

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

Regular Meeting
Wednesday, January 21, 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. ADJOURN TO CLOSED SESSION: CLOSED SESSION ITEM(S)

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

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

VI. CONSENT CALENDAR

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

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

VII. REGULAR CALENDAR

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

VIII. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Staff Report: Los Banos Development Update
2. Staff Report: Financial Asssesment Subsytem Update
3. Staff Report: Rental Assistance Demonstration (RAD) Update

IX. WRITTEN CORRESPONDENCE

1. Public Housing Assessment System (PHAS) Designation Letter

X. COMMISSIONERS' COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

XI. ADJOURNMENT

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



MINUTES
BOARD OF COMMISSIONERS
HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, December 17, 2025
12:00 p.m.

- I. The meeting was called to order by Chairperson Walsh at 12:31 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

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
Blanca Salinas, HR Manager & Clerk of the Board

Others Present:

Christina Valenti Felix
B. Haro
Alma Villegas

II. PUBLIC COMMENT

None

III. AGENCY OR COMMISSIONER REVISION TO AGENDA

Executive Director Vazquez requested to add two items to Item VI – Notice from the Department of Housing & Urban Development regarding Executive Order 14218 and communications from City of Merced Manager Scott McBride.

The need to discuss these items presented itself after the posting and
distribution of the packet.

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



IV. CONSENT CALENDAR

1. Meeting Minutes November 19, 2025, Regular Meeting
2. Rent Delinquency Report November 2025
3. Financial Reports for November 2025
4. Public Housing Occupancy/Vacancy Report for November 2025
5. HCV Program Counts November 2025
6. Human Resources & Board Clerk Report

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

V. REGULAR CALENDAR

1. Resolution Item(s):
 - a. **Resolution No. 2025-18**, Approving to write off the uncollected amounts as a loss from Tenant Accounts Receivable.

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

2. Action Item(s):

None

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Director of Development Alvarado provided an update on the FEMA Grant and the Authority's efforts to obtain reimbursement for the cost incurred by the Authority during the operation of the Emergency Shelter Program (ESP) due to the 2023 Merced County Floods. Director Alvarado made contact with a representative at CalOES and confirmed that the Authority's application was received and is pending review. Additionally, Director Alvarado submitted updated documentation to keep the Authority's application current.
2. Executive Director Vazquez advised the Board that the U.S. Department of Housing and Urban Development (HUD) issued a letter that was sent to the Board and Executive Directors, reminding PHAs of Executive Order 14218 - *Ending Taxpayer Subsidization of Open Borders*, which was signed on February 19, 2025, by President Trump. Executive Director Vazquez provided background on the Authority's processes in ensuring compliance with the aforementioned Executive Order.
3. Director of Housing Programs Arrate provided an update regarding communications from City of Merced Manager Scott McBride and concerns from Project-Based sites Devonwood (Rivercanyon) and 1213 V Street. Specifically, Director Arrate explained the intricacies and nuances the



Authority faces when dealing with both sites. This includes but is not limited to difficulties with applicants meeting the site's suitability preferences as established by the site's funding sources, repetitive communications with the sites regarding incomplete documentation, among other items.

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 2:02 p.m. The following people were present:

<u>Board Members</u>	<u>Others Present</u>
Hub Walsh, Chairperson	Tom Lewis, Legal Counsel
Evelyn Dorsey	Rosa Vazquez, Executive Director/ Board Secretary
Marilyn Scorby	Maria Alvarado, Director of Development
Robert Dylina	Sarahi Meraz, Finance Officer

1. Conference with Labor Negotiators – Pursuant to California Government Code Section 54957.6
2. Conference with Legal Council: Anticipated Litigation – Pursuant to California Government Code Section 54956.9(e)(3): One Claim Received

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

The Board returned to Regular Session at 4:14 pm. with no reportable action.

X. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 4:15 pm.

Chairperson Signature

Date: January 21, 2026

Secretary Signature

Date: January 21, 2026



Aged Receivables Report for 12/31/2025 - As of 1/15/2026

Property	0 - 30 days	31-60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	4,709.99	5,312.00	-	7,331.41	17,353.40	17,353.40
ca023010 PH - Merced	581.50	(603.00)	-	(6,014.50)	(6,036.00)	(6,036.00)
ca023013 PH - Merced Sr	1,169.00	593.35	-	(19.00)	1,743.35	1,743.35
ca023021 PH - Acquisition	-	-	-	-	-	-
ca023023 PH - Acquisition	-	-	-	-	-	-
AMP 1 TOTALS	6,460.49	5,302.35	-	1,297.91	13,060.75	13,060.75
AMP 2						
CA023003 PH - Atwater - Cameo	78.00	-	-	(263.00)	(185.00)	(185.00)
ca023006 PH - Livingston	3,643.00	2,420.00	-	4,064.26	10,127.26	10,127.26
012a PH - Atwater	1,671.00	(1,114.00)	-	(2,455.75)	(1,898.75)	(1,898.75)
012b PH - Winton	-	-	-	-	-	-
AMP 2 TOTALS	5,392.00	1,306.00	-	1,345.51	8,043.51	8,043.51
AMP 3						
ca023002 PH - Los Banos	(445.00)	355.00	-	-	(90.00)	(90.00)
ca023004 PH - Los Banos - Abby, B, C & D	1,882.00	1,071.00	-	5,745.19	8,698.19	8,698.19
ca023005 PH - Dos Palos - West Globe	512.00	187.00	-	280.74	979.74	979.74
ca023011 PH - Los Banos - J & K St	2,757.00	1,238.00	-	30.88	4,025.88	4,025.88
012c PH - Dos Palos - Alleyne	2,195.00	562.00	-	(2,447.00)	310.00	310.00
012d PH - Dos Palos - Globe	859.00	859.00	-	662.00	2,380.00	2,380.00
AMP 3 TOTALS	7,760.00	4,272.00	-	4,271.81	16,303.81	16,303.81
AMP 4						
ca023024 PH 1st Street	-	-	-	-	-	-
AMP 4 TOTALS	-	-	-	-	-	-
VALLEY VIEW						
atw Atwater Elderly	624.00	14.00	-	287.00	925.00	925.00
dp Dos Palos Elderly	-	-	-	-	-	-
mid Midway	-	-	-	-	-	-
pbc - atw	-	-	-	-	-	-
pbc - dp	528.00	-	-	-	528.00	528.00
pbc - mid	1,938.00	202.00	-	(1,875.00)	265.00	265.00
VALLEY VIEW TOTALS	3,090.00	216.00	-	(1,588.00)	1,718.00	1,718.00
FELIX TORRES YEAR ROUND						
ft.yr Felix Torres Year Round Center	1,270.00	987.00	-	824.00	3,081.00	3,081.00
FELIX TORRES YEAR ROUND TOTALS	1,270.00	987.00	-	824.00	3,081.00	3,081.00
HOUSING AUTHORITY TOTALS	23,972.49	12,083.35	-	6,151.23	42,207.07	42,207.07

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 1 (.fs-amp1)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	136,693	132,533	4,159	3	795,200
TOTAL GRANT INCOME (2)	113,481	120,833	-7,352	-6	725,000
TOTAL INCOME	250,174	253,367	-3,193	-1	1,520,200
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4, 5, 6)	93,422	83,090	-10,332	-12	498,538
TOTAL TENANT SERVICES EXPENSES	0	350	350	100	2,100
TOTAL UTILITY EXPENSES (7)	39,703	26,800	-12,903	-48	160,800
TOTAL MAINTENACE EXPENSES (8, 9, 10)	52,078	63,996	11,918	19	383,977
TOTAL GENERAL EXPENSES	27,776	27,859	83	0	167,154
TOTAL HOUSING ASSISTANCE PAYMENTS	1,175	1,250	75	6	7,500
TOTAL FINANCING EXPENSES	6,333	6,333	0	0	38,000
TOTAL NON-OPERATING ITEMS (11)	1,221	13,516	12,295	91	81,097
TOTAL EXPENSES	221,708	223,194	1,486	1	1,339,166
NET INCOME	28,466	30,172	-1,707	-6	181,034

- (1) Tenant Rent +\$ 4K (Rents +\$ 3K, Other Tenant Inc. +\$ 1K)
- (2) Grant Subsidy -\$ 7K
- (3) Admin - Salary & Benefits +\$ 7K
- (4) Legal +\$ 1K
- (5) Other Admin -\$ 14K (Mgt Fees -\$ 3K, Consultants -\$ 11K)
- (6) Misc Admin. -\$5K (Temp Admin Labor -\$6K, Copiers/Phone/Office Sup +\$ 1K)
- (7) Utilities -\$ 13K (Sewer/ Water/Trash) - Higher trash expense
- (8) Maint. Salary & Benefits +\$ 21K (Sal +\$ 16K, Benefits +\$ 4K, Gas/Oil +\$ 1K)
- (9) Maint. Supplies +\$ 11K (Maint./Repairs +\$ 6K, Plumbing +\$ 2K, Appliance/Décor +\$ 3K)
- (10) Contract Costs -\$ 20K (Bld Rep -\$ 23K, HVAC/Plum +\$ 2K, Carpet/Flr +\$ 1K) - Higher building repairs
- (11) Non-Operating Exp. +\$ 12K - Lower Depr. Exp.

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 2 (.fs-amp2)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	98,412	122,350	-23,938	-20	734,100
TOTAL GRANT INCOME	88,393	83,333	5,060	6	500,000
TOTAL OTHER INCOME	4,138	0	4,138	N/A	0
TOTAL INCOME	190,943	205,683	-14,740	-7	1,234,100
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2, 3, 4, 5)	62,325	63,563	1,239	2	381,380
TOTAL TENANT SERVICES EXPENSES	0	350	350	100	2,100
TOTAL UTILITY EXPENSES (6)	37,263	37,964	701	2	227,782
TOTAL MAINTENACE EXPENSES (7, 8, 9)	71,530	53,113	-18,418	-35	318,675
TOTAL GENERAL EXPENSES	19,813	20,122	310	2	120,730
TOTAL HOUSING ASSISTANCE PAYMENTS	918	685	-233	-34	4,110
TOTAL FINANCING EXPENSES	3,333	3,333	0	0	20,000
TOTAL NON-OPERATING ITEMS	95	5,205	5,110	98	31,229
TOTAL EXPENSES	195,277	184,334	-10,941	-6	1,106,006
NET INCOME	-4,334	21,349	-25,681	-120	128,094

- (1) Tenant Rents -\$ 24K (Rental Income -\$ 17K, Other Tenant Inc -\$ 7K)
 (2) Admin - Salary & Benefits +\$ 7K, Legal +\$ 3K
 (3) Legal Exp +\$ 3K
 (4) Other Admin Exp -\$7K (Management/Audit Fees +\$ 2K, Consultants -\$ 9K)
 (5) Misc. Admin -\$ 2K, (Temp Labor -\$ 4K, Copiers/Advertising/Office Supp/Internet +\$ 2K)
 (6) Utilities +\$ 1K (Elect/ Gas/Water +\$ 2K, Garbage -\$ 1K)
 (7) Maint. Salary & Benefits Exp. -\$ 9K - Higher On-Call Service
 (8) Supplies: Plumbing/Appliance -\$ 5K, Maint/Repair/Décor/Elect +\$ 5K
 (9) Contract Costs -\$ 10K (Repairs& -\$ 2K, HVAC -\$ 8K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Statement - AMP 3 (.fs-amp3)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	120,072	101,625	18,447	18	609,750
TOTAL GRANT INCOME (2)	90,114	85,083	5,031	6	510,500
TOTAL INCOME	210,186	186,708	23,478	13	1,120,250
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4, 5, 6)	66,369	66,709	339	1	400,255
TOTAL TENANT SERVICES EXPENSES	144	292	147	50	1,750
TOTAL UTILITY EXPENSES (7)	34,433	32,100	-2,334	-7	192,599
TOTAL MAINTENANCE EXPENSES (8,9,10)	44,732	47,133	2,401	5	282,797
TOTAL GENERAL EXPENSES	22,835	22,363	-471	-2	134,180
TOTAL HOUSING ASSISTANCE PAYMENTS	999	1,283	284	22	7,700
TOTAL FINANCING EXPENSES	2,975	2,975	0	0	17,850
TOTAL NON-OPERATING ITEMS	1,791	1,733	-58	-3	10,397
TOTAL EXPENSES	174,278	174,588	308	0	1,047,528
NET INCOME	35,908	12,120	23,786	196	72,722

- (1) Tenant Rent +\$ 18K (higher than budgeted)
 (2) Grant Subsidy +\$ 5K
 (3) Salaries +\$ 9K & Benefits +\$ 1K
 (4) Other Admin -\$ 7K (Consultants -\$ 9K, Mgt/Audit Fee/IT + \$2K)
 (5) Legal +\$ 1K
 (6) Misc. Admin -\$ 4K (Temp Labor -\$ 4K, Comp Parts -\$ 1K, Phone/Copiers + \$ 1K)
 (7) Utility Exp. -\$ 2K (Garb -\$ 3K, Elect/Water/Sewer/Gas +\$ 1K)
 (8) Maintenance Salaries & Benefit +\$ 9K (Salaries +\$ 6K, Benefits +\$ 2K, Gas/Oil +\$1)
 (9) Supplies Maintenance -\$ 4K (Maint/Repairs/Decor +\$ 2K, Appliance/Plumbing -\$ 6K)
 (10) Contract Costs -\$ 2K, (Rep/Landscape -\$ 8K, HVAC +\$ 1K, Equip Rental/Plumb/Alarm/Clean + \$ 5K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

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

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	2,650	3,850	-1,200	-31	23,100
TOTAL GRANT INCOME (2)	3,471	4,300	-829	-19	25,800
TOTAL INCOME	6,121	8,150	-2,029	-25	48,900
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3)	2,600	3,764	1,166	31	22,587
TOTAL UTILITY EXPENSES	966	1,248	282	23	7,490
TOTAL MAINTENACE EXPENSES (4, 5)	10,247	1,275	-8,972	-704	7,647
TOTAL GENERAL EXPENSES	654	710	57	8	4,260
TOTAL FINANCING EXPENSES	167	167	0	0	1,000
TOTAL NON-OPERATING ITEMS	7,959	7,960	0	0	47,757
TOTAL EXPENSES	22,593	15,123	-7,467	-49	90,741
NET INCOME	-16,472	-6,973	-9,496	136	-41,841

(1) Tenant Inc -\$ 1K

(2) Grant Inc. -\$ 1K

(3) Adm Exp + \$1K(Adm Sal & Benefits +\$ 1K)

(4) Main Exp + \$ 1K (Maint Salary & Benefits +\$ 1K)

(5) Contract Cost -\$ 10K (Building Repairs -\$ 3K, Landscaping -\$ 7K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Central Office Cost Center (cocc)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL OTHER INCOME (1, 2)	224,222	224,744	-521	0	1,348,465
TOTAL INCOME	224,222	224,744	-521	0	1,348,465
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4, 5, 6)	195,036	155,259	-39,776	-26	931,554
TOTAL TENANT SERVICES EXPENSES	690	1,000	310	31	6,003
TOTAL UTILITY EXPENSES	8,748	8,333	-414	-5	50,000
TOTAL MAINTENACE EXPENSES (7)	8,332	7,061	-1,271	-18	42,365
TOTAL GENERAL EXPENSES	9,172	9,067	-105	-1	54,400
TOTAL FINANCING EXPENSES	12,000	12,000	0	0	72,000
TOTAL NON-OPERATING ITEMS	1,559	2,397	838	35	14,384
TOTAL EXPENSES	235,537	195,118	-40,418	-21	1,170,706
NET INCOME	-11,315	29,627	-40,939	-138	177,759

- (1) Asset Mgt Fee booked as budgeted (As Budgeted +\$ 18K)
 (2) Admin Fee to be booked as Cap Projects funding allows (fund drawn +\$ 46K)
 (3) Admin Salary -\$ 40K (Salaries -\$ 26K, Benefits -\$ 14K)
 (4) Legal Fees -\$ 11K
 (5) Other Admin Exp +\$ 12K (Training/travel +\$ 1K, Consultants + \$ 5K, Audit Fee +\$ 6K)
 (6) Misc. Admin. Exp. (Internet +\$ 3K, Temp Labor -\$ 10K, Software/Other Mis/Copier/Memb +\$ 7K)
 (7) Supplies & Contract -\$ 1K (Supplies +\$1K, Janitorial +\$ 2K, Landscape -\$ 4K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

All HCV Properties with Sub (.fs-hcvs)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
TOTAL GRANT INCOME (1)	5,004,528	4,498,255	506,273	11	26,989,531
TOTAL OTHER INCOME	0	150	-150	-100	900
TOTAL INCOME	5,004,528	4,498,405	506,123	11	26,990,431
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2, 3, 4)	278,056	321,402	43,346	13	1,928,415
TOTAL TENANT SERVICES EXPENSES	527	711	184	26	4,267
TOTAL UTILITY EXPENSES	178	342	164	48	2,050
TOTAL MAINTENACE EXPENSES (5)	229	2,192	1,963	90	13,150
TOTAL GENERAL EXPENSES (6)	15,582	8,733	-6,849	-78	52,396
TOTAL HOUSING ASSISTANCE PAYMENTS (7,8,9,10)	4,588,763	4,118,971	-469,792	-11	24,713,824
TOTAL FINANCING EXPENSES	11,112	11,112	0	0	66,670
TOTAL NON-OPERATING ITEMS	293	467	174	37	2,800
TOTAL EXPENSES	4,894,740	4,463,929	-430,810	-10	26,783,572
NET INCOME	109,788	34,477	75,313	218	206,859

- (1) HAP from HUD + \$ 506K (HAP Earned +\$ 538K, Admin Fee -\$ 31K, Port in -\$ 1K)
 (2) Adm Salaries + \$ 24K (Salaries +\$ 29K & Benefits Costs -\$ 5K)
 (3) Other Adm Exp. +\$ 18K (Mgt Fee +\$ 11K, Bkpping Fee +\$ 5K, Consulting -\$ 8K, Inspec +\$ 8K, Audit/IT +\$ 2K)
 (4) Misc. Admin Exp +\$ 1K (Postage + \$1 K)
 (5) Maint Exp +\$ 2K(Supplies/ Contract Cost +\$ 2K)
 (6) General Expence -\$ 7K (Portout Adm Exp -\$ 7K)
 (7) Port Out Payments -\$ 94K (higher than budgeted)
 (8) HAP issued -\$ 367K
 (9) Escrow Contributions Higher -\$ 5K
 (10) Tenant Utility Pmts -\$ 4K

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Langdon Villas (langdon)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME	13,618	13,387	231	2	80,320
TOTAL OTHER INCOME (1)	101,745	90,295	11,450	13	541,770
TOTAL INCOME	115,363	103,682	11,682	11	622,090
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	7,714	12,685	4,970	39	76,108
TOTAL UTILITY EXPENSES	0	92	92	100	550
TOTAL MAINTENACE EXPENSES (3)	0	1,893	1,893	100	11,355
TOTAL GENERAL EXPENSES	4,020	4,104	84	2	24,625
TOTAL FINANCING EXPENSES	20,167	20,167	0	0	121,000
TOTAL NON-OPERATING ITEMS	573	573	0	0	3,438
TOTAL EXPENSES	32,474	39,513	7,039	18	237,076
NET INCOME	82,889	64,169	18,721	29	385,014

- (1) Other Inc +\$ 11K (Mgt Fees +\$ 2K; Misc Other Inc + \$ 9K)
 (2) Admin +\$ 5K (Salary/Benefits -\$ 1K, Leagal/Consultants +\$ 6K)
 (3) Maint Exp + \$ 2K (Supplies/Contract costs +\$ 2K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Obanion Learning Center (obanion)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	29,850	37,053	-7,203	-19	222,317
TOTAL INCOME	29,850	37,053	-7,203	-19	222,317
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	3,173	3,765	592	16	22,591
TOTAL UTILITY EXPENSES (2)	16,334	15,112	-1,222	-8	90,671
TOTAL MAINTENACE EXPENSES (3)	22,095	4,083	-18,012	-441	24,495
TOTAL GENERAL EXPENSES	1,315	1,084	-230	-21	6,507
TOTAL NON-OPERATING ITEMS	9,339	9,287	-52	-1	55,722
TOTAL EXPENSES	52,256	33,331	-18,925	-57	199,986
NET INCOME	-22,406	3,722	-26,128	-702	22,331

(1) Tenant Rents -\$ 7K (Rent Inc -\$ 8K, Tenant Owed Utilities +\$ 1K)

(2) Utilities -\$ 1K (Garbage/Water +\$ 1K, Sewer -\$ 1K, Elect/Gas -\$ 1K)

(3) Maint Exp -\$ 18K (Landscaping -\$ 20K, Elec/Pest/HVAC/Alarm Monit/ Supplies +\$ 2K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

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

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	136,499	117,906	18,593	16	707,436
TOTAL GRANT INCOME (2)	95,956	113,848	-17,892	-16	683,088
TOTAL INCOME	232,455	231,754	701	0	1,390,524
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3, 4)	19,249	27,833	8,584	31	166,999
TOTAL UTILITY EXPENSES (5)	20,989	16,588	-4,400	-27	99,531
TOTAL MAINTENACE EXPENSES (6, 7, 8)	63,903	26,602	-37,300	-140	159,613
TOTAL GENERAL EXPENSES	7,659	7,061	-598	-8	42,367
TOTAL HOUSING ASSISTANCE PAYMENTS	96,186	107,468	11,282	10	644,810
TOTAL FINANCING EXPENSES	41,000	41,000	0	0	246,000
TOTAL NON-OPERATING ITEMS	2,598	0	-2,598	N/A	0
TOTAL EXPENSES	251,584	226,553	-25,030	-11	1,359,320
NET INCOME	-19,129	5,201	-24,329	-468	31,204

- (1) Rental Income +\$ 19K
- (2) Grant Inc -\$ 18k
- (3) Adm Salaries +\$ 5K, Benefit costs +\$ 1K
- (4) Legal Exp +\$ 1K, Mgt Fee +\$1K
- (5) Utility -\$ 4K (Water/Sewer +\$ 2K, Garbage -\$ 6K)
- (6) Maint Exp +\$ 4K (Maint. Salary +\$ 2K, Benefits +\$ 2K)
- (7) Supplies costs -\$ 1K
- (8) Contract Costs -\$ 40K (Landscaping -\$ 3K, Other Costs -\$ 37K (New Fence Installation))

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Felix Torres Year Round (.fs-fty)

Budget Comparison

Period = Oct 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
NET TENANT INCOME (1)	97,870	106,192	-8,321	-8	637,150
TOTAL INCOME	97,870	106,192	-8,321	-8	637,150
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	9,409	25,719	16,311	63	154,317
TOTAL UTILITY EXPENSES (3)	19,887	16,158	-3,728	-23	96,950
TOTAL MAINTENACE EXPENSES (4,5,6)	24,385	15,879	-8,506	-54	95,275
TOTAL GENERAL EXPENSES	6,063	5,990	-72	-1	35,941
TOTAL FINANCING EXPENSES	3,500	3,500	0	0	21,000
TOTAL NON-OPERATING ITEMS	32,578	32,578	0	0	195,471
TOTAL EXPENSES	95,822	99,826	4,005	4	598,954
NET INCOME	2,048	6,366	-4,316	-68	38,196

(1) Tenant Inc -\$ 8K (Tenant Rent +\$ 12K, Rental Assistance -\$ 20K)

(2) Total Admin +\$ 16K (Salary +\$ 10K, Benefits +\$ 4K, Training/Consults/Auditing Fee +\$ 2K)

(3) Utilities -\$ 4K (Elec/Gas -\$ 1K, Water/Sewer -\$ 3K)

(4) Gen Maint -\$ 8K (Maint. Salary -\$ 8K Higher than budgeted)

(5) Maint. Supplies +\$ 2K

(6) Contract -\$ 2K (Building Repairs -\$ 3K, Alarm Monit/Other Cost/Consultants +\$ 1K)

HOUSING AUTHORITY OF THE COUNTY OF MERCED

Financial Stmt - Migrant (.fs-mig)

Budget Comparison

Period = Jul 2025-Nov 2025

	YTD Actual	YTD Budget	Variance	% Var	Annual
INCOME					
INCOME	881,889	846,860	-35,029	-4	2,032,464
TOTAL INCOME (1)	881,889	846,860	-35,029	-4	2,032,464
EXPENSES					
Total - Center Personnel (2)	276,188	299,875	23,687	8	719,700
Total - Operating Expenses (3)	460,153	383,632	-76,521	-20	920,716
Total - Maintenance Expenses (4)	11,345	21,146	9,800	46	50,750
Total - Contractor Administration (5)	71,535	79,540	8,005	10	190,896
Total - Debt Service and Replacement	62,668	62,668	0	0	150,402
TOTAL	881,889	846,860	-35,029	-4	2,032,464

(1) Zero budget, offset to variance in expenses -\$ 35K

(2) Salaries -\$ 5K, Benefits +\$ 29K

(3) Higher utilities - Net diff. -\$ 77K, (Utilities -\$ 127k, Communic +\$ 18K, Equip Maint +\$ 37K, Travel/Other/Advertising -\$ 5K)

(4) Maint expenses +\$ 10K, (Elec/Plumb/Paint +\$ 8K, Lumb/Materials +\$ 3K, Ground Maint -\$ 1K)

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

Total Number of Public Housing Units: 421
 Number of Occupied Units: 408
 Number of Vacant Units: 13

Unit ID	Prospective Resident	Move - In Date	Security Deposit Amount
267	Yes	pending unit turnover	\$300.00
199	Yes	pending unit turnover	\$300.00
269	Yes	pending unit turnover	\$800.00
14	Yes	pending unit turnover	\$800.00
410	Yes	pending unit turnover	\$500.00
201	Yes	pending unit turnover	\$800.00
541	Yes	pending unit turnover	\$800.00
417	Yes	pending unit turnover	\$500.00
243	Yes	pending unit turnover	\$300.00
357	Yes	pending unit turnover	\$500.00
359	Yes	pending unit turnover	\$500.00
476	Yes	pending unit turnover	\$200.00
149	Yes	pending unit turnover	\$500.00

Indicators

Sub-Indicator #1	Performance Scoring	July	August	September	October	November	December
Lease Up Days		671	678	678	67	95	226
Average Lease Up Days		16.78	16.54	16.14	13.4	13.57	20.55
Make Ready Time		1111	1118	1118	110	117	195
Average Make Ready Days		27.78	27.27	26.62	22	16.71	17.73
Down Days		1156	1206	1583	962	1048	1238
Average Down Days		28.9	29.41	37.69	192.4	149.71	112.55
Total # Vacant Units Turned		40	41	42	5	7	11
Total # Turn Around Days		2938	3002	3379	1139	1260	1659
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30	73	73	80	227	180	150

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

HCV Program Counts

Voucher Program Name	Funding Source	Allocation	Vouchers Under HAP	Vouchers Searching	Referrals Pending Review/ Documentation	Packets needed to fully HAP
Veterans Affairs Supportive Housing (VASH)	HUD Grant	123	96	6	5	16
Mainstream (MS5)	HUD Grant	26	9	1	20	0
Shelter Plus Care (SPC)	HA Set-Aside	8	5	0	0	3
Independent Living Program (ILP)	HA Set-Aside	10	7	0	1	2
Family Unification Program (FUP)	HA Set-Aside	27	21	0	0	6
Coordinated Entry System (CES)	HA Set-Aside	235	153	29	46	7
Adult Protective Services (APS)	HA Set-Aside	25	17	1	1	6
Human Services Agency (HSA/HSP)	HA Set-Aside	50	43	2	1	4
Tenant Based & Project Based Vouchers	HAP	2400	2132			
Allocation means the number of vouchers designated for the specific program						
Vouchers Under HAP means voucher leased and under contract						
Vouchers Searching means voucher issued to a family and search for housing is in progress						
Packets needed to fully HAP means available allocation slots that can still be issued/pending eligibility referral						

STAFF REPORT

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

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

DATE: January 21, 2026

SUBJECT: Housing Authority of the County of Merced Departmental Update

Clerk of the Board

As of the day of this report, the vacancy for the position of Resident Commissioner – Public Housing remains. The Authority will review its outreach plan to see if there are any interested applicants. Additionally, the Authority will also request to discuss or review the Board of Supervisors' outreach strategy.

The State of California Fair Political Practices Commission sent out an email notifying members of the Board of their Annual submission of form 700. All forms are due to be submitted by April 1, 2026.

Human Resources

The Authority currently has three (3) vacant positions. Of those positions, one (1) is a management position; Director of Housing Programs (1), and the remaining two (2) positions are represented positions; Eligibility Specialist (2).

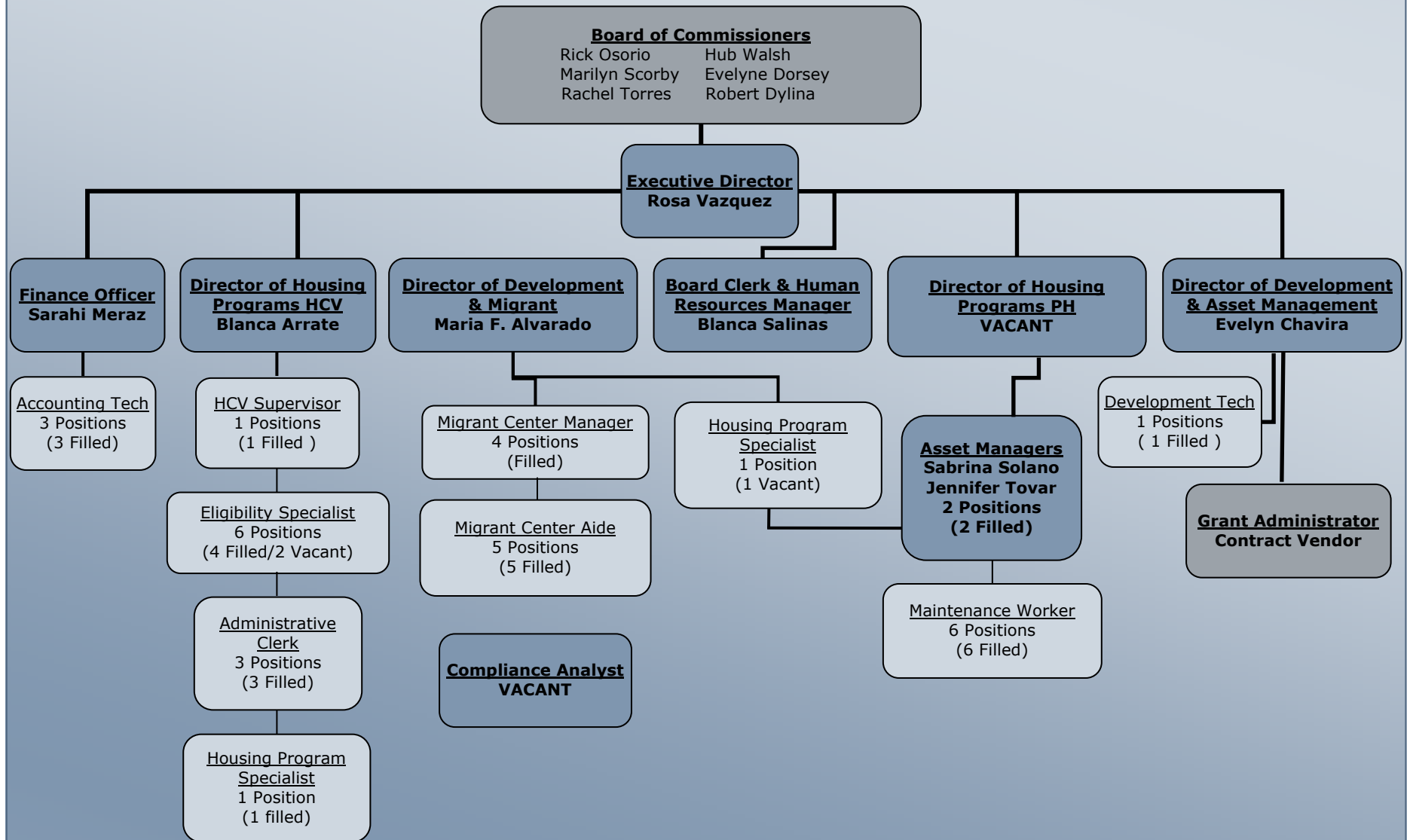
The Authority has identified strong candidates for the Eligibility Specialist positions and has scheduled Oral Panel interviews for January 29, 2026.

The Authority onboarded for the position of Housing Program Specialist on January 15, 2026.

Recruitment efforts continue and include continued advertising of the positions on the Authority's website, and sharing with community partners.

As of this report, the represented positions' vacancy rate has lowered to 6%.

Housing Authority of the County of Merced



STAFF REPORT

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

FROM: Maria Alvarado, Director of Development

DATE: January 21, 2026

SUBJECT: Los Banos Development Update

As work nears completion at the eleven (11) homes in Los Banos, the Authority would like to update the Board on the progress.

Flooring has been installed in all of the units. Cabinetry has been ordered and will be installed in the next few weeks. Additionally, the stoves and refrigerators have been ordered and will be installed once the cabinets are installed. Landscaping and all exterior work will be the final phase of the project.

The Authority has met with representatives from the Human Services Agency (HSA) to discuss the waiting list preferences and review the target population for the site. As a reminder, this development is designated for elderly and/or disabled individuals.

The Authority anticipates opening the waiting lists for both sites in the next round or two of waiting list signups. A public notice will be published in the local newspaper, posted on the Authority's website, and shared with community partners.

STAFF REPORT

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

FROM: Sarahi Meraz, Finance Officer

DATE: January 21, 2026

SUBJECT: Financial Assessment Subsystem Update

The Financial Assessment Subsystem (FASS) submissions are crucial financial reports that Public Housing Agencies (PHAs) send to the U.S. Department of Housing and Urban Development (HUD) for scoring under the Public Housing Assessment System (PHAS) to ensure financial health and proper use of funds. This involves submission of both unaudited (due within 2 months of fiscal year-end) and audited (due within 9 months) financials.

The Authority partners with an accounting firm BDO to assist the Authority in completing and submitting the unaudited financials. Prior to the Authority auditors completing the full audit and certifying the unaudited.

These unaudited reports are then submitted to HUD for review. After HUD review, the unaudited reports are either accepted or rejected. If rejected, the PHA has 10 days to remedy the deficiency and resubmit. If HUD does not receive a response or receives a late response, then the PHA will receive a failing score for the unaudited submission.

For Fiscal Year 2023, the Authority's submission was rejected, and the Authority reached out to BDO for correction. Unfortunately, due to conflicting information regarding a "grace period," the Authority was late in resubmitting the corrections. However, the audited financials conducted by the auditors were completed and submitted on time, with no additional regulations from HUD.

The Authority has since worked diligently to ensure that this does not occur again, and is once again in compliance, as stated in the HUD letter.



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
espanol.hud.gov

December 31, 2025

Board of Commissioners
c/o Hub Walsh, Chair
County of Merced Housing Authority
405 U Street
Merced, CA 95341
hacmcommissioners@merced-pha.com

Dear Mr. Walsh:

On December 1, 2025, the County of Merced Housing Authority (HACM) was designated **Substandard Financial** by HUD based on a failing Public Housing Assessment System management score of 20 (of 25), audited financial score of 0 (of 25), physical score of 35 (of 40), capital fund score of 10 (of 10), and an overall score of 65 (of 100) for the fiscal year ending September 30, 2023, as shown in the enclosed PHAS Score Report. The financial score of zero is based on a Late Presumptive Failure (for failure to make required financial indicator submissions).

Based on the HACM's current performance as evidenced by the timely audited submission for the fiscal year ending 2024, HUD has determined that the HACM has recovered its deficient sub indicator to a sustainable level. Therefore, no further actions are necessary at this time.

Please also be advised that, if warranted by the HACM's performance level or circumstances, HUD may initiate actions to develop and execute a Recovery Agreement or Action Plan as required by statute or regulation. If you have any questions, please contact Sarah Glover Johnson, Portfolio Management Specialist, at (415) 489-6448.

Sincerely,

A handwritten signature in cursive script that reads "Rudy Rodriguez".

Rudy Rodriguez
Acting Division Director
Office of Public Housing

Enclosure

cc:
Rosa Vazquez, Executive Director
County of Merced Housing Authority



U.S. Department of Housing and Urban Development

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

Public Housing Assessment System (PHAS) Score Report for Interim

Report Date: 12/01/2025

PHA Code:	CA023
PHA Name:	County of Merced Housing Authority
Fiscal Year End:	09/30/2023

PHAS Indicators	Score	Maximum Score
Physical	35	40
Financial	0	25
Management	20	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	65	100
Designation Status:	Substandard Financial	
Published 12/01/2025	Initial published	12/01/2025

Financial Score Details	Score	Maximum Score
Unaudited/Single Audit		
1. FASS Score before deductions	23.61	25
2. Audit Penalties	0.00	
Total Financial Score Unrounded (FASS Score - Audit)	23.61	25

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90.00	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	96.67	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasinrule.cfm>

STAFF REPORT

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

FROM: Maria Alvarado, Director of Development

DATE: January 21, 2026

SUBJECT: Public Housing Repositioning

As previously discussed with the Board, the Authority contracted with LIHTC Development Group to begin analyzing the feasibility and benefits of repositioning the Authority's public housing portfolio via any of the Redevelopment Assistance Demonstration (RAD) conversion programs.

Public Housing Authorities (PHAs) use the RAD program primarily to unlock significant private capital for much-needed repairs, modernization, and preservation of aging public housing stock by converting properties from traditional public housing funding to more stable, long-term Section 8 subsidies. RAD provides a pathway to secure financing from private investors and lenders, allowing PHAs to address massive deferred maintenance backlogs, improve housing quality, and ensure long-term affordability and stability for residents.

HUD is encouraging Housing Authorities to participate with RAD and are setting funding limits for the initial rent based on public housing highest funding levels.

The RAD process consists of six steps: Step 1 – the PHA applies to HUD via the RAD Resource Desk; Step 2 – HUD issues a Commitment to Enter into Housing Assistance Payment (CHAP); Step 3 – the PHA includes RAD in the Annual Plan or Prepares a Significant Amendment; Step 4 – PHA Submits Financing Plan; Step 5 HUD issues RAD Conversion Commitment (RCC); and Step 6 – Closing/Conversion.

At this time, the Authority has completed Steps 1 – 3. With the submittal of the Financing Plan approaching, the Authority must complete several tasks. This includes, but is not limited to, creating a non-profit entity. The creation of this non-profit will not only allow the transfer of property for the conversion, but it is also necessary for all future development projects that the Authority may have.

LIHTC Development Group will be presenting the Board with a detailed repositioning update presentation at the February 2026 meeting.