

**Darke County Metropolitan Housing Authority
Board Meeting Minutes
1469 Sweitzer St., Greenville, OH 45311
April 22, 2026, 2:00 p.m.**

Members Present:

Brian Wagner
Rachel Neal
Jeff Whitaker
Amy Erisman

Staff Present:

Megan Campbell

Roll Call - Meeting to order at 2:04 p.m. Quorum Established with Majority of members present.

Approval of Previous Minutes -Minutes from the Board Meeting that took place on January 13, 2026 were reviewed. Megan made note that documentation provided shows that Amy Eirsman's appointment did not lapse at any time as previously stated in submitted meeting minutes. Members expressed unanimous consensus that Amy would remain in her role as Chair of the DCMHA board and this appointment would be reviewed in one year from established appointment (September of 2026). Jeff made motion. Rachel seconded the motion. Minutes & confirmation of Chair appointment approved.

Bills and Communications -Fiscal reports that were previously emailed to all board members for December 2025 through February 2026 received no Board comment.

Report of the Director -Megan reported findings from the 2026 Point In Time (PIT) Count study for our PHA's assigned areas in Darke County. This year yielded the highest count totals of 14 males and 6 Females. Greenville City Police Department assisted in providing an officer for the PIT Count study. Megan expressed gratitude for their support and contribution in providing an office to accompany her and staff completing the PIT Count study. Discussion took place on the PIT Count not showing a true and accurate picture of the state of Homelessness in our County or in our State & Nation, especially due to it being held during the coldest time in Winter. Rachel Neal suggested an idea for communities to hold independent PIT Count Studies in the summer in order to gain an alternative perspective on those numbers. Megan just returned from a 2-day conference with COHHIO and shared important findings and statistics. The book, "There is No Place for Us" by investigative journalist, Brian Goldstone, was recommended as being worth the read for all members in order to gain a deeper and more impactful understanding of the crippling affects of homelessness on the working class in America. Additional facts on the current affordable housing crisis in Ohio were also shared, as well as comparison of the HUD and Department of Education definitions of Homelessness and the barriers the people in our community and in our State & Country experience when attempting to utilize critical funding such as Rapid Rehousing or Homeless Prevention funding due to direct discrepancies in definitions. Megan shared that Senator Michele Reynolds will be holding session in Ohio with purpose of reviewing current housing policy. Ohio is short roughly 260,000 homes at this time. Megan reported that DCMHA currently has 196 participants in the HCV (Section 8) program, and 13 VASH program participants. The "purge" of the wait list was completed in February and March; however, the wait list currently stands at 248 households, due to an increase in applicants. DCMHA remains on a voucher freeze currently; therefore, unable to release any new HCV vouchers. Discussion took place on ensuring applicants are given additional resources and transparency when applying to the program. Exciting updates to the Emergency Homeless Shelter were shared. The shelter's bathroom and security camera work was recently completed and porch renovation in partnership with the Matt Light Foundation is scheduled for June. Megan shared her vision for ensuring the Shelter is a place where individuals and families can stay safe, feel empowered to make critical changes that lead to long term housing security, and are met with wrap around services and long term support from staff and the community.

Report of Staff -None

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Old Business -Rachel Neal completed necessary steps to be added as a Check Signer for DCMHA. The Vacancy within the Vice Chair role was discussed. Amy made a motion to vote Jeff Whitaker in as Vice Chair. Brian seconded the motion. Motion carried unanimously. Members unanimously agreed to revisit this appointment April of 2027. Brian's current appointment as secretary was confirmed and will continue via unanimous agreement. Megan provided the group with a handout on "Lead the Way" training resources for all board members. Training is provided by HUD and can be self-paced. Group members unanimously agreed to investigate training opportunities independently.

In reference to the 2025 Annual and 2025 PHA 5-Year Plans: Megan provided record of the public comments received at the Public Hearing that took place on 3/26/2026. In reference to the comment of suggested change to the percent of voucher utilization, all members expressed agreement that the HUD standard of voucher utilization of 95% should remain; however, changes were made to Goal 6 as outlined in the PHA 5-Year plan to include additional oversight of expenditures, FY Budgets, and shortfall prevention, to remain in compliance with funding utilization. Amy made a motion to approve the revisions to the 5-Year Plan with all public comments being addressed and finalized. Brian seconded this motion. Motion carried unanimously. Megan reviewed the timeline for the 2025 Annual Plan Submission as well as submission of the 2025 5-Year Plan submission once signature on the 50077-SL was returned by ODD representative. No member objections. Megan will proceed with final submission of the 2025 Annual Plan after the meeting adjourns and then will submit the 2025 PHA-5-Year plan promptly after signature on the 50077-SL is obtained.

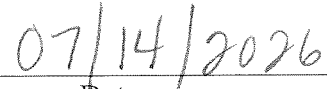
New Business – Updates to the DCMHA page on the MVCAP website were recently completed. Meeting Minutes will be added to website routinely once signed off and approved. Lawn Care for the 2026 season was voted on by board majority via electronic vote on 4/14/2026. The company elected was R&R. Amy signed off on contract with R&R and DCMHA. Megan will return signed copy to R&R on 4/23/26. Wind damage to two of the Darke DD properties were discussed. Estimates for Delaware and SugarMaple provided. Brian made motion to approve the estimate for the Delaware propriety. Rachel seconded the motion. Motion carried unanimously. Plan in place to have Megan facilitate obtaining two additional estimates for SugarMaple, as well as inquire with insurance on evaluating the best way to move forward. Group unanimously requested to have Megan follow up via email with all estimates once gathered so vote could be taken on the roof repairs at SugarMaple. 2025 SEMAP score has put the PHA in Troubled status. HUD Representative came on site for a confirmatory review. Troubled status confirmed and a brief summary of preliminary findings were discussed. Megan provided preliminary Corrective Action Planning and overview of steps being taken to correct areas of PHA compliance. HUD should be providing their official report of findings by 5/1/26. Megan also shared she needs to complete HUD training on Quality Housing Inspections. Board expressed support of Megan and her efforts to address any and all areas of compliance improvement. Members and staff discussed realistic timelines for ensuring PHA returns to Standard or Qualified PHA status, and Megan shared clear vision on ways this can be accomplished. Board and Staff discussed 2026 SEMAP submission and the annual plan submission. Timeline is as follows: 5/4/26 the Annual Plan will be available. Public Hearing notice will go out on 5/16/26 with the public hearing being scheduled to be held on 7/9/2026. Board meeting to approve the 2026 Annual Plan will take place on 7/14/26. Megan provided update that the first Resident Advisory Board meeting of this FY will take place on 4/29/26 at 10am. The board discussed minimum rents and HUD cap of minimum rent at \$50/unit. Current PHA minimum rent is set at \$35. The board discussed that they would table the decision for by-law review until they obtained further board education and training. Members expressed this as being a strategic decision to ensure they could provide a higher level of clarity when making recommendations for any future by-law changes.

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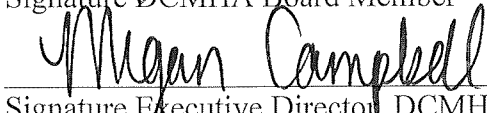
Adjournment -Jeff made a motion to adjourn. Brian seconded the motion. The meeting adjourned at 4:03 p.m.
Next meeting is July 14, 2026 at 2pm.



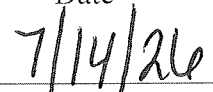
Signature DCMHA Board Member



Date



Signature Executive Director, DCMHA



Date