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6 JACKSONVILLE HOUSING AUTHORITY  
7 BOARD OF COMMISSIONERS MEETING  
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9  
10 TAKEN: Monday, March 25, 2024  
11 TIME: 2:00 p.m. to 3:58 p.m.  
12 PLACE: Jacksonville Housing Authority  
13 1300 North Broad Street  
14 Jacksonville, Florida 32202  
15 and via videoconference  
16  
17 Taken by Carol DeBee Martin, court reporter.  
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19  
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Page 2

1 APPEARANCES:  
2 CHAIRWOMAN HEATHER HOROVITZ  
3 COMMISSIONER HARRIET BROCK  
4 COMMISSIONER ANDREA REYES  
5 COMMISSIONER HANK ROGERS  
6 COMMISSIONER LISA STRANGE WEATHERBY  
7 EVANN MORRIS  
8 ANTONIO PEREZ  
9 DENNIS LOHR, CFO  
10 WILLIAM MITCHELL  
11 HARRY M. "Reece" WILSON, IV, ESQUIRE (OGC)  
12 KORTE PARDE, CAO  
13 CATHLEEN PONDER-HUNT  
14 VANESSA DUNN, Acting President/CEO  
15 LINDA FITZGERALD  
16 TODD AUBUCHON  
17 REYNOLD PETERSON  
18 CRYSTAL BLACKMKER  
19 KELVIN NOBLE  
20 CORDELIA PARKER  
21  
22 VIA VIDEOCONFERENCE  
23 SATONIA HART  
24 LAILA DARBY  
25 SHEILA BRINSON-WILLIAMS  
TONY SMITH, JR.  
DAVID BAUERLEIN (The Florida Times-Union)  
KACEE JOHNSON LACKEY, ESQUIRE, (BMO)  
CHAD MOORE  
DOUGALL McCORKLE  
JOHN

Page 3

1 PROCEEDINGS  
2 March 25, 2024 2:00 p.m.  
3 CHAIRWOMAN HOROVITZ: All right.  
4 Good afternoon. It is two o'clock on March 25th.  
5 This is the March meeting of the Board of  
6 Commissioners for JHA.  
7 Good afternoon, everybody.  
8 PEOPLE: Good afternoon.  
9 CHAIRWOMAN HOROVITZ: I'm calling the meeting  
10 to order. We'll start with public comments.  
11 Are there any public comments in the room or  
12 online?  
13 (no response)  
14 CHAIRWOMAN HOROVITZ: All right. Seeing none  
15 in the room and no hands raised online,  
16 we'll move to the approval of the last meeting's  
17 minutes.  
18 Can we have a motion, please, to approve last  
19 meeting's minutes?  
20 COMMISSIONER BROCK: I make a motion.  
21 CHAIRWOMAN HOROVITZ: I have a motion from  
22 Commissioner Brock --  
23 COMMISSIONER WEATHERBY: I second.  
24 CHAIRWOMAN HOROVITZ: -- and a second from  
25 Commissioner Weatherby.

Page 4

1 CHAIRWOMAN HOROVITZ: Is there any discussion  
2 on last meeting's minutes?  
3 (no response)  
4 CHAIRWOMAN HOROVITZ: Commissioner Brock.  
5 COMMISSIONER BROCK: No.  
6 CHAIRWOMAN HOROVITZ: All right. All those  
7 in favor of approving the minutes ...  
8 COMMISSIONER WEATHERBY: Aye.  
9 COMMISSIONER ROGERS: Aye.  
10 COMMISSIONER REYES: Aye.  
11 COMMISSIONER BROCK: Aye.  
12 CHAIRWOMAN HOROVITZ: Ms. Dunn, do we see  
13 anybody now?  
14 We're waiting for someone from BMO to join us  
15 to give us some commentary. So we're going to  
16 take something out of order, which I believe  
17 I can do.  
18 Is that right, Reece?  
19 MR. WILSON: That's right.  
20 CHAIRWOMAN HOROVITZ: All right. So we've  
21 got KaCee joining us from BMO to walk through a  
22 matter that you would have seen in Ms. Dunn's  
23 CEO Report.  
24 Ms. Dunn, if you could, kind of give us  
25 a little background, and then KaCee's available to

Page 5	Page 7
<p>1 answer any questions.</p> <p>2 MS. DUNN: Correct. So, as you-all are</p> <p>3 aware, we purchased Westwood last month,</p> <p>4 and we followed their wiring instructions to the</p> <p>5 letter in terms of how to pay for the property;</p> <p>6 however, there is a like-kind exchange that</p> <p>7 the seller would like for us to consider that was</p> <p>8 not a part of the original wiring instructions.</p> <p>9 And, for those that do not know what a</p> <p>10 like-kind exchange is, I took the time to write</p> <p>11 down the definition for everyone. It is a</p> <p>12 tax-deferred transaction that allows the disposal</p> <p>13 of an asset and the acquisition of a similar asset</p> <p>14 without generating a capital gains tax liability</p> <p>15 from the sale of the first asset.</p> <p>16 Like-kind exchanges are heavily monitored</p> <p>17 by the IRS and require accurate bookkeeping to</p> <p>18 ensure that no tax penalty is incurred.</p> <p>19 So, for the record, Jacksonville Housing</p> <p>20 Authority did not do anything wrong in the</p> <p>21 transaction; however, they are seeking a like-kind</p> <p>22 exchange on their end that they did not identify</p> <p>23 or notify the PHA that that is what they're</p> <p>24 wanting to do.</p> <p>25 So they are seeking JHA to sign some</p>	<p>1 And we'll go into to KaCee's explanation of</p> <p>2 the matter.</p> <p>3 KaCee, can you give us a little bit more</p> <p>4 color, please?</p> <p>5 MR. PEREZ: Madam Chair, KaCee was having</p> <p>6 problems on her end hearing.</p> <p>7 CHAIRWOMAN HOROVITZ: Oh, that is KaCee?</p> <p>8 MR. PEREZ: Yes. So she just logged off</p> <p>9 and is trying to reconnect.</p> <p>10 CHAIRWOMAN HOROVITZ: Thank you. I'll give</p> <p>11 her a minute.</p> <p>12 MR. PEREZ: Yes. It is, "The same as</p> <p>13 the 10-31 exchange."</p> <p>14 MS. DUNN: Yes.</p> <p>15 CHAIRWOMAN HOROVITZ: KaCee, can you hear us?</p> <p>16 MR. PEREZ: She is not on the line.</p> <p>17 CHAIRWOMAN HOROVITZ: All right.</p> <p>18 Well, I think our meeting is more exciting than</p> <p>19 that.</p> <p>20 (People laughed.)</p> <p>21 CHAIRWOMAN HOROVITZ: All right. All for the</p> <p>22 sake of time, we'll move on, and, if we see KaCee</p> <p>23 join, then we can go back to her. We're</p> <p>24 protecting her time.</p> <p>25 All right. We'll move on to the resolutions.</p>
Page 6	Page 8
<p>1 documents, paperwork, something of that effect,</p> <p>2 so that they can get this benefit, and so KaCee</p> <p>3 can go into more detail into what that</p> <p>4 documentation would look like.</p> <p>5 CHAIRWOMAN HOROVITZ: Do we have any</p> <p>6 questions before KaCee goes?</p> <p>7 (no response)</p> <p>8 CHAIRWOMAN HOROVITZ: All right. KaCee --</p> <p>9 sorry.</p> <p>10 Commissioner Reyes.</p> <p>11 COMMISSIONER REYES: Sorry. Is that standard</p> <p>12 practice for that to happen last minute?</p> <p>13 MS. DUNN: From what Charlie stated, no.</p> <p>14 Charlie Cooper, who is our BMO attorney,</p> <p>15 has advised that this is not the norm.</p> <p>16 CHAIRWOMAN HOROVITZ: I can't see the name</p> <p>17 for the hand that's raised.</p> <p>18 The person who's hand is raised online</p> <p>19 -- can you identify yourself, please?</p> <p>20 (online technical difficulties)</p> <p>21 CHAIRWOMAN HOROVITZ: I'm sorry.</p> <p>22 We are having trouble hearing you.</p> <p>23 (online technical difficulties)</p> <p>24 CHAIRWOMAN HOROVITZ: All right. Can we just</p> <p>25 mute this person?</p>	<p>1 Ms. Dunn, can you please present JHA-10?</p> <p>2 MS. DUNN: Yes. JHA-10 is the Yardi contract</p> <p>3 renewal, which I will have Ms. Evann come speak</p> <p>4 to.</p> <p>5 At the last time this was presented to the</p> <p>6 board, the board requested an updated contract and</p> <p>7 to be reviewed by OGC. Both things have been</p> <p>8 done, and, from my understanding from Reece,</p> <p>9 there were no problems with that.</p> <p>10 And so Ms. Evann can go ahead and present.</p> <p>11 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>12 MS. MORRIS: Hi. So you have the contract.</p> <p>13 Did you-all get a chance to review it?</p> <p>14 (Heads were nodded.)</p> <p>15 MS. MORRIS: So we're seeking to get this</p> <p>16 contract signed and to move forward with another</p> <p>17 renewal for another year with Yardi.</p> <p>18 CHAIRWOMAN HOROVITZ: And I'm sorry.</p> <p>19 Can I please have a motion for the</p> <p>20 resolution?</p> <p>21 COMMISSIONER BROCK: I motion.</p> <p>22 COMMISSIONER WEATHERBY: Second.</p> <p>23 CHAIRWOMAN HOROVITZ: Is there any discussion</p> <p>24 on the motion?</p> <p>25 (online technical difficulties)</p>

<p style="text-align: right;">Page 9</p> <p>1 CHAIRWOMAN HOROVITZ: If there is no further 2 discussion, all in favor say, "Aye." 3 COMMISSIONER WEATHERBY: Aye. 4 COMMISSIONER REYES: Aye. 5 COMMISSIONER BROCK: Aye. 6 COMMISSIONER ROGERS: (no response) 7 CHAIRWOMAN HOROVITZ: All right. We'll move 8 on to JHA-12, the roof replacement at Victory 9 Pointe. 10 Can I have a motion, please? 11 COMMISSIONER ROGERS: I'm sorry. 12 I'm confused. Maybe it is me. So, with JHA-10, 13 we have approved that already? 14 CHAIRWOMAN HOROVITZ: I'm sorry. 15 Did we not take a vote? 16 This noise is messing with my head. 17 COMMISSIONER ROGERS: Did we take a -- 18 CHAIRWOMAN HOROVITZ: We can take a vote, 19 again. 20 But, just to make sure, I believe that we 21 did. 22 COURT REPORTER: He didn't answer. 23 CHAIRWOMAN HOROVITZ: Okay. I'm sorry. 24 Commissioner Rogers, do you have any further 25 questions on the Yardi contract?</p>	<p style="text-align: right;">Page 11</p> <p>1 MS. MORRIS: I guess they're all pretty 2 much equal. I mean I think Yardi is a little bit 3 on the higher side. 4 COMMISSIONER ROGERS: And my last question, 5 through the Chair, Madam Chair -- one the things 6 that was in this, the previous contract, 7 from my understanding from the last meeting that 8 we did not take advantage of was is the training 9 of Yardi. I believe that was in-house training. 10 So, is that something that's in this 11 contract, and is something that this agency will 12 take advantage of? 13 MS. MORRIS: We always take advantage of 14 training. That original contract was -- 15 we rented some space at the college over here. 16 And they did training, because we had never used 17 Yardi. 18 Training is ongoing with Yardi, and we have 19 their availability anytime we need it -- 20 so for any new functionality or anything like 21 that. 22 CHAIRWOMAN HOROVITZ: Commissioner Brock. 23 COMMISSIONER BROCK: Madam Chair, to 24 Commissioner Rogers to help him out, we did go 25 over this about Yardi and looked for some more.</p>
<p style="text-align: right;">Page 10</p> <p>1 COMMISSIONER ROGERS: I just have one quick 2 one, and then thank you so much. Sorry. 3 As it relates to not really the contract, 4 but is this the only agency or only company that 5 does this type of work? 6 MS. MORRIS: They are not. 7 COMMISSIONER ROGERS: I know throughout this 8 document it made multiple mentions that, 9 if we were to move to another company or 10 something, it would be a major distraction and 11 things of that nature. 12 MS. MORRIS: Yes. 13 COMMISSIONER ROGERS: So -- 14 MS. MORRIS: We're continuously looking for 15 better options, and, at this time, Yardi is the 16 better option for us. 17 You know, there is a lot of people in the 18 business who come and go. Yardi is the longest 19 standing with the best results. So they work 20 directly with HUD. 21 And we almost went to Emphasys (phonetic), 22 and we decided at the last minute that it wasn't 23 the best option for the agency. 24 COMMISSIONER ROGERS: Financially, does it 25 offer the best option?</p>	<p style="text-align: right;">Page 12</p> <p>1 And, like she said, Yardi came back being the best 2 as far as, you know, what we were doing here at 3 the housing authority. 4 COMMISSIONER ROGERS: Perfect. Thank you. 5 COMMISSIONER BROCK: Uh-huh. 6 CHAIRWOMAN HOROVITZ: To your point, 7 Commissioner Rogers, I feel like I bring this up 8 every couple months. They, unfortunately, 9 have a monopoly. I'm actually not even sure 10 how that's allowed. 11 But we're kind of in a position where it 12 would be incredibly destructive. We even talked 13 about, if we were to run a system concurrently, 14 how long that integration would take, what that 15 cost would be. 16 We've had discussion around maybe with our 17 new property to bring on another vendor just to 18 show that we are not going to be a price-taker, 19 and we are going to explore other opportunities 20 where it makes sense. 21 I think, for the one year, there are so many 22 reasons why you kind of have to use Yardi, 23 and I think, Ms. Dunn, there is a new change 24 coming that I think they're the only provider. 25 MS. DUNN: They're working very close with</p>

Page 13	<p>1 HUD with the new HIP platform, because,</p> <p>2 as Ms. Evann indicated, they're one of the largest</p> <p>3 software providers in the nation.</p> <p>4 And so quite naturally HUD is aligning to try</p> <p>5 to ensure that, when this platform goes live,</p> <p>6 that there is minimal disruptions between the</p> <p>7 transmittal of all the data for residents and</p> <p>8 participants.</p> <p>9 CHAIRWOMAN HOROVITZ: I think it's something</p> <p>10 that we should continue to look at. There could</p> <p>11 certainly be a day where the JHA does not use</p> <p>12 Yardi, but it's probably a year away.</p> <p>13 Commissioner Weatherby, do you have a</p> <p>14 question?</p> <p>15 COMMISSIONER WEATHERBY: I do see that Yardi</p> <p>16 uses proprietary technology. So I don't know if</p> <p>17 that has any connection with why we're kind of</p> <p>18 glued to them -- not glued to them, but --</p> <p>19 and so it might be difficult to replace that</p> <p>20 proprietary technology.</p> <p>21 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>22 So, to open the vote again, all in favor of</p> <p>23 approving JHA-10?</p> <p>24 COMMISSIONER WEATHERBY: Aye.</p> <p>25 COMMISSIONER ROGERS: Aye.</p>	Page 15	<p>1 Ms. Dunn, we'll go to JHA-12.</p> <p>2 MS. DUNN: Okay. I will have Mr. Peterson</p> <p>3 present the roof replacement project for Victory</p> <p>4 Pointe, and this was another one that came before</p> <p>5 the board that you requested additional</p> <p>6 information. And so that has been provided,</p> <p>7 as well.</p> <p>8 MR. PETERSON: Good afternoon.</p> <p>9 COMMISSIONER BROCK: Good afternoon.</p> <p>10 MR. PETERSON: All right. JHA-12 --</p> <p>11 we're going to be replacing roofs at five</p> <p>12 buildings out at Victory Pointe. It's a</p> <p>13 60-day contract period. The total fee is</p> <p>14 \$160,868.</p> <p>15 Do we have any specific questions on this</p> <p>16 resolution?</p> <p>17 CHAIRWOMAN HOROVITZ: Before we open for</p> <p>18 discussion, can I have a motion?</p> <p>19 COMMISSIONER ROGERS: So moved.</p> <p>20 COMMISSIONER REYES: I second.</p> <p>21 CHAIRWOMAN HOROVITZ: Did anyone have a</p> <p>22 question?</p> <p>23 I have a question.</p> <p>24 (no response)</p> <p>25 CHAIRWOMAN HOROVITZ: My only question --</p>
Page 14	<p>1 COMMISSIONER REYES: Aye.</p> <p>2 COMMISSIONER BROCK: Aye.</p> <p>3 CHAIRWOMAN HOROVITZ: Excellent. We'll hold</p> <p>4 on JHA-12 to go back.</p> <p>5 KaCee, can you hear us now?</p> <p>6 (no response)</p> <p>7 CHAIRWOMAN HOROVITZ: All right. Ms. Dunn,</p> <p>8 if you'll introduce JHA-12, the roof replacement.</p> <p>9 MS. LACKEY: I can hear y'all. Sorry.</p> <p>10 I'm having severe technical difficulties.</p> <p>11 CHAIRWOMAN HOROVITZ: KaCee, so I think</p> <p>12 that, before you were able to hear us, we were</p> <p>13 discussing the in-kind request from the seller</p> <p>14 of Westwood, and, if you have any other commentary</p> <p>15 on that matter, that would be helpful.</p> <p>16 MS. LACKEY: You were breaking up. I am not</p> <p>17 sure what's going on. My apologies.</p> <p>18 CHAIRWOMAN HOROVITZ: All right. I don't</p> <p>19 think that we need to take any action on this</p> <p>20 today.</p> <p>21 So, does anyone have any questions on this?</p> <p>22 Do we have to take action, Reece?</p> <p>23 MR. WILSON: No, no.</p> <p>24 CHAIRWOMAN HOROVITZ: All right. We will</p> <p>25 move on.</p>	Page 16	<p>1 when I was reviewing this contract, I didn't see</p> <p>2 any discussion around like the increase of scope.</p> <p>3 Like, whenever there's a roof, there's always like</p> <p>4 wood that needs to be replaced.</p> <p>5 Was there somewhere that the total scope of</p> <p>6 work couldn't exceed a certain amount?</p> <p>7 MR. PETERSON: No. At this point, the scope</p> <p>8 is to replace it. If they find things that's out</p> <p>9 of their typical scope of a roof, then they'll</p> <p>10 come back to us. Because they'll just notify us</p> <p>11 at that time.</p> <p>12 CHAIRWOMAN HOROVITZ: Is it normal,</p> <p>13 when we're getting quotes for roofs, that we don't</p> <p>14 then get like that extra work?</p> <p>15 Because it could make the second highest</p> <p>16 bidder actually more attractive, as far as price,</p> <p>17 because they could be underbidding on the roof</p> <p>18 knowing that they can charge more on all the other</p> <p>19 work.</p> <p>20 Does that make sense?</p> <p>21 MR. PETERSON: To do that, you would pretty</p> <p>22 much have to give them specific quantities.</p> <p>23 Let's say you have to replace ten pieces of</p> <p>24 sheeting and, you know, 60 feet of fascia so</p> <p>25 they'll all have to bill the same thing.</p>

Page 17	<p>1 Without doing that, you won't get apples to</p> <p>2 apples, if that makes sense. You pretty much got</p> <p>3 to create quantities to be able to get apples</p> <p>4 to apples.</p> <p>5 CHAIRWOMAN HOROVITZ: Sure. I just know when</p> <p>6 I replaced some -- I did some roof work a couple</p> <p>7 years ago. There was like an estimate of this</p> <p>8 would be this.</p> <p>9 And, if this is normal practice,</p> <p>10 then I'm fine with the contract. It stood out</p> <p>11 to me that wasn't included.</p> <p>12 Commissioner Brock.</p> <p>13 COMMISSIONER BROCK: And, if you remember,</p> <p>14 Madam Chair, I had brought that up in a meeting</p> <p>15 when we were talking about that --</p> <p>16 CHAIRWOMAN HOROVITZ: That's right.</p> <p>17 COMMISSIONER BROCK: -- because of that extra</p> <p>18 cost that might, you know, constantly may come</p> <p>19 up. Yeah. And Mr. Reynolds said that that was</p> <p>20 kind of hard to be able to determine until they</p> <p>21 took it off.</p> <p>22 MR. PETERSON: Through the Chair,</p> <p>23 we haven't seen a problem with this in the past.</p> <p>24 We've done -- we've probably done, in the last,</p> <p>25 two years -- how many roofs have we done in the</p>
Page 18	<p>1 last two years? --</p> <p>2 MR. MITCHELL: 30.</p> <p>3 MR. PETERSON: -- about 30 roofs. So this</p> <p>4 has not been an issue for us.</p> <p>5 COMMISSIONER BROCK: You said it hasn't been</p> <p>6 an issue.</p> <p>7 Madam Chair, I'm sorry.</p> <p>8 CHAIRWOMAN HOROVITZ: No. It's okay.</p> <p>9 COMMISSIONER BROCK: You said it hadn't been</p> <p>10 an issue where they had to come back and ask for</p> <p>11 more money for like wood or whatever?</p> <p>12 MR. PETERSON: So the last time we had --</p> <p>13 and I'm going off of memory -- it was a change of</p> <p>14 about \$3,000.</p> <p>15 COMMISSIONER BROCK: Okay.</p> <p>16 MR. PETERSON: And, you know, where our</p> <p>17 current -- how we operate -- we have to come back</p> <p>18 to the board for that 3,000.</p> <p>19 At other places, there is typically a</p> <p>20 10-percent float of whatever the contract price</p> <p>21 is so they don't come back to the board.</p> <p>22 But we operate -- whatever that fee is we've got</p> <p>23 to come. Even if it's a hundred bucks, we've got</p> <p>24 to come back to this board for it, for that change</p> <p>25 order.</p>
Page 19	<p>1 CHAIRWOMAN HOROVITZ: And then the only other</p> <p>2 question I had -- and maybe this is a question for</p> <p>3 OGC -- on the resolution, it differs from all the</p> <p>4 others, because it says, "Acting Chairperson."</p> <p>5 So, because I would be signing this,</p> <p>6 does that matter?</p> <p>7 MR. WILSON: Well, you are the Chair,</p> <p>8 and it should be corrected to just say,</p> <p>9 "Chairperson."</p> <p>10 CHAIRWOMAN HOROVITZ: And I'm happy to sign</p> <p>11 it this way. It just stood out to me.</p> <p>12 Is that worth changing?</p> <p>13 MR. PETERSON: Yes.</p> <p>14 COMMISSIONER BROCK: Yes.</p> <p>15 CHAIRWOMAN HOROVITZ: I noticed it on a</p> <p>16 couple others. So I'll flag those, if those come.</p> <p>17 Okay. So, should we then -- we're going to</p> <p>18 vote, and we have to have that changed?</p> <p>19 MR. WILSON: It's more of a technical</p> <p>20 scrivener's change.</p> <p>21 CHAIRWOMAN HOROVITZ: Right.</p> <p>22 MR. WILSON: I don't think you need to take</p> <p>23 it up. When we print them out, at the end,</p> <p>24 we can just make that deletion to just reflect</p> <p>25 that you're the Chair.</p>
Page 20	<p>1 CHAIRWOMAN HOROVITZ: Okay. Thank you.</p> <p>2 I didn't have any other questions with this.</p> <p>3 Were there any other questions?</p> <p>4 (no response)</p> <p>5 CHAIRWOMAN HOROVITZ: Excellent.</p> <p>6 All in favor?</p> <p>7 COMMISSIONER WEATHERBY: Aye.</p> <p>8 COMMISSIONER ROGERS: Aye.</p> <p>9 COMMISSIONER REYES: Aye.</p> <p>10 COMMISSIONER BROCK: Aye.</p> <p>11 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>12 And I believe the next is JHA-13, the window</p> <p>13 replacement at Centennial Townhomes East and West</p> <p>14 and Anders Park.</p> <p>15 Can I get a motion, please?</p> <p>16 COMMISSIONER BROCK: I make a motion.</p> <p>17 CHAIRWOMAN HOROVITZ: See, I was going to let</p> <p>18 you go first. Then I was going to open it for</p> <p>19 discussion.</p> <p>20 (People laughed.)</p> <p>21 CHAIRWOMAN HOROVITZ: I have a motion from</p> <p>22 Commissioner Brock --</p> <p>23 COMMISSIONER WEATHERBY: I second.</p> <p>24 CHAIRWOMAN HOROVITZ: -- and a second from</p> <p>25 Commissioner Weatherby.</p>

Page 21	Page 23
<p>1 MR. PETERSON: All right. This is window                  2 replacement at three of our sites. We had three                  3 bidders that came in. The lowest came in                  4 at 1.2. The contract gives this contractor                  5 180 days per site to replace all the windows at                  6 these three locations.                  7 Any specific questions on this one?                  8 CHAIRWOMAN HOROVITZ: And I'm sure                  9 Commissioner Rogers has questions about the                  10 windows or just wants to make some comments on the                  11 record.                  12 (People laughed.)                  13 COMMISSIONER ROGERS: No. They were all                  14 answered in the committee, Madam Chair. So I have                  15 no questions on this.                  16 This should be an easy meeting. All of my                  17 questions was answered at the committee.                  18 (People laughed.)                  19 CHAIRWOMAN HOROVITZ: Is there any other                  20 commentary?                  21 (no response)                  22 CHAIRWOMAN HOROVITZ: All right. All in                  23 favor?                  24 COMMISSIONER WEATHERBY: Aye.                  25 COMMISSIONER ROGERS: Aye.</p>	<p>1 Is there a reason why there was lower bidders                  2 on this one?                  3 MR. PETERSON: Just probably the timing.                  4 You've got to catch these -- especially with                  5 projects like this, they're pretty small,                  6 especially for a commercial project.                  7 You know, it might have caught some guys                  8 sleeping a little bit, and, on this one,                  9 they were all pretty busy.                  10 COMMISSIONER REYES: Okay.                  11 MR. PETERSON: So it really comes down to                  12 timing is what it comes to, to get these quotes                  13 and get these bidders.                  14 COMMISSIONER REYES: Thank you.                  15 CHAIRWOMAN HOROVITZ: Commissioner Rogers.                  16 COMMISSIONER ROGERS: I do have one                  17 question.                  18 So, currently, at Blodgett, who's working on                  19 that project?                  20 MR. PETERSON: It's Rogers. Rogers Roofing.                  21 COMMISSIONER BROCK: And, if I --                  22 Madam Chair, just to help Commissioner Rogers,                  23 if I remember correctly, you know, we had done                  24 that one before y'all came -- the one for                  25 Blodgett.</p>
Page 22	Page 24
<p>1 COMMISSIONER REYES: Aye.                  2 COMMISSIONER BROCK: Aye.                  3 CHAIRWOMAN HOROVITZ: All right. We'll move                  4 on to JHA-14, the roof replacement at Oaks at                  5 Durkeeville.                  6 Can I have a motion?                  7 COMMISSIONER ROGERS: So moved.                  8 COMMISSIONER WEATHERBY: I second.                  9 MR. PETERSON: All right. So this is another                  10 roofing project at Durkeeville. This will be                  11 for ten buildings. For potential bidders,                  12 the lowest bidder coming in at 158,980.                  13 Any specific questions on this one?                  14 CHAIRWOMAN HOROVITZ: Commissioner.                  15 COMMISSIONER BROCK: Is this the same                  16 contract?                  17 Is it two different ones?                  18 MR. PETERSON: Same contract.                  19 COMMISSIONER BROCK: Oh, okay.                  20 MR. PETERSON: Yes, ma'am.                  21 CHAIRWOMAN HOROVITZ: Commissioner Reyes.                  22 COMMISSIONER REYES: Through the Chair to                  23 Mr. Peterson, just out of curiosity, in the first                  24 roof replacement bid, there was eight potential                  25 bidders.</p>	<p>1 COMMISSIONER ROGERS: No. I was just curious                  2 if -- because I'm seeing a current theme --                  3 COMMISSIONER BROCK: Oh, okay.                  4 COMMISSIONER ROGERS: -- that this is the                  5 same company and the same contractor, and so I was                  6 just curious as to how this same contractor                  7 continued to win all the bids.                  8 So that was --                  9 MR. PETERSON: So, through the Chair,                  10 these are all invitation to bid. So it's pretty                  11 much the lowest responsible bidder. So, unless                  12 we find a reason not to give them the contract,                  13 they are the lowest bidder. If we don't give it                  14 to them, we have to have justification on why we                  15 don't.                  16 CHAIRWOMAN HOROVITZ: So, if I may, to that                  17 point, I remember in a board meeting we had to                  18 revise it. Because it went above when they took                  19 the shingles off, and there was all the woodwork.                  20 I would be paying attention to that,                  21 because there's always other work, to make sure                  22 that they are really a competitive bidder --                  23 a total competitive bidder.                  24 MR. PETERSON: Right. And we did not see any                  25 change orders on those ones that came through for</p>

Page 25	<p>1 Blodgett.</p> <p>2 CHAIRWOMAN HOROVITZ: Okay.</p> <p>3 MR. PETERSON: So, from what I can tell,</p> <p>4 they have always been a good thing for us.</p> <p>5 They do a good job. If someone comes in a little</p> <p>6 bit lower, that's fine, too.</p> <p>7 We have another roofing company,</p> <p>8 Lewis Roofing, that's done a few projects for us</p> <p>9 that also does a good job.</p> <p>10 So pretty much whoever, you know,</p> <p>11 sharpens their pencil at the bid -- that's who</p> <p>12 gets it, unless we can prove that they cannot do</p> <p>13 that specific job.</p> <p>14 CHAIRWOMAN HOROVITZ: And I was just going to</p> <p>15 ask before, do we see that there is variations in</p> <p>16 our price based on like seasonality?</p> <p>17 Like is it more expensive to get a roof in</p> <p>18 the summer than the winter, for example?</p> <p>19 MR. PETERSON: Not particularly. It's about</p> <p>20 the same. These folks can come in. They know</p> <p>21 this business. They can pretty much look at it</p> <p>22 and tell you about what it's going to cost,</p> <p>23 you know, because they -- you know, sometimes they</p> <p>24 buy their material wholesale.</p> <p>25 And that's why you'll see, "Rogers Roofing,"</p>	Page 27	<p>1 COMMISSIONER WEATHERBY: Second.</p> <p>2 CHAIRWOMAN HOROVITZ: I'll ask Commissioner</p> <p>3 Reyes, the Chair of the HR Committee, to speak</p> <p>4 first.</p> <p>5 Commissioner Reyes.</p> <p>6 COMMISSIONER REYES: Yes. So, at the last</p> <p>7 HR Committee Meeting that we had, we would like to</p> <p>8 make a recommendation to the board that Ms. Dunn</p> <p>9 continue in her Acting CEO capacity just based on</p> <p>10 the duties and responsibilities that she has and</p> <p>11 how involved the board is going to be in the CEO</p> <p>12 hiring process. We believe that's the best</p> <p>13 recommendation to make at this time.</p> <p>14 CHAIRWOMAN HOROVITZ: For the record,</p> <p>15 can you provide some context to why acting versus</p> <p>16 interim?</p> <p>17 COMMISSIONER REYES: I did not have that</p> <p>18 prepared. Give me 1 second.</p> <p>19 COMMISSIONER ROGERS: That's actually one of</p> <p>20 my questions.</p> <p>21 COMMISSIONER BROCK: Wow.</p> <p>22 COMMISSIONER REYES: Oh, I don't have that.</p> <p>23 COMMISSIONER ROGERS: What is acting?</p> <p>24 MS. PARDE: I have it.</p> <p>25 COMMISSIONER WEATHERBY: As I recall,</p>
Page 26	<p>1 because they do have a company they work with that</p> <p>2 they get the materials wholesale. Labor is what</p> <p>3 labor is. It's just where you can save on</p> <p>4 material.</p> <p>5 CHAIRWOMAN HOROVITZ: And there's no relation</p> <p>6 to Commissioner Rogers.</p> <p>7 (People laughed.)</p> <p>8 CHAIRWOMAN HOROVITZ: Because you did look at</p> <p>9 him, for the record.</p> <p>10 COMMISSIONER ROGERS: Yes. There is no</p> <p>11 conflict of interest there.</p> <p>12 (People laughed.)</p> <p>13 CHAIRWOMAN HOROVITZ: Is there any further</p> <p>14 discussion?</p> <p>15 (no response)</p> <p>16 CHAIRWOMAN HOROVITZ: All right. All in</p> <p>17 favor?</p> <p>18 COMMISSIONER WEATHERBY: Aye.</p> <p>19 COMMISSIONER ROGERS: Aye.</p> <p>20 COMMISSIONER REYES: Aye.</p> <p>21 COMMISSIONER BROCK: Aye.</p> <p>22 CHAIRWOMAN HOROVITZ: And then, finally,</p> <p>23 Resolution JHA-15, Appointment of Acting CEO.</p> <p>24 Can I have a motion for discussion?</p> <p>25 COMMISSIONER BROCK: I make a motion.</p>	Page 28	<p>1 acting and interim are -- interim has more of the</p> <p>2 ability to make policies and make changes and that</p> <p>3 sort of thing, and acting does not.</p> <p>4 COMMISSIONER REYES: Correct.</p> <p>5 So, under the duties and responsibilities,</p> <p>6 an Acting CEO is charged with only keeping the</p> <p>7 agency moving forward until the CEO returns or the</p> <p>8 Board of Commissioners appoints a suitable</p> <p>9 replacement and would not normally make any policy</p> <p>10 changes.</p> <p>11 So, again, given the fact that the board is</p> <p>12 very invested in making sure we find the right</p> <p>13 CEO, permanent CEO, we wanted to be very involved</p> <p>14 and hands-on in the process. So this would allow</p> <p>15 us to work with her side by side.</p> <p>16 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p> <p>17 Commissioner Brock.</p> <p>18 COMMISSIONER BROCK: Yes. Madam Chair,</p> <p>19 so to our HR Commissioner -- so you said that</p> <p>20 acting is supposed to just keep things moving,</p> <p>21 and no major ...</p> <p>22 COMMISSIONER REYES: Correct. No major</p> <p>23 policy changes and kind of keep the status quo for</p> <p>24 the agency and for the board to communicate,</p> <p>25 as well.</p>

Page 29	Page 31
<p>1 COMMISSIONER BROCK: So -- because remember  2 I asked the question one time to the board,  3 "Did Ms. Dunn have the power to hire and fire?"  4 You get where I'm going?  5 COMMISSIONER REYES: Right.  6 So that would be part of the -- through the  7 Chair to Ms. Dunn, that is part of the  8 administrative policy and procedures of running  9 the agency.  10 MS. DUNN: Yes.  11 COMMISSIONER BROCK: Okay, okay.  12 CHAIRWOMAN HOROVITZ: And I would imagine  13 that she had that authority before, as well.  14 COMMISSIONER BROCK: Okay.  15 MS. DUNN: Yes, ma'am. I definitely did.  16 COMMISSIONER BROCK: Okay.  17 CHAIRWOMAN HOROVITZ: So we had a great  18 conversation about this in the HR Committee  19 Meeting, and thank you for your leadership,  20 Commissioner Reyes.  21 Is there any further discussion?  22 COMMISSIONER ROGERS: And I apologize,  23 Madam Chair, to the Chair of HR.  24 I guess my only question, as it relates to  25 this particular item -- and I apologize that</p>	<p>1 help that process.  2 So we'll make sure that we'll do what we can  3 to make sure that we're giving her the support  4 that she needs and all of the leadership of the  5 agency.  6 But I had the same concern, because we are  7 all working very hard on our committees to do our  8 part. And there's so much going on --  9 some wonderful things going on at the agency.  10 So we do want to make sure that we're not down any  11 key staff.  12 COMMISSIONER ROGERS: Thank you.  13 CHAIRWOMAN HOROVITZ: All right. I think  14 I have a motion.  15 MR. WILSON: Madam Chair, just to clarify,  16 can we get a motion to approve?  17 Because I think the original motion was just  18 for discussion.  19 CHAIRWOMAN HOROVITZ: Thank you.  20 Can I please get a motion to approve the  21 appointment of Vanessa Dunn as Acting CEO?  22 COMMISSIONER WEATHERBY: So moved.  23 COMMISSIONER REYES: Second.  24 CHAIRWOMAN HOROVITZ: Is there any further  25 discussion?</p>
Page 30	Page 32
<p>1 I missed that meeting -- will Ms. Dunn still be  2 assuming both roles at this current time?  3 Is she still in both roles?  4 COMMISSIONER REYES: Yes. Through the Chair  5 to Commissioner Rogers, Ms. Dunn shared that she  6 has been able to do some hiring I believe in the  7 specific position of the Director of Developments  8 --  9 MS. DUNN: Director of Public Housing.  10 COMMISSIONER REYES: -- Public Housing.  11 Yes. That's freed up a little bit of her time.  12 So she will be able to continue doing both roles.  13 CHAIRWOMAN HOROVITZ: And, Commissioner  14 Rogers, to that point, I think that we've  15 determined that the search could take six to nine  16 months, and, over that time, I imagine that  17 we'll find that there are some excess capacity,  18 maybe some capacity constraints that we'll have to  19 bring in resources, whether they're temporary.  20 We'll continue to work with Ms. Dunn to find what  21 she needs to make sure that the agency is running  22 smoothly.  23 And I believe that there have been changes  24 and probably more changes to be made, you know,  25 additional people coming on the team that will</p>	<p>1 (no response)  2 CHAIRWOMAN HOROVITZ: All in favor?  3 COMMISSIONER WEATHERBY: Aye.  4 COMMISSIONER ROGERS: Aye.  5 COMMISSIONER REYES: Aye.  6 COMMISSIONER BROCK: Aye.  7 CHAIRWOMAN HOROVITZ: And thank you,  8 Ms. Dunn, for all that you do.  9 MS. DUNN: Thank you.  10 CHAIRWOMAN HOROVITZ: We'll move on to the  11 Agency Financial Overview.  12 Mr. Lohr.  13 MR. LOHR: Can we have the PowerPoint first?  14 (Mr. Perez complied.)  15 MR. LOHR: Good afternoon, Commissioners.  16 We've had a busy month in the Finance and  17 Accounting Department over the last 30 days.  18 We continue to work on our three audits.  19 We have our auditors from Berman Hopkins here this  20 week working on our JHA audit.  21 We just got our first draft audit for our  22 RAD property, The Waves, and we continue to work  23 on things like budget revisions and different  24 financial reporting.  25 Can I get the PDF file?</p>



Page 33	<p>1 (Mr. Perez complied.)</p> <p>2 MR. LOHR: So one of the things we're looking</p> <p>3 at is being more transparent and providing some</p> <p>4 different financial statements to provide better</p> <p>5 clarity on the financials. So this report here is</p> <p>6 an example of one of those reports that I like to</p> <p>7 use.</p> <p>8 So I'll start off with public housing.</p> <p>9 We ended the month with income of -- year to date</p> <p>10 income of \$7,831,760, which is 41.93 percent of</p> <p>11 our annual budget.</p> <p>12 February, for example -- our target would be</p> <p>13 41.67 through the fifth month of the year.</p> <p>14 Our expenses -- \$6,357,021. So we're at</p> <p>15 34 percent of our annual budget. So we're about</p> <p>16 8 percent below budget right now on our expenses.</p> <p>17 And our net cash flow is \$1,474,738.</p> <p>18 Looking at our HCV program, our income</p> <p>19 through the first five months is \$34,426,521.</p> <p>20 This includes our HAP and our admin fees so we can</p> <p>21 kind of give you an idea of our total program</p> <p>22 and not just the administrative side.</p> <p>23 For our expenses, we're at \$36,048,774,</p> <p>24 and we're about 4 percent over budget on our</p> <p>25 expenses. Looking at our net income on our</p>	Page 35	<p>1 is probably from six months ago, probably last</p> <p>2 summer.</p> <p>3 So the HAP expense that we're actually</p> <p>4 incurring is a lot higher now than it was</p> <p>5 six months ago. So, as they do their</p> <p>6 reconciliation, we're funded behind kind of.</p> <p>7 So it will take either a little time for them</p> <p>8 to catch up with their reconciliations and release</p> <p>9 it to us, or we can be proactive and request it</p> <p>10 from them.</p> <p>11 CHAIRWOMAN HOROVITZ: So, why are we</p> <p>12 overspending?</p> <p>13 What is driving the increase in expenses that</p> <p>14 we are outpacing what HUD thinks that we should</p> <p>15 be?</p> <p>16 MR. LOHR: Typically, it's the number of</p> <p>17 vouchers, and it's the price per voucher.</p> <p>18 Currently, the price per voucher is about \$850,</p> <p>19 which is a lot higher than we had anticipated</p> <p>20 -- a lot higher than it was six months ago.</p> <p>21 CHAIRWOMAN HOROVITZ: Do you know how much?</p> <p>22 MR. LOHR: And that comes in from the normal</p> <p>23 process of the renewals.</p> <p>24 CHAIRWOMAN HOROVITZ: Do you know how much</p> <p>25 difference it was from last year?</p>
Page 34	<p>1 admin fees, our net income is \$482,975.</p> <p>2 That's our operations portion of the program.</p> <p>3 Our HAP net income, which is our housing</p> <p>4 assistance payments -- we've overspent our</p> <p>5 income by \$2,105,228. We have HUD-held reserves,</p> <p>6 though, that will cover that loss, and we're in</p> <p>7 the process of getting a release of our HUD-held</p> <p>8 reserves from HUD.</p> <p>9 CHAIRWOMAN HOROVITZ: Can we stay there for a</p> <p>10 second?</p> <p>11 I think we're going to get into the details</p> <p>12 of all of this.</p> <p>13 MR. LOHR: If you want to. If you have</p> <p>14 questions, yes.</p> <p>15 CHAIRWOMAN HOROVITZ: I have questions</p> <p>16 throughout.</p> <p>17 Did anyone else have questions throughout?</p> <p>18 (no response)</p> <p>19 CHAIRWOMAN HOROVITZ: But, just because we're</p> <p>20 looking at HAP -- so tell me why that happens,</p> <p>21 that we have held reserves.</p> <p>22 Are they under what we're spending?</p> <p>23 Like why are we at such a deficit?</p> <p>24 MR. LOHR: So what HUD does is they estimate</p> <p>25 how much we're going to spend, and that estimate</p>	Page 36	<p>1 MR. LOHR: I believe last year we were at</p> <p>2 about 730. So it's about 120 higher per unit than</p> <p>3 last year.</p> <p>4 CHAIRWOMAN HOROVITZ: And, anyone, please</p> <p>5 jump in, but I'm just wanting to understand this a</p> <p>6 little more.</p> <p>7 I imagine that some of that is outside of our</p> <p>8 control.</p> <p>9 But, what portion of that is within our</p> <p>10 control that maybe we could be a little bit more</p> <p>11 efficient and try to drive that per voucher cost</p> <p>12 down?</p> <p>13 MR. LOHR: So a lot of it relates to our</p> <p>14 payment standards. So, as long as they're within</p> <p>15 our payment standards, the increase in rents are</p> <p>16 perfectly fine. The only time that we would have</p> <p>17 any control is if they go above our normal payment</p> <p>18 standards.</p> <p>19 CHAIRWOMAN HOROVITZ: I'll keep going.</p> <p>20 So this dynamic that we are out spending what</p> <p>21 HUD has allotted us -- is this a dynamic that is</p> <p>22 normal for housing authorities?</p> <p>23 MR. LOHR: It fluctuates. Yes. There are</p> <p>24 times when HUD will fund us less than what we</p> <p>25 need, and we'll end up going into a deficit. Yes.</p>

Page 37	Page 39
<p>1 CHAIRWOMAN HOROVITZ: Is there anything that</p> <p>2 we can do practically, like petition HUD that this</p> <p>3 is like the trend, so we can just be in a</p> <p>4 different situation next year?</p> <p>5 MR. LOHR: Yes.</p> <p>6 CHAIRWOMAN HOROVITZ: Is that one of the</p> <p>7 things we can do?</p> <p>8 MS. DUNN: They look at our spending the</p> <p>9 third quarter of the year to forecast our buget</p> <p>10 for the incoming year, and so we were spending at</p> <p>11 a higher rate, which is why we received I think</p> <p>12 almost \$200,000 more for March and April.</p> <p>13 So, have we gotten the new budget yet?</p> <p>14 MR. LOHR: No.</p> <p>15 MS. DUNN: Okay. So we're still waiting on</p> <p>16 the budget authority from HUD to tell us what the</p> <p>17 HCV budget is for the year. So right now we still</p> <p>18 don't have that information.</p> <p>19 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>20 COMMISSIONER REYES: Through the Chair to</p> <p>21 Ms. Dunn, why were we spending more in the</p> <p>22 third quarter of last year?</p> <p>23 What was going on?</p> <p>24 MS. DUNN: A lot of people moved in the</p> <p>25 summertime for various reasons, in terms of school</p>	<p>1 just to piggyback off of what Ms. Dunn is saying,</p> <p>2 a lot of the landlords are going up on the rent</p> <p>3 because of their property taxes (sic) going up.</p> <p>4 So a lot of them does ask for the increase,</p> <p>5 too, because of their insurance -- I should have</p> <p>6 said, "insurance," not, "property tax,"</p> <p>7 "insurance."</p> <p>8 CHAIRWOMAN HOROVITZ: Okay. Thank you.</p> <p>9 Thank you. That was helpful for me.</p> <p>10 Any other questions on this?</p> <p>11 Commissioner Reyes.</p> <p>12 COMMISSIONER REYES: Yes. So I do apologize,</p> <p>13 because, you know, I'm still getting familiarized</p> <p>14 with everything.</p> <p>15 But, through the Chair to Ms. Dunn,</p> <p>16 is there a way to -- I mean I understand that HUD</p> <p>17 is a federal program.</p> <p>18 But, is there a conversation to be had about</p> <p>19 limiting how much of that formula or that rent</p> <p>20 increase goes up to?</p> <p>21 MS. DUNN: It's very vague in the</p> <p>22 regulations. As long as it is comparable to</p> <p>23 unassisted units.</p> <p>24 Now I have been in agencies where our policy</p> <p>25 -- we have put a percentage within that policy,</p>
Page 38	Page 40
<p>1 and things like that, and, as they're moving,</p> <p>2 the rent prices were a lot higher than where they</p> <p>3 were staying.</p> <p>4 As a result of the COVID and the rental</p> <p>5 market demanding more -- and the other thing</p> <p>6 that's driving this is rent increases.</p> <p>7 So landlords are asking for substantially higher</p> <p>8 rent increases than typically.</p> <p>9 And so, when you move into a Section 8</p> <p>10 unit initially, you have to be at 40 percent.</p> <p>11 You cannot rent higher than that, because then</p> <p>12 you're considered rent-burdened.</p> <p>13 But, after that initial year, that formula</p> <p>14 goes out the window. An owner can ask for</p> <p>15 whatever they want as long as it -- what we call</p> <p>16 -- "comps out." As long as it is comparable rent</p> <p>17 to unassisted units in the market, and that's</p> <p>18 what's happening.</p> <p>19 So, if you have a three-bedroom two-bath</p> <p>20 one-car garage that's demanding \$2,000 and the</p> <p>21 person has been there five years and they've</p> <p>22 been paying 1500, we have been seeing rent</p> <p>23 increases for \$500.</p> <p>24 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>25 COMMISSIONER BROCK: And, Madam Chair,</p>	<p>1 and we've had a lot of conversation regarding</p> <p>2 that.</p> <p>3 Right now that is not in the current policy.</p> <p>4 So Ms. Hunt and I have had those conversations on</p> <p>5 what it would look like to begin to limit that</p> <p>6 without landlords then saying, "Well, we don't</p> <p>7 want to participate."</p> <p>8 COMMISSIONER REYES: And, just to clarify,</p> <p>9 that would be a JHA policy --</p> <p>10 MS. DUNN: Correct --</p> <p>11 COMMISSIONER REYES: -- not under the HUD</p> <p>12 contract.</p> <p>13 MS. DUNN: -- yes.</p> <p>14 COMMISSIONER REYES: Okay.</p> <p>15 CHAIRWOMAN HOROVITZ: I have one more</p> <p>16 question.</p> <p>17 Have we explored how partnering with</p> <p>18 the administration or City Council or any</p> <p>19 local government could help support this program</p> <p>20 and get more people taking advantage of it,</p> <p>21 if there is anything possible there?</p> <p>22 MS. DUNN: Are you referring to the</p> <p>23 landlords?</p> <p>24 CHAIRWOMAN HOROVITZ: No.</p> <p>25 But, do you have thoughts there?</p>

Page 41	Page 43
<p>1 MS. DUNN: Well, we hold monthly Landlord 2 Workshops, and we have one that's coming up to 3 kind of disspell some myths about participants of 4 the program, the efficiency of the program, 5 how long it takes, you know, getting through the 6 red tape of actually getting your unit online, 7 inspected and receiving that initial housing 8 assistance payment. 9 So we're looking at internal processes 10 so that we can expedite that process to make it a 11 more attractive program, because, from an owner's 12 vantage point, in terms of the business aspect of 13 it, if I can rent to you, you can move in tomorrow 14 with no hassle. 15 And then I have to do all this paperwork, 16 get an inspection, sign the contract. It's not 17 appealing from the time frame, and, within the 18 HAP contract itself, it states that the housing 19 authority has up to 60 days before we remit the 20 initial payment. 21 So just realigning processes with the real 22 world expectations is what we're trying to do. 23 CHAIRWOMAN HOROVITZ: Excellent. 24 COMMISSIONER REYES: And, to the Chair's 25 comment, is there an opportunity, Ms. Dunn,</p>	<p>1 We tease Ms. Hunt, because her program isn't 2 paying to COCC any rent to be in the building. 3 (People laughed.) 4 MS. DUNN: So we've cut corners where we 5 could to keep that program going. 6 CHAIRWOMAN HOROVITZ: Just a final thought. 7 I think that there might be a creative way to do 8 more there. Maybe we can put our heads together 9 and think through it, and I'll think on it, 10 as well. 11 Is there any further discussion on this? 12 (no response) 13 CHAIRWOMAN HOROVITZ: Thank you. Good. 14 MR. LOHR: The next program is the 15 Central Office Cost Center. Our year to date 16 income is \$2,661,437. Our expenses are 17 \$2,522,551, and our net cash flow is \$138,886. 18 For Gregory West, our income is \$686,991. 19 Our expenses are \$412,938, and our net cash flow 20 is \$274,053. 21 For our Jax Beach Apartments, which is our 22 rehab apartments, the income year to date is 23 \$457,645. We're about 5 percent over budget on 24 our income. For our expenses, we're at \$223,437, 25 and our net cash flow is \$234,209.</p>
Page 42	Page 44
<p>1 to create in that same program aside from the 2 workshops -- is there an opportunity to create 3 incentives for landlords, whether it's monetary, 4 whether it's -- 5 CHAIRWOMAN HOROVITZ: Tax break. 6 COMMISSIONER REYES: -- yes, tax breaks, 7 something that would impact their finances? 8 I mean, at the end of the day -- 9 MS. DUNN: The emergency housing vouchers 10 were incentivised in that way, but the regular 11 voucher program is not. 12 COMMISSIONER REYES: And the reason for 13 that is? 14 MS. DUNN: We're not funded at 100 percent. 15 So right now the proration for administrative fees 16 from HUD is around 85 percent? 17 MR. LOHR: About 90. 18 MS. DUNN: It's not that high. 19 MR. LOHR: 85. 20 (People laughed.) 21 MS. DUNN: But, at any rate, HUD knows it 22 takes \$100 to run the program. They're only 23 giving us 85, and so that's where we are. 24 So a lot of that money is literally for 25 salaries, postage, keeping the lights on.</p>	<p>1 And then, for Brentwood Park, we are at 2 \$1,161,829 of income. \$1,125,709 of expenses, 3 and our net cash flow is \$36,120. 4 And then, looking down at our totals, 5 our total income is \$47,000,000 across all of our 6 JHA properties. Our expenses are just over 7 46,000,000, and our net cash flow is about 8 535,000 overall. 9 And then, when you look at it by program, 10 our net restricted cash flow, which is our public 11 housing and our Section 8, we have a small loss 12 of \$147,514. In our nonfederal programs, 13 we have a gain of \$683,267. 14 Any questions on that portion? 15 CHAIRWOMAN HOROVITZ: Are we going to scroll 16 through, or -- 17 MR. LOHR: Do you want to scroll through? 18 CHAIRWOMAN HOROVITZ: -- I think it would be 19 helpful. Yes. 20 MR. LOHR: Okay. 21 CHAIRWOMAN HOROVITZ: And we can go fast, 22 but I had a couple questions. And I had a lot 23 of them on my laptop which is not working great 24 today. 25 I thought that I understood percent</p>

Page 45	<p>1 completed, but now I feel like I don't --</p> <p>2 in the next page I think it is.</p> <p>3 MR. LOHR: Okay.</p> <p>4 CHAIRWOMAN HOROVITZ: Yes, because it's not</p> <p>5 logical.</p> <p>6 MR. LOHR: So this is year to date, right?</p> <p>7 So our year to date actual divided by our</p> <p>8 year to date budget is our percent completed for</p> <p>9 the year.</p> <p>10 CHAIRWOMAN HOROVITZ: So, how much of the</p> <p>11 budget that we spent -- so that's basically the</p> <p>12 variance percent.</p> <p>13 MR. LOHR: Right, right. And it's based on</p> <p>14 the first five months of the year.</p> <p>15 Right?</p> <p>16 So, for the first five months of the year,</p> <p>17 for our tenant rent, we're at 99.84 percent.</p> <p>18 So that's just for October through February.</p> <p>19 CHAIRWOMAN HOROVITZ: Okay.</p> <p>20 MR. LOHR: Does that make sense?</p> <p>21 CHAIRWOMAN HOROVITZ: It does.</p> <p>22 Commissioner Weatherby.</p> <p>23 COMMISSIONER WEATHERBY: I didn't have</p> <p>24 anything.</p> <p>25 CHAIRWOMAN HOROVITZ: Okay. So one of the</p>	Page 47	<p>1 and it makes sense that you are pushing them down</p> <p>2 if we have evictions at one property, that you'd</p> <p>3 want to see that, but we can't really look at the</p> <p>4 whole picture.</p> <p>5 "Okay. This agency spends this much on</p> <p>6 marketing. Why?"</p> <p>7 Does anyone else feel the same way?</p> <p>8 COMMISSIONER BROCK: (nodded head</p> <p>9 affirmatively)</p> <p>10 COMMISSIONER REYES: (nodded head</p> <p>11 affirmatively)</p> <p>12 MR. LOHR: Okay. We can absolutely run a</p> <p>13 report that has everything together, and we can</p> <p>14 summarize everything that way.</p> <p>15 CHAIRWOMAN HOROVITZ: And I should let</p> <p>16 Commissioner Weatherby have more opinion on that,</p> <p>17 because she's the Chair of the Finance Committee.</p> <p>18 So, if that's something you would like to</p> <p>19 see, whatever you think makes sense.</p> <p>20 COMMISSIONER WEATHERBY: Okay. Yes.</p> <p>21 CHAIRWOMAN HOROVITZ: Something else I was</p> <p>22 wondering, and this is probably more of an</p> <p>23 HR question. I saw that we had a lot of temporary</p> <p>24 worker expenses throughout, and I think it's</p> <p>25 because we have a lot of vacancies. And I know</p>
Page 46	<p>1 questions I had -- I don't understand why we</p> <p>2 allocate down some of the expenses to each</p> <p>3 property. Some of them make sense to me,</p> <p>4 but it seems overly burdensome.</p> <p>5 Is there a reason why everything is broken</p> <p>6 down into individual general ledgers?</p> <p>7 Are you exploring maybe how you could be a</p> <p>8 little more efficient with this work?</p> <p>9 MR. LOHR: So, basically, it's because of the</p> <p>10 way HUD wants it reported. For example,</p> <p>11 public housing -- we have 15 AMPs. Each one of</p> <p>12 those AMPs we have to track separately,</p> <p>13 and we have to enter it into the HUD website</p> <p>14 separately by AMP. And they fund us by AMP.</p> <p>15 You know, everything that they do is by AMP.</p> <p>16 For our Section 8 program, they fund us based</p> <p>17 on the voucher time. So our HCV Program,</p> <p>18 our Mainstream Program, our EHV Program are all</p> <p>19 funded separately, and we report them on the</p> <p>20 FES (phonetic) separately.</p> <p>21 CHAIRWOMAN HOROVITZ: So here's an example.</p> <p>22 I see legal expenses throughout, but one of the</p> <p>23 things that we've asked about is, "What does the</p> <p>24 agency spend as a total on legal?"</p> <p>25 So it's not easy for me to see that,</p>	Page 48	<p>1 that's probably being as a result of not having an</p> <p>2 HR manager.</p> <p>3 Have we explored maybe bringing on some kind</p> <p>4 of recruiting help to get those positions filled?</p> <p>5 Because that's driving a lot of the variance</p> <p>6 throughout.</p> <p>7 MS. PARDE: Through the Chair, so, actually,</p> <p>8 it's actually not technically all vacancies.</p> <p>9 It's a twofold problem.</p> <p>10 One, we have a lot of individuals who are out</p> <p>11 on FMLA leave, and I cannot fill their position</p> <p>12 unless they are of a certain thing.</p> <p>13 So right now, currently, we have eight people</p> <p>14 who are out on FMLA. There is -- right now we're</p> <p>15 using 13 temps. So eight of them are out on FMLA.</p> <p>16 Then the remaining five are actually for the</p> <p>17 position of utility worker.</p> <p>18 Under the prior leadership, Mr. Alexander did</p> <p>19 not fill the utility worker's positions.</p> <p>20 Ms. Dunn has, and we are just simply filling them</p> <p>21 as fast as they come.</p> <p>22 We originally started off I believe with --</p> <p>23 and don't quote me on this -- I think there were</p> <p>24 nine or ten we've already started hiring and going</p> <p>25 through that process.</p>

Page 49	Page 51
<p>1 So it will go down, but, unfortunately,</p> <p>2 just due to the nature of any employment with</p> <p>3 FMLA, we have pregnancies. We have -- just the</p> <p>4 nature of our population. A good chunk of that</p> <p>5 are pregnancies, and then we also have the</p> <p>6 individuals that are injured or things like that.</p> <p>7 So, actually, let me rephrase.</p> <p>8 There is actually two workers' comp, as well.</p> <p>9 So it's FMLA and workers' comp, but that is what's</p> <p>10 driving the temporary. So it's not that we don't</p> <p>11 have a handle on it. It's just the nature of the</p> <p>12 business.</p> <p>13 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p> <p>14 That's helpful.</p> <p>15 Yes, Commissioner Reyes.</p> <p>16 COMMISSIONER REYES: Through the Chair,</p> <p>17 would it be appropriate to ask Ms. Dunn for an</p> <p>18 update on the HR vacancy?</p> <p>19 CHAIRWOMAN HOROVITZ: Yes. That would be</p> <p>20 wonderful.</p> <p>21 MS. DUNN: It has been filled. The young</p> <p>22 lady did accept the offer --</p> <p>23 MS. PARDE: She has until 5:00 p.m. today.</p> <p>24 (People laughed.)</p> <p>25 MS. DUNN: -- we made an offer, and we're</p>	<p>1 that information?</p> <p>2 MR. LOHR: That's the actual amount that</p> <p>3 we're paying out via the URP card, the utility</p> <p>4 reimbursement card, through our general ledger</p> <p>5 system.</p> <p>6 MS. DUNN: Are you asking, how do we verify</p> <p>7 no income?</p> <p>8 COMMISSIONER WEATHERBY: Yes.</p> <p>9 MS. DUNN: They come into the agency,</p> <p>10 and they report a loss of income. We verify that</p> <p>11 with the employer -- or if they come onto the</p> <p>12 program with no income -- and, if that is the</p> <p>13 case, they pay no rent. And they get the</p> <p>14 difference between the utility allowance and what</p> <p>15 that rent is.</p> <p>16 So they could get \$50, \$200. It just depends</p> <p>17 on the household size, and so, if we have more</p> <p>18 people that are reporting unemployment or very</p> <p>19 little income, as Dennis stated, based on the</p> <p>20 household size, it drives that cost up.</p> <p>21 Because we're paying out more utility</p> <p>22 reimbursement versus collecting rent from the</p> <p>23 family.</p> <p>24 CHAIRWOMAN HOROVITZ: Commissioner Rogers.</p> <p>25 COMMISSIONER WEATHERBY: I'm sorry.</p>
Page 50	Page 52
<p>1 hoping she accepts. The last thing I heard was</p> <p>2 she was going to come to Jacksonville to visit,</p> <p>3 because she lives in Pittsburgh?</p> <p>4 MS. PARDE: Yes.</p> <p>5 MS. DUNN: Yes.</p> <p>6 CHAIRWOMAN HOROVITZ: We look forward to</p> <p>7 an update. Thank you.</p> <p>8 Are there any other questions?</p> <p>9 MR. LOHR: Any other questions?</p> <p>10 COMMISSIONER ROGERS: I guess the utility</p> <p>11 reimbursement -- and, throughout, it appears that</p> <p>12 everything is out of whack to me. But that's</p> <p>13 just probably just my perception.</p> <p>14 So, can you explain that while we are on the</p> <p>15 budget?</p> <p>16 MR. LOHR: So utility reimbursement is</p> <p>17 also known as negative rent, and, when a resident</p> <p>18 has either no income or very low income,</p> <p>19 they actually qualify for a utility reimbursement.</p> <p>20 So, in this case, we have more people</p> <p>21 claiming lower incomes. So we're paying out more</p> <p>22 in terms of utilities.</p> <p>23 CHAIRWOMAN HOROVITZ: Commissioner.</p> <p>24 COMMISSIONER ROGERS: Go ahead.</p> <p>25 COMMISSIONER WEATHERBY: How do you verify</p>	<p>1 How is that distributed?</p> <p>2 There was a brouhaha about the cards.</p> <p>3 MS. DUNN: Yes, ma'am, there was.</p> <p>4 That's a nice way to put it, "Brouhaha about the</p> <p>5 cards."</p> <p>6 Yes, there was, and so, at this point,</p> <p>7 it's still being distributed by cards; however,</p> <p>8 we have been working with JEA. We had a last</p> <p>9 meeting I think last Wednesday, and we will be</p> <p>10 sending -- we'll be taking one site at a time</p> <p>11 where we will be sending those payments directly</p> <p>12 to the JEA as our policy already allows us to do</p> <p>13 it. And that's for public housing.</p> <p>14 We will not be taking that same action on the</p> <p>15 HCV side simply because the HCV Program is much</p> <p>16 broader and would be a huge administrative burden</p> <p>17 to the staff to try to administer that.</p> <p>18 Because, within -- with the exception of</p> <p>19 Jax Beach, everyone else is under JEA; whereas,</p> <p>20 with the Section 8 Program, we have people living</p> <p>21 in Nassau, Clay and St. Johns, which gives you a</p> <p>22 whole other list of providers.</p> <p>23 And, in addition to that, there is TECO,</p> <p>24 for families that have gas, and so it just</p> <p>25 becomes a lot to manage when you're talking about</p>

Page 53	Page 55
<p>1 8,000 households and 50 staff members.</p> <p>2 But, for the public housing, it's much</p> <p>3 simpler, because, like I said, their other JEA</p> <p>4 -- it's already in our policy allowing us to do</p> <p>5 it.</p> <p>6 The first site that we're going to do that</p> <p>7 will be April 1st, and it will be for the</p> <p>8 Baldwin site and for Fairway Oaks. And it's</p> <p>9 23 families. So that's our test site to see how</p> <p>10 that goes, as far as sending it, uploading it to</p> <p>11 make sure that there is no glitches, and we're</p> <p>12 going to do it one site at a time.</p> <p>13 CHAIRWOMAN HOROVITZ: Commissioner Rogers,</p> <p>14 did you have any?</p> <p>15 COMMISSIONER ROGERS: I did. Thank you,</p> <p>16 Madam Chair.</p> <p>17 So, to Mr. Lohr, what was the budgeted amount</p> <p>18 last year?</p> <p>19 Is this normal from last year or what we</p> <p>20 budgeted last year?</p> <p>21 MR. LOHR: Yes. So I would have to look that</p> <p>22 up to be specific. The year to date budget of</p> <p>23 \$250,000 would be based on what we spent last</p> <p>24 year. So we are significantly higher than where</p> <p>25 we were.</p>	<p>1 a utility card and they only got a dollar,</p> <p>2 it doesn't make sense to take that card and go to</p> <p>3 JEA and put a dollar on they light.</p> <p>4 Wherein, they might let it accumulate and get</p> <p>5 it up to \$25 or \$50 or whatever. That's where the</p> <p>6 problem came in, because it's just like the</p> <p>7 EBT cards. It's hard to monitor the EBT card,</p> <p>8 and it's the same thing with our utility cards.</p> <p>9 It's kind of hard to monitor those cards,</p> <p>10 and, just like what Mr. Dennis is saying,</p> <p>11 it fluctuate. Because you may have 50 percent</p> <p>12 residents working right now. Then, in two months,</p> <p>13 30 of them may lose they jobs.</p> <p>14 Then we right back to the utilities going</p> <p>15 up. So that's what we have to -- you know,</p> <p>16 that's what we got to look at is that, when you</p> <p>17 are talking about the utility. And I know that</p> <p>18 Ms. Dunn said that they are going to look into</p> <p>19 directly paying it to JEA -- but, even HUD --</p> <p>20 HUD only tells us that, "Long as you do the</p> <p>21 calculations correctly, you do not have to monitor</p> <p>22 whether or not if the people pay they light bill</p> <p>23 with that utility card."</p> <p>24 They just want to make sure we're doing our</p> <p>25 calculations correctly to those residents.</p>
Page 54	Page 56
<p>1 COMMISSIONER ROGERS: Is this normal,</p> <p>2 that we're this high every year, or is this</p> <p>3 uncommon?</p> <p>4 MR. LOHR: I think it fluctuates year to year</p> <p>5 based on our residents. There is a lot of outside</p> <p>6 factors that go into it.</p> <p>7 CHAIRWOMAN HOROVITZ: Commissioner Rogers,</p> <p>8 do you have any follow-up?</p> <p>9 COMMISSIONER ROGERS: No, ma'am. Thank you.</p> <p>10 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>11 COMMISSIONER BROCK: Madam Chair, I just</p> <p>12 would like to speak to that, about the utility</p> <p>13 disbursement, and Commissioner Weatherby asked</p> <p>14 this question about how we verify.</p> <p>15 Residents has to bring in documents of proof</p> <p>16 of what they income is. If they have no income,</p> <p>17 again, there is documentation. There is a website</p> <p>18 that they can go on to see here at the housing</p> <p>19 authority if the residents are not working or</p> <p>20 working.</p> <p>21 So, when it comes to those utility</p> <p>22 disbursements, a lot of times -- and just like</p> <p>23 what Ms. Dunn just said -- some residents may get</p> <p>24 a dollar. Some of them may get \$2 a month,</p> <p>25 and so, if you think in terms of somebody having</p>	<p>1 So it's kind of -- like I say, it's kind of</p> <p>2 hard, and Ms. Dunn just addressed it.</p> <p>3 Because, when you think in terms of,</p> <p>4 like she say, with Section 8, you got all of these</p> <p>5 residents that have vouchers. It's no way that</p> <p>6 the staff could be able to work that out where</p> <p>7 they can pay.</p> <p>8 And then you, also, have other --</p> <p>9 then you, also, have residents that you have to</p> <p>10 think about that sometimes their light bills are</p> <p>11 not even in their name. It's in somebody else's</p> <p>12 name. It could be they child name for various</p> <p>13 reasons. They credit might have got messed up,</p> <p>14 whatever.</p> <p>15 But I'm just saying, if a person is not</p> <p>16 paying they lights -- their light bill --</p> <p>17 they automatically get evicted from our program.</p> <p>18 So those are ways that we here at the housing</p> <p>19 authority is monitoring those residents.</p> <p>20 And I just wanted to, you know, bring that to</p> <p>21 the table so that all of the commissioners will</p> <p>22 understand that it's hard for them to really be</p> <p>23 around here committing fraud with this.</p> <p>24 You know, I'm not saying it's not possible,</p> <p>25 but it's kind of difficult for them to do that.</p>

<p style="text-align: right;">Page 57</p> <p>1 I just wanted to say that.</p> <p>2 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>3 And, to your point, are we evicting residents</p> <p>4 for not paying their utilities?</p> <p>5 MS. DUNN: No, not on a large scale.</p> <p>6 No, we're not, not on a large scale.</p> <p>7 CHAIRWOMAN HOROVITZ: Commissioner Weatherby.</p> <p>8 COMMISSIONER WEATHERBY: I've been trying to</p> <p>9 dig a little further -- sorry about my voice --</p> <p>10 I've been trying to dig a little further into the</p> <p>11 issue with these utility cards.</p> <p>12 And I was off the JEA board by the time that</p> <p>13 started, but I did follow up with Paul McElroy</p> <p>14 and questioned him about how some of this worked.</p> <p>15 And he was pretty knowledgeable about it,</p> <p>16 and it's my understanding -- this did not come</p> <p>17 from Paul -- but it's my understanding that the</p> <p>18 cards are fundable with cash.</p> <p>19 I mean, if people pay their utility bill out</p> <p>20 of, you know, some other income or whatever,</p> <p>21 the lights stay on. If they don't pay it either</p> <p>22 by the card or some other asset, the lights go</p> <p>23 off.</p> <p>24 So, since it's apparently fundable with cash</p> <p>25 -- and somebody please correct me if I'm wrong</p>	<p style="text-align: right;">Page 59</p> <p>1 cure the lease violation. And so, with Section 8,</p> <p>2 they have 24 hours, because it's considered life</p> <p>3 health.</p> <p>4 Within the Public Housing Program, I believe</p> <p>5 they have a seven-day notice to cure, and so they</p> <p>6 get a week on the Section 8 side (sic).</p> <p>7 But the HQS standards demands, on the Section 8</p> <p>8 side, you have to have that back on in 24 hours.</p> <p>9 COMMISSIONER ROGERS: I have several</p> <p>10 questions now, but let me first do a point of</p> <p>11 clarification.</p> <p>12 Commissioner Brock, if you would --</p> <p>13 because I'm not sure if this is to you or</p> <p>14 Ms. Dunn. You raised the question that was</p> <p>15 very interesting that we have individuals who's</p> <p>16 utilities may be in someone else's name.</p> <p>17 COMMISSIONER BROCK: Uh-huh.</p> <p>18 COMMISSIONER ROGERS: Can that happen?</p> <p>19 How does that happen if they're in somebody</p> <p>20 else's name?</p> <p>21 I'm confused.</p> <p>22 MS. DUNN: It can happen; however,</p> <p>23 I've worked in agencies where that was prohibited.</p> <p>24 It had to be in a family -- someone in the</p> <p>25 household's name, be it the head of household,</p>
<p style="text-align: right;">Page 58</p> <p>1 about that -- and I've also done a little bit more</p> <p>2 digging into what some of the other housing</p> <p>3 authorities are doing. And it's fairly</p> <p>4 innovative. I guess I don't see what the issue</p> <p>5 is.</p> <p>6 CHAIRWOMAN HOROVITZ: I completely agree,</p> <p>7 and I think that this is a very creative way for</p> <p>8 us to be a good partner with the OIG, who gave</p> <p>9 some gentle suggestions on things that we could do</p> <p>10 differently and not any mandates.</p> <p>11 Am I saying that right?</p> <p>12 MR. WILSON: (nodded head affirmatively)</p> <p>13 CHAIRWOMAN HOROVITZ: So I think that it's a</p> <p>14 great idea that you're piloting different ways to</p> <p>15 do this, and it's not overly burdensome for the</p> <p>16 team. But we can explore ways to do what was</p> <p>17 suggested. So that's terrific.</p> <p>18 Commissioner Reyes.</p> <p>19 COMMISSIONER REYES: Through the Chair to</p> <p>20 Ms. Dunn -- because you did say not on a</p> <p>21 grand scale.</p> <p>22 So, are there situations where people are</p> <p>23 not paying their electricity bill, and then JHA is</p> <p>24 choosing not to evict?</p> <p>25 MS. DUNN: We give the family time to</p>	<p style="text-align: right;">Page 60</p> <p>1 spouse, other adult, someone that lives in that --</p> <p>2 COMMISSIONER ROGERS: That lives -- correct.</p> <p>3 I get that.</p> <p>4 MS. DUNN: -- unit had to have it. That is</p> <p>5 not the policy of this agency.</p> <p>6 COMMISSIONER ROGERS: Okay. And that's why</p> <p>7 I raised that. I get that there are residents of</p> <p>8 that unit, yes.</p> <p>9 MS. DUNN: Correct.</p> <p>10 COMMISSIONER ROGERS: But, if they're not a</p> <p>11 resident of the unit and it's in someone else's</p> <p>12 name, then I think that raises red flags.</p> <p>13 CHAIRWOMAN HOROVITZ: I'm sorry.</p> <p>14 Does that happen?</p> <p>15 MS. DUNN: Yes, it does. And, as a matter of</p> <p>16 fact, with the 23 households that we're looking to</p> <p>17 roll out, three of them had accounts in someone</p> <p>18 else's name; however, on the public housing side,</p> <p>19 because that account is tied to the address,</p> <p>20 it still would be applied to the correct account</p> <p>21 number. Because that's the address that it's</p> <p>22 affiliated with.</p> <p>23 However, it did raise my eyebrow to see --</p> <p>24 and Mr. Mitchell and I did have a conversation</p> <p>25 about what the implications would be if we did</p>

<p style="text-align: right;">Page 61</p> <p>1 roll out a policy where they are required to have 2 the account numbers in a member's name. 3 Because where I -- the agencies I hail from 4 -- that's looked at as fraud, because someone else 5 is using your address, which begs the question, 6 "Do they live there?" 7 And that is the training that I've had over 8 the years as to why it is essential that only the 9 bills -- the utility bills are in member's names. 10 If they're in someone else's name, are they 11 living there? 12 Are they contributing to the household? 13 It goes to a whole litany of questions 14 regarding income, the whole thing, and so I was 15 surprised to learn that that is not the policy 16 here. 17 And we're in discussion, Commissioner Rogers, 18 about what that would look like on a larger scale 19 if we were to implement that policy, because it 20 would be for both programs, public housing and 21 Section 8, where you have to show proof that those 22 utilities are in your name or a member of the 23 household. 24 CHAIRWOMAN HOROVITZ: Commissioner Rogers, 25 you said you had several questions.</p>	<p style="text-align: right;">Page 63</p> <p>1 here, does the board feel like there would be 2 exceptions to that? 3 Like I could imagine if we're looking at 4 seniors. Maybe they have a child who would have 5 the utility in their name just for ease of 6 administering payments. 7 MS. DUNN: There are payee situations. 8 Yes, ma'am. 9 CHAIRWOMAN HOROVITZ: Okay. All right. 10 Okay. Good. Thank you. 11 COMMISSIONER ROGERS: Thank you for that. 12 My other question, while we're on it, 13 then goes to the tenants that owe utilities -- 14 that amount. And so that's a very high amount 15 -- percentage, if you will -- utility charges to 16 the residents. 17 MR. LOHR: Right. So I understand this as a 18 resident moves into a new unit. They have a 19 certain amount -- they're supposed to switch the 20 utilities into their name that day, and they wait 21 a week, two weeks, a month before management 22 realizes that it's still in their name. So we pay 23 the bill, and then we charge it back to them. 24 COMMISSIONER ROGERS: Is there a time frame 25 by which the agency recoups those dollars?</p>
<p style="text-align: right;">Page 62</p> <p>1 COMMISSIONER ROGERS: Yes. No. 2 I thank you, Ms. Dunn. I think that raises a 3 policy question, and so you have addressed the 4 policy question that I think hopefully will come 5 before this board to try to look into. 6 And thank you, Commissioner Brock, 7 for raising that, because it does concern me, 8 if we have individuals who are not living in the 9 household -- that that could be the case having 10 utilities -- I have seen some issues with that, 11 if a person decides, "Hey, I'm not going to pay 12 the utilities," even though the individual has 13 given them the payments to do that. 14 It just creates a whole different scenario, 15 and this agency is then turning around evicting 16 the individuals who say, "Hey, no." I gave it to 17 this person, but, because it's in their name they 18 -- 19 MS. DUNN: Right. 20 COMMISSIONER ROGERS: -- so I can see some of 21 the issues with that. So hopefully a policy will 22 come before this board on that. 23 CHAIRWOMAN HOROVITZ: Commissioner Rogers, 24 before we move on, because we're talking about 25 policy and because we don't get to talk outside of</p>	<p style="text-align: right;">Page 64</p> <p>1 Because, if I move in -- I'm just trying to 2 wrap my brain around it. If I move in, 3 I'm incurring this bill, and then the next month 4 another bill. Now I have a double bill. 5 MR. LOHR: Right. 6 COMMISSIONER ROGERS: So I'm never going to 7 catch up. 8 So, how does the agency address that 9 and deal with that to make sure that the person 10 is made whole and then not continuing to try to 11 catch up and pay this utility bill? 12 How does that work? 13 MS. DUNN: We do a Repayment Agreement. 14 COMMISSIONER BROCK: I was just fixing to 15 say that. 16 COMMISSIONER ROGERS: I yield back, 17 Madam Chair. 18 CHAIRWOMAN HOROVITZ: We talked about this a 19 lot, consultant fees. So I know we've got legal 20 consulting, and those are broken out throughout. 21 And then we have consultants. 22 And here, it says, "Procurement, Accounting 23 &amp; Real Estate." I'm on Page 4 of this series. 24 So, looking at Page 4 here at the consultant fees, 25 legal consultants are separate. So this is going</p>



Page 65	Page 67
<p>1 to include I'm assuming all the consultants that 2 support acquisition work; is that right? 3 MR. LOHR: So, can we scroll down a little 4 bit, please? 5 (Mr. Perez complied.) 6 MR. LOHR: Page 4 7 COMMISSIONER REYES: Page 4. 8 MR. LOHR: Are you looking at the 9 Public Housing Financial? 10 CHAIRWOMAN HOROVITZ: So central office. 11 MR. LOHR: Central Office, okay. 12 CHAIRWOMAN HOROVITZ: So it says, 13 \$113,000 actual. 14 MR. LOHR: Okay. 15 CHAIRWOMAN HOROVITZ: I'm sure there is 16 more, and this gets back to everything just being 17 spread throughout. 18 What is the total that we're spending on 19 consultants? 20 And we don't need to have that number today, 21 but it's something that I really want to be more 22 aware of. 23 MR. LOHR: We would have to look at the 24 specific number as far as what -- you know, 25 how much we're spending on consultants.</p>	<p>1 lump. So, you know, each vendor is paid 2 specifically, and, when we look at the details, 3 we can look at each vendor specifically that's in 4 here. 5 CHAIRWOMAN HOROVITZ: I mean I think it would 6 be helpful to have -- and I know we're going to 7 get into the slides later -- a view of total 8 consultants, because I know that's a huge part of 9 our expense. 10 MR. LOHR: Okay. 11 CHAIRWOMAN HOROVITZ: And I really 12 appreciate that -- I love PowerPoint and Excel. 13 For my fellow commissioners who aren't aware, 14 if you right click into any of the graphs and go 15 to look at the data, all the data is actually in 16 the PowerPoint. 17 So, if you wanted to do some calculations, 18 if you've got lots of free time, it's all there. 19 (People laughed.) 20 CHAIRWOMAN HOROVITZ: So thank you for making 21 them live graphs. 22 MR. LOHR: Absolutely, absolutely. 23 CHAIRWOMAN HOROVITZ: Commissioner Brock. 24 COMMISSIONER BROCK: Madam Chair, I have a 25 question.</p>
Page 66	Page 68
<p>1 For like CSG, that consultant field will get 2 rolled up into the cost of the units. We do have 3 various consultants, like in procurement and in 4 accounting, that are helping us get through some 5 of the staffing issues. 6 So we can look at specifically how much 7 that's costing. 8 CHAIRWOMAN HOROVITZ: Do you have more 9 detail in your system than what's here? 10 MR. LOHR: Yes. 11 CHAIRWOMAN HOROVITZ: Because, for example, 12 on acquisitions, I know some of the consulting 13 fees we can get paid back for. 14 So, if we're not really paying attention to 15 every dollar -- 16 MR. LOHR: Right -- 17 CHAIRWOMAN HOROVITZ: -- it also helps us be 18 more mindful to how much we're spending, 19 but we certainly want to be allocating costs to 20 the deal that that work is being done for. 21 MR. LOHR: -- right. 22 CHAIRWOMAN HOROVITZ: So, to me, this just 23 looks like one lump, but you're saying you've got 24 more detail. 25 MR. LOHR: Yes. There's details in that</p>	<p>1 So, Dennis, I heard you say, "our vendors." 2 You said our vendors is in this price -- 3 vendors that work for us? 4 So, are you talking about vendors like, 5 you know, sometimes we have -- we call in people 6 to flip units and to paint? 7 MR. LOHR: I suspect that wouldn't be in the 8 consulting fees. 9 COMMISSIONER BROCK: Okay, okay. 10 MR. LOHR: So it's like Hubers &amp; Keller 11 (phonetic) who does our -- helps out with our 12 accounting. It's Mr. Noble that's helping out 13 with procurement. It's different things like 14 that. 15 COMMISSIONER BROCK: Oh, okay. The reason 16 I was asking is because I was just curious on when 17 it comes to our vendors that does that kind of 18 work -- 19 MR. LOHR: Yes -- 20 COMMISSIONER BROCK: -- are they set up on a 21 -- like on a regular payment plan or whatever? 22 MR. LOHR: -- they -- a lot of them are paid 23 like weekly. So they bring the invoice in, 24 and they want to be paid pretty much right away. 25 So we make special arrangements with some of the</p>

Page 69	Page 71
<p>1 -- especially the small vendors to get paid right</p> <p>2 away, and they'll come in and pick up their</p> <p>3 checks.</p> <p>4 COMMISSIONER BROCK: Okay. I was just</p> <p>5 curious. Okay. Thank you.</p> <p>6 CHAIRWOMAN HOROVITZ: Just a final thought</p> <p>7 on consultants, because I work with a lot of</p> <p>8 consultants. And it's just really easy to</p> <p>9 exclude them from the cost of operations.</p> <p>10 MR. LOHR: Right.</p> <p>11 CHAIRWOMAN HOROVITZ: When you look at say a</p> <p>12 department -- we'll pick on HR, because there's</p> <p>13 no HR manager yet. So the cost of HR --</p> <p>14 the salaries, maybe some technology, but,</p> <p>15 if you have third parties doing 60 percent of the</p> <p>16 work, it may cost hundreds of thousands of dollars</p> <p>17 more.</p> <p>18 The true cost of operating that department is</p> <p>19 that total together, right?</p> <p>20 MR. LOHR: Right.</p> <p>21 CHAIRWOMAN HOROVITZ: So, to fully understand</p> <p>22 how much third parties are supporting the</p> <p>23 operations and where we can find some savings,</p> <p>24 I think that's really important.</p> <p>25 MR. LOHR: Right.</p>	<p>1 to.</p> <p>2 So a port-in is somebody who comes from</p> <p>3 outside of Jacksonville and moves into</p> <p>4 Jacksonville. So, because we are \$2,000,000</p> <p>5 overspent, we are billing the housing authority</p> <p>6 that they came from.</p> <p>7 So this money that we have on their port-ins</p> <p>8 is the amount that we're billing the other housing</p> <p>9 authorities. So, typically, you'll see a port-in</p> <p>10 expense, a port-in income and a port-in admin fee</p> <p>11 in here.</p> <p>12 And we collect all of these fees from the</p> <p>13 other housing authority, and it basically breaks</p> <p>14 even for us. So we're not spending our own HAP</p> <p>15 money on those residents.</p> <p>16 COMMISSIONER REYES: Okay. And then, two,</p> <p>17 I guess, again, further explain. So right now we</p> <p>18 have budgeted for 12,000, and our actual was</p> <p>19 181,000.</p> <p>20 So, does that mean that we had a big increase</p> <p>21 coming in from out of --</p> <p>22 MR. LOHR: Yes.</p> <p>23 COMMISSIONER REYES: -- okay. Got it.</p> <p>24 MS. DUNN: And Cathy can correct me if</p> <p>25 I'm wrong. From the conversations that I'm</p>
Page 70	Page 72
<p>1 CHAIRWOMAN HOROVITZ: So, as long as you're</p> <p>2 looking at that, that's really critical.</p> <p>3 MR. LOHR: Yes. Absolutely.</p> <p>4 Do you want to go into more details,</p> <p>5 or do you want to look at the PowerPoint?</p> <p>6 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>7 COMMISSIONER REYES: I just have a</p> <p>8 question, because one of the -- the highest</p> <p>9 variances like in this chart was -- I want to go</p> <p>10 back to the voucher program, the Housing Choice</p> <p>11 Voucher Program.</p> <p>12 And, again, pardon my ignorance, but there</p> <p>13 is two lines that are -- or just the one.</p> <p>14 It says, "Port-in HAP &amp; URP." We are 1,516</p> <p>15 percent above variance on that.</p> <p>16 MR. LOHR: Yes.</p> <p>17 COMMISSIONER REYES: Can you, as the Chair</p> <p>18 says, "put more color in that, please"?</p> <p>19 (People laughed.)</p> <p>20 COMMISSIONER REYES: I believe that's the</p> <p>21 highest variance that I saw in this draft.</p> <p>22 MR. LOHR: Yes. So the way the Port-in</p> <p>23 Program works is, when you have a Housing Choice</p> <p>24 Voucher, after the first year, you can take your</p> <p>25 voucher and move anywhere in the country you want</p>	<p>1 having with people coming in, they're coming</p> <p>2 in from Southern Florida. So it's like we're</p> <p>3 getting a lot of people from the Miami area moving</p> <p>4 north.</p> <p>5 COMMISSIONER REYES: That makes sense.</p> <p>6 Thank you.</p> <p>7 CHAIRWOMAN HOROVITZ: I have a question on</p> <p>8 that, because I can imagine that we'll get</p> <p>9 questions on this.</p> <p>10 Do we have a policy or is there some kind of</p> <p>11 ratio of local versus coming from outside of</p> <p>12 Jacksonville?</p> <p>13 Like how do we approach that need?</p> <p>14 MS. DUNN: Well, once they're on the</p> <p>15 HCV Program, you cannot control that.</p> <p>16 CHAIRWOMAN HOROVITZ: Okay.</p> <p>17 MS. DUNN: They can move anywhere they want</p> <p>18 to in the United States and/or territories,</p> <p>19 including Puerto Rico and Guam.</p> <p>20 COMMISSIONER BROCK: Right.</p> <p>21 MS. DUNN: So you cannot tell someone they</p> <p>22 cannot port their voucher here --</p> <p>23 CHAIRWOMAN HOROVITZ: Got it. Okay.</p> <p>24 Thank you.</p> <p>25 MS. DUNN: -- and vice versa. We can't tell</p>

Page 73	Page 75
<p>1 them they've got to stay.</p> <p>2 MR. LOHR: Any other questions?</p> <p>3 Do you want to go to the PowerPoint, please?</p> <p>4 MS. DUNN: Was that a request from you?</p> <p>5 You said, "PowerPoint, please."</p> <p>6 MR. LOHR: Yes.</p> <p>7 CHAIRWOMAN HOROVITZ: While that's coming up,</p> <p>8 I did see -- and it's immaterial, but Resident</p> <p>9 Activities had a budget. And I remember adding</p> <p>10 it, but I don't see that anything has been spent.</p> <p>11 So my question is -- I had the opportunity to</p> <p>12 join the Resident Relations Meeting a couple weeks</p> <p>13 ago. So, if it's not coming from that line item,</p> <p>14 like the cost of lunch -- I'm sorry -- where does</p> <p>15 that get paid from?</p> <p>16 And I'm sorry for looking at you Commissioner</p> <p>17 Brock.</p> <p>18 Mr. Lohr?</p> <p>19 MR. LOHR: Which program are we looking at?</p> <p>20 Because we have Resident Services budgeted</p> <p>21 for each one of our public housing sites.</p> <p>22 There should be some in central office,</p> <p>23 and there's also some in Section 8. So we have a</p> <p>24 lot.</p> <p>25 Which specific --</p>	<p>1 thinking it --</p> <p>2 (People laughed.)</p> <p>3 CHAIRWOMAN HOROVITZ: -- miscellaneous --</p> <p>4 it's really not supposed to be a catchall.</p> <p>5 MR. LOHR: Right.</p> <p>6 CHAIRWOMAN HOROVITZ: And so, especially,</p> <p>7 when we have a variance, it's so easy to have</p> <p>8 10,000 over here, 20,000 over here.</p> <p>9 MR. LOHR: Right.</p> <p>10 CHAIRWOMAN HOROVITZ: Then, at the end of the</p> <p>11 year, we're a million over in miscellaneous.</p> <p>12 "What is that?"</p> <p>13 So, if we could, make sure that we're putting</p> <p>14 the costs where they actually belong so we</p> <p>15 can fully understand how we're spending.</p> <p>16 MR. LOHR: Yes.</p> <p>17 CHAIRWOMAN HOROVITZ: And then, if it's</p> <p>18 necessary, to just add -- extend the little box so</p> <p>19 we can see what's actually going there.</p> <p>20 MR. LOHR: Okay.</p> <p>21 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>22 COMMISSIONER BROCK: I just wanted to say,</p> <p>23 Madam Chair, you know, Resident Relations is a</p> <p>24 board. That's a board. That's in our bylaws.</p> <p>25 So that's why it's coming from the central budget,</p>
Page 74	Page 76
<p>1 CHAIRWOMAN HOROVITZ: So, would that</p> <p>2 meeting's lunch have been considered a resident</p> <p>3 activity?</p> <p>4 MR. LOHR: Yes. That should have probably</p> <p>5 come out of the central office.</p> <p>6 MS. DUNN: It came out of the COCC.</p> <p>7 CHAIRWOMAN HOROVITZ: It did.</p> <p>8 We just don't see it yet, because that was</p> <p>9 too recent?</p> <p>10 MS. DUNN: Right.</p> <p>11 CHAIRWOMAN HOROVITZ: Okay. All right.</p> <p>12 Thank you.</p> <p>13 And, just for my awareness, where do like</p> <p>14 today's snacks come from?</p> <p>15 MS. DUNN: COCC.</p> <p>16 MR. LOHR: COCC.</p> <p>17 CHAIRWOMAN HOROVITZ: Okay. So, where would</p> <p>18 I see that?</p> <p>19 Like, is that miscellaneous?</p> <p>20 MR. LOHR: In the central office.</p> <p>21 MS. DUNN: No. Line item.</p> <p>22 MR. LOHR: Line item -- probably in the</p> <p>23 miscellaneous under administrative miscellaneous.</p> <p>24 CHAIRWOMAN HOROVITZ: And, because we said,</p> <p>25 "miscellaneous," and I know Commissioner Rogers is</p>	<p>1 because that's for the board. That's part of the</p> <p>2 board.</p> <p>3 Do you get what I'm saying?</p> <p>4 CHAIRWOMAN HOROVITZ: I am.</p> <p>5 So, to that point, the lunch for the</p> <p>6 Resident Relations Meeting, which is a policy to</p> <p>7 have that committee, should not come from</p> <p>8 Resident Activities.</p> <p>9 COMMISSIONER BROCK: No.</p> <p>10 CHAIRWOMAN HOROVITZ: So, to that,</p> <p>11 do all of our committees have budgets?</p> <p>12 MS. DUNN: Not to that scale. We spend about</p> <p>13 \$200 probably once a quarter on all the snacks</p> <p>14 that you see here.</p> <p>15 Ms. Ineeda goes out, and she purchases</p> <p>16 in bulk from Sam's. So there's usually plenty</p> <p>17 left over, and we just bring it back out until we</p> <p>18 reach the expiration date. And then we toss it,</p> <p>19 but it costs us about \$200 a quarter to provide</p> <p>20 the snacks that you see here.</p> <p>21 CHAIRWOMAN HOROVITZ: And I'm not criticizing</p> <p>22 that. I just want to understand it.</p> <p>23 Did you want to say something?</p> <p>24 COMMISSIONER REYES: Through the Chair to</p> <p>25 Commissioner Brock, does the Tenant Relations</p>

Page 77	<p>1 Committee -- do they meet in different sites, 2 or is it always the same site? 3 COMMISSIONER BROCK: No. It was not always 4 the same sites. We were moving it around before 5 COVID-19, and we were going to different sites. 6 Also, I want to say that, when I started -- 7 I can't speak for other commissioners -- 8 but, when I started Resident Relations and doing 9 Resident Relations, for the last past five years, 10 I paid for those lunches out of my own pocket. 11 Okay? 12 They was not that elaborate. 13 When Ms. Dunn and them ordered the lunch for 14 the last Resident Relations Meeting, me and 15 Ms. Dunn didn't get a chance to really talk about, 16 you know, like what to do or how much to buy or 17 whatever that looked like. 18 Okay? 19 Because, if we had had a discussion, 20 I would have told her in the past how many 21 residents that I usually set up for. 22 Now, when the food ran out at the ones that 23 I was paying out-of-pocket, it ran out, you know. 24 And so it was like first come first serve. 25 And so I did that, because it motivates the</p>
Page 79	<p>1 and I usually prepare anywhere from 50 to 55 2 people -- is what I would usually prepare for. 3 CHAIRWOMAN HOROVITZ: I do want to point out 4 that we are running over. We had a fantastic 5 discussion about the budget. 6 So, does anyone have a hard stop? 7 COMMISSIONER REYES: At 4:00. 8 CHAIRWOMAN HOROVITZ: Yes. 9 Commissioner. 10 COMMISSIONER REYES: I would like to -- 11 because I saw that, Commissioner Brock. 12 It was a great meeting. I was able to attend, 13 and I love the fact that the residents were able 14 to give feedback. Even there was a Spanish 15 speaker that I was able to translate for, 16 and people were really able to like voice how they 17 were feeling. And you were able to connect them 18 with people to resolve the issues for them. Yes. 19 So I think, if more people start to see that, 20 if they attend, they can get some of their issues 21 resolved a little faster. I think that's a really 22 good incentive for the residents. 23 Through the Chair, and I don't know if 24 this goes to Ms. Dunn, but is it possible for -- 25 Commissioner Brock, if you have receipts,</p>
Page 78	<p>1 residents to come out to the meetings to give 2 their concerns. That's the reason I came up with 3 the door prizes and all of that trying to get the 4 residents involved. 5 And, yes, we were moving from site to site. 6 We -- after COVID-19 and we started back to 7 meeting in person, we hosted it at Hogan Creek. 8 And last month -- not last month -- I'm sorry -- 9 -- this month Resident Relations and last year 10 were the only times -- they only paid two times 11 -- the central office -- for the luncheon for 12 Resident Relations. 13 Also, Resident Relations is not held every 14 month. It's every other month, and then July is 15 an off month, you know. Because it's an off month 16 for the whole board. 17 So, yes. So that's how that was working, 18 and so I would preparing like for the lunches, 19 when I did it. I would do sometimes like 20 hot dogs and cole slaw, potato chips and drink and 21 cookies. Then I would do pizza. I would do like 22 drumettes, potato salad, Hawaii rolls, cookies 23 and drink. That's how I did the little luncheon. 24 It wasn't as elaborate as it was the last 25 meeting that we had. It really wasn't,</p>
Page 80	<p>1 I do believe that you should get compensated for 2 having purchasing that in the past. 3 If you have receipts for those, is there 4 a way to present that to Ms. Dunn for 5 reimbursement? 6 How does that work? 7 MS. DUNN: I don't see why not, if there is 8 past receipts. 9 CHAIRWOMAN HOROVITZ: Would there be a policy 10 or a legal reason why we couldn't do that? 11 MR. WILSON: This is actually addressed 12 I think in Chapter 51. I believe that the 13 commissioner's reasonable expenses related to the 14 commission can be reimbursed. 15 CHAIRWOMAN HOROVITZ: Thank you. 16 COMMISSIONER BROCK: Thank you, Madam Chair. 17 CHAIRWOMAN HOROVITZ: I don't know if we 18 need to go through the slides. 19 MR. LOHR: Okay. 20 CHAIRWOMAN HOROVITZ: It was very easy to 21 see, when I look at the profitability, the income 22 and expenses. So like the net profit of some of 23 these, and they were highlighted in one of your 24 earlier slides. 25 MR. LOHR: Uh-huh.</p>

Page 81	Page 83
<p>1 CHAIRWOMAN HOROVITZ: So, are we working to 2 control the things that are within our control? 3 MR. LOHR: Yes. 4 CHAIRWOMAN HOROVITZ: Okay. Because there 5 were a number that are way over on expenses. 6 So that's just kind of a general -- 7 MR. LOHR: Yes. We're looking into all of 8 those items that have variances and making sure 9 that the costs are in the correct place and going 10 through and making sure that, you know, if it is 11 over budget, that we're reining those expenses 12 in. 13 MS. DUNN: And a lot of this will be 14 addressed in the budget revision that should be 15 coming before the Finance Committee Meeting, 16 as well, as we look at where we're spending, 17 where we're not spending and reallocating those 18 resources so that the budget better aligns, 19 adding line items to the budget that's currently 20 missing, such as board travel and training. 21 So the budget revision should be coming 22 forward at the Finance Committee Meeting for 23 April. 24 CHAIRWOMAN HOROVITZ: And I would imagine it 25 will be a very robust budget discussion this year.</p>	<p>1 CHAIRWOMAN HOROVITZ: It's in the CEO Report, 2 right? 3 MS. DUNN: Yes. 4 MR. AUBUCHON: On average, it's between 5 10 and 30-odd families monthly are under 6 evictions, but a number of those are carried 7 forward. 8 CHAIRWOMAN HOROVITZ: Did you have other 9 questions, Commissioner Rogers, or are you waiting 10 on the answer? 11 COMMISSIONER ROGERS: No. And the only 12 reason why I raised that question is because 13 I was looking at the budget, and the evictions and 14 court costs is rather, to me, high. And so I was 15 just -- 16 MS. DUNN: I can tell you this. We had 17 133 vacancies so far this year. Now I can't say 18 all of those are related to evictions, but there 19 have been -- since October came in, we've turned 20 133 vacant units. 21 COMMISSIONER ROGERS: And so that speaks to 22 the cost of the evictions and court costs. 23 MS. DUNN: Oh, yeah. 24 COMMISSIONER ROGERS: Because I think we're 25 at 66,000. I saw it somewhere. 86 percent of the</p>
Page 82	Page 84
<p>1 MR. LOHR: Yes. We've had two meetings 2 already with senior staff going through and 3 working as a team on the budget. So we've had a 4 lot of discussion. A lot of learning has been 5 going on, just, you know, understanding, you know, 6 each department's budget and where it comes from 7 and where it should be and what we should be 8 spending on it. 9 CHAIRWOMAN HOROVITZ: That's good to hear. 10 Thank you. 11 COMMISSIONER REYES: And, just as a followup 12 to your comment, Ms. Chair, if I'm not mistaken, 13 Councilman Arias, who was here last board meeting, 14 did request a full report as to the overspending 15 part of it. 16 So, has that already been submitted to him? 17 MS. DUNN: Yes. I submitted that. 18 COMMISSIONER REYES: Okay. Thank you. 19 COMMISSIONER ROGERS: Just one question. 20 Do we know -- and I saw it somewhere here. 21 I can't find it now. 22 Do we know at this current time how many 23 residents we have evicted? 24 MS. DUNN: Mr. Aubuchon, do you know that 25 number off the top of your head?</p>	<p>1 budget as it relates to evictions and court 2 costs. So that's why I was asking that question. 3 It would appear to be -- 4 MS. DUNN: I will have that emailed to 5 you this afternoon. 6 COURT REPORTER: I didn't hear what you 7 said, Ms. Dunn. 8 MS. DUNN: I will have that information 9 emailed to Commissioner Rogers this afternoon 10 -- the total number of evictions. 11 COURT REPORTER: Thank you. 12 COMMISSIONER ROGERS: Yes. So, currently, 13 the budget is at 72,000. To date, we're at 14 62,000, and so it's at 86 percent. So it seems 15 like we're doing a lot of evictions and sending 16 them to court is the way I would read that. 17 Is that accurate? 18 MR. LOHR: The 72,000 would be the budget for 19 the first five months. So we're actually under 20 budget for the first five months of the year. 21 COMMISSIONER ROGERS: Thank you, Madam 22 Chair. 23 CHAIRWOMAN HOROVITZ: Are there any other 24 questions for Mr. Lohr? 25 (no response)</p>

Page 85	<p>1 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>2 MR. LOHR: Thank you.</p> <p>3 CHAIRWOMAN HOROVITZ: All right. I'm very</p> <p>4 excited to move on to this next section.</p> <p>5 I believe every Committee Chair was notified that</p> <p>6 we'll be going around the table.</p> <p>7 All right. So, starting today, we are going</p> <p>8 to be allowing all of the Chairs to just give</p> <p>9 brief updates -- maybe the most important one or</p> <p>10 two things -- coming out of your committee</p> <p>11 meeting.</p> <p>12 We've had really great discussion on HR</p> <p>13 matters and finance matters and Resident</p> <p>14 Relations.</p> <p>15 So, just to give an opportunity to highlight</p> <p>16 anything that you would like to share, and,</p> <p>17 if you have nothing to share, that is also fine.</p> <p>18 But we'll start with you, Commissioner Brock.</p> <p>19 COMMISSIONER BROCK: Okay. I meant to bring</p> <p>20 my list, but I want to say that we had a total of</p> <p>21 I believe 65 residents present for Resident</p> <p>22 Relations.</p> <p>23 Ms. Dunn -- one of our residents that had a</p> <p>24 concern -- we were able to find out what happened</p> <p>25 with that young lady and put her back on the right</p>	Page 87	<p>1 COMMISSIONER BROCK: Yes. And they were very</p> <p>2 -- the residents even now, you know, like just the</p> <p>3 other day, last week, I was over at Hogan Creek,</p> <p>4 and some of the residents that attended Resident</p> <p>5 Relations -- they talked about how they really,</p> <p>6 really enjoyed that meeting.</p> <p>7 Some of them said that that was the first</p> <p>8 time they came down to a meeting, and they said</p> <p>9 they really, really enjoyed it. It was very</p> <p>10 nice. It was a lot of information.</p> <p>11 And so we was really grateful for that,</p> <p>12 because, usually, at Resident Relations,</p> <p>13 we really do usually get good participation from</p> <p>14 the residents. We really do.</p> <p>15 And so they were very pleased with seeing the</p> <p>16 other commissioners and meeting them and seeing</p> <p>17 them, and so that was a good thing, as well.</p> <p>18 And, like I say, Ms. Dunn made sure that we</p> <p>19 took care of that young lady, and I believe those</p> <p>20 were the like main two. Oh, and the other young</p> <p>21 lady -- we're working with her -- the other young</p> <p>22 lady that raised some stuff about Twin Towers.</p> <p>23 Yes. We're working with her to get that</p> <p>24 straightened out, as well. Yeah.</p> <p>25 CHAIRWOMAN HOROVITZ: Thank you.</p>
Page 86	<p>1 track.</p> <p>2 And, correct me if I'm wrong, Ms. Dunn,</p> <p>3 we were able to put her back on the right track,</p> <p>4 correct?</p> <p>5 MS. DUNN: Absolutely.</p> <p>6 COMMISSIONER BROCK: Some of the residents</p> <p>7 talked about Commissioner Reyes -- or was it you</p> <p>8 (addressed Chairwoman Horovitz) -- one of y'all</p> <p>9 said -- gave them the little idea about the gnats.</p> <p>10 CHAIRWOMAN HOROVITZ: It was a joint effort.</p> <p>11 (People laughed.)</p> <p>12 COMMISSIONER BROCK: Some of them have used</p> <p>13 that suggestion that y'all made.</p> <p>14 CHAIRWOMAN HOROVITZ: Are the gnats under</p> <p>15 control?</p> <p>16 COMMISSIONER BROCK: Yeah. They say they got</p> <p>17 some results from it. Yeah.</p> <p>18 CHAIRWOMAN HOROVITZ: Are we taking the</p> <p>19 steps, from maintenance, to control the gnats?</p> <p>20 COMMISSIONER BROCK: Yes.</p> <p>21 CHAIRWOMAN HOROVITZ: I love the home</p> <p>22 remedies. I'm glad that we could have that</p> <p>23 connection with the residents.</p> <p>24 But we are addressing the gnats?</p> <p>25 MS. DUNN: (nodded head affirmatively)</p>	Page 88	<p>1 Commissioner Weatherby.</p> <p>2 COMMISSIONER WEATHERBY: I did not get that</p> <p>3 memo. We accomplished I felt a lot in finance.</p> <p>4 So I'll be prepared next time to give a report.</p> <p>5 CHAIRWOMAN HOROVITZ: Thank you, and thank</p> <p>6 you for your leadership.</p> <p>7 Am I right, Commissioner Rogers, you're not</p> <p>8 chairing a committee?</p> <p>9 Is that right?</p> <p>10 COMMISSIONER BROCK: Co-Chair.</p> <p>11 COMMISSIONER ROGERS: Co-Chair.</p> <p>12 CHAIRWOMAN HOROVITZ: Yes. Because I believe</p> <p>13 that we do need to form a Compliance Committee,</p> <p>14 but we're going to wait until we have some more</p> <p>15 support on the board.</p> <p>16 Is that right?</p> <p>17 MR. WILSON: (nodded head affirmatively)</p> <p>18 CHAIRWOMAN HOROVITZ: All right.</p> <p>19 Commissioner Reyes.</p> <p>20 COMMISSIONER REYES: So we did also discuss,</p> <p>21 from the previous HR Committee Meeting we had --</p> <p>22 we had requested that the agency provide samples</p> <p>23 for the RFP for both the national firm search</p> <p>24 for the CEO position and also for the compensation</p> <p>25 study for the internal parts of the agency,</p>

Page 89	Page 91
<p>1 including salaries.</p> <p>2 And we made recommendations which I believe</p> <p>3 at this point we're supposed to bring forth --</p> <p>4 are we supposed to bring it forth for a vote,</p> <p>5 or that's just a recommendation to the board?</p> <p>6 CHAIRWOMAN HOROVITZ: I don't believe that we</p> <p>7 need to vote on any of the recommendations.</p> <p>8 We have the resolution that we voted on earlier.</p> <p>9 Is that right?</p> <p>10 MR. WILSON: That's correct.</p> <p>11 CHAIRWOMAN HOROVITZ: We're just taking</p> <p>12 action.</p> <p>13 COMMISSIONER REYES: Yes. So we just focused</p> <p>14 on the scope. That was a big part, and,</p> <p>15 in agreeance with Commissioner Weatherby,</p> <p>16 we went the more robust manner with the scope of</p> <p>17 services and anticipate about a six to nine-month</p> <p>18 search for the CEO.</p> <p>19 And, also, the HR Committee will be meeting</p> <p>20 every single month. I believe it was the third</p> <p>21 Friday of every month at 9:00 a.m. until this is</p> <p>22 completed, because everyone here is committed</p> <p>23 to making this happen successfully.</p> <p>24 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>25 And I'm very excited about what we'll learn</p>	<p>1 I wanted to update the board on the</p> <p>2 Chase Properties conversation regarding the</p> <p>3 \$135,000 in fees that Chase was requesting from</p> <p>4 the housing authority.</p> <p>5 I definitely want to thank Lawsikia,</p> <p>6 in her departure, and the BMO Team for assisting</p> <p>7 and providing the documentation so that I could</p> <p>8 respond to BMO's (sic) request.</p> <p>9 And, based on the final documentation for the</p> <p>10 sale and the purchase of the land, in original</p> <p>11 drafts, the \$135,000 was listed; however,</p> <p>12 under the final closing, that was removed.</p> <p>13 And so, from where I sit, JHA paid all people</p> <p>14 that should have been paid at the final closing</p> <p>15 for the purchase of that land, and that's what</p> <p>16 I expressed.</p> <p>17 Lawsikia gave me a call, prior to her</p> <p>18 leaving, to inform me that she did talk to their</p> <p>19 attorney, Mr. Jason Gabriel, and she expressed to</p> <p>20 him and gave him some color behind the scenes of</p> <p>21 what happened.</p> <p>22 And it was her opinion that that matter</p> <p>23 should be closed and resolved once she explained</p> <p>24 what transpired.</p> <p>25 CHAIRWOMAN HOROVITZ: And, has it?</p>
Page 90	Page 92
<p>1 from the compensation study.</p> <p>2 Do you have anymore information on that?</p> <p>3 COMMISSIONER REYES: Yes. So one of the</p> <p>4 things that we talked about, when we were in the</p> <p>5 last board meeting for the Board of Commissioners</p> <p>6 -- we talked about salaries and how some of the</p> <p>7 salaries are shared across some of the different</p> <p>8 sites.</p> <p>9 So they did provide an organizational chart</p> <p>10 with the salaries on there, as well. Also,</p> <p>11 regarding the culture, right, got some feedback</p> <p>12 from some of the -- not so much some of the</p> <p>13 higher level executives, but more of the lower</p> <p>14 positions to really get a feel for what the agency</p> <p>15 is going through and see what has worked and what</p> <p>16 has not worked.</p> <p>17 CHAIRWOMAN HOROVITZ: All right. Thank you.</p> <p>18 And we'll do that as long as everyone doesn't</p> <p>19 find that to be a burden, and I think it's a nice</p> <p>20 way to bring some visibility, if you're not able</p> <p>21 to attend all meetings.</p> <p>22 Ms. Dunn, President and CEO Report.</p> <p>23 MS. DUNN: Thank you. So I have quite a bit,</p> <p>24 but I'm going to try to get through it very</p> <p>25 quickly.</p>	<p>1 MS. DUNN: I have not received any additional</p> <p>2 emails or commentaries from the Chase Properties</p> <p>3 group.</p> <p>4 Okay. I was on the phone with HUD this</p> <p>5 morning for a separate matter, but, during that</p> <p>6 phone call, I did inquire into when we would</p> <p>7 receive our results from the review.</p> <p>8 I was told that it was coming. They did not</p> <p>9 give a definitive date, time or anything of that</p> <p>10 nature. So waiting with bated breath on when</p> <p>11 that will come about.</p> <p>12 Also, in the policy realm, the housing</p> <p>13 opportunity through The Modernization Act of 2016,</p> <p>14 commonly referred to as, "HOTMA," has gone live</p> <p>15 effective January 1st, 2024.</p> <p>16 And, within that, there are policies that we</p> <p>17 don't have any choice. You have to implement,</p> <p>18 but you still have to follow the rules of a public</p> <p>19 comment time period and things of that nature.</p> <p>20 So, just to give you a little bit of</p> <p>21 background on HOTMA, it originally was signed into</p> <p>22 law in July, 2016. It was placed out for public</p> <p>23 comment that same year in November. The proposed</p> <p>24 rule was published January of 2017.</p> <p>25 September of 2019, HUD updated the proposed</p>

<p style="text-align: right;">Page 93</p> <p>1 rule, and now, finally, in 2024, we are at  2 implementation. So it has taken a while for this  3 to happen.</p> <p>4 So some of the changes that are coming about  5 -- they have eliminated the earned income --  6 this allowance program. They have redefined  7 earned income, unearned income, medical expenses.</p> <p>8 Some of the optional regulations that the  9 housing authority can explore, and zero income  10 families will not have to come in every 90 days  11 to tell us that they're still not working when we  12 can verify that information through other software  13 means and things of that nature.</p> <p>14 So, over the course of the next week,  15 starting April 1st, you will start to see public  16 notices being posted on the website inviting  17 public comment, and, after that 30-day expiration,  18 it will come before the board for a formal  19 adoption beginning in our fiscal year of 10-1.  20 But we have an obligation to report to HUD in  21 July for our annual plan update.</p> <p>22 Any questions on the HOTMA?</p> <p>23 COMMISSIONER BROCK: Yes. So, Ms. Dunn,  24 we're not going to be able to do a public  25 meeting. We just have to submit comments online.</p>	<p style="text-align: right;">Page 95</p> <p>1 waiting list, because, essentially, the family  2 has reached self-sufficiency.</p> <p>3 I have seen situations where a household  4 income total is six figures, and people just stay  5 in the units.</p> <p>6 I already told you guys about the budget  7 revision. I have scheduled an upcoming  8 Resident Advisory Board Meeting.</p> <p>9 During a conversation that I had with  10 Commissioner Horovitz, she asked a very profound  11 question, "Is the Resident Relations Meeting the  12 best avenue to get resident concerns?"</p> <p>13 And so I was really thinking about that,  14 and so I wanted to actively engage the Resident  15 Advisory Board, as they represent all communities  16 as a whole, to get their input and feedback  17 regarding what the residents wants and needs are.</p> <p>18 And I've also asked Ms. Cordelia Parker to  19 join me in those meetings -- she's the Resident  20 Services Director -- so that we can better report  21 to the board some of those concerns.</p> <p>22 CHAIRWOMAN HOROVITZ: If I can make a comment  23 on that -- and I do think that the Resident  24 Relations Meeting is a great way to bring people  25 together.</p>
<p style="text-align: right;">Page 94</p> <p>1 MS. DUNN: No. You can do -- we will still  2 have a public meeting.</p> <p>3 COMMISSIONER BROCK: Okay.</p> <p>4 MS. DUNN: Because there will be other  5 changes that are going to go into place that will  6 call for that. So, yes, ma'am.</p> <p>7 COMMISSIONER BROCK: I'm sorry, Madam Chair.</p> <p>8 CHAIRWOMAN HOROVITZ: No, no.</p> <p>9 COMMISSIONER BROCK: I didn't go through you  10 to Ms. Dunn. I'm sorry.</p> <p>11 Thank you.</p> <p>12 CHAIRWOMAN HOROVITZ: Oh, no problem at all.</p> <p>13 MS. DUNN: And another big change that is  14 coming about that, you know, we don't have any say  15 over is how we treat over income families in  16 public housing.</p> <p>17 In the past, a family that was deemed over  18 income would simply pay a flat rent, and they  19 could stay for as long as they wanted.</p> <p>20 That is no longer. They will be moved out  21 of public housing within a two-year time frame  22 from the point of them being over the income  23 limit.</p> <p>24 And I personally think that's a good thing,  25 as it frees up housing for those that are on our</p>	<p style="text-align: right;">Page 96</p> <p>1 Want I want to get to is, when you see like  2 unhappy residents on the news, and, you know,  3 the news reporter is just looking for that story,  4 right -- I want our residents to know that there's  5 a better way to give feedback so we can address  6 their issues. And I want that like really --  7 I want those hard issues to come to us.</p> <p>8 And so, if we can find a way to do that  9 rather than the news just sensationalizing a  10 story, we really are trying to help people.  11 So I think that there's more work to be done  12 there.</p> <p>13 MS. DUNN: For sure.</p> <p>14 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>15 COMMISSIONER REYES: I would absolutely  16 appreciate that, too, because I think,  17 having attended the meeting, that should be a  18 place to celebrate and for us to come together and  19 let them know like, "We're here for you,"  20 and seek general concerns.</p> <p>21 But, for these specific issues that keep  22 coming up and for these specific, you know,  23 frustrations that we keep hearing in the news and  24 in these meetings, I think it's really important  25 for them to know that we are being really</p>



<p style="text-align: right;">Page 97</p> <p>1 intentional about addressing their issues and have  2 a streamlined process to do that where,  3 like you said, the board is advised of, you know,  4 the really pertinent issues to see if there is a  5 better way to solve them for them.  6 COMMISSIONER BROCK: And I'm sorry.  7 Madam Chair, forgive me.  8 Madam Chair, can I speak?  9 CHAIRWOMAN HOROVITZ: Yes.  10 COMMISSIONER BROCK: Through the Chair,  11 I wanted to say that -- this. You're absolutely  12 right, but most of the staff here at the  13 housing authority knows that I have definitely  14 been an advocate for the residents.  15 Meaning that, if they come to me with a  16 concern, for real, for real, I can go to --  17 if it's a Section 8 problem, I can go to whoever  18 in Section 8, and they have been great about  19 helping and stepping up.  20 If it's a public housing situation,  21 I can go to whoever site that is and talk to the  22 property manager, and they have been great with  23 stepping up to do whatever needed to be done.  24 There is times that, you know, all residents  25 don't get to me, and so, when they all don't get</p>	<p style="text-align: right;">Page 99</p> <p>1 And so the risk that that brings to the  2 agency -- in the same way we don't want employees  3 messaging board members, because, if we don't  4 report something then, what is our liability?  5 Right?  6 So we do need to have clear policies  7 and, you know, course and so that we're not taking  8 on that responsibility. So I think it's great  9 that you're available, but it isn't your  10 responsibility to make sure that these things are  11 taken care of, especially if there is a legal  12 implication. Absolutely.  13 And, do you agree, OGC?  14 MR. WILSON: That's a very valid point.  15 Yes.  16 CHAIRWOMAN HOROVITZ: Thank you.  17 COMMISSIONER REYES: And, through the Chair  18 to Commissioner Brock, not only is it a potential  19 liability issue, but also look at it as it's  20 protecting you, as well.  21 Because, at the end of the day, I know you do  22 it from the bottom of your heart and you're very  23 selfless with this, but, if we create a policy for  24 it, where it's, you know, a little bit more  25 transparent, then there is -- I feel like the</p>
<p style="text-align: right;">Page 98</p> <p>1 to me, that's when they bring their concerns to  2 Resident Relations.  3 But, have we done that in the past?  4 I done it with Mr. Alexander. That's why  5 I raised the question in the board meeting about  6 the mildew that Hogan Creek was dealing with.  7 This is why I bring the things back, you know,  8 to the board before it get blown out of  9 proportion.  10 You know, like one resident was talking about  11 -- they were dealing with termites, and what we  12 have to understand, just like when y'all stepped  13 up and told them how to deal with the gnats --  14 and I told a resident this just the other day,  15 I said, "What you have to understand is,  16 when it get hot, for some reason or another,  17 termites do -- they come out. They be flying all  18 around. So, yeah. They do get in your houses."  19 CHAIRWOMAN HOROVITZ: Thank you so much for  20 being available, but what I worry about is  21 something we talked about before is the  22 responsibility that puts on you, that, if you  23 don't report that there is mildew in a unit,  24 and then we have a child who has asthma-related  25 issues, there's a responsibility there.</p>	<p style="text-align: right;">Page 100</p> <p>1 community is going to feel like, "Okay. This  2 board really does care."  3 At the end of the day, because we are so new  4 and because we are in transition still,  5 that's one of the main things we want to reach the  6 community.  7 "Yes. We may be new, but we are fully  8 invested in making this work for everyone."  9 Make sense?  10 COMMISSIONER BROCK: Uh-huh.  11 CHAIRWOMAN HOROVITZ: Great.  12 I'm sorry. Ms. Dunn.  13 MS. DUNN: No problem. Okay. I met with two  14 of the continuum care providers, Ability Housing  15 as well as the Sulzbacher Center, to see how we  16 could better partner to provide services and  17 to really assist this administration in addressing  18 their need as far as the homeless population.  19 And I have a meeting with Dawn Gilman  20 tomorrow -- no, Wednesday -- Wednesday from  21 Changing Homelessness to speak with her and get  22 her feedback.  23 But, in the meantime in between time,  24 we're on this City Council Committee to address  25 and to bring back some ideas on how we can get</p>

<p style="text-align: right;">Page 101</p> <p>1 better aid and assist.</p> <p>2 Right now out for public comments is one of</p> <p>3 those ideas that you can find on the website where</p> <p>4 this agency will adopt a homeless preference.</p> <p>5 That has not been done in the past.</p> <p>6 That is something that Ability Housing and</p> <p>7 the Sulzbacher Center said would go a mighty long</p> <p>8 way to assist them in their efforts to address</p> <p>9 this ongoing need in the community.</p> <p>10 I think it is long overdue. This is the</p> <p>11 first agency that I've worked for that did not</p> <p>12 have a homeless preference within its policies,</p> <p>13 and so I encourage you, at your convenience,</p> <p>14 to log on to the website and read that effort in</p> <p>15 its entirety and comment.</p> <p>16 Those comments will go to Mr. Todd Aubuchon,</p> <p>17 and we'll be gathering those up so that we can</p> <p>18 provide some good conversation and feedback to</p> <p>19 those committees, as well.</p> <p>20 Questions about that?</p> <p>21 COMMISSIONER REYES: Not that, but I do see</p> <p>22 that JALA -- you guys have a partnership with</p> <p>23 JALA for the workshop you were talking about,</p> <p>24 the Landlord Workshop.</p> <p>25 MS. DUNN: Yes.</p>	<p style="text-align: right;">Page 103</p> <p>1 And I thought that that would have been</p> <p>2 better served using a real estate broker and</p> <p>3 really exploring the idea of what that would look</p> <p>4 like and how that would save us money for future</p> <p>5 acquisitions.</p> <p>6 So I think we paid out to the tune of about</p> <p>7 \$3,000,000 --</p> <p>8 MR. LOHR: 3.7.</p> <p>9 MS. DUNN: -- 3.7 million dollars in</p> <p>10 development fees. And I haven't done the math,</p> <p>11 but I think we would not have paid anywhere near</p> <p>12 that with a regular real estate broker commission</p> <p>13 had that been brought to us that way.</p> <p>14 And so, just food for thought for the board,</p> <p>15 as we go forward with these kind of acquisitions</p> <p>16 and whether or not, you know, you truly use a</p> <p>17 developer to develop a property versus outright</p> <p>18 purchasing and using a real estate broker to do</p> <p>19 that.</p> <p>20 CHAIRWOMAN HOROVITZ: To that point, I would</p> <p>21 imagine that we're going to have a lot more</p> <p>22 scrutiny on deals, and we're continuing to look</p> <p>23 through the portfolio of things that we've looked</p> <p>24 at in the past and reevaluating and stepping away</p> <p>25 from deals that don't make sense. And so I think</p>
<p style="text-align: right;">Page 102</p> <p>1 COMMISSIONER REYES: Is that also going to be</p> <p>2 provided virtually -- virtual attendance?</p> <p>3 MS. DUNN: I don't think we had anticipated</p> <p>4 doing it that way, but we could certainly talk to</p> <p>5 Evann to see if we can do it. Because it's going</p> <p>6 to be held at Brentwood, and I don't know if our</p> <p>7 technology would allow that.</p> <p>8 COMMISSIONER REYES: I feel like for more</p> <p>9 participation, it would be helpful if there was a</p> <p>10 bunch of options, because I can't make it because</p> <p>11 of work or children or whatever. We're trying to</p> <p>12 incentivize them to get, you know, involved.</p> <p>13 MS. DUNN: Sounds good.</p> <p>14 And, last but not least, this is not in my</p> <p>15 comments, but I thought it important enough to</p> <p>16 bring to the board.</p> <p>17 Dennis and I had a very good conversation</p> <p>18 last week surrounding the topic of real estate</p> <p>19 broker versus developer and how this agency could</p> <p>20 benefit from a broker versus a developer.</p> <p>21 The Westwood deal, in particular, was kind of</p> <p>22 unusual to me in terms of how it came about.</p> <p>23 So our developer partner brought us that deal,</p> <p>24 but, in the true sense of development, that wasn't</p> <p>25 a development.</p>	<p style="text-align: right;">Page 104</p> <p>1 that we need to just be a lot more engaged.</p> <p>2 That's all.</p> <p>3 MS. DUNN: Okay. And that concludes my</p> <p>4 report.</p> <p>5 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>6 Did you have any comment, Commissioner Reyes?</p> <p>7 COMMISSIONER REYES: No. Thank you.</p> <p>8 CHAIRWOMAN HOROVITZ: I'll just go quickly.</p> <p>9 The only thing to add on to the -- it's been a</p> <p>10 really great time the last few weeks in just</p> <p>11 building an engagement with City Council and</p> <p>12 the administration.</p> <p>13 And I've said this before. It's so important</p> <p>14 we are partnering with other agencies that are</p> <p>15 doing the work, because it allows us to do more</p> <p>16 work.</p> <p>17 Right?</p> <p>18 I think that the housing authority has had</p> <p>19 the reputation of wanting to just be this agency</p> <p>20 on an island, and we have some of that reputation</p> <p>21 to undo.</p> <p>22 And so meeting with members of City Council</p> <p>23 and just having really productive conversations</p> <p>24 with people doing the work -- I think that's</p> <p>25 really helped. It will help us in continuing to</p>

Page 105	Page 107
<p>1 get opportunities, you know, brought to us.  2 "Hey, do you want these funds so you can  3 build some homes?"  4 "Yes. We do, actually."  5 And so we want to be that kind of agency that  6 is known as being an open and willing partner.  7 So that's very exciting, and I hope that we can  8 have a lot more productive conversations around  9 that.  10 So, if there is no further -- yes.  11 COMMISSIONER ROGERS: Just one. So to  12 Ms. Dunn, through the Chair to Ms. Dunn,  13 can you give this board an update on the incident  14 that happened at Franklin Arms and how the agency  15 responded to that?  16 I do believe that -- and this is really  17 through the Chair -- we do send our deepest  18 condolences to the individual who was hurt while  19 he was doing his job.  20 How did the agency respond to that?  21 What's in place to address what occurred over  22 there?  23 MS. DUNN: Well, we have armed security.  24 So he was armed. And, what took place from --  25 and Mr. Mitchell stepped out -- he really could</p>	<p>1 tax credit deal where we were explaining  2 -- very nice man who seems to be very respected by  3 the building as a whole. It's just didn't make  4 any sense.  5 CHAIRWOMAN HOROVITZ: I second the  6 condolences, as well.  7 Thank you, Commissioner, for bringing that  8 up.  9 COMMISSIONER BROCK: I do, too, Madam Chair,  10 because I was going to ask that same question.  11 Thank you, Commissioner Rogers, for bringing  12 it up, because I was going to bring it up.  13 I was waiting for our Chair to call for any other  14 closing comments.  15 CHAIRWOMAN HOROVITZ: All right. If --  16 MS. DUNN: Mr. Peterson has something to add  17 to that.  18 MR. PETERSON: Yes. Through the Chair,  19 I did meet with the security company on Friday --  20 the owner of the company -- and we walked the  21 building together.  22 And we're all going to talk about providing  23 some separation, be it a desk or something,  24 for the on-site security, that it will be a  25 little harder to get to the security officer if</p>
Page 106	Page 108
<p>1 answer your question more fully than I could --  2 but, as an agency, from a legal liability  3 standpoint, the matter has been referred over to  4 OGC; however, the gentleman is alert and  5 recovering.  6 So that's the extent of what I'll say to  7 that, but he was attacked by someone that he was  8 aware was in the building. From what I  9 understand, the gentleman went to -- from what  10 they saw on camera -- went to the laundry area  11 while he was sitting down out front, seemed to  12 have contemplated I guess the attack and then  13 attacked the man hitting him about 19 times with a  14 blunt force object.  15 He did fight back. He was disarmed,  16 from what the camera showed. After he took the  17 gun, he did shoot, but there was no ammo in the  18 chamber.  19 So it was very much a very violent situation.  20 The security company did provide a replacement  21 right away. So the building is still secured.  22 This seems to be a one-off.  23 I met the gentleman the night before --  24 well, the week before -- excuse me -- where we  25 held a meeting there for the residents for the</p>	<p>1 there is such a future incident. But we did have  2 that conversation on Friday.  3 CHAIRWOMAN HOROVITZ: Commissioner Weatherby.  4 COMMISSIONER WEATHERBY: Through the Chair,  5 was a motive ever determined?  6 Was there a robbery or just --  7 MR. PETERSON: I don't have an answer for  8 that.  9 CHAIRWOMAN HOROVITZ: I think it's an ongoing  10 investigation.  11 MS. DUNN: Yes.  12 CHAIRWOMAN HOROVITZ: So we'll hopefully have  13 an update at our next board meeting.  14 Commissioner Reyes.  15 COMMISSIONER REYES: Through the Chair to  16 Ms. Dunn, I imagine each site has a log of any  17 incidents.  18 Because I know that, when we were at the  19 Resident's Meeting, there was a couple of  20 individuals who complained about the security and  21 the use of the elevators and individuals using  22 property outside incorrectly.  23 And so, is there like a log of reports that  24 you could provide to us so that we can just get an  25 understanding of how often these incidents are</p>


Page 109

1 occurring or how often people are complaining?  
 2 MS. DUNN: I can request that. Yes.  
 3 COMMISSIONER REYES: Thank you.  
 4 COMMISSIONER ROGERS: Madam Chair,  
 5 my final comment -- what I said in private I'll  
 6 say in public, as well. Kudos to the agency for  
 7 amazing youth and job fair resource. I will  
 8 butcher the title, because I don't have it in  
 9 front of me.  
 10 But I did get an opportunity to drop by  
 11 there. Amazing job, a lot of attendees.  
 12 I said it to Ms. Dunn, and I also said it to  
 13 Ms. Parker, while I was there. It was an amazing  
 14 job that the agency did in putting that event on  
 15 for the community.  
 16 I got the chance to speak with individuals  
 17 who were there, and they were very pleased.  
 18 So, again, great job, and I just want to make sure  
 19 I say that for the record.  
 20 (People laughed.)  
 21 CHAIRWOMAN HOROVITZ: One more thing for  
 22 the record, I just really want to thank Lawsikia  
 23 Hodges. I can't say enough how much she helped me  
 24 develop as a board member and just her counsel was  
 25 just invaluable. The late evening phone calls,

Page 110

1 just always available to answer my questions  
 2 and make sure that I had the answers that I  
 3 needed.  
 4 And we really will miss her and wish her so  
 5 much luck. She deserves all of the success in the  
 6 world. I'm excited to have Reece, but you do have  
 7 huge high heels to fill.  
 8 (People laughed.)  
 9 CHAIRWOMAN HOROVITZ: So just thank you to  
 10 her, and I have nothing anything else.  
 11 Anybody else?  
 12 (no response)  
 13 CHAIRWOMAN HOROVITZ: All right.  
 14 Thank you-all for your patience today.  
 15 We're adjourned.  
 16 (Whereupon, the proceedings in the  
 17 above-titled cause concluded at 3:58 p.m.)  
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Page 111

1 CERTIFICATE  
 2 STATE OF FLORIDA )  
 3 COUNTY OF DUVAL )  
 4 I, Carol DeBee Martin, Certified Court  
 5 Reporter and Notary Public, certify that I was  
 6 authorized to and did stenographically report  
 7 to the best of my ability the foregoing proceedings  
 8 and that the transcript is a true and complete record  
 9 of my stenographic notes.  
 10 Dated this 6th day of April, 2024.  
 11  
 12   
 13  
 14 Carol DeBee Martin  
 15 Notary Public State of Florida  
 16 My Commission: HH 038064  
 17 Expires: 12-29-2024  
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