

AGENDA

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, April 15, 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. CONSENT CALENDAR

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

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

V. REGULAR CALENDAR

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

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

- 1. Staff Report: Housing Choice Voucher SEMAP
- 2. Staff Report: Public Housing PHAS
- 3. Staff Report: Registration of Interest for HUD-VASH Vouchers
- 4. Staff Report: Procurement Update
- 5. Staff Report: Various Follow-Up Items

VII. WRITTEN CORRESPONDENCE

None

VIII. COMMISSIONERS' COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

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

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

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

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

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

XI. ADJOURNMENT

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



MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, March 18, 2026
12:00 p.m.

- I. The meeting was called to order by Chairperson Walsh at 12:07 p.m., and the Secretary was instructed to call the roll.

Commissioners Present:

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

Commissioners Absent:

Rick Osorio, Vice-Chair

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
Maria Alvarado, Director of Development

Others Present:

Amanda Buker, Member of the Public
Christy McCammond, Housing Program Manager, City of Los Banos
Gloria Sandoval, California Central Valley Journey for Justice
Liza Amaya, MCAA Representative
Shelby Molina, MCAA Representative

II. **PUBLIC COMMENT**

Gloria Sandoval was present to express her concern about the proposed program changes impacting mixed families and the end of prorated assistance. She also extends her assistance in anything the Authority might need in order to ensure that all families in need receive the assistance they require.

Christy McCammond provided the Board with an update on the One Tree housing project. As the project progresses, lease-up is still about 12 to 18 months away. Additionally, the City of Los Banos will be applying for approximately \$3.6 million in funding for a tiny shelter village that will serve as an emergency shelter for unhoused individuals. Lastly, she offers support to the Authority to assist in processing the numerous referrals that are being submitted for processing.



Amanda Buker was in attendance to raise concerns about how the Authority's treatment of applicants, the lack of communication, and what applicants feel is unfair treatment. She has circulated a petition, which has garnered 36 signatures from applicants who feel their applications were unfairly denied. This petition is to request that an audit be conducted on denied applications. Further steps taken include a formal complaint to the Department of Housing & Urban Development and the media. Chairperson Walsh requested that contact information be provided so that staff may follow up on the matter.

III. AGENCY OR COMMISSIONER REVISION TO AGENDA

Chairperson Walsh requested to have Item IV. Nomination and Election of Board of Commissioner Officers tabled to a later date.

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

IV. CONSENT CALENDAR

1. Meeting Minutes January 21, 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): Commissioner Dylina/Commissioner Dorsey/Motion Passed Unanimously

V. REGULAR CALENDAR

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

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Director of Development Alvarado provided a staff report in which the Board was updated on the staff who were recognized for their work at the Los Banos and Atwater Migrant Centers during the Office of Migrant Services program meeting. The Board requested plaques be ordered and presented to Armando Ornelas and Gilbert Rios at the April meeting.
2. The Board was notified of the upcoming changes to meeting protocol as outlined in SB 707. The Authority is working with IT and legal counsel to ensure that remote/virtual meeting requirements are met. The purpose of



SB 707 is to modernize meeting rules, increase transparency, and expand public participation—especially through remote access and technology.

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

Commissioner Dylina requests that several items be followed up on. Those items are the date for the strategic planning session, the HAP withholding procedure follow-up, a monthly Grant Administrator report, and the status of the website updates.

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

The Board of Commissioners went into closed session at 12:31 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

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

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

The Board returned to Regular Session at 12:45 p.m. with direction given to staff.

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

X. ADJOURNMENT

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

Chairperson Signature

Date: April 15, 2026

Secretary Signature

Date: April 15, 2026



HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 1 (.fs-amp1)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	396,605	331,333	65,272	20	795,200
TOTAL GRANT INCOME (2)	334,609	302,083	32,525	11	725,000
TOTAL OTHER INCOME	260	0	260	N/A	0
TOTAL INCOME	731,473	633,417	98,056	15	1,520,200
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	266,351	207,724	-58,623	-28	498,538
TOTAL TENANT SERVICES EXPENSES	0	875	875	100	2,100
TOTAL UTILITY EXPENSES (7)	99,107	67,000	-32,107	-48	160,800
TOTAL MAINTENACE EXPENSES (8,9,10)	161,555	159,991	-1,564	-1	383,977
TOTAL GENERAL EXPENSES (11)	73,380	69,647	-3,733	-5	167,154
TOTAL HOUSING ASSISTANCE PAYMENTS	3,850	3,125	-725	-23	7,500
TOTAL FINANCING EXPENSES	15,833	15,833	0	0	38,000
TOTAL NON-OPERATING ITEMS (12)	3,011	33,790	30,779	91	81,097
TOTAL EXPENSES	623,087.2	557,986	-65,098.2	-12	1,339,166
NET INCOME	108,386	75,431	32,958	44	181,034

- (1) Tenant Rent +\$ 65K (Rents \$ 35K, Other Tenant Inc. +\$ 30K)
- (2) Grant Subsidy +\$ 33K
- (3) Admin - Salary & Benefits +\$ 18K
- (4) Legal -\$ 14K (Unlawful Detainers -\$ 21K, General Legal Exp/ Screening +\$ 7K)
- (5) Other Admin -\$ 45K (Mgt Fees -\$ 8K, Consultants/IT Consultant -\$ 37K)
- (6) Misc Admin. -\$ 17K (Temp Admin Labor -\$ 19K, Phone/Postage +\$ 2K)
- (7) Utilities -\$ 32K (Sewer/ Water/Trash) - Higher trash expense
- (8) Maint. Salary & Benefits +\$ 38K (Sal +\$ 35K, Benefits +\$ 3K)
- (9) Maint. Supplies +\$ 18K (Maint./Repairs +\$ 13K, Plumbing +\$ 5K)
- (10) Contract Costs -\$ 57K (Bld Rep -\$ 52K, Landsc/Cleaning/Plumbing -\$ 7K, Floor Covering +\$ 2K) - Higher building repairs
- (11) General Exp -\$ 4K (Property Ins. -\$ 6K, Work Comp/Lieu of Taxes +\$ 2K)
- (12) Non-Operating Exp. +\$ 31K - Lower Depr. Exp.

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 2 (.fs-amp2)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	292,194	305,875	-13,681	-4	734,100
TOTAL GRANT INCOME	225,829	208,333	17,496	8	500,000
TOTAL INCOME	518,023	514,208	3,815	1	1,234,100
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3,4,5)	168,036	158,908	-9,124	-6	381,380
TOTAL TENANT SERVICES EXPENSES	253	875	622	71	2,100
TOTAL UTILITY EXPENSES	95,463	94,909	-554	-1	227,782
TOTAL MAINTENACE EXPENSES (6,7,8)	202,361	132,781	-69,579	-52	318,675
TOTAL GENERAL EXPENSES (9)	54,417	50,304	-4,112	-8	120,730
TOTAL HOUSING ASSISTANCE PAYMENTS	2,625	1,712	-912	-53	4,110
TOTAL FINANCING EXPENSES	8,333	8,333	0	0	20,000
TOTAL NON-OPERATING ITEMS	234	13,012	12,778	98	31,229
TOTAL EXPENSES	531,722	460,836	-70,881	-15	1,106,006
NET INCOME	-13,699	53,372	-67,066	-126	128,094

- (1) Tenant Rents -\$ 14K (Rental Income +\$ 7K, Other Tenant Inc -\$ 21K)
- (2) Admin - Salary & Benefits +\$ 19K
- (3) Legal Exp +\$ 6K
- (4) Other Admin Exp -\$25K (Management/Audit Fees +\$ 2K, Consultants/IT Consultant -\$ 27K)
- (5) Misc. Admin -\$ 9K, (Temp Labor -\$ 13K, Copiers/Postage/Office Supp/Phone +\$ 4K)
- (6) Maint. Salary & Benefits Exp. -\$ 9K - Higher On-Call Service
- (7) Supplies +\$ 3K (Plumbing/Appliance -\$ 5K, Maint/Repair/Décor/Grounds/Cleaning +\$ 8K)
- (8) Contract Costs -\$ 63K (Repairs/Janitorial -\$ 55K, HVAC -\$ 13K, Inspections/Other Costs +\$ 5K)- Higher Building Repairs
- (9) General Expense -\$ 4K (Property Insurance/Payment in Lieu of Taxes)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 3 (.fs-amp3)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	339,741	254,062	85,679	34	609,750
TOTAL GRANT INCOME (2)	256,484	212,708	43,776	21	510,500
TOTAL INCOME	596,226	466,771	129,455	28	1,120,250
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	176,896	166,773	-10,124	-6	400,255
TOTAL TENANT SERVICES EXPENSES	217	729	512	70	1,750
TOTAL UTILITY EXPENSES (7)	86,094	80,250	-5,844	-7	192,599
TOTAL MAINTENANCE EXPENSES (8,9,10)	119,123	117,832	-1,291	-1	282,797
TOTAL GENERAL EXPENSES (11)	61,394	55,908	-5,485	-10	134,180
TOTAL HOUSING ASSISTANCE PAYMENTS	3,317	3,208	-109	-3	7,700
TOTAL FINANCING EXPENSES	15,410	7,438	-7,972	-107	17,850
TOTAL NON-OPERATING ITEMS	4,474	4,332	-142	-3	10,397
TOTAL EXPENSES	466,925	436,470	-30,455	-7	1,047,528
NET INCOME	129,301	30,301	99,000	327	72,722

- (1) Tenant Rent +\$ 86K (higher than budgeted)
- (2) Grant Subsidy +\$ 44K
- (3) Salaries +\$ 25K & Benefits +\$ 2K
- (4) Legal +\$ 4K
- (5) Other Admin -\$ 26K (Consultants -\$ 29K, Mgt/Audit Fee/IT Consultant + \$3K)
- (6) Misc. Admin -\$ 14K (Temp Labor -\$ 13K, Comp Parts/Answering Service -\$ 4K, Phone/Postage/Membership Fees + \$ 3K)
- (7) Utility Exp. -\$ 6K (Garbage/Trash Removal -\$ 7K, Electricity +\$1 K)
- (8) Maintenance Salaries & Benefit +\$ 15K (Salaries +\$ 11K, Benefits +\$ 2K, Gas/Oil +\$2)
- (9) Supplies Maintenance -\$ 4K (Maint/Repairs +\$ 2K, Appliance/Plumbing -\$ 6K)
- (10) Contract Costs -\$ 13K, (Build Repairs -\$ 14K, HVAC -\$ 5K, Equip Rental/Plumb/Alarm/Clean/Decor + \$ 6K)
- (11) General Expense -\$ 5K (Property Insurance/Payment in Lieu of Taxes)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

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

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	34,307	9,625	24,682	256	23,100
TOTAL GRANT INCOME	10,746	10,750	-4	0	25,800
TOTAL INCOME	45,052	20,375	24,677	121	48,900
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	6,843	9,411	2,569	27	22,587
TOTAL UTILITY EXPENSES	2,413	3,121	708	23	7,490
TOTAL MAINTENANCE EXPENSES (3,4)	23,446	3,186	-20,259	-636	7,647
TOTAL GENERAL EXPENSES	4,408	1,775	-2,632	-148	4,260
TOTAL FINANCING EXPENSES	915	417	-498	-119	1,000
TOTAL NON-OPERATING ITEMS	19,633	19,899	265	1	47,757
TOTAL EXPENSES	57,658	37,809	-19,847	-52	90,741
NET INCOME	-12,606	-17,434	4,830	-28	-41,841

(1) Tenant Inc +\$ 25K

(2) Adm Exp + \$3K (Adm Sal & Benefits +\$ 4K, Other Admin -\$ 1K)

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

(4) Contract Cost -\$ 22K (Building Repairs -\$ 3K, Landscaping -\$ 19K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Central Office Cost Center (cocc)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL OTHER INCOME (1,2)	561,233	561,860	-628	0	1,348,465
TOTAL INCOME	561,233	561,860	-628	0	1,348,465
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	491,819	388,147	-103,674	-27	931,554
TOTAL TENANT SERVICES EXPENSES	2,244	2,501	258	10	6,003
TOTAL UTILITY EXPENSES (7)	22,437	20,833	-1,604	-8	50,000
TOTAL MAINTENACE EXPENSES (8)	21,689	17,652	-4,037	-23	42,365
TOTAL GENERAL EXPENSES (9)	23,827	22,667	-1,160	-5	54,400
TOTAL FINANCING EXPENSES	30,000	30,000	0	0	72,000
TOTAL NON-OPERATING ITEMS	3,845	5,993	2,148	36	14,384
TOTAL EXPENSES	595,861	487,794	-108,069	-22	1,170,706
NET INCOME	-34,628	74,066	-108,697	-147	177,759

- (1) Asset Mgt Fee booked as budgeted (As Budgeted +\$ 45K)
- (2) Admin Fee to be booked as Cap Projects funding allows (fund drawn +\$ 114K)
- (3) Admin Salary -\$ 74K (Salaries -\$ 32K, Benefits -\$ 42K)
- (4) Legal Expense -\$ 13K
- (5) Other Admin Exp +\$ 2K (Training/travel +\$ 4K, Consultants - \$ 3K, Audit Fee +\$ 1K)
- (6) Misc. Admin. Exp. -\$ 19K (Internet/Copiers/Software +\$ 9K, Temp Labor -\$ 24K, Office Equip/Misc Other Admin -\$ 4K)
- (7) Utilities -\$ 2K (Gas/Garbage/Sewer - \$ 3K, Water + \$ 1K)
- (8) Supplies & Contract -\$ 4K (Supplies +\$1K, Janitorial +\$ 5K, Landscape -\$ 11K, Alarm Monitoring +\$ 1K)
- (9) General Expenses - \$ 1K (Property & Work Comp Insurances)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Felix Torres Year Round (.fs-ftyr)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	240,595	265,479	-24,884	-9	637,150
TOTAL INCOME	240,595	265,479	-24,884	-9	637,150
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	24,787	64,299	39,510	61	154,317
TOTAL UTILITY EXPENSES (3)	48,004	40,396	-7,608	-19	96,950
TOTAL MAINTENACE EXPENSES (4,5)	70,810	39,698	-31,112	-78	95,275
TOTAL GENERAL EXPENSES	15,153	14,975	-177	-1	35,941
TOTAL FINANCING EXPENSES	8,750	8,750	0	0	21,000
TOTAL NON-OPERATING ITEMS	80,360	81,446	1,086	1	195,471
TOTAL EXPENSES	247,864	249,564	1,699	1	598,954
NET INCOME	-7,269	15,915	-23,185	-146	38,196

- (1) Tenant Inc -\$ 25K (Tenant Rent +\$ 27K, Rental Assistance -\$ 53K, Other Tenant Income +\$ 1K)
- (2) Total Admin +\$ 40K (Salary & Benefits +\$ 35K, Legal/Training/Consults/Auditing Fee +\$ 4K, Misc Admin +\$ 1K)
- (3) Utilities -\$ 8K (Elec/Gas -\$ 1K, Water/Sewer -\$ 7K)
- (4) Gen Maint -\$ 14K (Maint. Salary -\$ 13K Higher than budgeted, Benefits -\$ 1K)
- (5) Supplies/Contract -\$ 17K (Suppl-Plumbing - \$1K, Build Repairs -\$ 3K, Floor Covering -\$ 15K, Alarm Monit/Other Cost/Consultants +\$ 2K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Obanion Learning Center (obanion)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	85,914	92,632	-6,718	-7	222,317
TOTAL INCOME	85,914	92,632	-6,718	-7	222,317
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	9,060	9,413	352	4	22,591
TOTAL UTILITY EXPENSES (1)	35,044	37,780	2,736	7	90,671
TOTAL MAINTENANCE EXPENSES (2,3)	65,325	10,206	-55,119	-540	24,495
TOTAL GENERAL EXPENSES	3,295	2,711	-584	-22	6,507
TOTAL NON-OPERATING ITEMS	23,348	23,218	-131	-1	55,722
TOTAL EXPENSES	136,073	83,328	-52,746	-63	199,986
NET INCOME	-50,159	9,304	-59,464	-639	22,331

(1) Utilities +\$ 3K (Water/Sewer/Trash +\$ 3K)

(2) Maint. Supplies -\$ 2K (Repair/Electrical -\$ 2K)

(3) Contract Cost -\$ 54K (Landscaping -\$ 49K, Plumbing -\$ 7K, Pest/HVAC +\$ 2K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

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

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	314,516	294,765	19,752	7	707,436
TOTAL GRANT INCOME (2)	225,300	284,620	-59,320	-21	683,088
TOTAL INCOME	539,816	579,385	-39,568	-7	1,390,524
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4)	53,560	69,583	16,022	23	166,999
TOTAL UTILITY EXPENSES (5)	53,776	41,471	-12,305	-30	99,531
TOTAL MAINTENANCE EXPENSES (6,7,8)	107,701	66,505	-41,195	-62	159,613
TOTAL GENERAL EXPENSES	19,283	17,653	-1,630	-9	42,367
TOTAL HOUSING ASSISTANCE PAYMENTS	226,462	268,671	42,209	16	644,810
TOTAL FINANCING EXPENSES	102,500	102,500	0	0	246,000
TOTAL NON-OPERATING ITEMS	6,408	0	-6,408	N/A	0
TOTAL EXPENSES	569,690	566,383	-3,307	-1	1,359,320
NET INCOME	-29,874	13,002	-42,875	-330	31,204

- (1) Rental Income +\$ 20K
- (2) Grant Inc -\$ 59k
- (3) Adm Salaries +\$ 14K, Legal -\$ 2K
- (4) Other Admin Exp +\$ 3K (Management Fee/Auditing/Consultants +\$ 3K)
- (5) Utility -\$ 12K (Water/Sewer +\$ 4K, Garbage -\$ 14K, Electricity/Gas -\$ 2K)
- (6) Maint General Exp +\$ 8K (Maint. Salary +\$ 5K, Benefits +\$ 3K)
- (7) Supplies costs -\$ 3K (Repairs -\$ 1K, Appliance -\$ 3K, Plumbing/Décor/Elect + \$1 K)
- (8) Contract Costs -\$ 46K (Floor Covering/Build Rep -\$ 9K, 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-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
INCOME	1,364,300	1,354,976	-9,323	-1	2,032,464
TOTAL INCOME (1)	1,364,300	1,354,976	-9,323	-1	2,032,464
EXPENSES					
Total - Center Personnel (2)	428,864	479,800	50,936	11	719,700
Total - Operating Expenses (3)	699,330	613,811	-85,519	-14	920,716
Total - Maintenance Expenses (4)	16,521	33,833	17,312	51	50,750
Total - Contractor Administration (5)	119,316	127,264	7,948	6	190,896
Total - Debt Service and Replacement	100,268	100,268	0	0	150,402
TOTAL	1,364,300	1,354,976	-9,323	-1	2,032,464

(1) Zero budget, offset to variance in expenses -\$ 9K

(2) Salaries +\$ 9K, Benefits +\$ 42K

(3) Higher utilities - Net diff. -\$ 86K, (Utilities -\$ 95k, Communic +\$ 17K, Property Insurance -\$ 5K, Other Costs -\$ 4K, Travel + \$1K)

(4) Maint expenses +\$ 17K, (Elec/Plumb/Paint +\$ 12K, Lumb/Materials +\$ 5K)

(5) Audit +\$ 4K, Travel/Admin Support +\$ 4K

HOUSING AUTHORITY OF THE COUNTY OF MERCED

All HCV Properties with Sub (.fs-hcvs)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL GRANT INCOME (1)	12,316,948	11,245,638	1,071,310	10	26,989,531
TOTAL OTHER INCOME	430	375	55	15	900
TOTAL INCOME	12,317,378	11,246,013	1,071,365	10	26,990,431
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2,3)	721,880	803,506	81,626	10	1,928,415
TOTAL TENANT SERVICES EXPENSES	1,712	1,778	66	4	4,267
TOTAL UTILITY EXPENSES	536	854	318	37	2,050
TOTAL MAINTENACE EXPENSES (4)	854	5,479	4,626	84	13,150
TOTAL GENERAL EXPENSES (5)	42,514	21,832	-20,683	-95	52,396
TOTAL HOUSING ASSISTANCE PAYMENTS (6,7,8,9)	11,685,130	10,297,427	-1,387,703	-13	24,713,824
TOTAL FINANCING EXPENSES	27,779	27,779	0	0	66,670
TOTAL NON-OPERATING ITEMS	723	1,167	444	38	2,800
TOTAL EXPENSES	12,481,128	11,159,822	-1,321,306	-12	26,783,572
NET INCOME	-163,750	86,191	-249,941	-290	206,859

- (1) HAP from HUD + \$ 1.071K (HAP Earned +\$ 1.168K, Admin Fee -\$ 93K, Port in -\$ 3K)
- (2) Adm Salaries + \$ 76K (Salaries +\$ 89K & Benefits Costs -\$ 13K)
- (3) Other Adm Exp. +\$ 7K (Mgt Fee +\$ 28K, Bkbp Fee +\$ 13K, Consult -\$ 38K, Inspec +\$ 8K, Audit -\$ 10K, Training/Trav/ Of. Rent +\$ 6K)
- (4) Maint Exp +\$ 5K(Supplies +\$1K, Contract Cost +\$ 4K)
- (5) General Expence -\$ 21K (Portout Adm Exp -\$ 20K, Work Comp -\$ 1K)
- (6) Port Out Payments -\$ 332K (higher than budgeted)
- (7) HAP issued -\$ 1.016K
- (8) Escrow Contributions Higher -\$ 25K (higher than budgeted)
- (9) Tenant Utility Pmts -\$ 14K

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon Villas (langdon)

Budget Comparison

Period = Oct 2025-Feb 2026

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	29,863	33,467	-3,604	-11	80,320
TOTAL OTHER INCOME (1)	126,215	225,738	-99,523	-44	541,770
TOTAL INCOME	156,078	259,204	-103,126	-40	622,090
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	30,800	31,712	912	3	76,108
TOTAL UTILITY EXPENSES	76	229	153	67	550
TOTAL MAINTENACE EXPENSES (3)	235	4,731	4,496	95	11,355
TOTAL GENERAL EXPENSES	10,125	10,260	135	1	24,625
TOTAL FINANCING EXPENSES	50,417	50,417	0	0	121,000
TOTAL NON-OPERATING ITEMS	1,413	1,432	19	1	3,438
TOTAL EXPENSES	93,066	98,782	5,715	6	237,076
NET INCOME	63,012	160,422	-97,411	-61	385,014

(1) Other Inc -\$ 100K (Mgt Fees +\$ 7K; Misc Other Inc - \$ 106K less than budgeted)

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

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

Aged Receivables Report as of 03/31/2026

Property	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	932.71	(101.66)	-	(963.00)	(131.95)	(131.95)
ca023010 PH - Merced	669.00	452.50	590.00	315.00	2,026.50	2,026.50
ca023013 PH - Merced Sr	250.40	(164.00)	215.00	-	301.40	301.40
ca023021 PH - Acquisition	-	-	-	-	-	-
ca023023 PH - Acquisition	-	-	-	-	-	-
AMP 1 TOTALS	1,852.11	186.84	805.00	(648.00)	2,195.95	2,195.95
AMP 2						
ca023003 PH - Atwater - Cameo	4.00	-	-	(212.00)	(208.00)	(208.00)
ca023006 PH - Livingston	630.00	(316.00)	124.00	6,312.67	6,750.67	6,750.67
012a PH - Atwater	633.00	510.00	(60.00)	(2,266.97)	(1,183.97)	(1,183.97)
012b PH - Winton	-	-	-	-	-	-
AMP 2 TOTALS	1,267.00	194.00	64.00	3,833.70	5,358.70	5,358.70
AMP 3						
ca023002 PH - Los Banos	3.00	-	-	-	3.00	3.00
ca023004 PH - Los Banos - Abby, B, C & D	220.00	11.00	(295.00)	(1,086.00)	(1,150.00)	(1,150.00)
ca023005 PH - Dos Palos - West Globe	917.00	917.00	917.00	1,244.74	3,995.74	3,995.74
ca023011 PH - Los Banos - J & K St	1,214.00	-	-	(148.12)	1,065.88	1,065.88
012c PH - Dos Palos - Alleyne	(681.00)	(585.00)	(585.00)	(3,397.00)	(5,248.00)	(5,248.00)
012d PH - Dos Palos - Globe	(1.00)	-	-	(137.00)	(138.00)	(138.00)
AMP 3 TOTALS	1,672.00	343.00	37.00	(3,523.38)	(1,471.38)	(1,471.38)
AMP 4						
ca023024 PH - 1st Street	(2.00)	-	-	-	(2.00)	(2.00)
AMP 4 TOTALS	(2.00)	-	-	-	(2.00)	(2.00)
VALLEY VIEW						
atw Atwater Elderly	-	-	-	-	-	-
dp Dos Palos Elderly	-	-	-	-	-	-
mid Midway	-	-	-	-	-	-
pbc - atw	644.00	(147.00)	(276.00)	(304.00)	(83.00)	(83.00)
pbc - dp	309.00	-	-	-	309.00	309.00
pbc - mid	1,075.84	202.00	141.00	(1,882.00)	(463.16)	(463.16)
VALLEY VIEW TOTALS	2,028.84	55.00	(135.00)	(2,186.00)	(237.16)	(237.16)
FELIX TORRES YEAR ROUND						
ft-yr Felix Torres Year Round Center	1,365.00	182.00	113.00	347.00	2,007.00	2,007.00
FELIX TORRES YEAR ROUND TOTALS	1,365.00	182.00	113.00	347.00	2,007.00	2,007.00
HOUSING AUTHORITY TOTALS	8,182.95	960.84	884.00	(2,176.68)	7,851.11	7,851.11

Total Number of Public Housing Units: 421
 Number of Occupied Units: 402
 Number of Vacant Units: 19

Unit ID	Prospective Resident	Move - In Date	Security Deposit Amount
243	Yes	Move-In Ready - Processing Apps	\$300.00
357	Yes	Move-In Ready - Processing Apps	\$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
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
150	Yes	Pending Unit Turnover	\$500.00
50	Yes	Pending Unit Turnover	\$500.00
430	Yes	Pending Unit Turnover	\$500.00
138	Yes	Pending Unit Turnover	\$300.00
228	Yes	Pending Unit Turnover	\$500.00
13	Yes	Pending Unit Turnover	\$500.00

Indicators

Sub-Indicator #1	Performance Scoring	Oct	Nov	Dec	Jan	Feb	Mar
Lease Up Days		67	95	226	259	348	359
Average Lease Up Days		13.4	13.57	20.55	17.27	19.33	17.1
Make Ready Time		110	117	195	278	374	495
Average Make Ready Days		22	16.71	17.73	18.53	20.78	23.57
Down Days		962	1048	1238	872	1049	1216
Average Down Days		192.4	149.71	112.55	58.13	58.28	57.9
Total # Vacant Units Turned		5	7	11	15	18	21
Total # Turn Around Days		1139	1260	1659	1409	1771	2070
Around Days (To Date)	A = 0-20 B = 21-25	227	180	150	93	98	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: April 15, 2026

SUBJECT: Housing Authority of the County of Merced Departmental Update

Clerk of the Board

The Authority continues to have 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 received confirmation from County staff that the two sitting Commissioners can continue to serve until notified otherwise. This will ensure that meetings can continue without disruptions. County staff have notified the Authority that the recruitments have been reopened to accept more applications and that an update will be provided in May.

Human Resources

It is with a heavy heart that the Authority reports the passing of Mr. Felix Zuniga. Felix became part of the Authority as a Maintenance Worker in September of 2015. Our condolences have been extended to the family, and the Authority will be sending a floral arrangement to the service.

The Authority currently has seven (7) 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 five (5) are represented positions: Eligibility Specialist (1), Administrative Clerk (1), Development Tech (1), and Maintenance Worker (2).

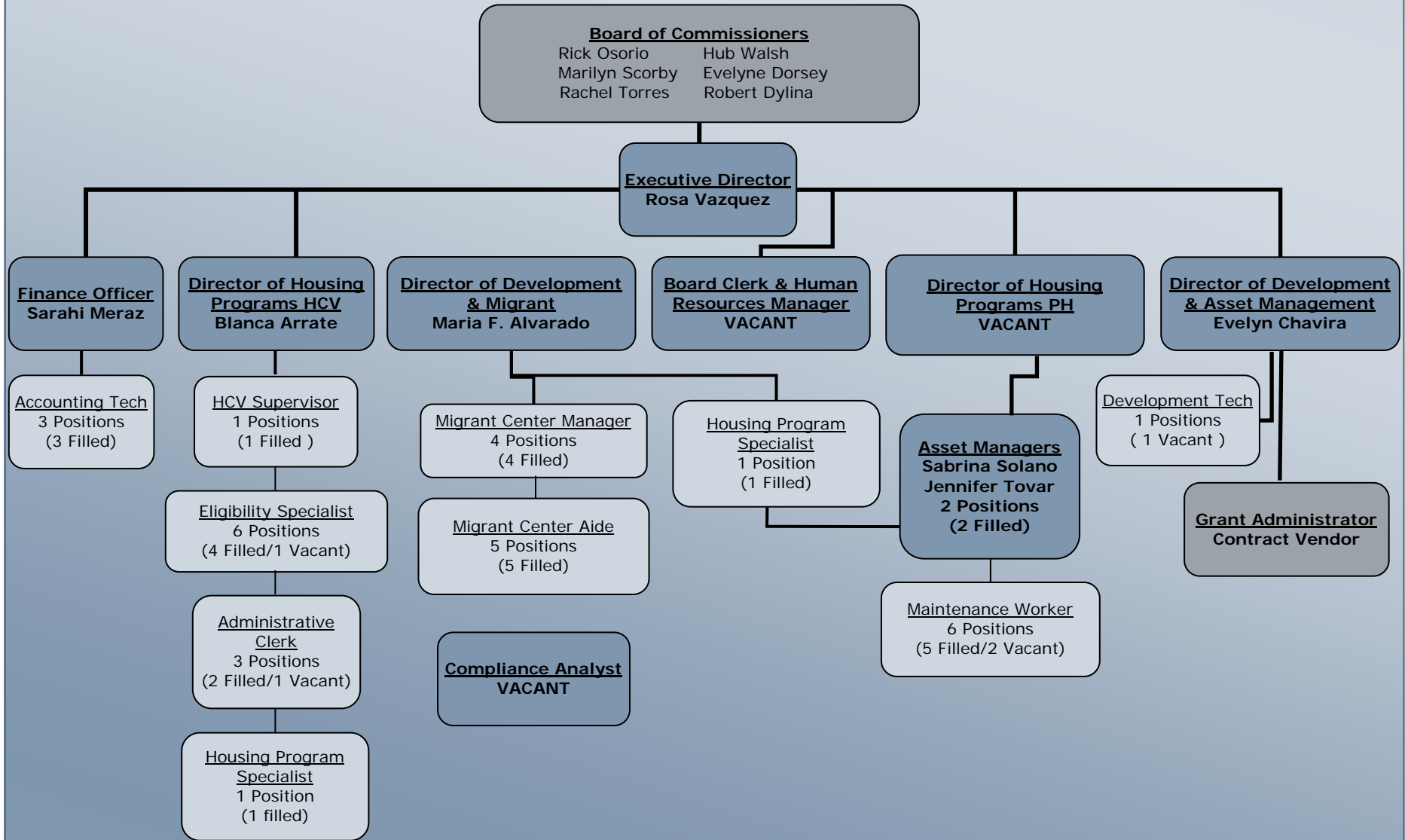
The Authority held interviews for the positions of HR Manager & Clerk of the Board, and Maintenance Worker II. Additional interviews for these positions will be scheduled as additional candidates remain to be screened. Additionally, interviews for the position of Administrative Clerk will also be scheduled.

The Authority issued an internal Closed Recruitment Notice to regular full-time employees for the position of Development Tech. Interested employees have five (5) business days to submit a Statement of Qualifications.

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 16%.

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: April 15, 2026

SUBJECT: HUD Final Score for the Section 8 Management Assessment Program (SEMAP) Fiscal Year 2025

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. The Authority submitted a SEMAP certification for "High Performer".

As presented and approved at the November 19, 2025, Board of Commissioners meeting via Resolution No. 2025-16, the Authority submitted the SEMAP certification to HUD for Fiscal Year Ending 09/2025.

On March 20, 2026, HUD notified the Authority of its final score for Fiscal Year Ending 9/2025 of 97%. The Authority has received an overall designation of "High", indicating that the HCV program is a "High Performer".

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: April 15, 2026

SUBJECT: HUD Final Score Report for the Public Housing Assessment System (PHAS) Fiscal Year 2024.

The Public Housing Assessment System (PHAS) is required by the Department of Housing & Urban Development (HUD) to measure the performance of housing authorities that administer the Public Housing program.

PHAS measures the Authority's efficiency in four (4) key indicators. Those indicators are the Physical Assessment Subsystem (PASS), Financial Assessment Subsystem (FASS), Management Assessment Subsystem (MASS), and capital fund (CFP) use.

Physical condition is determined by the score received during the Real Estate Assessment Center (REAC) inspections performed by HUD. Financial condition is determined by HUD's analysis of the Authority's Financial Data Schedule (FDS). Management operations are measured or based on occupancy rate, tenant accounts receivable, and accounts payable. Lastly, capital fund use reviews the use of CFP funds to improve and sustain Public Housing units.

On April 3, 2026, HUD notified the Authority of its final score for Fiscal Year Ending 9/2024. The Authority has received an overall designation of "Standard".

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: April 15, 2026

SUBJECT: Fiscal Year 2025-HUD-Veterans Affairs Supportive Housing (HUD-VASH) Invitation Letter

The Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) program announced a Notice of Funding Availability (NOFA) for 2025 HUD-VASH vouchers. The notice announced approximately \$34 million, with HUD anticipating that this will fund approximately 3,400 new HUD-VASH vouchers.

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

Interested Public Housing Agencies (PHAs) had to consult with the partnering VA facility to discuss the intentions of submitting a Registration of Interest and request a Letter of Support for the HUD-VASH voucher under the NOFA, which were due by September 10, 2025. If a PHA is selected, HUD would then send the PHA an invitation to apply for the HUD-VASH vouchers. The Authority completed the 2025 HUD-VASH registration of interest.

On March 26, 2026, the Authority received the 2025 Registration of Interest for HUD VASH vouchers. HUD, in collaboration with the VA, reviewed the Authority's submission and found the Authority eligible to receive an allocation of HUD VASH vouchers. HUD, therefore, invited the Authority to formally apply for an additional five (5) VASH vouchers. The Authority will administer the vouchers in partnership with the Fresno VA.

With these newly allocated vouchers, the VASH voucher allocation for the Authority will increase to one hundred and twenty-eight (128) vouchers.

STAFF REPORT

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

FROM: Evelyn Chavira, Director of Procurement

DATE: April 15, 2026

SUBJECT: Procurement Update

As previously reported, the Authority received funding from the Department of Housing & Community Development (HCD) for infrastructure upgrades at the Felix Torres and Merced Migrant Centers. As part of the upgrades, the Authority is seeking to have a full inspection of the sewer ponds and the system at the Merced Migrant Center to ensure it can continue to function properly in another natural disaster like the 2023 floods. Therefore, a Quote for Small Purchases (QSP) for Pond Evaluation services has been published, and quotes are due on April 23, 2026. In addition to posting the solicitation on the Authority's website, the solicitation was posted on the website "Public Purchase" and on the local Central California Builders Exchange and its sister site, the Valley Builders Exchange. Submitted quotes will be reviewed and awarded in accordance with the Procurement Policy. A site walkthrough was held on April 9, 2026, for interested responders to view the facilities. Should the Authority not receive proposals, it will reissue the QSP.

A request from the Los Banos Migrant Center to have the state of the current driveway and parking lot asphalt was received, and a solicitation for asphalt work at the Los Banos Migrant Center was published. Proposals have been received, will be reviewed, and forwarded to the Office of Migrant Services for review and approval.

The Department of Housing & Urban Development (HUD) has issued revisions to the current Public Housing Authority (PHA) Procurement Handbook 7460.8, Revision 3. The procurement department is currently reading through the new revisions, will update the Authority's own procurement policy, and will present it to the Board for review and approval no later than the June 2026 meeting.

The procurement department continues its review of all contracts and is following the current procurement policy to solicit services as needed. Updates on solicitations will be provided periodically and as available.

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: April 15, 2026

SUBJECT: Housing Authority of the County of Merced – Various Follow-Up Items

During the March 2026 Board of Commissioners meeting, several items were agendized for follow-up at the April 2026 meeting.

Housing Assistance Payments – The Authority has consulted with Liebert Cassidy Whitmore (LCW) regarding the concern of perceived or alleged “comingling of funds” for property management and/or agent accounts with multiple units and/or landlords receiving Housing Assistance Payments (HAP) from the Authority and the recapture of overpaid HAP.

A preliminary opinion was shared with the Authority, which supports the Authority’s stance that payments are issued to a sole payee, and so long as verification or documentation of why the recapture was processed, it does not violate HUD or other financial regulations.

Additional information will be provided to LCW for their final opinion, which will be shared with the Board at a later meeting.

Strategic Planning Meeting – The Authority will be holding the Strategic Planning meeting at the August 2026 meeting. The Board will be asked to provide a list of topics they would like to review so that they may be reviewed and agendized if allowable.

Additionally, at this meeting, the Authority will be conducting ethics training for the Board and Authority staff.

Authority Website – The Authority has started work with IT consultant Computer Systems Plus (CSP) to do a full review of the Authority’s website. This review has consisted of ensuring Section 504 – ADA and SB 707 compliance. This review entails ensuring the site has alternate languages available, assistance for visually and hearing-impaired individuals, as well as a review of the information provided in each tab.

The Authority will be completing the upgrades in phases to ensure the vital or commonly accessed functions, such as the applicant/resident portal and rental listings, do not go down.