WORK SESSION OF THE GREENBELT CITY COUNCIL held Wednesday, May 7, 2025, to discuss the Budget Work Session – Green Ridge House

Mayor Jordan started the meeting at 7:30 p.m. The meeting was held in the Community Room of Green Ridge House, 22 Ridge Road, and virtually via Zoom.

PRESENT WERE:
Councilmembers Amy E. Knesel, Danielle P. McKinney, Jenni A. Pompi, Silke I. Pope, Rodney M. Roberts, Kristen L.K. Weaver; and Mayor Emmett V. Jordan.

STAFF PRESENT WERE:
Josué Salmerón, City Manager; Bertha Gaymon, City Treasurer; Christal Batey, CARES Assistant Director; Jamarie Spencer, Production Assistant; and Bonita Anderson, City Clerk.

OTHERS PRESENT WERE:
Kim Potts, Community Director; Patty Ramsburg, Assistant Community Director, Steve Seh, Community Realty Company; and various residents.

Accomplishments and Organizational Structure

Mr. Salmerón discussed the accomplishments, emphasizing the hard work of Green Ridge House Team. Ms. Gaymon clarified the organizational chart, noting that the community resource advocate reported to City Manager Salmerón. The program side of operations and the commitment to the city's vision and goals for the property were explained.

Renovations and Security Upgrades

Details were provided on the renovation of the management office and the installation of new security cameras to comply with county regulations. The installation of flooring in handicap-accessible units to improve accessibility for residents using wheelchairs was discussed. The purchase of a new key track machine and the replacement of windows as needed were mentioned. Progress on Wi-Fi cabling and the installation of new monitors for the security cameras were also discussed.

Budget and Financial Reports

The budget report provided by Ms. Gaymon was presented, noting that the city budget started on page 263 and went through 270. The financial report as of March 30 was highlighted, emphasizing the importance of transparency in financial information. Differences in rental revenue between the adopted budget and the estimated budget for fiscal year 2025 were discussed. The impact of residents' income on their contribution to rent and the fluctuation in projected rent rates were explained.

Revenue and Expense Analysis

The financial report was discussed, noting the trend of increasing debt from the non-affordable section. The delay in payment for the HUD service coordinator position and the efforts to contact local representatives for assistance were mentioned. The waiting list for vacancies and the process of reviewing and confirming names on the list were discussed. Interest income from investments and its fluctuation due to current economic conditions were talked about.

Operating Expenses and Contingency Plans

The trend of increasing miscellaneous administrative expenses and the causes behind it were questioned. The replacement of damaged property and the increase in service coordinator costs were explained. The projected increase in utility costs and the impact of COVID-19 on expenses were mentioned. The installation of payment software for online payments and the potential increase in management fees were discussed.

Service Coordinator Role and Resident Satisfaction

The responsibilities of the service coordinator, including linking residents with resources and managing energy assistance programs, were outlined. The importance of the service coordinator in maintaining resident satisfaction and conducting resident assessments was highlighted. The potential impact of federal funding cuts on the service coordinator program and the ongoing efforts to secure funding were mentioned. The resident satisfaction survey and the positive feedback received in the 2024 survey were discussed.

Demographic Shifts and Equity in Services

Questions about the demographic profile of residents and the need for better advertising of affordable senior housing options were raised. The shift in demographics towards a more diverse population and the challenges of maintaining a stable resident base were explained. The potential impact of federal funding cuts on Section 8 housing and the need for contingency plans were discussed. Using reserves to fill short-term gaps and exploring opportunities for incremental rent increases in the future were suggested.

Resident Concerns and Future Plans

Concerns about the number of turnovers and the reasons behind them were raised, emphasizing the need for transparency and representation. The efficiency of enterprise operations and the potential cost savings from direct employment of staff were discussed. The ongoing improvements to the property, including outdoor equipment and painting, to enhance resident satisfaction were highlighted. The commitment to providing high-quality affordable housing and the importance of resident engagement and feedback were emphasized.

The meeting ended at 8:28 p.m.

Respectfully submitted by,

Bonita Anderson
City Clerk