

GREENE METROPOLITAN HOUSING AUTHORITY BOARD
MEETING 756
HELD December 16, 2025

In Attendance:

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

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

Absent: None

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.

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.

Review of Receipts/Expenditures

HCVP HAP budgeted expenses are \$7,149,516. The actual YTD expenses The November financials were presented by Donna Lawhorn.

Public Housing budgeted revenue is \$1,596,460. The actual YTD revenue is \$1,607,414. 50.3% has been received as a % of the budget. Public Housing budgeted expenses are \$1,475,020. The actual YTD expenses are \$1,457,518. 99% has been expensed as a % of the budget.

HCVP Operations (Admin Fees) budgeted revenue is \$731,874. The actual YTD revenue is \$693,451. 47.4% has been received as a % of the budget. HCVP operations budgeted expenses are \$693,121. The actual YTD expenses are \$674,896. 97% has been expensed as a % of the budget.

HCV HAP budgeted revenue is \$7,136,581. The actual YTD revenue is \$6,409,077. 44.9% has been received as a % of are \$6,161,368. 86% has been expensed as a % of the budget.

Village Greene budgeted revenue is \$97,069. The actual YTD revenue is \$132,235. 68.1% has been received as % of the budget. Village Greene budgeted expenses are \$60,242. The actual YTD expenses are \$77,219. 128% has been expensed as a % of the budget.

Sensible Shelter budgeted revenue is \$55,171. The actual YTD revenue is \$57,641. 52.2% has been received as a % of the budget. Sensible Shelter budgeted expenses are \$44,655. The actual YTD expenses are \$36,706. 82% has been expensed as a % of the budget.

Discretionary budgeted revenue is \$141,821. The actual YTD revenue is \$169,972. 60.4% has been received as a % of the budget. Discretionary budgeted expenses are \$54,700. The actual YTD expenses are \$37,791. 69% has been expensed as a % of the budget.

COCC budgeted revenue is \$942,061. The actual YTD revenue is \$758,494. 40.3% has been received as a % of the budget. COCC budgeted expenses are \$987,958. The actual YTD expenses are \$951,806. 96% has been expensed as a % of the budget.

Department Reports

Brenda reported that 117 applications were received in the month of November.

0 applicant files were sent to the Section 8 Department to be briefed. 4 Section 8 vouchers expired and was not used by the applicants.

There were 1191 applicants on the Section 8 wait list. Columbus Place has 13 applicants on their wait list. There were 1048 applicants on the Public Housing wait list and 94 on the Village Greene wait list.

There were 18 vacancies in Public Housing in the month of November. Yellow Springs Village Greene, Wise Manor, and Quail Run were fully leased. Accounts receivable for Public Housing increased to 7% for the month of November. Yellow Springs Village Greene remained at 17%. Quail Run increased to 7%. Wise Manor increased to 16%.

As of November 1st, Section 8 had 1215 units under lease. As of November 30st, Public Housing had 341 units under lease.

The Maintenance Department completed 285 work orders in the month of November. This equated to labor hours of 754.36.

Directors Report/ Operational Updates

The Director's report/Operational Updates were reviewed by the Board. There were no comments.



Old Business

None

New Business

Resolution needed to approve GMHA's Cost of Living Increase

Donna Lawhorn presented her proposal for GMHA's cost of living to be effective January 1, 2026. She stated she had completed an analysis. GMHA's new budget can support up to a 3.5% increase. There was a short discussion among the Board members. Donna stated we need to remain competitive in the market place. There was a short discussion among the board members.

Marilyn McCauley introduced Resolution No, 1507 be it resolved that the Greene Metropolitan Housing Authority Board approves GMHA's 2026 cost of living raise at 3.5%. GMHA's Pam Gayheart moved the adoption of the resolution, seconded by Stacy Leggett. Roll Call Vote: Ayes: Hadley, McCauley, Johnson, Gayheart, and Leggett. Nays: None.

Resolution to approve GMHA's Agency Plan 2026-2027

Brenda had previously sent all of GMHA's Agency Plan for 2026 updates and changes prior to the meeting for the board to review. Brenda asked the Board if they had any questions regarding the Plan. There were none.

Stacy Leggett introduced Resolution No, 1508 be it resolved that the Greene Metropolitan Housing Authority Board approves GMHA's 2026 Agency Plan. Penny Madry Johnson moved the adoption of the resolution, seconded by Pam Gayheart. Roll Call Vote: Ayes: Hadley, McCauley, Johnson, Gayheart, and Leggett. Nays: None.

Resolution to approve Public Housing, Section 8 Housing Choice Voucher Program, and all other business segment FY2027 Budgets

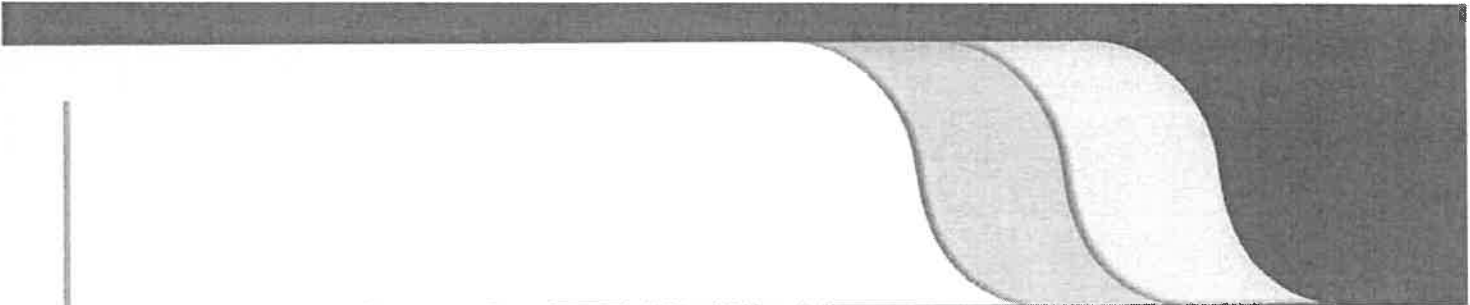
Donna Lawhorn previously provided the Board with the Preliminary FY2027 Budget to review. At that time, she told the Board if they had questions, they should contact her individually and not in a reply all. She would clarify any questions they may have regarding the budget, prior to the December meeting. All questions were explained satisfactorily. Donna presented the final FY2027 budget for all business segment budgets for GMHA to the Board

Marilyn McCauley introduced Resolution No, 1509, be it resolved that the Greene Metropolitan Housing Authority Board approves GMHA's FY2027 Budget for Public Housing, Section 8 Housing Choice Voucher and all other business segments. Stacy Leggett moved the adoption of the resolution, seconded by Penny Madry Johnson. Roll Call Vote: Ayes: Hadley, McCauley, Johnson, Gayheart, and Leggett. Nays: None

Brenda asked the Board if they would be willing to close the office on December 26th 2025. All of the County offices, that we deal with will be closed on the 26th also. Brenda also said it would be a great perk for the employees. The Board agreed,

Pam Gayheart introduced Resolution No, 1510, be it resolved that the Greene Metropolitan Housing Authority Board approves closing GMHA's office on December 26th for the holiday. Stacy Leggett moved the adoption of the resolution, seconded by Penny Madry Johnson. Roll Call Vote: Ayes: Hadley, McCauley, Johnson, Gayheart, and Leggett. Nays: None

Nancy Hadley requested a motion to adjourn the regular board meeting and go into Executive Session. Marilyn McCauley moved to adjourn the regular Board Meeting and go into Executive Session. It was seconded by Stacy Leggett.



Executive Session- Personnel issues

Nancy Hadley requested a motion to go back into the regular board meeting. It was seconded by Marilyn McCauley.

Nancy Hadley requested a motion to adjourn the meeting. It was seconded by Penny Madry Johnson.

The Meeting adjourned at 5:45 p.m.

Nancy Hadley
GMHA Board Chair

Next Meeting

January 20,2026 at 4:30 p.m. Location: GMHA's Office