

# ***Bloomington Housing Authority Board Meeting Minutes***

**July 22, 2025**

## **I. Call to Order**

- Chair Amerson called to order the regular meeting of the Bloomington Housing Authority Board of Commissioners at 8:31 a.m. on Tuesday, July 22, 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
- Ryan Stills, Director of Real Estate
- Rhonda Moore, Capital Assets Manager
- Jessica Craig, Housing Stability Coordinator
- Christine Lovelace, Executive Assistant

Absent: none

Guests: Stephanie LaFontaine

## **III. Approval of Minutes from the Last Meeting**

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

## **IV. Matters Arising from the Minutes**

- No matters arose from the minutes.

## V. Director's Report

- Executive Director Nathan Ferreira presented his Director's Report.
  - The salary study is being wrapped up. Nathan and Christine are working on a plan to implement the salary adjustments over time.
  - The Commissioners Handbook is being updated.
    - Vice Chair Clay said NAHRO will be putting out a new Commissioner Handbook.
  - Employee Handbook updates are being made steadily. There has been a need for more changes than were originally anticipated.
  - Kudos were given to Ashley Spradley for completing the FSS Certification and for the birth of her son, and to Christine Lovelace for completing the SHRM-CP certification.
  - Outreach
    - The back-to-school celebration will be held next week at the Smith Center.
    - The police department will host their own National Night Out event at Switchyard Park in August, and BHA will host a table at the event.
    - WFIU interviewed Nathan about the opening and closing of the HCV waitlist in early July.
  - Housing Choice Vouchers
    - With changes at the federal level, numbers will shift for next year.
    - Nathan received an update from NAHRO.
      - The budget that came out of the House (which originally included a 40% cut to PHA administrative costs and fees) has now been reduced to 20% and will likely be reduced further once it goes through the Senate.
      - BHA is using an estimate of 10-12% cuts to administrative fees for budgeting purposes.
      - 69% of HCV holders are seniors and/or have a documented disability.
  - IHCD did their first post-RAD audit of BHA's files.
    - There were only a few findings, which Property Manager, Janice Price, is managing.
  - Illegal dumping in the neighborhoods is adding costs and work for maintenance.
    - Property Management is taking several steps to mitigate this issue, including security cameras and signage.
  - Housing Stability Programs
    - An intern from the IU School of Social Work will be starting in the fall.
      - Kayley Compton has a specific interest in housing stability.
  - The city's HAND budget for 2026 will include \$200,000 for the Landlord Mitigation Fund.
    - Coming Home funded the program for 2025.
    - There are no new claims in the program this month.
  - Resident Services
    - Rukus applied for a digital opportunity grant to support our tech literacy program.
      - The classes have been very well attended so far.
      - There is hope to expand the classes to Walnut Woods.
      - Residents typically make an appointment to come in for assistance with technology, etc.
    - Grocery shuttle is being used widely but not by many people in Walnut Woods.

## VI. Financial Statements

- Finance Director Dhara Patel presented the Financial Statements for June 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).
  - Commissioner McNish asked for clarification around the note about RAD in the COCC section of the report:
    - The developer fees were moved in 2024 to COCC. This year, the fees were moved to SHCDC, which reduced the COCC revenue line.
- The 2024 audit came back with no findings.
  - The Board expressed its gratitude for Dhara and everyone who worked on the audit.
  - The auditor can be present in September, if the Board has questions for them.
  - This audit was submitted later than usual, but the proper extensions were filed.
  - Audit solutions has completed BHA's audit for the past three years. BHA is opting to do a new RFP with a different auditing company for the coming year.
  - RAD audits were done by a separate company with specific experience in the complexities of RAD conversion.

## 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.
  - Comcast requires a commitment for service prior to running their wire. HoosierNet has agreed to run their wire. Rhonda hopes to have both services run simultaneously.
  - Crews are framing the top floors of the KOHR building.
  - Comcast has completed fixing the bad wiring.
  - Rhonda is working with the city on more solar projects for both RAD neighborhoods and the Early Learning Center.
  - The office renovations are on schedule. Crews are hanging drywall. There will be an elevator for accessibility.
  - CGR is working on three bike parking projects on Illinois St, Lindbergh St, and next to the Smith Center.
    - Commissioner McNish asked if there are plans for keeping people's bikes safe. BHA will have no control over this because the bike owners will use their own locks.
    - They will be doing some concrete work as well.
  - Vice Chair Clay brought up that 1220 W11th still has broken glass in the windows from the medical emergency.
    - Nathan will look into what is holding up the window replacement.
- Administrative Plan Updates
  - Preference points
    - Restricting domestic violence preference points to those in Monroe or the surrounding counties.

- Commissioner McNish brought up the needs of those experiencing domestic violence to get distance from their perpetrator, which makes out-of-region applicants more frequent and also in need of assistance.
    - HUD suggested putting the emergency housing voucher holders at the top of the waitlist once those vouchers are pulled permanently.
  - Denial periods
    - Some of these are HUD requirements and will not change.
    - The update proposes a three-year denial period, instead of a five-year period for family members who have been evicted from federally-assisted housing.
  - Changes to the Administrative Plan must go through the Board and the Resident Advisory Board in September.
- Jonathan Racek, the IU professor with whom BHA will partner to create drawings of the proposed cottage neighborhood, is currently selecting a student whom he will supervise on the project.
  - The student gets real-world experience.
  - John has a passion for helping Bloomington's vulnerable populations.

## VIII. New Business

- No new business was presented.

## IX. Reports of Committees

- There were no committee reports this month.

## X. Resolutions

- There were no resolutions presented.

## XI. Other Business

- No other business was presented.

## XII. Adjournment

- Commissioner McNish moved to adjourn the meeting, and Commissioner Wanzer seconded the motion. All were in favor, and none opposed. The motion was approved.
- The meeting adjourned at 9:13 a.m.

### **XIII. Executive Session**

- The Executive Session commenced at 9:19 am.
- The Board entered Executive Session for the purpose of conducting an interim evaluation of the Executive Director. No motions were made, and no formal decisions were taken during the session.
- The session adjourned at 9:36 am.

Respectfully submitted by: Christine Lovelace, Executive Assistant

Approved by Nathan Ferreira