



Michigan City Housing Authority
Tiffany A. Dixon, Executive Director
621 East Michigan Blvd
Michigan City, IN 46360
(219) 872-7287 Fax (219) 873-7700

Housing Authority of the City of Michigan City, Indiana
Board of Commissioners
Tiffany A. Dixon, Executive Director

Minutes of the Regular Board Meeting
May 28, 2026

The Regular Board Meeting of the Commissioners of the Michigan City Housing Authority was held on May 28, 2026, at 621 E. Michigan Boulevard Michigan City, Indiana 46360.

Present: Stasi Benning, Commissioner
Tulani Reyna, Commissioner
Marlise Rawls, Commissioner
Michael Vinson, Commissioner

Absent: Kenneth Fly, Sr., Chairman
Phaedra Greer, Vice Chairperson

MCHA Staff: Tiffany A. Dixon, Executive Director



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I. CALL TO ORDER

The Regular Meeting of the Michigan City Housing Authority Board of Commissioners was called to order by Commissioner Benning at approximately 3:00 p.m.

II. PLEDGE OF ALLEGIANCE

All present stood and recited the Pledge of Allegiance.

III. ROLL CALL

The Chairman and Vice Chair are absent. Vote to have Commissioner Benning serve as Chair for this meeting.

Motion: Commissioner Vinson

Second: Commissioner Reyna

Roll Call Vote:

- Benning – Aye
- Reyna – Aye
- Rawls-Aye
- Vinson-Aye

Roll call was conducted by Commissioner Benning. The following members were present:

- Chairman Stasi Benning
- Commissioner Michael Vinson
- Commissioner Tulani Reyna
- Commissioner Marlise Rawls

Absent:

- Chairman Kenneth Fly, Sr.
- Vice Chairperson Phaedra Greer

Also Present:

- Tiffany A. Dixon, Executive Director: Present



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IV. APPROVAL OF PREVIOUS BOARD MEETING MINUTES

The minutes of the Regular Board Meeting held on April 16, 2026, were presented for approval.

Motion: Commissioner Vinson

Second: Commissioner Rawls

All in Favor:

- Benning – Aye
- Vinson – Aye
- Reyna – Abstained
- Rawls- Aye

Motion carried.

V. CHAIRMAN' S OPENING REMARK'S

No Chairman opening remarks

VI. PUBLIC COMMENT

There were no public comments.

VII. Reports

A.) Housing Choice Voucher

- HCV program utilization is 100%
- Currently, no more families are being pulled from the waiting list
- New HCV landlords have increased by 10%

B.) Property Management

- Families are being pulled from the Public Housing waiting list.
- 32 families withdrawn from the PH waiting list this month.
- No movement with the homeownership program.
- Homeownership applicants will transfer to the PH waiting list
- Business Activity program waiting list is being processed.
- 1 transfer and 1 move into Lakeland Estates



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C.) Finance

- Increasing rent collections and decreasing vacant units is a priority
- Meet capital funds obligations
- Portability payments were paid up from previous years
- Late fees for PH will resume June 6, 2026.

D.) Executive Director Report

- MCHA applied for PH shortfall funding award
- The agency has been preparing for the June onsite Audit.
- HUD was onsite in April. Several units were inspected, HUD met with staff and reviewed agency progress.
- The 2024 HUD Monitoring review findings have decreased from 54 to 12.
- MCHA is working to enforce the HUD community service requirement PH.
- The agency is currently working on annual agency plan
- Tenant and landlord online portals are forthcoming
- Working with HUD on Capital Funds to make sure all documents are turned in, 2021-2023 needs to be cleared up
- MCHA application for the ROSS grant is pending
- There will be a NAHRO conference in October for those Board members would like to attend.
- Mrs. Dixon will attend the Affordable Housing seminar in June
- MCHA will participate in the HUD's Work & Dignity Coalition.

E.) Attorney Report

- No updates.

VIII. NEW BUSINESS

Resolution 2026-08 Authorization to Approve Executive Director Compensation

- Resolution for the Executive Director compensation was approved

Motion: Chairman Benning

Second: Commissioner Vinson



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Roll Call Vote:

- Vinson – Aye
- Reyna – Aye
- Benning – Aye
- Rawls- Aye

Motion carried. Resolution Passed

IX. OLD BUSINESS

- None

X. COMMISSIONER'S REMARKS

Chairman Benning opened the floor for comments

- No comments

IX. ADJOURNMENT:

There being no further business, Commissioner Vinson called for adjournment.

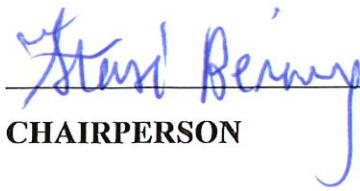
All present voted in favor. Meeting adjourned.

Approved by the Board of Commissioners of the Michigan City Housing Authority on this 28th day of May 2026

ATTEST:



SECRETARY



CHAIRPERSON