

**GREENE METROPOLITAN HOUSING AUTHORITY BOARD
MEETING 745
HELD FEBRUARY 18, 2025**

In Attendance:

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

Others Present: Brenda Smallwood, Jennifer Marietta, Cheryl Porter, Mary Jo Beatty, Nicole Roberston, Danita Blessing, Robert Bond, Joe Stacy, and Jennifer Warner

Absent: None

Public Comments

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

None.

Review/Approval Minutes

The Board reviewed the January 21, 2025 minutes. There were no corrections or comments. Marilyn McCauley moved the approval of the January 21, 2025 minutes. It was seconded by Pam Gayheart. The minutes were unanimously approved.


Review of Receipts/Expenditures

The January financials presented by Casey Van Patton.

Public Housing budgeted revenue is \$1,727,389. The actual YTD revenue is \$1,723,666. 83.2 % has been received as a % of the budget. Public Housing budgeted expenses are \$1,696,257. The actual YTD expenses are \$1,840,994. 109% has been expensed as a % of the budget.

HCVP Operations (Admin Fees) budgeted revenue is \$994,014. The actual YTD revenue is \$912,090. 76.5% has been received as a % of the budget. HCVP operations budgeted expenses are \$899,215. The actual YTD expenses are \$676,770. 75% has been expensed as a % of the budget.

HCV HAP budgeted revenue is \$8,119,614. The actual YTD revenue is \$8,247,895. 84.6% has been received as a % of the budget. HCV HAP budgeted expenses are \$8,116,691. The actual YTD expenses are \$7,951,828. 98% has been expensed as a % of the budget.



Village Greene budgeted revenue is \$135,729. The actual YTD revenue is \$109,145. 67% as been received as % of the budget. Village Greene budgeted expenses are \$77,335. The actual YTD expenses are \$106,000. 137% has been expensed as a % of the budget.

Sensible Shelter budgeted revenue is \$67,216. The actual YTD revenue is \$70,180. 87% has been received as a % of the budget. Sensible Shelter budgeted expenses are \$23,818. The actual YTD expenses are \$65,496. 275% has been expensed as a % of the budget.

Discretionary budgeted revenue is \$162,902. The actual YTD revenue is \$172,732. 88.4% has been received as a % of the budget. Discretionary budgeted expenses are \$76,754. The actual YTD expenses are \$103,928. 135% has been expensed as a % of the budget.

COCC budgeted revenue is \$975,740. The actual YTD revenue is \$973,828. 83.2% has been received as a % of the budget. COCC budgeted expenses are \$1,203,303. The actual YTD expenses are \$1,026,003. 55 % has been expensed as a % of the budget.

Casey continues to state the agency continues to look healthy. The board had no questions.

Department Reports

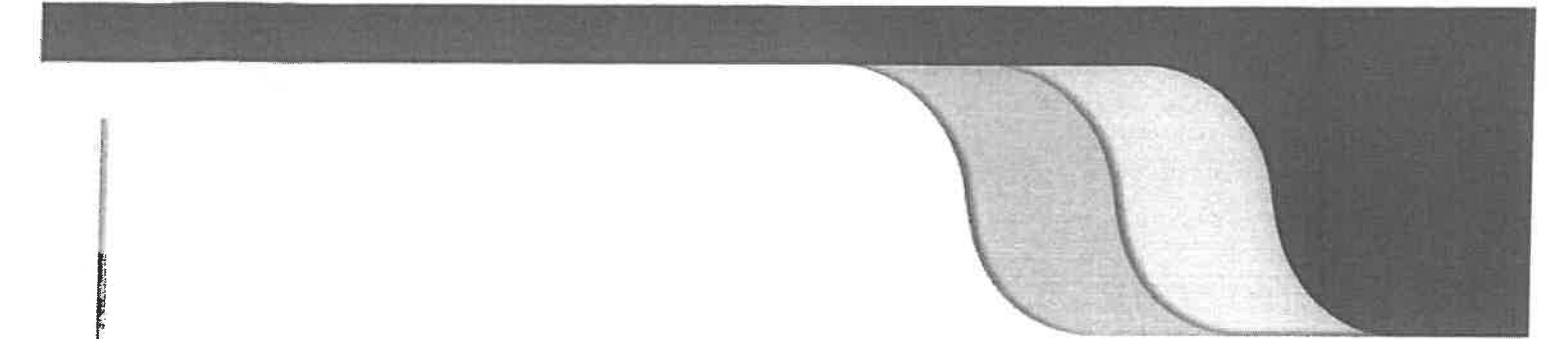
Brenda reported that 118 applications were received in the month of January.

No applicant files were sent to the Section 8 Department to be briefed. 1 Section 8 voucher expired and were not used by the applicant.

There were 1469 applicants on the Section 8 wait list. Columbus Place had 13 applications on their wait list. There were 1219 applicants on the Public Housing wait list and 129 on the Village Greene wait list.

There were 17 vacancies in Public Housing in the month of January. Yellow Springs Village Greene, Wise Manor, and Quail Run were fully leased.

Accounts receivable for Public Housing decreased to 5% for the month of January. Yellow Springs Village Greene decreased to 0%. Quail Run decreased to 5%. Wise Manor decrease to 0%.



As of February 1st, Section 8 had 1264 units under lease. As of January 31st, Public Housing had 342 units under lease.

The Section 8 Department collected \$4,587.02 in fraud monies during the month of January.

The Section 8 Managers completed 205 Annual Recertification, Move Ins, and Interims in the month of October.

The Section 8 Contract Inspector's passed 86 inspections and failed 43 inspections. There were 9 clients that went off the program and 5 clients were terminated by GMHA for voucher violations.

No vouchers were issued in the month of January.

The Maintenance Department completed 269 work orders in the month of January. This equated to labor hours of 710.50.

Directors Report

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

Old Business

Related Affordable Discussion

Jennifer Marietta, GHMA legal counsel, explained to the board there were items regarding the Kinsey Greene Project that needed to be clarified before we move forward. She stated she wants to make sure all aspects of the project have been reviewed thoroughly. The board will be updated as needed.



New Business

Wise Manor- Rent increase- Resolution needed

The Public Housing Department would like to request a \$25.00 increase to the Wise Manor rent. The last increase went into effect was January 2024. The current rent at Wise Manor is \$725.00. The Department would like to increase the rent to \$750.00. These are two story townhouses with a washer dryer hookup and central air. All appliances are included in the rent. There are a total of 8 townhouses.

This rent is still below Market Rate for a 2-bedroom townhouse in the area with comparable amenities. This rent would go into effect April 1, 2025.

Nancy Hadley introduced Resolution 1493, Be it resolved the Greene Metropolitan Board approves increasing Wise Manor rents from \$725 to \$750 effective 04/01/2025. Stacy Leggett moved the adoption of the resolution, seconded by Pam Gayheart. Roll Call Vote: Ayes: Hadley, Leggett, Gayheart, and McCauley. Nays: None.

Nancy Hadley asked for a motion to adjourn the regular business meeting and go into Executive Session to discuss litigation/hiring/firing. Stacy Leggett moved to adjourn and go into Executive Session. It was seconded by Marilyn McCauley. Roll Call Vote: Ayes: Hadley, Leggett, Gayheart, and McCauley. Nays: None.

Executive Session

Regular Business Meeting

Nancy Hadley requested a motion to go back into regular session. Marilyn McCauley moved to go back into regular session. It was seconded Pam Gayheart. Roll Call Vote: Ayes: Hadley, Leggett, Gayheart, and McCauley. Nays: None.

Meeting Adjournment

The meeting adjourned at 5:45 p.m.



Nancy Hadley
GMHA Board Chair

Next Meeting
March 18, 2025 at 4:30 p.m.
Location: GMHA's Office

