

Advisory Board

Our Advisory Board includes respected experts in homelessness, affordable housing, and support services.

Andrea De Mink. *Founder and Executive Director, The PourHouse Inc.* The PourHouse is the longest standing and respected homeless street outreach organization in Indianapolis. They assist individuals experiencing homelessness with overcoming barriers, defining their next steps, and achieving their goals through direct services and referrals. The Welcome Home Team at PourHouse assists individuals with move-ins. Since 2008, The PourHouse has successfully transitioned more chronically homeless persons into permanent housing than any other organization in Marion County.

Michelle Shelburne. *Founder and Executive Director, Sanctuary Indy Inc.* Sanctuary Indy is a highly respected nonprofit organization focusing on homeless street outreach and innovative housing in Indianapolis. They practice a deeply relational model and are very effective at building rapport and transitioning clients from homeless encampments to addiction treatment, mental health treatment, and permanent housing. Sanctuary Indy is pioneering a new approach in Indianapolis toward permanent supportive housing for chronically homeless, including developing and operating missionally-driven innovative tiny home micro-communities.

Kay Wiles. *Director, Healthnet's Homeless Initiative Program.* HIP provides street and shelter outreach, housing and supportive services, intensive case management, mobile medical care, and street medicine. Kay was a Case Management Supervisor at HIP from 2007 until 2014 when she became the Director. Since 2007, Kay has been a highly respected leader and voice in the Indianapolis Continuum of Care (OoC) network of homeless providers.

Jason Ellis. *Founder and President, Community Construction.* Since 2012, Jason's company has built trusting relationships as a mid-sized construction and real estate development firm. Community Construction specializes in design management, preconstruction, and construction management for commercial projects. They have extensive experience in historic renovations and new construction for restaurant, office, commercial, and multifamily sectors, including low-income housing projects. Jason has 26 years of experience overseeing construction and real estate development projects. Prior to founding Community Construction, he was a Superintendent for 13 years for large-scale construction companies (Bovis Lend Lease and Shiel Sexton). Jason's expertise is providing high quality construction management at a reasonable cost without the overhead of larger construction companies. He is very mission-driven and is especially passionate about collaborating on housing projects that serve our most vulnerable community members.

Charles Heintzelman. *Co-Founder and Principal, Milestone Ventures LLC.* Milestone Ventures is an affordable housing consultancy and development company. They have developed and preserved over 1,700 units of affordable rental housing in Indiana since 2000. The company has received multiple awards: Indiana Lt. Governor Awards for Excellence, including for Special Needs Housing (2023), Rural Affordable Housing (2020, 2018, 2013, 2010), and Urban

Affordable Housing (2025, 2014); Affordable Housing Finance Magazine 2018 Readers' Choice Award Finalist; Indiana Green Building Award (IGBA; 2013); Indiana Historic Landmarks Foundation Award (2012); and honorable mention (2nd place) for Charles L. Edson Tax Credit Excellence Award (2009). Chuck served as Planning Director for City of Huntingburg, Tax Credit Administrator for Indiana Housing Finance Authority, and board member of Indiana Affordable Housing Council. He currently serves on the board of the John Boner Neighborhood Center. Chuck has significant experience in affordable real estate development in Indiana, with unique combined expertise in tax credit financing, community development, nonprofits, contract negotiations, property management, and real estate economics. Chuck was awarded the John Niederman Rural Development Leadership Award (2016) by Prosperity Indiana, formerly Indiana Association for Community Economic Development (IACED).

Bradley York. *Business Development Manager, Elevance Health.* Brad has 13 years of experience as a program manager across a wide range of underserved health care settings, spanning Medicaid Managed Care, integrated primary care, mental health care, homelessness healthcare, and community mental health care. Previously he was a Clinical Programs Manager for Anthem, and a Site Manager for Eskenazi Health, one of America's largest safety net health systems. Brad is a Licensed Registered Nurse and Social Worker. He is passionate about developing innovative health care initiatives to support underserved populations including those experiencing homelessness, housing insecurity, mental illness, or substance use disorders. Brad is skilled in strategic program development, implementation, and continuous quality improvement.

Charlie Mercer. *Director, Community Lending Team, Indianapolis Neighborhood Housing Partnership (INHP).* INHP is a certified Community Development Financial Institution (CDFI). For 37 years, INHP has created affordable housing solutions through commercial lending, access to capital, technical resources, and grantmaking. INHP has also increased access to affordable housing and homeownership for Marion County families through education, one-on-one homeownership advising, and access to mortgage financing. Charlie has more than 25 years of experience in commercial real estate banking, including loan origination, underwriting, appraisal review, and portfolio management.

Scott Hohl. *Executive Director, Marion County Community Corrections.* This agency of 180 staff oversees individuals sentenced to electronic monitoring and work release. The agency works with over 3,000 clients daily. Scott has a unique combination of experience in justice system rehabilitation, finance, and social work. He has been a member of the Marion County Criminal Justice Reform Task Force, President of the Indiana Association of Community Corrections Act Counties, and currently serves on the Indianapolis Criminal Justice Planning Council. Prior to being named the Director in 2020, Scott was the Chief Financial Officer of the Indianapolis-Marion County City-County Council, assisting the Council with proposals and policies, along with the review and passage of the combined City-County budget. Prior to these positions, he was the Chief Financial Officer for Marion County Community Corrections and the Information Services Agency for Indianapolis-Marion County. Scott was also Chief of Staff for the Marion County Clerk's Office and helped create the City of Indianapolis' first Nuisance Abatement team as the Coordinator. His first jobs out of college were as a Case Manager for

public assistance in the Marion County Office of Family and Children, and as a Case Worker for Child Protection Services in their sex abuse unit. Scott earned his Master's degree in Public Affairs from the O'Neil School of Public and Environmental Affairs, where he was a member of the Alpha Phi Sigma National Criminal Justice Honor Society, and a Bachelor of Arts degree from Indiana University in History and Political Science. Scott's mission is to blend social work wisdom into community corrections using cost-effective strategies.

Breya Birdsong. *Vice President of Rental Assistance Programs, RDOOR Housing Corporation.* Breya has an extensive background in social services and affordable housing. Assisting families directly sparked a passion for creating equitable outcomes for individuals and families that lack the resources needed to ensure a stable foundation for success. Breya has worked at the state level advocating for Indiana's most vulnerable populations. As well as in the field impacting Indiana's youth and families. Breya's work focuses on making homelessness brief, rare and nonrecurring with the HomeNow Indy Initiative. Under the HomeNow Indy Initiative Breya Oversees the Grant Administration, Centralized Rental Assistance, Diversion and Housing Acquisition components working to help get our neighbors experiencing homelessness housed and stay stably housed. In this role, Breya helps increase grant management and program administration capacity by working on efforts that impact various rental assistance programs. Breya earned her Bachelor's degree in psychology from Purdue University of Indianapolis, is pursuing her MPA from the University of Southern Indiana, received her certification in Case Management from Boston University and is a certified HCV Executive Management housing advocate.

Tom Guevara. Retired 2025 as Director of the Indiana University Public Policy Institute. Tom's valuable multifaceted skill set includes public and public-private financing, business, economic development, public policy, and government. He held executive positions in local, state, and federal government. Tom served 6 years as Deputy Assistant Secretary of US Department of Commerce's Economic Development Administration, and 6 years with Crowe Horwath LLP (Indianapolis) as a Director in Crowe's Public Sector Services. He was Assistant State Budget Director of Indiana State Budget Agency, CIO of Indiana FSSA, and controller for City of Bloomington, Indiana. Tom currently co-chairs the Innovation Policy Forum of the National Academies of Sciences, Engineering and Medicine in Washington, DC, and is a nonresident Senior Advisor to the Renewing American Innovation project at the Center for Strategic and International Studies. Tom is a trusted colleague by many, and has a vast collaborative network. He served as a key policy advisor for the ongoing "38th & Sheridan" project, and led PPI's evaluation of this innovative community redevelopment effort led by Cook Medical and Goodwill of Central & Southern Indiana. The project's aim is to work with local community and nonprofit partners to bring jobs, economic activity, and essential services back to a historically disinvested part of northeast Indianapolis.

Rhobie Bentley. *Grant Consultant, Indiana University-Indianapolis.* Rhobie Bentley is a nonprofit professional with more than a decade of experience supporting philanthropic organizations, donor-advised funds, and community-focused initiatives. Her work has centered on strengthening nonprofit operations, enhancing donor stewardship, and improving systems

that support effective giving. She is passionate about helping organizations maximize their charitable impact.

Bailey Ortiz. *Operations and Administrative Manager, McKinney Family Foundation.* Bailey's knowledge and experience in program and systems management, nonprofit fiscal sponsorship, grant reporting and compliance, community engagement and research is a tremendous asset to our team. Bailey holds both a BA and MA in Social Work from Indiana University Indianapolis. Born and raised in Fort Wayne, Indiana, Bailey has resided in Indianapolis for the past 7 years.

Scott Armstrong. *Grants Consultant II and Engagement Specialist, Grants Plus.* Grants Plus partners with nonprofit organizations as their trusted advisors to find grant opportunities, guide funder relationship-building strategies, write compelling grant proposals, and produce long-term grant gains. Armstrong's experience includes 15 years in Non-Profit Leadership and 8 years as Vice President of commercial construction at A.J. Armstrong, Inc. He is former Executive Director of Crooked Creek CDC on the northwest side of Indianapolis and of Partners in Housing, Indiana's largest provider of permanent supportive housing. Scott held many voluntary leadership positions including: Chair of the Indianapolis Blueprint Council to End Homelessness, President of the Downtown Indianapolis Rotary Club, Board President of the Indianapolis Neighborhood Resource Center, President of the Community Heights Neighborhood Association, and President of the Indianapolis Coalition for Neighborhood Development. Scott is passionate about collaborating on innovative solutions to homelessness, transitional housing, affordable housing, and housing insecurity.

Michael Kochell. *Technical Advisor.* Michael is founder of Jam Tools Inc, a software startup company that offers a suite of software tools for musicians to streamline their creative process. He is a computer programmer and musician with interest in jamming where ideas flow organically without judgment alongside human connection. Michael enjoys hiking, camping, mentoring, and promoting personal development in others.