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| Page 1  | Page 3   |
| <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6 JACKSONVILLE HOUSING AUTHORITY</p> <p>7 BOARD OF COMMISSIONERS EMERGENCY MEETING</p> <p>8</p> <p>9</p> <p>10 TAKEN: Monday, December 11, 2023</p> <p>11 TIME: 8:30 a.m. to 9:18 a.m.</p> <p>12 PLACE: Jacksonville Housing Authority</p> <p>13 1300 North Broad Street</p> <p>14 Jacksonville, Florida 32202</p> <p>15 and via videoconference</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20 Carol DeBee Martin</p> <p>21 Jacksonville Court Reporting, Inc.</p> <p>22 1620 Bartram Road, Apt. 6111</p> <p>23 Jacksonville, Florida 32207</p> <p>24 (904) 465-0787 (cell)</p> <p>25 debeemartin@aol.com</p>   | <p>1 PROCEEDINGS</p> <p>2 December 11, 2023 8:30 a.m.</p> <p>3 CHAIRMAN WALKER: Okay. Good morning,</p> <p>4 everybody.</p> <p>5 I'm going to call to order the Jacksonville</p> <p>6 Housing Authority Board of Commissioners Meeting.</p> <p>7 This is an Emergency Board Meeting for December</p> <p>8 11th at 8:30 a.m.</p> <p>9 First of all, I'd like to thank everybody for</p> <p>10 making the time this morning. I know this was on</p> <p>11 short notice, but, obviously, information,</p> <p>12 you know, came to light which I think we need to</p> <p>13 discuss as a board.</p> <p>14 I'd first like to start out, before I bring</p> <p>15 the item to the board's attention, noting that it</p> <p>16 is unfortunate and a matter of extreme</p> <p>17 disappointment to me that we learned about this</p> <p>18 information through the media, reports being</p> <p>19 leaked, anonymous sources, things which,</p> <p>20 quite frankly, I don't think any of us,</p> <p>21 including you, Mr. Alexander, sitting at this</p> <p>22 table had any knowledge was coming out.</p> <p>23 So I will say that, as I sit here today,</p> <p>24 it is clear that whatever each of our individual</p> <p>25 opinions are on this matter, it is disappointing</p>                    |
| Page 2  | Page 4   |
| <p>1 APPEARANCES:</p> <p>2 DWAYNE ALEXANDER, JHA PRESIDENT/CEO</p> <p>3 CHAIRMAN CHRISTOPHER WALKER</p> <p>4 COMMISSIONER HARRIET BROCK</p> <p>5 COMMISSIONER HEATHER HOROVITZ</p> <p>6 COMMISSIONER ANDRE GREEN</p> <p>7 COMMISSIONER HANK ROGERS</p> <p>8 EVANN MORRIS</p> <p>9 ANTONIO PEREZ</p> <p>10 DENNIS LOHR, CFO</p> <p>11 COLENE ORSINI</p> <p>12 GREGORY WILLIAMS</p> <p>13 DANIEL MITCHELL</p> <p>14 LAWSIKIA HODGES, ESQUIRE (OGC)</p> <p>15 SEAN GRANAT, ESQUIRE (OGC)</p> <p>16 KORTE PARDE, ESQUIRE</p> <p>17 CATHLEEN PONDER-HUNT</p> <p>18 CORDELIA PARKER</p> <p>19 VANESSA DUNN</p> <p>20 LINDA SIMS</p> <p>21 TYRELL SIMS</p> <p>22 INEEDA JACOBS</p> <p>23 TODD AUBUCHON</p> <p>24 ERICA THORPE</p> <p>25 REYNOLD PETERSON</p> <p>CRYSTAL BLACKMER</p> <p>LAILA DARBY</p> <p>WILLIE REESE</p> <p>DARRYL CLARK</p> <p>C. JACKSON</p> <p>C. ADAMS</p> <p>MARK MATLOCK</p> <p>BAILY STICE</p> <p>AUSTIN PAJIC</p> <p>AISHA BLAKE</p> <p>SUPREME DONALDSON</p> <p>DAN GREENE</p> <p>WILLIE ROBERTS</p> <p>ROBINSON, H.R.</p> <p>DENISHA PRESSLEY</p> <p>DEBRA HUFF</p> <p>PATRICK KRECHOWSKI</p> <p>JOHN FINOTTI (Tucker Hall)</p> <p>ROBERT GRANT (Action News Jax)</p> <p>JIM PIGGOTT (WJXT)</p> <p>DAVID BAUERLEIN (Times Union)</p> <p>---</p> | <p>1 to me that it took something like this to gather</p> <p>2 this much interest in the housing authority and</p> <p>3 the work that we're doing.</p> <p>4 It is a distraction. It is something that</p> <p>5 needs to be resolved, and it is something this</p> <p>6 board needs to make decisions around so we can get</p> <p>7 back to the normal order of business.</p> <p>8 With that said, I'm going to call to the</p> <p>9 floor the matter of the OIG investigation.</p> <p>10 I'll remind the board members this is not a</p> <p>11 public report. This is under state statute</p> <p>12 I believe.</p> <p>13 We are not allowed to discuss the contents</p> <p>14 of this report in any way, shape or form.</p> <p>15 Correct, Ms. Hodges?</p> <p>16 MS. HODGES: That's correct. That's correct.</p> <p>17 CHAIRMAN WALKER: Where I've come down on</p> <p>18 this matter -- and I want to have the board speak</p> <p>19 about this -- is, at the moment, JHA has not had a</p> <p>20 chance to respond to this report.</p> <p>21 Is that correct, Mr. Alexander?</p> <p>22 CEO: That is correct.</p> <p>23 CHAIRMAN WALKER: And, notwithstanding some</p> <p>24 of the statements within the report, I understand</p> <p>25 that JHA will obviously be providing information</p> |

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| <p>1 that will clarify or provide additional<br/>2 information to OIG on that report.<br/>3 CEO: That's correct.<br/>4 CHAIRMAN WALKER: So relative to this report<br/>5 and the inability of our board to really discuss<br/>6 it -- and I'll open this up to the board --<br/>7 it's my opinion that, until we have information we<br/>8 can discuss in an open meeting and we have all of<br/>9 the salient information, including JHA's response,<br/>10 it would not be prudent of us to take any action.<br/>11 My position on this, as Board Chair --<br/>12 and each of you can certainly have your own<br/>13 position on this -- is it would be inappropriate<br/>14 to do so.<br/>15 I know that each of us probably has a lot of<br/>16 questions around these matters, but, at the end of<br/>17 the day, it's certainly incumbent upon the agency<br/>18 and Mr. Alexander to present the information so we<br/>19 can actually understand what we're dealing with.<br/>20 So, with that, I'll open it up to the board<br/>21 if there are comments or questions on this.<br/>22 Commissioner Green.<br/>23 COMMISSIONER GREEN: No questions.<br/>24 COMMISSIONER BROCK: I have no questions,<br/>25 but I wanted to comment, just as well as you did.</p> | <p>1 informs me and the board, we can schedule a<br/>2 meeting immediately thereafter to discuss that and<br/>3 discuss what's in the report.<br/>4 COMMISSIONER HOROVITZ: Thank you.<br/>5 CHAIRMAN WALKER: There was also ...<br/>6 I think I can bring up the other report,<br/>7 as well.<br/>8 MS. HODGES: Yes.<br/>9 CHAIRMAN WALKER: There was also another<br/>10 report which came out which I understand was<br/>11 resolved via OIG.<br/>12 Is that accurate, Mr. Alexander?<br/>13 CEO: That's correct.<br/>14 CHAIRMAN WALKER: Can you shed some light on<br/>15 that just so we understand that?<br/>16 CEO: Yes. Thank you, sir.<br/>17 That case specifically -- there were several<br/>18 of them. I guess, if you're talking about the one<br/>19 that I saw in the media --<br/>20 CHAIRMAN WALKER: Yes.<br/>21 CEO: -- that one was related to an issue<br/>22 that the housing authority had that they corrected<br/>23 immediately.<br/>24 The OIG had some thoughts about it and some<br/>25 suggestions, but we closed that issue out.</p>  |
| Page 6   | Page 8  |
| <p>1 I ditto what you say, Mr. Chair, in your<br/>2 statement.<br/>3 CHAIRMAN WALKER: Thank you, Commissioner<br/>4 Brock.<br/>5 Commissioner Horovitz.<br/>6 COMMISSIONER HOROVITZ: I just have a<br/>7 question. I think it's all right to talk about<br/>8 the timing. So we're still waiting on a final<br/>9 report, and the housing authority is working on a<br/>10 response. And they have ten days to do this.<br/>11 When can we expect more information?<br/>12 CHAIRMAN WALKER: Yes. I will ask that the<br/>13 board be flexible around this. I don't know.<br/>14 Mr. Alexander, do you know when JHA plans to<br/>15 issue a response?<br/>16 CEO: Yes. We actually have ten days from<br/>17 the day that it was issued. It was issued on<br/>18 Thursday, and we have ten days to respond.<br/>19 CHAIRMAN WALKER: Okay. And, do you<br/>20 anticipate using the full ten days?<br/>21 Certainly, that's fine. I just want to make<br/>22 sure we, as a board, understand the timing.<br/>23 CEO: We're still working on that document.<br/>24 CHAIRMAN WALKER: Okay, okay.<br/>25 So I think, based on that, once Mr. Alexander</p>  | <p>1 MS. HODGES: That report is ...<br/>2 Can you hand me that mike?<br/>3 CHAIRMAN WALKER: Sorry.<br/>4 MS. HODGES: So Mr. Alexander is referring<br/>5 to the report with the allegation that the<br/>6 Jacksonville Housing Authority's policy was<br/>7 violated by allowing a felon to live in the<br/>8 apartment.<br/>9 That report is fully public, and so this<br/>10 board can talk about and ask questions about that<br/>11 report, because it's been closed out.<br/>12 CHAIRMAN WALKER: I don't know if any<br/>13 commissioner wants to do that in this meeting,<br/>14 or should we wait until the full meeting?<br/>15 I'll demur to my other commissioners on this<br/>16 matter.<br/>17 COMMISSIONER ROGERS: Mr. Chair, I guess<br/>18 my questions have more to do with the process<br/>19 and the policy as it relates to how we receive<br/>20 these reports. So I'm not sure if this is the<br/>21 appropriate meeting to discuss that.<br/>22 I, too, as Commissioner Brock has indicated<br/>23 -- and I think we're all in agreement with your<br/>24 statement -- this is shocking to learn about these<br/>25 type of reports in a meeting.</p> |

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| <p style="text-align: right;">Page 9</p> <p>1       So I do want to I guess understand,<br/> 2       as a new board member, once these investigations<br/> 3       occur, as a board, what is the policy for that to<br/> 4       be brought to our attention?<br/> 5       When does that process begin?<br/> 6       I think that will help me better to<br/> 7       understand the way it works with the agency.<br/> 8       CHAIRMAN WALKER: I concur.<br/> 9       Commissioner Horovitz.<br/> 10       COMMISSIONER HOROVITZ: So I understand,<br/> 11       with the other report that we're referring to,<br/> 12       that there was a response sent back to the OIG,<br/> 13       and I think that it's appropriate and great that<br/> 14       we are getting an opportunity to explain what<br/> 15       might be happening.<br/> 16       I haven't had a chance to review those<br/> 17       responses.<br/> 18       Is it appropriate for us to discuss what the<br/> 19       response was?<br/> 20       Because it sounds like that matter was<br/> 21       closed, and so I think it would be helpful if we<br/> 22       had a discussion around, why was it resolved,<br/> 23       why wasn't it escalated, and really what action<br/> 24       was taken and why that was appropriate.<br/> 25       Is that allowed?</p>  | <p style="text-align: right;">Page 11</p> <p>1       during the pandemic, who was evicted out of<br/> 2       housing, because he had not provided his income<br/> 3       during recertification.<br/> 4       And, when we typically do a recertification,<br/> 5       we verify the income, and then we get a statement<br/> 6       from the IRS.<br/> 7       During the pandemic, the IRS was closed.<br/> 8       Most state agencies and federal agencies were<br/> 9       closed.<br/> 10       Because he did not provide that,<br/> 11       it was enough information for his income --<br/> 12       it was verifiable.<br/> 13       Well, outside of that, we actually ended up<br/> 14       by mistake evicting this young man.<br/> 15       Once we identified, through compliance,<br/> 16       that he was evicted, we allowed him back in the<br/> 17       program to correct the wrong that evicted him off<br/> 18       of the program.<br/> 19       What happened was he actually got involved<br/> 20       with some outside criminal activity which we<br/> 21       didn't know about, but the bottom line was we<br/> 22       evicted someone who should not have been<br/> 23       evicted. And we allowed him back on the program<br/> 24       to correct what we did from the start when he<br/> 25       should never have been off of the program.</p> |
| <p style="text-align: right;">Page 10</p> <p>1       MS. HODGES: Yes. That's allowed.<br/> 2       It's a public report.<br/> 3       CHAIRMAN WALKER: So, Commissioner Horovitz,<br/> 4       I think that was a question.<br/> 5       Mr. Alexander, could you give an explanation<br/> 6       of maybe what happened on that report and the<br/> 7       ultimate resolution for that?<br/> 8       CEO: So, to be clear on that, that specific<br/> 9       case -- I know it was mentioned about an<br/> 10       individual that had a criminal background.<br/> 11       We allow people in our program if it's outside of<br/> 12       five years. That is our policy.<br/> 13       Typically, if anyone has any criminal<br/> 14       activity outside of five years, we let them on the<br/> 15       program.<br/> 16       The only ban that the Federal Government says<br/> 17       is that you can't allow anyone back on the program<br/> 18       if they manufactured methamphetamine or they had<br/> 19       any type of molestation.<br/> 20       So, outside of that, those two banned them<br/> 21       from housing.<br/> 22       Inside of that, if you have something outside<br/> 23       of five years, typically, we look at the severity<br/> 24       of it and then allow someone on the program.<br/> 25       In this specific case, we had an individual,</p> | <p style="text-align: right;">Page 12</p> <p>1       CHAIRMAN WALKER: Commissioner Horovitz.<br/> 2       COMMISSIONER HOROVITZ: Sure.<br/> 3       I think my question gets to Commissioner<br/> 4       Rogers. It's the process. So we have a report.<br/> 5       Our agency has time to respond, and I think that<br/> 6       -- and I know that everyone may not understand<br/> 7       that we're limited by Sunshine laws, and we can't<br/> 8       have open discussion all of the time.<br/> 9       And so that really prevents us from moving<br/> 10       things along and getting things that we need to<br/> 11       see, but, if there is a response, I'd like to see<br/> 12       that.<br/> 13       And maybe we need to come up with a new<br/> 14       policy on how that information flows to the<br/> 15       board, but that would help us really understand<br/> 16       and have healthier dialogue when we're all<br/> 17       together.<br/> 18       CHAIRMAN WALKER: Yes.<br/> 19       If I can respond, I think you did note this<br/> 20       in your report packet, that there was an<br/> 21       OIG inquiry.<br/> 22       CEO: Yes.<br/> 23       CHAIRMAN WALKER: So I know it was in there.<br/> 24       So it was in the board packet provided.<br/> 25       I think there might be -- to your point,</p>                                   |

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| Page 13 | <p>1 there might be a better way to make sure that we</p> <p>2 review that in detail, because I know that board</p> <p>3 packet is, in a good way, quite thick. It's a lot</p> <p>4 of information to digest.</p> <p>5 So I think you're right. The procedure is</p> <p>6 something that needs to be discussed.</p> <p>7 Commissioner Brock.</p> <p>8 COMMISSIONER BROCK: Mr. Chair, I just wanted</p> <p>9 to say also, just as you just said, maybe some of</p> <p>10 us might have didn't understand it,</p> <p>11 but Mr. Alexander did present it in our board</p> <p>12 meeting, that the OIG was doing an investigation.</p> <p>13 (videoconference interference)</p> <p>14 CHAIRMAN WALKER: Commissioner Brock,</p> <p>15 hold on 1 second.</p> <p>16 Can we have that muted?</p> <p>17 Thank you.</p> <p>18 Go ahead, Commissioner Brock.</p> <p>19 COMMISSIONER BROCK: Usually, that's what</p> <p>20 Mr. Alexander does. He will come to the board,</p> <p>21 and he will tell the board, "There is an</p> <p>22 inquiry, or the OIG is doing an investigation.</p> <p>23 It is not settled yet," or, "You know, when they</p> <p>24 finish, they'll give us the report."</p> <p>25 And so he did make that statement in one of</p>  | Page 15 | <p>1 CHAIRMAN WALKER: No. I don't think --</p> <p>2 I think Thursday was the first time any of us</p> <p>3 heard about this.</p> <p>4 Mr. Alexander, was there -- I assume there</p> <p>5 was ...</p> <p>6 Can we talk about this, Ms. Hodges --</p> <p>7 the process?</p> <p>8 MS. HODGES: Yes. We just can't talk about</p> <p>9 --</p> <p>10 CHAIRMAN WALKER: The contents --</p> <p>11 MS. HODGES: -- the specific allegations,</p> <p>12 substance and contents.</p> <p>13 CHAIRMAN WALKER: -- okay.</p> <p>14 MS. HODGES: The process --</p> <p>15 CHAIRMAN WALKER: The process we can talk</p> <p>16 about.</p> <p>17 MS. HODGES: -- is fine.</p> <p>18 CHAIRMAN WALKER: I assume that the process</p> <p>19 was -- well, let me ask that.</p> <p>20 Is the process that you receive an inquiry?</p> <p>21 CEO: Yes.</p> <p>22 CHAIRMAN WALKER: And then you respond</p> <p>23 accordingly?</p> <p>24 CEO: That's correct.</p> <p>25 Typically, they normally send a management</p>   |
| Page 14 | <p>1 our board meetings about that incident,</p> <p>2 that it happened with that young man.</p> <p>3 CHAIRMAN WALKER: Commissioner Horovitz.</p> <p>4 COMMISSIONER HOROVITZ: I'm sorry.</p> <p>5 And I might be going into an area that's not</p> <p>6 allowed. So, please, let me know.</p> <p>7 So, is there a policy on informing the board</p> <p>8 about investigations?</p> <p>9 And, what is the timing of that policy?</p> <p>10 CHAIRMAN WALKER: Mr. Alexander.</p> <p>11 CEO: So I would add, for this specific case</p> <p>12 -- I think I reviewed it yesterday -- that all the</p> <p>13 board members, with exception of Commissioner</p> <p>14 Rogers, received that notification from the OIG.</p> <p>15 COMMISSIONER HOROVITZ: I did receive the</p> <p>16 notification, and I'm referring to the response</p> <p>17 and how it was resolved.</p> <p>18 And I know it's an operations issue,</p> <p>19 and we discussed where we shouldn't lead to</p> <p>20 too much of the details.</p> <p>21 So this new report which we're not talking</p> <p>22 about -- when was that investigation brought to</p> <p>23 the housing authority?</p> <p>24 And, did we have a board meeting before this</p> <p>25 became public news?</p> | Page 16 | <p>1 inquiry, and, when they send an inquiry,</p> <p>2 they ask specific questions. And we normally</p> <p>3 respond back to them.</p> <p>4 If they're satisfied, they typically will</p> <p>5 close it out. If not, they may ask for something</p> <p>6 a little bit more.</p> <p>7 CHAIRMAN WALKER: Commissioner Horovitz.</p> <p>8 COMMISSIONER HOROVITZ: I know we at the</p> <p>9 table, the board, learned about this on Thursday.</p> <p>10 When was housing authority notified there was</p> <p>11 an inquiry?</p> <p>12 CHAIRMAN WALKER: Mr. Alexander.</p> <p>13 CEO: I'd have to go back and check,</p> <p>14 but they typically -- for everyone to understand</p> <p>15 on the board, typically, the OIG normally sends</p> <p>16 inquiries.</p> <p>17 I was just looking at some documents.</p> <p>18 We've been receiving them every year since I've</p> <p>19 been here. So I don't know the specific date that</p> <p>20 they sent that specific one.</p> <p>21 CHAIRMAN WALKER: Could you have that for the</p> <p>22 next board meeting?</p> <p>23 CEO: Yes.</p> <p>24 CHAIRMAN WALKER: Thank you.</p> <p>25 COMMISSIONER HOROVITZ: And, for policy,</p> |

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| Page 17 | <p>1 I think that we should look at, if there's a</p> <p>2 notification, that there will be a management</p> <p>3 inquiry. And then we have a board meeting.</p> <p>4 It would be -- I think it would be during</p> <p>5 Mr. Alexander's comments or in Chair comments</p> <p>6 that there is an inquiry, and that's information</p> <p>7 that we need to know.</p> <p>8 CHAIRMAN WALKER: Yes. I don't know if</p> <p>9 Mr. Alexander knows this or not, but maybe the</p> <p>10 lawyers in the room do.</p> <p>11 Does OIG typically provide the board notices</p> <p>12 of an inquiry?</p> <p>13 And, if not, why not?</p> <p>14 CEO: In the past from my experience,</p> <p>15 they typically notify the board at the same time.</p> <p>16 I see several emails I have with board member's</p> <p>17 names on it -- that they notify them on certain</p> <p>18 specific inquiries.</p> <p>19 CHAIRMAN WALKER: Certain specific ones</p> <p>20 they notify the board of.</p> <p>21 CEO: I thought it was for all, but I did see</p> <p>22 maybe one that might not have been. It wasn't in</p> <p>23 the communication.</p> <p>24 CHAIRMAN WALKER: Okay. Could we,</p> <p>25 Mr. Alexander and/or OGC -- could we get the</p>   | Page 19 | <p>1 policy and when they release information to the</p> <p>2 board.</p> <p>3 CHAIRMAN WALKER: Board members, any other</p> <p>4 comments at this point in time?</p> <p>5 COMMISSIONER GREEN: Through the Chair --</p> <p>6 question.</p> <p>7 So, what is the purpose of this meeting if we</p> <p>8 can't discuss --</p> <p>9 CHAIRMAN WALKER: Yes. Commissioner Green,</p> <p>10 I think I called the emergency meeting, because,</p> <p>11 again, finding out information through the news</p> <p>12 media and not understanding at least that there</p> <p>13 was an inquiry is simply just not something I'm</p> <p>14 willing to entertain.</p> <p>15 I will tell you Mr. Alexander and I were</p> <p>16 working hand in hand to schedule our next meeting,</p> <p>17 because we do have business to undertake at that</p> <p>18 next meeting.</p> <p>19 And, obviously, this came out, and,</p> <p>20 in my opinion, as Board Chair, it was necessary</p> <p>21 to hold this meeting to at least get us all on the</p> <p>22 same page about what needs to take place,</p> <p>23 what the timing is, you know, what we can and</p> <p>24 can't discuss.</p> <p>25 That was the point of the meeting,</p>  |
| Page 18 | <p>1 answer to that from OIG, which is, what is OIG's</p> <p>2 policy?</p> <p>3 MS. HODGES: Right.</p> <p>4 CHAIRMAN WALKER: Again, I go back to,</p> <p>5 you know, finding out about this on Thursday</p> <p>6 through media inquiries is extremely</p> <p>7 disappointing.</p> <p>8 And, you know, I feel, you know, in the</p> <p>9 interests of transparency and governance,</p> <p>10 if there are inquiries, you know, all parties,</p> <p>11 not just Mr. Alexander -- all parties should be</p> <p>12 making the board aware of inquiries.</p> <p>13 And I will note, because I know we have media</p> <p>14 here, they are inquiries. To Mr. Alexander's</p> <p>15 point, it sounds like the inquiry around Ms. Dunn</p> <p>16 was resolved in some way, shape or form.</p> <p>17 CEO: (nodded head affirmatively)</p> <p>18 CHAIRMAN WALKER: So I don't want their,</p> <p>19 you know -- "investigation," I think is a very</p> <p>20 strong word. "Inquiry," is the correct word.</p> <p>21 I believe that's what OIG refers to it as.</p> <p>22 Correct (addressed Ms. Hodges)?</p> <p>23 MS. HODGES: Yes. That is correct as to the</p> <p>24 Dunn report, but we're happy to go back to the OIG</p> <p>25 and get a little bit more details about their</p> | Page 20 | <p>1 Commissioner Green.</p> <p>2 COMMISSIONER GREEN: Understood.</p> <p>3 CHAIRMAN WALKER: Commissioner Rogers.</p> <p>4 COMMISSIONER ROGERS: Mr. Chair, I guess so</p> <p>5 that I'm very clear -- so the agency has ten days</p> <p>6 to respond to this report.</p> <p>7 After those ten days, are we, as a board,</p> <p>8 going to come back together, prior to our regular</p> <p>9 meeting, to discuss the findings of this report,</p> <p>10 or what's the next steps as it relates to this</p> <p>11 board and the response from this board?</p> <p>12 CHAIRMAN WALKER: I think the answer is</p> <p>13 working with Mr. Alexander we would probably bring</p> <p>14 this matter back to the board.</p> <p>15 We can talk about whether we need a special</p> <p>16 meeting special to this or if we want to roll this</p> <p>17 into a regular board meeting.</p> <p>18 I think that's something that Mr. Alexander,</p> <p>19 myself and OGC -- of course, each of you can</p> <p>20 certainly opine on through Mr. Alexander --</p> <p>21 but it's something I think we need to figure out,</p> <p>22 whether or not we want to have this rolled into</p> <p>23 a larger board meeting or whether or not we want</p> <p>24 to address this specific point.</p> <p>25 I will say we also have deferred items on</p> |

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| <p style="text-align: right;">Page 21</p> <p>1 that board meeting agenda. So it may be prudent<br/> 2 to deal with this in a special meeting to<br/> 3 understand what actually transpired here and then<br/> 4 deal with, you know, the regular business of the<br/> 5 the board outside of that.<br/> 6 I do think this is obviously an issue<br/> 7 in and of itself, but I also understand our time<br/> 8 constraints.<br/> 9 Again, I'm asking the board to be flexible<br/> 10 and give that some consideration, whether or not<br/> 11 it makes sense to do one or both.<br/> 12 Commissioner Green.<br/> 13 COMMISSIONER GREEN: So OIG sends an<br/> 14 inquiry. Dwayne/JHA has ten days to respond.<br/> 15 He responds.<br/> 16 And then, what is the time frame after that?<br/> 17 CHAIRMAN WALKER: My understanding is<br/> 18 typically -- and I'll demur to Mr. Alexander and<br/> 19 OGC -- that, typically, the response is handed<br/> 20 over, and then two to three to four days later<br/> 21 OIG would issue a final report or other<br/> 22 supplemental questions that occur.<br/> 23 Do we know?<br/> 24 MR. GRANAT: Mr. Chair, Sean Granat, with the<br/> 25 Office of General Counsel.</p>                          | <p style="text-align: right;">Page 23</p> <p>1 We have work to do. There are matters before<br/> 2 this board that need to be handled.<br/> 3 So my preference would be to schedule our<br/> 4 regularly scheduled board meeting with our full<br/> 5 agenda. If the report is out in time to discuss<br/> 6 that, we can do so, and, if not, the board<br/> 7 will have the information.<br/> 8 We will not be able to discuss it,<br/> 9 but it's certainly information we will have.<br/> 10 I think it's important that we continue the<br/> 11 work of the agency.<br/> 12 COMMISSIONER HOROVITZ: I have a comment on<br/> 13 that, as well.<br/> 14 We absolutely have time-sensitive matters<br/> 15 that we need to keep moving forward, and we have<br/> 16 holidays coming.<br/> 17 So, if we could move to make a meeting this<br/> 18 week or next week -- otherwise, we're not meeting<br/> 19 until the new year.<br/> 20 CHAIRMAN WALKER: Yes.<br/> 21 I think our board meeting, Mr. Alexander<br/> 22 -- when we left off, we were looking to meet this<br/> 23 week anyhow or next week.<br/> 24 Was it next week or this week we were<br/> 25 thinking?</p>                                      |
| <p style="text-align: right;">Page 22</p> <p>1 Typically, the trigger for when the OIG's<br/> 2 inquiry, investigation or report becomes final<br/> 3 is when OIG presents the final report. It's not<br/> 4 the agency's response.<br/> 5 So, once the agency responds, typically,<br/> 6 after the OIG receives the response, they finalize<br/> 7 the report within a few days, present it,<br/> 8 and then it's public and can be discussed.<br/> 9 Sometimes there is further follow-up that the<br/> 10 OIG wants to do based on the response, and so,<br/> 11 just to set expectations, we don't know until the<br/> 12 OIG receives the response and finalizes and<br/> 13 presents the report exactly how long it will be.<br/> 14 But, in most cases, it's just a few days after the<br/> 15 response.<br/> 16 CHAIRMAN WALKER: Sorry.<br/> 17 Was it Commissioner Green? Commissioner<br/> 18 Horovitz?<br/> 19 I apologize. I lost order.<br/> 20 I think it's -- and, Mr. Alexander,<br/> 21 I'm looking at you, as well.<br/> 22 I think, regardless of when the<br/> 23 report is finalized, one of the things --<br/> 24 and, Mr. Alexander, you've done a yeoman's job of<br/> 25 this -- is the agency must keep working.</p> | <p style="text-align: right;">Page 24</p> <p>1 CEO: Well, we were looking based on the deal<br/> 2 that we were working on. We were looking to<br/> 3 hopefully close this month, but that's not<br/> 4 going to happen.<br/> 5 So, typically, we don't have meetings in<br/> 6 December, but we were looking to have one in<br/> 7 December for the deal we were working on.<br/> 8 CHAIRMAN WALKER: Right.<br/> 9 CEO: But that's not going to take place.<br/> 10 So that would be at the board's leisure when to<br/> 11 have the meeting.<br/> 12 CHAIRMAN WALKER: I'm of the opinion we have<br/> 13 unresolved matters that the board needs to --<br/> 14 I think we need to meet.<br/> 15 COMMISSIONER HOROVITZ: Yes.<br/> 16 CHAIRMAN WALKER: You know, it's not just --<br/> 17 I think you're referring to the Westwood deal.<br/> 18 Correct, Mr. Alexander?<br/> 19 CEO: That's correct.<br/> 20 CHAIRMAN WALKER: I think we still have other<br/> 21 transactions, and, obviously, we have the deferred<br/> 22 matter which needs to be discussed.<br/> 23 So I think next week would be prudent.<br/> 24 It gives the agency time to respond.<br/> 25 If the response isn't complete, you know,</p> |

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| <p>1 we will at least be able to see it -- not the<br/>2 response.<br/>3 If the inquiry isn't complete, you know,<br/>4 again, we can take that up via a separate matter<br/>5 at a separate meeting, but I do think we have<br/>6 business as a board and as an agency to address.<br/>7 Would the board prefer to meet later this<br/>8 week or --<br/>9 COMMISSIONER HOROVITZ: Later this week is<br/>10 better for me.<br/>11 CHAIRMAN WALKER: -- I'm sorry?<br/>12 COMMISSIONER HOROVITZ: Later this week is<br/>13 better for me.<br/>14 CHAIRMAN WALKER: I concur.<br/>15 What is the required notice period, Mr. A?<br/>16 CEO: So we have ten days from --<br/>17 CHAIRMAN WALKER: I'm sorry. No, no, no.<br/>18 For meeting notices.<br/>19 CEO: For emergency?<br/>20 It's 24 hours.<br/>21 CHAIRMAN WALKER: What's a regular meeting<br/>22 notice, three days?<br/>23 CEO: 48 hours.<br/>24 CHAIRMAN WALKER: 48 hours.<br/>25 Is that sufficient for meeting notice?</p>  | <p>1 Okay?<br/>2 So that's a different type of review,<br/>3 if you will, from the OIG as opposed to something<br/>4 that's termed more of, "an investigation on waste,<br/>5 fraud and abuse."<br/>6 Okay?<br/>7 This is coming directly from the OIG,<br/>8 and I just wanted to make sure that the board was<br/>9 clear on that, you know, nuance distinction.<br/>10 CHAIRMAN WALKER: Commissioner Horovitz.<br/>11 COMMISSIONER HOROVITZ: So I'm clear,<br/>12 through the Chair.<br/>13 When we talk about getting multiple<br/>14 inquiries during the year, are we talking about<br/>15 inquiries or investigations?<br/>16 CEO: Inquiries.<br/>17 I think there was only one investigation<br/>18 if I'm not misspeaking. The only investigation<br/>19 that I can clearly remember was, when I first got<br/>20 here to this agency, there was an investigation.<br/>21 And, during that investigation, there were<br/>22 some corrective actions that took place that<br/>23 I resolved and put in place.<br/>24 Since then, it's been basically just<br/>25 management inquiries, not investigations.</p> |
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| <p>1 MS. HODGES: (nodded head affirmatively)<br/>2 CHAIRMAN WALKER: 72 hours, like if we did it<br/>3 Friday or Thursday?<br/>4 MS. HODGES: Yes. Through the Chair, it is,<br/>5 and I'll work with Dwayne and make sure you're in<br/>6 keeping with your bylaws.<br/>7 And, if I could just be very technical just<br/>8 to make sure we're correct in the statements that<br/>9 we're using, when Sean and I had discussions with<br/>10 the OIG, there is what's called, "a management<br/>11 inquiry," and that's what the Vanessa Dunn<br/>12 inquiry was.<br/>13 And then there is something that's a little<br/>14 bit more heightened that's actually referred to in<br/>15 OIG terminology as, "an investigation."<br/>16 So this second draft ongoing is actually an<br/>17 investigation -- a little bit more than just an<br/>18 inquiry -- and that's from Matt Lascell of OIG.<br/>19 I just wanted to make sure that the board<br/>20 kind of understood the difference in the two.<br/>21 CHAIRMAN WALKER: Commissioner Brock.<br/>22 COMMISSIONER BROCK: Ms. Lawsikia,<br/>23 you're talking about the Vanessa Dunn situation?<br/>24 MS. HODGES: Right. So, through the OIG,<br/>25 that was deemed to be a management inquiry.</p> | <p>1 Management inquiries.<br/>2 COMMISSIONER HOROVITZ: So this is very<br/>3 different --<br/>4 CHAIRMAN WALKER: It sounds --<br/>5 COMMISSIONER HOROVITZ: -- and it probably<br/>6 would have been prudent to notify at least you,<br/>7 Chair, that there is an investigation.<br/>8 CHAIRMAN WALKER: -- Commissioner Brock.<br/>9 COMMISSIONER BROCK: Mr. Chair to<br/>10 Ms. Lawsikia, but you're saying that it is an<br/>11 investigation?<br/>12 MS. HODGES: Right.<br/>13 Through the Chair, so Dwayne is correct.<br/>14 When he first got here, there was a clear,<br/>15 full-blown investigation. That was Mr. McKinnies,<br/>16 if you can remember that.<br/>17 COMMISSIONER BROCK: Yes, ma'am.<br/>18 MS. HODGES: And this second one is more akin<br/>19 to that. So there is a difference.<br/>20 So the IG -- Dwayne is correct. They do<br/>21 multiple inquiries across the city agencies.<br/>22 First, Vanessa Dunn -- the IG is terming<br/>23 management inquiry. That has been resolved,<br/>24 and that's straight from the IG.<br/>25 The second one is ongoing, which is why we</p>       |

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| Page 29 | <p>1 can't talk about it.</p> <p>2 Is that clear?</p> <p>3 COMMISSIONER BROCK: Oh, okay.</p> <p>4 MS. HODGES: So I'm not aware. Dwayne would</p> <p>5 know better than I as far as how many times</p> <p>6 the agency has been investigated under his tenure.</p> <p>7 He said, "It's one time."</p> <p>8 CEO: Yes.</p> <p>9 MS. HODGES: I'm just pointing out the</p> <p>10 distinction of the first case that's closed out --</p> <p>11 management inquiry -- and the second case ongoing</p> <p>12 -- investigation on waste, fraud and abuse.</p> <p>13 CHAIRMAN WALKER: Commissioner Green</p> <p>14 and then Commissioner Rogers.</p> <p>15 COMMISSIONER GREEN: I'm sorry.</p> <p>16 You can go.</p> <p>17 CHAIRMAN WALKER: Commissioner Rogers.</p> <p>18 COMMISSIONER ROGERS: I guess, Mr. Chair,</p> <p>19 I still go back to my original question,</p> <p>20 and I want to be very clear.</p> <p>21 And thank you, Ms. Hodges, for the</p> <p>22 clarification.</p> <p>23 So, when the agency receives an</p> <p>24 investigation, at what point does that information</p> <p>25 come to this board?</p>                                      | Page 31 | <p>1 Can I just be clear about one point?</p> <p>2 Whenever the OIG is doing an investigation --</p> <p>3 Mr. Granat can speak to this -- that's very</p> <p>4 confidential.</p> <p>5 So I want you to know, when OIG is reaching</p> <p>6 out to employees and trying to gather that</p> <p>7 information, do that fact-gathering assessment to</p> <p>8 reach whatever allegations are in the report,</p> <p>9 oftentimes -- or all of the time the employees are</p> <p>10 -- you know, they're bound to keep that</p> <p>11 information confidential.</p> <p>12 So I just want you to keep in mind that this</p> <p>13 isn't the type of thing that, when the OIG is</p> <p>14 doing an investigation, everybody's notified and</p> <p>15 everybody knows, because, you know, that's just</p> <p>16 the integrity of the OIG process.</p> <p>17 On the other hand, you know, Sean and I are</p> <p>18 happy to go back and look at your policies,</p> <p>19 and we may want to go in and refine those</p> <p>20 policies.</p> <p>21 There may be discretion in judgment here on</p> <p>22 the part of the CEO as to when it's ripe enough to</p> <p>23 bring to the board, but that's something we can</p> <p>24 certainly take a look at and refine moving</p> <p>25 forward.</p> |
| Page 30 | <p>1 Because I get it. I understand. You know,</p> <p>2 I'm very well aware that there is a difference.</p> <p>3 You can get multiple inquiries throughout the</p> <p>4 year, throughout the month --</p> <p>5 MS. HODGES: Yes.</p> <p>6 COMMISSIONER ROGERS: -- but an investigation</p> <p>7 is totally different.</p> <p>8 And so at what point was information made</p> <p>9 known --</p> <p>10 MS. HODGES: Right --</p> <p>11 COMMISSIONER ROGERS: -- for it to come to</p> <p>12 the board --</p> <p>13 MS. HODGES: -- right --</p> <p>14 COMMISSIONER ROGERS: -- for the board to at</p> <p>15 least be aware that an investigation is done?</p> <p>16 Because, again, I agree. Those are very</p> <p>17 strong terminologies, and so, when we say,</p> <p>18 "The agency is being investigated," then --</p> <p>19 and, again, I would like to know if we have policy</p> <p>20 that speaks to how do we address these type of</p> <p>21 communications coming from -- yeah.</p> <p>22 How do we address these?</p> <p>23 Do we have policies in place?</p> <p>24 And I'm very -- yes. Somebody can answer.</p> <p>25 MS. HODGES: -- right.</p> | Page 32 | <p>1 And, if Dwayne wants to add anything ...</p> <p>2 CEO: No. I want to put it out there for</p> <p>3 public information, because it is strong words</p> <p>4 when they put out, "investigation," when it was</p> <p>5 clearly just a management inquiry.</p> <p>6 And it just starts this whole spin out of</p> <p>7 control that the housing authority has been</p> <p>8 investigated.</p> <p>9 I'm not aware of any investigation other than</p> <p>10 I said earlier that one investigation, and what</p> <p>11 was noted was specifically an inquiry.</p> <p>12 CHAIRMAN WALKER: Is the one that was going</p> <p>13 to -- the current one that we're here for today</p> <p>14 --</p> <p>15 CEO: Yes --</p> <p>16 CHAIRMAN WALKER: -- is that an inquiry or an</p> <p>17 investigation?</p> <p>18 CEO: Inquiry, management inquiry.</p> <p>19 MS. HODGES: That is what I was told.</p> <p>20 CHAIRMAN WALKER: I think we need to clarify</p> <p>21 that, Mr. Alexander, because I think --</p> <p>22 well, actually, can we clarify that with OGC --</p> <p>23 or not OGC, OIG?</p> <p>24 That's a great point, Mr. Alexander.</p> <p>25 Thank you.</p>   |



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| <p style="text-align: right;">Page 33</p> <p>1 Commissioner Green.</p> <p>2 COMMISSIONER GREEN: Yes. Sorry.</p> <p>3 Question kind of to Ms. Hodges or Sean --</p> <p>4 like the routing life cycle of these OIG --</p> <p>5 what I'm getting at is this.</p> <p>6 So they send out an inquiry, investigative</p> <p>7 report, whatever. JHA has ten days to --</p> <p>8 or whoever -- the City of Jax person has ten days</p> <p>9 to respond.</p> <p>10 What does that response do?</p> <p>11 Because I mean they send a response.</p> <p>12 Is the response like answers why this</p> <p>13 happened, whatsoever, or does OIG say,</p> <p>14 "Well, we're giving you a response, but we already</p> <p>15 really made a decision on what needs to happen"?</p> <p>16 MS. HODGES: Do you want to take that?</p> <p>17 COMMISSIONER GREEN: Or, what has</p> <p>18 happened?</p> <p>19 Let me say that.</p> <p>20 MR. GRANAT: It might be prudent to have</p> <p>21 the OIG come in, in a future meeting, to explain</p> <p>22 their processes.</p> <p>23 They have -- they conduct audits, inquiries,</p> <p>24 investigations, and so it's really case-specific</p> <p>25 what matter is before us at hand.</p>  | <p style="text-align: right;">Page 35</p> <p>1 Just to piggyback off of what was just said,</p> <p>2 in my experience of the OIG doing an investigation</p> <p>3 with the housing authority, it was a few years</p> <p>4 ago, and how they conducted it was that, when they</p> <p>5 finish -- like he said, when they finish their</p> <p>6 draft and they finish their investigation --</p> <p>7 which they had many staff people that they</p> <p>8 interviewed -- but, once they finished,</p> <p>9 before it became public record, they called in</p> <p>10 every commissioner.</p> <p>11 And they went over it step-by-step,</p> <p>12 asked if we had -- you know, asked the person if</p> <p>13 they had any questions of that investigation that</p> <p>14 they had did.</p> <p>15 And then, once we all -- you know,</p> <p>16 they interviewed all of us and we responded</p> <p>17 however we responded, then they did their</p> <p>18 final -- they gave us their final judgment on the</p> <p>19 investigation.</p> <p>20 And then that's again when Ms. Lawsikia</p> <p>21 will bear witness that we immediately called the</p> <p>22 emergency meeting.</p> <p>23 Like, if they finished it today, we called</p> <p>24 that meeting that day like say at two o'clock that</p> <p>25 afternoon.</p> |
| <p style="text-align: right;">Page 34</p> <p>1 So sometimes the OIG will reach out to</p> <p>2 individual employees, ask for documents and</p> <p>3 information and conduct either their audit,</p> <p>4 inquiry, investigation, whatever it is.</p> <p>5 They work towards a final report where they</p> <p>6 come up with their findings of fact and sometimes</p> <p>7 recommendations.</p> <p>8 Before it becomes final, that report is then</p> <p>9 presented -- not presented, but is given to the</p> <p>10 CEO to review and respond to their findings.</p> <p>11 And that's the stage that we're at with this</p> <p>12 report that is still confidential is the OIG has</p> <p>13 finished doing what they felt they needed to do</p> <p>14 and presented or passed on that draft --</p> <p>15 "final draft," you could call it --</p> <p>16 to Mr. Alexander for a response.</p> <p>17 Sometimes, based on that response,</p> <p>18 the OIG may think, "Well, we need to do some more</p> <p>19 investigation. We need to look into things."</p> <p>20 So it's really case-specific as to what</p> <p>21 happens, but, as I said before, in most cases,</p> <p>22 once the response is provided, the report is</p> <p>23 finalized and presented within a few days.</p> <p>24 CHAIRMAN WALKER: Commissioner Brock.</p> <p>25 COMMISSIONER BROCK: Yes, Mr. Chair.</p> | <p style="text-align: right;">Page 36</p> <p>1 If they told us that morning, you know,</p> <p>2 "This is it," then the meeting was called,</p> <p>3 and we came and conducted business.</p> <p>4 But that's how -- that's how I know,</p> <p>5 when they did the investigation, they called every</p> <p>6 commissioner in and went over it step-by-step,</p> <p>7 asked if there was any questions from what they</p> <p>8 had conducted, and we were able to give our</p> <p>9 response.</p> <p>10 Thank you, Mr. Chair.</p> <p>11 CHAIRMAN WALKER: Thank you, Commissioner</p> <p>12 Brock.</p> <p>13 Commissioner Horovitz.</p> <p>14 COMMISSIONER HOROVITZ: My issue really is</p> <p>15 just with the process, and I understand,</p> <p>16 Ms. Hodges, that it's a confidential</p> <p>17 inquiry/investigation and that the questions can't</p> <p>18 be discussed.</p> <p>19 But I think it's important to note that the</p> <p>20 CEO of this organization works for this board,</p> <p>21 and we all work together to -- you know, we're</p> <p>22 trying to do, you know, great things for housing.</p> <p>23 And we do do great things with the support of</p> <p>24 the staff and many of the senior staff in this</p> <p>25 room, and I just think the lack of transparency</p>                      |

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| <p>1 just feels like a lack of trust that we're a team</p> <p>2 here trying to move this agency forward.</p> <p>3 And so I think it would have been incredibly</p> <p>4 important for it to be communicated to at least</p> <p>5 the Chair that we were in an investigation,</p> <p>6 and so that's the part that I have discomfort</p> <p>7 with.</p> <p>8 And I understand that's in the past,</p> <p>9 but moving forward, whether it needs to be a</p> <p>10 policy or just an understanding that,</p> <p>11 if we have inquiries from OIG, that immediately</p> <p>12 needs to be brought to the Chair of this board.</p> <p>13 CHAIRMAN WALKER: Yeah. And I think the</p> <p>14 terminology here is extremely important,</p> <p>15 because I don't know enough about the terminology</p> <p>16 to understand the terminology, "inquiry,"</p> <p>17 versus, "investigation."</p> <p>18 In my mind, it's two different things,</p> <p>19 and, if I understand OIG's process, there are</p> <p>20 management inquiries all the time.</p> <p>21 It's their job to inquire to make sure what's</p> <p>22 going on.</p> <p>23 To your point, an investigation is a</p> <p>24 different thing. So I agree with you. I need to</p> <p>25 understand that piece and understand what this is.</p> | <p>1 layer under the statute -- management inquiry,</p> <p>2 investigation -- there is a point where it's all</p> <p>3 confidential, and we cannot bring it to a</p> <p>4 board meeting until it's closed out and complete.</p> <p>5 COMMISSIONER HOROVITZ: Thank you.</p> <p>6 CHAIRMAN WALKER: Commissioner Green.</p> <p>7 COMMISSIONER GREEN: I will struggle to</p> <p>8 articulate this question.</p> <p>9 So HUD -- if HUD finds something --</p> <p>10 if it's okay with HUD, but not okay with OIG,</p> <p>11 does one rule supercede the other I guess?</p> <p>12 Because I know that we do audits, right,</p> <p>13 HUD audits, and HUD audits include financials,</p> <p>14 compliance and things of that nature.</p> <p>15 But, if it's okay with, you know,</p> <p>16 the Federal Government, does that mean it's okay</p> <p>17 with the City of Jacksonville or the City of</p> <p>18 Jacksonville?</p> <p>19 MS. HODGES: Right. Through the Chair to</p> <p>20 Commissioner Green, I mean I really think it</p> <p>21 depends on the case.</p> <p>22 If you're talking about the Dunn management</p> <p>23 inquiry, clearly, I think what Dwayne has</p> <p>24 articulated in those responses is that what the</p> <p>25 agency did was permitted under HUD.</p>   |
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| <p>1 COMMISSIONER HOROVITZ: Sure.</p> <p>2 We spend hours in this room together.</p> <p>3 How about we discuss all inquiries, as well?</p> <p>4 Because we can decide as a board whether it's</p> <p>5 important or not, and we can move on. But, just</p> <p>6 to set the bar low, we discuss all inquiries.</p> <p>7 CHAIRMAN WALKER: I think that's a policy</p> <p>8 question for the board.</p> <p>9 I mean, if that's what the board would like</p> <p>10 to do is inquiries and investigations,</p> <p>11 we can certainly do that, but I don't think --</p> <p>12 I'm not prepared, unless this board is,</p> <p>13 to take action today on any matter. There's no</p> <p>14 need, in my opinion.</p> <p>15 We can address policy. As a matter of fact,</p> <p>16 that policy should be referred to the Governance</p> <p>17 Committee --</p> <p>18 MS. HODGES: Correct --</p> <p>19 CHAIRMAN WALKER: -- to discuss whether that</p> <p>20 policy is needed.</p> <p>21 So I think, as Board Chair, can I direct that</p> <p>22 in this meeting?</p> <p>23 MS. HODGES: Sure. Absolutely. Yes, yes.</p> <p>24 And, through the Chair to Commissioner</p> <p>25 Horovitz, you know, just to remember whatever the</p>  | <p>1 And, clearly, the majority of this agency's</p> <p>2 funding is subject to HUD. So HUD is going to</p> <p>3 control over any sort of other restrictions that</p> <p>4 might be at the state or the local level.</p> <p>5 So I think it really just depends on the specific</p> <p>6 inquiry.</p> <p>7 But, in that case, Dwayne, you might want to</p> <p>8 expound upon this, but I think your agency was</p> <p>9 pretty firm that what you did in that particular</p> <p>10 case was permitted and allowable under HUD rules.</p> <p>11 CEO: Yes. Thank you.</p> <p>12 We always strive to be firm on everything</p> <p>13 that we do, and, in many cases -- I mean</p> <p>14 Commissioner Green brings up a good point.</p> <p>15 Sometimes it may be a recommendation from the</p> <p>16 OIG on certain things that are allowable through</p> <p>17 HUD that they may want to see something a little</p> <p>18 bit different.</p> <p>19 CHAIRMAN WALKER: Commissioners, I will</p> <p>20 direct that the Governance Committee take up a</p> <p>21 review of the policies and procedures relative to</p> <p>22 management inquiries and investigations.</p> <p>23 I will ask that the board remain flexible.</p> <p>24 It sounds like Thursday or Friday of this week</p> <p>25 might be our next scheduled board meeting.</p> |

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| <p>1 Mr. Alexander, I'll get with you to go<br/>2 through agendas.<br/>3 I do think it's also prudent to have OIG --<br/>4 not OIG. I don't need OIG -- I would like to --<br/>5 unless somebody else would like OIG at the<br/>6 meeting.<br/>7 I don't think by Thursday the report is going<br/>8 to be final. I doubt that at this point.<br/>9 But I would like to know -- well, it doesn't<br/>10 matter. We referred it to governance.<br/>11 That's fine.<br/>12 Commissioner Horovitz.<br/>13 COMMISSIONER HOROVITZ: I have a question.<br/>14 I realize that we can't see the response in<br/>15 draft because of Sunshine, but, are you,<br/>16 Commissioner, working alongside the leadership<br/>17 on the response?<br/>18 CHAIRMAN WALKER: I'll get with Dwayne.<br/>19 This is the first time -- I mean we talked<br/>20 briefly about this on Thursday, and he expressed<br/>21 that we've got to put together our responses.<br/>22 I will work with Dwayne. We'll loop in OGC,<br/>23 as well. To the extent that I need to do<br/>24 anything, I'm happy to do that, but I think,<br/>25 for the most part, this will be a response by</p> | <p>1 out in the public. The OIG referred to that as,<br/>2 "a management inquiry --"<br/>3 COMMISSIONER BROCK: Okay.<br/>4 MS. HODGES: -- a lower standard,<br/>5 if you will, or a review.<br/>6 The second one the OIG referred to as,<br/>7 "a heightened level of an investigation."<br/>8 Okay?<br/>9 COMMISSIONER BROCK: Gotcha.<br/>10 MS. HODGES: And we're happy, you know,<br/>11 for the sake of this board, to, you know,<br/>12 go back and clarify that terminology,<br/>13 because I think it is important.<br/>14 The OIG gave the -- certainly gave the<br/>15 impression that there are different levels of that<br/>16 review and the seriousness of that.<br/>17 COMMISSIONER BROCK: Okay.<br/>18 CHAIRMAN WALKER: One of the things that<br/>19 I did request for OIG or from OIG is understanding<br/>20 how many management inquiries do we have,<br/>21 how many investigations do we have, and are there<br/>22 any -- you know, are there any other ones going<br/>23 on, which obviously they can't comment about?<br/>24 But, obviously, we, as a board, would want to<br/>25 know if they're being undertaken at some point.</p> |
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| <p>1 the agency to the initial report.<br/>2 COMMISSIONER HOROVITZ: So I'm clear,<br/>3 is it an agency management response, or is it a<br/>4 board response?<br/>5 CHAIRMAN WALKER: It is not a board response,<br/>6 as far as I'm aware.<br/>7 Correct, Mr. Alexander?<br/>8 CEO: That's correct. It is a management<br/>9 inquiry.<br/>10 CHAIRMAN WALKER: Right.<br/>11 Commissioner Brock.<br/>12 COMMISSIONER BROCK: And, Mr. Chair,<br/>13 just to be correct, you're saying that we had one<br/>14 inquiry that the OIG is doing -- management.<br/>15 And then you're saying they're doing an<br/>16 investigation (addressed Ms. Hodges)?<br/>17 MS. HODGES: Yes.<br/>18 So, through the Chair, when we had a<br/>19 meeting with the Office of Inspector General,<br/>20 I'm not talking about the scope of -- again,<br/>21 Dwayne is going to have way more insight on how<br/>22 often management inquiries are made to the<br/>23 organization.<br/>24 I'm talking about the two that are on the<br/>25 table, the one that was reported on that is closed</p>   | <p>1 So, Commissioner Green.<br/>2 COMMISSIONER GREEN: No.<br/>3 CHAIRMAN WALKER: Commissioner Rogers.<br/>4 COMMISSIONER ROGERS: Sorry, Mr. Chair.<br/>5 I guess, Ms. Hodges, I hear you, but I also<br/>6 hear the CEO and president, who's indicating that<br/>7 this is a ...<br/>8 Are you understanding this to be something<br/>9 different than what Ms. Hodges has indicated<br/>10 (addressed Mr. Alexander)?<br/>11 I just wanted to make sure I was clear on<br/>12 that, because she's saying, "It's an<br/>13 investigation." You're saying, "It's an<br/>14 inquiry."<br/>15 What is your understanding so that --<br/>16 CEO: It's a management inquiry.<br/>17 COMMISSIONER ROGERS: So, Mr. Chair,<br/>18 I would like clear, clear -- well, Commissioner<br/>19 Brock, you're saying it's two.<br/>20 I'm understanding it's the only one.<br/>21 The one with Ms. Dunn is closed out is my<br/>22 understanding, and so I read that report.<br/>23 And that report is final.<br/>24 The one that's before us is clearly an<br/>25 investigation -- is what I understood it to be</p>   |

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| <p>1 -- from Ms. Hodges.<br/>                 2 The CEO and president is saying,<br/>                 3 "This is an inquiry."<br/>                 4 I want clarification as it relates to what<br/>                 5 this is, because, if we're going to --<br/>                 6 if the agency is to respond, I want to make sure<br/>                 7 they're responding correctly, whether it's --<br/>                 8 I mean --<br/>                 9 MS. HODGES: Yes --<br/>                 10 COMMISSIONER ROGERS: -- so ...<br/>                 11 MS. HODGES: -- right, right.<br/>                 12 Through the Chair, so right. So, again,<br/>                 13 this terminology was given to me by the<br/>                 14 Office of the Inspector General, the very office<br/>                 15 that's handling inquiries and investigations.<br/>                 16 We will certainly get on the phone with the<br/>                 17 OIG after this meeting, and we can communicate the<br/>                 18 correct terminology to this board.<br/>                 19 It is standard and normal, as Mr. Alexander<br/>                 20 said when the agency was last under investigation<br/>                 21 with Mr. McKinnies, for your management to respond<br/>                 22 to that investigation.<br/>                 23 In fact, Office of General Counsel assisted<br/>                 24 the agency with responding to, you know,<br/>                 25 those allegations that were in the report.</p>   | <p>1 OGC got involved.<br/>                 2 Are we requesting assistance at this time,<br/>                 3 or are you-all assisting the agency with a<br/>                 4 response?<br/>                 5 MS. HODGES: Yes. We have not been asked to<br/>                 6 assist, but we certainly can, through the Chair.<br/>                 7 Correct, Sean?<br/>                 8 MR. GRANAT: Yes.<br/>                 9 MS. HODGES: Yes. We can assist.<br/>                 10 CHAIRMAN WALKER: Are there any other<br/>                 11 matters? Questions? Comments?<br/>                 12 (no response)<br/>                 13 CHAIRMAN WALKER: So, one, I want to thank<br/>                 14 everybody for their time today on this very quick<br/>                 15 meeting. I know it was only 45 minutes.<br/>                 16 I'll say again, to me, what's paramount is<br/>                 17 the transparency and integrity of the agency,<br/>                 18 and that's what's paramount to me. And I think<br/>                 19 everyone, including Mr. Alexander, agrees.<br/>                 20 And I'll also say, again, that everybody at<br/>                 21 this table and all parties relative to these<br/>                 22 investigations -- it is an absolute disservice to<br/>                 23 everyone here, to all of our residents, to all of<br/>                 24 our partners that these things come out.<br/>                 25 And we are sitting here today basically in</p> |
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| <p>1 So, you know, this is a matter of terminology<br/>                 2 that we can certainly easily correct and confirm<br/>                 3 and get that information out to the board.<br/>                 4 The other thing I want you to know is that,<br/>                 5 as Ms. Brock indicated, the last time this agency<br/>                 6 was under investigation as I recall, we were<br/>                 7 working with a different inspector general,<br/>                 8 but that inspector general was very sensitive to<br/>                 9 the idea that the board needed to see the report<br/>                 10 before it was published as a courtesy to the<br/>                 11 board.<br/>                 12 And so Sean and I have been working with the<br/>                 13 current inspector general, who is different from<br/>                 14 the last one, to make sure that that same courtesy<br/>                 15 is provided to the board so that you can see that<br/>                 16 final report before it actually goes out and is<br/>                 17 published and the rest of, you know, the public<br/>                 18 sees that.<br/>                 19 COMMISSIONER ROGERS: Follow-up.<br/>                 20 CHAIRMAN WALKER: Commissioner Rogers.<br/>                 21 COMMISSIONER ROGERS: Real quick.<br/>                 22 You just said something that just piqued my<br/>                 23 interest.<br/>                 24 So my understanding is, as you eloquently<br/>                 25 just stated, in the last investigation,</p> | <p>1 abeyance without the ability to take any action,<br/>                 2 because we were put in a position where we can't<br/>                 3 talk about something, which is very difficult.<br/>                 4 So, with that, unless there are any other<br/>                 5 comments, I'm going to go ahead and adjourn the<br/>                 6 meeting.<br/>                 7 Thank you very much.<br/>                 8 (Whereupon, the proceedings in the<br/>                 9 above-titled cause concluded at 9:18 a.m.)<br/>                 10 ---<br/>                 11<br/>                 12<br/>                 13<br/>                 14<br/>                 15<br/>                 16<br/>                 17<br/>                 18<br/>                 19<br/>                 20<br/>                 21<br/>                 22<br/>                 23<br/>                 24<br/>                 25</p>   |

