

IHA September Board of Commissioners Meeting

Date: September 9, 2025
Location: Indianapolis Housing Agency
1935 N. Meridian Street
Indianapolis, IN 46202
Board Members: Towanda S. Macon, Co-Chairperson
Kimberly Wize, Co-Chairperson
Other: Dr. Willie Garrett, HUD | Acting Chief of Staff
IHA Staff: Yvonda A. Bean, CEO | Executive Director
Aonya Members, Executive Assistant

Call to Order

Co-Chairperson Kimberly Wize opened the board meeting, September 9, 2025 @1:07 p.m.

Notice of Board of Commissioners Meeting

Co-Chairpersons, Kimberly Wize and CEO Yvonda A. Bean confirmed the notice was posted according to ordinance.

Roll Call

- Co-Chairperson Kimberly Wize, present
- CEO Yvonda A. Bean, present
- Chief of Staff Dr. Willie Garrett, present

September Agenda

CEO Yvonda Bean informed Co-Chairpersons Kimberly Wize of a revision to the agenda under New Business. Resolution 2025-26| *Amendment to the HCV Administrative Plan to Address Shortfall Funding*, Resolution 2025-27 | *Approval of Resident Parking Policy*

Co-Chairperson Kimberly Wize moved to approve the revised agenda and seconded the motion.

Motion passed.

Public Comments

CEO Yvonda Bean read the public comments portion of the meeting for any attendees who signed up to speak in front of the board of commissioners.

Jason R.

Jason, Barton Towers Secretary

1. Report given that 9 -10 washers and dryers are not available to use. Mr. Jason reached out to the contracted company about water sitting in washers, no response was given. With 225 residents running up and down stairs looking for a working washer, when can the issue be fixed? Also, showing concern where the residuals are from the washer and dryer money.

Terri Tuneff-White

President of the Resident Council at Barton Towers

1. Ms. White shared the idea of going out to the properties and encouraging others to create a resident council.

CEO Bean thanked Ms. White for her service and confirmed that she had identified a project for the resident council. CEO Bean expressed enthusiasm for working together on the initiative.

Nathan Ray

Resident at Indiana Ave

1. Showing concern on why IHA will not help our building with anything? Why do you send certain notices every month, but we can't receive any help? Requesting to ask the government for help with security and cameras. That's all thanks. Conclusion of Public Comments

Approval of September IHA Board Meeting Minutes

Co-Chairperson Wize motion to approve the September IHA Board Meeting Minutes. Motion approved.

New Business

Resolution 2025-26 | Approval to Amend Administrative Plan for HCV Funding Shortfall

There is currently not enough funding available to pay landlords, requiring the agency to adjust both the plan and the program to check for available funding sources. In addition, HUD now requires written approval from the Board for any such changes. An amendment to the Administrative Plan will be necessary to address these updates. The agency must also prepare a plan to terminate and relocate families if funding is no longer available. A thoughtful and intentional plan should be drafted for presentation at next month's meeting. Furthermore, the agency will need to advise on the proposed plan and develop a policy to ensure compliance. These actions are being taken in response to recent changes in HUD rules and regulations.

Board Q&A

1. **Co-Chairperson Kimberly Wize:** How do clients and the public access the plan, if approved?

CEO Yvonda Bean response: The plan will be made available to the public, program participants, and landlords. It can be requested by calling or visiting the office. The Administrative Plan is also available for review as part of the annual plan process; those public documents can be requested at any time. We will be certain to communicate information to program participants via mailings as well.

2. Co-Chairperson Kimberly Wize: With the new website, will this be made available to the public?

CEO Yvonda Bean response: We are still making updates to the plan. Our vendor is updating the site. We will make the plan public as it is finalized, along with public policy updates.

3. Co-Chairperson Kimberly Wize: What is defined as ‘shortfall’?

CEO Yvonda Bean response: If an agency has less than two months of reserves available to pay funds, HUD determines there is potential to run out of money and not have enough to cover payments.

4. Co-Chairperson Kimberly Wize: CEO Bean you alluded to the plan’s last update in 2019. How often should it be updated, and what about future updates?

CEO Yvonda Bean response: The plan should be reviewed annually; in most cases it is updated annually. Sometimes it’s more frequent, based on HUD regulations. If there are program changes issued by HUD, we must amend and update the Administrative Plan. It must be updated at least once per year.

5. Co-Chairperson Kimberly Wize: Since the last update was 2019, is there an expectation of an update to this plan in 2026?

CEO Yvonda Bean response: Yes, very possible. We are hopeful that in 2026 we will be able to reinstate families (if terminations are required). We don’t yet know what the budget will look like. If reinstatements occur, we may need to reassess the policy and adjust. We are strategizing now on timing for families going off and on.

6. Co-Chairperson Kimberly Wize: This policy defines shortfall. Will families receive direct communication?

CEO Yvonda Bean response: Yes. We notified HUD that we were in a potential shortfall and communicated to landlords that this is impending; we will keep them updated as changes occur. Our process is to let them know the Board has approved the policy and share the opportunity to review it.

7. Co-Chairperson Kimberly Wize: Do we have any estimate on when we’ll receive information from HUD regarding the shortfall?

CEO Yvonda Bean response: No, we do not. I want to make it known this is a challenge

many agencies across the country are experiencing; it's not just IHA. As you know, a federal budget has not yet been approved for next year. Those conversations are happening now with congressional leaders, so we don't know the outcome or what it will ultimately be. We are hopeful that, given the needs that exist, we will be able to continue providing housing at the level we are currently providing. There is no certainty about the future. We do receive updates from HUD. But because budgets have not been approved, we can only share what we have; when additional information comes, we have no way of knowing.

Motion

Co-Chairperson Kimberly Wize moved to approve Resolution 2025-26, to amend the Administrative Plan for HCV funding shortfall, guiding IHA's fair, consistent, and HUD-compliant procedures during a shortfall, so the Agency can continue.

Motion seconded.

Motion approved.

Resolution 2025-27 | Approval of Resident Parking Policy

CEO Yvonda Bean: I know you have heard, meeting after meeting, the concerns regarding parking issues. These exist across the city and within our properties, too. Residents have raised concerns that they can't take advantage of parking.

What we've done is develop a Resident Parking Policy. This policy will provide clear guidelines regarding vehicle registration, parking privileges, guest and contractor access, vehicle storage, and policy enforcement. The goal is to create fairness across all communities.

Residents have expressed their concerns at previous meetings, and in response, we created a standardized policy across all IHA-owned and managed communities.

This policy includes all the items I just mentioned and will be presented to each household so that residents fully understand the requirements. It will be implemented gradually, including parking permits, in a thoughtful way to ensure residents understand their expectations and are required to comply.

Although the policy will be adopted immediately, it will not be enforced right away. We will take time to meet with residents, present the policy, answer questions, and gather feedback. There will also be a public comment and feedback period to ensure residents' voices are heard. A tracking system will also be put in place."

Co-Chairperson Kimberly Wize:

First, CEO Bean and the entire IHA team — it's always a good thing when a resident brings a concern forward and we can deliver on request. The fact that we're able to do this is a benefit to residents, and I applaud you and the staff for the hard work it has got to bring this policy forward.

For you, CEO, it's important that the policy is consistent and fair. The staff will need collective training, so everyone handles things the same way at every property. Training should include property managers in the process of removing vehicles when necessary.

I think it's a great idea that there will be decals available for vehicles, so everyone knows which vehicles belong. There should also be consideration for households needing a second vehicle.

Any time we can benefit residents, it's a good thing.

CEO Bean, you mentioned giving residents notice. How much time before this is communicated to them?

CEO Yvonda Bean:

After receiving board approval, we'll send out notices within the next 10 days.

Co-Chairperson Kimberly Wize:

Will there also be signs posted indicating that vehicles without tags will be towed?

CEO Yvonda Bean:

Absolutely.

Co-Chairperson Kimberly Wize:

Will residents receive clear insurance requirements?

CEO Yvonda Bean:

Yes, vehicles must be insured and have a valid license to operate. There may be situations where insurance lapses, but we'll handle those on a case-by-case basis. We will not tow vehicles unnecessarily. Residents will have ample opportunity to address any issues before enforcement.

Co-Chairperson Kimberly Wize:

I've been fortunate never to have a vehicle towed, but what about the towing company? Will property managers be aware of which company is used? And how will residents know their car was towed and not stolen?

CEO Yvonda Bean:

We'll go through a competitive quoting process to select a towing company. Once selected, we'll present the recommendation to the board for approval.

Residents will be notified directly by the property management office if their vehicle has been towed. The towing company will be required to provide paperwork to the management office, and the management office will follow up directly with residents.

Co-Chairperson Kimberly Wize:

Thank you. This shows a direct and responsive approach to residents' requests. If we find the need to amend the policy later, we can always do that.

Motion

Kimberly Wize approved the Resident Parking Policy as written, understanding that revisions can be made if needed.

Seconded.

Motion approved unanimously.

Resolution 2025-28 | Approval of Update to Huntington Bank Signature Cards for Deposit Accounts

CEO Yvonda Bean: We recently had our CFO retire. We've promoted our Interim CFO from within the department, and part of this transition involves updating signatories for all bank accounts.

This resolution authorizes the Interim CFO and myself, CEO Bean, as signatories for Huntington Bank deposit accounts.

Co-Chairperson Kimberly Wize:

Just confirming, there will be more than one signatory, correct?

CEO Yvonda Bean:

Yes, either myself or the Interim CFO can sign.

Motion

I move we approve this resolution.

Seconded.

Motion approved unanimously.

This concludes items under New Business.

III. Chief Executive Officer's Report

Department Reports

(Reports included in meeting materials.)

CEO Yvonda Bean Updates:

1. Quadel Partnership
 - The partnership with Quadel has been going especially well.
 - Quadel was contracted to assist with landlord payments through a CEA cooperative endeavor agreement.
 - The city committed funds to IHA via an interlocal agreement, which was executed yesterday.
 - With Quadel's assistance, IHA has reconciled 110 out of 134 properties (~82%).
 - Approximately 79% of delinquent accounts have been resolved (1,500 out of 2,000 units).
 - On average, IHA has paid out \$1 million per month to landlords over the last three months.
2. HUD Technical Assistance Grant
 - Through HUD funding, IHA has partnered with ABT & Associates, subcontracted via Quadel.
 - Their role is to assist with policy compliance and ensure IHA aligns with HUD regulations.
 - Phase 1 interviews are complete; Phase 2 begins early October 2025.
3. Yardi Software Conversion
 - IHA has officially gone live with Yardi as of early August.
 - The software provides a more robust platform, increasing efficiency despite initial implementation challenges.
4. Annual HUD Plan
 - HUD requires an Annual Plan detailing how IHA will allocate resources.
 - The draft plan was publicly posted on August 22, 2025.
 - Feedback can be sent to assistant@indyhousing.org.
 - A Resident Advisory Board hearing is scheduled to review progress and gather feedback.
 - The final plan will be submitted for FY2026 (effective January 1, 2026).
5. Housing Choice Voucher (HCV) Program
 - Led by Shante T., the HCV team has achieved an 87% utilization rate.
 - Outstanding performance and effective use of awarded vouchers.
6. Occupancy Rates
 - Overall public housing occupancy: 82%.
 - Concord remains lower due to vacant units not yet turned over.
 - Capital fund dollars are being used to accelerate unit readiness.
7. Waiting List Status
 - The Concord waiting list is currently closed due to the Yardi conversion.
 - Once reopened, updates will be announced publicly and via the IHA website and email/SMS notifications.
8. Quadel Payment Update

- A brief pause in Quadel's contract is being resolved.
 - Expected payment to Quadel by next Monday.
 - Quadel is expected to resume services next week.
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Co-Chairperson Kimberly Wize:

Please update the board at the next meeting regarding Quadel's status.

CEO Yvonda Bean:

Absolutely.

Adjournment

With no further business, Co-Chairperson Wize moved to adjourn.

Meeting adjourned at 1:57 PM on September 9, 2025.