

IHA August Board of Commissioners Meeting

Date: August 12, 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
Sherri Choupas, Executive Assistant

Call to Order

Co-Chairperson Kimberly Wize opened the board meeting, August 12, 2025 @1:06 p.m.

Notice of Board of Commissioners Meeting

Co-Chairpersons, Kimberly Wize and Towanda S. Macon confirmed the notice was posted according to ordinance.

Roll Call

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

August Agenda

CEO Bean informed Co-Chairpersons Wize and Macon of a revision to the agenda under New Business. Resolution 2025-26, *Amendment to the HCV Administrative Plan to Address Shortfall Funding*, was withdrawn and tabled until a future date yet to be determined.

Co-Chairperson Wize moved to approve the revised agenda.

Co-Chairperson Macon seconded the motion.

Motion passed.

Public Comments

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

Terri Tuneff-White

Ms. White, President of the Resident Council at 555 Mass Ave., Barton Towers, shared two concerns:

1. Residents continue to request that windows be washed, noting that it requires planning.
2. There is no visible address on the front of the building. Ride-share and delivery drivers are unable to locate the property easily since the original sign with the address was removed several years ago and has not been replaced.

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.

Ms. White also reported that there is a vacancy for Vice President on the Resident Council and that she has posted notice of the opening.

CEO Bean then closed the public comment portion of the meeting.

Approval of July IHA Board Meeting Minutes

Co-Chairperson Wize moved to approve the July IHA Board Meeting Minutes.

Co-Chairperson Macon seconded the motion.

Motion passed.

New Business

Resolution 2025-25 | Approval to Adjust Payment Standards for the Housing Choice Voucher (HCV) program

CEO Bean presented Resolution 2025-25, providing background from 2023 when IHA requested an increase in payment standards from the traditional 90–110% to 120%. This adjustment, approved as a temporary extension through December 2024, was intended to help tenants secure housing in the private sector. With its expiration on December 31, 2024, IHA now seeks to return to regulatory standards of 90–110% of fair market rents. Payment standards will not take effect until the family is in its second renewal.

Co-Chairperson Wize asked Co-Chairperson Macon if she had any questions. Co-Chairperson Macon stated she did not.

Co-Chairperson Wize then asked why the adjustment had been made initially.

CEO Bean explained that market conditions at the time required the increase, as rising housing costs made it more difficult for families to secure units. The adjustment significantly expanded rental options and was critical in helping families access suitable, affordable housing. HUD recognized the rental market shift, and IHA was able to take advantage of the temporary option, which was extremely beneficial. Approximately 80% of voucher recipients were able to secure housing during that period.

Co-Chairperson Wize further inquired whether HUD was required to approve the increase to 120%, and if HUD approval would also be required to return to 110%.

CEO Bean explained that the HUD waiver allowing for up to 120% expired on December 31, 2025, and IHA has been notified of a funding shortfall. This means available funding will be reduced in some capacity, and based on current projections, IHA may not have sufficient resources to cover all rental assistance costs.

She emphasized that the resolution was tabled to ensure the agency proceeds thoughtfully with the shortfall process. Tabling provides additional time for review and preparation. CEO Bean noted that this situation is beyond the Housing Authority's control; it is regulatory, and HUD will enforce it.

Co-Chairperson Wize inquired whether approval would establish a requirement, and whether the matter could be reconsidered in the future, either upward or downward, if

conditions change.

CEO Bean responded affirmatively that the matter could be reconsidered in the future while we remain hopeful, uncertainty persists until the federal budget is finalized. She reiterated IHA's commitment to housing as many families as possible.

Co-Chairperson Macon asked if there were any further questions.

Co-Chairperson Wize stated she had no additional questions.

Co-Chairperson Macon moved for approval of the adjustment from 120% to 90–110%.

Co-Chairperson Wize seconded the motion.

Motion approved.

CEO Report

CEO Bean stated that departmental reports were included following her report.

She provided updates on key initiatives:

- **City-County Government Partnership:** IHA has an established partnership with the Indianapolis City-County Government through the “Cooperative Encounter Endeavor” (CEA). This is a collaborative effort with the U.S. Department of Housing and Urban Development (HUD) to address the operational and financial issues of the Indianapolis Housing Agency. The intent of the funds from this partnership was to bring in a Housing Solutions Expert to assist with Housing Choice Voucher (HCV) processing landlord payments. We partnered with Quadel, who has done an outstanding job reconciling payments to landlords. As a result of their efforts, we are receiving significantly fewer calls regarding landlords not being paid, and overall, processes are moving more quickly and in the right direction.

Co-Chairperson Wize asked CEO Bean, will the mayor's 2026 budget impact these funds? CEO Bean shared that IHA received the verbal green light from the city and are awaiting the funds.

- **HUD Technical Assistance:** CEO Bean reported that APT Associates, a HUD-funded technical assistance provider, is reviewing IHA's policies and procedures and will propose revisions to strengthen program administration.
- **Quadell Partnership:** In response to a question from Co-Chairperson Wize, CEO Bean confirmed that Quadel is based in Indianapolis but is nationally recognized as an expert in the housing industry. She noted that IHA was fortunate to secure their services and expressed gratitude for the partnership.
- **Multifamily Property Sale RFP:** CEO Bean updated the Board on the RFP for the sale of CREA multifamily properties. Proposals were due July 31, and six were received. An internal review committee of four members has been established, and the evaluation process will take place in the coming weeks, with updates to follow. She clarified that these are Insight-owned properties, not IHA-owned.
- **Software Conversion Milestone:** CEO Bean highlighted the successful conversion to a new housing management software system, completed in four months—a process that typically requires six to eight. She recognized the commitment of the entire team and was pleased to report that the new system went live yesterday.

Software Conversion Discussion

Co-Chairperson Wize asked what the software conversion meant for IHA.

CEO Bean responded that all employees now have computers, the new software has been implemented, and staff have been trained.

Co-Chairperson Wize inquired whether employees are actively using the system.

CEO Bean replied enthusiastically in the affirmative.

Co-Chairperson Wize expressed appreciation, recognizing Dr. Willie Garrett for initiating the process and commending the team for bringing it to fruition. She noted that “train-the-trainer” resources are in place to continue development. She congratulated all involved and thanked CEO Bean for her commitment to ensuring a successful launch.

Shortfall and Staffing Updates

CEO Bean reported that IHA is experiencing a funding shortfall and does not anticipate additional resources to house new families. The current focus remains on balancing the budget and maintaining housing for existing participants.

She announced the appointment of Tabitha Brown as the new Property Portfolio Manager overseeing all properties, noting that Ms. Brown has already assumed her responsibilities.

CEO Bean also reported that IHA resumed management of Lugar on July 21. A resident meeting was held that day to introduce staff. Residents expressed appreciation for recent improvements, including floor maintenance and leak repairs, and offered positive feedback regarding the services delivered in a short period of time.

Co-Chairperson Wize noted that, unlike Barton, Lugar is privately owned. CEO Bean confirmed this and affirmed that IHA is managing the property.

Acknowledgments

CEO Bean added one final item, noting the importance of recognizing achievements amidst ongoing challenges. She expressed gratitude to HUD for its unwavering commitment to supporting IHA’s turnaround, describing its continued weekly engagement as evidence of a shared goal of building “A New Day and a Better IHA.” She asked that the record reflect appreciation for HUD’s ongoing support.

CEO Bean also acknowledged two special occasions:

- Dr. Willie Garrett recently celebrated 15 years of service with HUD.
- Co-Chairperson Wize celebrated her birthday, which the Board recognized by singing “Happy Birthday,” followed by applause.

Co-Chairperson Wize remarked that she could not think of a better place or better company in which to celebrate.

Adjournment

Co-Chairperson Macon moved to adjourn the meeting at 1:39 p.m.

Co-Chairperson Wize seconded the motion.

Motion passed.

Meeting adjourned.