

**GREENE METROPOLITAN HOUSING AUTHORITY BOARD  
MEETING 747  
HELD MARCH 18, 2025**

**In Attendance:**

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

Others Present: Brenda Smallwood, Jennifer Marietta, Danita Blessing, and 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.

None.

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**Review/Approval Minutes**

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

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**Review of Receipts/Expenditures**

The February financials presented by Casey Van Patton.

Public Housing budgeted revenue is \$1,900,128. The actual YTD revenue is \$1,920,794. 92.7% has been received as a % of the budget. Public Housing budgeted expenses are \$1,865,882. The actual YTD expenses are \$2,016,695. 108% has been expensed as a % of the budget.

HCVP Operations (Admin Fees) budgeted revenue is \$1,093,416. The actual YTD revenue is \$1,000,463. 83.9% has been received as a % of the budget. HCVP operations budgeted expenses are \$989,137. The actual YTD expenses are \$746,340. 75% has been expensed as a % of the budget.

HCV HAP budgeted revenue is \$8,931,576. The actual YTD revenue is \$9,049,327. 92% has been received as a % of the budget. HCV HAP budgeted expenses are \$8,928,360. The actual YTD expenses are \$8,724,519. 98% has been expensed as a % of the budget.

Village Greene budgeted revenue is \$149,302. The actual YTD revenue is \$131,842. 80.9% as been received as % of the budget. Village Greene budgeted expenses are \$85,068. The actual YTD expenses are \$119,929. 141% has been expensed as a % of the budget.

Sensible Shelter budgeted revenue is \$73,937. The actual YTD revenue is \$77,228. 95.7% has been received as a % of the budget. Sensible Shelter budgeted expenses are \$26,199. The actual YTD expenses are \$69,913. 267% has been expensed as a % of the budget.

Discretionary budgeted revenue is \$179,192. The actual YTD revenue is \$190,012. 97.2% has been received as a % of the budget. Discretionary budgeted expenses are \$84,430. 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 \$110,784. 131% has been expensed as a % of the budget.

The board had no questions.

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### Department Reports

Brenda reported that 106 applications were received in the month of February.

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

There were 1454 applicants on the Section 8 wait list. Columbus Place has 18 applicants on their wait list. There were 1215 applicants on the Public Housing wait list and 126 on the Village Greene wait list.

There were 21 vacancies in Public Housing in the month of February. Yellow Springs Village Greene and Quail Run were fully leased. Wise Manor 1 vacancy.

Accounts receivable for Public Housing decreased to 7% for the month of February. Yellow Springs Village Greene remained at 0%. Quail Run decreased to 0%. Wise Manor remained at 0%.

As of March 1<sup>st</sup>, Section 8 had 1251 units under lease. As of February 28<sup>th</sup> Public Housing had 340 units under lease.

The Section 8 Department collected \$4,473.07 in fraud monies during the month of February.

The Section 8 Managers completed 203 Annual Recertification, Move Ins, and Interims in the month of February.

The Section 8 Contract Inspector's passed 111 inspections and failed 53 inspections. There were 6 clients that went off the program and 4 clients were terminated by GMHA for voucher violations.

No vouchers were issued in the month of February.

The Maintenance Department completed 269 work orders in the month of February. This equated to labor hours of 683.33.

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#### **Directors Report**

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

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#### **Old Business**

None

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#### **New Business**

##### **Resolution to Write Off of Vacated Accounts for Public Housing 10/01/2024-03/31/2025**

The Board reviewed the vacated account write-offs for the three AMPS. AMP 181= \$6,991.67, AMP 182 = \$10,747.61, and AMP 183= \$23,540.73, totaling = \$41,280.01. Stacy Leggett introduced Resolution No. 1494, Be it resolved that the Greene Metropolitan Housing Authority's Board approves the write off Public Housing Vacated accounts totaling \$41,280.01. Marilyn McCauley moved the adoption of the resolution, seconded by Pam Gayheart. Ayes: Hadley, Leggett, Gayheart, McCauley. Nays: None.

##### **Resolution to Write Off of Vacated Accounts for YSVG 10/01/2024-/3/31/2024**

The Board reviewed the vacated account write-offs for YSVG. Marilyn McCauley introduced **Resolution 1495**, Be it resolved the Greene Metropolitan approves the vacated account write-offs for Yellow Springs Village Greene totaling \$4,403.02. Stacy Leggett moved the adoption of the resolution, seconded by Pam Gayheart. Roll Call Vote: Ayes: Hadley, Leggett, Gayheart, and McCauley. Nays: None.

#### **Resolution to Write off Vacated Accounts for Wise Manor Accounts**

The Board reviewed the vacated account write-offs for Wise Manor. Pam Gayheart introduced **Resolution 1496**, Be it resolved the Greene Metropolitan Board approves the vacated account write-offs for Wise Manor totaling \$2,059.89. Pam Gayhart moved the adoption of the resolution, seconded by Stacy Leggett. Roll Call Vote: Ayes: Hadley, Leggett, Gayhart, 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. Marilyn McCauley moved to adjourn and go into Executive Session. It was seconded by Stacy Leggett. Roll Call Vote: Ayes: Hadley, Leggett, Gayheart, and McCauley. Nays: None.

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#### **Executive Session**

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#### **Regular Business Meeting**

Nancy Hadley requested a motion to go back into regular session. Stacy Leggett 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 5:30 p.m.



**Nancy Hadley**  
**GMHA Board Chair**

**Next Meeting**  
**April 15, 2025 at 4:30 p.m.**  
**Location: GMHA's Office**

