

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

Special Meeting
Thursday, September 19, 2024
9:00 a.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

Robert Dylina, Chairperson
Rick Osorio, Vice-Chair
Evelyne Dorsey
Hub Walsh
Marilyn Scorby

All persons requesting disability related modifications or accommodations may contact the Housing Authority of the County of Merced at (209) 386-4139, 72 hours prior to the public meeting.

All supporting documentation is available for public review in the office of the Clerk of the Board located in the Housing Authority Administration Building, Second Floor, 405 "U" Street, Merced, CA 95341 during regular business hours, 8:00 a.m. – 5:00 p.m., Monday through Friday.

The Agenda is available online at www.merced-pha.com

Use of cell phones, pagers, and other communication devices is prohibited while the Board Meeting is in session. Please turn all devices off or place on silent alert and leave the room to use.

I. CALL TO ORDER AND ROLL

II. PUBLIC COMMENT

NOTICE TO THE PUBLIC –

This portion of the meeting is set aside for members of the public to comment on any item within the subject-matter jurisdiction of the Commission, but not appearing on the agenda. Items presented under public comment may not be discussed or acted upon by the Commission at this time.

For items appearing on the agenda, the public is invited to comment at the time the item is called for consideration by the Commission. Any person addressing the Commission under Public Comment will be limited to a 3-minute presentation.

All persons addressing the Commission are requested to state their name and address for the record. Public comments must not interfere with orderly discussion or otherwise disrupt the meeting (CA Gov. Code 54957.9, SB 1100 (2022)). Slanderous, profane, threatening remarks or disorderly conduct that disrupts the meeting are prohibited (CA Gov. Code 36813, White v. City of Norwalk, 900 F.2d 1421 (1990)). Disruptive conduct may be grounds for removal from the meeting.

III. AGENCY OR COMMISSIONER REVISIONS TO AGENDA

(M/S/C): ___/___/___



IV. CONSENT CALENDAR

1. Meeting Minutes August 21, 2024, Regular Meeting
2. Rent Delinquency Report August 2024
3. Financial Reports for August 2024
4. Public Housing Occupancy/Vacancy Report for August 2024
5. HCV Program Counts August 2024
6. Human Resources & Board Clerk Report

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

V. REGULAR CALENDAR

1. Resolution Item(s):

a. **Resolution No. 2024-19:** Approving to write off the uncollected amounts as a loss from Tenant Accounts Receivable.

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

b. **Resolution No. 2024-20:** Approving the Public Housing Operating Fund Grant submission for Calendar Year 2025.

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

2. Action Item(s):

None

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

1. Conference with legal counsel regarding real property acquisition pursuant to California Government Code Section 54956.8:
Property address: 3720 Horizons Avenue Merced, CA

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

VIII. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Staff Report: Banking Services
2. Staff Report: Flat Rent Schedule for Public Housing
3. Strategic Planning Meeting

IX. COMMISSIONERS' COMMENTS/REQUESTS FOR FUTURE AGENDA ITEMS

X. ADJOURNMENT



MINUTES

BOARD OF COMMISSIONERS HOUSING AUTHORITY OF THE COUNTY OF MERCED

Regular Meeting
Wednesday, August 21, 2024
12:00 p.m.

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

Commissioners Present:

Robert Dylina, Chairperson
Rick Osorio, Vice Chairperson
Evelyn Dorsey
Hub Walsh

Commissioners Absent:

Marilyn Scorby

Chairperson Dylina declared there was a quorum present.

Staff Present:

Rosa Vazquez, Executive Director/Board Secretary
Tom Lewis, Legal Counsel
Erica Soria, HR Manager & Clerk of the Board
Bruce Milgrom, Finance Officer
Blanca Arrate, Director of Housing Programs
Melina Frederick, Director of Development & Asset Management
Maria Alvarado, Director of Housing & Community Development

Others Present:

Christy McCammond, Housing Program Manager – City of Los Banos

II. **PUBLIC COMMENT**

Christy McCammond, Housing Program Manager reported that the City of Los Banos has been awarded an additional \$2.5 million provided by Central California Alliance for Health to further expand the 50 one-bed/one-bath units. The additional funding will help potentially develop larger 2/3-bedroom units. The City of Los Banos will seek out Project Based Vouchers for this development.

Additionally, the City of Los Banos was notified that they met the Permanent Local Housing Allocation requirement will could provide an additional \$1 million in funding for emergency shelter beds.

Unfortunately, the letter seeking additional support for CoC funding and vouchers was not signed by Senators Padilla and Butler, but they will keep attempting to reach out for their support.



III. AGENCY OR COMMISSIONER REVISION TO AGENDA

None

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

IV. CONSENT CALENDAR

1. Meeting Minutes July 17, 2024 Special Meeting

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

2. Rent Delinquency Report July 2024

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

3. Financial Reports for July 2024

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

4. Public Housing Occupancy/Vacancy Report for July 2024

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

5. HCV Program Counts July 2024

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

6. Human Resources & Boark Clerk Report

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

V. REGULAR CALENDAR

1. Resolution Item(s):

- a. **Resolution No. 2024-17:** Approving to write off the uncollected amounts as a loss from Tenant Accounts Receivable.

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

- b. **Resolution No. 2024-18:** Authorizing the Executive Director of the Housing Authority of the County of Merced to obtain federal assistance for any existing or future grant program.

(M/S/C): Commissioner Walsh/Commissioner Dorsey/Motion Passed

2. Action Item(s):

None

VI. EXECUTIVE DIRECTOR REPORT/DEPARTMENT HEAD REPORTS

1. Director of Procurement Frederick provided the Board with a staff report which outlined the Authority's efforts to engage with local vendors. The



report provided the Board with the dollar amount the Authority has solicited and contracted with during this current fiscal year.

2. Directors Alvarado and Frederick notified the Board that HCD approached the Authority to collaborate and utilize CDBG-DR funds for improvements at the Merced and Felix Torres Farmworker housing centers. These funds will allow for improvements that will ensure that units are adequate to use as emergency shelters in the event of a natural disaster. Such as they were used last year during the floods.
3. Executive Director Vazquez provided an update regarding a Public Housing resident complaint and their request for a hearing. The hearing has been held and the participant and program notified of the decision.

VII. PUBLIC COMMENT

Chairperson Dylina reopened Public Comment to allow for an attendee to speak at 12:10 p.m.

Luke Brown, Director of Housing from the Merced Community Action Agency, expressed gratitude for the collaboration and partnership with the Authority for the support of various projects in the community.

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

The Board was reminded that the Strategic Planning meeting has been scheduled for September 19, 2024.

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

The Board of Commissioners went into closed session at 12:45 p.m. The following people were present:

Board Members

Robert Dylina, Chairperson
Rick Osorio, Vice Chairperson
Hub Walsh
Evelyn Dorsey

Others Present

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

1. Conference with legal counsel regarding anticipated litigation pursuant to California Government Code Section 54956.9(b):
 - a. Tort Claims – Closed
 - i. Application for Leave to Present late claim of Cathy Ryan.
 - ii. Claim of Tina Goytia.

The Board returned to Regular Session at 12:56 p.m. and no reportable action. Direction was given to staff.

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



XI. ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 12:56 p.m.

Chairperson Signature

Date: September 19, 2024

Secretary Signature

Date: September 19, 2024



Aged Receivables Report as for 08/31/2024 - As of 09-11-2024

Property	0 - 30 days	31-60 days	61 - 90 days	Over 90 days	Total Unpaid Charges	Balance
AMP 1						
ca023001 PH - Merced	1,392.72	125.00	1,322.00	902.42	3,742.14	3,742.14
ca023010 PH - Merced	274.00	25.00	-27.00	-2,162.76	-1,890.76	-1,890.76
ca023013 PH - Merced Sr	450.00	57.00	275.00	259.00	1,041.00	1,041.00
ca023021 PH - Acquisition	642.00	25.00	0.00	0.00	0.00	0.00
ca023023 PH - Acquisition	0.00	0.00	0.00	0.00	0.00	0.00
AMP 1 TOTALS	2,758.72	232.00	1,570.00	-1,001.34	2,892.38	2,892.38
AMP 2						
CA023003 PH - Atwater - Cameo	47.00	50.00	26.00	-293.00	-170.00	-170.00
ca023006 PH - Livingston	1,492.00	175.00	1,113.00	1,391.51	4,171.51	4,171.51
012a PH - Atwater	1,771.00	100.00	709.00	5,944.97	8,524.97	8,524.97
012b PH - Winton	521.00	0.00	0.00	0.00	521.00	521.00
AMP 2 TOTALS	3,831.00	325.00	1,848.00	7,043.48	13,047.48	13,047.48
AMP 3						
ca023002 PH - Los Banos	187.00	80.00	20.00	-154.20	132.80	132.80
ca023004 PH - Los Banos - Abby, B, C & D	-686.00	29.00	-686.00	-2,595.99	-3,938.99	-3,938.99
ca023005 PH - Dos Palos - West Globe	665.00	50.00	275.00	601.40	1,591.40	1,591.40
ca023011 PH - Los Banos - J & K St	1,430.89	25.00	727.00	-4,036.30	-1,853.41	-1,853.41
012c PH - Dos Palos - Alleyne	1.00	16.98	0.00	0.00	17.98	17.98
012d PH - Dos Palos - Globe	1,460.00	25.00	819.00	742.00	3,046.00	3,046.00
AMP 3 TOTALS	3,057.89	225.98	1,155.00	-5,443.09	-1,004.22	-1,004.22
AMP 4						
ca023024 PH 1st Street	0.00	0.00	0.00	-32.00	-32.00	-32.00
AMP 4 TOTALS	0.00	0.00	0.00	-32.00	-32.00	-32.00
VALLEY VIEW						
atw Atwater Elderly	0.00	0.00	0.00	0.00	0.00	0.00
dp Dos Palos Elderly	0.00	0.00	0.00	0.00	0.00	0.00
mid Midway	0.00	0.00	0.00	0.00	0.00	0.00
pbc - atw	408.00	25.00	46.00	245.00	724.00	724.00
pbc - dp	943.00	136.25	608.00	4,913.00	6,600.25	6,600.25
pbc - mid	3,186.00	200.00	1,298.48	968.85	5,653.33	5,653.33
VALLEY VIEW TOTALS	4,537.00	361.25	1,952.48	6,126.85	12,977.58	12,977.58
FELIX TORRES YEAR ROUND						
ft.yr Felix Torres Year Round Center	3,379.50	120.00	533.00	2,142.98	6,175.48	6,175.48
FELIX TORRES YEAR ROUND TOTALS	3,379.50	120.00	533.00	2,142.98	6,175.48	6,175.48
HOUSING AUTHORITY TOTALS	17,564.11	1,264.23	7,058.48	8,836.88	34,056.70	34,056.70

Housing Authority of the County of Merced

Financial Statement - AMP 1 (.fs-amp1)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	661,303	645,962	15,341	2	775,155
TOTAL GRANT INCOME (2)	587,808	584,032	3,776	1	700,838
TOTAL INCOME	1,249,111	1,229,994	19,117	2	1,475,993
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	448,410	388,480	-59,930	-15	466,176
TOTAL TENANT SERVICES EXPENSES	1,965	1,417	-548	-39	1,700
TOTAL UTILITY EXPENSES (7)	197,299	222,800	25,501	11	267,360
TOTAL MAINTENACE EXPENSES (8,9,10)	340,915	365,380	24,466	7	438,456
TOTAL GENERAL EXPENSES (11)	131,641	118,383	-13,258	-11	142,060
TOTAL HOUSING ASSISTANCE PAYMENTS	5,655	3,333	-2,322	-70	4,000
TOTAL FINANCING EXPENSES	33,333	33,333	0	0	40,000
TOTAL NON-OPERATING ITEMS (12)	5,672	31,430	25,758	82	37,716
TOTAL EXPENSES	1,164,890	1,164,557	-333	0	1,397,468
NET INCOME	84,221	65,437	18,784	29	78,525

- (1) Tenant Rent +\$ 15K (Rents +\$ 7K, Other Tenant Inc. +\$ 8K)
- (2) Grant Subsidy +\$ 4K
- (3) Salaries +\$ 8K & Benefits +\$ 5K
- (4) Legal -\$ 17K (Unlawful Detainers -\$ 34K, Gen. Legal +\$ 17K)
- (5) Other Admin -\$ 27K (Audit & Mgt Fees +\$ 2K, Consultant -\$ 29K)
- (6) Misc Admin. -\$ 59K (Postage -\$ 3K, Answer Serv -\$ 3K, Copier -\$ 4K, Temp Admin Labor -\$ 49K)
- (7) Sewer & Water - +\$ 26K, Elect/Gas -\$ 1K
- (8) Maint. Benefits +\$ 28K (Sal -\$ 6K, Benefits +\$ 34K)
- (9) Maint. Costs Supplies -\$ 39K (Elcetrical -\$ 10K, Appliance -\$ 2K, Repairs -\$ 2K, Plumbing -\$ 25K)
- (10) Contract Costs +\$ 36K - (some cost lower in winter, expected to catch up in summer)
- (11) Property Ins Higher -\$ 16K, W/C lower +\$ 3K, Pymts in Lieu -\$ 2K
- (12) Depreciation Items fully depreciated +\$ 26K

Housing Authority of the County of Merced

Financial Statement - AMP 2 (.fs-amp2)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	543,416	529,966	13,450	3	635,959
TOTAL GRANT INCOME (2)	418,945	377,108	41,837	11	452,530
TOTAL INCOME	962,361	907,074	55,287	6	1,088,489
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5)	322,132	269,850	-53,750	-20	323,820
TOTAL TENANT SERVICES EXPENSES	0	1,333	1,333	100	1,600
TOTAL UTILITY EXPENSES (6)	183,897	211,605	27,708	13	253,926
TOTAL MAINTENACE EXPENSES (7,8,9)	255,632	278,893	23,262	8	334,672
TOTAL GENERAL EXPENSES (10,11)	96,686	100,030	3,343	3	120,036
TOTAL HOUSING ASSISTANCE PAYMENTS	2,006	1,933	-73	-4	2,320
TOTAL FINANCING EXPENSES	15,833	15,833	0	0	19,000
TOTAL NON-OPERATING ITEMS	197	0	-197	N/A	0
TOTAL EXPENSES	876,383	879,478	1,626	0	1,055,374
NET INCOME	85,978	27,596	56,913	206	33,115

- (1) Tenant Rents +\$ 11K, Tenant Other Inc. +\$ 2K
- (2) HUD PHA Subsidy +\$ 42K
- (3) Admin - Salary & Benefits +\$ 9K, Legal -\$ 16K (Unlawful -\$21K and General Legal +\$ 5K)
- (4) Other Admin -\$ 3K, (Mgt Fee +\$ 15K & Consultants -\$ 18K)
- (5) Misc. Admin -\$43K (Temp Salaries -\$ 40K, Answering Serv. -\$ 2K, Postage -\$ 2K)
- (6) Utilities - Water/Sewer +\$ 22K, Elect. & Gas +\$ 10K, Garbage -\$ 5K
- (7) Maint. Salary & Benefits Exp. +\$ 31K
- (8) Material Exp. -\$ 16K - (Elect Supp -\$ 5K & Grounds and Decorating +\$ 5K, Repairs -\$ 12K & Plumbing -\$ 6K)
- (9) Contract Costs +\$ 9K, (Blding Rprs +\$ 12K, Floor cover +\$ 6K, Landscaping -\$ 2K, Jantorial -\$ 2K, Plumbing -\$ 5K)
- (10) W/C +\$ 5K
- (11) Payments in Lieu -\$ 3K

Housing Authority of the County of Merced

Financial Statement - AMP 3 (.fs-amp3)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	490,558	529,718	-39,161	-7	635,662
TOTAL GRANT INCOME (2)	438,286	374,564	63,722	17	449,477
TOTAL INCOME	928,843	904,282	24,561	3	1,085,139
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6)	297,381	292,964	-4,416	6	351,557
TOTAL TENANT SERVICES EXPENSES	795	1,083	289	27	1,300
TOTAL UTILITY EXPENSES	162,845	162,748	-97	0	195,298
TOTAL MAINTENACE EXPENSES (7,8,9)	185,135	289,027	103,892	36	346,832
TOTAL GENERAL EXPENSES (10)	92,801	106,703	13,900	13	128,043
TOTAL HOUSING ASSISTANCE PAYMENTS (11)	5,652	3,500	-2,152	-61	4,200
TOTAL FINANCING EXPENSES	14,167	14,167	0	0	17,000
TOTAL NON-OPERATING ITEMS	204	0	-204	N/A	0
TOTAL EXPENSES	758,980	870,192	111,212	13	1,044,231
NET INCOME	169,863	34,090	135,773	398	40,908

- (1) Tenant Rent -\$ 39K
- (2) Grant Subsidy +\$ 64K
- (3) Salaries +\$ 39K & Benefits +\$ 19K
- (4) Legal \$ 3K (Unlawful Detainers -\$ 7K, Gen. Legal +\$ 10K)
- (5) Other Admin -\$ 7K (Mgt Fee +\$ 14K, Auditing -\$ 1K, Consultants -\$ 20K)
- (6) Misc. Admin -\$ 59K (Temp Labor -\$ 47K, Copiers -\$ 5K, Postage -\$ 2K, Answering -\$ 2K, Other Misc Exp -\$ 2K)
- (7) Maintenance Salary & Benefits +\$ 34K
- (8) Supplies Maintenance +\$ 24K - (Maint/Repairs +\$ 27K, Appliances/Decorating +\$ 7K, Plumbing -\$ 12K)
- (9) Contract Costs +\$ 46K, (Repairs/Painting +\$ 14K, Landscaping +\$21K, HVAC +\$ 5K, Equip Rental +\$ 10K, Inspec. +\$ 5K, Plumbing -\$ 11K)
- (10) Property Ins. +\$ 4K, W/C lower +\$ 5, Pymts in Lieu Taxes +\$ 5k
- (11) Utility Assistance Pmts Higher than Budgeted -\$ 2K

Housing Authority of the County of Merced
 Financial Statement - AMP4 - 1st Street, Merced (.fs-amp4)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	18,401	16,672	1,730	10	20,006
TOTAL GRANT INCOME (2)	19,896	22,703	-2,808	-12	27,244
TOTAL INCOME	38,297	39,375	-1,078	-3	47,250
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	11,770	11,070	-702	-6	13,284
TOTAL UTILITY EXPENSES	5,705	7,020	1,315	19	8,424
TOTAL MAINTENANCE EXPENSES (3)	9,886	6,123	-3,763	-61	7,347
TOTAL GENERAL EXPENSES	3,572	3,376	-196	-6	4,051
TOTAL HOUSING ASSISTANCE PAYMENTS	0	83	83	100	100
TOTAL FINANCING EXPENSES	833	833	0	0	1,000
TOTAL NON-OPERATING ITEMS	39,833	39,798	-35	0	47,757
TOTAL EXPENSES	71,599	68,303	-3,296	-5	81,964
NET INCOME	-33,302	-28,928	-4,374	15	-34,714

(1) Tenant Rent +\$ 2K

(2) Grant Subsidy -\$ 3K

(3) Contract Costs -\$ 4K (Plumbing \$ 1K, Windows -\$ 2K, HVAC -\$ 2K)

Housing Authority of the County of Merced
 Financial Statement - All HCV Properties with Sub (.fs-hcvs)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL GRANT INCOME (1,2)	21,883,394	21,332,408	550,985	3	25,598,890
TOTAL OTHER INCOME	534	1,250	-716	-57	1,500
TOTAL INCOME	21,883,928	21,333,658	550,270	3	25,600,390
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5,6,7,8,9)	1,416,442	1,661,702	245,260	15	1,994,042
TOTAL TENANT SERVICES EXPENSES	4,724	2,208	-2,516	-114	2,650
TOTAL UTILITY EXPENSES	635	221	-414	-188	265
TOTAL MAINTENANCE EXPENSES (10)	4,096	20,042	15,945	80	24,050
TOTAL GENERAL EXPENSES (11,12)	40,855	68,331	27,475	40	81,997
TOTAL HOUSING ASSISTANCE PMTS (13,14,15,16)	19,460,585	19,403,754	-56,831	0	23,284,505
TOTAL FINANCING EXPENSES	60,458	60,458	0	0	72,550
TOTAL NON-OPERATING ITEMS	1,420	0	-1,420	N/A	0
TOTAL EXPENSES	20,989,215	21,216,716	227,499	1	25,460,059
NET INCOME	894,713	116,942	777,769	665	140,331

- (1) HAP from HUD +\$ 615K
- (2) Lower Admin Fees -\$70K, Port-in +\$ 6K
- (3) Lower Salaries +\$ 212K & Benefits Costs +\$ 67K
- (4) Lower Legal Fees +\$ 6K
- (5) Lower Mgt and Bookkeeping fees +\$ 96K, Training -\$ 5K
- (6) Higher inspections -\$ 26K, Higher Consultant Costs -\$ 1K, Auditing -\$ 2K
- (7) Misc. Admin. Exp. -\$ 101K (Other Misc +\$ 11K, Postage +\$ 7,)ffice Equip. -\$ 2K)
- (8) Higher Temp. Labor Exp. -\$ 93K
- (9) Misc. Admin. Exp. Section 8, -\$ 23K - not budgeted
- (10) Lower Contract Costs +\$ 15K, (expenses projected, not incurred as of yet - some are higher in summer months)
- (11) Lower Workman's Comp. Exp. +\$ 14K
- (12) Lower Port-out admin fees +\$ 13K
- (13) Higher HAP issued -\$ 155K
- (14) Port Out Payments +\$ 119K (lower than budgeted)
- (15) Tenant Utility -\$ 6K (higher than budgeted)
- (16) Escrow Contributions Higher -\$ 14K

Housing Authority of the County of Merced

Financial Statement - Central Office Cost Center (cocc)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
TOTAL OTHER INCOME (1,2,3,4,5)	1,071,808	1,156,730	-84,923	-30	1,388,076
TOTAL INCOME	1,071,808	1,156,730	-84,923	-30	1,388,076
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (6,7,8,9)	1,012,296	886,513	-125,782	-14	1,063,816
TOTAL TENANT SERVICES EXPENSES	3,529	1,250	-2,279	-182	1,500
TOTAL UTILITY EXPENSES (10)	46,630	44,533	-2,098	-5	53,439
TOTAL MAINTENACE EXPENSES (11)	41,978	72,179	30,202	42	86,615
TOTAL GENERAL EXPENSES	28,867	29,417	550	2	35,300
TOTAL FINANCING EXPENSES	62,500	62,500	0	0	75,000
TOTAL NON-OPERATING ITEMS (12)	7,757	6,561	-1,196	-18	7,873
TOTAL EXPENSES	1,203,557	1,102,953	-100,603	-5	1,323,543
NET INCOME	-131,749	53,778	-185,526	-749	64,533

- (1) Lower Mgmt. Fees from HCV -\$ 60K
- (2) Lower Bookkeeping Fees -\$ 37K
- (3) Asset Mgt Fee booked as budgeted (As Budgeted \$ 41K)
- (4) Admin Fee to be booked as Cap Projects funding allows (Budgetted 223K)
- (5) Misc. Inc. - Insuance Dividend - not budgeted. +\$ 13K
- (6) Admin Salary -\$ 26K & Benefits Higher -\$ 21K (Posting Resolution Mgt in Nov for 9 mo.)
- (7) Legal Fees higher -\$ 78K
- (8) Admin Other Exp +\$ 8K - (Training/travel/Audit +\$ 5K, Consultants +\$ 3K)
- (9) Misc. Admin. Exp. -\$ 6K (Compter Parts & Postage +\$ 13K, Tele. Answering -\$ 13K, Temp Labor -\$ 3K, Office Equip & Interent -\$ 7K)
- (10) Utilities Gas & Elect. -\$ 3K, Water & Sewer +\$ 1K
- (11) Maint. Exp - Materials & Contract costs lower +\$ 30K - time of year, additional exp during summer
- (12) Deprec. Building & Furn/Equip -\$ 1K

Housing Authority of the County of Merced

Financial Statement - Langdon Villas (langdon)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	65,693	62,023	3,669	6	74,428
TOTAL OTHER INCOME (2,3)	452,089	235,455	216,634	92	282,546
TOTAL INCOME	517,782	297,478	220,304	74	356,974
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (4)	57,300	68,884	11,584	17	82,661
TOTAL UTILITY EXPENSES	72	1,333	1,262	95	1,600
TOTAL MAINTENANCE EXPENSES (5)	2,058	9,733	7,675	79	11,680
TOTAL GENERAL EXPENSES	18,984	18,943	-42	0	22,732
TOTAL FINANCING EXPENSES	127,500	127,500	0	0	153,000
TOTAL NON-OPERATING ITEMS	2,865	2,865	0	0	3,438
TOTAL EXPENSES	208,779	229,259	20,479	9	275,111
NET INCOME	309,003	68,220	240,783	353	81,863

- (1) Tenant Income +\$ 2K, (Rents -\$ 6k and Other Tenant +\$ 8K
- (2) Other Income +\$ 217K - Interest inc. F & M Bnak - not budgeted +\$ 213K
- (3) Management Fee +\$ 72K
- (4) Salary -\$ 4K, Legal +\$ 2K, Consultants +\$ 12K, Other Misc Admin. +\$ 1K
- (5) Contract Cost Lower +\$ 7K, (Timing - Landscaping +\$ 5K, HVAC +\$ 1K)

Housing Authority of the County of Merced
 Financial Statement - Obanion Learning Center (obanion)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	156,245	181,632	-25,387	-14	217,958
TOTAL INCOME	156,245	181,632	-25,387	-14	217,958
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES	17,610	18,361	751	4	22,033
TOTAL UTILITY EXPENSES (2)	81,117	79,193	-1,923	-2	95,032
TOTAL MAINTENACE EXPENSES (3)	28,560	32,865	4,305	13	39,438
TOTAL GENERAL EXPENSES	5,025	5,225	200	4	6,270
TOTAL NON-OPERATING ITEMS (4)	46,383	44,833	-1,550	-3	53,800
TOTAL EXPENSES	178,694	180,477	1,783	1	216,573
NET INCOME	-22,449	1,154	-23,604	-2,044	1,385

- (1) Tenant Rents - lower -\$ 17K, (Golden Valley Health moved out), Tenant Utilties -\$ 8K
- (2) Water/Sewer +\$ 2K, Garbage +\$ 5K, Electricity/Gas -\$ 9K
- (3) Supplies Janitorial +\$ 1K, Contract +\$ 2K (Floor Covering +\$ 2K, Janitorial +\$ 1K)
- (4) Depreciation = Bld Imp -\$ 2K (New HVAC)

Housing Authority of the County of Merced

Financial Statement -Valley View Property = .fs-vv sub-dp sub-mid sub-atw

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	730,525.42	523,044.10	207,481.32	39.67	627,653.00
TOTAL GRANT INCOME (2)	540,780.00	526,997.50	13,782.50	2.62	632,397.00
TOTAL INCOME	1,271,305.42	1,050,041.60	221,263.82	21.07	1,260,050.00
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (3,4,5)	94,934.78	150,060.10	55,125.32	36.74	180,072.00
TOTAL UTILITY EXPENSES (6)	89,550.64	99,187.50	9,636.86	9.72	119,025.00
TOTAL MAINTENACE EXPENSES (7,8)	90,121.98	127,663.90	37,541.92	29.41	153,196.76
TOTAL GENERAL EXPENSES (9)	32,486.76	35,155.70	2,667.64	7.59	42,187.00
TOTAL HOUSING ASSISTANCE PAYMENTS (10)	542,543.00	526,997.50	-15,545.50	-2.95	632,397.00
TOTAL FINANCING EXPENSES	57,083.30	57,083.30	0.00	0.00	68,500.00
TOTAL NON-OPERATING ITEMS	12,990.03	12,990.00	-0.03	0.00	15,588.00
TOTAL EXPENSES	919,710.49	1,009,138.00	89,426.21	8.86	1,210,965.76
NET INCOME	351,594.93	40,903.60	310,690.03	759.57	49,084.24

(1) Tenant Assistance Pmts +\$ 216K, Tenat Rents -\$ 9K

(2) Grant Inc +\$ 14k

(3) Vacant staff positions +\$ 25K, Lower Benefit costs +\$ 12K

(4) Legal Exp Lower +\$ 13K (no legal billing to date)

(5) Management Fees +\$ 4K

(6) Utility Invoices timing. +\$ 10K (Water/Sewer +\$ 8K, Gas/Electric +\$ 3K, Garabge -\$ 2K)

(7) Maint. Salary & Benefits Lower +\$ 12K, Supplies costs +\$ 9K (Supplies Maint/Repairs)

(8) Contract Costs +\$ 17K (Bld Repairs +\$ 8K, Landscaping +\$ 9K)

(9) W/C lower +\$ 3K

(10) Housing Assistance Pmt Higher -\$ 14K, Utility Pymts -\$ 1K

Housing Authority of the County of Merced

Financial Statement - Felix Torres Year Round (.fs-fty)

Budget Comparison

Period = Oct 2023-Jul 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME					
NET TENANT INCOME (1)	466,618	473,358	-6,740	-1	568,030
TOTAL OTHER INCOME	20	0	20	N/A	0
TOTAL INCOME	466,638	473,358	-6,720	-1	568,030
EXPENSES					
TOTAL ADMINISTRATIVE EXPENSES (2)	47,469	64,760	17,290	27	77,712
TOTAL UTILITY EXPENSES (3)	79,335	84,558	5,224	6	101,470
TOTAL MAINTENACE EXPENSES (4,5)	83,036	90,182	7,146	8	108,218
TOTAL GENERAL EXPENSES (6)	33,354	33,659	305	1	40,391
TOTAL FINANCING EXPENSES	16,667	16,667	0	0	20,000
TOTAL NON-OPERATING ITEMS	162,892	162,892	0	0	195,471
TOTAL EXPENSES	422,753	452,718	29,965	7	543,262
NET INCOME	43,885	20,640	23,245	113	24,768

(1) Tenant income -\$ 7K (\$ Vacancies -\$ 55K, Rental Assistance +\$ 48K)

(2) Sal & Benefits costs -\$ 2K

(3) Water\Sewer +\$ 2K, Elect/Gas -\$ 5K, Garbage +\$ 8K

(4) Supplies +\$ 9K - Electrical +\$ 4K & Appliances +\$ 5K (Materials Adj for Water Heaters Res Exp 6K/ Ranges-Refrig Res Exp 5K)

(5) Contract +\$ 1K (After Adj. 31K Flooring - should come out of reserves)

(6) Non-Routine Exp. - (Adj for Exp paid from Reserve Funds - Sewer Pump replacement)

Housing Authority of the County of Merced

Financial Statement - Financial Stmt - Migrant (.fs-mig)

Budget Comparison

Period = Jul 2023-Jun 2024

	YTD Actual	YTD Budget	Variance	% Var	Annual
Revenue & Expenses					
INCOME (1)	1,519,352	2,110,544	591,192	28	2,110,544
TOTAL INCOME	1,519,352	2,110,544	591,192	28	2,110,544
EXPENSES					
Total - Center Personnel (2)	612,574	728,865	116,291	16	728,865
Total - Operating Expenses (3)	559,562	1,019,231	459,669	45	1,019,231
Total - Maintenance Expenses (4)	44,234	65,150	20,916	32	65,150
Total - Contractor Administration (5)	152,581	146,896	-5,685	-4	146,896
Total - Debt Service and Replacement	150,402	150,402	0	0	150,402
TOTAL	1,519,352	2,110,544	591,192	28	2,110,544

(1) Zero budget, offset to variance in expenses -\$ 336K

(2) Salaries +\$ 34K, Benefits +\$ 83K

(3) Higher utilities - Net diff. +\$ 459K, (Utilities +\$ 1k, Communications +\$ 56K, Major Equip. +\$ 419K Other Costs -\$ 17K -not budgeted)

(OMS/ High Speed Interned project has started, figures are impacting Operations budget figures)

(4) General lower supplies and contract expenses +\$21K, (Painting and Material. Supplies +\$ 20K, Lumber and Materials +\$ 2K)

(5) Expense compared to budget -Audit Fees Higher than Bgdt YTD-\$ 4K , Admin Support -\$ 2K

Total Number of Public Housing Units: 421
 Number of Occupied Units: 414
 Number of Vacant Units: 7

Unit ID	Prospective Resident	Move - In Date	Security Deposit Amount
350	YES	Pending Unit Turnover cabinets/counters	\$500.00
54	YES	Pending Unit Turnover	\$300.00
341	NO	Pending Unit Turnover	\$500.00
212	NO	Pending Unit Turnover	\$500.00
422	NO	Pending Unit Turnover	\$500.00
69	NO	Pending Unit Turnover	\$300.00
191	NO	Pending Unit Turnover	\$500.00

Indicators

Sub-Indicator #1	Performance Scoring	Mar	Apr	May	Jun	Jul	Aug
Lease Up Days		1156	1287	1312	1385	1642	1798
Average Lease Up Days		43	40	39	38	40	38
Make Ready Time		544	644	673	692	773	874
Average Make Ready Days		20	20	20	19	19	19
Down Days		2235	2731	2805	2918	3144	3340
Average Down Days		91	85	83	81	77	71
Total # Vacant Units Turned		27	32	34	36	41	47
Total # Turn Around Days		3935	4662	4790	4995	5559	6012
Average Turn Around Days (To Date)	A = 0-20 B = 21-25 C = 26-30 D = 31-40 F = more than 50	145	145	140	138	135	127

These indicators measure the annual average amount of time it takes a PHA to turn around its vacant units.

Lease Up Days means for each "turned" unit in the immediate fiscal year, the days from the date maintenance gives the keys back to management for rental to the effective date of the lease

Make Ready Time means for each unit "turned" in the immediate fiscal year, the days from the date maintenance receives the keys to the date maintenance turns the unit back to management for rental

Down Days means for each unit "turned" in the immediate fiscal year, the days from the date the unit was discovered to be vacant or the date the lease expired.

Total # Vacant Units Turned means the number of units that completed the turnaround cycle which consists of down, make ready and lease up time during

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

STAFF REPORT

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

FROM: Erica Soria, HR Manager/Clerk of the Board

DATE: September 19, 2024

SUBJECT: Housing Authority of the County of Merced Departmental Update

Clerk of the Board

The Authority continues outreach to Public Housing residents to fill the Resident Commissioner vacancy. Asset Managers and the Authority continue to search for a candidate, however, none have been identified at this time.

Human Resources

The Authority currently has seven (9) vacant positions. Those positions are Director of Housing Programs (1), Compliance Analyst (1), Administrative Clerk (1), Maintenance Manager (1), Housing Programs Specialist (1), Eligibility Specialist (2), Asset Manager (1), Director of Procurement (1).

After 22 years of service to the agency and to the community of Merced County, Asset Manager, Tina Cruz, has announced she will be retiring.

Additionally, after 3 years of service to this agency, Melina Frederick will also be departing.

The Authority publishes the recruitment announcement in the following ways: Merced Sun-Star, Authority website, mailings to community partners such as WorkNet, Merced College, Human Services Agency, etc.

STAFF REPORT

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

FROM: Bruce Milgrom, Finance Officer

DATE: September 19, 2024

SUBJECT: Recommendation to adopt **Resolution No. 2024-19**, approving to write off the uncollected amounts as a loss from Tenant Accounts Receivable.

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

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

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

While PHAs have largely returned to normal operations and PHAS regulatory requirements after the COVID-19 pandemic emergency, PHAs continue to experience challenges with collecting rent and managing rent collection activities, which have impacted the PHAs' performance under the TAR sub-indicator. Due to the continued challenges, PHAs are facing with TAR, this notice advises that for PHAs with fiscal years ending March 31, 2023, June 30, 2023, September 30,

2023, and December 31, 2023, only, HUD is continuing a temporary revision to the scoring methodology for TAR. HUD determined that this extended temporary adjustment to the scoring notice will appropriately score PHAs as they continue to return to normal operations and requirements

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

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

NOTE: For existing Tenant Receivable the money showing in the pending monies owed column cannot be written off until a family moves out of rental assistance.

Amounts to be written off are summarized by program below.

PH AMP 1:	\$ 20,837.39
PH AMP 2:	\$ 19,090.47
PH AMP 3:	\$ 17,237.87
PH AMP 4:	\$ 7,335.80
FT-YR:	\$ 5,833.00

TOTAL:	\$ 70,334.53
	=====

RECOMMENDATION

It is hereby recommended that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2024-19**, authorizing the Executive Director or her designee to declare the amounts uncollectible and to authorize the write-off as a loss.

STAFF REPORT

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

FROM: Rosa Vazquez, Executive Director

DATE: September 19, 2024

SUBJECT: Recommendation to adopt **Resolution No. 2024-20**, approving the Public Housing Operating Fund Grant submission for Calendar Year 2025.

The Department of Housing and Urban Development (HUD) provides Operating Fund (OpFund) grants for public housing at the project level on a calendar year basis. HUD provides operating subsidies to Public Housing Authorities (PHAs) to help them meet operating and management expenses. A PHA can use operating funds for operating and management costs, including administration, routine maintenance, anti-crime and anti-drug activities, resident participation in management, insurance costs, energy costs, and costs, as appropriate, related to the operation and management of mixed finance projects and repayment of debt service to finance rehabilitation and development of public housing units.

PHAs must electronically submit separate OpFund grant calculations for each project identified in HUD's Inventory Management System - Public and Indian Housing (PIH) Information Center (IMS-PIC). PHAs submit this information using electronic versions of the forms HUD-52722 and HUD-52723.

In addition to HUD-52722 and HUD-52723, PIH Notice 2020-04 requires that the Authority Board pass a Resolution (the form HUD-52574) approving the PHA's operating budget and that resolution and form must be submitted to the appropriate FO prior to the beginning of the Authority's fiscal year.

RECOMMENDATION

I hereby recommend that the Board of Commissioners of the Housing Authority of the County of Merced adopt **Resolution No. 2024-20**, approving the Public Housing Operating Fund Grant submission for Calendar Year 2025.

RESOLUTION NO. 2024-20

**HOUSING AUTHORITY OF THE COUNTY OF MERCED BOARD
RESOLUTION APPROVING THE PUBLIC HOUSING OPERATING FUND
GRANT SUBMISSION FOR CALENDAR YEAR 2025**

See preprinted Form HUD – 52574 (Exp. 6/30/2022)

The foregoing resolution was introduced at the September 19, 2024 Board meeting of the Board of Commissioners of the Housing Authority of the County of Merced and adopted by the following vote:

Motion:

Second:

Ayes:

Nays:

Absent:

Abstain:

Chairperson, Board of Commissioners
Housing Authority of the County of Merced

Dated: September 19, 2024

PHA Board Resolution
Approving Operating Budget

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing -
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0026
(exp. 06/30/2022)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income public housing program and provides a summary of the proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

PHA Name:PHA Code:

PHA Fiscal Year Beginning:Board Resolution Number:

Acting on behalf of the Board of Commissioners of the above-named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

DATE

- Operating Budget approved by Board resolution on:
- Operating Budget submitted to HUD, if applicable, on:
- Operating Budget revision approved by Board resolution on:
- Operating Budget revision submitted to HUD, if applicable, on:

I certify on behalf of the above-named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditure are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, if applicable, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012.31, U.S.C. 3729 and 3802)

Print Board Chairperson's Name:	Signature:	Date:
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STAFF REPORT

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

FROM: Melina Frederick, Director of Procurement

DATE: September 19, 2024

SUBJECT: Intent to Solicit for Contractors: Banking Services

The Housing Authority of the County of Merced (Authority) currently utilizes a federally or state-chartered financial institution to provide banking and investment services. The Authority's procurement policy requires that all contracts have a 5-year maximum term allotted in the agreement. The contract for the existing banking services is ending and the Authority has published a Request for Proposals (RFP) to solicit for these services.

The Authority will seek sealed proposals as required by the procurement policy by conducting widespread advertising both electronically and by phone. The due date for proposals is September 27, 2024. Once the proposals have been received by the due date, the proposals will be reviewed by an evaluation panel to rank the respondents. The proposal that is deemed to be the most responsive and responsible according to the guidelines of the RFP will be recommended for contract award.

Recommendations to award this contract are anticipated to be submitted to the Board of Commissioners (BOC) for approval at the October BOC meeting.

STAFF REPORT

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

FROM: Blanca Arrate, Director of Housing Programs

DATE: September 19, 2024

SUBJECT: Revisions to the Authority's Flat Rent Schedule for units in the Public Housing Program

The FY 2014 Appropriations Act, found at Sections 210 and 243 of Title II of P.L 113-76, the Consolidated Appropriations Act of 2014, required Public Housing Authority (PHAs) to establish flat rents at no less than 80 percent of the applicable Fair Market Rent (FMR) and established rent increase phase-in requirements to prevent family rental payments from increasing by more than 35 percent. The Department of Housing and Urban Development (HUD) implemented these requirements through Notice PIH 2014-12.

HUD requires that PHAs offer families the choice of paying income-based rent (generally up to 30 percent of adjusted income) or a flat rate rent, which is based on the market rent charged for comparable units in the private unassisted rental market.

FMR is a gross rent estimate that includes the base rent, as well as any essential utilities that the tenant would be responsible for paying, such as gas or electric. Every year, HUD compiles a list of the FMRs for over 2,500 metropolitan and non-metropolitan counties.

The FMRs for the County of Merced were increased effective October 1, 2024. The new Flat Rent schedule amounts will be effective January 1, 2025.

	1BR	2 BR	3 BR	4 BR
Current FRs	\$866	\$1,057	\$1,499	\$1,782
New FRs	\$910	\$1,114	\$1,550	\$1,854

For current program participants that pay the flat rental amount, the new flat rental amount will be offered as well as the income-based rental amount, at the next annual rental option.