



**Housing Authority of the County of Merced**

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[www.merced-pha.com](http://www.merced-pha.com)

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**NOTICE TO TENANTS OF FELIX TORRES OF PROPOSED RENT  
(OCCUPANCY CHARGE) AND UTILITY ALLOWANCE CHANGE**

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May 25, 2022

Date Posted

Felix Torres tenants are hereby notified that, subject to the Rural Development approval, rents (occupancy charge) and/or utility allowances will be changed effective **October 1, 2022**.

The Housing Authority of the County of Merced (Authority) has filed with Rural Development, United States Department of Agriculture, a request for approval of a change in utility allowances of the Felix Torres Farm Worker Housing Center for the following reason(s):

- The Authority contracted for a utility allowance study, that is conducted annually. The utility allowance study shows that the utility provider's rate changes resulted in an increase of the utility allowances.

The following are the results of the study:

Planned rent (occupancy charge) changes are as follows -NO CHANGE:

Unit Size	Present Rent (Occupancy Charge)		Proposed Rent (Occupancy Charge)		Amount Changed
	Basic	Note Rate	Basic	Note Rate	
2-Bedroom	819	819	819	819	0
3-Bedroom	1168	1168	1168	1168	0
4-Bedroom	1364	1364	1364	1364	0

**Planned utility allowance changes are as follows:**

Unit Size	Present Utility Allowance	Proposed Utility Allowance	Amount Changed
<b>2-Bedroom</b>	88	<b>97</b>	+9
<b>3-Bedroom</b>	109	<b>123</b>	+14
<b>4-Bedroom</b>	130	<b>136</b>	+6



If tenant receives subsidy, the contribution for your portion of the rent (occupancy charge) and utilities will not change, as long as the household income and composition remain unchanged.

All materials justifying the proposed changes have been reviewed by Rural Development and will be made available to all tenants to inspect and a copy is available online at [www.merced-pha.com](http://www.merced-pha.com).

You may submit comments or objections in writing to the Rural Development Servicing Official during the 20-day period immediately following the posting of this notice. Comments or objections should include reasons or information you feel should be considered by the Rural Development Servicing Official. Your comments or objections must be filed prior to the 20-day period. Comments must be submitted to:

USDA/Rural Development  
Servicing Official, Bonita Lawson-Burks  
5080 California Ave., Ste. 150  
Bakersfield, CA 93309

These comments will be reviewed by the Rural Development Servicing Official and forwarded to the Rural Development approval official who will decide if the change(s) should be approved.

Each tenant will be notified in writing of the Rural Development decision to approve or deny the change. The approved rents and utility allowances will then be effective upon the effective date given above. If the approved change cannot be made effective by such date, an additional notice will be posted and the tenants will be notified in writing that new rents (occupancy charge) and/or utility allowances will be effective at the next rent (occupancy charge) due date following the additional notice and the Rural Development approval.

Sincerely,

*Ismael Alvarado*

Ismael Alvarado  
Farmworker Housing Center Manager

*"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, and familial status. (Not all bases apply to all programs).*

*To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD)."*