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 #4: Approving the Stanislaus Regional Housing Authority Write-Off of the Uncollectible Accounts From Tenants Vacating From Brighton, Conant Place, Central Valley Homes, Downey Terrace, Glendale Annex, Pine Meadows, Home Ownership, Kansas House, Kestrel Ridge, Leon, Meadow Glen, Miller Point, Paramont, Palm Valley, Tuolumne Hill, Porsche Strasse, Village One and Walker Place

PREPARED BY: Linh Luong, Director of Finance

Resolution No. 26-27-04

**RECOMMENDATION**

Staff recommends the Board of Commissioners the approval of Resolution No. 26-27-04, authorizing the write-off of $390,062.25 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 Small Programs are as follows:

a. Brighton - $11,139.50
b. Conant Place - $13,783.73
c. Central Valley Homes - $4,205.94
d. Downey Terrace - $3,664.00
e. Glendale Annex - $1,025.00
f. Pine Meadows - $517.00
g. Home Ownership - $22,902.35
h. Kansas House - $97,654.78
i. Kestrel Ridge - $14,915.45
j. Leon - $7,591.00

k. Meadow Glen - $25,991.00
l. Miller Point - $1,031.00
m. Paramont - $7,915.00
n. Palm Valley - $19,234.09
o. Tuolumne Hill - $16,791.71
p. Porsche Strasse - $24,848.03
q. Village One - $80,343.50
r. Walker Place - $36,509.17

**ATTACHMENT**
Resolution No. 26-27-04

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

**RESOLUTION NO. 26-27-04**

**RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY WRITE-OFF OF THE UNCOLLECTIBLE ACCOUNTS OF TENANTS VACATED FROM BRIGHTON, CONANT PLACE, CENTRAL VALLEY HOMES, DOWNEY TERRACE, GLENDALE ANNEX, PINE MEADOWS, KANSAS HOUSE, HOME OWNERSHIP, KANSAS HOUSE, KESTREL RIDGE, LEON, MEADOW GLEN, MILLER POINT, PARAMONT, PALM VALLEY, TUOLUMNE HILL, PORSCHE STRASSE, VILLAGE ONE AND WALKER PLACE**

**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. 26-27-04**

**STANISLAUS REGIONAL HOUSING AUTHORITY**
**SMALL PROGRAMS**

| Tenant Number | | Amount Owed | Rent | Charges |
|---|---|---|---|---|
| | **BRIGHTON** | | | |
| 0000015 | | $ 11,139.50 | $ 10,347.00 | $ 792.50 |
| | **Total** | **$ 11,139.50** | **$ 10,347.00** | **$ 792.50** |
| | **CONANT PLACE** | | | |
| 0011292 | DECEASED | $ 21.23 | $ - | $ 21.23 |
| 0008226 | DECEASED | $ 3,378.50 | $ 2,116.00 | $ 1,262.50 |
| 0019484 | DECEASED | $ 1,227.50 | $ 426.00 | $ 801.50 |
| 0061562 | | $ 3,398.50 | $ 2,325.00 | $ 1,073.50 |
| 0012952 | DECEASED | $ 355.00 | $ 320.00 | $ 35.00 |
| 0012271 | DECEASED | $ 179.50 | $ - | $ 179.50 |
| 0002168 | | $ 5,223.50 | $ 3,931.00 | $ 1,292.50 |
| | **Total** | **$ 13,783.73** | **$ 9,118.00** | **$ 4,665.73** |
| | **CENTRAL VALLEY HOMES** | | | |
| 0066942 | | $ 3,795.44 | $ 2,716.00 | $ 1,079.44 |
| 0066841 | DECEASED | $ 410.50 | $ - | $ 410.50 |
| | **Total** | **$ 4,205.94** | **$ 2,716.00** | **$ 1,489.94** |
| | **DOWNEY TERRACE** | | | |
| 0061246 | DECEASED | $ 1,779.50 | $ 1,367.00 | $ 412.50 |
| 0031583 | | $ 1,884.50 | $ 1,752.50 | $ 132.00 |
| | **Total** | **$ 3,664.00** | **$ 3,119.50** | **$ 544.50** |
| | **GLENDALE ANNEX** | | | |
| 0059222 | | $ 351.50 | $ - | $ 351.50 |
| 0059383 | DECEASED | $ 673.50 | $ - | $ 673.50 |
| | **Total** | **$ 1,025.00** | **$ -** | **$ 1,025.00** |

**EXHIBIT A**
**RESOLUTION NO. 26-27-04**

**STANISLAUS REGIONAL HOUSING AUTHORITY**
**SMALL PROGRAMS**

| Tenant Number | | Amount Owed | Rent | Charges |
|---|---|---|---|---|
| | **PINE MEADOWS** | | | |
| 0059093 | | $ 517.00 | $ 517.00 | $ - |
| | **Total** | **$ 517.00** | **$ 517.00** | **$ -** |
| | **HOME OWNERSHIP** | | | |
| 0016196 | | $ 22,902.35 | $ 19,005.00 | $ 3,897.35 |
| | **Total** | **$ 22,902.35** | **$ 19,005.00** | **$ 3,897.35** |
| | **KANSAS HOUSE** | | | |
| 0063550 | | $ 150.00 | $ - | $ 150.00 |
| 0059827 | | $ 21,513.00 | $ 20,781.00 | $ 732.00 |
| 0062026 | | $ 8,205.08 | $ 7,478.00 | $ 727.08 |
| 0062909 | | $ 8,802.50 | $ 7,960.00 | $ 842.50 |
| 0068275 | | $ 1,266.00 | $ 1,266.00 | $ - |
| 0063271 | | $ 10,586.39 | $ 7,670.00 | $ 2,916.39 |
| 0060954 | | $ 33,334.30 | $ 32,401.00 | $ 933.30 |
| 0061012 | | $ 12,305.00 | $ 10,387.00 | $ 1,918.00 |
| 0064584 | DECEASED | $ 1,237.51 | $ 863.00 | $ 374.51 |
| 0059980 | | $ 255.00 | $ 255.00 | $ - |
| | **Total** | **$ 97,654.78** | **$ 89,061.00** | **$ 8,593.78** |
| | **KESTREL RIDGE** | | | |
| 0067000 | | $ 14,915.45 | $ 14,915.45 | $ - |
| | **Total** | **$ 14,915.45** | **$ 14,915.45** | **$ -** |
| | **LEON** | | | |
| 0062481 | | $ 7,591.00 | $ 6,892.50 | $ 698.50 |
| | **Total** | **$ 7,591.00** | **$ 6,892.50** | **$ 698.50** |

**EXHIBIT A**
**RESOLUTION NO. 26-27-04**

**STANISLAUS REGIONAL HOUSING AUTHORITY**
**SMALL PROGRAMS**

| Tenant Number | | Amount Owed | Rent | Charges |
|---|---|---|---|---|
| | **MEADOW GLEN** | | | |
| 0018762 | | $ 14,221.50 | $ 9,689.00 | $ 4,532.50 |
| 0060985 | | $ 5,181.00 | $ 4,435.00 | $ 746.00 |
| 0067231 | | $ 6,588.50 | $ 5,991.00 | $ 597.50 |
| | **Total** | **$ 25,991.00** | **$ 20,115.00** | **$ 5,876.00** |
| | **MILLER POINT** | | | |
| 0016278 | | $ 1,031.00 | $ - | $ 1,031.00 |
| | **Total** | **$ 1,031.00** | **$ -** | **$ 1,031.00** |
| | **PARAMONT** | | | |
| 0066915 | | $ 7,915.00 | $ 7,783.00 | $ 132.00 |
| | **Total** | **$ 7,915.00** | **$ 7,783.00** | **$ 132.00** |
| | **PALM VALLEY** | | | |
| 0059381 | DECEASED | $ 11,931.37 | $ 10,130.00 | $ 1,801.37 |
| 0061208 | | $ 7,130.78 | $ 6,988.00 | $ 142.78 |
| 0063247 | | $ 171.94 | $ - | $ 171.94 |
| | **Total** | **$ 19,234.09** | **$ 17,118.00** | **$ 2,116.09** |
| | **TUOLUMNE HILL** | | | |
| 0066983 | | $ 16,791.71 | $ 15,496.00 | $ 1,295.71 |
| | **Total** | **$ 16,791.71** | **$ 15,496.00** | **$ 1,295.71** |
| | **PORSCHE STRASSE** | | | |
| 0062743 | | $ 24,848.03 | $ 21,243.70 | $ 3,604.33 |
| | **Total** | **$ 24,848.03** | **$ 21,243.70** | **$ 3,604.33** |

**EXHIBIT A**
**RESOLUTION NO. 26-27-04**

**STANISLAUS REGIONAL HOUSING AUTHORITY**
**SMALL PROGRAMS**

| Tenant Number | | Amount Owed | Rent | Charges |
|---|---|---|---|---|
| | **VILLAGE ONE** | | | |
| 0013876 | | $ 948.50 | $ 536.00 | $ 412.50 |
| 0059794 | | $ 61,209.24 | $ 58,251.00 | $ 2,958.24 |
| 0060126 | | $ 18,185.76 | $ 17,802.88 | $ 382.88 |
| | **Total** | **$ 80,343.50** | **$ 76,589.88** | **$ 3,753.62** |
| | **WALKER PLACE** | | | |
| 0064666 | | $ 4,197.76 | $ 3,155.00 | $ 1,042.76 |
| 0064664 | | $ 32,311.41 | $ 30,513.00 | $ 1,798.41 |
| | **Total** | **$ 36,509.17** | **$ 33,668.00** | **$ 2,841.17** |
| **GRAND TOTALS** | | **$ 390,062.25** | **$ 347,705.03** | **$ 42,357.22** |