



GREENE METROPOLITAN HOUSING AUTHORITY BOARD
MEETING 748
HELD APRIL 15, 2025

In Attendance:

Present: Nancy Hadley, Marilyn McCauley, and Stacy Leggett

Others Present: Brenda Smallwood, Cherly Porter, Danita Blessing, Donna Lawhorn, Joyce Huddleson, Nicole Robertson, Zach Hill and Jennifer Marietta

Absent: Pam Gayheart

Public Comments

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

Zach Hill stated he was just there to get information about our housing programs. He was interested in purchasing units and listing them on the program. Brenda said she would be glad to speak with him after the meeting.

Review/Approval Minutes

The Board reviewed the April 15, 2025, minutes. There were no corrections or comments. Stacy Leggett moved the approval of the April 15, 2025, minutes. It was seconded by Marilyn McCauley. The minutes were unanimously approved.

Review of Receipts/Expenditures

The March financials presented by Angelica Perz.

Public Housing budgeted revenue is \$2,072,087. The actual YTD revenue is \$2,103,446. 100% has been received as a % of the budget. Public Housing budgeted expenses are \$2,035,508. The actual YTD expenses are \$2,281,952. 111.5% has been expensed as a % of the budget.

HCVP Operations (Admin Fees) budgeted revenue is \$1,192,817. The actual YTD revenue is \$1,192,078. 99.9% has been received as a % of the budget. HCVP operations budgeted expenses are \$1,079,058. The actual YTD expenses are \$825,169. 77% has been expensed as a % of the budget.

HCV HAP budgeted revenue is \$9,743,537. The actual YTD revenue is \$9,835,067. 100% has been received as a % of the budget. HCV HAP budgeted expenses are \$9,740,037. The actual YTD expenses are \$9,474,388. 97% has been expensed as a % of the budget.

Village Greene budgeted revenue is \$162,875. The actual YTD revenue is \$145,079. 89.1% as been received as % of the budget. Village Greene budgeted expenses are \$92,802. The actual YTD expenses are \$138,796. 150% has been expensed as a % of the budget.

Sensible Shelter budgeted revenue is \$80,659. The actual YTD revenue is \$85,964. 106.6% has been received as a % of the budget. Sensible Shelter budgeted expenses are \$28,581. The actual YTD expenses are \$80,603. 282% has been expensed as a % of the budget.

Discretionary budgeted revenue is \$179,192. The actual YTD revenue is \$190,012. 106.0% has been received as a % of the budget. Discretionary budgeted expenses are \$84,430. The actual YTD expenses are \$110,784. 131% has been expensed as a % of the budget.

COCC budgeted revenue is \$1,170,888. The actual YTD revenue is \$983,940. 84% has been received as a % of the budget. COCC budgeted expenses are \$1,443,963. The actual YTD expenses are \$1,236,395. 55% has been expensed as a % of the budget.

The board had no questions.

Department Reports

Brenda reported that 105 applications were received in the month of March.

20 applicant files were sent to the Section 8 Department to be briefed. 1 Section 8 voucher expired and was not used by the applicant.

There were 1589 applicants on the Section 8 wait list. Columbus Place has 18 applicants on their wait list. There were 1358 applicants on the Public Housing wait list and 143 on the Village Greene wait list.

There were 18 vacancies in Public Housing in the month of March. Yellow Springs Village Greene and Quail Run were fully leased. Wise Manor had 2 vacancies.

Accounts receivable for Public Housing decreased to .001% for the month of March. Yellow Springs Village Greene remained at 0%. Quail Run increased to 2%. Wise Manor remained at 0%.

As of April 1st, Section 8 had 1243 units under lease. As of February 28th Public Housing had 343 units under lease.

The Section 8 Department collected \$10,527.03 in fraud monies during the month of March.

The Section 8 Managers completed 192 Annual Recertification, Move Ins, and Interims in the month of March.

The Section 8 Contract Inspector's passed 126 inspections and failed 75 inspections. There were 13 clients that went off the program and 11 clients were terminated by GMHA for voucher violations.

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

Directors Report

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

Old Business

None

New Business

CD Investment

Brenda stated the Accounting Department had researched which financial institution had the best rate for the money that was transferred from WPCU's CD. It was determined that Key Bank had a 1 year rate of 3% for a Certificate of Deposit. This was the best rate that was found.

Stacy Leggett introduced **Resolution 1497**, Be it resolved the Greene Metropolitan Housing Authority Board approves investing money withdrawn from WPCU be put into a 1 year Certificate of Deposit with Key Bank at 3% rate. Marilyn McCauley, moved the adoption of the resolution, seconded by Stacy Leggett. Roll Call Vote: Hadley, Leggett, 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 Stacy Leggett. Roll Call Vote: Ayes: Hadley, Leggett, and McCauley. Nays: None.

Meeting Adjournment

The meeting adjourned at 5:30 p.m.

Nancy Hadley

GMHA Board Chair

Next Meeting

May 20, 2025 at 4:30 p.m. Location: GMHA's Office