

HANCOCK METROPOLITAN HOUSING AUTHORITY

BOARD OF COMMISSIONERS

Regular Meeting

March 26, 2026

Located at The Family Center

Conference Room 119

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 February 26, 2026, at The Family Center. Doug West called to order HMHA's Board Meeting at 8:35 am

Roll Call:

Dionne Kinninger, Natalie Crumrine, Doug West, Dow Campbell and Rob Fox were in attendance. Casey Ricker was also in attendance along with Orian Jones

Minutes:

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

Financial Update

- A. Introduce new Board Member Natalie Crumrine
- B. Financials Admin and HAP
 - A. Monthly HAP received \$312,488 for HCV; Mainstream HAP received \$13,862
 - B. Expended \$303,118 for HCV and \$15,186 for Mainstream
 - C. NRA as of January 31, 2026, \$62,863
 - D. January HCV Admin Fee was \$36,136 Mainstream Admin received \$4,843 MS
 - E. P/L of (\$22.70)

**Hancock Metropolitan Housing Authority
Income Statement
For the One Month Ending January 31, 2026**

	Current Month	Current Monthly Budget	YTD Actual	YTD Budget	Total Annual Budget
Revenues					
Voucher ADMIN Fee - HUD	\$ 36,136.00	\$ 36,024.64	\$ 36,136.00	\$ 39,026.64	\$ 468,319.66
A/R HOCHL Management Fee	300.00	143.73	300.00	143.73	1,723.00
MS Voucher Admin Fee	4,843.00	4,739.92	4,843.00	4,739.92	57,119.00
HUD Tenants/LL. Reimburse	39.00	39.00	39.00	39.00	5,000.00
Reimburse NRA	666.67	666.67	666.67	666.67	8,000.00
A/R HOCHL Fiscal Agent Income	0.00	0.00	0.00	0.00	0.00
HUD Voucher HAP Rented	299,630.00	0.00	299,630.00	0.00	0.00
HUD Voucher HAP Earned -PORT-D	0.00	0.00	0.00	0.00	0.00
MS Voucher HAP Earned	15,735.00	0.00	15,735.00	0.00	0.00
Total Revenues	399,643.89	48,243.47	399,643.89	48,243.47	543,163.64
Expenses					
Admin Salaries	25,090.26	25,308.63	25,090.26	25,308.63	303,703.79
Travel / Meal Expense	0.00	23.00	0.00	23.00	300.00
Vehicle Expense	182.31	73.00	182.31	73.00	900.00
Subcontract Labor	480.14	408.42	480.14	408.42	4,901.00
Misc/Discretionary	0.00	23.00	0.00	23.00	300.00
Office Staff	2,092.18	2,126.39	2,092.18	2,126.39	23,213.22
Utility Expense - Phone	171.00	133.33	171.00	133.33	1,600.00
Utility Expense- Network	0.00	1,063.33	0.00	1,063.33	13,000.00
Audit	0.00	166.67	0.00	166.67	2,000.00
Accounting Expense	139.04	144.33	139.04	144.33	1,742.00
Bank Service Fees	40.42	266.67	40.42	266.67	3,200.00
Contract Cost	1,123.00	687.50	1,123.00	687.50	8,230.00
Insurance Exp.	4,089.10	4,071.30	4,089.10	4,071.30	72,313.66
Health Insurance	3,931.73	4,110.83	3,931.73	4,110.83	49,330.24
Employee Benefits	0.00	29.17	0.00	29.17	350.00
Education Expense	0.00	12.50	0.00	12.50	150.00
Advertising	0.00	20.17	0.00	20.17	350.00
Maintenance/Cleaning	0.00	463.36	0.00	463.36	4,100.00
Office Supplies	463.36	243.20	463.36	243.20	4,350.00
Postage	0.84	0.00	0.84	0.00	0.00
Square Renter Fee	326.07	121.00	326.07	121.00	1,500.00
Membership & Subscriptions	1,537.00	3,081.47	1,537.00	3,081.47	36,980.00
Technical Support	299,630.00	0.00	299,630.00	0.00	0.00
HUD Occupied - PORT-Dues	0.00	0.00	0.00	0.00	0.00
HUD PORT-Dues ADMIN Paid Ou	100.01	108.33	100.01	108.33	1,300.00
MS Occupied	15,735.00	0.00	15,735.00	0.00	0.00
Total Expenses	366,388.79	44,988.18	366,388.79	44,988.18	539,993.18
Net Income (Loss)	(\$22.70)	355.49	(\$22.70)	355.49	4,166.71



- C. Fee Accountant will be in to close up 2025 and submit unaudited financials in REAC
 D. 2025 Write Off HUD HAP and Utility Reimbursement for outstanding checks in 2024. The total for the write off is \$8,875

(Doug West) asked the Board for approval of the write offs in the amount of \$8,875. (Dionne Kinninger) proposed a motion with (Rob Fox) seconding. Motion voted and write offs will be processed.

E. 2026 Funding Update

KEY PROGRAMS OF THE
 U.S. Department of Housing and Urban Development Budget

PROGRAM (Millions of dollars)	FY 2025 ENACTED	PRESIDENT FY2026 REQUEST	FY2026 HOUSE BILL	FY2026 SENATE BILL	FY2026 MINIBUS BILL	% CHANGE FY26 MINIBUS - FY25 ENACTED
Housing Choice Vouchers	\$36,041**	\$0***	\$35,268	\$37,355	\$38,439	6.7%
Project Based Section 8	\$16,890	\$0***	\$17,127	\$17,804	\$18,543	9.8%
Public Housing Fund Total	\$8,811	\$0***	\$7,334	\$8,397	\$8,319	-5.6%
Capital Subsidies	\$3,200	\$0***	\$2,286	\$3,200	\$3,200	0%
Operating Subsidies	\$5,476	\$0***	\$4,975	\$4,873	\$4,687	-14.4%
Section 202	\$931	\$0***	\$950	\$972	\$1,031	10.7%
Section 811	\$257	\$0***	\$262	\$265	\$287	11.8%
State Rental Assistance Program	N/A	\$36,212*	N/A	N/A	N/A	N/A
HOPWA	\$505	\$0	\$505	\$529	\$529	4.8%
CDBG	\$3,300	\$0	\$3,300	\$3,100	\$3,300	0%
HOME	\$1,250	\$0	\$0	\$1,250	\$1,250	0%
Homeless Assistance	\$4,051	\$4,024	\$4,158	\$4,530	\$4,417	9.0%
Choice Neighborhoods Initiative	\$75	\$0	\$0	\$40	\$25	-66.7%
HUD Gross Appropriations	\$77,432	N/A	\$82,350	\$87,129	\$91,174	17.7%

Tenant-Based Rental Assistance/Housing Choice Vouchers

Tenant-based rental assistance is funded at \$38.4 billion, a \$2.40 billion (6.7%) increase from FY 2025, \$3.17 billion (9.0%) more than the House bill and \$1.08 billion (2.9%) more than the Senate bill. Of that amount, \$35.0 billion is for Section 8 Housing Choice Voucher contract renewals, which is \$2.81 billion (8.7%) more than FY 2025 and the House bill, and \$983 million (2.9%) more than the Senate bill. While it is a substantial increase, it is not clear whether the renewal funding is sufficient to fund all renewals, which could mean that some public housing agencies may decide to hold back some vouchers that are returned through the course of FY 2026. Furthermore, there is \$30 million in additional incremental family unification voucher funding that will house additional families.

For the HUD-Veteran Affairs Supportive Housing program, the minibus provides \$15 million in new incremental funding, which is equal to FY 2025, House and Senate bills. The legislation also provides \$600 million for Tenant Protection Vouchers (TPV), a substantial increase of \$264 million (78.2%) from FY 2025, \$226 million (60.2%) more than the House bill and \$171 million (39.8%) more than the Senate bill. The increase in TPV vouchers is designed to help provide rental assistance to households assisted by the one-time, COVID-era, \$5 billion emergency housing voucher program for about 70,000 household, funding for which unexpectedly ran out several years in advance.

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



Directors Report

A. Waiting List

- A. We pulled 20 families from the waiting list in February and 6 families with an outstanding voucher.
- B. Waiting list is still open. Close the Waiting list effective March 11, 2026, at 12pm (Doug West) asked the Board for approval closing HMHA's Waiting List on March 11, 2026, at 12 pm. (Rob Fox) proposed a motion with (Dionne Kinninger) seconding. Motion voted and carried; Director will notify The Courier and update HMHA's website

C. Stats Report

Statistics Report					
Agency:	1 - Hancock Metropolitan Housing Authority				
Status:	Waiting for Assistance, Active				
TOTALS					
Applicants on the HCV 1 List	118				
Families with Children	19	16.10%			
Elderly Families	0	0.00%			
Families with Disabilities	114	96.61%			
TOTALS BY INCOME PERCENTAGE		TOTALS BY ETHNICITY			
Extremely Low Income	87	73.73%	Hispanic	2	1.69%
Very Low Income	19	16.10%	Non-Hispanic	114	96.61%
Low Income	3	2.54%			
Over Income Limit	0	0.00%			
Incomplete Income Data	0	7.63%			
TOTALS BY RACIAL GROUP					
Amer. Indian/Alaska Native	1	0.85%	Native Hawaiian/Pac. Island	0	0.00%
Asian	0	0.00%	White	102	86.44%
Black/African American	11	9.32%			
TOTALS BY PREFERENCE					
Targeted Preference			Sixth Preference		
First Preference	2		Seventh Preference		
Second Preference	116		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. UML Update



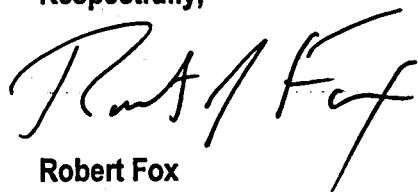
As of November 30, 2025, HMHA is currently assisting 595 HCV families plus 75 Mainstream for a total of 670 total households per unit cost of subsidy \$502.11

- C. Update on new employee.
- D. 2025 SEMAP is ready to be approved and submitted
(Doug West) asked the Board for approval to submit HMHA's 2025 SEMAP. (Dow Campbell) proposed a motion with (Dionne Kinninger) seconding. Motion voted and carried: Director will submit the 2025 SEMAP accordingly.

- E. Next Meeting March 26, 2026, at 8:30am at The Family Center room 119

Dionne Kinninger made a motion to adjourn the meeting at 9:23am

Respectfully,



Robert Fox
March 26, 2028

