

Page 1

1  
2  
3  
4  
5  
6 JACKSONVILLE HOUSING AUTHORITY  
7 BOARD OF COMMISSIONERS MEETING  
8  
9  
10  
11 TAKEN: Monday, October 31, 2021  
12 TIME: 2:03 p.m. to 2:57 p.m.  
13 PLACE: Jacksonville Housing Authority  
14 1300 North Broad Street  
15 Jacksonville, Florida 32202  
16 Taken by Carol DeBee Martin, court reporter.  
17  
18  
19  
20  
21 Carol DeBee Martin  
22 Jacksonville Court Reporting, Inc.  
23 1620 Bartram Road, Apt. 6111  
24 Jacksonville, Florida 32207  
25 (904) 465-0787 (cell)  
debeemartin@aol.com

Page 2

1 APPEARANCES:  
2 CHAIRMAN CHRISTOPHER WALKER  
3 COMMISSIONER HARRIET BROCK  
4 COMMISSIONER ROSLYN PHILLIPS  
5 COMMISSIONER ANDRE GREEN  
6 COMMISSIONER HEATHER HOROVITZ  
7 DWAYNE ALEXANDER, JHA PRESIDENT/CEO  
8 EVANN MORRIS  
9 ANTONIO PEREZ  
10 DENNIS LOHR, CFO  
11 TODD AUBUCHON  
12 DANIEL MITCHELL  
13 JACQUELINE HARRIS  
14 CATHY HUNT  
15 LINDA SIMS  
16 KORT PARDE, ESQUIRE  
17 LAWSIKIA HODGES, ESQUIRE  
18 GREGORY WILLIAMS  
19 MICHAEL EDGAR  
20 VANESSA DUNN  
21 LAILA DARBY  
22 CORDELIA PARKER  
23 KENDRA LYLES (Public Comment Speaker)  
24 JAMES F. TYER, V, ESQUIRE (Jacksonville Area  
25 Legal Aid, Inc.) (Guest)

14 ---  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Page 3

1 PROCEEDINGS  
2 October 31, 2022 2:03 p.m.  
3 CHAIRMAN WALKER: I'll go ahead and call the  
4 meeting to order. By my clock, it is 2:03 p.m.  
5 We have three commissioners with us at the moment,  
6 Commissioner Phillips, Commissioner Brock and  
7 myself, Commissioner Walker. We're waiting on two  
8 other commissioners to show.  
9 Why don't we go ahead?  
10 Is there any public comment today?  
11 (no response)  
12 CHAIRMAN WALKER: One day there may be.  
13 One day, one day.  
14 Hearing none I'll go ahead and close the  
15 public comments.  
16 Since we can't take any action at the moment,  
17 Commissioner Phillips, circling back to your  
18 earlier question about terms and people,  
19 I think, technically, yes, your term is up,  
20 but I believe you are allowed -- and, hopefully,  
21 you will -- to continue to serve until we find  
22 a potential replacement for you.  
23 I know we have one new commissioner,  
24 and this will be her first meeting.  
25 CEO: Yes, yes.

Page 4

1 CHAIRMAN WALKER: And I believe you're  
2 interviewing with the city, correct, for the  
3 other?  
4 CEO: Yes.  
5 CHAIRMAN WALKER: Great. So I guess that's  
6 the process.  
7 COMMISSIONER PHILLIPS: And that will give us  
8 a full board?  
9 CHAIRMAN WALKER: That will give us a full  
10 board, yes.  
11 So, technically, we need two more  
12 commissioners. One to fill a vacant seat,  
13 right --  
14 CEO: Yes.  
15 CHAIRMAN WALKER: -- and then one for your  
16 eventual replacement, which will obviously,  
17 unless you suggest otherwise, would be last  
18 so we at least have a full working board before we  
19 start replacing folks.  
20 I don't think there is any prohibition on us  
21 doing it that way. I can't imagine there is.  
22 COMMISSIONER PHILLIPS: Historically,  
23 that's how we've handled it.  
24 MS. HODGES: Also, the mayor is filing  
25 the legislation for the appointment. So there is

Page 5	Page 7
<p>1 time.</p> <p>2 CHAIRMAN WALKER: Okay. So there is that.</p> <p>3 Why don't we skip the minutes for the time</p> <p>4 being?</p> <p>5 And we'll move on to this MOU.</p> <p>6 So, to the two commissioners in the room --</p> <p>7 and we can explain this, as well -- we --</p> <p>8 meaning JHA -- were presented with a potential</p> <p>9 Memorandum of Understanding, which would have</p> <p>10 engaged the JEA in potentially pursuing some</p> <p>11 sites which a for-profit developer had identified</p> <p>12 on our behalf.</p> <p>13 The stark reality is -- well, there's a</p> <p>14 couple of things. One, until we get our</p> <p>15 acquisition criteria nailed down, I feel like it's</p> <p>16 a pretty tough sell to say, "Yes. We're going to</p> <p>17 do this project," or, "No. We're not going to do</p> <p>18 this project."</p> <p>19 The issue with these projects are --</p> <p>20 I think, if I understand the situation correctly</p> <p>21 -- they are projects which would -- they don't</p> <p>22 want to spend the time, money and effort to</p> <p>23 even begin diligence and locking up unless they</p> <p>24 know we at least have an interest in them.</p> <p>25 So myself and Ms. Hodges and Mr. Alexander</p>	<p>1 and do them ourselves.</p> <p>2 So I think that would be the one contractual</p> <p>3 obligation that we might have under this.</p> <p>4 Also, it is a local developer. I'm sensitive to</p> <p>5 the fact that it is a local developer,</p> <p>6 who I have previously worked -- not as an</p> <p>7 attorney or anything like that, but on the other</p> <p>8 sides -- and he obviously has a team around him,</p> <p>9 which I also know the members of that team.</p> <p>10 So I just want to be very clear that,</p> <p>11 you know, this is one that I'm going to push more</p> <p>12 to Mr. Alexander. I'm certainly happy to have</p> <p>13 those conversations and help where I can,</p> <p>14 but that will be one where I try and stay as</p> <p>15 hands-off as possible.</p> <p>16 But all that to say I want to put it on the</p> <p>17 board's radar that it's floating out there,</p> <p>18 and the board should be aware of it.</p> <p>19 A copy of it's available, if you --</p> <p>20 Mr. Alexander, did you tag it to the --</p> <p>21 I think you tagged it to the invite.</p> <p>22 Did you not?</p> <p>23 I'm pretty sure you did.</p> <p>24 CEO: No, I didn't.</p> <p>25 CHAIRMAN WALKER: Oh, you didn't?</p>
Page 6	Page 8
<p>1 took a look at the MOU. I think there are some</p> <p>2 open questions around the MOU, but I wanted to</p> <p>3 bring it to the board's attention, that this is</p> <p>4 one where -- these are projects where they have</p> <p>5 relationships at the state level, the city level</p> <p>6 -- not that we wouldn't -- but where they can lock</p> <p>7 up or help us lock up sites that are owned by the</p> <p>8 city or other state agencies, which makes them</p> <p>9 appealing, at least generally.</p> <p>10 But I wanted to get it in front of the</p> <p>11 board to let you know we are having those</p> <p>12 conversations.</p> <p>13 I don't think there's anything for us to do</p> <p>14 at the moment, other than I want to get some</p> <p>15 clarity on what the next steps are -- how they</p> <p>16 look at things.</p> <p>17 There's nothing really of substance to</p> <p>18 discuss, in my mind, but one thing they're looking</p> <p>19 for, which -- you know, I'll continue to work with</p> <p>20 Ms. Hodges -- they're basically looking for us to</p> <p>21 say that, you know, if we want to pursue these</p> <p>22 projects with them, we're not technically engaged,</p> <p>23 but we have, "a good faith --" I think is the</p> <p>24 phrase they used -- a good faith obligation not to</p> <p>25 turn around and, you know, stab them in the back</p>	<p>1 CEO: No.</p> <p>2 CHAIRMAN WALKER: Okay. Well, same</p> <p>3 difference. We'll circulate it to the board so</p> <p>4 they can take a look at it, but, for now,</p> <p>5 there's nothing to do other than I want to be</p> <p>6 transparent with where we are.</p> <p>7 COMMISSIONER PHILLIPS: Where is the</p> <p>8 property?</p> <p>9 CHAIRMAN WALKER: There are four different</p> <p>10 sites that they're looking to do -- two of which</p> <p>11 are downtown. One of which is actually owned,</p> <p>12 if I understand correctly, by the state.</p> <p>13 CEO: (nodded head affirmatively)</p> <p>14 CHAIRMAN WALKER: And, if I understand</p> <p>15 correctly, they may be willing to contribute that</p> <p>16 or, you know, discount it significantly is my</p> <p>17 understanding.</p> <p>18 CEO: Yes.</p> <p>19 CHAIRMAN WALKER: And then another site,</p> <p>20 if I understand correctly, is near a school,</p> <p>21 and it would be -- what they are thinking about</p> <p>22 doing -- it's owned by the city or the state,</p> <p>23 again?</p> <p>24 CEO: I think it was the city.</p> <p>25 CHAIRMAN WALKER: I think it was the city,</p>

<p style="text-align: right;">Page 9</p> <p>1 too, and they're looking at doing like a townhome  2 type development there, where they would either  3 allow us to own it and then they would just  4 develop it and/or just help us put it under  5 contract and do a finder's fee.  6 Again, in theory -- I mean hence with the  7 Acquisition Committee -- why we need to have that  8 moving ahead with that criteria so we can actually  9 evaluate them, but those are ones where you  10 certainly don't want to -- we certainly don't want  11 to, in my opinion, tell a group that, you know,  12 "Hey, thanks for bringing these ideas to us.  13 Thanks for doing all of this preliminary work.  14 We're going to take that and go do it ourselves."  15 I think that's just a very bad look for the  16 housing authority. In the same vein, I think we  17 need to vet them in more detail, vet the  18 understandings and just figure out what we want to  19 do with them, if anything.  20 COMMISSIONER PHILLIPS: Are they currently a  21 developer?  22 I guess I'm a little lost not having seen  23 it.  24 CHAIRMAN WALKER: Yes. They're currently  25 a developer. It's Chase Properties, and they're</p>	<p style="text-align: right;">Page 11</p> <p>1 Have you met any of the other commissioners  2 yet?  3 I don't think so.  4 COMMISSIONER HOROVITZ: I met Commissioner  5 Brock at another meeting, and, of course,  6 Mr. Alexander.  7 CHAIRMAN WALKER: Awesome. Well, I'm Chris  8 Walker. Very pleased to meet you.  9 COMMISSIONER PHILLIPS: I'm Roslyn Phillips.  10 COMMISSIONER HOROVITZ: Nice to meet you.  11 COMMISSIONER PHILLIPS: Nice to meet you.  12 CHAIRMAN WALKER: So, you know, this is  13 probably about a 6-hour meeting today. So it  14 should be fine.  15 Commissioner Phillips will throw things at  16 me, and I would totally approve of it.  17 So I think now we have a quorum technically  18 so we can actually proceed, and we haven't got any  19 further commissioner, other than going through an  20 MOU, which has been presented to us.  21 And the summary around that is we're  22 evaluating what to do with it in the context of  23 our acquisition criteria, and Mr. Alexander is  24 going to continue looking at it to see what we can  25 or can't do.</p>
<p style="text-align: right;">Page 10</p> <p>1 currently a developer. They develop these sorts  2 of things.  3 My understanding is they've developed a lot.  4 I think they're on the Southbank.  5 COMMISSIONER PHILLIPS: Yes.  6 CHAIRMAN WALKER: So that's where we're at  7 with the MOU, and we can circulate. And feel free  8 to ask Mr. Alexander any questions.  9 (Commissioner Horovitz entered the room.)  10 COMMISSIONER HOROVITZ: I'm sorry.  11 COMMISSIONER PHILLIPS: Hello.  12 CHAIRMAN WALKER: Hello. You're fine.  13 Commissioner, I'm Chris Walker and very  14 pleased to meet you.  15 COMMISSIONER HOROVITZ: Thank you.  16 CHAIRMAN WALKER: So we just started.  17 We were just going through some of the public  18 comments and moving a couple things along.  19 That's it so far.  20 So very pleased. Welcome to the Commission.  21 It's Commissioner Horovitz?  22 COMMISSIONER HOROVITZ: Horovitz.  23 CHAIRMAN WALKER: Thank you. That will take  24 me a bit. So welcome aboard -- very excited to  25 have you.</p>	<p style="text-align: right;">Page 12</p> <p>1 I'm going to go back on the agenda to  2 Item No. III, which is the approval of the  3 minutes. They were contained in your board packet  4 from the last meeting, which was in August.  5 If you recall, we canceled the September  6 meeting as there was really no business to attend  7 to in September.  8 I've taken a look at the minutes and had  9 nothing to add.  10 Does any commissioner have any comments?  11 COMMISSIONER BROCK: No.  12 (no response)  13 CHAIRMAN WALKER: Hearing none I'll entertain  14 a motion to approve.  15 COMMISSIONER BROCK: I approve.  16 CHAIRMAN WALKER: I have a motion from  17 Commissioner Brock to approve.  18 Can I get a second?  19 COMMISSIONER PHILLIPS: Second.  20 CHAIRMAN WALKER: Thank you, Commissioner  21 Phillips.  22 Any further discussion on the minutes?  23 (no response)  24 CHAIRMAN WALKER: Hearing none I'll call the  25 question.</p>

Page 13	Page 15
<p>1 All of those in favor of approving the 2 minutes signify by saying, "Aye." 3 Aye. 4 COMMISSIONER PHILLIPS: Aye. 5 COMMISSIONER BROCK: Aye. 6 COMMISSIONER HOROVITZ: Aye. 7 CHAIRMAN WALKER: Any opposition? 8 (no response) 9 CHAIRMAN WALKER: Hearing none the minutes 10 are approved. Thank you. 11 Mr. Lohr, I feel like it's been forever. 12 CFO: It has been forever. 13 Good afternoon, Commissioners. We're looking 14 at the financials today as of August 31st, 2022. 15 This is our 11th month of our fiscal year. 16 So we're looking at our percentages at 17 92 percent. 18 Starting off with our income by source, 19 our year to date -- we're at 7 1/2 million dollars 20 for a total operating income. 21 Looking at our central office, 22 our year to date -- we're at 96.73 percent. 23 Our total income is \$4,960,535. For our total 24 expenses, we're down about 10 percent at 25 81.02. Our year to date expenses are</p>	<p>1 and we have a net operating income of 2 \$1,568,000. 3 For our Section 8 program, for the 4 operations, we're at 98 percent. Year to date 5 income is \$9,012,753. Our year to date expenses 6 are \$8,167,127, and our net operating income is 7 \$845,000. 8 For our Gregory West property, 9 our year to date income is \$2,334,713. 10 We're right on budget for that, and then our 11 expenses are about 3 percent under budget, 12 at \$1,269,253. And our net operating income is 13 \$1,065,460. 14 For our Brentwood property, we're at 15 98 percent -- about 70 percent over budget. 16 Our year to date income is \$2,646,734. 17 For our expenses at Brentwood year to date, 18 we're at \$2,015,333, and our net operating income 19 is \$631,402. 20 Our estimated reserves -- we ended the 21 month at just over \$50,500,000. So we're doing 22 excellent with our reserves. 23 Every month we look at our Quick Ratio and 24 our MENAR. For our Quick Ratio, our scattered 25 sites property M27 is our lowest at 7.71.</p>
Page 14	Page 16
<p>1 \$3,406,788, and our net operating income is 2 \$1,533,000. 3 CHAIRMAN WALKER: And the NOI is at the 4 central office, correct? 5 CFO: Yes. 6 CHAIRMAN WALKER: And, how much are you 7 expecting of that, at the moment, to actually be 8 surplus at the end of the year? 9 CFO: Probably most of it. 10 CHAIRMAN WALKER: Most of it. All right. 11 Thanks. 12 (Ms. Kendra Lyles entered the room.) 13 CHAIRMAN WALKER: Come on in. 14 How are you? 15 MS. LYLES: Good. 16 CHAIRMAN WALKER: Good, good. 17 MS. PARDE: There is a chair up here. 18 CHAIRMAN WALKER: We're getting you a chair. 19 Oh, there's a chair up there? 20 Go ahead, Mr. Lohr. 21 CFO: For our public housing, we're at 22 104 percent. So we're doing very well. 23 We're at \$16,734,000 for revenue. 24 For our expenses, we're at 101 percent -- 25 so a little over budget. We're at \$15,165,000,</p>	<p>1 So they can cover their debt 7.71 times. 2 For our MENAR, we're at -- our lowest 3 is Blodgett Villas at 5.2. Overall, we can 4 operate the public housing program for just about 5 a full year without any additional operating 6 subsidy from HUD. 7 Looking at our RAD properties, we're in the 8 eighth month. So we're two-thirds of the way 9 through the year with 66.67 percent for our budget 10 number. 11 So, starting with The Waves, our revenue is 12 coming in at 74 percent. So we're about 8 percent 13 over budget. Our year to date income is 14 \$1,181,302. Our expenses are about 4 percent 15 low. Year to date we're at \$448,293, 16 and our net operating income is \$733,000. 17 For Centennial Towers, we're about 1 percent 18 over budget on our income at \$1,118,000, 19 and, for our expenses, we're about 11 percent 20 under budget. We're at \$779,229 with a net 21 operating income of \$339,122. 22 And, wrapping it up with Hogan Creek, 23 we're at 44 percent, but the work is now 24 complete. It should be fully occupied. 25 Our year to date income is \$760,176.</p>

Page 17	Page 19
<p>1 Our expenses are about 10 percent under budget,  2 at \$741,742, and our net operating income is  3 \$18,434.  4 Any questions?  5 CHAIRMAN WALKER: I have a couple this month,  6 Mr. Lohr.  7 One, given the interest rate in the  8 environment, do we have any variable debt on any  9 of our properties?  10 CFO: No.  11 CHAIRMAN WALKER: Okay. That's excellent  12 news.  13 And then, two -- so it sounds like, you know,  14 we're going to have surplus across the board,  15 again. So great job to the entire team for the  16 year. That's fantastic.  17 Have we gotten through the needs assessments  18 yet to begin figuring out the allocations of how  19 best to spend, not only the reserves within the  20 various places, but, also, if we need to move  21 surplus cash around to address any of that?  22 Have we started that exercise yet?  23 (Commissioner Green entered the room.)  24 CFO: I believe that's going through the  25 capital fund primarily.</p>	<p>1 with respect to the property insurance?  2 Is it other housing authorities?  3 CFO: It's a housing authority insurance  4 pool.  5 CHAIRMAN WALKER: Okay. Those were my  6 questions.  7 Does anybody else have any questions on the  8 financials?  9 (no response)  10 CHAIRMAN WALKER: Commissioner Green,  11 how are you?  12 COMMISSIONER GREEN: Great.  13 CHAIRMAN WALKER: Good.  14 Commissioner Green, did you have a chance to  15 review the financials at the Finance Committee  16 meeting?  17 COMMISSIONER GREEN: Yes.  18 CHAIRMAN WALKER: Did anything come up there  19 we need to be aware of?  20 COMMISSIONER GREEN: Nothing in particular,  21 no.  22 CHAIRMAN WALKER: Okay. Great.  23 Mr. Lohr, thank you very much. We appreciate  24 it.  25 I believe we have four resolutions on the</p>
Page 18	Page 20
<p>1 CEO: Yes.  2 CHAIRMAN WALKER: Okay. So it's being taken  3 care of in the context of available dollars.  4 CEO: Yes.  5 CFO: Yes.  6 CHAIRMAN WALKER: Okay. And then last,  7 but not least just being in the market for my own  8 personal work, the insurance market is hardening  9 faster than anybody anticipated.  10 Are we starting to look at what that's going  11 to look like?  12 I guess, Question 1, when do our policies  13 renew?  14 Are they on different schedules?  15 CFO: We're renewing a lot of them right now.  16 CHAIRMAN WALKER: Okay.  17 CFO: And we are seeing some increases.  18 They've not been too significant yet. So right  19 now we're okay.  20 CHAIRMAN WALKER: Okay.  21 CFO: We do participate in an insurance pool  22 for a good portion of our properties, and then we  23 also are in the insurance pool with the city for  24 our liability insurance.  25 CHAIRMAN WALKER: Who is the insurance pool</p>	<p>1 table today. I wanted to double check.  2 First things first, Commissioner Green,  3 were these presented to the Finance Committee?  4 COMMISSIONER GREEN: We did not (sic) have a  5 meeting.  6 CHAIRMAN WALKER: Understood.  7 In that case, maybe we'll take a quick look  8 through them. I did look at them prior to the  9 meeting, and they seemed routine.  10 But, Mr. Alexander, since they were not  11 presented, would you mind giving us a summary?  12 CEO: Yes, I will, but we did have a  13 meeting last month. But these were taken to the  14 Finance Committee. So it was at the Finance  15 Committee.  16 CHAIRMAN WALKER: Oh, these were taken to  17 the Finance Committee.  18 CEO: Yes, not the board meeting, but we had  19 a Finance Committee meeting in which all of them,  20 except for No. 32 -- No. 33, 34 and 35 were taken  21 to the Finance Committee.  22 CHAIRMAN WALKER: They were taken to the  23 Finance Committee. Understood.  24 COMMISSIONER GREEN: I apologize.  25 CHAIRMAN WALKER: That's okay,</p>

Page 21	Page 23
<p>1 Commissioner Green. Because, Commissioner,                  2 I was probably going to refer them back,                  3 quite honestly.                  4 COMMISSIONER PHILLIPS: I was thinking,                  5 did I miss a meeting?                  6 COMMISSIONER BROCK: No.                  7 CHAIRMAN WALKER: All right. So putting                  8 JHA-32 aside for a second, were there any                  9 questions on JHA-33, JHA-34 or JHA-35?                  10 COMMISSIONER PHILLIPS: I am trying to                  11 remember what they were.                  12 CHAIRMAN WALKER: Mr. Alexander, would you                  13 mind giving us a summary?                  14 CEO: Okay. So, for JHA-33, it was a unit                  15 turn for \$775,000, and I went over with the                  16 board and explained that we turned 418 units                  17 year to date.                  18 And it normally costs about \$1200 per unit.                  19 So we asked the board to approve the \$775,000                  20 for No. 33.                  21 For No. 34, it was the lawn care contract                  22 for \$500,906.14. This was the renewal.                  23 This would be the fourth term of this contract,                  24 and this property -- this contract cuts all of the                  25 properties, with exception of 16 AMPs.</p>	<p>1 CHAIRMAN WALKER: Okay. So, at that rate                  2 then, I would entertain and request a motion to                  3 approve Resolutions 2022-JHA-33 through JHA-35                  4 as presented.                  5 COMMISSIONER BROCK: I make a motion.                  6 CHAIRMAN WALKER: I have a motion on the                  7 table from Commissioner Brock.                  8 Is there a second?                  9 COMMISSIONER PHILLIPS: I second.                  10 CHAIRMAN WALKER: I have a second from                  11 Commissioner Phillips.                  12 I'll open it up for discussion.                  13 Mr. Alexander, my only real question or                  14 clarification is, on the security guard services,                  15 it reads as if this is just a renewal, correct?                  16 It's not a new contract for any reason.                  17 CEO: Yes, yes. Yes, it is.                  18 CHAIRMAN WALKER: Okay. And, do we normally                  19 solicit a new contract, or is it just we have one                  20 we continue to renewing?                  21 CEO: We normally enter into a contract for                  22 one year and renew it up to four years,                  23 but, if we have a problem with the security                  24 company, then we'll go back out and get someone                  25 else.</p>
Page 22	Page 24
<p>1 And it costs about \$31,000 per site.                  2 And the last one was the security guard                  3 contract, which was \$730,661, and it's for                  4 Centennial Towers, Hogan Creek, Twin Towers,                  5 Brentwood, Oaks of Durkeeville properties.                  6 And the security services are provided on a                  7 24-hour basis at Hogan Creek and Oaks of                  8 Durkeeville.                  9 CHAIRMAN WALKER: Great. So I prefer to take                  10 them en banc, if we could, or, if any commissioner                  11 would like to separate one for further discussion,                  12 is there any preference by the commissioners to                  13 separate these for any reason?                  14 COMMISSIONER BROCK: No, because --                  15 I'm sorry, Mr. Chair.                  16 CHAIRMAN WALKER: Go ahead, Commissioner.                  17 COMMISSIONER BROCK: Because they was                  18 explained in the finance meeting --                  19 CHAIRMAN WALKER: Great.                  20 COMMISSIONER BROCK: -- because we had                  21 asked questions about the security and why it went                  22 up, and Mr. A, Mr. Alexander, told us why it went                  23 up.                  24 So, you know, it was discussed in the finance                  25 ...</p>	<p>1 CHAIRMAN WALKER: Okay, okay. So it's really                  2 a one year with three, one-year options to                  3 renew.                  4 CEO: One year with four.                  5 CHAIRMAN WALKER: Four. Okay. And then you                  6 would solicit after that?                  7 CEO: That's correct.                  8 CHAIRMAN WALKER: Okay. Understood.                  9 That's the only question I had.                  10 Do any other commissioners have any questions?                  11 Commissioner Green?                  12 COMMISSIONER GREEN: Yes. This was --                  13 it went up a lot the year before, right --                  14 CEO: Yes --                  15 COMMISSIONER GREEN: -- and then just a                  16 little bit this year.                  17 CEO: -- yes.                  18 COMMISSIONER GREEN: It was like 500- and                  19 then 700-, and then now it's 700-, right?                  20 CHAIRMAN WALKER: Okay.                  21 COMMISSIONER GREEN: Because there was more                  22 hours.                  23 CEO: Yes.                  24 COMMISSIONER GREEN: And we're happy with                  25 them?</p>

Page 25	Page 27
<p>1 CEO: Yes. That is correct.</p> <p>2 CHAIRMAN WALKER: I presume that this fits</p> <p>3 within the budgeted allocation costs, Mr. Lohr.</p> <p>4 CFO: Yes.</p> <p>5 CHAIRMAN WALKER: Okay. Any other points for</p> <p>6 discussion?</p> <p>7 (no response)</p> <p>8 CHAIRMAN WALKER: Hearing none I'll call the</p> <p>9 question.</p> <p>10 All those in favor of approving JHA</p> <p>11 Resolutions -33 through -35 signify by saying,</p> <p>12 "Aye."</p> <p>13 Aye.</p> <p>14 COMMISSIONER PHILLIPS: Aye.</p> <p>15 COMMISSIONER BROCK: Aye.</p> <p>16 COMMISSIONER GREEN: Aye.</p> <p>17 COMMISSIONER HOROVITZ: Aye.</p> <p>18 CHAIRMAN WALKER: Any opposition?</p> <p>19 (no response)</p> <p>20 CHAIRMAN WALKER: Hearing none those</p> <p>21 resolutions pass.</p> <p>22 We now have 2022-JHA-32.</p> <p>23 Mr. Alexander, would you mind giving us a</p> <p>24 summary of this resolution, please.</p> <p>25 This is an approval to update an FSS plan for</p>	<p>1 Commissioner Phillips.</p> <p>2 I'll open it up for discussion.</p> <p>3 So, Mr. Alexander, I was curious.</p> <p>4 I read through the plan, and I was curious.</p> <p>5 It led to the question of, you know, how are we</p> <p>6 doing in actually implementing the plan and really</p> <p>7 making families help them becoming</p> <p>8 self-sufficient?</p> <p>9 CEO: So that's a very good question,</p> <p>10 and I did have a copy of our end of the year plan,</p> <p>11 which breaks down all of the money that was</p> <p>12 saved and all the money that was distributed from</p> <p>13 escrow and how many people that graduated from the</p> <p>14 program.</p> <p>15 The program is doing extremely well.</p> <p>16 We have several folks -- Ms. Parker does a very</p> <p>17 good job in walking people through the program</p> <p>18 so that they can work through the program.</p> <p>19 And, after five years, they graduate</p> <p>20 with a degree or from a program with a</p> <p>21 certification. Some of them have purchased brand</p> <p>22 new homes, and some of them have -- well, all of</p> <p>23 them get their credit straightened out while</p> <p>24 they're on the program.</p> <p>25 So it's a litany of things that go on in the</p>
Page 26	Page 28
<p>1 2022. HUD came out with updated regulations in</p> <p>2 which we updated our plan, and we need the</p> <p>3 board's approval.</p> <p>4 They had some changes in the regulations,</p> <p>5 and one of the key things in the regulations that</p> <p>6 typically -- if you were on welfare,</p> <p>7 after 12 months, you have to be -- well, if you</p> <p>8 were on the program, you have to be off of welfare</p> <p>9 after 12 months.</p> <p>10 Now it's -- you can stay on welfare up until</p> <p>11 the point you graduate, and the program is</p> <p>12 typically five years with two-year renewals.</p> <p>13 So we did have a public hearing on the 27th.</p> <p>14 We didn't have any comments. So we're asking the</p> <p>15 board to approve the updated regulations for this</p> <p>16 new FSS plan and new changes.</p> <p>17 CHAIRMAN WALKER: I'd go ahead and entertain</p> <p>18 a motion. Then we can discuss it.</p> <p>19 Can I get a motion to approve JHA-32?</p> <p>20 COMMISSIONER BROCK: I make a motion,</p> <p>21 Mr. Chair.</p> <p>22 CHAIRMAN WALKER: I have a motion to approve</p> <p>23 JHA-32 from Commissioner Brock.</p> <p>24 COMMISSIONER PHILLIPS: I'll second.</p> <p>25 CHAIRMAN WALKER: I have a second from</p>	<p>1 program, and I think it's one of the better</p> <p>2 programs of the housing authority.</p> <p>3 CHAIRMAN WALKER: Commissioner.</p> <p>4 COMMISSIONER PHILLIPS: Through the Chair to</p> <p>5 Mr. Alexander, thank you. Yeah. It's a program</p> <p>6 that's been around for a number of years.</p> <p>7 Can you or either the director tell us,</p> <p>8 on average, how many clients are served,</p> <p>9 or how many residents are served a year?</p> <p>10 CEO: I'll let Ms. Parker speak to that.</p> <p>11 MS. PARKER: We have, at present,</p> <p>12 305 participants in the program, and, to answer</p> <p>13 Mr. Alexander's question, we had 34 graduates for</p> <p>14 this past year.</p> <p>15 And HUD has asked us to open the program back</p> <p>16 up, but we had to get the action plan approved</p> <p>17 first. So we presently have 56 that are waiting</p> <p>18 to come on, and that was just from the month of</p> <p>19 June.</p> <p>20 CHAIRMAN WALKER: Wow.</p> <p>21 MS. PARKER: So we have July, August and</p> <p>22 September, all of those months, to continue adding</p> <p>23 to the program. But right now, as of June,</p> <p>24 we have 56 that are waiting to do orientation for</p> <p>25 this coming month, because we just got the plan</p>

Page 29	Page 31
<p>1 approved by HUD for the update. HUD had to review 2 and approve the plan. 3 CHAIRMAN WALKER: How is the -- go ahead, 4 Commissioner. 5 COMMISSIONER PHILLIPS: Maybe at a future 6 meeting we could allocate just some time just to 7 kind of get an overview of what the program is 8 and that kind of thing. That might be of 9 interest, especially for Commissioner Horovitz, 10 our new member -- 11 CHAIRMAN WALKER: That would be great. 12 COMMISSIONER PHILLIPS: -- and just in 13 general to give us an update where we are. 14 CHAIRMAN WALKER: That would be great. 15 Mr. Alexander, if you could, schedule maybe 16 a 15 or 20-minute presentation. 17 CEO: Okay. 18 CHAIRMAN WALKER: Potentially not at our 19 November meeting considering we're going to do a 20 workshop then, but maybe in our December or 21 January meeting. 22 COMMISSIONER PHILLIPS: No December. 23 CHAIRMAN WALKER: That's right. No December. 24 We're going to meet on the 24th, actually. 25 No. I'm just kidding.</p>	<p>1 (no response) 2 CHAIRMAN WALKER: Hearing none I think we 3 have a motion on the table, and it has been 4 seconded. I'll call the question. 5 All those in favor of approval of 6 JHA-32, which includes, as an attachment, 7 the FSS Action Plan, signify by saying, "Aye." 8 Aye. 9 COMMISSIONER PHILLIPS: Aye. 10 COMMISSIONER HOROVITZ: Aye. 11 COMMISSIONER BROCK: Aye. 12 COMMISSIONER GREEN: Aye. 13 CHAIRMAN WALKER: Any opposition? 14 (no response) 15 CHAIRMAN WALKER: Hearing none the motion 16 passes. Thank you very much. 17 Mr. Alexander, I believe your report is 18 next, if you wouldn't mind. 19 CEO: Yes. I'll keep it short. 20 A couple of things. I did pass out the 21 operation report. In public housing, we are still 22 working on back and front porch lights of all of 23 the properties. We have about 77 percent 24 completed. 25 We're just working on Victory Pointe</p>
Page 30	Page 32
<p>1 If we can do it in our January meeting, 2 that would be fantastic. Mr. Alexander said he 3 has no plans for Christmas this year. That would 4 be great. 5 And then my other question -- and maybe you 6 could help answer this -- where is the program 7 funded? 8 Is this funded out of our -- 9 COMMISSIONER PHILLIPS: CDBG gives them some 10 money, don't they? 11 MS. PARKER: It's funded from Federal HUD. 12 CHAIRMAN WALKER: From Federal HUD? 13 MS. PARKER: CDBG does the supportive 14 services piece of the grant. 15 CHAIRMAN WALKER: That's great. Yes. 16 I think it's fantastic. I look forward to 17 learning more about it. 18 And, you know, I'm always a fan. 19 You know, Mr. Alexander, if you and your team 20 thinks there are ways we can supplement this 21 program, whether it be financially or otherwise, 22 you know, I'd definitely be interested in hearing 23 your thoughts on that, as well, to how we could 24 improve. 25 Any other discussion on the plan?</p>	<p>1 and Durkeeville at this point. As I mentioned 2 earlier, we have 6 out of the 13 stair steps at 3 Southwind that are completed. 4 In terms of the carbon monoxide detectors, 5 90 percent of the sites are completed. 6 There's just a back order on about 240 of them. 7 As soon as we get those 240 of them, they'll be 8 installed. 9 In terms of HCV, our utilization is at 95. 10 We are doing well in that program. We're still 11 struggling with our VASH program. 12 In terms of REAC -- 13 CHAIRMAN WALKER: When you say, "Struggling 14 with the VASH program," can you elaborate? 15 CEO: -- yes. Okay. So struggling -- 16 we had 73 percent utilization of the VASH program. 17 We have a total of 155 vouchers. 18 CHAIRMAN WALKER: We can't find homes for 19 them? 20 CEO: We have -- underneath our voucher 21 program, the VASH program, the housing authority 22 issues vouchers only through the form of a 23 referral of the Vetrans Administration. 24 And, currently, our success rate is about -- 25 with the regular program, it's two to one.</p>



<p style="text-align: right;">Page 33</p> <p>1 So, if you put two vouchers on the street, 2 usually, one of them gets leased up. 3 In terms of the VASH program, it's a little 4 more challenging. What happens is, when we use 5 our two-year tool to sort of project how these 6 vouchers are utilized, you may put 100 vouchers 7 out there, but only 25 of them may be utilized. 8 The Veterans Administration constantly sends 9 us folks, but they don't send enough folks or 10 enough referrals. So we've been holding on to 11 these 155 vouchers for a period now, and folks get 12 on the program -- not to be criticizing -- 13 I think they need a stronger wraparound program 14 to keep the existing veterans in place. 15 But we do have the vouchers, and anytime 16 I get an opportunity -- I even went to the 17 city to explain to them that we do have these 18 vouchers available. 19 CHAIRMAN WALKER: Okay. In full disclosure, 20 I think I previously put you in touch with another 21 nonprofit, Patriot Services Group, and, 22 in disclosure to the board, I am their counsel. 23 But I referred it through Mr. Alexander. 24 They do place veterans at their properties 25 -- specifically, VASH vouchers. So I would circle</p>	<p style="text-align: right;">Page 35</p> <p>1 What happens is -- the reason we're not 2 getting them done is because there is a process 3 that they go through. They have to have a mental 4 illness -- they have to have a disability. 5 CHAIRMAN WALKER: Right. 6 COMMISSIONER BROCK: They have to have a 7 disability, and they have to be homeless, 8 literally on the street under a tree or something 9 like that for them to get that VASH voucher. 10 This is what one of the intakes told me, 11 because I called myself. 12 And I said, "Well, why this veteran cannot 13 get this voucher?" 14 Because she was staying with someone -- 15 it wasn't her home or anything. They was just 16 letting her stay there, and so she didn't 17 meet the criteria to get it. And they're not 18 meeting the criteria to get that VASH voucher. 19 CHAIRMAN WALKER: Is that a federal guideline 20 or structure on how they get that voucher? 21 CEO: Yes. It's a federal program. 22 Everyone has to come through the voucher program. 23 CHAIRMAN WALKER: Right. 24 CEO: I have some concerns with their 25 outreach, because I run across veterans all the</p>
<p style="text-align: right;">Page 34</p> <p>1 back with them to see if you can assist them in 2 any way, but that's interesting that the 3 VASH vouchers are not being utilized. 4 CEO: Yes. It's a big challenge with the 5 VASH vouchers. We went to the Veterans Stand 6 Down. We have been to many events, but I'm 7 working with Ms. Dunn and the HCV Team. 8 And we're going to take on a whole other 9 approach by doing a marketing strategy so that we 10 can blitz the media so that we can get the 11 information out there, because we just don't seem 12 to be getting the referrals that we need from the 13 VA. 14 CHAIRMAN WALKER: Interesting. 15 CEO: And I met with the regional director 16 as well as the local folks here and explained to 17 them, on several occasions, that we're not getting 18 the referrals. 19 CHAIRMAN WALKER: Commissioner Brock 20 and Commissioner Phillips. 21 COMMISSIONER BROCK: Mr. Chair, just to give 22 you some light on the VASH vouchers, I had a 23 veteran to call me. And I referred them, 24 the veteran, to the VASH voucher. 25 Okay?</p>	<p style="text-align: right;">Page 36</p> <p>1 time that -- I have to refer them to the VA. 2 We have even offered to go over there -- 3 and we have been over there -- to help them with 4 their process. 5 CHAIRMAN WALKER: Commissioner Phillips. 6 COMMISSIONER PHILLIPS: And I'm sure you 7 probably have -- you're working with the city's 8 Veterans Affairs Office, as well? 9 CEO: Yes. We have been very vocal in 10 putting it out there, because, at the end of the 11 day, we get to house a veteran. 12 CHAIRMAN WALKER: Right. 13 CEO: At the same time, the housing 14 authority gets administrative fees for it. 15 We lose administrative fees, because we're not 16 utilizing the vouchers. 17 CHAIRMAN WALKER: And, again, I just want to 18 make sure I understand. I want to understand. 19 What appears -- Commissioner Brock, 20 you're saying -- is the roadblock, which is -- 21 for lack of a better word, there is a technicality 22 that says, "If you are not on the street homeless 23 --" 24 COMMISSIONER BROCK: And -- no. You got to 25 have both.</p>

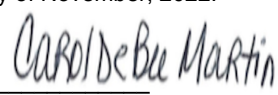
Page 37	Page 39
<p>1 CHAIRMAN WALKER: "-- and have a disability 2 --"</p> <p>3 COMMISSIONER BROCK: Yeah. You got to have 4 both of those two together. You can't have one or 5 the other.</p> <p>6 CHAIRMAN WALKER: -- right. So, in theory, 7 we could have a homeless veteran who doesn't have 8 a disability, or we could have a veteran that has 9 a disability that isn't homeless.</p> <p>10 That doesn't seem to make a lot of sense.</p> <p>11 COMMISSIONER BROCK: And can't get it. Yes.</p> <p>12 CHAIRMAN WALKER: And that's a federal 13 eligibility, correct?</p> <p>14 CEO: I will ask Cathy if that's correct.</p> <p>15 MS. HUNT: That's correct, that's correct.</p> <p>16 CHAIRMAN WALKER: It is a federal 17 eligibility.</p> <p>18 Mr. Alexander, I would encourage you to 19 perhaps put together a letter for the board to 20 consider and review that we can send this along to 21 HUD and our representatives indicating the fact 22 that this seems to make very little -- 23 I'm sure there's a reason they did it, 24 but this seems to make very little sense 25 considering we have 150 vouchers that could house</p>	<p>1 COMMISSIONER GREEN: Okay. And it's just 2 like a public housing voucher?</p> <p>3 CEO: It's just like a typical Section 8 4 voucher, but specifically for veterans.</p> <p>5 COMMISSIONER GREEN: Okay. Do they have to 6 pay any rent, or is it 100 percent?</p> <p>7 CEO: It depends on their income.</p> <p>8 COMMISSIONER GREEN: But they're homeless.</p> <p>9 CEO: Typically, it is.</p> <p>10 CHAIRMAN WALKER: Sorry -- a follow-up 11 to that question and then Commissioner Phillips. 12 Is there a way to convert them from a VASH? 13 There's no way to convert them from a VASH 14 to a traditional Section 8 voucher, is there?</p> <p>15 CEO: Well, I mean it basically is a 16 Section 8 voucher. It's just that they --</p> <p>17 CHAIRMAN WALKER: But I mean for an 18 eligibility purpose.</p> <p>19 COMMISSIONER PHILLIPS: It's just set aside 20 for veterans.</p> <p>21 COMMISSIONER BROCK: It's for veterans.</p> <p>22 CHAIRMAN WALKER: So we can't take it and 23 move it to another column, per se.</p> <p>24 COMMISSIONER PHILLIPS: No.</p> <p>25 COMMISSIONER BROCK: Unh-unh.</p>
Page 38	Page 40
<p>1 at-need individuals.</p> <p>2 But, due to what appears to be a -- 3 I'm sure there was a policy consideration for it, 4 but it doesn't seem to make practical sense. 5 And we can ship that along to HUD and our elected 6 officials.</p> <p>7 CEO: Okay.</p> <p>8 CHAIRMAN WALKER: And, frankly, maybe have 9 your staff look in to see if there are any 10 workarounds or other things we could address, 11 but that seems to be very odd that we're sitting 12 on 150 vouchers and that can't help people.</p> <p>13 CEO: Yes. We're at 70 percent of 14 utilization. At best, over the last four years, 15 we might have gotten to 84 percent.</p> <p>16 CHAIRMAN WALKER: Wow. Okay.</p> <p>17 CEO: Yes.</p> <p>18 COMMISSIONER GREEN: Can I ask a question?</p> <p>19 CHAIRMAN WALKER: Yes. Commissioner Green, 20 go ahead.</p> <p>21 COMMISSIONER GREEN: What does it stand for? 22 What is the acronym, and then what do they 23 supply to veterans?</p> <p>24 CEO: It is Veteran Assistance Supportive 25 Housing.</p>	<p>1 CHAIRMAN WALKER: Interesting.</p> <p>2 COMMISSIONER PHILLIPS: It's specifically for 3 veterans.</p> <p>4 CHAIRMAN WALKER: Commissioner Phillips.</p> <p>5 COMMISSIONER PHILLIPS: There was an 6 apartment complex that was shut down last week 7 I think it was.</p> <p>8 CHAIRMAN WALKER: I'm glad you brought it 9 up. That was in my Chair's comment. Thank you.</p> <p>10 COMMISSIONER PHILLIPS: In situations like 11 that, I know the city's Community Services 12 Department had to go out and assist those 13 residents, because I was talking to one of their 14 division chiefs.</p> <p>15 It may be worth having a conversation with 16 them in those kind of situations. I don't know 17 if any of the residents in that particular 18 apartment complex was a veteran, but, if they 19 were, they certainly were homeless.</p> <p>20 I don't know if they had any disability or 21 whatever, but -- and maybe not just because of 22 that situation, but, in general. Because they 23 have so many homeless individuals or disabled 24 individuals, and they are assisting with utilities 25 and housing or what have you.</p>

<p style="text-align: right;">Page 41</p> <p>1 They might be a source of some people that 2 fit the criteria. I don't know. 3 CEO: Yes. Very good point. I believe 4 that property is Baldwin Apartments. 5 COMMISSIONER PHILLIPS: I think that was the 6 name of them. 7 CEO: I think it's in Orange Park where they 8 had the sewage problem. 9 COMMISSIONER PHILLIPS: Where they had the 10 sewage problem. 11 CEO: And they were talking about cutting the 12 electricity off. 13 COMMISSIONER PHILLIPS: It wasn't in 14 Orange Park. It was out that way, but it was in 15 Duval County. 16 CEO: Yes. We looked it up. We didn't have 17 any HCV clients at that specific property. 18 We had concern. 19 But, yes. We are reaching out to folks like 20 that to see if we could -- 21 COMMISSIONER PHILLIPS: Johnnetta Moore 22 is the director of that department still, 23 isn't she? 24 Johnnetta Moore and Martha Hemphill would be 25 two names of contacts at --</p>	<p style="text-align: right;">Page 43</p> <p>1 actually, it was last Monday I believe it was. 2 We thought the meeting went extremely well. 3 We did all answer the questionnaires and 4 went to visit four of our sites. We took them out 5 to four of our properties. We went to see one of 6 our older properties. 7 They were very impressed with our properties, 8 and we're expecting pretty much an A+ positive -- 9 they say they would give us our rating by 10 Thanksgiving. 11 CHAIRMAN WALKER: That's great. 12 CEO: So, hopefully, we get our rating by 13 Thanksgiving. 14 And I did mention that I gave a presentation 15 to the Critical Quality of Life Committee back on 16 September the 16th. 17 We did have an issue that was in the news 18 about us putting a tenant out. I don't think the 19 information was correct, but we did resolve the 20 problem. So I just wanted the board to know that 21 we did resolve the problem. 22 And then we had another issue where an HCV 23 tenant was being evicted. They sent an email to 24 all the commissioners about them being evicted and 25 that, you know, the tenant had rental history and</p>
<p style="text-align: right;">Page 42</p> <p>1 CEO: Okay. 2 COMMISSIONER PHILLIPS: -- the city's 3 Community Services Department. 4 CHAIRMAN WALKER: Mr. Alexander, sorry to 5 interrupt. You started, and then we got down a 6 rabbit hole. So, please, continue. 7 CEO: We didn't have any REACs over 8 the last couple months, but the next properties 9 are Colonial and Lindsey Terrace (sic). 10 COMMISSIONER PHILLIPS: Did you say you had 11 copies of your report for us? 12 CEO: Yes. I only have one copy. 13 I'll make sure y'all get a copy of it. 14 COMMISSIONER PHILLIPS: Okay. I thought you 15 said you had it. 16 CEO: Yes. 17 MR. MITCHELL: Not Lindsey Terrace. 18 CEO: Did we already have Lindsay Terrace? 19 MR. MITCHELL: Yes. Oaks of Durkeeville. 20 CEO: Okay. I'm sorry. 21 MR. MITCHELL: Oaks of Durkeeville. 22 CEO: Yes, Oaks of Durkeeville. 23 That's correct. 24 And we did have a meeting with S&amp;P for our 25 ratings. They came here about a week ago --</p>	<p style="text-align: right;">Page 44</p> <p>1 how they've been on the program. 2 Well, when we bring people into our program, 3 under our Section 8 program, we check to make sure 4 that there is no criminal history, and we also 5 check to make sure that they have -- that they do 6 not owe any previous housing authority. 7 It is up to the landlord to do a check when 8 it comes to rental history. It's not the 9 housing authority's responsibility, because they 10 are the private landlord. 11 In terms of public housing, we do it on the 12 public housing side, because we are the landlord. 13 But, on the Section 8 side, we don't do the 14 screening for their tenants. 15 So I just wanted to make sure that you 16 understand that we did address that. I did talk 17 to the young lady. She will be in my office 18 tomorrow for further clarity. 19 We did have a young lady to send an email 20 to another person that sent an email to the 21 commissioners which had an issue with the 22 ceilings. 23 We addressed that. We repaired the unit. 24 That problem was addressed. In her email, 25 she stated she was being evicted. The eviction</p>

Page 45	Page 47
<p>1 was one thing, and the issue was another.                  2 The plumbing issue was another.                  3 We were addressing the issue with the                  4 ceiling, but the problem had already been fixed.                  5 And the problem was fixed. The ceiling just                  6 wasn't repaired, and I don't think anybody should                  7 be subjected to that.                  8 But, at the same time, I just want to be                  9 clear that the eviction had nothing to do with the                  10 repairs.                  11 And then we did also reach out to the                  12 apartment complex that did have the sewer issue                  13 and electrical issue, and we sent a letter out                  14 there in terms of addressing that.                  15 And then, lastly, we did finish our end of                  16 the year booklet, which I'll pass down to you-all,                  17 the Performance Report for the whole entire                  18 agency, and, if you have any questions, you could                  19 give me a call. I'll go through everything in                  20 detail.                  21 CHAIRMAN WALKER: Great. Mr. Alexander,                  22 I have a couple of -- I mean, well, first of all,                  23 does anybody else have any questions for                  24 Mr. Alexander?                  25 I have a couple of things I want to follow-up</p>	<p>1 So we were waiting to see what they would do                  2 by the 4th, and then we would send a letter.                  3 CHAIRMAN WALKER: Okay. But you're in                  4 contact with JEA to make sure that, if November                  5 4th comes and nobody has paid the bill,                  6 we will step in and make sure the tenants are not                  7 going to be left without --                  8 CEO: Yes.                  9 CHAIRMAN WALKER: -- I mean I understand this                  10 is a unique situation, that the gentleman is in                  11 jail, and the property is being condemned.                  12 So my next question to you would be,                  13 if you could, reach out to the city and find out                  14 what the condemnation means.                  15 I think it was already reversed. You know,                  16 they condemned it, but they let people back in.                  17 And then, quite frankly, find out -- I have to                  18 imagine this thing is in foreclosure or some level                  19 of financial distress.                  20 We should be looking at whether or not we                  21 should be stepping in to assist in some way,                  22 shape or form.                  23 CEO: Yes.                  24 CHAIRMAN WALKER: And then I believe you're                  25 sending our standard letter out for, you know,</p>
Page 46	Page 48
<p>1 on.                  2 (no response)                  3 CHAIRMAN WALKER: So the first thing,                  4 Mr. Alexander, is I think the one you're referring                  5 to is Blanchard Apartments --                  6 CEO: That is correct --                  7 CHAIRMAN WALKER: -- where they have the                  8 sewer issues.                  9 CEO: -- that's correct.                  10 CHAIRMAN WALKER: Over the weekend --                  11 I think it was over the weekend when I saw this or                  12 last week.                  13 You know, I made the suggestion to                  14 Mr. Alexander to reach out to JEA to see if                  15 there's anything we, as the housing authority,                  16 could do to keep the lights on for those folks.                  17 I presume that that was resolved in some way,                  18 shape or form, Mr. Alexander?                  19 CEO: Yes, yes.                  20 CHAIRMAN WALKER: Okay. Did we do anything,                  21 or just --                  22 CEO: No. What happens is they have until                  23 November 4th until they receive notification that                  24 the electric would be off. And then, on November                  25 4th, they were to get a ten-day notice.</p>	<p>1 requests for information -- what's going on --                  2 which will be interesting to see how they respond.                  3 CEO: Yes.                  4 CHAIRMAN WALKER: Do you know if this is                  5 professionally managed or self-managed?                  6 CEO: No. It's managed by an individual,                  7 and we couldn't find an email address. So we sent                  8 a certified letter to them.                  9 CHAIRMAN WALKER: Okay. Fair enough.                  10 You also mentioned that you presented at the                  11 Quality of Life meeting.                  12 So, to our newest commissioner, I'm not sure                  13 if you're aware of what's going on with that                  14 special committee, but --                  15 COMMISSIONER HOROVITZ: Yes. I attend the                  16 meetings.                  17 CHAIRMAN WALKER: -- oh, perfect. Great.                  18 So one of the things that I've noticed,                  19 which, Mr. Alexander, I just want to make sure                  20 that we're on top of -- I want to make sure                  21 that, when that draft report comes out, we have a                  22 chance to comment on it and provide written                  23 feedback and make sure that that is, to the best                  24 of our ability, incorporated into that report,                  25 which I think is due to be delivered sometime in</p>

Page 49	Page 51
<p>1 November, if memory serves.</p> <p>2 CEO: That is correct.</p> <p>3 CHAIRMAN WALKER: And then last, but not</p> <p>4 least, thank you for following up with the</p> <p>5 tenant. I appreciate it. I know that was</p> <p>6 something that kind of struck a nerve in the sense</p> <p>7 that this kind of came out of the blue, and we had</p> <p>8 to deal with it. So thank you and your team for</p> <p>9 dealing with that.</p> <p>10 CEO: Yes.</p> <p>11 CHAIRMAN WALKER: Any other questions for</p> <p>12 Mr. Alexander?</p> <p>13 (no response)</p> <p>14 CHAIRMAN WALKER: Hearing none I don't have</p> <p>15 any additional Chair comments, but I'd be happy to</p> <p>16 open it up to the board, especially commissioners,</p> <p>17 if there are questions or anything like that.</p> <p>18 But, Commissioner Brock or Commissioner Green</p> <p>19 or Commissioner Phillips, anything else?</p> <p>20 (no response)</p> <p>21 CHAIRMAN WALKER: And I believe we had --</p> <p>22 Did we have somebody come in for public</p> <p>23 comment, by chance, or just taking notes and just</p> <p>24 listening?</p> <p>25 MS. LYLES: I have a question.</p>	<p>1 MS. LYLES: Kendra Lyles.</p> <p>2 COURT REPORTER: Okay. Thank you.</p> <p>3 MS. LYLES: I just moved into 6945 Morse</p> <p>4 Avenue, Apartment 232. A few questions I have --</p> <p>5 my main concern is the apartment rental properties</p> <p>6 I would say are price gouging, and I really</p> <p>7 haven't heard any concerns as far as on how the</p> <p>8 housing authority is going to try to support.</p> <p>9 Because that is making it very difficult and</p> <p>10 a huge barrier for a lot of voucher holders.</p> <p>11 They are having very -- difficulties trying to</p> <p>12 locate a rental property with the vouchers that</p> <p>13 they have.</p> <p>14 The other one -- question I have was --</p> <p>15 it's a ordinance that they have down south.</p> <p>16 It's like a Tenant Bill of Rights. It's basically</p> <p>17 a source that allows a mandate where rental</p> <p>18 properties can't discriminate against voucher</p> <p>19 holders.</p> <p>20 Those that have Section 8 vouchers are being</p> <p>21 discriminated because of their source of income.</p> <p>22 CHAIRMAN WALKER: Okay.</p> <p>23 MS. LYLES: I think that's it. Thank you.</p> <p>24 CHAIRMAN WALKER: All right. Thank you very</p> <p>25 much.</p>
Page 50	Page 52
<p>1 CHAIRMAN WALKER: Okay. So, why don't we do</p> <p>2 this?</p> <p>3 I will go ahead, since you are here,</p> <p>4 and we'll go ahead and reopen the public comment</p> <p>5 here. So you can have some questions, and we can</p> <p>6 hear some of your concerns.</p> <p>7 I know you came in a little bit after we did</p> <p>8 the initial -- and then we can go from there.</p> <p>9 So, you know, you can go ahead and ask</p> <p>10 certain questions. We'll do our best to answer</p> <p>11 them.</p> <p>12 But, if you wouldn't mind, could we get a</p> <p>13 microphone for her?</p> <p>14 CEO: Yes.</p> <p>15 CHAIRMAN WALKER: There we go. They're going</p> <p>16 to give you two microphones so you can be extra</p> <p>17 loud.</p> <p>18 And I just remind you, if you wouldn't mind,</p> <p>19 stating your name and address, and then, just a</p> <p>20 quick reminder that all public comment is limited</p> <p>21 to 3 minutes.</p> <p>22 All right. Go ahead.</p> <p>23 MS. LYLES: My name is Kendra Lyles.</p> <p>24 COURT REPORTER: Can you say that, again?</p> <p>25 I'm sorry.</p>	<p>1 So two points that I'd like, Mr. Alexander,</p> <p>2 to kind of point out.</p> <p>3 Obviously, we can't force private landlords</p> <p>4 to set rents. That is one thing that we struggle</p> <p>5 with routinely when it comes to vouchers.</p> <p>6 I believe this is a place by the name of</p> <p>7 Savannah Springs.</p> <p>8 Is that an accurate statement, ma'am?</p> <p>9 That's the apartment complex?</p> <p>10 MS. LYLES: (nodded head affirmatively)</p> <p>11 CHAIRMAN WALKER: Okay. ZIP Code,</p> <p>12 Mr. Alexander, is 32244.</p> <p>13 If you wouldn't mind just taking a look at</p> <p>14 the voucher rents that we have there and seeing if</p> <p>15 we've already increased them?</p> <p>16 Obviously, that's a bit of a problem.</p> <p>17 Yes, ma'am.</p> <p>18 MS. LYLES: It's not just Savannah Springs.</p> <p>19 It's throughout Jacksonville.</p> <p>20 CHAIRMAN WALKER: Yes, ma'am. Understood.</p> <p>21 Yes. Understood.</p> <p>22 And then the other thing, Mr. Alexander,</p> <p>23 is -- you know, there has been some discussion at</p> <p>24 the Quality of Life hearings about a Tenant Bill</p> <p>25 of Rights and how that would work.</p>

Page 53	Page 55
<p>1 I don't believe the housing authority has a</p> <p>2 Bill of Rights, per se, does it?</p> <p>3 CEO: No.</p> <p>4 CHAIRMAN WALKER: But we are one of the few</p> <p>5 that call out attention to the right to have legal</p> <p>6 counsel and the right to those things in all of</p> <p>7 our application criteria, correct?</p> <p>8 CEO: Yes.</p> <p>9 CHAIRMAN WALKER: Okay. I think that might</p> <p>10 be something we consider talking about as a</p> <p>11 potential recommendation as part of that report.</p> <p>12 That is a very politically dicey topic,</p> <p>13 which the housing authority is not, per se,</p> <p>14 involved in being political. It should be</p> <p>15 apolitical serving our residents.</p> <p>16 However, if this is something you think would</p> <p>17 be appropriate in furtherance of our residents,</p> <p>18 we should certainly look at it.</p> <p>19 Any other comments to the public comment?</p> <p>20 (no response)</p> <p>21 CHAIRMAN WALKER: Is there any other public</p> <p>22 comment or anybody else that came in?</p> <p>23 (no response)</p> <p>24 CHAIRMAN WALKER: Hearing none I'll close the</p> <p>25 public comment.</p>	<p>1 two to five years.</p> <p>2 COMMISSIONER GREEN: Right.</p> <p>3 CEO: And then we're pretty much spot-on for</p> <p>4 the bulk of the things.</p> <p>5 CHAIRMAN WALKER: Commissioner Phillips and</p> <p>6 then Commissioner Brock.</p> <p>7 COMMISSIONER PHILLIPS: I was just going to</p> <p>8 ask Commissioner Green.</p> <p>9 Do you want to see a list of them?</p> <p>10 Is that what you're asking?</p> <p>11 COMMISSIONER GREEN: I think we got that</p> <p>12 list, and I left it at my office.</p> <p>13 We got it in August, right?</p> <p>14 CEO: Yes.</p> <p>15 COMMISSIONER PHILLIPS: But, Mr. Alexander,</p> <p>16 didn't you just say that you were going to add</p> <p>17 some more things to it?</p> <p>18 CEO: Yes. We may add some more things to</p> <p>19 it, because each year we get the \$5,000,000.</p> <p>20 And we obligate it.</p> <p>21 Our fiscal year started October 1st.</p> <p>22 So we have a new additional 5.9 million</p> <p>23 dollars.</p> <p>24 Am I correct, Dennis, 5.9 million?</p> <p>25 CFO: Something like that.</p>
Page 54	Page 56
<p>1 Any other comments at this time?</p> <p>2 COMMISSIONER GREEN: I have --</p> <p>3 CHAIRMAN WALKER: Go ahead, Commissioner</p> <p>4 Green.</p> <p>5 COMMISSIONER GREEN: -- the physical needs</p> <p>6 assessment -- where do we stand on that?</p> <p>7 I know those are the steps you're talking</p> <p>8 about.</p> <p>9 What is the like plan of attack for that?</p> <p>10 CEO: Well, the physical needs assessment was</p> <p>11 completed, and we have been evaluating it.</p> <p>12 But I think Dennis was -- through the</p> <p>13 -- Commissioner Walker was asking about it</p> <p>14 earlier, about money being obligated to the</p> <p>15 properties.</p> <p>16 When we use our capital fund, we obligate</p> <p>17 it out for four years. Even though we have a</p> <p>18 five-year plan, we spread the money out over the</p> <p>19 next four years.</p> <p>20 So most of the things that we see in the</p> <p>21 physical needs assessment we already have in the</p> <p>22 plan, and we made some modifications to add some</p> <p>23 other things in there.</p> <p>24 Because it had some of the things that we</p> <p>25 needed to address in zero to 12 months and then</p>	<p>1 CEO: Yes, something like that.</p> <p>2 COMMISSIONER PHILLIPS: That was what I was</p> <p>3 asking -- the new money -- are we going to get a</p> <p>4 list with the additional ones?</p> <p>5 CHAIRMAN WALKER: Something that might be</p> <p>6 helpful, Mr. Alexander, is you and your team think</p> <p>7 through it just from an operational finance</p> <p>8 perspective.</p> <p>9 I think it would be an interesting data chart</p> <p>10 to see, you know, kind of a month by month</p> <p>11 proposal -- maybe out 18, 24 months -- that shows</p> <p>12 the potential of, "We're going to start these</p> <p>13 projects."</p> <p>14 It's a chart, right, showing project</p> <p>15 timelines. Even if they are just estimated,</p> <p>16 it would be interesting to see.</p> <p>17 I'm sure this will take 24 months to do some</p> <p>18 of the work that we need done, but, for what it's</p> <p>19 worth ...</p> <p>20 CEO: Yes. We have procurement working on</p> <p>21 --</p> <p>22 CHAIRMAN WALKER: Perfect.</p> <p>23 CEO: -- the process now where they map it</p> <p>24 out for the whole entire year -- all of the money</p> <p>25 being spent for the whole year on all of the</p>

Page 57	Page 59
<p>1 projects for each year.</p> <p>2 CHAIRMAN WALKER: That's great.</p> <p>3 Any other questions, comments?</p> <p>4 Commissioner.</p> <p>5 COMMISSIONER BROCK: Mr. Chair, when you made</p> <p>6 the comment about the apartment complex and</p> <p>7 asked Mr. Alexander had he had a conversation with</p> <p>8 JEA --</p> <p>9 CHAIRMAN WALKER: Yes.</p> <p>10 COMMISSIONER BROCK: -- and, if the tenants</p> <p>11 doesn't meet the bills there -- so, are you saying</p> <p>12 that we, as the housing authority, will pick that</p> <p>13 up for them?</p> <p>14 CHAIRMAN WALKER: I'm saying that --</p> <p>15 what I'm asking Mr. Alexander is to keep us</p> <p>16 aware.</p> <p>17 I mean, in my mind, I understand we have</p> <p>18 voucher tenants living there.</p> <p>19 CEO: No.</p> <p>20 CHAIRMAN WALKER: We do not?</p> <p>21 CEO: No.</p> <p>22 CHAIRMAN WALKER: None. Well, then that's</p> <p>23 different.</p> <p>24 In any event, as part of, you know,</p> <p>25 our oversight capacity, you know, we should not be</p>	<p>1 (no response)</p> <p>2 CHAIRMAN WALKER: Hearing none,</p> <p>3 I'll entertain a motion to adjourn.</p> <p>4 COMMISSIONER BROCK: I make a motion.</p> <p>5 CHAIRMAN WALKER: I have a motion on the</p> <p>6 table.</p> <p>7 COMMISSIONER PHILLIPS: I'll second.</p> <p>8 CHAIRMAN WALKER: I have a second.</p> <p>9 Any discussion?</p> <p>10 (no response)</p> <p>11 CHAIRMAN WALKER: Hearing none the meeting is</p> <p>12 adjourned. Thank you-all very much.</p> <p>13 (Whereupon, the JHA Board of Commissioners</p> <p>14 meeting concluded at 2:57 p.m.)</p> <p>15 ---</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
Page 58	Page 60
<p>1 sitting by the wayside doing nothing for tenants</p> <p>2 of the city.</p> <p>3 You know, everything I could see --</p> <p>4 that's certainly a quote/unquote, "affordable</p> <p>5 development."</p> <p>6 They're not charging, you know, \$1200 a</p> <p>7 month for a one bedroom. So I think what I'm</p> <p>8 asking is to keep in touch with JEA to make sure</p> <p>9 that, "Hey, look. If the housing authority could</p> <p>10 do anything, financially or otherwise,</p> <p>11 we'd like at least to have the opportunity to</p> <p>12 discuss that before they just shut off the power</p> <p>13 to residents across there."</p> <p>14 COMMISSIONER BROCK: Okay.</p> <p>15 CHAIRMAN WALKER: And then I think we talked</p> <p>16 about, again, you know, it being condemned.</p> <p>17 What does that mean?</p> <p>18 And, you know, if there's an opportunity for</p> <p>19 us to step in and clean it up, it's something we</p> <p>20 should consider.</p> <p>21 CEO: For sure.</p> <p>22 COMMISSIONER BROCK: Thank you.</p> <p>23 CHAIRMAN WALKER: Sure.</p> <p>24 Any other questions, comments, concerns,</p> <p>25 criticisms?</p>	<p>1 CERTIFICATE</p> <p>2 STATE OF FLORIDA )</p> <p>3 COUNTY OF DUVAL )</p> <p>4 I, Carol DeBee Martin, Certified Court</p> <p>5 Reporter and Notary Public, certify that I was</p> <p>6 authorized to and did stenographically report the</p> <p>7 foregoing proceedings and that the transcript to the</p> <p>8 best of my ability is a true and complete record of my</p> <p>9 stenographic notes.</p> <p>10 Dated this 11th day of November, 2022.</p> <p>11</p> <p>12</p> <p>13</p> <p>14 </p> <p>15 Carol DeBee Martin</p> <p>16 Notary Public State of Florida</p> <p>17 My Commission: HH 038064</p> <p>18 Expires: 12-29-2024</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>