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HANCOCK METROPOLITAN HOUSING AUTHORITY

BOARD OF COMMISSIONERS

Regular Meeting

May 28, 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 March 26, 2026, at The Family Center. Doug West called to order HMHA's Board Meeting at 8:37 am

Roll Call:

Doug West, Dow Campbell and Rob Fox were in attendance. Casey Ricker was also in attendance absent was Dionne Kinnering and Natalie Crumrine

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.

Financial Update

A. Financials Admin and HAP

- A. Monthly HAP received \$305,075 for HCV; Mainstream HAP received \$13,862**
- B. Expended \$304,744 for HCV and \$15,485 for Mainstream**
- C. NRA as of February 28, 2026, \$61,130**
- D. February HCV Admin Fee was \$36,137 Mainstream Admin received \$4,843 MS**
- E. P/L of \$1,028.86**

Hancock Metropolitan Housing Authority
Income Statement
February 2026

	Current Month	Current Monthly Budget	Variance Current vs Monthly	YTD Actual	YTD Budget	Variance YTD Actual vs YTD Budget	Total Annual Budget
Revenues							
Voucher ADMIN Fee - HUD	\$ 36,137.00	\$ 39,026.66	(\$ 2,889.66)	\$ 72,273.00	\$ 78,053.32	(\$ 5,780.32)	\$ 468,319.86
A/R HCCIL Management Fee	360.00	143.75	216.25	600.00	287.50	312.50	1,725.00
MS Voucher Admin Fee	4,843.00	4,759.92	83.08	9,686.00	9,519.84	166.16	37,119.00
HUD Tenant/L.L. Repayment \$	1,488.50	666.67	821.83	1,527.50	1,333.34	194.16	8,000.00
Repayment NRA	1,488.50	666.67	821.83	1,527.50	1,333.34	194.16	8,000.00
Total Revenue	\$ 44,317.00	\$ 45,263.67	\$ (946.67)	\$ 85,614.00	\$ 90,527.34	\$ (4,913.34)	\$ 643,163.86
Expenses							
Admin Salaries	25,819.56	25,308.65	(510.91)	50,909.82	50,617.30	(292.52)	303,703.79
Travel / Meal Expense	0.00	25.00	25.00	0.00	50.00	50.00	300.00
Vehicle Expense	0.00	75.00	75.00	182.51	150.00	(32.51)	900.00
Subcontract Labor	397.23	408.42	11.19	877.37	816.84	(60.53)	4,901.00
Misc/Discretionary	0.00	25.00	25.00	0.00	50.00	50.00	300.00
Office Rent	2,092.18	2,126.29	34.11	4,184.36	4,252.58	68.22	25,515.52
Utility Expense - Phone	285.42	183.33	(102.09)	456.42	366.66	(89.76)	2,200.00
Utility Expense- Network	130.00	133.33	3.33	260.00	266.66	6.66	1,600.00
Audit	0.00	1,083.33	1,083.33	0.00	2,166.66	2,166.66	13,000.00
Accounting Expense	600.00	166.67	(433.33)	600.00	333.34	(266.66)	2,000.00
Bank Service Fees	112.46	146.83	34.37	271.52	293.66	22.14	1,762.00
Contract Cost	220.26	266.67	46.41	260.68	533.34	272.66	3,200.00
Insurance Exp.	0.00	687.50	687.50	1,125.00	1,375.00	250.00	8,250.00
Health Insurance	6,103.66	6,071.30	(32.36)	12,192.76	12,142.60	(50.16)	72,855.60
Employee Benefits	4,146.64	4,110.85	(35.79)	8,098.39	8,221.70	123.31	49,330.24
Education Expense	0.00	29.17	29.17	0.00	58.34	58.34	350.00
Advertising	0.00	12.50	12.50	0.00	25.00	25.00	150.00
Maintenance/Cleaning	0.00	29.17	29.17	0.00	58.34	58.34	350.00
Miscellaneous Expense	51.00	0.00	(51.00)	51.00	0.00	(51.00)	0.00
Office Supplies	249.93	341.67	91.72	715.31	683.34	(31.97)	4,100.00
Postage	670.00	362.50	(307.50)	710.00	725.00	15.00	4,350.00
Square Reader Fee	57.77	0.00	(57.77)	67.61	0.00	(67.61)	0.00
Membership & Subscriptions	695.00	125.00	(370.00)	951.07	250.00	(701.07)	1,500.00
Technical Support	1,557.00	3,081.67	1,524.67	3,114.00	6,163.34	3,049.34	36,980.00
HUD PORT-Outs ADMIN Paid Out	100.01	108.33	8.32	200.02	216.66	16.64	1,300.00
Total Expenses	43,288.14	44,908.18	\$ 1,620.04	\$ 85,227.84	\$ 89,816.36	\$ 4,588.52	\$ 538,898.15
Net Income (Loss)	\$ 1,028.86	\$ 355.49	\$ 673.37	\$ 386.16	\$ 710.98	\$ (324.82)	\$ 4,265.71



B. 2026 Funding Update

HCV PROGRAM NEWS

HUD Warns PHAs to Take Cost-Saving Actions to Avoid 2026 Shortfalls

In a letter to executive directors, the Department of Housing and Urban Development (HUD) informed PHAs that they are expected to receive their 2026 HAP funding this spring after 2025 VMS reconciliation. In the meantime, HUD updated the Two-Year Projection Tool with a 99% proration factor and each PHA's estimated RFIF, and encourages agencies to use it to project 2026 funding.

HUD warned that per-unit HCV costs at many PHAs continue to exceed inflation, and some agencies may not have enough funding to support current participants without immediate cost-saving measures. With a full-year appropriations bill in place, HUD noted that tools to address shortfalls are limited, and funding cannot be guaranteed. The Department also expects statutory offsets of excess reserves in 2026 for both MTW and non-MTW agencies. Final shortfall policies will be released with the 2026 HCV funding notice this spring.

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 will be issuing 6 vouchers for the month of March, due to the high per unit cost. Estimated to pull 10-12 families from the WL for April.
- B. Waiting list closed on March 11, 2026, at noon. During the time we had the waiting list open since September 30, 2025, we received 233 applications.

C. Stats Report

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	136	
Families with Children	24	17.65%
Elderly Families	2	1.47%
Families with Disabilities	120	94.85%

TOTALS BY INCOME PERCENTAGE

Extremely Low Income	98	72.06%
Very Low Income	22	16.18%
Low Income	4	2.94%
Over Income Limit	0	0.00%
Incomplete Income Data	12	8.82%

TOTALS BY ETHNICITY

Hispanic	2	1.47%
Non-Hispanic	132	97.06%

TOTALS BY RACIAL GROUP

Amer. Indian/Alaska Native	1	0.74%	Native Hawaiian/Pac. Island	0	0.00%
Asian	0	0.00%	White	117	86.03%
Black/African American	13	9.56%			

TOTALS BY PREFERENCE

Targeted Preference		Sixth Preference	
First Preference	4	Seventh Preference	
Second Preference	133	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 February 28, 2026, HMHA is currently assisting 591 HCV families plus 75 Mainstream for a total of 666 total households per unit cost of subsidy \$515.64



835
Dow Down

- C. Update on new employee. 90 probation period
- D. 2025 SEMAP and the Unaudited REAC submission is still under review
- E. Next Meeting May 28, 2026, at 8:30am at The Family Center room 119

Rob Fox made a motion to adjourn the meeting at 9:14am

Respectfully,



Robert Fox
May 28, 2026



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