

Page 1	Page 3
<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6 JACKSONVILLE HOUSING AUTHORITY BOARD OF COMMISSIONERS</p> <p>7 FINANCE COMMITTEE MEETING</p> <p>8</p> <p>9</p> <p>10 TAKEN: Friday, April 12, 2024</p> <p>11 TIME: 9:30 a.m. to 10:46 a.m.</p> <p>12 PLACE: Jacksonville Housing Authority</p> <p>13 1300 North Broad Street</p> <p>14 Jacksonville, Florida 32202</p> <p>15 (and via videoconference)</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20 Taken by Carol DeBee Martin, court reporter.</p> <p>21</p> <p>22 Carol DeBee Martin</p> <p>23 Jacksonville Court Reporting, Inc.</p> <p>24 1620 Bartram Road, Apt. 6111</p> <p>25 Jacksonville, Florida 32207</p> <p>(904) 465-0787 (cell)</p> <p>debeemartin@aol.com</p>	<p>1 PROCEEDINGS</p> <p>2 April 12, 2024 9:30 a.m.</p> <p>3 CHAIRWOMAN WEATHERBY: All right. It's 9:30.</p> <p>4 So we'll go ahead and call the meeting to order.</p> <p>5 Somebody has mistakenly put a gavel here.</p> <p>6 COMMISSIONER BROCK: It's not a mistake.</p> <p>7 (People laughed.)</p> <p>8 CHAIRWOMAN WEATHERBY: It's a mistake when</p> <p>9 I'm chairing the meeting. So we'll go ahead and</p> <p>10 call the meeting to order.</p> <p>11 First up, any public comments either online</p> <p>12 or in the room?</p> <p>13 (no response)</p> <p>14 CHAIRWOMAN WEATHERBY: Hearing none,</p> <p>15 we will proceed to approval of the minutes.</p> <p>16 Do I hear a motion?</p> <p>17 COMMISSIONER BROCK: I make a motion.</p> <p>18 COMMISSIONER HOROVITZ: I second.</p> <p>19 CHAIRWOMAN WEATHERBY: Thank you.</p> <p>20 All in favor say, "Aye." We're all in favor</p> <p>21 I think.</p> <p>22 COMMISSIONER BROCK: Aye.</p> <p>23 COMMISSIONER HOROVITZ: Aye.</p> <p>24 CHAIRWOMAN WEATHERBY: Agency Financial</p> <p>25 Overview.</p>
Page 2	Page 4
<p>1 APPEARANCES:</p> <p>2 CHAIRWOMAN LISA STRANGE WEATHERBY</p> <p>3 COMMISSIONER HEATHER HOROVITZ</p> <p>4 COMMISSIONER HARRIET BROCK</p> <p>5 EVANN MORRIS</p> <p>6 ANTONIO PEREZ</p> <p>7 VANESSA DUNN, Acting President & CEO</p> <p>8 DENNIS LOHR, CFO</p> <p>9 LINDA FITZGERALD</p> <p>10 REYNOLD PETERSON</p> <p>11 WILLIAM MITCHELL</p> <p>12 CRYSTAL BLACKMER</p> <p>13 HARRY M. "Reece" WILSON, ESQUIRE (OGC)</p> <p>14 INEEDA JACOBS</p> <p>15 LAILA DARBY</p> <p>16</p> <p>17 VIA VIDEOCONFERENCE</p> <p>18 COMMISSIONER ANDREA REYES</p> <p>19 KORT PARDE, CAO</p> <p>20 KELVIN NOBLE</p> <p>21 CHRISTINE PEREAU</p> <p>22 REBECCA WILLIAMS</p> <p>23 CONCERNED CITIZEN</p> <p>24 ---</p> <p>25</p>	<p>1 Dennis, you're up.</p> <p>2 MR. LOHR: Good morning, Commissioners.</p> <p>3 We're looking at the financials today as of</p> <p>4 March 31st, 2024. I'm going to go through these</p> <p>5 kind of quickly today as we're going to get into</p> <p>6 them in-depth when we go through the budget</p> <p>7 revision resolution.</p> <p>8 CHAIRWOMAN WEATHERBY: Okay.</p> <p>9 MR. LOHR: So, starting off with public</p> <p>10 housing, we're at 55.49 percent year to date.</p> <p>11 So we're at \$9,860,898. Our expenses are</p> <p>12 \$7,645,751. So we're right at 44 percent for</p> <p>13 our expenses. So net cash flow to the</p> <p>14 Public Housing Program is \$2,215,147.</p> <p>15 For our HCV Program, our income is</p> <p>16 \$41,924,857. So we're a little bit over budget</p> <p>17 at 53 percent, and our expenses are \$43,836,426.</p> <p>18 So our expenses are a little high at 55.61</p> <p>19 percent.</p> <p>20 COMMISSIONER HOROVITZ: May I, through the</p> <p>21 Chair.</p> <p>22 CHAIRWOMAN WEATHERBY: Yes.</p> <p>23 COMMISSIONER HOROVITZ: Mr. Lohr --</p> <p>24 and I know we talked about this a number of times</p> <p>25 --</p>

<p style="text-align: right;">Page 5</p> <p>1 MR. LOHR: Yes --</p> <p>2 COMMISSIONER HOROVITZ: -- help me understand</p> <p>3 how we outspend the income here.</p> <p>4 And, how can we really adjust that so that's</p> <p>5 not happening?</p> <p>6 MR. LOHR: -- so, basically, HUD gives us</p> <p>7 what is known as, "a budget authority," right,</p> <p>8 and that's the total amount of income that we can</p> <p>9 spend for the year. We have been in contact with</p> <p>10 HUD, and they currently don't know what our budget</p> <p>11 authority is.</p> <p>12 COMMISSIONER HOROVITZ: So I'll restate it.</p> <p>13 If you were to resolve this right now, the only</p> <p>14 way to do that is to actually take people out of</p> <p>15 the program; is that right?</p> <p>16 MS. DUNN: That's correct.</p> <p>17 COMMISSIONER HOROVITZ: Okay.</p> <p>18 MS. DUNN: I would just like to add a little</p> <p>19 bit of clarity to what Mr. Lohr is saying.</p> <p>20 Last night, I asked that he reach out to the</p> <p>21 HUD Financial Management Center to inquire as to</p> <p>22 what the budget authority is and how soon we will</p> <p>23 know.</p> <p>24 And Angela Kite responded, and I would like</p> <p>25 to read her response into the record.</p>	<p style="text-align: right;">Page 7</p> <p>1 this template for them and send it back in hopes</p> <p>2 that they will adjust our funding.</p> <p>3 COMMISSIONER HOROVITZ: Thank you.</p> <p>4 CHAIRWOMAN WEATHERBY: That is helpful.</p> <p>5 Yes, ma'am.</p> <p>6 COMMISSIONER BROCK: Madam Chair, if I may,</p> <p>7 to Ms. Dunn, because I need some clarity.</p> <p>8 Because I just heard Commissioner Heather say that</p> <p>9 we were aware of this.</p> <p>10 I was not aware of it. So I'm trying to</p> <p>11 figure out -- are you saying that we're going to</p> <p>12 take some people off the program?</p> <p>13 MS. DUNN: No, ma'am. I've been reporting in</p> <p>14 my report for the last two months that the --</p> <p>15 that we're outspending what we have coming in.</p> <p>16 So, since January, we have not received enough</p> <p>17 housing assistance payments, and we've had to go</p> <p>18 into our HUD-held reserves to cover those</p> <p>19 balances.</p> <p>20 COMMISSIONER BROCK: Okay.</p> <p>21 MS. DUNN: And that reserve is getting low</p> <p>22 quickly, and so, for the last three months,</p> <p>23 we've spent to the tune of around 7- to</p> <p>24 \$8,000,000. And we're receiving around</p> <p>25 6.7 million on average.</p>
<p style="text-align: right;">Page 6</p> <p>1 "Good morning, Dennis. At this time,</p> <p>2 the Fiscal Year '24 Budget hasn't made its way to</p> <p>3 us yet. They are currently calculating the</p> <p>4 infaltion factor for all PHAs across the country.</p> <p>5 We are hoping within the next couple of weeks we</p> <p>6 will know.</p> <p>7 "I know I keep saying that, but that's the</p> <p>8 info I have. If you will provide the information</p> <p>9 in the template below, I can see what I can do.</p> <p>10 I know you just received shortfall funding,</p> <p>11 but it's definitely not enough."</p> <p>12 And so this came from our Financial</p> <p>13 Management Center this morning.</p> <p>14 COMMISSIONER HOROVITZ: Thank you.</p> <p>15 That's very helpful.</p> <p>16 I know there is a lot of discussion around</p> <p>17 vouchers, and I also just, you know, for the</p> <p>18 record, want to point out that it's something that</p> <p>19 we're aware of.</p> <p>20 We don't have enough funding to support</p> <p>21 currently in the program, let alone accepting new</p> <p>22 people to the program, and we're hoping to have</p> <p>23 some more insight in the next few weeks;</p> <p>24 is that right?</p> <p>25 MS. DUNN: Yes. So we're going to fill out</p>	<p style="text-align: right;">Page 8</p> <p>1 COMMISSIONER BROCK: Okay.</p> <p>2 MS. DUNN: So we're outspending our budget</p> <p>3 by 1.5 million dollars a month, and so, based on</p> <p>4 the current trend, we can only support roughly at</p> <p>5 the per unit month rate of about 6,000 to 6500</p> <p>6 families when we currently have 8,072 on the</p> <p>7 program.</p> <p>8 COMMISSIONER BROCK: Okay. So, what's going</p> <p>9 to happen, you know, with those other families?</p> <p>10 How are we going to be able to deal with</p> <p>11 that?</p> <p>12 MS. DUNN: That's what our senior staff</p> <p>13 meeting was about yesterday, to be quite frank,</p> <p>14 and we are talking about some of the strategies</p> <p>15 that were implemented during sequestration in 2013</p> <p>16 when this same thing was happening.</p> <p>17 COMMISSIONER BROCK: Okay.</p> <p>18 MS. DUNN: But I also charged OCG to provide</p> <p>19 a report, beginning in 2020, showing the amount of</p> <p>20 rental increase year over year and how that's</p> <p>21 adversely impacting the administration of this</p> <p>22 program.</p> <p>23 And so I reached out to Mr. Aubuchon this</p> <p>24 morning to begin to collect that data,</p> <p>25 because what I realized yesterday, during our</p>

<p style="text-align: right;">Page 9</p> <p>1 conversation as housing practitioners, 2 we all have anecdotal evidence as to what is 3 happening. But we need empirical data in dollars 4 to be able to have real discussion on what's 5 happening. 6 (Commissioner Rogers entered the room.) 7 COMMISSIONER BROCK: Okay. So, yeah. 8 So anyway so -- oh, my gosh. I do know that 9 a lot of those landlords was asking for an 10 increase on those units due to their insurance 11 going up. So -- and I don't know, too, if that -- 12 I'm pretty sure that did impact us. 13 MS. DUNN: COVID has had an adverse impact 14 on the HCV Program in ways that we did not imagine 15 and ways I believe HUD has not been prepared for. 16 And one of those things is that no one 17 anticipated that the market would drive rents 18 to the rates that we're currently seeing, 19 and so we're getting rental increases where I -- 20 Mr. Strawder, in the HCV Department, shared with 21 me that, you know, we had someone on the program 22 where rent was \$1200, and the landlord asked for 23 \$2,350. 24 COMMISSIONER BROCK: Oh, wow. 25 MS. DUNN: So you're talking about a</p>	<p style="text-align: right;">Page 11</p> <p>1 Thank you, Ms. Chair. 2 CHAIRWOMAN WEATHERBY: Certainly. 3 We have a question online, and, 4 unfortunately, the print is too small for me to 5 see who it is. 6 MS. DUNN: Oh, that's Commissioner Reyes. 7 CHAIRWOMAN WEATHERBY: Oh, okay. 8 COMMISSIONER REYES: I'm small in person, 9 too. So I understand. I wasn't able to be there 10 in person, but I'm definitely interested in seeing 11 what's happening. 12 Through the Chair to Ms. Dunn, I think you 13 answered my question I believe. 14 I was going to ask you, when was the last 15 time this happened, and I believe you said it was 16 2013, correct? 17 MS. DUNN: Yes, ma'am. 18 COMMISSIONER REYES: Okay. And, what was the 19 recourse -- like what was the course of action in 20 2013? 21 MS. DUNN: During the sequestration, 22 HUD gave us a couple of options that we could do. 23 Of course that last option is always to take the 24 families off the program. That's the last thing 25 you want to have to do.</p>
<p style="text-align: right;">Page 10</p> <p>1 \$1300 rental increase, and the issue that we're 2 having on our side is the market comparability 3 studies that we're required to do before we 4 approve a rental increase -- whereas, five years 5 ago, that would have never, as we say, 6 "comped out." 7 COMMISSIONER BROCK: Right. 8 MS. DUNN: Well, it's comping out now. 9 And so, even though he said, "I went ahead 10 and denied it because of the adverse affect it 11 would have on the family," he did the morally 12 correct thing, but, regulatory -- we're supposed 13 to approve that. 14 COMMISSIONER BROCK: Oh, wow. 15 MS. DUNN: Because the market dictates 16 that, when we compare apples to apples for 17 unassisted units, if the market says that you 18 can pay for that, then you're supposed to, 19 and our budget cannot sustain this. 20 And this is what's prompted me to ask 21 Mr. Aubuchon to run this report so that we can see 22 in real data how much rental increases 23 percentagewise across this program has increased. 24 COMMISSIONER BROCK: Thank you for that 25 information.</p>	<p style="text-align: right;">Page 12</p> <p>1 But, in the course of that, one of the 2 things we looked at was reducing payment standards 3 in market areas where you could. You stopped 4 outgoing portability to areas that had higher fair 5 market rents and higher payment standards than 6 your agency had. 7 You asked agencies that were administering 8 outgoing portability to absorb those families so 9 that you were no longer having to pay the 10 administrative fees and those HAP costs to that 11 particular jurisdiction. 12 You used your HUD-held reserves, if you had 13 any, which is what we're doing right now, 14 to prevent shortfall. You tightened up on your 15 occupancy standards where you were reducing the 16 number of bedrooms that you would subsidize a 17 family for. 18 So those were some of the strategies that 19 they asked us to implement prior to taking any 20 families off the program. 21 COMMISSIONER REYES: Okay. Thank you. 22 And then my second question, through the Chair to 23 Ms. Dunn -- is this happening across the state -- 24 I mean across the country? 25 Is there a national pattern?</p>

Page 13	Page 15
<p>1 You mentioned three things, COVID, 2 market rates and inflation, and I imagine that's 3 across the board. 4 Or, are we seeing this specifically higher in 5 Northeast Florida? 6 MS. DUNN: My answer -- the evidence is 7 that it's happening across the nation, because, 8 as the email from Ms. Kite this morning implies, 9 that HUD is trying to do an inflation factor for 10 all PHAs. And that's what's causing the delay 11 in them notifying us on what our budget authority 12 is for the program. 13 COMMISSIONER REYES: Okay. Thank you for 14 that. 15 MS. DUNN: Yes, ma'am. 16 CHAIRWOMAN WEATHERBY: Commissioner. 17 COMMISSIONER HOROVITZ: Through the Chair, 18 I have a question that Commissioner Reyes sparked 19 and then your answer. 20 So you say we're pulling into HUD-held 21 reserves to fund the shortfall. 22 What impact is that having to the financials? 23 MS. DUNN: Well, from what we discussed 24 yesterday, in December, we requested 2.7 million 25 to cover HAP costs, and we started out with around</p>	<p>1 notice stayed at 6.3. So I was quite confused as 2 to why they would reduce it by \$400,000 when we 3 are spending exponentially more than what they 4 were sending to start with, which was why I asked 5 Mr. Lohr to reach out to the Financial Management 6 Center to find out, "What is going on? When will 7 you guys let us know what our budget authority 8 is so we can better project and manage the 9 program going forward?" 10 Because we don't make any decisions in haste 11 and find out, "Hey, your now budget authority is 12 7 1/2 million dollars a month." 13 And then we're going to back pay all these 14 dividends, you know, and we were running around 15 with our hair on fire for no reason. 16 So, to get her email this morning -- 17 I'm not going to say it was discouraging, 18 but it wasn't particularly helpful. 19 COMMISSIONER REYES: Right. And so one last 20 follow-up question to that, through the Chair to 21 Ms. Dunn. 22 If we don't get that -- like you've been 23 holding off. 24 How long can you hold off from receiving the 25 budget authority before we have to tap into the</p>
Page 14	Page 16
<p>1 6.5 million in HUD-held reserves. And spending at 2 a rate of about 1.5 million over per month it's 3 going to go fast. 4 COMMISSIONER REYES: Sorry. I have one more 5 question. 6 Can you hear me? 7 MS. DUNN: Yes. 8 COMMISSIONER REYES: So now Commissioner 9 Horovitz sparked a question for me. I think you 10 said, earlier, we're spending at a rate of 11 1.5 million like additional a month, correct, 12 out of our reserves right now? 13 Was that correct, Ms. Dunn? 14 MS. DUNN: No. We haven't asked for those 15 reserves yet. 16 COMMISSIONER REYES: Okay. 17 MS. DUNN: Yes. But, when we do -- 18 because I was honestly stalling with the hope that 19 we would have our budget authority by now. 20 And so what triggered the further alarm for 21 me is that we got our May allocation from HUD on 22 Monday, and so, for the months of March and April, 23 they funded the HCV Program at 6.7 million 24 dollars. 25 They gave us our May allocation, and that</p>	<p>1 reserves? 2 MS. DUNN: After this meeting, I was going to 3 tell Dennis to send an email asking for the 4 reserves. We have to. 5 COMMISSIONER REYES: Okay, okay. All right. 6 Thank you. 7 MS. DUNN: You're welcome. 8 CHAIRWOMAN WEATHERBY: Commissioner Brock. 9 COMMISSIONER BROCK: Yes. Madam Chair to 10 Ms. Dunn, I don't even know if you know this 11 answer, but I'm just a little concerned with the 12 properties that we already just purchased. 13 How is this going to affect us moving forward 14 for renovations and things of that nature? 15 MS. DUNN: It doesn't have any impact. 16 COMMISSIONER BROCK: Okay. Great, great, 17 great, great, great. Okay. Thank you. 18 MS. DUNN: You're welcome. 19 CHAIRWOMAN WEATHERBY: Mr. Lohr. 20 MR. LOHR: Okay. So overall for the 21 program for the first six months of the year, 22 our administrative fee net income is a loss 23 of \$510,509, and our HAP net income is coming out 24 at a loss of \$1,401,060. 25 For our central office, our income is at</p>

Page 17	<p>1 \$3,220,348 -- 47.9 percent. It's a little bit</p> <p>2 below where we were anticipating. Our expenses</p> <p>3 are at \$3,137,759. We're right on track with our</p> <p>4 budget, and our net cash flow is \$82,589.</p> <p>5 For our Gregory West property, our income is</p> <p>6 \$825,446. We're at 48 1/2 percent. So at about</p> <p>7 1 1/2 percent below budget, and our expenses</p> <p>8 are at \$518,853. And we're at 57.57 percent</p> <p>9 -- so slightly above budget -- and our net cash</p> <p>10 flow is \$306,593.</p> <p>11 And, for our Jax Beach Apartments, our income</p> <p>12 is \$548,649. We're at 55.76 percent. So almost</p> <p>13 6 percent above budget, and then our expenses</p> <p>14 are coming in under budget by about the same</p> <p>15 5 1/2 percent at \$282,765.</p> <p>16 CHAIRWOMAN WEATHERBY: I believe Commissioner</p> <p>17 Brock has a question.</p> <p>18 COMMISSIONER BROCK: Not on -- Madam Chair,</p> <p>19 not on this presentation, but I forgot to ask</p> <p>20 this question when we were having the discussion</p> <p>21 just now.</p> <p>22 To Ms. Dunn, when do you think that this will</p> <p>23 impact our residents?</p> <p>24 You know, I heard you say that you would go</p> <p>25 back and look at the criteria of our residents</p>
Page 18	<p>1 that are on the program already.</p> <p>2 When do you think you're going to have to</p> <p>3 start doing that impacting that?</p> <p>4 MS. DUNN: I will be honest, I don't know,</p> <p>5 Commissioner Brock. The optimistic me is really</p> <p>6 hoping I'm not going to have to.</p> <p>7 COMMISSIONER BROCK: Okay. Thank you.</p> <p>8 CHAIRWOMAN WEATHERBY: Thank you.</p> <p>9 Mr. Lohr.</p> <p>10 MR. LOHR: So our net cash flow for</p> <p>11 Jax Beach Apartments is \$265,884. So our actuals</p> <p>12 were at almost 76 percent of our annual budget.</p> <p>13 For Brentwood Lake Apartments, our income is</p> <p>14 \$1,421,517. So we're at 54 percent. They're a</p> <p>15 little ahead on their income. Their expenses</p> <p>16 are coming in at \$1,357,208, and our net cash flow</p> <p>17 is \$64,309. And that's over budget for our year.</p> <p>18 Overall, our cash flow restricted to the</p> <p>19 program is \$303,578. That's the combination of</p> <p>20 our public housing and Section 8 programs,</p> <p>21 and our cash flow available for agency use --</p> <p>22 that's our unrestricted cash flow -- is \$719,375.</p> <p>23 COMMISSIONER HOROVITZ: On unrestricted,</p> <p>24 where are we currently holding the funds that were</p> <p>25 wired from LIFT JAX?</p>
Page 19	<p>1 MR. LOHR: They are in the LIFT JAX bank</p> <p>2 account.</p> <p>3 COMMISSIONER HOROVITZ: So, is that listed</p> <p>4 here?</p> <p>5 MR. LOHR: No.</p> <p>6 COMMISSIONER HOROVITZ: Okay. Is that right?</p> <p>7 MR. LOHR: I will update the report for the</p> <p>8 full board meeting with the other properties on</p> <p>9 it. I don't believe we have an official operating</p> <p>10 budget for Franklin Arms yet.</p> <p>11 So, you know, doing a budget comparison is</p> <p>12 kind of difficult, but we have been looking</p> <p>13 through some of the agreements between LIFT JAX</p> <p>14 and the city. So we're keeping that money in a</p> <p>15 restricted account.</p> <p>16 COMMISSIONER HOROVITZ: I agree. I agree</p> <p>17 with that, and thank you. And the answer could</p> <p>18 be, yes, I'm not a CPA. So I really just wanted</p> <p>19 to make sure that we are getting the full accurate</p> <p>20 picture.</p> <p>21 MR. LOHR: Yes, yes.</p> <p>22 COMMISSIONER HOROVITZ: Thank you.</p> <p>23 MR. LOHR: Any other questions about the</p> <p>24 financials?</p> <p>25 (no response)</p>
Page 20	<p>1 CHAIRWOMAN WEATHERBY: Apparently not.</p> <p>2 Good job.</p> <p>3 MR. LOHR: Thank you.</p> <p>4 CHAIRWOMAN WEATHERBY: Thank you.</p> <p>5 Okay. We will move on to the Presentation of</p> <p>6 Operations Resolutions.</p> <p>7 Ms. Dunn.</p> <p>8 MS. DUNN: Yes, ma'am. So JHA Resolution</p> <p>9 2024-JHA-16 is to approve the revised operating</p> <p>10 budget for the JHA, and, Mr. Lohr is going to</p> <p>11 present that information.</p> <p>12 MR. LOHR: I'll present it from back here,</p> <p>13 if that's okay with everybody.</p> <p>14 COMMISSIONER HOROVITZ: Can I ask a question</p> <p>15 before we start?</p> <p>16 CHAIRWOMAN WEATHERBY: Sure.</p> <p>17 MR. LOHR: Yes.</p> <p>18 COMMISSIONER HOROVITZ: Through the Chair to</p> <p>19 Mr. Lohr, I was confused, as I was looking at</p> <p>20 this, because the information on it feels out of</p> <p>21 date.</p> <p>22 So, when I see something that's out of date,</p> <p>23 it makes me question how much of it is out of</p> <p>24 date, and so help me understand -- or help us all</p> <p>25 understand -- where it's out of date.</p>

Page 21	Page 23
<p>1 And I don't really like having an opinion or 2 voting on something that I can already identify 3 things that are not right. 4 MR. LOHR: Right. And I don't know where 5 -- where this came from, because that is -- 6 that is out of date. So that wasn't something 7 that I submitted. 8 COMMISSIONER HOROVITZ: So, for my clarity, 9 what we have in our meeting package is not 10 what we're going to be going through right now. 11 MR. LOHR: Correct. 12 COMMISSIONER HOROVITZ: Okay. Can we get a 13 copy of what you're going to be -- 14 MR. LOHR: Absolutely. I'll email everybody 15 a copy of what we're -- what we have, the Excel 16 spreadsheets and everything that goes into the 17 budget from that perspective. 18 COMMISSIONER HOROVITZ: Perfect. 19 And one more comment that does not need to be 20 said. It's important that we get the right 21 documents ahead of the meetings so we can be 22 prepared. That's all. 23 COMMISSIONER BROCK: Madam Chair, 24 Commissioner Heather sparked something. 25 So, since we don't have the proper documents in</p>	<p>1 budget that was just completed. So they did not 2 have an opportunity to send it out. But what you 3 have in your packet is what you approved at the 4 beginning of the fiscal year. 5 COMMISSIONER HOROVITZ: Perfect. 6 So, to this discussion -- I'm not sure who 7 made the point -- and, through the Chair, 8 since we're together, I think it makes sense to 9 walk through it, but I do not plan on taking 10 action. 11 Is that fair? 12 COMMISSIONER BROCK: Yeah. 13 COMMISSIONER ROGERS: I agree with that. 14 COMMISSIONER HOROVITZ: Okay. 15 COMMISSIONER BROCK: Yeah. 16 CHAIRWOMAN WEATHERBY: Agree. 17 COMMISSIONER HOROVITZ: One more point. 18 Can we please also get it in Excel? 19 I just really like -- 20 MR. LOHR: Absolutely -- 21 COMMISSIONER HOROVITZ: -- thank you. 22 MR. LOHR: -- absolutely. 23 CHAIRWOMAN WEATHERBY: Mr. Lohr, you're up. 24 COMMISSIONER HOROVITZ: Sorry. 25 MR. LOHR: Okay. So we're going to start</p>
Page 22	Page 24
<p>1 our packet, are we going to be voting on that 2 today? 3 COMMISSIONER HOROVITZ: We're not taking 4 action on this, are we? 5 I guess it is a resolution. 6 COMMISSIONER BROCK: It's a resolution. 7 Yeah. 8 CHAIRWOMAN WEATHERBY: I share your concern. 9 COMMISSIONER ROGERS: So I was trying to be 10 quiet. 11 CHAIRWOMAN WEATHERBY: We don't want you to 12 be quiet. 13 COMMISSIONER ROGERS: And thank you, 14 Madam Chair, for that. 15 So the documents that we received are not 16 what's in this packet that we reviewed or what 17 was sent over to us via email -- 18 MS. DUNN: The documents that you received is 19 from last year. So, for a point of reference, 20 they gave you last year's approved budget. 21 That's what this information is. 22 COMMISSIONER HOROVITZ: Okay. So we're going 23 to be going over something right now that we're 24 not -- 25 MS. DUNN: We're going over the revised</p>	<p>1 with the public housing budget. Currently, 2 looking at our rental income, our current budget 3 is at \$5,439,000, and that's made up of our 4 tenant rent of \$6,000,000 and on our utility 5 reimbursements, which are paid to the residents, 6 of \$600,000. 7 Looking at where we are currently, 8 our actual numbers coming in for rent are coming 9 in a little high at \$6,146,000 -- so almost 10 \$6,150,000 -- and our payments to our residents 11 for utilities are high at \$835,000. So we're 12 requesting to increase our budget for tenant rent 13 to \$6,176,000, and, for utility reimbursements -- 14 to increase that to \$841,000. 15 COMMISSIONER HOROVITZ: Through the Chair, 16 can I ask a question? 17 So, how can we overspend on the Utility 18 Reimbursement Program? 19 How does that happen? 20 MS. DUNN: Basically, we have more tenants 21 reporting zero income, and so that drives that 22 cost up. Because the only way that you can get a 23 utility reimbursement payment is -- we have 24 something called, "negative rent." 25 COMMISSIONER BROCK: Yeah.</p>

<p style="text-align: right;">Page 25</p> <p>1 MS. DUNN: And so, when someone reports a 2 loss of income and we reduce their rent to zero, 3 they end up with a utility reimbursement payment. 4 So we have more families reporting loss of income. 5 COMMISSIONER HOROVITZ: Do we audit that 6 list? 7 MS. DUNN: We do. We do quality control 8 randomly to determine, and we also -- HUD has 9 some internal controls in place where they can 10 show up on new income reports, things like that, 11 and then we go ahead and go through that process 12 of taking those -- interviewing those families to 13 determine if there's overpayments to the agency. 14 And that's where that fraud line item comes 15 in at, where you'll see later on in the budget -- 16 because I think we're actually trending above what 17 we projected there as a revenue source where 18 families have been brought in for underreporting 19 income. 20 CHAIRWOMAN WEATHERBY: Commissioner Brock, 21 did you have a question? 22 COMMISSIONER BROCK: Yeah. I wanted to help 23 Commissioner Heather. 24 So, as Ms. Dunn said that it reports as 25 fraud, but those residents that are found that</p>	<p style="text-align: right;">Page 27</p> <p>1 having to pay, and so I don't think that's what 2 happening here. 3 I think it's honestly an economic trend right 4 now, in terms of people just simply not being able 5 to find sustainable employment, and it ends up 6 costing you -- and I know this is going to be 7 controversial -- it costs you more money to work 8 than it does to stay home. 9 COMMISSIONER HOROVITZ: That's the benefit 10 clip. That's what I'm talking about. I think we 11 should take it offline, but I would like to look 12 at that more. 13 And I'm sorry for the distraction. 14 MR. LOHR: Looking at our HUD operating 15 subsidy, our budget came in at \$10,959,339. 16 Our actual trend for the year is at \$12,083,740, 17 and, when we looked at it property by property, 18 we're requesting a budget revision to \$12,341,500. 19 MR. PEREZ: Commissioner Reyes -- 20 CHAIRWOMAN WEATHERBY: Commissioner Reyes, 21 you're on. 22 COMMISSIONER REYES: Yes. Thank you. 23 So, back to a question that Commissioner 24 Brock asked, through the Chair to Ms. Dunn, 25 out of the line item where the fraud has been</p>
<p style="text-align: right;">Page 26</p> <p>1 they got income that they wasn't supposed to get 2 for utility and it's -- you know, it's in that 3 line item of fraud -- they do have to pay it back 4 to the housing authority. 5 COMMISSIONER HOROVITZ: I'm sorry for the 6 follow-up question, and this might be -- 7 I'm just going to go. 8 So we talk a lot in my world around what's 9 called, "the benefits clip," and I think maybe 10 I've mentioned that here. It's the point where 11 you're not incentivised to do a behavior, 12 because you reach a point where you actually lose 13 benefit. 14 Are we creating -- I don't know enough about 15 this. 16 But, are we creating an issue that's actually 17 hurting our residents and financially impacting 18 the agency here? 19 MS. DUNN: I'm a little bit familiar with 20 benefit clips through the Jobs Plus program, 21 because that's a barrier that they have to 22 overcome to get residents to participate. 23 Because a lot of times they can't see the 24 benefit of the employment because of the things 25 they perceive they're going to lose or end up</p>	<p style="text-align: right;">Page 28</p> <p>1 identified, how much of that is actually paid 2 back? 3 Is there a percentage in what is actually 4 paid back? 5 MS. DUNN: I don't have that data right in 6 front me, but I can definitely request it. 7 We do have some individuals that end up defaulting 8 on their Repayment Agreement, and, in those cases, 9 we do terminate assistance. 10 But, by and large, most people comply with 11 the terms of the Repayment Agreement and repay 12 those funds to the agency, understanding that to 13 not do so means that you lose your housing. 14 COMMISSIONER REYES: Okay. Thank you. 15 CHAIRWOMAN WEATHERBY: Commissioner Brock. 16 COMMISSIONER BROCK: Yes. Madam Chair, 17 also to help you, Commissioner Reyes, also, 18 if they do default in that payment, not only can 19 they not apply to get back on our program, 20 but this data goes out to other cities, you know, 21 for them, if they apply for housing, that they 22 have this debt with us. 23 CHAIRWOMAN WEATHERBY: Thank you. 24 COMMISSIONER REYES: Okay. Wonderful. 25 Thank you.</p>

Page 29	Page 31
<p>1 CHAIRWOMAN WEATHERBY: Mr. Lohr. 2 MR. LOHR: Looking at our income from our 3 grants, we budgeted \$1,276,854 for operations 4 transfers from our capital fund. We're pretty 5 close to budget coming in at \$1,281,122, 6 and we're requesting a budget increase to 7 \$1,287,060. 8 For our interest income, we budgeted at 9 \$360,000. Our actual amount is coming in at 10 \$680,000, and we're requesting the budget to be 11 increased to \$701,500. 12 Looking at our other operating revenue, 13 I didn't make a lot of changes here mostly 14 increasing line items that were way out of 15 budget. 16 So, looking at laundry and vending, 17 we budgeted at \$15,500. Our actuals are coming in 18 at \$12,156, and we're requesting the budget to be 19 reduced to 14,000. 20 For our maintenance labor, again, we budgeted 21 \$18,712. Our actuals are coming in at \$11,666, 22 and we're requesting an increase to \$22,612. 23 And this is based on just the properties that are 24 over budget currently. 25 COMMISSIONER HOROVITZ: Through the Chair,</p>	<p>1 income is being derived from. 2 COMMISSIONER HOROVITZ: Thank you. 3 MS. DUNN: And so I think, just for example, 4 we charge I think \$1300 a month for the store. 5 So about \$26,000 of that is being generated from 6 those sources. 7 COMMISSIONER HOROVITZ: Thank you. 8 CHAIRWOMAN WEATHERBY: Mr. Lohr. 9 MR. LOHR: Yes. And the non-dwelling rental 10 we budgeted \$35,000. We're right on track with 11 both the non-dwelling rental and the non-dwelling 12 assessments. So we're leaving the budget alone 13 with that. 14 For fraud recovery, we budgeted \$62,300. 15 We've actually -- so far we're trending at 16 \$97,326. So we're requesting the budget to be 17 increased to \$115,800, and, again, it's based on 18 some of the properties being over budget. 19 MS. DUNN: Commissioner Reyes has her hand 20 up. I'm sorry. 21 CHAIRWOMAN WEATHERBY: Commissioner Reyes, 22 please. 23 COMMISSIONER REYES: Yes. Thank you. 24 Through the Chair, just out of curiosity, 25 does HUD allow for -- I see one of the line items</p>
Page 30	Page 32
<p>1 Mr. Lohr, what is non-dwelling rental? 2 MR. LOHR: Non-dwelling rental is things 3 like the commercial space over at The Oaks. 4 It's anything that a resident doesn't live in. 5 COMMISSIONER HOROVITZ: So like the 6 clubhouse? 7 MR. LOHR: So the clubhouse would be one, 8 also. 9 COMMISSIONER HOROVITZ: So, why does it 10 have no income? 11 MR. LOHR: That would be included in the 12 negative rent. 13 CHAIRWOMAN WEATHERBY: Commissioner Brock. 14 COMMISSIONER BROCK: To help you, 15 Commissioner Heather, those are also -- 16 RMC's leaders have a space. HUD says that we have 17 to provide a space for our RMC. 18 So a lot of times, at the different sites, 19 one unit is taken offline so that they can have 20 that for the RMC leaders to host their meetings, 21 events, so forth and so on. 22 MS. DUNN: Specific to the commercial 23 property, Oaks of Durkeeville has a store, 24 a church, a beauty salon, Shands, and that type of 25 stuff, and that's what that non-dwelling rental</p>	<p>1 at the top was, "Clubhouse Rental Fee." 2 Does HUD allow for like our properties to 3 allow individuals to rent it for like their 4 personal events? 5 MS. DUNN: Yes, ma'am. 6 COMMISSIONER REYES: And, does that already 7 have security? 8 COMMISSIONER BROCK: Yeah. 9 MS. DUNN: Yes, ma'am. HUD does allow us to 10 rent out those spaces to residents and to the 11 public at large. 12 COMMISSIONER REYES: Okay. Is there a line 13 item for that income that comes in from that, 14 or, no? 15 MS. DUNN: Yes, ma'am. It's that 16 clubhouse rental fee that you're referring to. 17 COMMISSIONER REYES: Okay, okay. 18 MS. DUNN: Yes, ma'am. Just to date, 19 we haven't -- or there hasn't been any activity 20 recorded. 21 COMMISSIONER REYES: Okay. All right. 22 Perfect. Thank you. 23 CHAIRWOMAN WEATHERBY: Commissioner Rogers. 24 COMMISSIONER ROGERS: Sorry. 25 Mr. Lohr, can you go back up to the</p>

Page 33	<p>1 Government Grant Funding?</p> <p>2 MR. LOHR: Yes, yes.</p> <p>3 COMMISSIONER ROGERS: The \$240,000 --</p> <p>4 MR. LOHR: Yes.</p> <p>5 COMMISSIONER ROGERS: -- and so, is there a</p> <p>6 reduction?</p> <p>7 I'm not sure. I guess you just printed this</p> <p>8 out today.</p> <p>9 So, is there a reduction of \$120,000?</p> <p>10 MR. LOHR: No. We're anticipating to have</p> <p>11 the full \$240,000 of income. It just hasn't</p> <p>12 occurred yet. So there is no change in the budget</p> <p>13 there.</p> <p>14 COMMISSIONER HOROVITZ: If I can make a</p> <p>15 comment, and I was going to actually bring this up</p> <p>16 later since we're talking about grants. I know we</p> <p>17 all work outside of the room, and we're all here</p> <p>18 together like looking for opportunities and things</p> <p>19 that might benefit the agency.</p> <p>20 So one of the things that -- like I always</p> <p>21 have my ear to the ground for what are some</p> <p>22 funding opportunities that could help us,</p> <p>23 you know, move increasing housing forward.</p> <p>24 And so one of the things that I've been</p> <p>25 talking to Ms. Dunn and the team about is</p>	Page 35	<p>1 and most times that planning grant comes in to the</p> <p>2 tune of around 300- to \$500,000.</p> <p>3 COMMISSIONER HOROVITZ: Because you used an</p> <p>4 acronym -- I'm always told, "Don't use acronyms</p> <p>5 --" Notice of Funding Available is NOFA,</p> <p>6 or NOFO is Notice of Funding Opportunity.</p> <p>7 MS. DUNN: Right.</p> <p>8 COMMISSIONER HOROVITZ: Much more on that</p> <p>9 to come, but I think it's important to start</p> <p>10 previewing that. There would definitely be a</p> <p>11 board resolution to approve applying, and so we</p> <p>12 can circulate some information from last year's</p> <p>13 application.</p> <p>14 MS. DUNN: Absolutely.</p> <p>15 COMMISSIONER HOROVITZ: So everyone can start</p> <p>16 getting comfortable with it, but it's just an</p> <p>17 example of how we can increase dollars to further</p> <p>18 our mission.</p> <p>19 COMMISSIONER ROGERS: Do we have a grant</p> <p>20 writer?</p> <p>21 MS. DUNN: No, not one on staff --</p> <p>22 let me back up. Let me back up.</p> <p>23 Cordelia Parker and her team, in Resident</p> <p>24 Services, do, in fact, write a lot of their own</p> <p>25 grants -- so for family self-sufficiency and ROTH</p>
Page 34	<p>1 just different grant opportunities. So I'd like</p> <p>2 her to just, for the record, talk through one of</p> <p>3 the programs we're looking at.</p> <p>4 MS. DUNN: We're looking at the</p> <p>5 Choice Neighborhoods Grant, which is a wonderful,</p> <p>6 wonderful opportunity for revitalizing distressed</p> <p>7 areas, and there is two parts to this grant.</p> <p>8 There's is a planning portion that HUD awards</p> <p>9 dollars for, and then there is the actual</p> <p>10 implementation portion of the grant.</p> <p>11 And so we would like to go after the planning</p> <p>12 portion, where the grant requires you to leverage</p> <p>13 local partnerships through city, police,</p> <p>14 other nonprofits to really revitalize distressed</p> <p>15 areas for HUD assisted housing.</p> <p>16 And so we are contacting grant writers</p> <p>17 so that we can successfully submit an application</p> <p>18 -- and just very excited about this particular</p> <p>19 opportunity.</p> <p>20 The NOFA has not been released yet,</p> <p>21 but we're preparing for it so that we're ready</p> <p>22 with the required information. Because it's going</p> <p>23 to be a heavy lift, but I do believe we're capable</p> <p>24 of doing it. And I think we will be successful.</p> <p>25 I think this is a great opportunity for us,</p>	Page 36	<p>1 -- and, just recently, they did submit the</p> <p>2 Jobs Plus grant.</p> <p>3 It's not ideal given the circumstances,</p> <p>4 in terms of all her other duties, but she does</p> <p>5 write and submit her own grants.</p> <p>6 COMMISSIONER HOROVITZ: And, to clarify a</p> <p>7 comment you made earlier, we actually have</p> <p>8 identified --</p> <p>9 MS. DUNN: A grant writer --</p> <p>10 COMMISSIONER HOROVITZ: -- yes, for this</p> <p>11 project.</p> <p>12 MS. DUNN: -- yes.</p> <p>13 CHAIRWOMAN WEATHERBY: Commissioner Brock.</p> <p>14 COMMISSIONER BROCK: And, to help</p> <p>15 Commissioner --</p> <p>16 COMMISSIONER ROGERS: You're helping</p> <p>17 everybody today, right?</p> <p>18 (People laughed.)</p> <p>19 COMMISSIONER ROGERS: Help us all.</p> <p>20 COMMISSIONER BROCK: -- no. It's just</p> <p>21 because I be knowing. That's all.</p> <p>22 COMMISSIONER ROGERS: I know.</p> <p>23 COMMISSIONER BROCK: Yeah. But we used</p> <p>24 to have a grant writer when Ms. Rhonda Lattimore</p> <p>25 was here. We had a grant -- she had a grant</p>

Page 37	<p>1 writer helping her navigate, yeah, but, just like</p> <p>2 what Ms. Dunn say, because Ms. Cordelia Parker has</p> <p>3 -- long-standing has been so involved in her</p> <p>4 department, that she is really, really sharp in</p> <p>5 that.</p> <p>6 I know she doesn't get paid out of class</p> <p>7 for that, but she's been -- excuse me? --</p> <p>8 MS. DUNN: I said, "No, ma'am, she doesn't."</p> <p>9 COMMISSIONER BROCK: -- right -- but her and</p> <p>10 her team -- they really should be getting paid</p> <p>11 out of class for that.</p> <p>12 COMMISSIONER HOROVITZ: To the point earlier,</p> <p>13 though -- and I'm sorry for just the</p> <p>14 prediscussion -- we've identified and would pursue</p> <p>15 a partner that has experience being successful in</p> <p>16 this particular program.</p> <p>17 COMMISSIONER BROCK: Yeah.</p> <p>18 COMMISSIONER ROGERS: Thank you.</p> <p>19 CHAIRWOMAN WEATHERBY: Who is Cordelia</p> <p>20 Parker?</p> <p>21 MS. DUNN: She's our Resident Services</p> <p>22 Director.</p> <p>23 CHAIRWOMAN WEATHERBY: Thank you.</p> <p>24 Mr. Lohr.</p> <p>25 MR. LOHR: Looking at our salaries and</p>
Page 38	<p>1 benefits, I didn't make a lot of changes</p> <p>2 here, as far as salaries are concerned.</p> <p>3 Our administrative salaries are coming in a little</p> <p>4 bit low, and I left the budget the same.</p> <p>5 For our temp labor, again, our budget is</p> <p>6 coming in a little low, and we just left it the</p> <p>7 same. There is a couple of pieces like the</p> <p>8 pension plan we budgeted at \$454,152,</p> <p>9 and we're coming in at \$464,457. And we're</p> <p>10 requesting an increase to \$504,725.</p> <p>11 Scroll down.</p> <p>12 Looking at our administrative expense,</p> <p>13 our evictions and court costs are under budget.</p> <p>14 We budgeted \$174,600. We're coming in at</p> <p>15 \$150,000. We're budgeting \$198,900, and that's</p> <p>16 specifically for the properties that are over</p> <p>17 budget currently.</p> <p>18 For our general legal expense, \$9,150 was</p> <p>19 budgeted. We've spent \$25,238, and we're</p> <p>20 requesting \$29,050 for the budget revision.</p> <p>21 For staff training --</p> <p>22 COMMISSIONER HOROVITZ: Sorry, Mr. Lohr,</p> <p>23 just a question --</p> <p>24 MR. LOHR: Go ahead.</p> <p>25 COMMISSIONER HOROVITZ: -- to go back to the</p>
Page 39	<p>1 salaries. So we are engaging -- and Commissioner</p> <p>2 Reyes is our HR Committee Chair -- we're engaging</p> <p>3 with a firm that will do a pay equity study,</p> <p>4 and we're also looking to adjust.</p> <p>5 So we will be voting on a budget that</p> <p>6 acknowledges that we'll probably have changes</p> <p>7 unless we have the caveat that they won't go into</p> <p>8 effect until next year?</p> <p>9 MS. DUNN: Correct.</p> <p>10 COMMISSIONER HOROVITZ: Okay. Thank you.</p> <p>11 CHAIRWOMAN WEATHERBY: Commissioner Rogers,</p> <p>12 did you have a --</p> <p>13 COMMISSIONER ROGERS: Thank you, Madam Chair.</p> <p>14 I just wanted an explanation on the education</p> <p>15 reimbursement/benefits.</p> <p>16 MR. LOHR: The education</p> <p>17 reimbursement/benefits is for employees who seek</p> <p>18 higher education. There is I believe \$5,000 or so</p> <p>19 at each of our public housing properties for our</p> <p>20 employees to be reimbursed for their tuition.</p> <p>21 COMMISSIONER ROGERS: Do we see individuals</p> <p>22 taking advantage of that program already?</p> <p>23 MR. LOHR: So far year to date, in public</p> <p>24 housing, we have not had any participants in</p> <p>25 public housing.</p>
Page 40	<p>1 MS. DUNN: We did have someone that did</p> <p>2 pursue all the way through -- and this will be</p> <p>3 coming probably in the HR Committee at some</p> <p>4 point for further discussion -- she graduated in</p> <p>5 May of '23 and resigned December of '23.</p> <p>6 And so one of the things that I would like to</p> <p>7 see go into that is that there is a commitment to</p> <p>8 the agency for a certain length of time after we</p> <p>9 paid for you first, or you have to pay those</p> <p>10 dollars back.</p> <p>11 And so we didn't get a return on investment</p> <p>12 in that one, but it's a great program. I hope the</p> <p>13 board continues to fund it, but I do think we need</p> <p>14 to tighten up how it's administered.</p> <p>15 CHAIRWOMAN WEATHERBY: What would it take to</p> <p>16 make that change?</p> <p>17 MS. DUNN: Just the policy coming before the</p> <p>18 board and revising it, and that's one of those --</p> <p>19 and, honestly, I didn't know if that should be</p> <p>20 HR or Governance. And I know you guys were</p> <p>21 waiting for additional board members before you</p> <p>22 assigned more tasks out.</p> <p>23 CHAIRWOMAN WEATHERBY: Thank you.</p> <p>24 COMMISSIONER REYES: If I may, Madam Chair to</p> <p>25 Ms. Dunn, I think we should put it on the</p>

Page 41	Page 43
<p>1 worklist, you know, that I had sent to Kort and 2 that Kort so nicely, you know, kind of separated 3 for us. Just put it at the end of the worklist 4 so it's on there as an item, as a line item, 5 so that we can address it if we need to. 6 And, if not, you know, then we can give it to 7 Governance once we have a more full board. 8 But I think that's worth exploring, 9 because that's something that I do in my office. 10 And I would like to provide some feedback on that, 11 as well. 12 MS. DUNN: Thank you. 13 CHAIRWOMAN WEATHERBY: Mr. Lohr. 14 MR. LOHR: Looking at our auditing fees, 15 we've budgeted \$55,600. We're requesting an 16 increase to \$58,100 just to smooth out one of the 17 properties. 18 Same thing with office supplies. We budgeted 19 \$55,560, and we're requesting an increase to 20 \$59,460. For computer support, we're at \$320,200. 21 We're requesting an increase to \$326,200. 22 For telephone, we have budgeted \$117,500. 23 We're requesting an increase to \$122,500. 24 Our administrative contracts we budgeted a 25 little low. We're trending at \$26,900,</p>	<p>1 cost of not using it -- there's more benefit to 2 draw on it than use other sources of funds. 3 So we should really be looking at that. 4 Thank you. 5 MR. LOHR: And that fee was a one-time fee. 6 So we're currently earning a lot of interest on 7 that money. So I can get you exact amount, 8 but it's about \$30,000 per month. 9 COMMISSIONER HOROVITZ: Sure. My point on 10 that really is just looking at the cost of funds 11 to do other projects and make sure that we're 12 doing what's in the best interest of our 13 financials. 14 MR. LOHR: Absolutely. 15 For our miscellaneous, we budgeted \$116,750. 16 We're trending at \$35,307, and we're requesting a 17 reduction in the budget to \$74,550. 18 Compliance -- we're coming in at \$176,187, 19 and we're requesting a reduction in the 20 budget to \$206,700, and, for our Applications 21 Department, we're coming in a little low, also. 22 And we're requesting a reduction down to \$290,600. 23 COMMISSIONER ROGERS: Mr. Lohr, I apologize. 24 I'm not familiar with all of the memberships that 25 the agency is a part of, and so that's a</p>
Page 42	Page 44
<p>1 and we're requesting a budget increase to \$29,900. 2 For our bank fees, they are trending a little 3 high. We're requesting an increase from \$28,000 4 to \$85,300. 5 COMMISSIONER HOROVITZ: Is that due to the 6 line? 7 MR. LOHR: Yes. 8 For membership dues and fees, we budgeted 9 9600. We're trending at \$18,178, and we're 10 requesting an increase to \$41,240. 11 COMMISSIONER HOROVITZ: I'm sorry. 12 Through the Chair -- 13 CHAIRWOMAN WEATHERBY: Yes. 14 COMMISSIONER HOROVITZ: -- so, for the 15 board's awareness, we have a line of credit with 16 -- 17 MR. LOHR: Seacoast Bank. 18 COMMISSIONER HOROVITZ: -- Seacoast. 19 So that gives us an opportunity to draw on -- 20 MR. LOHR: \$15,000,000. 21 COMMISSIONER HOROVITZ: -- sure. We should 22 be exploring -- it is a significant penalty that 23 we're paying by not drawing on that line. 24 If we need to be exploring how we can deploy that 25 into another project where like the opportunity</p>	<p>1 significant increase. 2 Can you talk about what -- 3 MR. LOHR: It is. So we are in several 4 memberships, NAHRO, FAHRO, apartment associations 5 -- so there's different things like that. 6 It could be IRA membership dues and fees in there, 7 also. So there is a lot of different things that 8 go into that. 9 MS. DUNN: Dennis, I think it would be 10 helpful for the board to just provide a listing of 11 all of our memberships so that we can make the 12 determination if they are worthwhile to continue 13 to use. 14 MR. LOHR: Okay. 15 COMMISSIONER ROGERS: Because that was my 16 next question. 17 Are we actively engaged in all of these 18 memberships, or are we just sending money to them 19 just to be a part? 20 Are we attending conferences and doing 21 trainings and getting our bang for our buck? 22 MS. DUNN: The short answer is, "No," 23 Commissioner Rogers, but we will be starting. 24 And especially with the new line item where the 25 board will now have a training and travel budget,</p>

Page 45	Page 47
<p>1 as well.</p> <p>2 Because Commissioner Horovitz sent me an</p> <p>3 article this morning that referenced a housing</p> <p>4 conference that's happening in Tampa. I had zero</p> <p>5 idea about that. That I think would be spot-on</p> <p>6 for us to be a part of and to be attending,</p> <p>7 and so it's definitely worth exploring to</p> <p>8 determine what's serving us and what's not.</p> <p>9 COMMISSIONER ROGERS: Thank you.</p> <p>10 MR. LOHR: Looking at our central office</p> <p>11 fees, our management fees for the public housing</p> <p>12 properties are coming in over budget at</p> <p>13 \$1,697,958, and we're requesting an increase to</p> <p>14 \$1,702,590.</p> <p>15 Our asset management fees are coming in a</p> <p>16 little high, also, in this budget. So we're</p> <p>17 requesting an increase to \$264,160, and our</p> <p>18 bookkeeping fees -- we budgeted \$179,571.</p> <p>19 Our current trend is \$188,146, and we're</p> <p>20 requesting an increase to \$188,944.</p> <p>21 For our Resident Services, overall,</p> <p>22 we have budgeted -- our trend is under budget.</p> <p>23 The one thing that we see that's over budget is</p> <p>24 the Tenant Services Contracts, and we're trending</p> <p>25 at \$91,797. And we're requesting a budget</p>	<p>1 COMMISSIONER ROGERS: So you're asking for a</p> <p>2 reduction?</p> <p>3 MS. DUNN: No. No, sir.</p> <p>4 (People laughed.)</p> <p>5 COMMISSIONER REYES: Madam Chair, I have a</p> <p>6 question or maybe a suggestion.</p> <p>7 CHAIRWOMAN WEATHERBY: Certainly. Go ahead.</p> <p>8 COMMISSIONER REYES: Mr. Lohr, is it possible</p> <p>9 -- you know, I think it would be time well spent</p> <p>10 if in the line items where there is a big</p> <p>11 discrepancy between, you know, the budget and the</p> <p>12 total and/or the revision -- would it make sense</p> <p>13 for you to put a note on there for why that's</p> <p>14 happening?</p> <p>15 So we can look at it kind of quickly,</p> <p>16 identify what is the reason for that gap,</p> <p>17 and that way you don't spend so much time --</p> <p>18 you know, it would be easier for you to explain</p> <p>19 why that's happening.</p> <p>20 Because that question is going to come up a</p> <p>21 lot, right?</p> <p>22 Like why are we over budget?</p> <p>23 Why are we paying so much for this line</p> <p>24 item?</p> <p>25 I think you spend a good amount of time of</p>
Page 46	Page 48
<p>1 increase there. Currently, it's \$57,500.</p> <p>2 I need to review that number and make sure that</p> <p>3 that's correct.</p> <p>4 Everything else is -- on our tenant</p> <p>5 relocation, we're under budget. We budgeted</p> <p>6 \$62,700. Our current budget is coming in at</p> <p>7 \$38,975, and we're requesting reduction in the</p> <p>8 budget to \$50,500.</p> <p>9 Looking at utilities, our water expense</p> <p>10 -- we budgeted \$290,065. Our trend overall</p> <p>11 is \$230,156, and we're requesting that the budget</p> <p>12 be increased to \$300,900. And, again, that's for</p> <p>13 specific properties that are over budget.</p> <p>14 For electricity, we budgeted \$465,383.</p> <p>15 Our current trend is \$345,910, and we're</p> <p>16 requesting a reduction in the budget to \$438,600.</p> <p>17 For our gas usage, our budget was \$7,297.</p> <p>18 Our actual is \$11,038, and we're requesting a</p> <p>19 budget increase to 8100.</p> <p>20 MS. DUNN: That's incorrect.</p> <p>21 COMMISSIONER ROGERS: Yes.</p> <p>22 MR. LOHR: Yes. I'll check on that one,</p> <p>23 also. There may be something specific in there as</p> <p>24 to why it's lower.</p> <p>25 MR. DUNN: Okay.</p>	<p>1 your presentation kind of explaining that to us.</p> <p>2 So I think it would behoove you and the board if</p> <p>3 you can put a little note in that comment section.</p> <p>4 I think you did that in the last one.</p> <p>5 If I'm not mistaken, you actually had some really</p> <p>6 good comments in the last one that was very</p> <p>7 helpful to me.</p> <p>8 You know, I know that Commissioner Horovitz</p> <p>9 and other commissioners are, you know, very well</p> <p>10 versed in finance, because that's their world.</p> <p>11 But, as an attorney, right, it would help me a</p> <p>12 little bit just to see the specifics as to why</p> <p>13 there's such big discrepancies.</p> <p>14 Is that something that you think you can do</p> <p>15 moving forward?</p> <p>16 MR. LOHR: Yes. Absolutely.</p> <p>17 COMMISSIONER REYES: Okay. Thank you.</p> <p>18 CHAIRWOMAN WEATHERBY: Thank you.</p> <p>19 MR. LOHR: Looking at our sewer expense,</p> <p>20 we budgeted \$635,626. We're trending at \$529,353.</p> <p>21 We're requesting a slight increase to \$645,300.</p> <p>22 Looking at our maintenance materials,</p> <p>23 our miscellaneous supplies we budgeted at</p> <p>24 \$203,300. Our actual trend is \$197,767,</p> <p>25 and we're requesting a budget revision to</p>

Page 49	Page 51
<p>1 \$212,600.</p> <p>2 Our HVAC supplies we budgeted at \$57,500.</p> <p>3 Our actual is coming in at \$30,421, and,</p> <p>4 in our budget revision, we're requesting \$63,200.</p> <p>5 Our appliances -- our year to date --</p> <p>6 we're coming in at \$163,079. We're requesting</p> <p>7 a budget revision to \$164,000, and, for building</p> <p>8 materials, we budgeted \$240,000. We're requesting</p> <p>9 a budget increase to \$242,800.</p> <p>10 For landscape supplies, we have one property</p> <p>11 that looks like it's over budget. So our original</p> <p>12 budget was \$62,100. We're requesting an increase</p> <p>13 to \$65,000. And then, for paint and supplies,</p> <p>14 we budgeted \$64,200. We're coming in under that.</p> <p>15 So we're requesting a reduction down to \$67,900.</p> <p>16 For electrical supplies, again, we're</p> <p>17 trending downward. So we're requesting a decrease</p> <p>18 down to \$56,600, and, for plumbing supplies,</p> <p>19 we budgeted \$93,100. Our trend right now is right</p> <p>20 at \$80,000, and we're requesting a budget revision</p> <p>21 to \$107,500.</p> <p>22 And the last one, janitorial supplies --</p> <p>23 \$59,200 is the current budget. We're requesting</p> <p>24 an increase to \$59,800. Looking at our</p> <p>25 maintenance contracts, our garbage and trash we</p>	<p>1 budget to \$470,100.</p> <p>2 For electrical contracts, we budgeted</p> <p>3 \$71,000. Our trend is at \$106,544, and we're</p> <p>4 looking to increase the budget to \$96,200.</p> <p>5 I'll take a look at that one, also.</p> <p>6 For our plumbing contracts, we budgeted</p> <p>7 \$447,900. Our current trend is at \$474,961,</p> <p>8 and we're requesting a budget increase to</p> <p>9 \$523,900.</p> <p>10 Pest control -- we're at \$187,300.</p> <p>11 Our trend is \$205,424, and we're requesting a</p> <p>12 revision to \$225,300. Our janitorial and cleaning</p> <p>13 contracts -- we budgeted \$2,880, and our trend</p> <p>14 right now is coming in at 11,943. And we're</p> <p>15 requesting an increase to \$9700.</p> <p>16 Routine maintenance contracts -- we budgeted</p> <p>17 \$45,650. Our current trend is at \$79,071,</p> <p>18 and we're requesting a budget increase to \$71,600.</p> <p>19 And then, finally, for our maintenance contracts,</p> <p>20 we budgeted \$2,228,100. We're currently trending</p> <p>21 at \$2,010,771, and we're requesting an increase to</p> <p>22 \$225,600.</p> <p>23 For our protective services, our alarms and</p> <p>24 fire extinguishers, we budgeted \$54,250.</p> <p>25 Our current trend is at \$80,584, and we're</p>
Page 50	Page 52
<p>1 budgeted \$409,200. We're currently trending at</p> <p>2 \$425,327, and we're requesting a budget revision</p> <p>3 to \$461,000.</p> <p>4 For our HVAC contracts, we budgeted \$308,100.</p> <p>5 Our current trend is \$253,962, and we're</p> <p>6 requesting a reduction to \$295,500. Our elevator</p> <p>7 monitoring --</p> <p>8 MS. DUNN: Mr. Lohr, I thought we agreed to</p> <p>9 leave that alone since summer was coming.</p> <p>10 MR. LOHR: -- I can look at it, again,</p> <p>11 but we've had a lot of the replacements going</p> <p>12 through the capital fund. So that was the thought</p> <p>13 process is that that should just be repairs.</p> <p>14 MS. DUNN: Okay.</p> <p>15 Danny, do you have an opinion on that?</p> <p>16 MR. MITCHELL: No. It definitely is going to</p> <p>17 trend back up. So we don't need to ...</p> <p>18 MS. DUNN: Yeah.</p> <p>19 MR. LOHR: Okay. Looking at our landscaping</p> <p>20 and grounds, we budgeted \$466,300. Our current</p> <p>21 trend is at \$440,241, and we're requesting to</p> <p>22 increase the budget to \$480,000.</p> <p>23 For our unit turnaround accounts,</p> <p>24 we budgeted \$491,600. Our current trend is at</p> <p>25 \$387,912, and we're requesting a reduction in the</p>	<p>1 requesting an increase to \$102,050. And, for our</p> <p>2 security service, we're not requesting any changes</p> <p>3 there. Our trend is under budget currently.</p> <p>4 So that's a good thing.</p> <p>5 And then, for our alarm monitoring,</p> <p>6 we budgeted \$97,750. Our current trend</p> <p>7 is to \$89,212, and our overall budget --</p> <p>8 we're requesting \$110,450.</p> <p>9 And then, looking at our property insurance,</p> <p>10 we budgeted \$876,000. Our current trend is at</p> <p>11 \$1,052,168, and we're requesting an increase to</p> <p>12 \$1,500,198. And then, for workers' comp,</p> <p>13 we're at \$104,946 in the budget. Our trend right</p> <p>14 now is \$93,680, and we're requesting \$109,946 for</p> <p>15 the budget.</p> <p>16 And then, for our liability insurance,</p> <p>17 we budgeted \$102,529. It's coming in at</p> <p>18 \$71,747. So we're requesting a slight decrease to</p> <p>19 \$100,529.</p> <p>20 COMMISSIONER ROGERS: Are you going to take a</p> <p>21 look at -- can you go back up to the property</p> <p>22 insurance?</p> <p>23 MR. LOHR: Yes.</p> <p>24 COMMISSIONER ROGERS: Is that -- that doesn't</p> <p>25 look right.</p>

Page 53	Page 55
<p>1 MR. LOHR: Yes. I'll take a look at that</p> <p>2 one. I'll take a look at all of these, again,</p> <p>3 before I send them out.</p> <p>4 MS. DUNN: And, when you send it out,</p> <p>5 can you put the comments that Commissioner Reyes</p> <p>6 asked for?</p> <p>7 MR. LOHR: Yes. Absolutely.</p> <p>8 MS. DUNN: Thank you.</p> <p>9 MR. LOHR: And, for bad debts, we budgeted</p> <p>10 \$126,300. We're currently trending at only</p> <p>11 \$70,192, but we're requesting a slight increase to</p> <p>12 \$133,300.</p> <p>13 So, overall, we budgeted operating income of</p> <p>14 \$1,256,318. Our current trend is at \$3,807,000,</p> <p>15 and our revised budget lowers that down to</p> <p>16 \$1,960,153.</p> <p>17 Any questions about public housing?</p> <p>18 COMMISSIONER REYES: One question from me,</p> <p>19 and it's not about the budget, per se.</p> <p>20 But, through the Chair to Mr. Lohr, did we --</p> <p>21 I think I asked this question in the last regular</p> <p>22 board meeting. So it's not in the minutes for</p> <p>23 this finance. So I can't remember what the answer</p> <p>24 was.</p> <p>25 But I think I did ask whether or not all the</p>	<p>1 MS. DUNN: Thank you, Mr. Lohr.</p> <p>2 CHAIRWOMAN WEATHERBY: Okay. Are you</p> <p>3 suggesting we move to the next resolution?</p> <p>4 COMMISSIONER HOROVITZ: I think so.</p> <p>5 CHAIRWOMAN WEATHERBY: Yes.</p> <p>6 COMMISSIONER HOROVITZ: Does the board agree?</p> <p>7 CHAIRWOMAN WEATHERBY: Yes.</p> <p>8 COMMISSIONER BROCK: Yeah.</p> <p>9 CHAIRWOMAN WEATHERBY: Okay. Resolution No.</p> <p>10 2024-JHA-17 CSG Advisors Contract Modification</p> <p>11 No. 2.</p> <p>12 MS. DUNN: So CSG operates as our financial</p> <p>13 consultants, and they provide us guidance with</p> <p>14 some of the real estate deals and models that</p> <p>15 we've been engaging in.</p> <p>16 And this is to secure their services moving</p> <p>17 forward to finalize some of the deals that we have</p> <p>18 in place, and so this is that.</p> <p>19 But I would like to offer the suggestion of</p> <p>20 reducing this -- and I need to look at the dollar</p> <p>21 amount -- to just engage them for Franklin Arms</p> <p>22 and possibly go out to bid an RFP for additional</p> <p>23 financial services and additional consultants to</p> <p>24 assist us with other projects moving forward.</p> <p>25 COMMISSIONER HOROVITZ: Through the Chair --</p>
Page 54	Page 56
<p>1 budget reports for the previous year had been</p> <p>2 submitted to Councilman Raul Arias, who asked why</p> <p>3 we were consistently over budget.</p> <p>4 MS. DUNN: Yes.</p> <p>5 COMMISSIONER REYES: Were those sent?</p> <p>6 And I'm sorry to ask, again.</p> <p>7 MS. DUNN: Yes, ma'am, they were sent.</p> <p>8 COMMISSIONER REYES: Okay. Has he provided</p> <p>9 any notes or review, or is there going to be a</p> <p>10 follow-up meeting to that?</p> <p>11 MS. DUNN: No, ma'am. He has not provided</p> <p>12 any additional information after that was sent to</p> <p>13 him.</p> <p>14 COMMISSIONER REYES: Okay. Thank you.</p> <p>15 MR. LOHR: Are we good?</p> <p>16 CHAIRWOMAN WEATHERBY: We're good.</p> <p>17 MR. LOHR: Okay.</p> <p>18 COMMISSIONER HOROVITZ: We were not going to</p> <p>19 take action on this. So I want to be careful.</p> <p>20 I'm just checking time for everyone's time and my</p> <p>21 time.</p> <p>22 Should we look at the resolutions?</p> <p>23 MS. DUNN: Yes, ma'am.</p> <p>24 CHAIRWOMAN WEATHERBY: I think that's a good</p> <p>25 idea.</p>	<p>1 and Ms. Dunn and I connected about this, and we've</p> <p>2 been talking about this openly at the board</p> <p>3 meetings really how we engage with third parties</p> <p>4 and how much they support the work being done here</p> <p>5 at JHA.</p> <p>6 And, obviously, we want to have experts</p> <p>7 representing our interests, but I think it's very</p> <p>8 easy to get into bad habits. And, when you're</p> <p>9 being billed by the hour, that can really become</p> <p>10 very expensive.</p> <p>11 So I really do want to highlight that I don't</p> <p>12 like that we're in this situation. I think that</p> <p>13 CSG is a really good partner, but, to the point,</p> <p>14 I do think we need to narrow the focus.</p> <p>15 So I don't plan on taking action on this</p> <p>16 resolution. I would like to get a quote on how</p> <p>17 much it will be, because I think they're --</p> <p>18 they're going to really be great on the Franklin</p> <p>19 Arms.</p> <p>20 MS. DUNN: Yes.</p> <p>21 COMMISSIONER HOROVITZ: And I do think that</p> <p>22 we should do an RFP, because we do need additional</p> <p>23 finance support.</p> <p>24 I'll also make the comment that there was a</p> <p>25 bad habit of leaning on CSG to do work that</p>

Page 57	Page 59
<p>1 probably should have been being done in-house, 2 and that's part of the reason why we're in this 3 situation right now. But we do need to pay them 4 to complete this project, and I do want to narrow 5 the focus. 6 That is my opinion. I'm sorry. Thank you. 7 CHAIRWOMAN WEATHERBY: Any other comments? 8 COMMISSIONER BROCK: (shook head negatively) 9 CHAIRWOMAN WEATHERBY: Questions? 10 (no response) 11 CHAIRWOMAN WEATHERBY: Okay. So, did we just 12 decide that we're not going to vote on this today? 13 MS. DUNN: If it pleases the board, 14 I would like an opportunity to represent at the 15 board meeting with a narrow focus and a dollar 16 amount attached to what that would look like. 17 CHAIRWOMAN WEATHERBY: I think that's a good 18 idea. 19 COMMISSIONER HOROVITZ: And I do want to 20 apologize to the Chair. I only had these thoughts 21 this morning, and it would have been a courtesy 22 to flag that for you. So I apologize. 23 CHAIRWOMAN WEATHERBY: No problem. 24 That's fine. 25 Okay. If there is nothing else on that</p>	<p>1 Commissioner Brock? 2 COMMISSIONER BROCK: Madam Chair, I do have a 3 question to Ms. Dunn. Just some concern about the 4 residents at Centennial -- not Centennial. 5 I'm sorry -- Hogan Creek. 6 In there, when they -- some of them, 7 when they sign their lease to become residents 8 there, it says that, after one year, that they 9 would be eligible for the voucher. 10 MS. DUNN: Yes, ma'am. That's how it works, 11 if it's available. 12 COMMISSIONER BROCK: That's what I was fixing 13 to say, "if it's available." 14 And I know you probably don't know this, 15 you know, right at this moment, how many residents 16 at Hogan have had that opportunity to transition 17 to the vouchers? 18 And the only reason I'm asking that question, 19 Ms. Dunn, is because several of them comes up to 20 me about that, and they talk about, you know, 21 why they still there, that -- you know, why they 22 haven't gotten they voucher yet. 23 You know, and I did tell them, "That's only 24 if they are available." 25 But I was just curious on how many that may</p>
Page 58	Page 60
<p>1 resolution, we'll move to JHA-18 Centennial Towers 2 Property Insurance. 3 Oh, that should be fun. 4 (People laughed.) 5 MS. DUNN: So this is the Centennial Towers 6 -- for once, there has been no change in the 7 amount of the property insurance, and so this is 8 just asking for the approval for the renewal. 9 CHAIRWOMAN WEATHERBY: Questions? 10 Discussion? 11 Commissioner Horovitz. 12 COMMISSIONER HOROVITZ: I'll make a motion to 13 approve this resolution. 14 COMMISSIONER ROGERS: Second. 15 CHAIRWOMAN WEATHERBY: Okay. All in favor 16 say, "Aye." 17 COMMISSIONER BROCK: Aye. 18 COMMISSIONER HOROVITZ: Aye. 19 COMMISSIONER ROGERS: Aye. 20 CHAIRWOMAN WEATHERBY: Motion carries. 21 MS. DUNN: That concludes the resolutions for 22 the board to take action on. 23 CHAIRWOMAN WEATHERBY: Great, great, great. 24 In terms of closing comments, does anybody 25 have any closing comments, Ms. Dunn or anybody?</p>	<p>1 have transitioned under our voucher program. 2 We just had a young lady the other day. All of us 3 spent a lot of time with her trying to get her to 4 understand, because she want to -- she has been 5 selected. And she wants to get her voucher in 6 that year. 7 And we was trying to explain to her, 8 "It may not be available at that time." 9 And then listening to us this morning with 10 what we've got going on, I'm just -- you know, 11 I'm baffled with that. So I just was curious. 12 MS. DUNN: I just added that to my to-do 13 list. 14 COMMISSIONER BROCK: Yes, ma'am. Thank you 15 so much, Ms. Dunn. Appreciate it. 16 MS. DUNN: Uh-huh. 17 COMMISSIONER BROCK: Thank you, Madam Chair. 18 COMMISSIONER HOROVITZ: Through the Chair, 19 I had a closing comment, but, just to make a 20 comment to Commissioner Brock ... 21 Do we feel, when we're offering counsel to 22 residents, that -- I know we don't technically 23 have a policy on this, and I'm not a lawyer. 24 He is here (referred to Mr. Wilson). I'm looking 25 at OGC.</p>

Page 61	Page 63
<p>1 I'm just very cautious of bringing any 2 liability on ourselves and the agency. So I do 3 really want to flag that we should be really 4 paying attention to what kind of counsel we're 5 giving to residents, if we're making any promises 6 or misrepresenting.</p> <p>7 Like, if we were to say, "Oh, no. You should 8 be on the Housing Choice Voucher Program," 9 but actually they do not qualify, it technically 10 made a promise to residents. I'm just very 11 careful of the technicality when we're 12 communicating with residents.</p> <p>13 Does that make sense?</p> <p>14 MS. DUNN: That makes sense. And, if -- 15 COMMISSIONER BROCK: I'm sorry. 16 CHAIRWOMAN WEATHERBY: Commissioner Brock. 17 COMMISSIONER BROCK: Ms. Dunn, if you don't 18 mind -- 19 MS. DUNN: -- no. Go ahead. 20 COMMISSIONER BROCK: -- because Commissioner 21 -- Madam Chair -- because Commissioner Heather 22 just said it, and she kind of was talking about 23 what I just said. 24 I, myself -- I can't speak for anybody else, 25 but I, myself, am very careful when I speak to a</p>	<p>1 COMMISSIONER HOROVITZ: Excellent. 2 Thank you. 3 CHAIRWOMAN WEATHERBY: Thank you. 4 COMMISSIONER BROCK: Uh-huh. 5 COMMISSIONER HOROVITZ: And then my closing 6 comments -- I think that Ms. Dunn did send an 7 email out calling for an acquisition meeting. 8 MS. DUNN: Yes. 9 COMMISSIONER HOROVITZ: And, just because 10 this is kind of like adjacent to finance, 11 we are exploring all open acquisition deals. 12 You know, welcome deals being brought to the 13 agency, but I think it's very important to 14 constantly be evaluating the economics of the deal 15 and particularly if the deal is on mission. 16 So, just for the record, I really do want to 17 highlight that the mission of this agency is 18 to provide safe and sanitary housing to low and 19 medium income people and not be -- I don't want us 20 to be distracted by other projects just because 21 we're in a position and have creative tools to be 22 able to fund other things. 23 But I think that we need to be laser-focused 24 on what we're here to do, which is to provide 25 housing, and so I just want to say that on the</p>
Page 62	Page 64
<p>1 resident about our policies, our programs, 2 all of that.</p> <p>3 If it's something that I do not understand -- 4 because, like I say, that young lady that I -- 5 that I was talking about -- not only did she get 6 counsel from a property manager, but she also got 7 counseling when she came over here on this side.</p> <p>8 I just walked her through to come over to get 9 the information so that she could understand it. 10 But not that -- I never try to do that. I always 11 reach out to our staff, and -- 12 COMMISSIONER HOROVITZ: I'm happy to hear 13 that. 14 COMMISSIONER BROCK: -- I get them -- yes. 15 I always reach out to our staff and get them to 16 explain to a person even when they got -- 17 even with -- and I know this Resident Relations 18 Meeting was the first meeting that you attend, 19 but, even in the Resident Relations meeting -- 20 and because Mr. Danny is here, and he is a 21 longtime senior staff person, he will tell you 22 that, when those issues come up, I do not try to 23 deal with them. I throw them over in the 24 courtyard of those people that are involved in 25 that particular department.</p>	<p>1 record. 2 If we do have a deal that maybe made it past 3 stages that probably it shouldn't have -- 4 that doesn't matter how that happened -- 5 that we are going to be reevaluating to make sure 6 that today that it still makes sense for the 7 agency and that it's still within the mission of 8 the organization. 9 That's my feeling on it. Open for discussion 10 if anyone has a different opinion. 11 COMMISSIONER BROCK: I agree. 12 CHAIRWOMAN WEATHERBY: Other comments? 13 COMMISSIONER HOROVITZ: Can you agree on the 14 record (referred to Commissioner Rogers)? 15 COMMISSIONER BROCK: I said, "I agree." 16 COMMISSIONER ROGERS: Yeah. I agree. 17 COMMISSIONER HOROVITZ: Thank you. 18 (People laughed.) 19 COMMISSIONER HOROVITZ: Whatever feels good. 20 COMMISSIONER ROGERS: I agree. 21 COMMISSIONER REYES: I'd like to have goals 22 underlined and highlighted in the minutes, please. 23 (People laughed.) 24 MS. DUNN: While on that subject, if I could 25 get you guys to agree to having the Acquisition</p>

1 Meeting at 10:30 immediately following the
2 HR Committee Meeting on the 17th, that would be
3 very helpful so that I can contact some of these
4 developers that would like to present to you-all,
5 if that's going to work.

6 May 17th immediately following the
7 HR Committee Meeting at 10:30.

8 CHAIRWOMAN WEATHERBY: You and I have
9 discussed it. That works for me.

10 COMMISSIONER HOROVITZ: Great.

11 CHAIRWOMAN WEATHERBY: All right. Anything
12 else?

13 (no response)

14 CHAIRWOMAN WEATHERBY: All right. Then the
15 meeting stands adjourned.

16 COMMISSIONER HOROVITZ: Thank you.

17 (Whereupon, the proceedings taken in the
18 above-titled cause concluded at 10:46 a.m.)

19 ---
20
21
22
23
24
25

1 C E R T I F I C A T E

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 24th day of April, 2024.

11 

12 _____
13 Carol DeBee Martin
14 Notary Public State of Florida
15 My Commission: HH 038064
16 Expires: 12-29-2024
17
18
19
20
21
22
23
24
25