

GREENE METROPOLITAN HOUSING AUTHORITY BOARD
MEETING 759
HELD February 17, 2026

In Attendance:

Present: Nancy Hadley, Marilyn McCauley, Stacey Leggett and Penny Madry Johnson.

Others Present: Donna Lawhorn, Jennifer Warner, Joe Stacy, 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.

Review/Approval Minutes

The Board reviewed January 20, 2026, minutes. There were no corrections or comments. Stacey Leggett moved the approval of January 20, 2026, minutes. It was seconded by Marilyn McCauley. The minutes were unanimously approved.

Review of Receipts/Expenditures for January 2026

HCVP HAP budgeted expenses are \$8,936,895. The actual YTD expenses The January financials were presented by Donna Lawhorn.

Public Housing budgeted revenue is \$1,995,575 The actual YTD revenue is \$2,021,062. 84.4% has been received as a percentage of the budget. Public Housing budgeted expenses are \$1,843,775. The actual YTD expenses are \$1,798,621, 98% has been expensed as a percentage of the budget.

HCVP Operations (Admin Fees) budgeted revenue is \$914,842. The actual YTD revenue is \$942,440, 85.8% has been received as a percentage of the budget. HCVP operations budgeted expenses are \$866,401. The actual YTD expenses are \$856,363. 99% has been expensed as a percentage of the budget.

HCV HAP budgeted revenue is \$8,920,727. The actual YTD revenue is \$7,989,654. 74.6% has been received as a percentage of the budget. HCV HAP budgeted expenses are \$8,936,895. The actual YTD expenses are \$7,789,858. 87% has been expensed as a percentage of the budget.

Village Greene budgeted revenue is \$121,337. The actual YTD revenue is \$166,437. 114.3% has been received as percentage of the budget. Village Greene budgeted expenses are \$75,302. The actual YTD expenses are \$93,894 125% has been expensed as a percentage of the budget.

Sensible Shelter budgeted revenue is \$68,964. The actual YTD revenue is \$71,469. 86.4% has been received as a percentage of the budget. Sensible Shelter budgeted expenses are \$55,819. The actual YTD expenses are \$41,687. 75% has been expensed as a percentage of the budget.

Discretionary budgeted revenue is \$176,027. The actual YTD revenue is \$202,882. 96% has been received as a percentage of the budget. Discretionary budgeted expenses are \$68,375. The actual YTD expenses are \$43,943 and 64% has been expensed as a percentage of the budget.

COCC budgeted revenue is \$1,177,601. The actual YTD revenue is \$938,541 66.4% has been received as a percentage of the budget. COCC budgeted expenses are \$1,234,947. The actual YTD expenses are \$1,166,101. 94% has been expensed as a percentage of the budget.

Department Reports

Donna reported that 129 applications were received in the month of January.

30 applicant files were sent to the Section 8 Department to be briefed. 9 Section 8 vouchers expired and were not used by the applicants.

There were 1313 applicants on the Section 8 wait list. Columbus Place has 13 applicants on their wait list. There were 1153 applicants on the Public Housing wait list and 95 on the Village Greene wait list.

There were 20 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 7% for the month of January. Yellow Springs Village Greene increased to 31%. Quail Run increased to 11%. Wise Manor decreased to 2%.

As of December, Section 8 had 1212 units under lease. As of January 31st,

Public Housing had 344 units under lease.

The Maintenance Department completed 282 work orders in the month of January. This is equated to labor hours of 649.15.

Directors Report/ Operational Updates

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

Old Business

None

New Business

Paymentus should be up and running April 1st. Renee Reed/Mary Jo Beatty are working on it.

Interim Executive Director to visit Friday, February 20th at 1:00 PM.

Executive Session- Hiring, termination and/or discipline of a Public employee/Litigation
/Personnel issues Requested by Nancy Hadley, seconded by Penny Madry Johnson.

Stacey Leggett requested a motion to adjourn board meeting. It was seconded by Marilyn
McCauley. Roll Call Vote: All Ayes

The Meeting adjourned at 5:24 p.m.

Nancy Hadley
GMHA Board Chair

Next Meeting
April 21, 2026, at 4:30 p.m. Location: GMHA's Office