

The regular board meeting of Commissioners of the Morgan City Housing Authority was called to order at 4:07 pm on Thursday October 27, 2022 by Chairman Mark Griffin, Jr. at the MLK Center Board Room.

I. Opening prayer by all in attendance

II. Roll Call

Present

Mark Griffin
Theresa Mitchell
Mike Girior
Attorney Robert Duffy
Clarence Robinson, Jr.
Kimberly Howard
Dongelle Drexler
Jermaine Thompson

Absent

Letitia Griffin

Approval of Regular Meeting Minutes:

To approve the Regular Meeting Minutes from September 22, 2022

Motion by: Commissioner Girior

Second by: Commissioner Mitchell

Called Vote:

Commissioner Griffin Yes

Commissioner Mitchell Yes

Commissioner Girior Yes

III. Old Business-None

IV. New Business

1. **Resolution #2022-345-Review and Approval to Write off Uncollectable Rent for the month of September 2022.** Mr. Robinson informed the board that three tenant rents needed to be written off in the amount of **\$2292.91**. The noted amount for the resident will be sent to the HUD EIV system as a nonpaying resident.

Motion by: Commissioner Girior

Second by: Commissioner Mitchell

That the board approve the write off for uncollectable rent for the month of September in the amount of \$2292.91

Called Vote:

Commissioner Griffin Yes
 Commissioner Mitchell Yes
 Commissioner Girior Yes

(Motion Passed)

2. **Resolution #2022-346-Review and Approval of the Agency 2023 Flat Rent Update**—Mr. Robinson stated that Community Designed had reviewed the agency Flat rent Amounts as per the 2014 Appropriations Act which has been mandated to raise the flat rent to 80% of the areas FMR by January 1, 2023 except in cases where a family existing rental payment will increase by more than 35%. The new flat rental amount shall be phased in as necessary to ensure that the family's existing rent does not increase by more than 35% annually. The noted policy will not go into effect until January 1, 2023. (See the attached report).

Flat Rents for 2023		Morgan City Housing Auth						
A	B	C	D	E	F	G	H	I
BEDROOM SIZE	HUD PUBLISHED FMR for 2023	NET FMR = 80% OF HUD FMR (0.8 X Col B)	CURRENT UTILITY ALLOWANCE	NEW FLAT RENT = Col C - Col D	2022 FMR'S	2022 FLAT RENT	DIFFERENCE BETWEEN 2023 AND 2022 FLAT RENTS	New 2023 FLAT RENT
0 BR	\$612	\$490	\$0	\$490	\$568	\$454	\$35	\$490
1 BR	\$680	\$544	\$0	\$544	\$676	\$541	\$3	\$544
2 BR	\$865	\$692	\$0	\$692	\$828	\$662	\$30	\$692
3 BR	\$1,109	\$887	\$0	\$887	\$1,045	\$836	\$51	\$887
4 BR	\$1,327	\$1,062	\$0	\$1,062	\$1,296	\$1,037	\$25	\$1,062

Motion by: Commissioner Mitchell
 Second by: Commissioner Girior

That the board approve the updated Flat Rent Amounts as per the submitted report.

Called Vote:

Commissioner Grriffin Yes
 Commissioner Mitchell Yes
 Commissioner Girior Yes

(Motion Passed)

3. **Resolution #2022-347-Review and Approval for Payment #3 to Rock Enterprise Construction for the 2020 Modernization Project.** Mr. Robinson informed the board that payment #3 was due to Rock Enterprises for continued work for the 2020 modernization program. Each commissioner

received a copy of the pay request with the total amount of \$25,175.00 that is due. All other matters concerning the modernization project is in order.

Motion by: Commissioner Girior
Second by: Commissioner Mitchell

That the board approve payment #3 to Rock Enterprises in the amount of \$25,175.00.

Called Vote:

Commissioner Griffin Yes
Commissioner Mitchell Yes
Commissioner Girior Yes

(Motion Passed)

- 4. Resolution #2022-348-Review and Approval to Write off Annotated Assets for the Morgan City Housing Authority.** Mr. Robinson informed the board that the agency had (2) Refrigerators and (9) Stoves to be written off due to them not operating any longer.

Motion by: Commissioner Mitchell
Second by: Commissioner Girior

That the board approve the write off (2) Refrigerators and (9) Stoves.

Called Vote:

Commissioner Griffin Yes
Commissioner Mitchell Yes
Commissioner Girior Yes

(Motion Passed)

Directors Report/Information

1. **Financial Report**----Mr. Robinson went over the September 2022 financials submitted by HSA. The agency had a total income of \$251,142.09 with expenses coming in at \$193,929.20. The agency had a profit for the month in the amount of \$57,212.89. Mr Robinson informed the board that these are weren't the final numbers because the fiscal year is just closed at the end of September. After the adjustments he would present the final close-out numbers.

The Section 8 Program received HUD subsidy in the amount of \$23,274.00. The agency paid out \$24,715.82 for HAP expenses for the month of September. The Section 8 HAP reserves are currently at \$12,515.47 with administrative reserves at \$21,263.86.

2. Public Housing

Ms. Howard presented the Public Housing Report for the month of October 2022. **Total units leased for the month of September 2022 is 277 out a total of 293 unit. Total lease up is at 95%.**

- 38 Families on the active waiting list.

3. Section 8 Report

Dongelle Drexler reviewed the Section 8 report with actual lease up for the month of October 2022.

- A Total of 49 families receiving Section 8 voucher assistance for the month of October 2022
- 5 Vouchers were issued at the start of October.

Motion by: Commissioner Mitchell

Second by: Commissioner Girior

That the board approve the Directors Report and Information.

Called Vote:

Commissioner Griffin Yes

Commissioner Mitchell Yes

Commissioner Girior Yes

(Motion Passed)

V. Adjournment

It was motioned by Commissioner Girior and 2nd by Commissioner Mitchell that the meeting be adjourned.

Motion Passed