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Not present Donna & Don

HANCOCK METROPOLITAN HOUSING AUTHORITY

BOARD OF COMMISSIONERS

Regular Meeting

June 27, 2024

The Family Center Conference Room 118

ROLL CALL: Attendance record sign in sheet.

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



Hancock Metropolitan Housing Authority

Board Minutes-Regular Meeting April 25, 2024, at The Family Center, conference room 118. Doug West called to order HMHA's Board Meeting at 8:35am

Roll Call:

Dow Campbell, Donna Ruse, Doug West, and Rob Fox were in attendance. (Casey Ricker was also in attendance). Absent was Dionne Kinneringer

Minutes:

(Doug West) asked the Board for approval of the minutes. (Dow Campbell) proposed a motion with (Rob Fox) seconding. Motion voted and carried minutes can be filed for audit.

A. Financials Admin and HAP

- A. Monthly HAP received \$288,451 for HCV; Mainstream HAP received \$14,164
- B. Expended \$282,528 for HCV and \$13,980 for Mainstream
- C. NRA as of March 31, 2024, \$25,614
- D. March HCV Admin Fee was \$38,990, Mainstream Admin received \$5,854
- E. P/L of \$21,875.96

**Hancock Metropolitan Housing Authority
Income Statement
March 2024**

	Current Month	Current Monthly Budget	Current vs Monthly Budget	YTD Actual	YTD Budget	Variance Actual vs YTD Budget	Total Annual Budget
Revenues							
HCCIL Management Fee	\$ 360.00	\$ 360.00	\$ 0.00	\$ 1,080.00	\$ 1,080.00	\$ 0.00	\$ 4,320.00
Voucher ADMIN Fee - HUD	38,990.00	34,079.40	4,910.60	118,396.00	102,238.20	16,157.80	408,952.80
MS Voucher Admin Fee	5,854.00	4,162.83	1,691.17	18,157.00	12,488.49	5,668.51	49,954.00
HUD Tenant/LL Repayment \$	5,732.00	552.33	5,179.67	11,111.00	1,656.99	9,454.01	6,628.00
Repayment NRA	5,732.00	552.33	5,179.67	11,111.00	1,656.99	9,454.01	6,628.00
Coordinating Fee "CAC"	0.00	26.67	(26.67)	0.00	80.01	(80.01)	320.00
Total Revenue	\$ 56,668.00	\$ 39,733.56	\$ 16,934.44	\$ 159,855.00	\$ 119,200.69	\$ 40,654.32	\$ 476,802.80
Expenses							
Admin Salaries	21,350.70	22,101.69	750.99	65,033.44	66,305.07	1,271.63	265,220.22
Travel / Meal Expense	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
Vehicle Expense	84.67	116.67	32.00	185.47	350.01	164.54	1,400.00
Subcontract Labor	267.12	341.67	74.55	801.36	1,025.01	223.65	4,100.00
Misc/Discretionary	17.75	50.00	32.25	17.75	150.00	132.25	600.00
Office Rent	1,781.02	1,621.67	(159.35)	5,343.06	4,865.01	(478.05)	19,460.00
Utility Expense - Phone	505.58	435.42	(70.16)	1,244.54	1,306.26	61.72	5,225.00
Utility Expense- Network	129.99	266.67	136.68	407.04	800.01	392.97	3,200.00
Audit	0.00	1,000.00	1,000.00	0.00	3,000.00	3,000.00	12,000.00
Accounting Expense	0.00	125.00	125.00	600.00	375.00	(225.00)	1,500.00
Bank Service Fees	124.39	127.08	2.69	374.17	381.24	7.07	1,525.00
Contract Cost	206.42	216.67	10.25	504.80	630.01	145.21	2,600.00
Employee Policy Procedure	60.00	0.00	(60.00)	60.00	0.00	(60.00)	0.00
Insurance Exp.	727.00	625.00	(102.00)	727.00	1,875.00	1,148.00	7,500.00
Health Insurance	4,361.13	4,354.02	(7.11)	13,083.39	13,062.06	(21.33)	52,248.24
Employee Benefits	3,710.37	3,615.38	(94.99)	10,679.75	10,846.14	166.39	43,384.52
Education Expense	0.00	500.00	500.00	0.00	1,500.00	1,500.00	6,000.00
Advertising	0.00	25.00	25.00	0.00	75.00	75.00	300.00
Maintenance/Cleaning	0.00	83.33	83.33	0.00	249.99	249.99	1,000.00
Office Supplies	329.86	450.00	120.14	2,518.30	1,350.00	(1,168.30)	5,400.00
Postage	40.00	520.83	480.83	760.00	1,562.49	802.49	6,250.00
Square Reader Fee	46.03	0.00	(46.03)	64.23	0.00	(64.23)	0.00
Membership & Subscriptions	0.00	152.08	152.08	937.00	436.24	(480.76)	1,825.00
Technical Support	950.00	916.67	(33.33)	4,804.00	2,730.01	(2,053.99)	11,000.00
HAPPY Tech Support	0.00	1,583.33	1,583.33	0.00	4,749.99	4,749.99	19,000.00
HUD PORT-Outs ADMIN Paid Out	100.01	100.00	(0.01)	300.03	300.00	(0.03)	1,200.00
Total Expenses	\$ 34,792.04	\$ 39,453.18	\$ 4,661.14	\$ 108,445.33	\$ 118,359.54	\$ 9,914.21	\$ 473,437.98
Net Income (Loss)	\$ 21,875.96	\$ 280.38	\$ 21,995.98	\$ 51,409.67	\$ 841.14	\$ 50,544.53	\$ 3,344.82



B. Audit Update

C. 2024 Funding Update

(March 18, 2024) - Under great budget pressures on non-defense domestic programs, including HUD's affordable housing programs, the Biden-Harris Administration, HUD Secretary Marcia Fudge and her team, Senate and House Democrats and several PHAs led a remarkable advocacy effort supported by several advocacy organizations, including Section Eight Associates, LLC, which resulted in \$725 million in voucher Housing Assistance Payment (HAP) renewal funds being added in Conference Committee to the Senate's version of the FY 2024 T-HUD Appropriations bill (S. 2437) and \$915 million more than the House version of the bill (H.R. 4820), for a total of \$28.290 billion in the final FY 2024 Consolidated Appropriations Act signed into law (P.L. 118-42) by President Biden on March 9, 2024.

In the context of HUD's revised FY 2024 voucher HAP renewal funding inflation factor of 5.12 percent nationwide, these advocacy efforts will lead to PHAs' Federal voucher programs receiving a 100 percent proration in HAP renewal funding in FY 2024 based on direct appropriations without substantial offsets of applicable PHAs' unprotected HAP Reserves, compared with HAP prorations ranging from 96.3 percent to 97.8 percent that would have resulted from the House and Senate versions of the bill respectively along with substantial to total offsets of applicable PHAs' unprotected HAP Reserves at the end of 2023 to raise HAP renewal prorations to 100 percent in FY 2024. Those who were aware of the would-be adverse impacts on low-income families, property owners, PHAs and the communities that they serve, if House or Senate HAP renewal funding levels were passed and enacted into law without additional HAP funding, and who continued with their informed advocacy on the voucher HAP account through the Conference Committee, succeeded in ameliorating such impacts in FY 2024.

(Doug West) asked the Board to approve the Financials. (Dow Campbell) proposed a motion with (Rob Fox) seconding. Motion voted Financials will be filed for audit.



Directors Report

A. Waiting List

- A. We pulled 5 families from the waiting list in April. We currently have 17 families with outstanding vouchers.
- B. Waiting List update. The waiting list closed on April 9, 2024. 102 families applied during the time the opening of the waiting list.

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		143			
Families with Children	25		17.48%		
Elderly Families	25		17.48%		
Families with Disabilities	116		81.12%		
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TOTALS BY INCOME PERCENTAGE		TOTALS BY ETHNICITY			
Extremely Low Income	96	67.13%	Hispanic	7	4.90%
Very Low Income	25	17.48%	Non-Hispanic	134	93.71%
Low Income	1	0.70%			
Over Income Limit	0	0.00%			
Incomplete Income Data	21	14.69%			
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TOTALS BY RACIAL GROUP					
Amer. Indian/Alaska Native	1	0.70%	Native Hawaiian/Pac. Island	1	0.70%
Asian	0	0.00%	White	117	81.82%
Black/African American	15	10.49%			
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TOTALS BY PREFERENCE					
Targeted Preference			Sixth Preference		
First Preference	3		Seventh Preference		
Second Preference	100		Eighth Preference		
Third Preference			Ninth Preference		
Fourth Preference			Tenth Preference		
Fifth Preference					

Extremely Low Income means an annual household income that is 30% or less of area median income based on HUD determined guidelines adjusted for family size.

B. Income Limits



2024 ANNUAL GROSS INCOME LIMITS

Persons	Hancock	Hardin	Putnam	Wyandot
1	\$ 33,400	\$ 28,000	\$ 36,050	\$ 30,300
2	\$ 38,200	\$ 32,000	\$ 41,200	\$ 34,600
3	\$ 42,950	\$ 36,000	\$ 46,350	\$ 38,950
4	\$ 47,700	\$ 40,000	\$ 51,500	\$ 43,250
5	\$ 51,550	\$ 43,200	\$ 55,650	\$ 46,750
6	\$ 55,350	\$ 46,400	\$ 59,750	\$ 50,200
7	\$ 59,150	\$ 49,600	\$ 63,900	\$ 53,650
8	\$ 63,000	\$ 52,800	\$ 68,000	\$ 57,100

Effective May 1, 2024

2023 ANNUAL GROSS INCOME LIMITS*

Household Size	Hancock	Hardin	Putnam	Wyandot
1	\$ 31,350	\$ 27,450	\$ 32,800	\$ 27,700
2	\$ 35,800	\$ 31,400	\$ 37,500	\$ 31,650
3	\$ 40,300	\$ 35,300	\$ 42,200	\$ 35,600
4	\$ 44,750	\$ 39,200	\$ 46,850	\$ 39,550
5	\$ 48,350	\$ 42,350	\$ 50,600	\$ 42,750
6	\$ 51,950	\$ 45,500	\$ 54,350	\$ 45,900
7	\$ 55,500	\$ 48,650	\$ 58,100	\$ 49,050
8	\$ 59,100	\$ 51,750	\$ 61,850	\$ 52,250

*Income limits are used when determining program eligibility.

C. UML Update

As of March 31, 2024, HMHA is currently assisting 612 HCV families plus 75 Mainstream for a total of 687 total households. PUC cost currently sits at \$46

D. Next Meeting June 27, 2024.

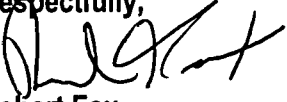


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Rob B Dow
Sec

Rob Fox made Motion to adjourn the meeting at 9:26 am

Respectfully,



Robert Fox
June 27, 2024



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