

5 Devon

1130

HANCOCK METROPOLITAN HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING

AGENDA

**June 23, 2022
Board Meeting
Logan's
11:30 am**

ROLL CALL: Attendance record sign in sheet

- 1. Chairperson Donna Ruse call of order-comments:**
- 2. Minutes:**
- 3. Financial Discussion**
- 4. Directors Report**
- 5. Old Business**
- 6. New Business**
- 7. Next meeting date:**



8. Adjourn

Regular Board Meeting TBD

Notes: _____

Hancock Metropolitan Housing Authority

Board Minutes Regular Meeting April 29, 2022, at The Family Center at 8:34am

Roll Call:

Donna Ruse, Doug West, Dow Campbell and Nancy Stephani were in attendance. (Casey Ricker was also in attendance). Rob Fox was absent

Minutes:

(Donna Ruse) asked the Board for approval of the minutes. (Doug West) proposed a motion with (Nancy Stephani) seconding. Motion voted and carried minutes can be filed for audit.

Financial Update

1. Financials Admin and HAP
 - A. Monthly HAP received \$256,278 for HCV; Mainstream HAP received \$14,171.
 - B. Expended \$252,083 for HCV and \$13,811 for Mainstream
 - C. NRA as of March 31, 2022, \$6,639
 - D. March 2022 Admin Fee was \$33,928 along it Mainstream Admin received \$4,509
 - E. P/L of \$5,987.43

2. 2022 Portability Admin Fee Rates



**Housing Choice Voucher Program
CY 2022 Portability Administrative Fee Rates**

Effective until further notification from HUD, receiving PHAs must calculate the fee to apply to portable vouchers using the steps that follow:

Step 1: Use the lower of either 80% of the initial or 100% of the receiving PHAs column B rate for CY 2022; and

Step 2: Then, multiply the rate selected in step 1, above, by the estimated national proration factor.

HUD is in the process of finalizing the 2021 CYE administrative fee proration, which is estimated at 84.7%.

During the continuing resolutions, PIH received administrative fee funding allotments sporadically, and based on 2021 funding levels. PIH advanced 100% of these funds based on the latest leasing levels reported in VMS and from the last reconciliation available at that point in time. Unless there are arrangements between the PHAs, HUD's recommendation is that port-in (receiving) PHAs bill the port-out (initial) PHAs at the following proration factors:

- o January 2022, at 84%
- o February 2022, at 84%
- o March 2022, at 90%
- o April 2022, at 88%
- o May 2022, at 88%

The proration factor will change at least twice throughout the year, so please set this page in your "Favorites" for easy access, as this page will be updated accordingly. Additionally, HUD will send an alert via email to all PHAs every time the factor changes for your convenience. Note that changes may occur due to leasing trend changes, or incremental funding from carryover or recaptures reprogrammed to the administrative fee account. HUD's recommendation is that port-in PHAs bill the initial PHAs at 84% proration for January and February 2022, and at 90% for March 2022, unless there are other PHA agreed upon arrangements.

The following table has an example of the calculation, based on a Column B rate of \$60.59 for the initial PHA, and \$42.05 for the receiving PHA, and assumes a proration at 88%; however, this proration is just an example. HUD's recommendation is to apply the proration for billing purposes prospectively, considering the date your housing agency receives the change in proration announcement.

3. 2022 Admin Fee Rates

Year	Column A Rate	Column B Rate	Increase
2021	\$62.90	\$58.69	
2022	\$66.65	\$62.19	6%
Still waiting on 2022 Proration Factor			

4. Audit update

Directors Report

1. Waiting List

- A. We pulled 20 folks in the month of April which will be vouchered on April 18, 2022 and plan to pull 20 for May too.
- B. Reminder coming up, HMHA's waiting list will be opening on May 9th at 8:30 am.



ATTENTION:

***On May 9, 2022, at 8:30AM to
May 23, 2022, at 4pm***

The Hancock Metropolitan Housing Authority will open its rental assistance waiting list at 8:30 am on May 9, 2022, thru May 23, 2022, at 4pm for applicants with disabilities, and those who are Veterans ONLY.

Veteran Preference is offered to a family whose head of household or spouse is a veteran or current member of the four branches of U.S. military who was discharged or released from such services for other than dishonorable conditions. A widow/widower of a discharged or released service person for other than dishonorable conditions is also eligible for this preference, if he or she has not remarried. Please provide HMHA with a copy your DD214 when you return your application.

HMHA also has targeted funding for Non-Elderly Disabled. The head of household, spouse or co-head of household must be income eligible, under the age of 62 and disabled. Families with only a minor child with a disability are not eligible for this funding. Please provide HMHA with a copy of the head of household, spouse or co-head's Social Security disability award letter when you return your application.

If you do not meet either preference, you will be denied.

You can pick up an application at HMHA's office located at 1800 N. Blanchard St, Suite 114 Findlay Ohio 45840. We will only accept completed applications during our normal business hours. Any questions or concerns, please call 419.424.7848

Office Hours:

Monday	8:30am – 4:00pm
Tuesday	12:00pm – 5:00pm
Wednesday	8:30am – 12:00pm
Thursday	CLOSED
Friday	CLOSED



C. We currently have 226 folks on the waiting list, of those 38 are disabled.



4

Statistics Report

Agency: 1 - Hancock Metropolitan Housing Authority
 Waiting List: 1 - HCV 1
 Status: Waiting for Assistance, Active

TOTALS

Applicants on the HCV 1 List	226	
Families with Children	79	34.00%
Elderly Families	58	25.66%
Families with Disabilities	77	34.07%

TOTALS BY INCOME PERCENTAGE

Extremely Low Income	147	65.04%
Very Low Income	40	17.70%
Low Income	0	0.00%
Over Income Limit	8	3.54%
Incomplete Income Data	31	13.72%

TOTALS BY ETHNICITY

Hispanic	12	5.31%
Non-Hispanic	213	94.25%

TOTALS BY RACIAL GROUP

Amer. Indian/Alaska Native	3	1.33%
Asian	1	0.44%
Black/African American	35	15.49%

Native Hawaiian/Pac. Island	1	0.44%
White	169	74.76%

TOTALS BY PREFERENCE

Targeted Preference		Sixth Preference	
First Preference		Seventh Preference	
Second Preference	38	Eighth Preference	
Third Preference		Ninth Preference	
Fourth Preference		Tenth Preference	
Fifth Preference			

2. 2022 Income Limits

A. Average increase per County around 11.8%

2021 ANNUAL GROSS INCOME LIMITS

Persons	Hancock	Hardin	Putnam	Wyandot
1	\$ 27,450	\$ 23,250	\$ 27,700	\$ 23,400
2	\$ 31,350	\$ 26,550	\$ 31,650	\$ 26,750
3	\$ 35,250	\$ 29,850	\$ 35,600	\$ 30,100
4	\$ 39,150	\$ 33,150	\$ 39,550	\$ 33,400
5	\$ 42,300	\$ 35,850	\$ 42,750	\$ 36,100
6	\$ 45,450	\$ 38,500	\$ 45,900	\$ 38,750
7	\$ 48,550	\$ 41,150	\$ 49,050	\$ 41,450
8	\$ 51,700	\$ 43,800	\$ 52,250	\$ 44,100

Effective April 1, 2021

2022 ANNUAL GROSS INCOME LIMITS

Persons	Hancock	Hardin	Putnam	Wyandot
1	\$ 30,700	\$ 25,950	\$ 31,000	\$ 26,150
2	\$ 35,050	\$ 29,650	\$ 35,400	\$ 29,900
3	\$ 39,450	\$ 33,350	\$ 39,850	\$ 33,650
4	\$ 43,800	\$ 37,050	\$ 44,250	\$ 37,350
5	\$ 47,350	\$ 40,050	\$ 47,800	\$ 40,350
6	\$ 50,850	\$ 43,000	\$ 51,350	\$ 43,350
7	\$ 54,350	\$ 45,950	\$ 54,900	\$ 46,350
8	\$ 57,850	\$ 48,950	\$ 58,450	\$ 49,350

Effective April 1, 2022

3. Guest Editorial



S

Nancy
Dovey

GUEST COLUMN

We need you

By CASEY KICKER

Hancock Metropolitan Housing Authority has been pleased to be part of the community for over 31 years. Your continued support has been a blessing for many families that call Findlay and the surrounding areas **Richer**



HOME.

YOU have given families in need an opportunity to establish a home, a sense of well-being, and an opportunity to help families grow to enhance our thriving community.

The families we serve support the robust employment in our area. Many families we serve start their employment careers as an entry-level position and also succeed in being self-sufficient, and blossom in our community. We need that next wave of continued success in housing families in need.

You might be wondering, what can I do. Call or text me at 419-420-5075 so I can help guide you along this amazing journey to help a family that is needing that one opportunity, that one break in life. If you have any available units in Hancock, Hardin, Putnam or

Wyandot counties, please reach out to our office. Let us help you establish what Hancock Metropolitan Housing Authority has to offer you. Let us change your opinion on the services that we provide to the families we serve.

The pillar of our program is YOU, the many landlords who create that foundation for our clients to strive in. We have many families within the area who need YOU. Let HMHA help you link a unit to our clients; let HMHA change the persons of subsidized housing; tell me your thoughts and concerns. I have felt extremely blessed during this journey in the last 6 years by all the support we have received and the support with many of you. We couldn't have done this without the amazing people in our community working collaboratively to help families in need.

We need to remember: We see a special community and the bonds that are created through the hearts and kindness above why so many people desire to live here. You can reach HMHA at 1600 N. Blanchard St., Suite 114, Findlay 45840. Call 419-420-5075 or visit our website at hancockmetro.com. Let's make a difference today!

Richer is executive director of Hancock Metropolitan Housing Authority.

4. UML Update

- A. As of March 31, 2022, HMHA is currently assisting 616 HCV families plus 75 Mainstream and 5 Hardin HOME for a total of 696 total households. PUC cost currently sits at \$409.

Next Meeting Date: June 23, 2022

Meeting was adjourned at 9:15 am

Respectfully,

Robert Fox
June 23, 2022



6