

Bloomington Housing Authority Board Meeting Minutes

May 27, 2025

I. Call to Order

- Chair Amerson called to order the regular meeting of the Bloomington Housing Authority Board of Commissioners at 8:30 a.m. on Tuesday, May 27, 2025, in person at the Lindsey A. Smith Community Center, located at 1002 N Summit St., Bloomington, IN 47404.

II. Roll Call

Commissioners

- Elaine Amerson, Chair
- Sherry Clay, Vice Chair
- Jerry Cravens, Commissioner
- Tracee Lutes, Commissioner
- ~~Nordia McNish, Commissioner~~
- Mary Morgan, Commissioner
- Susan Wanzer, Commissioner

Staff

- Nathan Ferreira, Executive Director
- Dhara Patel, Director of Finance
- ~~Daniel Harmon, HCV Director~~
- Ryan Stills, Director of Real Estate
- Rhonda Moore, Capital Assets Manager
- ~~Rukus Harris, Resident Service Coordinator~~
- Jessica Craig, Housing Stability Coordinator
- Christine Lovelace, Executive Assistant

Absent: Daniel Harmon, Rukus Harris, Nordia McNish

Guests: Stephanie LaFontaine, City of Bloomington

III. Approval of Minutes from the Last Meeting

- Commissioner Lutes moved to approve the April 2025 board meeting minutes, and Commissioner Clay seconded the motion. All were in favor, and none opposed. The motion was approved.

IV. Matters Arising from the Minutes

- None

V. Director's Report

- Executive Director Nathan Ferreira presented his Director's Report.
 - BHA is fully staffed. The final maintenance position has been filled.
 - A salary study is underway with the National Association of Housing and Redevelopment Officials.
 - 1400 applications have been submitted to the Housing Choice Voucher (HCV) team, which is a little slower than usual. The waitlist typically remains open until 2,000 applications are received. The reduction in applications may be due to news of potential cuts to funding.
 - Community Outreach
 - Kid night was a big success.
 - National night has not been confirmed yet. The Bloomington Police Department has another event going on that day, so they are not sure they can send an officer.
 - The HVC Two Year Tool: BHA has been issuing about 25 vouchers per month.
 - Area 10 Agency on Aging and The Rise got Project-Based Vouchers.
 - Commissioner Lutes asked how a housing complex requests project-based vouchers. She shared that a new complex across from the country club was interested in learning more. Nathan said that there are a couple of ways for complexes to request vouchers, but that the first step is to reach out to our HCV Manager.
 - The RAD waiting list remains closed due to very low vacancy rates. RAD is staying near 100% occupancy consistently.
 - The RAD II tax credit applications have been filed, and the inspection is complete. One item remains to be completed from the list given by the inspector.
 - The city needs to release the grading permit, which requires the bike pods to be installed.
 - The wires that were on the ground have been cleared for the most part.
- Director of Real Estate Development, Ryan Still presented the Development updates.
 - One homeowner closed this month in the Community Land Trust.
 - Two foundations are being finished this month, with two closings expected for next month.
 - The next unit will be listed as both a land trust and at market rate. This will allow someone below 120% Area Median Income to purchase the home as a land trust home or in the traditional way.
 - There are many bids for architecture and engineering on the quad-plex project. These will be available by the next Board meeting.
 - This is a pilot program for these types of condos.
 - There will be an addendum to the Home Owners Association to cover shared costs, etc.
 - This fits into our existing PUD.
 - \$250,000 of this project funding is from an ARPA award.
 - There will be community meetings to generate interest.
 - Chair Amerson requested that Ryan send this update to the Summit Hill Board members.
 - Architects have donated their time to develop ideas for the cottage project at 1020 W. Allen St.

- Housing Stability Coordinator Jessica Craig presented the Housing Stability Program updates.
 - Landlord Risk Mitigation Fund enrollment is open and has a couple of openings left.
 - Jessica will be focusing on compliance documentation for Emergency Housing Voucher clients.
 - The Eviction Prevention Program has had 12 applications since May 1st, and started making payments to assist households.
 - Requirements for program participation: Reside in the city limits and have an income at or below 80% of the Area Median Income.
- Nathan Ferreira presented the Resident Services updates.
 - National Night Out has not been confirmed.
 - The Commissioners would like to have several officers, specifically the ones who serve our communities, attend the event.
 - Commissioner Clay spoke with Sheriff Marte about having an officer at the Family Night Out. She felt confident he would send someone.
 - Commissioner Wanzer asked if we ever invite the City council members or other officials to these types of events.
 - Commissioner Clay
 - The grocery shuttle is doing very well.

VI. Financial Statements

- Finance Director Dhara Patel presented the Financial Statements for April 2025, which included revenue and expenditures for Bloomington RAD I (Reverend Butler and Walnut Woods), Bloomington RAD II (Crestmont), the Housing Choice Voucher Program (HCVP), and the Central Office Cost Center (COCC).
 - The Commissioners did not have any questions.
 - Dhara noted that her report would be late next month due to travels.
 - Waiting for the consultant to review the audit draft.

VII. Unfinished Business

- Capital Assets Manager Rhonda Moore presented the Assets Management Report, which included an update on the Chandler Early Learning Center, Kohr building, Solar panel projects, office renovations, camera installation, and internet.
 - The bike pod pre-bid meeting was last week. The final bid will come to the Board as soon as possible. This is for covered and uncovered racks and bike pods. Per-foot concrete costs will be included in the bid so that the neighborhoods' concrete needs can be addressed, if funds allow.
 - Commissioner Clay asked about the window for the resident who had his window broken during a medical emergency. Rhonda said that there was a delay in getting the correct windows.
 - Commissioner Clay also mentioned that a resident told her that a member of the maintenance crew had given a less-than-professional response when they had asked when the window would be installed. Commissioners and staff agreed that courtesy and

professionalism are integral to the service we offer residents. Nathan said he would look into the matter.

- Office renovations update: Much of the demolition is complete. This is a 4-month project. It has been loud.
- KHOR update: IU Health infilled parts of the site with dirt on which a foundation cannot be built. 200 truckloads of dirt were removed.
 - Chair Amerson would like to hold someone accountable and cost-share, since this was negligent on someone's part.
 - The city, as the buyer, was responsible for doing its due diligence. The city gave BHA the building to develop it for the good of the city.
 - The bad fill is under where the new wing will be built.
- Rhonda will get the official report from BCM, and this can be shared with the city.

VIII. New Business

- There was no new business brought forth this month.

IX. Reports of Committees

- There were no committee reports this month.

X. Resolutions

- None

XI. Other Business

- None

XII. Adjournment

- Vice Chair Clay moved to adjourn the meeting, and Commissioner Lutes seconded the motion. All were in favor, and none opposed. The motion was approved.
- The meeting adjourned at 9:01 a.m.

Respectfully submitted by: Christine Lovelace, Executive Assistant

Approved by: Nathan Ferreira