 PH - Acquisition	-	-	-	-	-	-
AMP 1 TOTALS	3,711.49	1,520.50	(413.00)	(7,030.00)	(2,211.01)	(2,211.01)
AMP 2						
CA023003 PH - Atwater - Cameo	-	-	-	(212.00)	(212.00)	(212.00)
ca023006 PH - Livingston	(277.26)	124.00	(518.00)	2,285.67	1,614.41	1,614.41
012a PH - Atwater	562.00	(597.00)	(684.00)	(2,675.07)	(3,394.07)	(3,394.07)
012b PH - Winton	-	-	-	-	-	-
AMP 2 TOTALS	284.74	(473.00)	(1,202.00)	(601.40)	(1,991.66)	(1,991.66)
AMP 3						
ca023002 PH - Los Banos	38.09	-	(297.00)	-	(258.91)	(258.91)
ca023004 PH - Los Banos - Abby, B, C & D	91.00	(312.00)	(560.00)	(556.00)	(1,337.00)	(1,337.00)
ca023005 PH - Dos Palos - West Globe	325.00	-	-	(2,521.26)	(2,196.26)	(2,196.26)
ca023011 PH - Los Banos - J & K St	2,254.92	114.00	-	(148.12)	2,220.80	2,220.80
012c PH - Dos Palos - Alleyne	1,605.00	(473.79)	-	(4,183.00)	(3,051.79)	(3,051.79)
012d PH - Dos Palos - Globe	1,466.00	-	-	(157.00)	1,309.00	1,309.00
AMP 3 TOTALS	5,780.01	(671.79)	(857.00)	(7,565.38)	(3,314.16)	(3,314.16)
AMP 4						
ca023024 PH 1st Street	-	-	-	-	-	-
AMP 4 TOTALS	-	-	-	-	-	-
VALLEY VIEW						
atw Atwater Elderly	-	-	-	-	-	-
dp Dos Palos Elderly	-	-	-	-	-	-
mid Midway	-	-	-	-	-	-
pbc - atw	469.00	(245.00)	(295.00)	(9.00)	(80.00)	(80.00)
pbc - dp	(50.00)	-	-	-	(50.00)	(50.00)
pbc - mid	210.00	61.00	-	(2,123.00)	(1,852.00)	(1,852.00)
VALLEY VIEW TOTALS	629.00	(184.00)	(295.00)	(2,132.00)	(1,982.00)	(1,982.00)
FELIX TORRES YEAR ROUND						
ft.yr Felix Torres Year Round Center	-	-	-	-	-	-
FELIX TORRES YEAR ROUND TOTALS	-	-	-	-	-	-
HOUSING AUTHORITY TOTALS	10,405.24	191.71	(2,767.00)	(17,328.78)	(9,498.83)	(9,498.83)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

3/5/2026 4:22 PM

Financial Statement - AMP 1 (.fs-amp1)

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	318,256	265,067	53,189	20	795,200
TOTAL GRANT INCOME (2)	280,393	241,667	38,726	16	725,000
TOTAL OTHER INCOME	260	0	260	N/A	0
TOTAL INCOME	598,908	506,733	92,175	18	1,520,200
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4, 5, 6)	225,776	166,179	-59,597	-36	498,538
TOTAL TENANT SERVICES EXPENSES	0	700	700	100	2,100
TOTAL UTILITY EXPENSES (7)	79,509	53,600	-25,909	-48	160,800
TOTAL MAINTENACE EXPENSES (8,9,10)	135,838	127,992	-7,846	-6	383,977
TOTAL GENERAL EXPENSES (11)	58,432	55,718	-2,715	-5	167,154
TOTAL HOUSING ASSISTANCE PAYMENTS	3,444	2,500	-944	-38	7,500
TOTAL FINANCING EXPENSES	12,667	12,667	0	0	38,000
TOTAL NON-OPERATING ITEMS (12)	2,442	27,032	24,591	91	81,097
TOTAL EXPENSES	518,108	446,389	-71,719	-16	1,339,166
NET INCOME	80,801	60,345	20,456	34	181,034

- (1) Tenant Rent +\$ 53K (Rents \$ 28K, Other Tenant Inc. +\$ 25K)
- (2) Grant Subsidy +\$ 39K
- (3) Admin - Salary & Benefits +\$ 15K
- (4) Legal -\$ 16K (Unlawful Detainers -\$ 21K, General Legal Exp/Tenant Screening +\$ 5K)
- (5) Other Admin -\$ 44K (Mgt Fees -\$ 6K, Consultants/IT Consultant -\$ 38K)
- (6) Misc Admin. -\$ 14K (Temp Admin Labor -\$ 15K, Phone/Postage +\$ 1K)
- (7) Utilities -\$ 26K (Sewer/ Water/Trash) - Higher trash expense
- (8) Maint. Salary & Benefits +\$ 31K (Sal +\$ 29K, Benefits +\$ 3K, Vehicle Gas/Oil -\$ 1K)
- (9) Maint. Supplies +\$ 14K (Maint./Repairs +\$ 11K, Plumbing +\$ 4K, Janitorial/Cleaning -\$ 1K)
- (10) Contract Costs -\$ 53K (Bld Rep -\$ 48K, Landsc/Cleaning/Plumbing -\$ 7K, Carpet/Flr +\$ 2K) - Higher building repairs
- (11) General Exp -\$ 3K (Property Ins. -\$ 5K, Work Comp/Lieu of Taxes +\$ 2K)
- (12) Non-Operating Exp. +\$ 25K - Lower Depr. Exp.

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 2 (.fs-amp2)

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	224,029	244,700	-20,671	-8	734,100
TOTAL GRANT INCOME	201,035	166,667	34,368	21	500,000
TOTAL OTHER INCOME	4,138	0	4,138	N/A	0
TOTAL INCOME	429,201	411,367	17,834	4	1,234,100
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4,5)	140,535	127,127	-13,408	-11	381,380
TOTAL TENANT SERVICES EXPENSES	181	700	519	74	2,100
TOTAL UTILITY EXPENSES	76,511	75,927	-584	-1	227,782
TOTAL MAINTENACE EXPENSES (6,7,8,)	177,913	106,225	-71,688	-67	318,675
TOTAL GENERAL EXPENSES (9)	42,704	40,243	-2,460	-6	120,730
TOTAL HOUSING ASSISTANCE PAYMENTS	2,145	1,370	-775	-57	4,110
TOTAL FINANCING EXPENSES	6,667	6,667	0	0	20,000
TOTAL NON-OPERATING ITEMS	190	10,410	10,220	98	31,229
TOTAL EXPENSES	446,845	368,669	-78,176	-21	1,106,006
NET INCOME	-17,644	42,698	-60,342	-141	128,094

- (1) Tenant Rents -\$ 21K (Rental Income -\$ 4K, Other Tenant Inc -\$ 17K)
- (2) Admin - Salary & Benefits +\$ 15K
- (3) Legal Exp +\$ 4K
- (4) Other Admin Exp -\$25K (Management/Audit Fees +\$ 2K, Consultants -\$ 27K)
- (5) Misc. Admin -\$ 7K, (Temp Labor -\$ 10K, Copiers/Postage/Office Supp/phone +\$ 3K)
- (6) Maint. Salary & Benefits Exp. -\$ 11K - Higher On-Call Service
- (7) Supplies +\$ 1K: Plumbing/Appliance -\$ 6K, Maint/Repair/Décor/Elect/Cleaning +\$ 7K
- (8) Contract Costs -\$ 62K (Repairs/Janitorial -\$ 50K, HVAC -\$ 11K, Plumbing -\$ 1K)- Higher Building Repairs
- (9) General Expense -\$ 2K (Property Insurance)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 3 (.fs-amp3)

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	248,322	203,250	45,072	22	609,750
TOTAL GRANT INCOME (2)	218,059	170,167	47,893	28	510,500
TOTAL INCOME	466,381	373,417	92,965	25	1,120,250
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	146,766	133,418	-13,347	-10	400,255
TOTAL TENANT SERVICES EXPENSES	217	583	367	63	1,750
TOTAL UTILITY EXPENSES (7)	68,888	64,200	-4,688	-7	192,599
TOTAL MAINTENANCE EXPENSES (8,9,10)	89,842	94,266	4,423	5	282,797
TOTAL GENERAL EXPENSES	46,768	44,727	-2,041	-5	134,180
TOTAL HOUSING ASSISTANCE PAYMENTS	2,805	2,567	-238	-9	7,700
TOTAL FINANCING EXPENSES	13,922	5,950	-7,972	-134	17,850
TOTAL NON-OPERATING ITEMS	3,582	3,466	-116	-3	10,397
TOTAL EXPENSES	372,789	349,176	-23,612	-7	1,047,528
NET INCOME	93,592	24,241	69,352	286	72,722

- (1) Tenant Rent +\$ 45K (higher than budgeted)
- (2) Grant Subsidy +\$ 48K
- (3) Salaries +\$ 20K & Benefits +\$ 1K
- (4) Other Admin -\$ 26K (Consultants -\$ 29K, Mgt/Audit Fee/It + \$3K)
- (5) Legal +\$ 3K
- (6) Misc. Admin -\$ 11K (Temp Labor -\$ 10K, Comp Parts/Answering Service -\$ 3K, Phone/Postage/Membership Fees + \$ 2K)
- (7) Utility Exp. -\$ 5K (Garbage/Trash Removal -\$ 5K)
- (8) Maintenance Salaries & Benefit +\$ 13K (Salaries +\$ 9K, Benefits +\$ 3K, Gas/Oil +\$1)
- (9) Supplies Maintenance -\$ 9K (Electrical -\$ 2K, Appliance/Plumbing -\$ 7K)
- (10) Contract Costs -\$ 2K, (Rep/Landscape -\$ 8K, HVAC -\$ 3K, Equip Rental/Plumb/Alarm/Clean/Decor + \$ 9K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

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

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	5,694	7,700	-2,006	-26	23,100
TOTAL GRANT INCOME	8,831	8,600	231	3	25,800
TOTAL INCOME	14,524	16,300	-1,776	-11	48,900
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	5,698	7,529	1,831	24	22,587
TOTAL UTILITY EXPENSES	1,934	2,497	563	23	7,490
TOTAL MAINTENANCE EXPENSES (4)	19,132	2,549	-16,583	-651	7,647
TOTAL GENERAL EXPENSES	1,336	1,420	85	6	4,260
TOTAL FINANCING EXPENSES	831	333	-498	-149	1,000
TOTAL NON-OPERATING ITEMS	15,919	15,919	0	0	47,757
TOTAL EXPENSES	44,849	30,247	-14,602	-48	90,741
NET INCOME	-30,325	-13,947	-16,378	117	-41,841

(1) Tenant Inc -\$ 2K

(2) Adm Exp + \$2K (Adm Sal & Benefits +\$ 3K, Other Admin -\$ 1K)

(3) Maint Salary & Benefits +\$ 1K

(4) Contract Cost -\$ 18K (Building Repairs -\$ 3K, Landscaping -\$ 15K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Central Office Cost Center (cocc)

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL OTHER INCOME (1,2)	449,092	449,488	-396	0	1,348,465
TOTAL INCOME	449,092	449,488	-396	0	1,348,465
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	414,424	310,518	-103,906	-33	931,554
TOTAL TENANT SERVICES EXPENSES	1,898	2,001	103	5	6,003
TOTAL UTILITY EXPENSES	18,275	16,667	-1,609	-10	50,000
TOTAL MAINTENACE EXPENSES (7)	17,732	14,122	-3,610	-26	42,365
TOTAL GENERAL EXPENSES	19,306	18,133	-1,173	-6	54,400
TOTAL FINANCING EXPENSES	24,000	24,000	0	0	72,000
TOTAL NON-OPERATING ITEMS	3,118	4,795	1,677	35	14,384
TOTAL EXPENSES	498,753	390,235	-108,518	-28	1,170,706
NET INCOME	-49,661	59,253	-108,915	-184	177,759

- (1) Asset Mgt Fee booked as budgeted (As Budgeted +\$ 36K)
- (2) Admin Fee to be booked as Cap Projects funding allows (fund drawn +\$ 91K)
- (3) Admin Salary -\$ 67K (Salaries -\$ 31K, Benefits -\$ 36K)
- (4) Legal Expense -\$ 11K
- (5) Other Admin Exp -\$ 4K (Training/travel +\$ 3K, Consultants - \$ 5K, Audit Fee -\$ 2K)
- (6) Misc. Admin. Exp. -\$ 22K (Internet/Copiers/Software +\$ 7K, Temp Labor -\$ 24K, Office Equip/Misc Other Admin -\$ 5K)
- (7) Supplies & Contract -\$ 4K (Supplies +\$1K, Janitorial +\$ 3K, Landscape -\$ 9K, Alarm Monitoring +\$ 1K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Felix Torres Year Round (.fs-fty)

Budget Comparison

Period = Oct 2025-Jan 2026

Book = Accrual ; Tree = ysi_is

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	193,970	212,383	-18,413	-9	637,150
TOTAL INCOME	193,970	212,383	-18,413	-9	637,150
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	18,807	51,439	32,632	63	154,317
TOTAL UTILITY EXPENSES (3)	38,870	32,317	-6,553	-20	96,950
TOTAL MAINTENACE EXPENSES (4,5)	60,894	31,758	-29,136	-92	95,275
TOTAL GENERAL EXPENSES	12,164	11,980	-184	-2	35,941
TOTAL FINANCING EXPENSES	7,000	7,000	0	0	21,000
TOTAL NON-OPERATING ITEMS	65,157	65,157	0	0	195,471
TOTAL EXPENSES	202,892	199,651	-3,241	-2	598,954
NET INCOME	-8,922	12,732	-21,655	-170	38,196

(1) Tenant Inc -\$ 18K (Tenant Rent +\$ 23K, Rental Assistance -\$ 42K, Other Tenant Income +\$ 1K)

(2) Total Admin +\$ 33K (Salary & Benefits +\$ 28K, Legal/Training/Consults/Auditing Fee +\$ 4K, Misc Admin +\$ 1K)

(3) Utilities -\$ 7K (Elec/Gas -\$ 1K, Water/Sewer -\$ 6K)

(4) Gen Maint -\$ 12K (Maint. Salary -\$ 11K Higher than budgeted, Benefits -\$ 1K)

(5) Contract -\$ 17K (Building Repairs -\$ 3K, Floor Covering -\$ 15K, Alarm Monit/Other Cost/Consultants +\$ 1K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

All HCV Properties with Sub (.fs-hcvs)

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL GRANT INCOME (1)	9,709,422	8,996,510	712,912	8	26,989,531
TOTAL OTHER INCOME	14,582	300	14,282	4,761	900
TOTAL INCOME	9,724,004	8,996,810	727,194	8	26,990,431
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	582,557	642,805	60,248	9	1,928,415
TOTAL TENANT SERVICES EXPENSES	1,448	1,422	-26	-2	4,267
TOTAL UTILITY EXPENSES	380	683	304	44	2,050
TOTAL MAINTENACE EXPENSES (4)	751	4,383	3,633	83	13,150
TOTAL GENERAL EXPENSES (5)	33,129	17,465	-15,663	-90	52,396
TOTAL HOUSING ASSISTANCE PAYMENTS (6,7,8,9)	9,280,320	8,237,941	-1,042,378	-13	24,713,824
TOTAL FINANCING EXPENSES	22,223	22,223	0	0	66,670
TOTAL NON-OPERATING ITEMS	586	933	347	37	2,800
TOTAL EXPENSES	9,921,393	8,927,857	-993,536	-11	26,783,572
NET INCOME	-197,389	68,953	-266,342	-386	206,859

- (1) HAP from HUD + \$ 713K (HAP Earned +\$ 788K, Admin Fee -\$ 72K, Port in -\$ 3K)
- (2) Adm Salaries + \$ 55K (Salaries +\$ 67K & Benefits Costs -\$ 12K)
- (3) Other Adm Exp. +\$ 3K (Mgt Fee +\$ 22K, Bkpping Fee +\$ 10K, Consulting -\$ 29K, Inspec +\$ 9K, Audit -\$ 11K, Training/IT +\$ 2K)
- (4) Maint Exp +\$ 4K(Supplies +\$1K, Contract Cost +\$ 3K)
- (5) General Expence -\$ 16K (Portout Adm Exp -\$ 15K, Work Comp -\$ 1K)
- (6) Port Out Payments -\$ 238K (higher than budgeted)
- (7) HAP issued -\$ 771K
- (8) Escrow Contributions Higher -\$ 22K (higher than budgeted)
- (9) Tenant Utility Pmts -\$ 11K

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon Villas (langdon)

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	27,622	26,773	849	3	80,320
TOTAL OTHER INCOME (1)	204,199	180,590	23,609	13	541,770
TOTAL INCOME	231,821	207,363	24,458	12	622,090
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	27,583	25,369	-2,214	-9	76,108
TOTAL UTILITY EXPENSES	76	183	108	59	550
TOTAL MAINTENANCE EXPENSES (3)	0	3,785	3,785	100	11,355
TOTAL GENERAL EXPENSES	8,113	8,208	96	1	24,625
TOTAL FINANCING EXPENSES	40,333	40,333	0	0	121,000
TOTAL NON-OPERATING ITEMS	1,146	1,146	0	0	3,438
TOTAL EXPENSES	77,251	79,025	1,774	2	237,076
NET INCOME	154,571	128,338	26,232	20	385,014

(1) Other Inc +\$ 24K (Mgt Fees +\$ 7K; Misc Other Inc + \$ 17K)

(2) Admin -\$ 2K (Salary/Benefits -\$ 1K, Legal/Consultants/Misc Admin -\$ 1K)

(3) Maint Exp + \$ 4K (Supplies +\$ 1K, Contract costs +\$ 3K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Obanion Learning Center (obanion)

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	74,302	74,106	196	0	222,317
TOTAL INCOME	74,302	74,106	196	0	222,317
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	7,806	7,530	-275	-4	22,591
TOTAL UTILITY EXPENSES (1)	29,299	30,224	925	3	90,671
TOTAL MAINTENANCE EXPENSES (2,3)	47,109	8,165	-38,944	-477	24,495
TOTAL GENERAL EXPENSES	2,635	2,169	-466	-21	6,507
TOTAL NON-OPERATING ITEMS	18,679	18,574	-105	-1	55,722
TOTAL EXPENSES	105,527	66,662	-38,865	-58	199,986
NET INCOME	-31,226	7,444	-38,669	-519	22,331

(1) Utilities +\$ 1K (Water/Sewer/Trash +\$ 1K)

(2) Maint. Supplies +\$ 1K (Cleaning/Repair/Electrical +\$ 1K)

(3) Contract Cost -\$ 40K (Landscaping -\$ 39K, Elec/Cleaning/Plumbing -\$ 3K, Pest/HVAC +\$ 2K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

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

Budget Comparison

Period = Oct 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	254,979	235,812	19,167	8	707,436
TOTAL GRANT INCOME (2)	183,433	227,696	-44,263	-19	683,088
TOTAL INCOME	438,412	463,508	-25,096	-5	1,390,524
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4)	43,519	55,666	12,147	22	166,999
TOTAL UTILITY EXPENSES (5)	42,840	33,177	-9,663	-29	99,531
TOTAL MAINTENANCE EXPENSES (6,7,8)	93,482	53,204	-40,278	-76	159,613
TOTAL GENERAL EXPENSES	15,445	14,122	-1,323	-9	42,367
TOTAL HOUSING ASSISTANCE PAYMENTS	183,953	214,937	30,984	14	644,810
TOTAL FINANCING EXPENSES	82,000	82,000	0	0	246,000
TOTAL NON-OPERATING ITEMS	5,196	0	-5,196	N/A	0
TOTAL EXPENSES	466,436	453,107	-13,329	-3	1,359,320
NET INCOME	-28,023	10,401	-38,425	-369	31,204

- (1) Rental Income +\$ 19K
- (2) Grant Inc -\$ 44k
- (3) Adm Salaries +\$ 11K, Legal -\$ 2K
- (4) Other Admin Exp +\$ 3K (Management Fee/Auditing/Consultants +\$ 3K)
- (5) Utility -\$ 10K (Water/Sewer +\$ 3K, Garbage -\$ 11K, Electricity/Gas -\$ 2K)
- (6) Maint General Exp +\$ 6K (Maint. Salary +\$ 4K, Benefits +\$ 2K)
- (7) Supplies costs -\$ 2K (Repairs -\$ 1K, Appliance -\$ 1K)
- (8) Contract Costs -\$ 45K (Floor Covering/Build Repair -\$ 8K, Other Costs -\$ 37K (New Fence Installation in October))

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Stmt - Migrant (.fs-mig)

Budget Comparison

Period = Jul 2025-Jan 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
INCOME	1,211,668	1,185,604	-26,064	-2	2,032,464
TOTAL INCOME (1)	1,211,668	1,185,604	-26,064	-2	2,032,464
EXPENSES					
Total - Center Personnel (2)	379,684	419,825	40,141	10	719,700
Total - Operating Expenses (3)	629,606	537,084	-92,521	-17	920,716
Total - Maintenance Expenses (4)	14,671	29,604	14,933	50	50,750
Total - Contractor Administration (5)	99,973	111,356	11,383	10	190,896
Total - Debt Service and Replacement	87,735	87,735	0	7	150,402
TOTAL	1,211,668	1,185,604	-26,064	-2	2,032,464

(1) Zero budget, offset to variance in expenses -\$ 20K

(2) Salaries +\$ 4K, Benefits +\$ 36K

(3) Higher utilities - Net diff. -\$ 93K, (Utilities -\$ 102k, Communic +\$ 17K, Property Insurance -\$ 4K, Other Costs -\$ 4K)

(4) Maint expenses +\$ 15K, (Elec/Plumb/Paint +\$ 10K, Lumb/Materials +\$ 5K)

(5) Audit +\$ 8K, Travel/Admin Support +\$ 3K

Total Number of Public Housing Units: 421
 Number of Occupied Units: 403
 Number of Vacant Units: 18

Unit ID	Prospective Resident	Move - In Date	Security Deposit Amount
199	Yes	pending unit turnover	\$300.00
201	Yes	pending unit turnover	\$800.00
243	Yes	pending unit turnover	\$300.00
357	Yes	pending unit turnover	\$500.00
359	Yes	pending unit turnover	\$500.00
149	Yes	pending unit turnover	\$500.00
413	Yes	pending unit turnover	\$500.00
292	Yes	pending unit turnover	\$500.00
273	Yes	pending unit turnover	\$800.00
80	Yes	pending unit turnover	\$500.00
172	Yes	pending unit turnover	\$500.00
180	Yes	pending unit turnover	\$500.00
300	Yes	pending unit turnover	\$800.00
189	Yes	pending unit turnover	\$500.00
40	Yes	pending unit turnover	\$500.00
11	Yes	pending unit turnover	\$500.00
124	Yes	pending unit turnover	\$500.00
9	Yes	pending unit turnover	\$500.00

Indicators

Sub-Indicator #1	Performance Scoring	Sep	Oct	Nov	Dec	Jan	Feb
Lease Up Days		678	67	95	226	259	348
Average Lease Up Days		16.14	13.4	13.57	20.55	17.27	19.33
Make Ready Time		1118	110	117	195	278	374
Average Make Ready Days		26.62	22	16.71	17.73	18.53	20.78
Down Days		1583	962	1048	1238	872	1049
Average Down Days		37.69	192.4	149.71	112.55	58.13	58.28
Total # Vacant Units Turned		42	5	7	11	15	18
Total # Turn Around Days		3379	1139	1260	1659	1409	1771
Around Days (To Date)	A = 0-20 B = 21-25	80	227	180	150	93	98

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 received 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, until the date the keys are handed to maintenance to start cleaning and fixing the unit.

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 the immediate fiscal year.

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

STAFF REPORT

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

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

DATE: March 18, 2026

SUBJECT: Housing Authority of the County of Merced Departmental Update

Clerk of the Board

The Authority currently has three vacant Commissioner positions. The At-Large positions are vacant due to expiring terms, and the Resident-Commissioner vacancy remains from previous years. The Authority has received notification from the County Board of Supervisors that the positions are listed in the County of Merced Committees, Commissions, & Boards and are accepting applications.

The Authority has been in communication with County staff to ensure that meetings can continue without disruption until appointments are made.

Human Resources

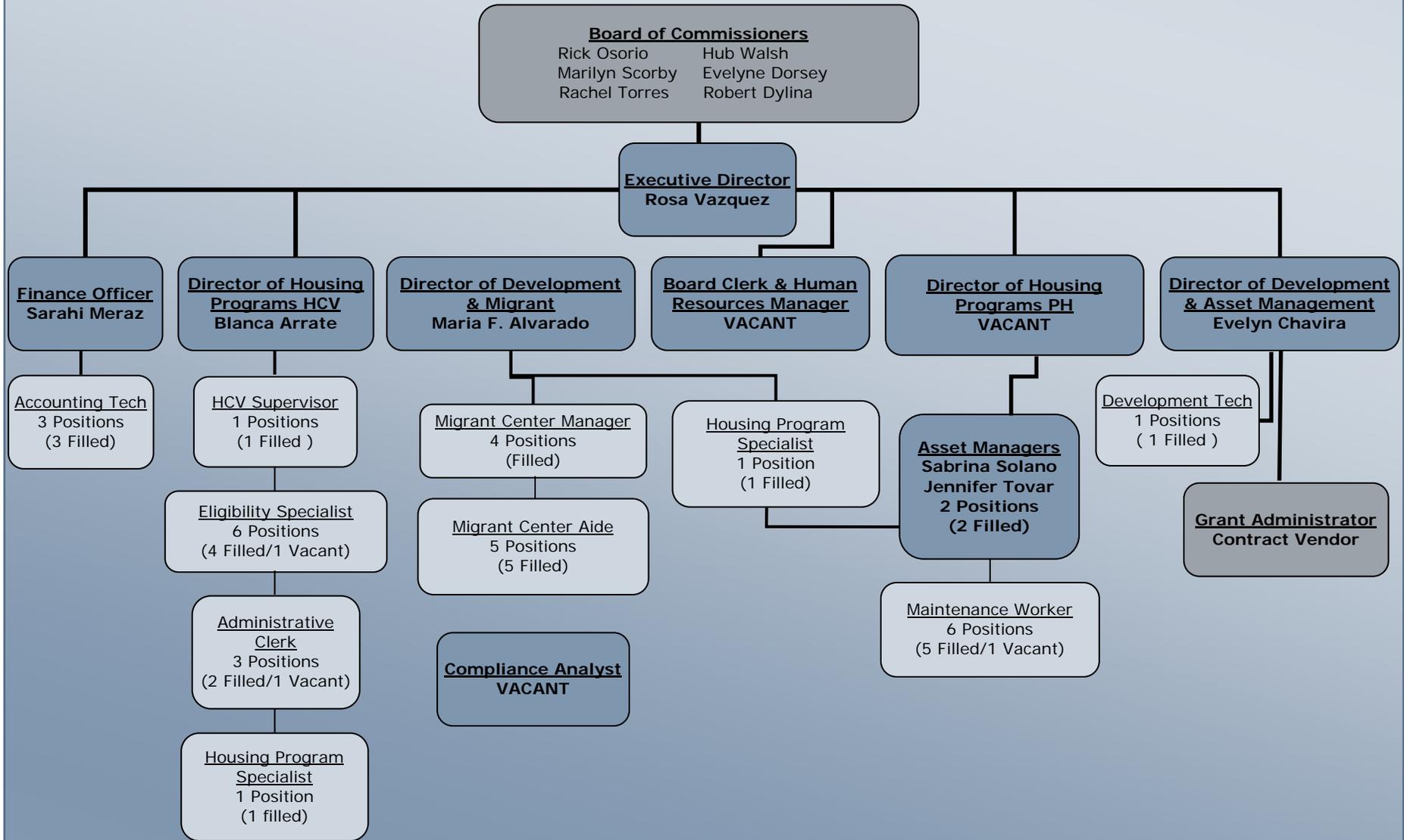
The Authority currently has five (5) vacant positions. Of those positions, two (2) are management positions: Director of Housing Programs (1) and HR Manager & Clerk of the Board (1). The remaining four (3) are represented positions: Eligibility Specialist (1), Administrative Clerk (1), and Maintenance Worker (1).

The Authority held secondary interviews for the positions of Administrative Clerk and Eligibility Specialist. Of those interviews, a candidate was identified for the position of Eligibility Specialist. This candidate is a current temporary staff member, and it is anticipated that they will be onboarding in June.

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.

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

DATE: March 18, 2026

SUBJECT: Housing Authority of the County of Merced Staff Recognitions

On Monday, March 9, 2026, Authority staff attended the annual Office of Migrant Services (OMS) Contractors and Managers meeting in Sacramento. During this meeting, OMS not only reviews updates to the seasonal migrant program, but they also take time to recognize center staff who have served the centers for ten or more years.

This year, the Authority had the honor of having two staff members recognized at the meeting. Armando Ornelas, Migrant Center Manager for the Rafael Silva (Los Banos) Migrant Center, and Gilbert Rios, Migrant Center Manager of the Atwater Migrant Center.

Armando has served the migrant community in Los Banos for 27 years. He joined the Authority in January 1999. Armando has built an amazing rapport with the generations of families he has housed throughout the years. Armando is extremely dedicated to the beautification and upkeep of the center. Armando goes above and beyond to ensure our residents have beautiful units and great customer service.



Gilbert has served the migrant community in Atwater/Livingston for 18 years. He joined the Authority in April of 2007. His dedication goes above the day-to-day operations of the center. Gilbert goes above and beyond in attaining additional support and services for the families. This includes mobile clinics, food distribution, holiday celebrations, etc.



STAFF REPORT

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

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

DATE: March 18, 2026

SUBJECT: Housing Authority of the County of Merced SB 707 Update

California Senate Bill 707 (SB 707) is a California law that significantly updates the Ralph M. Brown Act, which requires meetings of local government legislative bodies (such as city councils and county boards of supervisors) to be open and accessible to the public. The purpose of SB 707 is to modernize meeting rules, increase transparency, and expand public participation—especially through remote access and technology.

Key Provisions Related to Meetings

1. Remote Public Access to Meetings

Beginning July 1, 2026, many local governing bodies—especially city councils and county boards in jurisdictions with larger populations—must allow the public to attend meetings remotely through two-way telephonic or audiovisual platforms (such as Zoom). This allows people to watch, listen, and participate in meetings without attending in person.

2. Creation of “Eligible Legislative Bodies”

SB 707 creates a category called “eligible legislative bodies.” These typically include larger local government bodies such as city councils or county boards of supervisors. These entities must meet additional requirements to improve accessibility and participation in public meetings.

3. Policies for Technology Failures

Local agencies must adopt a formal policy for handling disruptions in internet or phone service during remote meetings. If technical problems prevent the public from participating, the meeting may have to be paused or recessed while the agency attempts to restore access, ensuring the public is not excluded.

4. Expanded Teleconferencing Rules for Officials

The bill restructures the Brown Act’s teleconferencing framework. It keeps the traditional rules but also introduces new alternative teleconferencing options that allow officials to participate remotely under certain conditions without all the previous location requirements.

5. Increased Accessibility and Public Participation

SB 707 requires agencies to take additional steps to encourage community participation, including providing interpretation or translation services when requested and making meetings easier for residents to access remotely.

6. Clarification of Online Communication Rules

The law also makes permanent provisions allowing members of a legislative body to use social media or online platforms to communicate with the public, as long as they do not discuss or deliberate official business with each other outside of a public meeting.

Overall, SB 707 modernizes the Brown Act by adapting it to current technology and expanding access to local government decision-making. The law aims to ensure that more residents—including those who cannot attend meetings in person—can observe and participate in local government proceedings.

The Authority is actively working with CSP, the Authority's IT support vendor, to get scopes of work and quotes in place for this transition. Additionally, the Authority will work with legal counsel to update the by-laws and/or any other necessary policy and/or procedures to ensure compliance with this requirement.