Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: November 3, 2026

TO: Board of Commissioners

FROM: Jim Kruse, CEO/Executive Director

SUBJECT: Action Item #1: Approving the Stanislaus Regional Housing Authority Write-Off of Uncollectible Accounts From Tenants Vacating From Conventional Public Housing

PREPARED BY: Linh Luong, Director of Finance

Resolution No. 26-27-01

RECOMMENDATION
Staff recommends the Board of Commissioners the approval of Resolution No. 26-27-01 authorizing the write-off of $279,676.22 of tenant accounts receivable as uncollectible.

SUMMARY
The attached resolution lists accounts to be written off. These accounts are being written off in accordance with the Stanislaus Regional Housing Authority ("Authority") collection procedures. The amounts being written off reflect losses resulting in costs associated with move outs. These tenants have left the program owing the Authority varying amounts for back rent, maintenance charges, legal fees and miscellaneous charges.

FISCAL IMPACT
The fiscal impact for Conventional Public Housing is $279,676.22

ATTACHMENT
Resolution No. 26-27-01

Stanislaus Regional Housing Authority
ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
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RESOLUTION NO. 26-27-01

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS FROM TENANTS VACATING FROM CONVENTIONAL PUBLIC HOUSING

WHEREAS, the Stanislaus Regional Housing Authority has made every reasonable effort to collect the delinquent accounts; and

WHEREAS, the accounts listed in Exhibit "A" are considered to be uncollectible; and

WHEREAS, as a part of year-end closing, accounts are written off of current accounts receivable as a matter of good accounting practice;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Stanislaus Regional Housing Authority, that

1. Exhibit "A" includes the accounts are charged off to collection loss accounts of the books as of September 30, 2026.

2. This Resolution shall take effect immediately.

DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Stanislaus Regional Housing Authority this 3rd day of November, 2026. On a motion of Commissioner ___, seconded by Commissioner_____, and of the following roll call vote:

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____ Attest: _____
Chairperson Secretary

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EXHIBIT A
RESOLUTION NO. 26-27-01

STANISLAUS REGIONAL HOUSING AUTHORITY
CONVENTIONAL PUBLIC HOUSING
UNCOLLECTIBLE ACCOUNTS RECEIVABLE WRITE-OFFS

Tenant Number		Amount Owed	Rent	Charges
AMP #1	**PATTERSON**	**26-6A**		
0009046		$ 28,668.22	$ 27,306.00	$ 1,362.22
0019390		$ 113.50		$ 113.50
	Total	$ 28,781.72	$ 27,306.00	$ 1,475.72
AMP #1	**WESTLEY**	**26-08**		
0016806		$ 66,539.23	$ 63,977.00	$ 2,562.23
	Total	$66,539.23	$63,977.00	$2,562.23
TOTAL AMP #1		**$ 95,320.95**	**$ 91,283.00**	**$ 4,037.95**
AMP #2	**OAKDALE**	**26-01**		
0052080		$ 16,783.29	$ 15,324.00	$ 1,459.29
	Total	$ 16,783.29	$ 15,324.00	$ 1,459.29
AMP #2	**TURLOCK**	**26-02**		
0027698		$ 2,946.55	$ 2,147.00	$ 799.55
0016976		$ 1,184.64	$ -	$ 1,184.64
	Total	$ 4,131.19	$ 2,147.00	$ 1,984.19
AMP #2	**HUGHSON**	**26-10**		
0020700		$ 1,290.00	$ 1,290.00	$ -
	Total	$ 1,290.00	$ 1,290.00	$ -
TOTAL AMP #2		**$ 22,204.48**	**$ 18,761.00**	**$ 3,443.48**

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CONVENTIONAL PUBLIC HOUSING
UNCOLLECTIBLE ACCOUNTS RECEIVABLE WRITE-OFFS

Tenant Number		Amount Owed	Rent	Charges
AMP #3	**MODESTO**	**26-03**		
0028187		$ 593.60	$ 212.25	$ 381.35
0000534		$ 48,530.00	$ 48,510.00	$ 20.00
0016976		$ 172.45	$ 24.00	$ 148.45
0001128	DECEASED	$ 5,473.50	$ 3,986.00	$ 1,487.50
	Total	$ 54,769.55	$ 52,732.25	$ 2,037.30
TOTAL AMP #3		**$ 54,769.55**	**$ 52,732.25**	**$ 2,037.30**
AMP #4	**MODESTO**	**26-18**		
0020026		$ 5,177.00	$ 5,177.00	$ -
0019559		$ 2,013.78	$ 1,018.50	$ 995.28
0001623		$ 765.00	$ 705.00	$ 60.00
	Total	$ 7,955.78	$ 6,900.50	$ 1,055.28
AMP #4	**MODESTO**	**26-26**		
0068322		$ 611.00	$ 611.00	$ -
0013691		$ 1,924.00	$ 1,924.00	$ -
	Total	$ 2,535.00	$ 2,535.00	$ -
TOTAL AMP #4		**$ 10,490.78**	**$ 9,435.50**	**$ 1,055.28**
AMP #5	**MODESTO**	**26-17**		
0019199		$ 1,485.13	$ 697.85	$ 787.28
	Total	$ 1,485.13	$ 697.85	$ 787.28

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Tenant Number		Amount Owed	Rent	Charges
AMP #5	**MODESTO**	**26-19**		
0019752		$ 40,861.02	$ 39,518.00	$ 1,343.02
0026897		$ 5,486.50	$ 3,985.00	$ 1,501.50
0023422		$ 1,275.20	$ 527.00	$ 748.20
0018991		$ 12,857.00	$ 12,857.00	$ -
0019151		$ 34,925.61	$ 32,791.00	$ 2,134.61
	Total	$ 95,405.33	$ 89,678.00	$ 5,727.33
TOTAL AMP #5		**$ 96,890.46**	**$ 90,375.85**	**$ 6,514.61**
GRAND TOTALS		**$ 279,676.22**	**$ 262,587.60**	**$ 17,088.62**