

GREENE METROPOLITAN HOUSING AUTHORITY BOARD  
MEETING 755  
HELD November 18, 2025

**In Attendance:**

Present: Nancy Hadley, Marilyn McCauley, Pam Gayheart, Penny Madry Johnson, and Stacy Leggett

Others Present: Brenda Smallwood, Donna Lawhorn, Joyce Huddleson, Joe Stacy.

Absent: None

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**Public Comments**

Nancy Hadley asked if there were any public comments. Individuals were invited to speak with a 3-minute speaking limit.

There were none.

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**Review/Approval Minutes**

The Board reviewed the November 18, 2025, minutes. There were no corrections or comments. Marilyn McCauley moved the approval of the November 18, 2025, minutes. It was seconded by Pam Gayheart. The minutes were unanimously approved.

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## **Review of Receipts/Expenditures**

The October financials presented by Donna Lawhorn.

Public Housing budgeted revenue is \$1,396,903. The actual YTD revenue is \$1,399,859. 50.1% has been received as a % of the budget. Public Housing budgeted expenses are \$1,290,642. The actual YTD expenses are \$1,238,397. 96% has been expensed as a % of the budget.

HCVP Operations (Admin Fees) budgeted revenue is \$640,390. The actual YTD revenue is \$617,250. 48.2% has been received as a % of the budget. HCVP operations budgeted expenses are \$606,481. The actual YTD expenses are \$584,419. 96% has been expensed as a % of the budget.

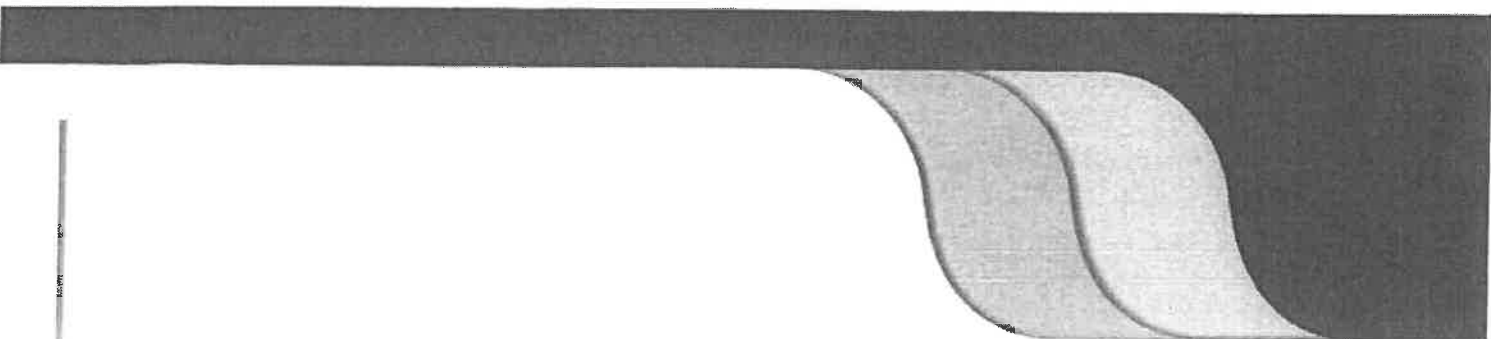
HCV HAP budgeted revenue is \$5,352,436. The actual YTD revenue is \$4,803,337. 44.9% has been received as a % of the budget. HCVP HAP budgeted expenses are \$5,362,137. The actual YTD expenses are \$4,544,458. 85% has been expensed as a % of the budget.

Village Greene budgeted revenue is \$84,936. The actual YTD revenue is \$116,263. 68.4% has been received as % of the budget. Village Greene budgeted expenses are \$52,712. The actual YTD expenses are \$59,894. 114% has been expensed as a % of the budget.

Sensible Shelter budgeted revenue is \$48,275. The actual YTD revenue is \$50,341. 52.1% has been received as a % of the budget. Sensible Shelter budgeted expenses are \$39,074. The actual YTD expenses are \$32,011. 82% has been expensed as a % of the budget.

Discretionary budgeted revenue is \$123,219. The actual YTD revenue is \$151,792. 61.6.3% has been received as a % of the budget. Discretionary budgeted expenses are \$47,862. The actual YTD expenses are \$35,277. 74% has been expensed as a % of the budget.

COCC budgeted revenue is \$824,321. The actual YTD revenue is \$630,590. 38.2% has been received as a % of the budget. COCC budgeted expenses are \$864,463. The actual YTD expenses are \$851,593. 99% has been expensed as a % of the budget.



Donna Lawhorn provided the Board with the Preliminary FY2027 Budget to review before the December board meeting. She told the Board if they had questions, they should contact her individually and not in a reply all. She would clarify any questions they may have regarding the budget, prior to the December meeting. This would expediate the FY2027 Budget being approved as required at the December board meeting.

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#### **Department Reports**

Brenda reported that 156 applications were received in the month of October.

23 applicant files were sent to the Section 8 Department to be briefed. 13 Section 8 vouchers expired and was not used by the applicants.

There were 904 applicants on the Section 8 wait list. Columbus Place has 13 applicants on their wait list. There were 824 applicants on the Public Housing wait list and 75 on the Village Greene wait list.

There were 17 vacancies in Public Housing in the month of October. Yellow Springs Village Greene and Wise Manor were fully leased. Quail Run had 1 vacancy.

Accounts receivable for Public Housing decreased to 5% for the month of September. Yellow Springs Village Greene decreased to 17%. Quail Run increased to 3%. Wise Manor increased to 4%.

As of October 1<sup>st</sup>, Section 8 had 1210 units under lease. As of October 31<sup>st</sup> Public Housing had 340 units under lease.

The Maintenance Department completed 279 work orders in the month of October. This equated to labor hours of 736.12.

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### **Directors Report**

The Director's report was reviewed by the Board. There were no comments.

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### **Old Business**

Brenda stated there were no updates on the litigation cases at this time. She stated the Audit conducted by the State is still in progress.

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### **New Business**

#### **Resolution to discuss the approval of project basing 5 vouchers to Home Inc., Yellow Springs**

Home Inc. submitted a request that GMHA project base 5 vouchers to their Cascades Phase II development. This would be for 4 one-bedroom vouchers and 1 two-bedroom vouchers. Brenda stated there is definitely a need for additional housing in Yellow Springs. The Board had a brief discussion on the topic. **Penny Madry Johnson introduced Resolution No, 1506** be it resolved that the Greene Metropolitan Housing Authority Board approves project basing 5 vouchers for affordable rental housing located in Yellow Springs, OH. Pam Gayheart moved the adoption of the resolution, seconded by Stacy Leggett. Roll Call Vote: Ayes: Hadley, McCauley, Johnson, Gayheart, and Leggett. Nays: None.

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Nancy Hadley made the motion to adjourn the meeting. It was seconded by Stacy Leggett.

**The Meeting adjourned at 5:10 p.m.**

