

Bloomington Housing Authority Board Meeting Minutes

March 24, 2026

I. Call to Order

- Chair Clay called to order the regular meeting of the Bloomington Housing Authority Board of Commissioners at 8:35 a.m. on Tuesday, March 24, 2026, in person at the Lindsey A. Smith Community Center, located at 1002 N Summit St., Bloomington, IN 47404.

II. Roll Call

Commissioners

- Sherry Clay, Chair
- Jerry Cravens, Vice Chair
- Beverly Calender-Anderson, Commissioner
- Tracee Lutes, Commissioner
- Nordia McNish, Commissioner
- Mary Morgan, Commissioner

Staff

- Nathan Ferreira, Executive Director
- Ryan Still, Director of Real Estate
- Rhonda Moore, Capital Assets Manager
- Jessica Craig, Supportive Services Manager
- Christine Lovelace, Executive Assistant

Absent: Dhara Patel, Director of Finance; Susan Wanzer, Commissioner

Guests: None

III. Approval of Minutes from the Last Meeting

- Commissioner McNish moved to approve the February 2026 board meeting minutes, and Commissioner Calender-Anderson 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.

- Offers have been made for the two open Maintenance Tech positions. HR is interviewing Federal Work Study candidates for the Real Estate Development Internship and is also posting the Administrative Internship as a Federal Work Study opportunity.
- Nathan offered kudos to Shawntella Fries and George Snyder from the Housing Choice Voucher program. With HUD's order to cease issuing vouchers, Shawna proactively used her lighter schedule to request cross-training from George on unit inspections. Shawna's work ethic and curiosity, and George's enthusiasm for cross-training team members, are emblematic of the work culture of continuous improvement that makes our BHA team great.
- Outreach
 - Sherry Clay and Nathan Ferreira traveled to Washington, D.C. for NAHRO's Advocacy conference March 8th-11th.
 - Met with Senator Young and the Senior Policy Advisor for Representative Hutchins.
 - There will be a Kohr Community Flats tour on April 10th, 10:00-11:00 am that is open to board members and key partners. R.S.V.P. to Nathan via email.
 - Guests can park across Rogers St in the Hopewell Park.
 - Chandler Early Learning Center ribbon-cutting is tentatively scheduled for the week of May 4-8. More details to follow.
 - Waiting on permanent electricity (Duke).
 - The muralist will start on the north wall soon.
- Housing Choice Vouchers
 - Current waitlist has 1,976 applicants.
 - BHA had to freeze issuance of all vouchers, so we cannot respond to emergency requests. Only VASH and previously committed project-based vouchers may be issued.
 - The 32 committed PBVs for the Chandler and Kohr projects will require approximately \$280,000 be pulled annually from HCV Admin savings. Daniel has requested a meeting with our regional HUD office to confirm.
 - There are plenty of funds in the account, but this is not sustainable for the long term.
 - HUD regional office has said that they cannot meet with BHA until HUD's funding notice comes out.
 - Property Management did a purge on the waitlist.
 - 1-bedroom units - 156 applicants
 - 2-bedroom units – 185 applicants
 - 3-bedroom units – 118 applicants
 - Property Management passed the HAND inspections for Reverend Butler and Crestmont Neighborhoods.
- Development
 - This report will be given during the SHCDC meeting.
 - Ryan is working with Tracee Lutes' office to develop a marketing plan to reach buyers under 60% AMI.
 - Carmel is having similar housing challenges and wanted to meet with BHA to learn more about our programs.
- Jessica Craig shared Supportive Services updates

- The Landlord Rent Mitigation Fund (LRMF) hosted a group renter’s education seminar on March 16th to provide program applicants with housing education and preparation to support successful leasing outcomes.
- Additionally, the Supportive Services Manager presented at a recent Landlord Appreciation Breakfast, sharing information about the LRMF and other supportive service programs offered through BHA. This outreach supports ongoing landlord engagement efforts and helps expand housing opportunities for program participants.
- In February, 240 households (586 individuals) accessed food resources through the monthly food pantry, and two additional residents joined the grocery shuttle to improve food access.
- Twenty-four residents connected with ROSS services, referrals, or programming.
- Students from the Indiana University Hamilton Lugar School of Global and International Studies also participated in a Day of Service, preparing garden towers and maintaining flower beds at BHA sites ahead of spring programming.
- Staff are coordinating with Habitat for Humanity and South-Central Community Action Program to host an April resource education event to support families preparing for homeownership.
 - The Grocery Shuttle is being featured by the Community Health Foundation.
 - FSS employment rate has increased 7% since January 2026.
- NARHO offers its Commissioner Training course virtually now. Commissioners can let Nathan know if they would like to participate.
- Nathan and Ryan are presenting on the Land Trust at the Regional Housing Summit on April 14th at the Convention Center.
- Commissioner Morgan asked about whether BHA still had project-based vouchers at
 - The answer was no, BHA does not have any vouchers there.

VI. Financial Statements

- Finance Director Dhara Patel was absent from the meeting, so Nathan Ferreira presented the Financial Statements for February 2026, 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).
 - BHA’s consultant, Urlaub and Co., is required to submit unaudited financial statements to REAC; however, HUD has not yet put the IT contract in place or updated the REAC system. Therefore, we are currently unable to upload the report. HUD has confirmed that no penalties will be applied for the delayed submission.

VII. Unfinished Business

- Capital Assets Manager Rhonda Moore presented the Assets Management Report.
 - Chandler Early Learning Center
 - The hold up is Duke’s electricity to the building.
 - They are putting appliances in now.
 - HAND inspection is scheduled for April.
 - Solar
 - Waiting on the city's legal department to get the MOU for the solar for the learning center and 6 buildings in Crestmont.
 - Office Renovations

- The renovations continue.
- The building department required a wall at the bottom of the stairs in the garage. This was not in the original plans.
- CDBG Applications
 - It looks like Recreational Insights will win the bid for the Walnut Woods playground.
 - The current playground is very old. The new playground will include a three-bay swing set that has a baby swing, a new ADA standard playground structure, a sit-spin feature, and a shade feature.
 - This will be located at the top of the hill.
- Grant for Walnut Woods pantry
 - The Resident Council is writing a grant proposal for funds to update the Walnut Woods community room for food pantry use.

VIII. New Business

- Legislation Update
 - Federal 21st Century Road to Housing Act
 - Approved by the Senate and stalled out in the House
 - It streamlines funding and simplifies the environmental assessments, adds flexibility around housing funds, creates new competitive grants, and expands manufactured housing, which could lower costs.
 - Problematic: Build-to-rent companies would have to sell off the building after 7 years.
 - Commissioner Lutes said that Realtors are in support of this bill.
 - Senator Young was concerned about a last-minute change in the Yes In My Back Yard (YIMBY) section to the bill.
 - HB1001 has passed and is in effect
 - ADUs are allowed anywhere.
 - Reduction in fees and recording around the building process
 - Fees from planning and the building department may not be able to increase without a public process.
 - Ability to sell bonds.
 - Study of Housing by Religious Institutions
 - Yes, In God's Back Yard movement to transition religiously held property to affordable housing.
 - Hopewell PUD is going back to the City Council
 - Proposed changes to the Unified Development Ordinance.

IX. Reports of Committees

- There were no committee reports this month.

X. Resolutions

- No resolutions were brought forward.

XI. Other Business

- No other business was brought forward.

XII. Adjournment

- Vice Chair Cravens moved to adjourn the meeting, and Commissioner McNish seconded the motion. All were in favor, and none opposed. The motion was approved.
- The meeting adjourned at 9:20 a.m.

XIII. Executive Session

- No executive session was held.

Respectfully submitted by: Christine Lovelace, Executive Assistant

Approved by Nathan Ferreira