

Bloomington Housing Authority Board Meeting Minutes

June 23, 2026

I. Call to Order

- Chair Clay called to order the regular meeting of the Bloomington Housing Authority Board of Commissioners at 8:34 a.m. on Tuesday, June 23, 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
- Mary Morgan, Commissioner
- Tracee Lutes, Commissioner
- Nordia McNish, Commissioner

Staff

- Nathan Ferreira, Executive Director
- Ryan Still, Director of Real Estate
- Rhonda Moore, Capital Assets Manager
- Janice Price, Property Manager
- Daniel Harmon, HCV Director
- Lisa Hasler, BHA Controller

Absent: Susan Wanzer, Commissioner; Christine Lovelace, Executive Assistant
Beverly Calender-Anderson, Commissioner

Guests: Stephanie LaFontaine, City of Bloomington

III. Approval of Minutes from the Last Meeting

- Commissioner McNish moved to approve the May 2026 board meeting minutes, and Vice Chair Cravens 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.
- **Financials:** Please see the May financial reports included in the Board packet.

- **Human Resources:** HR continues to interview Federal Work Study candidates for the Real Estate Development and Administrative Internships.
- **Staff Kudos:** We want to acknowledge Kara Ooley, our Financial Assistant. Since joining BHA in March 2024, she has become an essential part of our finance team. Kara is a team player, hard worker, community-oriented, caring, and quick to jump in and help.
- **Software Migration:** After months of consideration, Nathan and his team have decided to adopt the Yardi software for property & financial management. It is the preferred platform by PHAs nationally and will improve our ability to track performance, maintain regulatory compliance, and streamline workflows.
 - Most housing authorities use Yardi; it will be a little more expensive than MRI
- **Outreach & Upcoming Dates:**
 - HUD Work & Dignity Coalition Participation July
 - This will not impact households with disabilities or seniors. Tenants must find work through this program within a specified period or lose their voucher.
 - There have been around 40 other housing authorities that have signed up for this.
 - Stephanie asked what the age would be considered for this, 55 years old or 62?
 - Haven't seen an age limit yet. Janice said generally 55 is considered elderly. We don't know what they are basing it on.
 - Commissioner McNish asked who would be tracking this and the timeframe. She also asked if it was official and what concerns Nathan has about it.
 - The workload is a big concern as well as whether or not there are enough jobs for this program and whether it can be tracked easily.
 - Resident Council Family Night Out July 25th
 - Back to School Bash July 29th
 - NCRC NAHRO Presentation August 21st, 9:00 ET
 - Nathan and Ryan are presenting on a bond project with ICE Miller at the event.
- **HCV Program:** See the attached HCV Two-Year Tool and summary. Current waitlist is 873 households. We have received HCV HAP renewal and still expect to go into shortfall. Daniel will present on additional cost-saving measures.
- **Property Management:** The waitlists for RAD remain closed. Please see the attached Dashboard Report in the packet. The waitlists were recently purged and updated waits are: 1 BR – 120 applicants; 2 BR – 178; 3 BR – 119.
- **Development Update**
 - An update will be given at the Summit Hill Development Corporation board meeting.
 - **Arlington Commons:** Our website and info session presentation have been updated to highlight the most frequently asked questions we receive. We met with a marketing professional from the Mill to discuss creating a series of ads for the land trust. We are working on adding signage by Arlington Road. We expect to close on our 4-plex loan within a month. Construction on the 4-plex should begin within a month.
 - **1020 W Allen Cottages (MHC):** We will receive feedback on required steps for environmental remediation from IDEM by mid-September. We met with American City Bureau (ACB) about a fundraising campaign for the acquisition of the land. They are already working with MHC for their garden and community center costs.
 - **Kohr Community Flats:** Construction progress continues. Completion has been delayed until August 13th due primarily to supply delays.

- **Bonds:** The S&P questionnaire has been submitted. The final bond resolution will be presented at the July 28th board meeting. City Council approval is anticipated July 29th. Due diligence continues for the potential purchase of the Hometown Group properties.
- **Advisory Committee:** Our next meeting will be July 23rd. We plan on discussing a member model CLT and an asset limit policy for the CLT.
- **Chandler Center:** We expect the final occupancy permit by July 1st. The Tenant Selection Plan (TSP) has been publicly posted and is ready for SHCDC board approval. Residential applicants are being referred by SCCAP.
- **Supportive Services**
 - BHA received the full amount for the John Hopkins Grant that will pay off the lease for the van.
 - Stephanie said the City of Bloomington gave clearance for \$15,000 to go toward Housing Stability.
- Regional recognition from the Bloomington Health Foundation highlighted the impact of the Grocery Shuttle program. The article came out recently.
- Employment rates in FSS have gone up.
- Supportive Services is creating a job club for FSS participants and RAD residents. The club will meet once a month and will bring in speakers and resources to help members find and sustain jobs. The club starts at the end of next month.
 - Commissioner McNish commented that there are grants for providing certification and workforce development.

VI. Financial Statements

- Finance Director Dhara Patel presented the Financial Statements for May 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).
 - Commissioner McNish asked about the RADs. RAD I is continuing to address the mold issue; operating costs are still going to be high. Nathan explained that the reason for the mold had to do with the initial construction of the units.
 - Commissioner Lutes feels that the construction company should have some responsibility; they should have done it right to begin with. Nathan said at this point we have to deal with it because it didn't fall during our warranty period.
 - HCV YTD was overfunded, which means we received a lower payment recently. Daniel said we ended last year with some HAP reserves, so they are forcing us to use these. Nathan said we knew we were going into shortfall.
 - COCC went into the RED because we are paying the ROSS salary while waiting on a reimbursement from HUD ELOCCs system.

VII. Unfinished Business

- Capital Assets Manager Rhonda Moore presented the Assets Management Report.
- **Chandler Early Learning Center (ELC):** Building Associates (BA) is scheduled to complete the building by the end of May.
 - **The center should be done by the end of June. There is little left to do.**
- **Kohr:** Construction on the Kohr building is making significant progress. Drywall is being finished on the historical side and hung on the new side. Equity Builders started installing the exterior wall panels on the new side.
 - The siding is being installed and is looking good.

- **Solar:** The City's Economic Sustainability Department (ESD) signed the MOU for nearly \$200,000. This will fund the installation of additional solar panels on buildings in Crestmont, as well as the Early Learning Center.
 - MPI has awarded a contract to put solar panels on the ELC and 6 buildings in Crestmont.
- **Office Renovations:** There are still a few items to complete before the end of this month. BHA will hold the final payment, and there will be liquidated damage charges withheld from their final payment to compensate for completing so late. Presidio has installed the door card readers.
 - There are several small things left to do such as installing door hardware and hooking up the master meter.
- **CDBG:** We have awarded the Walnut Woods Playground Replacement Project to Recreation Insites in the amount of \$112,992.26. HAND is providing extra funds for more shade and an ADA sidewalk.
 - Playground equipment has been ordered. Recreation Insites quoted over \$30,000 for a covered shelter with picnic tables, so Rhonda is seeking other bids.
- **Storage Barn:** Will go on 11th St. The permit is ready to pick up after months of holdups.

VIII. New Business

- Shortfall and Cost Saving Measures
 - Admin savings may need to be used to offset costs due to the shortfall.
 - Stopped voucher issuance since July 2025.
 - Notified HUD that we would stop families from being able to move their vouchers to higher cost units, with domestic violence and disability issues as the exception.
 - Commissioner McNish asked if the Port Out Vouchers that are higher than in Bloomington would cost the BHA more.
 - Daniel said he has a call with the Shortfall Prevention Team. This will open the door for us to apply for HAP set-aside funding. He is optimistic about working with this team that we should get the additional funds that we need.
 - PUC stands for per unit cost
- Commissioner Opening
 - Susan Wanzer has resigned
 - There is now a vacant seat on the Board of Commissioners
 - Working with a couple of potential candidates to fill this position and still looking for other possible candidates.

IX. Reports of Committees

- There were no committee reports this month.

X. Resolutions

- BHA Resolution 2026.06-01: RAD Tenant Selection Plan
 - Janice said the Tenant Selection Plan is what governs how we house people in the RAD program, terminations, and how we determine eligibility.
 - They used Nan McKay to keep up to date with policies and have the correct format. Nothing changed from the Nan McKay document other than customizing it with BHA's information.
 - Vice Chair Cravens made a motion to approve Resolution 2026.06-01, and Commissioner Lutes seconded the motion. Roll call was held. All were in favor. None opposed. Motion approved.

- BHA Resolution 2026.06-02: Reserves & Liquidity, Investment Management and Debt Management Policies
 - The reserves and liquidity management, investment management, and debt management are policies recommended by the bond consultants. Having these in place will potentially help our score when we go to S&P for our rating. These were things BHA has been doing but didn't have documented in policies outside the LPs for RAD. It is expected that BHA will receive a Triple B Plus rating, which will allow the deal to move forward.
 - Commissioner McNish made a motion to approve Resolution 2026.06-01, and Commissioner Morgan seconded the motion. Roll call was held. All were in favor. None opposed. Motion approved.

XI. Other Business

- No other business was brought forward.

XII. Adjournment

- Commissioner McNish moved to adjourn the meeting, and Commissioner Morgan seconded the motion. All were in favor, and none opposed. The motion was approved.
- The meeting adjourned at 9:10 a.m.

XIII. Executive Session

- An executive session was held for the purpose of discussing legal matters.

Respectfully submitted by: Lisa Hasler, BHA Controller, edited by Christine Lovelace, Executive Assistant

Approved by Nathan Ferreira

Resolution 2026.06-01

TO APPROVE THE BLOOMINGTON HOUSING AUTHORITY RAD I AND RAD II TENANT SELECTION PLAN

Whereas, the Board of Commissioners of the Housing Authority of the City of Bloomington IN is authorized to approve the agency's Tenant Selection Plan; and,

Whereas, Bloomington Housing Authority has created a Tenant Selection plan that provides uniform application, waitlist and screening procedures in alignment with federal laws that require the equal treatment of all applicants and tenant families and prohibit discrimination against protected classes and other groups of people; and,

Whereas, the Tenant Selection Plan was posted for public comment from April 21, 2026 to May 21, 2026; and,

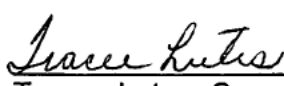
Whereas, the Board of Commissioners of the Housing Authority of the City of Bloomington IN has been presented with the Tenant Selection Plan for review and approves its adoption; and,

NOW, THEREFORE BE IT RESOLVED by The Board of Commissioners of the Housing Authority of The City of Bloomington, IN, on June 23, 2026, that Resolution 2026.06-01 is approved.


Sherry M. Clay, Chair


Jerry Cravens, Vice Chair


Beverly Calender-Anderson, Commissioner


Tracee Lutes, Commissioner


Nordia McNish, Commissioner


Mary Morgan, Commissioner


Nathan Ferreira, Secretary/Treasurer

Resolution 2026.06-02

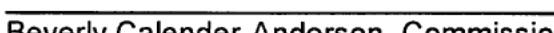
APPROVING THE RESERVES, LIQUIDITY AND DEBT MANAGEMENT POLICY AND THE INVESTMENT MANAGEMENT POLICY

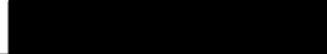
- Whereas,** the Housing Authority of the City of Bloomington ("Authority") is authorized under the laws of the State of Indiana to develop, own, operate, and finance affordable housing and related facilities; and;
- Whereas,** the Authority is pursuing financing strategies to support the acquisition, development, preservation, and operation of affordable housing assets, including the potential issuance of bonds and other debt obligations; and;
- Whereas,** credit rating agencies, lenders, investors, and other financing partners consider the existence of formal financial management policies to be an important indicator of sound governance, financial stewardship, and organizational capacity; and;
- Whereas,** the Authority has developed a Reserve, Liquidity and Debt Management Policy and an Investment Management Policy, to establish prudent standards for the management of financial resources, reserves, investments, borrowing, and related financial activities; and
- Whereas,** the Board of Commissioners has reviewed the proposed policies and finds that their adoption is in the best interests of the Authority and consistent with its mission to provide safe, decent, and affordable housing while maintaining long-term financial sustainability.

NOW, THEREFORE BE IT RESOLVED by The Board of Commissioners of the Housing Authority of The City of Bloomington, IN, on June 23rd, 2026, that Resolution 2026.06-02: Approving the Reserves & Liquidity, Investment Management and Debt Management Policies is approved.


Sherry M. Clay, Chair


Jerry Gravens, Vice Chair


Beverly Calender-Anderson, Commissioner


Tracee Lutes, Commissioner


Nordia McNish, Commissioner


Mary Morgan, Commissioner


Nathan Ferreira, Secretary/Treasurer