

Meriden Housing Authority - HCV Program Monthly Management Report

Imagineers, LLC – HCV Monthly Management Report

Reporting Period: March 2026

Program Highlights & Updates

Funding & Utilization

- As of March 2026, HCV budget utilization is 108.43% and unit utilization is 96.24%.

HUD Funding Notices

- As a reminder: timely receipt of HUD funding notices remains critical to accurate monthly reporting and forecasting. We kindly request that all HUD funding notices continue to be forwarded immediately upon receipt.

Leasing & Waitlist Activity

- No vouchers were issued in March, and no households are actively searching. This is an intentional hold due to the anticipated 2026 HCV funding shortfall.
- The current waitlist includes 450 applicants.

Family Self-Sufficiency (FSS) Program

- We will continue operating the FSS program with one coordinator, as the program is performing well and the current caseload is being effectively managed. Performance and workload will continue to be monitored to ensure ongoing efficiency and program success.

Port-In Payments (Important Note) – *Remains an ongoing issue*

- Imagineers has made repeated requests for all port-in payments to be remitted directly to Imagineers.
- Despite this, some PHAs continue to send payments to MHA via check or direct deposit.
- To ensure consistency and avoid processing delays, we recommend that all payments received by MHA be returned to the originating PHA with direction to remit payment directly to Imagineers. Coordination from MHA staff receiving these payments is critical to reinforcing this process. Thank you.

Upcoming Priorities (Next 30–60 Days)

Key focus areas include:

- Closely monitor 2026 HUD funding notices, utilization trends, and shortfall indicators; begin contingency planning if needed
- Continue internal audits of tenant files to ensure audit readiness and address any deficiencies proactively
- Finalize and formally propose Administrative Plan updates, including waiting list management policies
- Evaluate FSS program staffing needs (single coordinator vs. additional support) based on caseload and performance metrics
- Launch the tenant portal, including communication, training, and support for participants to complete recertifications and report income online

HCV Program Key Metrics

Leased Vouchers – March

Voucher Type	*ACC	Total Leased	Variance (ACC vs. Leased)
Tenant-Based:	911	932	+21
- Regular TBV		611	
- Project-Based		308	
- Homeownership		13	
FUP	4	4	0
Mainstream	40	25	-15
VASH	10	7	-3

*ACC = Maximum number of vouchers authorized under HUD's Annual Contributions Contract (funding cap).

Inspections

Month	Total	Pass	Fail	Abatements Placed	Holds Placed
March	112	80	32	1	2

Annual Recertifications

Month	Due	Completed	Timely	Late
March	74	74	74	0

HAP Expenditures

Month		Total HAP Paid
March	All Other	\$1,224,679
	Mainstream	\$28,865

Port-In Reporting:

Month	Active Port-Ins	Total HAP for Units Administered	Active Port-Outs	Total HAP for Port Outs
March	95	\$152,711	22	\$32,628

FSS

Month	Mandatory Slots	Families Enrolled	% of Families Enrolled	FSS Escrow Deposits
March	75	64	85%	\$20,828

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Meriden Housing Authority
Housing Choice Voucher Program
HUD Budget Authority & Program Enrollment Level

Assumptions:		
Beg Average HAP:	\$	1,451.86
Projected Monthly Aver HAP Increase Factor: prev. month		+ 1.0075%
ACC Baseline Program Size (maximum allowable)		881
ACC Baseline Program Size (maximum allowable)		10,572
Average Hap Provided by Budget Authority		1,344.87

1/1/26 RNP	\$	(489,508)	
1/1/26 UNP	\$	728,646	FASS
1/1/26 HHR	\$	925,067	

	Scheduled BA Funding From HUD	Additional Disbursement	Total Received from HUD	Act/Proj Aver HAP	Act/Proj Units on Program	PBV (Max. 339)	FUP Set-Aside (Max. 4)	Vash Set Aside (Max 10)	FSS (Min. Prgm Size ?)	Total Vouchers	Total HAP Disbursements	Over/Under for the Month	Fraud Recovery	RNP	UNP Balance	Cash Balance	HHR
Jan-26	\$ 1,177,749		\$ 1,262,695	\$ 1,445.11	520	316	4	7	0	847	\$ 1,224,009	\$ 38,686	\$ 826	\$ (449,996)	\$ 728,646	\$ 279,476	\$ 925,067
Feb-26	\$ 1,177,749		\$ 1,177,749	\$ 1,455.95	520	316	4	8	0	848	\$ 1,232,577	\$ (54,828)	\$ 1,540	\$ (503,284)	\$ 728,646	\$ 226,902	\$ 925,067
Mar-26	\$ 1,177,749		\$ 1,177,749	\$ 1,466.87	520	316	4	8	0	848	\$ 1,243,905	\$ (66,156)	\$ -	\$ (569,440)	\$ 728,646	\$ 159,206	\$ 925,067
Apr-26	\$ 1,177,749		\$ 1,177,749	\$ 1,477.87	307	316	4	8	0	848	\$ 1,253,234	\$ (75,485)	\$ -	\$ (644,925)	\$ 728,646	\$ 83,721	\$ 925,067
May-26	\$ 1,177,749		\$ 1,177,749	\$ 1,488.95	520	316	4	8	0	848	\$ 1,262,633	\$ (84,884)	\$ -	\$ (729,809)	\$ 728,646	\$ (1,163)	\$ 925,067
Jun-26	\$ 1,177,749		\$ 1,177,749	\$ 1,500.12	520	316	4	8	0	848	\$ 1,272,103	\$ (94,354)	\$ -	\$ (824,163)	\$ 728,646	\$ (95,517)	\$ 925,067
Jul-26	\$ 1,177,749		\$ 1,177,749	\$ 1,511.37	520	316	4	8	0	848	\$ 1,281,644	\$ (103,895)	\$ -	\$ (928,058)	\$ 728,646	\$ (199,412)	\$ 925,067
Aug-26	\$ 1,177,749		\$ 1,177,749	\$ 1,522.71	520	316	4	8	0	848	\$ 1,291,256	\$ (113,507)	\$ -	\$ (1,041,565)	\$ 728,646	\$ (312,919)	\$ 925,067
Sep-26	\$ 1,177,749		\$ 1,177,749	\$ 1,534.13	520	316	4	8	0	848	\$ 1,300,941	\$ (123,192)	\$ -	\$ (1,164,757)	\$ 728,646	\$ (436,111)	\$ 925,067
Oct-26	\$ 1,177,749		\$ 1,177,749	\$ 1,545.63	520	316	4	8	0	848	\$ 1,310,698	\$ (132,949)	\$ -	\$ (1,297,705)	\$ 728,646	\$ (569,059)	\$ 925,067
Nov-26	\$ 1,177,749		\$ 1,177,749	\$ 1,557.23	520	316	4	8	0	848	\$ 1,320,528	\$ (142,779)	\$ -	\$ (1,440,484)	\$ 728,646	\$ (711,838)	\$ 925,067
Dec-26	\$ 1,177,749		\$ 1,177,749	\$ 1,568.91	520	316	4	8	0	848	\$ 1,330,432	\$ (152,683)	\$ -	\$ (1,593,167)	\$ 728,646	\$ (864,521)	\$ 925,067
YTD Total	\$ 14,132,989		\$ 14,217,935		5507	3476	48	95	0	10175	\$ 15,323,960	\$ (1,106,025)	\$ 2,366				

actual
actual

Of the 881 units under ACC (4=FUP; 9=VASH; and balance is 868 (including Reg HCV; FSS; Homeownership; TPV; PBV)
The Mainstream Housing Vouchers (40) is funded ad accounted for seperately.

2026 Projected Renewal Funding \$ 14,132,989
Change from 2025 BA 98.36%

1/2025 HHR	\$	925,067	
1/2025 RNP	\$	(489,508)	
2025 BA	\$	14,132,989	
2025 HAPS	\$	(15,323,960)	108.43% Budget Utilization
Est. Reserve Balance	\$	(755,412)	-6.83% % of Annual Budget Authority

96.24% unit utilization

Project Based Properties	Max PBV	Managed By
Chamberlain Heights	61	Westmount Management Inc
Colony residences	24	Westmount Management Inc
Yale Acres LLC	161	Maynard Road Inc some are FSS Meriden
Meriden Mills I LLC	26	Commons
Meriden Mills II LLC	27	Meriden Commons
11 Crown Street Assoc.LLC	25	11 Crown Street Assoc
Women and Family Center	6	WYSH House for Youth
Maynard Road Corporation	9	Hanover Place for VASH
TOTAL	339	

Meriden Housing Authority
Mainstream Voucher Program
HUD Budget Authority & Program Enrollment Level

Assumptions:	
Beg Average HAP:	\$ 1,156.33
Projected Monthly Aver HAP Increase Factor:	prev month + 1.0075%
ACC Baseline Program Size (maximum allowable)	40
ACC Baseline Program Size (maximum allowable)	480
Average Hap Provided by Budget Authority	1,197.06

1/1/25 RNP	\$ (115,520)
1/1/25 UNP	\$ (96,142) FASS
1/1/25 HHR	\$ 101,520

	Scheduled BA Funding From HUD	Additional Disbursement	Total Received From HUD	Act/Proj Aver HAP	Total Vouchers	Total HAP Disbursements	Over/Under for the Month	RNP Balance	UNP Balance	Cash Balance	HHR	
Jan-26	\$ 47,882		\$ 47,882	\$ 1,183.44	25	\$ 29,586	\$ 18,296	\$ (97,224)	\$ (96,142)	\$ (193,366)	\$ 101,520	actual
Feb-26	\$ 47,882		\$ 47,882	\$ 1,180.29	24	\$ 28,327	\$ 19,555	\$ (77,668)	\$ (96,142)	\$ (173,810)	\$ 101,520	actual
Mar-26	\$ 47,882		\$ 47,882	\$ 1,189.14	24	\$ 28,539	\$ 19,343	\$ (58,325)	\$ (96,142)	\$ (154,467)	\$ 101,520	
Apr-26	\$ 47,882		\$ 47,882	\$ 1,198.06	24	\$ 28,753	\$ 19,129	\$ (39,196)	\$ (96,142)	\$ (135,338)	\$ 101,520	
May-26	\$ 47,882		\$ 47,882	\$ 1,207.05	24	\$ 28,969	\$ 18,913	\$ (20,283)	\$ (96,142)	\$ (116,425)	\$ 101,520	
Jun-26	\$ 47,882		\$ 47,882	\$ 1,216.10	24	\$ 29,186	\$ 18,696	\$ (1,587)	\$ (96,142)	\$ (97,729)	\$ 101,520	
Jul-26	\$ 47,882		\$ 47,882	\$ 1,225.22	24	\$ 29,405	\$ 18,477	\$ 16,890	\$ (96,142)	\$ (79,252)	\$ 101,520	
Aug-26	\$ 47,882		\$ 47,882	\$ 1,234.41	24	\$ 29,626	\$ 18,257	\$ 35,147	\$ (96,142)	\$ (60,995)	\$ 101,520	
Sep-26	\$ 47,882		\$ 47,882	\$ 1,243.67	24	\$ 29,848	\$ 18,034	\$ 53,181	\$ (96,142)	\$ (42,961)	\$ 101,520	
Oct-26	\$ 47,882		\$ 47,882	\$ 1,253.00	24	\$ 30,072	\$ 17,811	\$ 70,992	\$ (96,142)	\$ (25,150)	\$ 101,520	
Nov-26	\$ 47,882		\$ 47,882	\$ 1,262.39	24	\$ 30,297	\$ 17,585	\$ 88,576	\$ (96,142)	\$ (7,566)	\$ 101,520	
Dec-26	\$ 47,882		\$ 47,882	\$ 1,271.86	24	\$ 30,525	\$ 17,358	\$ 105,934	\$ (96,142)	\$ 9,792	\$ 101,520	
YTD Total	\$ 574,589		\$ 574,589		289	\$ 353,135	\$ 221,454					

2026 Projected Funding From TYT \$ 574,589
Change from 2025 BA 117.83%

1/2025 HHR	\$ 101,520		
1/2025 RNP	\$ (115,520)		
2025 BA	\$ 574,589		
2025 HAPS	\$ (353,135)	61.46% Budget Utilization	60.21% unit utilization
Est. Reserve Balance	\$ 207,454	36.10% % of Annual Budget Authority	