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6 JACKSONVILLE HOUSING AUTHORITY  
7 BOARD OF COMMISSIONERS MEETING  
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10 TAKEN: Monday, April 29, 2024  
11 TIME: 2:00 p.m. to 4:35 p.m.  
12 PLACE: Jacksonville Housing Authority  
13 1300 North Broad Street  
14 Jacksonville, Florida 32202  
15 and via videoconference  
16 Taken by Carol DeBee Martin, court reporter.  
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19  
20 Carol DeBee Martin  
21 Jacksonville Court Reporting, Inc.  
22 1620 Bartram Road, Apt. 6111  
23 Jacksonville, Florida 32207  
24 (904) 465-0787 (cell)  
25 debeemartin@aol.com

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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 WILLIAM MITCHELL  
10 HARRY M. "Reece" WILSON, IV, ESQUIRE (OGC)  
11 KORTE PARDE, CAO  
12 VANESSA DUNN, Acting President/CEO  
13 LINDA FITZGERALD  
14 TODD AUBUCHON  
15 REYNOLD PETERSON  
16 CRYSTAL BLACKMER  
17 KELVIN NOBLE  
18 CORDELIA PARKER  
19 LAILA DARBY  
20 MARY E. DeVRIES, ESQUIRE, (JALA)  
21 ERICA THORPE  
22 GREGORY WILLIAMS  
23 JOHN FINOTTI  
24  
25 VIA VIDEOCONFERENCE  
EVEADA FINKLEA  
La'KENYA DORSEY  
PAUL LARKIN  
REBECCA WILLIAMS  
ALYCE DECKLER  
DANIEL HERNANDEZ  
ASHLEY GUIDER  
CHAD MOORE  
INEEDA JACOBS  
PHYLLIS McCLENDON  
JACQUELINE HARRIS  
SATONIA HART  
JULIE ST. CLAIR  
CHRISTINE PEREAU  
ASHLEY BRYANT  
JENNIFER MAHONEY  
JAMES PAYNE  
ADINA TEODORESCU, ESQUIRE, (OGC)  
WAYSHAWN KAY-WILLIAMS  
TRACY BRADY  
BRENDA THOMPSON

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1 PROCEEDINGS  
2 April 29, 2024 2:00 p.m.  
3 CHAIRWOMAN HOROVITZ: All right. Okay.  
4 It's two o'clock on April 29th. This is the  
5 April JHA Board Meeting.  
6 Good afternoon, everybody.  
7 COMMISSIONER ROGERS: Good afternoon  
8 to you.  
9 CHAIRWOMAN HOROVITZ: I'll call the meeting  
10 to order.  
11 Is there any public comment in the room or  
12 online?  
13 (no response)  
14 CHAIRWOMAN HOROVITZ: None online?  
15 MR. PEREZ: (shook head negatively)  
16 (Commissioner Reyes entered the room.)  
17 CHAIRWOMAN HOROVITZ: Good afternoon,  
18 Commissioner.  
19 COMMISSIONER REYES: Good afternoon.  
20 CHAIRWOMAN HOROVITZ: We were just getting  
21 started.  
22 There is no public comments. So we'll move  
23 on to the approval of last meeting's minutes.  
24 Can I have a motion?  
25 COMMISSIONER WEATHERBY: So moved.

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1 COMMISSIONER BROCK: Second.  
2 CHAIRWOMAN HOROVITZ: Were there any comments  
3 on the minutes?  
4 (no response)  
5 CHAIRWOMAN HOROVITZ: Hearing no comments,  
6 all in favor?  
7 COMMISSIONER ROGERS: Aye.  
8 COMMISSIONER BROCK: Aye.  
9 COMMISSIONER WEATHERBY: Aye.  
10 COMMISSIONER REYES: Aye.  
11 CHAIRWOMAN HOROVITZ: All right. Let's move  
12 on to the presentation of the resolutions.  
13 Ms. Dunn.  
14 MS. DUNN: Yes. So Resolution 2024-16  
15 came before the Finance Committee, and we have  
16 adjusted it based on the board's feedback.  
17 And Mr. Gregory Williams will be presenting that.  
18 MR. WILLIAMS: Good afternoon, Commissioners.  
19 Okay. My name is Greg Williams. I'm here to  
20 present the financials for March, '24.  
21 CHAIRWOMAN HOROVITZ: Can I stop --  
22 so we're presenting the resolutions.  
23 MR. WILLIAMS: Okay. Resolutions.  
24 CHAIRWOMAN HOROVITZ: And, before we start  
25 with discussion, can I have a motion for JHA-16?

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<p>1 COMMISSIONER BROCK: I make a motion.                  2 CHAIRWOMAN HOROVITZ: Was there a second?                  3 COMMISSIONER WEATHERBY: Second.                  4 CHAIRWOMAN HOROVITZ: I have a question on                  5 the resolution before we start looking at it.                  6 I believe it's the same mistake from the last                  7 board meeting, or maybe I have an old version of                  8 it. It has last year's details.                  9 Did anybody else notice that, or am I looking                  10 at an older version of this?                  11 COMMISSIONER BROCK: You're looking at what                  12 they sent.                  13 CHAIRWOMAN HOROVITZ: It was?                  14 So, if this is the -- will you scroll down,                  15 please?                  16 I'm sorry. The first page -- right.                  17 So, yeah. This is the same version I'm looking                  18 at.                  19 So, "WHEREAS, on August 24th, 2023 --"                  20 fiscal ending 2024.                  21 And, OGC, is it right then that the revised                  22 2024 fiscal budget runs through September 2024?                  23 So that's what we're voting on. So the                  24 resolution is written correctly, but then                  25 everything after it -- doesn't it reference last</p>	<p>1 MS. DUNN: He needs the PowerPoint.                  2 MR. WILLIAMS: Can you show the PowerPoint                  3 with the revisions?                  4 MS. DUNN: With the revisions. You have the                  5 monthly one up first. He needs the revised.                  6 MR. WILLIAMS: Right. We can't use this                  7 one.                  8 MS. DUNN: Scroll back up, please.                  9 MR. WILLIAMS: My approach to this is to talk                  10 about purpose of the revision. As we know,                  11 it's a tool, right, to sharpen our ideas and                  12 what we expect to see at the end of the year.                  13 Again, at a high level, I want to talk                  14 about highlights. The current budget doesn't                  15 reflect the current upcoming season of our summer,                  16 which we anticipate HVAC costs to up. Right now                  17 it's, what, 85, 90 degrees and still spring.                  18 We're looking at utility costs increasing,                  19 the insurance prices cost has already increased.                  20 Also plumbing and our outliers' inspections,                  21 which require additional supplies, materials and                  22 contractor expenses and additional training                  23 that we anticipate with HOTMA procurative                  24 pay, which is a transition we're going through                  25 with Yardi, as well as compliance over the year,</p>
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<p>1 year's details?                  2 MS. DUNN: No.                  3 CHAIRWOMAN HOROVITZ: Am I looking at an old                  4 version?                  5 Will you continue scrolling down a lot?                  6 So keep going into the details. So, again,                  7 this confused me, because this didn't belong.                  8 But that's fine. It was a point of reference.                  9 MS. DUNN: Yes.                  10 CHAIRWOMAN HOROVITZ: And then getting                  11 down into the details I suppose it's right.                  12 It's just very confusing that that information is                  13 there.                  14 MS. DUNN: Yes, ma'am.                  15 CHAIRWOMAN HOROVITZ: Commissioner Brock?                  16 COMMISSIONER BROCK: No. I was fixing to                  17 say, yeah, they did correct it.                  18 CHAIRWOMAN HOROVITZ: It's corrected?                  19 COMMISSIONER BROCK: Uh-huh.                  20 MS. DUNN: Yes.                  21 CHAIRWOMAN HOROVITZ: Okay. Then excuse me.                  22 Continue.                  23 I think we're looking at the resolution,                  24 isn't that right, Gregory?                  25 MR. WILLIAMS: Yes.</p>	<p>1 et cetera. So that's how I looked this.                  2 So COCC admin expenses are up 25 percent.                  3 We have an increase in legal expense, additions of                  4 the board travel and training, which you guys                  5 requested, and it's there.                  6 We have increased consulting and increases                  7 in the service charge of our debit cards.                  8 We've been doing a lot lately due to relocation                  9 for that transition for HVAC.                  10 COMMISSIONER ROGERS: I am sorry,                  11 Madam Chair. I'm not following.                  12 COMMISSIONER REYES: You're not on                  13 (referred to microphone).                  14 COMMISSIONER ROGERS: Sorry.                  15 Is this in our packet --                  16 MR. WILLIAMS: Yes.                  17 COMMISSIONER ROGERS: -- this presentation?                  18 Is it under the resolution that we're                  19 currently looking at?                  20 MS. DUNN: Yes.                  21 CHAIRWOMAN HOROVITZ: I have it on the                  22 computer, but I don't know where --                  23 MS. DUNN: The PowerPoint is in the                  24 financials.                  25 And, what else, Kort?</p>

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<p>1 COMMISSIONER REYES: It's in the bottom.  2 MS. DUNN: Do you mind if I help?  3 COMMISSIONER ROGERS: Please.  4 ANNOUNCEMENT: "Unknown participant now  5 joining."  6 MS. PARDE: Which one is it, the first one?  7 It's this very first one right here.  8 COMMISSIONER BROCK: Keep going. Yeah.  9 You got to keep going.  10 COMMISSIONER ROGERS: We're on the same page.  11 Thank you.  12 MR. WILLIAMS: Is everyone on the same page?  13 MS. PARDE: I didn't write it. So I wasn't  14 as familiar.  15 MR. WILLIAMS: We're all good?  16 COMMISSIONER REYES: Yes.  17 COMMISSIONER ROGERS: Yes. Thank you.  18 MR. WILLIAMS: As I mentioned, our admin  19 expenses are up 25 percent, basically due to  20 an increase in legal expenses more in line with  21 what we anticipate.  22 We added the addition to board travel and  23 training, increase in consulting expenses and  24 increase in service charges for our debit cards.  25 Again, we had a lot of relocation expense</p>	<p>1 MR. WILLIAMS: Duly noted.  2 CHAIRWOMAN HOROVITZ: And then also,  3 on legal expenses, I know this is something that  4 we've talked about a lot over the last  5 year-plus.  6 And, in general, as we're talking about  7 consultants, legal or financial advisors,  8 whoever is supporting the agency's work,  9 I think it's really important that we can fully  10 get our arms around the expense.  11 I would like to open for discussion at this  12 point, you know, perhaps getting a third party  13 to help us evaluate our legal expenses.  14 Something we've talked about as a board is even  15 bringing in an in-house legal expert certainly  16 just to support Reece's work. Reece is fantastic,  17 not to state anything otherwise.  18 But I think it's important that we look at  19 where can we have -- you know, making sure that  20 we're fully represented. You know, we need  21 experts. We need like bond counsel, but we need  22 also to make sure those day-to-day legal expenses  23 -- maybe that is a resource we bring in-house.  24 We've talked about that before, but that  25 never really went anywhere. So maybe it's a</p>
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<p>1 throughout the year, and we anticipate more when  2 we transition our HVAC improvements and  3 renovations to units.  4 CHAIRWOMAN HOROVITZ: Can I stop you?  5 MR. WILLIAMS: Sure.  6 CHAIRWOMAN HOROVITZ: So I had a question  7 about the third-party expenses there. To me,  8 that seems low -- this is consultants --  9 especially when we've got CSG in that total where  10 I know that CSG is the bulk of that.  11 So, is that number correct, or is it  12 understated?  13 MR. WILLIAMS: I'm going to say it's probably  14 understated.  15 CHAIRWOMAN HOROVITZ: Yes.  16 MR. WILLIAMS: I think we probably need to  17 add another 50,000 to it.  18 CHAIRWOMAN HOROVITZ: Yes. Because we are  19 going to be voting on an increase to CSG  20 specifically. So I would like to truly  21 understand how much we're spending on  22 consultants.  23 MR. WILLIAMS: Okay.  24 CHAIRWOMAN HOROVITZ: We talked about that  25 before.</p>	<p>1 question for the Finance Committee or maybe HR.  2 We can talk about what kind of resource we need to  3 bring in to support that.  4 Are there any thoughts from the rest of the  5 board?  6 (no response)  7 CHAIRWOMAN HOROVITZ: Commissioners?  8 COMMISSIONER REYES: So I don't think  9 I've been super privy to these conversations,  10 having just come on in November. So I'd like  11 to hear more about that.  12 But I do think, given just the movement and  13 how much we're trying to improve and upgrade and  14 transition the agency -- I do think it would be  15 prudent for us to have additional counsel that  16 would kind of oversee all of the services that  17 we're needing and make sure we don't have any,  18 you know, gaps in anything that would cause  19 liability for the agency or the board.  20 CHAIRWOMAN HOROVITZ: Yes. Absolutely.  21 And I, in my experience find that,  22 when you can really get that kind of organization,  23 that cost really pays for itself in the savings.  24 When I look at voting on resolutions to  25 increase -- you know, every engagement is</p>

<p style="text-align: right;">Page 13</p> <p>1 increased and increased, and it can really get out  2 of hand. That's what I want -- I want to try to  3 stop some of that bleeding.  4 So maybe that's a conversation for HR,  5 because we can't obviously have that conversation  6 outside of the boardroom. So maybe we'll kick it  7 to HR.  8 Is that all right, Commissioner Weatherby?  9 COMMISSIONER WEATHERBY: Yes.  10 CHAIRWOMAN HOROVITZ: Great. Thank you.  11 Go on.  12 MR. WILLIAMS: So our net --  13 CHAIRWOMAN HOROVITZ: Sorry.  14 Commissioner.  15 COMMISSIONER REYES: Just as a point  16 reference for Kort to add that to our next agenda,  17 please. Thank you.  18 MR. WILLIAMS: So our projected operating  19 income loss of 209,000 will go up about 50-  20 So it will be 259,000 so you know.  21 CHAIRWOMAN HOROVITZ: Let's take it away,  22 if you don't mind, to make sure it's the right  23 number.  24 MR. WILLIAMS: Okay.  25 CHAIRWOMAN HOROVITZ: So, if we're adding --</p>	<p style="text-align: right;">Page 15</p> <p>1 go back to the lobbying services, I don't recall  2 since I've been on the board -- is says,  3 "New Item."  4 So, when was that contract executed,  5 or when was that done?  6 MS. DUNN: The lobbyist services contract was  7 approved I believe in January, and they have a  8 \$4,000 a month retainer.  9 COMMISSIONER ROGERS: Correct.  10 COMMISSIONER WEATHERBY: And that's  11 GrayRobinson.  12 COMMISSIONER ROGERS: Correct.  13 Sorry. I know I was here in January.  14 I don't recall the item coming before the board.  15 So that item does not have to come before the  16 board, but I knew there was a contract out there  17 somewhere.  18 MS. DUNN: They did not have to come before  19 the board, because it was under the spending  20 threshold for my predecessor. But an RFP was put  21 out, and they would have selected from it.  22 CHAIRWOMAN HOROVITZ: Commissioner Reyes.  23 COMMISSIONER REYES: Through the Chair to  24 Ms. Dunn, can you explain that, the lower  25 threshold?</p>
<p style="text-align: right;">Page 14</p> <p>1 I think we're increasing CSG by 50,000. So I want  2 to see what the actual is.  3 And then, do we have any outstanding invoices  4 for any other consultants?  5 MR. WILLIAMS: No, not right now.  6 CHAIRWOMAN HOROVITZ: So we're looking at  7 through October; is that right?  8 MR. WILLIAMS: Yes, yes.  9 CHAIRWOMAN HOROVITZ: Let's just look at what  10 it actually is adding what we know we have and  11 then probably some kind of buffer -- whatever is  12 reasonable --  13 MR. WILLIAMS: Okay.  14 CHAIRWOMAN HOROVITZ: -- so we're not,  15 you know, blowing the number --  16 MR. WILLIAMS: I understand that. Okay.  17 CHAIRWOMAN HOROVITZ: Yes.  18 MS. DUNN: I would also for the board to  19 keep in mind that the financials are always a  20 month after. So the billing for CSG and all of  21 that would not be in this, because we haven't --  22 you haven't voted to pay them yet. So it's  23 always going to be a lag.  24 CHAIRWOMAN HOROVITZ: Commissioner.  25 COMMISSIONER ROGERS: Real quick, if you can</p>	<p style="text-align: right;">Page 16</p> <p>1 MS. DUNN: Anything over I think it's  2 \$150,000 has to come to the board for approval,  3 but HUD practice is 225- or 250- --  4 MR. WILLIAMS: 250-.  5 MS. DUNN: -- 250-. So this particular board  6 has voted to have a lower threshold amount than  7 what industry standards dictate. So, because this  8 came to 48,000, it was no need for board approval.  9 CHAIRWOMAN HOROVITZ: If I could add --  10 COMMISSIONER ROGERS: Sorry.  11 If you can just clarify for us, since this is  12 new to me, what services are they providing?  13 Is it --  14 MS. DUNN: Currently, they're not providing  15 any active service, and I have a meeting scheduled  16 with them -- I believe it's next week --  17 to determine what we need them to lobby for on our  18 behalf. And so I was planning to get with  19 Commissioner Horovitz to get the marching orders  20 for that.  21 CHAIRWOMAN HOROVITZ: Thank you.  22 To provide a little background -- so I think  23 a year ago we talked about kind of two things.  24 "Do we need to have someone on staff doing  25 grant work and going after funding to further our</p>

<p style="text-align: right;">Page 17</p> <p>1 mission?"</p> <p>2 It's something we've talked about,</p> <p>3 and kind of in the same conversation, it was,</p> <p>4 "Do we need to have some type of lobbyist that's</p> <p>5 in Tallahassee, in City Hall, advocating for</p> <p>6 resources and just to further our work?"</p> <p>7 And then that became two different roles,</p> <p>8 and I actually drafted a position description for</p> <p>9 the grant writer. I still have it, if anyone</p> <p>10 wants to see it.</p> <p>11 But it was decided that it would be</p> <p>12 beneficial to the agency if we had someone who</p> <p>13 would lobby on our behalf. So then I think the</p> <p>14 conversation kind of dwindled, and it was also</p> <p>15 news to me that we've hired somebody.</p> <p>16 So I suppose that's a good thing. I'm very</p> <p>17 interested in learning more about who they are and</p> <p>18 what they can do for the agency, and I don't know</p> <p>19 what our commitment to them long-term is.</p> <p>20 But I would be very interested in knowing how they</p> <p>21 represent us and how that impacts the perception</p> <p>22 of the agency.</p> <p>23 Commissioner Weatherby.</p> <p>24 COMMISSIONER WEATHERBY: Are you speaking of</p> <p>25 GrayRobinson?</p>	<p style="text-align: right;">Page 19</p> <p>1 is nodding her head in agreeance.</p> <p>2 COMMISSIONER WEATHERBY: Yes.</p> <p>3 CHAIRWOMAN HOROVITZ: But I would leave that</p> <p>4 to Commissioner Reyes to decide.</p> <p>5 COMMISSIONER REYES: Okay.</p> <p>6 CHAIRWOMAN HOROVITZ: Are there any other</p> <p>7 questions?</p> <p>8 COMMISSIONER REYES: Yes. I'm sorry.</p> <p>9 I apologize.</p> <p>10 MR. WILLIAMS: That's fine.</p> <p>11 COMMISSIONER REYES: Through the Chair,</p> <p>12 so, is there -- or I guess through Ms. Dunn, also,</p> <p>13 under the previous administration, you said that</p> <p>14 we lowered the threshold amount to 150,000.</p> <p>15 HUD requires 250,000 to come to the board.</p> <p>16 Is there a specific reason why that decision</p> <p>17 was made?</p> <p>18 MS. DUNN: Correct me if I'm wrong,</p> <p>19 Mr. Noble, but I believe the threshold was</p> <p>20 150,000 initially, and then HUD raised it.</p> <p>21 And the previous administration never sought to</p> <p>22 bring it to the new standard.</p> <p>23 CHAIRWOMAN HOROVITZ: I think I know where</p> <p>24 you're going. You know, we wanted to have more</p> <p>25 -- the board at the time wanted to have more eyes</p>
<p style="text-align: right;">Page 18</p> <p>1 CHAIRWOMAN HOROVITZ: Is that the lobbyist?</p> <p>2 MS. DUNN Yes.</p> <p>3 CHAIRWOMAN HOROVITZ: Yes, yes.</p> <p>4 COMMISSIONER WEATHERBY: They are a</p> <p>5 five-star firm --</p> <p>6 CHAIRWOMAN HOROVITZ: Excellent.</p> <p>7 COMMISSIONER WEATHERBY: -- but,</p> <p>8 nevertheless, we still need to know the details.</p> <p>9 CHAIRWOMAN HOROVITZ: Absolutely. Thank you.</p> <p>10 COMMISSIONER REYES: This is for lobbying</p> <p>11 services, not the grant writer position.</p> <p>12 CHAIRWOMAN HOROVITZ: Right.</p> <p>13 COMMISSIONER REYES: Okay. So, are we still</p> <p>14 going to explore grant writing opportunities for</p> <p>15 the agency?</p> <p>16 CHAIRWOMAN HOROVITZ: I believe, but I think</p> <p>17 that would be an HR Committee conversation.</p> <p>18 I think that there is value in having somebody who</p> <p>19 manages grant work, you know, pursues</p> <p>20 opportunities, outlines things we're eligible for.</p> <p>21 I see the value. I don't know how the rest</p> <p>22 of the board feels.</p> <p>23 COMMISSIONER WEATHERBY: (nodded head</p> <p>24 affirmatively)</p> <p>25 CHAIRWOMAN HOROVITZ: Commissioner Weatherby</p>	<p style="text-align: right;">Page 20</p> <p>1 on the things that we were committing to</p> <p>2 financially, and I think that that is probably</p> <p>3 where it should stay right now.</p> <p>4 COMMISSIONER REYES: No. I agree.</p> <p>5 My question was whether or not to change it,</p> <p>6 again, but I think we're leaving it.</p> <p>7 CHAIRWOMAN HOROVITZ: Yes.</p> <p>8 Commissioner Brock, am I remembering that</p> <p>9 correctly?</p> <p>10 COMMISSIONER BROCK: Yes, ma'am.</p> <p>11 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>12 MR. WILLIAMS: Okay. Public Housing</p> <p>13 is bringing subsidies up 12.6 percent due to</p> <p>14 inflation and increase in occupancy rates.</p> <p>15 Investment income is up 95 percent.</p> <p>16 That's based off of our 21,000,000 unrestricted</p> <p>17 cash and 5.5 million of unrestricted cash,</p> <p>18 which generated a total operating revenue up</p> <p>19 7.5 percent.</p> <p>20 Expenses continue to climb. As we see,</p> <p>21 material increases 2.8 percent along with</p> <p>22 contracts projected to be up 10.2 percent</p> <p>23 and insurance reflecting current trends of</p> <p>24 12 percent with a net effect to our operating</p> <p>25 income up 95 percent to expecting a 2.4 million of</p>

Page 21	<p>1 income.</p> <p>2 Sorry. It's kind of small. You can't see</p> <p>3 it, but it's there.</p> <p>4 Possible solution in material expense would</p> <p>5 be to further investigate a national purchasing</p> <p>6 program with the city or other authorities</p> <p>7 and maybe get our costs down and generate more</p> <p>8 income. Just a thought.</p> <p>9 Housing Choice Vouchers -- we see an increase</p> <p>10 in both operating revenue and HAP expense,</p> <p>11 but HAP expense continues to double or outpace</p> <p>12 our revenue. Worst case scenario with this,</p> <p>13 we expect a loss of 3.8 million for the year</p> <p>14 2024.</p> <p>15 Key factors to remember is that we're still</p> <p>16 waiting on budget authority for 2024. We expect</p> <p>17 to see this mid-May. We don't know what that</p> <p>18 amount will be, and our current income is based on</p> <p>19 utilization generated with the calendar year,</p> <p>20 2023.</p> <p>21 Any questions?</p> <p>22 (no response)</p> <p>23 COMMISSIONER REYES: Yes. So you just</p> <p>24 referred to the maintenance costs that increased</p> <p>25 2.8 percent.</p>	Page 23	<p>1 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>2 COMMISSIONER BROCK: Were you through?</p> <p>3 CHAIRWOMAN HOROVITZ: Sorry.</p> <p>4 Were you?</p> <p>5 COMMISSIONER REYES: I'm curious, because</p> <p>6 I've obviously never heard of this.</p> <p>7 So, are there other agencies that have done</p> <p>8 that where this has been successful and has helped</p> <p>9 reduce the current costs?</p> <p>10 MR. WILLIAMS: I've seen it successful in the</p> <p>11 private market when I worked with other companies.</p> <p>12 I kind of led that opportunity, and we saw costs</p> <p>13 go down 15 to 20 percent.</p> <p>14 COMMISSIONER REYES: Is that going to be an</p> <p>15 easy transition from private to public?</p> <p>16 Probably?</p> <p>17 MR. WILLIAMS: Probably not, but we'll at</p> <p>18 least attempt to try it.</p> <p>19 COMMISSIONER REYES: Okay.</p> <p>20 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>21 COMMISSIONER BROCK: Yes. Thank you,</p> <p>22 Ms. Chair. I had a question. I'm trying to see</p> <p>23 if I should wait until we complete the finance,</p> <p>24 because I had a question about our existing</p> <p>25 properties.</p>
Page 22	<p>1 You said that a potential solution would be a</p> <p>2 national study?</p> <p>3 MR. WILLIAMS: A national purchasing program.</p> <p>4 COMMISSIONER REYES: Okay. Can you explain</p> <p>5 that?</p> <p>6 MR. WILLIAMS: Yes. We can try to get in a</p> <p>7 group membership with other authorities, and,</p> <p>8 when we go to our vendors, we can actually</p> <p>9 present, you know, more purchasing power,</p> <p>10 which will reduce our costs.</p> <p>11 COMMISSIONER REYES: Do any other agencies</p> <p>12 do that in the State of Florida?</p> <p>13 MR. WILLIAMS: Not that I know of.</p> <p>14 COMMISSIONER REYES: I mean you say,</p> <p>15 "It keeps increasing."</p> <p>16 What is ours compared to other agencies --</p> <p>17 our maintenance increase?</p> <p>18 MS. DUNN: I don't know what the comparison</p> <p>19 is to other agencies. We can just look at what</p> <p>20 we've been spending and do our trend lines</p> <p>21 there, and supplies and costs are going up.</p> <p>22 MR. WILLIAMS: Yes. It's just a way of</p> <p>23 controlling it by having more people in the</p> <p>24 game so to speak. We can say, you know,</p> <p>25 it's a good opportunity.</p>	Page 24	<p>1 What are we going to do as far as renovating</p> <p>2 those properties that may be in trouble that needs</p> <p>3 really high-quality renovations done?</p> <p>4 So, do you want me to wait?</p> <p>5 That's what my question is, and I was trying</p> <p>6 to see where we would find it here.</p> <p>7 CHAIRWOMAN HOROVITZ: Sure.</p> <p>8 So, to Commissioner Brock's question,</p> <p>9 I believe that's something that we covered in</p> <p>10 asset management; is that right?</p> <p>11 MS. DUNN: Yes.</p> <p>12 CHAIRWOMAN HOROVITZ: There are separate</p> <p>13 funds that are --</p> <p>14 MR. WILLIAMS: Capital.</p> <p>15 CHAIRWOMAN HOROVITZ: -- capital. Yes.</p> <p>16 Are those listed in this --</p> <p>17 MR. WILLIAMS: No, ma'am, they're not.</p> <p>18 COMMISSIONER BROCK: Okay.</p> <p>19 CHAIRWOMAN HOROVITZ: Does that answer your</p> <p>20 question for now?</p> <p>21 COMMISSIONER BROCK: Yes. I'll wait.</p> <p>22 CHAIRWOMAN HOROVITZ: Okay.</p> <p>23 MR. WILLIAMS: Brentwood Lakes reflects an</p> <p>24 increase in operating revenue of 9.5 percent</p> <p>25 and an increase in operating expenses of</p>

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<p>1 11.3 percent, which is generating a decrease in                  2 operating income of \$12,300 compared to the 54-.                  3 Due to the change in property management,                  4 we believe this outcome to be more in line with                  5 what we expect. We're seeing rent being collected                  6 more efficiently and our expenses more outlined to                  7 be what they really are. So this is a positive                  8 move.                  9 Gregory West -- revenue is flat with                  10 operating expenses up 4.7 percent driving                  11 operating income down 6 percent. This is                  12 basically because they are reinvesting their cash                  13 flow back into the property.                  14 High levels of improvements so far are                  15 paddle boxes, which are 272,000.                  16 HVAC replacements are 80,000. Appliance upgrades                  17 are \$54,000. Projected budget is 610,000.                  18 304- already spent.                  19 Jax Beach's revenue is pretty flat.                  20 Operating income is up 6.4 percent --                  21 better collection of rent. So we're going to see                  22 around 373- versus 350-.                  23 JUI homes, our new property, is still                  24 relatively flat. We should start seeing rent                  25 increases next year, 2025, around 5 percent.</p>	<p>1 about those properties regarding security,                  2 camera security, and then like upcoming                  3 developments or maintenance we're going to have to                  4 do on those properties.                  5 You did mention on some of them we have                  6 floors coming up, doors coming on.                  7 MS. DUNN: Yes.                  8 COMMISSIONER REYES: Eventually, I think                  9 we'll have that in a really pretty chart.                  10 MS. DUNN: Yes.                  11 COMMISSIONER REYES: I know she just gave                  12 us like the very initial listing, which is very                  13 well detailed. So I do appreciate that.                  14 But I got to tell you. I felt really proud                  15 to like be on this board and see the work that's                  16 being done in the community. I mean there is a                  17 lot of work that needs to get done still.                  18 I know things don't happen overnight,                  19 but it was a very good feeling being out there and                  20 seeing the properties and seeing all the work.                  21 MS. DUNN: We walked Durkeeville though                  22 groups were being done.                  23 COMMISSIONER REYES: Yes. So thank you                  24 for providing that. I know that you still have                  25 some more stuff coming to us, but, hopefully,</p>
Page 26	Page 28
<p>1 So that number will grow in 2025.                  2 Any questions?                  3 CHAIRWOMAN HOROVITZ: No other questions for                  4 me.                  5 Any other questions from the commissioners?                  6 COMMISSIONER REYES: I think this is more of                  7 a comment to the board. So I had the honor of                  8 touring with Ms. Dunn 13 properties.                  9 Was it the 10th?                  10 MS. DUNN: Yes. Last Saturday.                  11 COMMISSIONER REYES: We started at 10:00                  12 a.m., and we finished at like 4:00 or 5:00 p.m.                  13 MS. DUNN: Yes.                  14 COMMISSIONER REYES: And I was taking a lot                  15 of notes during that meeting, and I asked Ms. Dunn                  16 to provide a listing to the board.                  17 I believe you already sent it this morning,                  18 right?                  19 MS. DUNN: Yes.                  20 COMMISSIONER REYES: That talks about like                  21 the property, the programs, type of units,                  22 what kind of programs we offer. I thought it was                  23 really interesting.                  24 And, separately, I asked you to,                  25 in the future, provide additional information</p>	<p>1 that will answer all your questions, Commissioner                  2 Brock.                  3 CHAIRWOMAN HOROVITZ: Thank you.                  4 Commissioner?                  5 COMMISSIONER WEATHERBY: Just another                  6 comment. I was happy to see the variance in                  7 there.                  8 CHAIRWOMAN HOROVITZ: Yes.                  9 COMMISSIONER WEATHERBY: Yes. Thank you.                  10 CHAIRWOMAN HOROVITZ: So, if there is no                  11 other discussion on JHA-16 and we have a motion,                  12 all in favor?                  13 COMMISSIONER ROGERS: Aye.                  14 COMMISSIONER BROCK: Aye.                  15 COMMISSIONER WEATHERBY: Aye.                  16 COMMISSIONER REYES: Aye.                  17 CHAIRWOMAN HOROVITZ: Excellent. Thank you.                  18 So we'll move on to to JHA-17,                  19 the CSG Contract Modification.                  20 Ms. Dunn.                  21 MS. DUNN: Yes. So the board requested,                  22 during the Finance Committee Meeting, that we go                  23 back and revise this to really drill down on the                  24 services that CSG will be providing to us.                  25 And so we had about -- in round numbers,</p>

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<p>1 about 15-, 16,000 in outstanding invoices that we  2 needed to pay, and I reached out to them directly  3 to inquire how much would it cost us to get us  4 over the finish line for Franklin Arms.  5 And they came back with \$100,000,  6 and so, originally, we were asking for 330,000  7 for CSG, but that number has changed to the  8 294-, and that's what we're asking for the board  9 to approve.  10 CHAIRWOMAN HOROVITZ: Can I have a motion,  11 please?  12 JHA-17 motion?  13 COMMISSIONER BROCK: I make a motion.  14 CHAIRWOMAN HOROVITZ: And a second.  15 COMMISSIONER REYES: I second.  16 CHAIRWOMAN HOROVITZ: Any discussion?  17 I have some questions.  18 COMMISSIONER REYES: I do.  19 CHAIRWOMAN HOROVITZ: Go ahead.  20 COMMISSIONER REYES: So, having viewed the  21 property with Ms. Dunn, I know that you had  22 mentioned that there is an area adjacent to the  23 parking lot that is potentially -- we're trying to  24 negotiate to purchase that.  25 Can you give us an update on that?</p>	<p>1 and then the other is through an estate.  2 And we've spoken to the owner rep on that house.  3 The Flippin Ain't Easy lot is an empty lot.  4 The lot with the house on it is through an estate.  5 We've spoken to the owner's rep, and they said  6 make them an offer.  7 So what we're doing now is hiring an  8 appraiser to get an appraisal for that property  9 just to make sure we can dot the i's and cross the  10 t's and make them, you know, a reasonable offer  11 that we can stand behind.  12 CHAIRWOMAN HOROVITZ: And I think we'll get  13 into that more in our acquisition update.  14 COMMISSIONER REYES: I just want to connect  15 the dots, because the dots connected in my brain.  16 But I didn't say it out loud.  17 CHAIRWOMAN HOROVITZ: I do that all the time.  18 COMMISSIONER REYES: Because I -- going  19 through the property where CSG is doing the rehab,  20 Ms. Dunn had talked about the actual physical  21 location and using the back and using the front  22 door and having the side parking lot be able to  23 access to the front. So that's why. I apologize  24 for that. I got excited.  25 CHAIRWOMAN HOROVITZ: Are there questions</p>
Page 30	Page 32
<p>1 Because that would help expand the parking  2 lot.  3 MS. DUNN: Correct. There is a lot owned --  4 Flippin Ain't Easy -- that's the name of the  5 owners --  6 (People laughed.)  7 MS. DUNN: -- and we're looking to explore to  8 possibly purchase that lot so that we can own the  9 entire block.  10 Have you been able to successfully reach out  11 to them, or no?  12 CHAIRWOMAN HOROVITZ: What project are we  13 talking about?  14 MS. DUNN: Franklin Arms.  15 CHAIRWOMAN HOROVITZ: Oh, we're talking about  16 the CSG contract.  17 COMMISSIONER REYES: Oh, oh, oh, sorry.  18 I'm sorry. I apologize.  19 CHAIRWOMAN HOROVITZ: It's the same with --  20 (People laughed.)  21 COMMISSIONER REYES: Well, yes. I think  22 they're ...  23 MR. PETERSON: Through the Chair, there are  24 actually two properties on that same block that we  25 don't own. One is the Flippin Ain't Easy,</p>	<p>1 about the contract modification?  2 (no response)  3 CHAIRWOMAN HOROVITZ: So my first question is  4 I see in the bottom of the resolution the final,  5 "WHEREAS, JHA has determined that continuous  6 financial advisory services are needed ..."  7 So the statement is confusing to me, because,  8 in our last board meeting, we decided that --  9 and I do want to preface this with, CSG has been a  10 very good partner.  11 But this modification kind of puts a full  12 stop on the engagement. So we're actually asking  13 for CSG to complete the Franklin Arms financial  14 work, not to be our continuous financial provider.  15 Isn't that right?  16 MS. DUNN: That's correct.  17 In terms of -- they are only going to be  18 engaged for Franklin Arms. That's it.  19 CHAIRWOMAN HOROVITZ: Is it not worth  20 mentioning that here?  21 To me, this feels very open-ended,  22 because I would also make the recommendation  23 that I think that we need to have an RFP out for  24 advisory services.  25 MS. DUNN: Correct. You mentioned that in</p>



Page 33	<p>1 the last meeting.</p> <p>2 CHAIRWOMAN HOROVITZ: Yes.</p> <p>3 And so it may be fine as it is, Reece,</p> <p>4 but I think that this should be a little bit more</p> <p>5 defined, that we would like CSG to continue down</p> <p>6 this project, but not necessarily in all the other</p> <p>7 work that we're identifying we need support with.</p> <p>8 MS. DUNN: Okay.</p> <p>9 CHAIRWOMAN HOROVITZ: Is it worth rewriting?</p> <p>10 MR. WILSON: Through the Chair,</p> <p>11 Reece Wilson. I think you could just maybe delete</p> <p>12 that last, "WHEREAS."</p> <p>13 CHAIRWOMAN HOROVITZ: Yes.</p> <p>14 MS. DUNN: Okay.</p> <p>15 CHAIRWOMAN HOROVITZ: I agree with that,</p> <p>16 as well. Thank you.</p> <p>17 Then my other question on -- and this is</p> <p>18 getting into the weeds now, but, because we've</p> <p>19 included the original contract, on the insurance</p> <p>20 in the contract, does \$100,000 of general</p> <p>21 liability insurance -- does that meet our</p> <p>22 standard?</p> <p>23 It felt low. It's on Page 3 of the original</p> <p>24 contract, but page -- I'm sorry -- maybe for</p> <p>25 procurement that might be something worth looking</p>	Page 35	<p>1 MS. DUNN: And I believe this is because</p> <p>2 it was a piggyback contract from the Virgin</p> <p>3 Islands --</p> <p>4 CHAIRWOMAN HOROVITZ: Right.</p> <p>5 MS. DUNN: -- and it may be a different</p> <p>6 standard since it's a U.S. territory.</p> <p>7 Don't quote me. I'm thinking that may be the</p> <p>8 issue, but we would require a million.</p> <p>9 Yes, ma'am.</p> <p>10 CHAIRWOMAN HOROVITZ: So the contract that</p> <p>11 we're looking at -- and I do remember that this is</p> <p>12 a piggyback contract -- and, when we do that,</p> <p>13 do we not make even the piggyback meet the</p> <p>14 standard of liability?</p> <p>15 Is there another contract that states that?</p> <p>16 MS. DUNN: I'm for sure in terms of if we</p> <p>17 have another contract that states that, but I do</p> <p>18 know our software flags anything less than a</p> <p>19 million and also if it's expired. So they would</p> <p>20 have had to meet that threshold.</p> <p>21 CHAIRWOMAN HOROVITZ: I just want to make</p> <p>22 sure, because I know we talk about piggybacking</p> <p>23 a lot that -- that there is no exception that it</p> <p>24 would be flagged.</p> <p>25 If you could check that, and I know we voted</p>
Page 34	<p>1 at.</p> <p>2 The statement is, "Commercial General</p> <p>3 Liability insurance --" minimum coverage of</p> <p>4 \$100,000 bodily ...</p> <p>5 Is it not standard to be a million?</p> <p>6 COMMISSIONER REYES: Yes.</p> <p>7 CHAIRWOMAN HOROVITZ: If you keep going</p> <p>8 --</p> <p>9 COMMISSIONER REYES: Page 3, yes.</p> <p>10 COMMISSIONER ROGERS: Page 3.</p> <p>11 COMMISSIONER REYES: Page 3, Section 3.</p> <p>12 CHAIRWOMAN HOROVITZ: Yes. Keep going,</p> <p>13 keep going, keep going.</p> <p>14 COMMISSIONER REYES: Right there.</p> <p>15 "(b)" on the very top.</p> <p>16 CHAIRWOMAN HOROVITZ: To the lawyers</p> <p>17 or procurement, maybe that's right, but it</p> <p>18 stood out to me.</p> <p>19 MR. NOBLE: Normally, when we ask for</p> <p>20 insurance like that, they will get more.</p> <p>21 That may be a template, but it should be higher</p> <p>22 than that.</p> <p>23 Usually, when they provide that to us,</p> <p>24 they usually give us the correct amount,</p> <p>25 just so you know.</p>	Page 36	<p>1 on this before. But, because this contract was in</p> <p>2 this package, I just looked at it more closely,</p> <p>3 and it was concerning to me.</p> <p>4 I'm sorry. Commissioner Weatherby,</p> <p>5 you had a question?</p> <p>6 COMMISSIONER WEATHERBY: I was going to say,</p> <p>7 it looked low to me -- very low.</p> <p>8 CHAIRWOMAN HOROVITZ: And then digging into</p> <p>9 the scope of service from the original contract --</p> <p>10 and I'm only looking at this so closely,</p> <p>11 because I feel like the costs have gotten so out</p> <p>12 of hand.</p> <p>13 And so I'm just looking at, "Okay. What are</p> <p>14 the scope of services?"</p> <p>15 And I know that they were retained by the</p> <p>16 Virgin Islands Housing Authority to really lead</p> <p>17 their bond work. That's how I read it.</p> <p>18 But then I know that we also brought on so</p> <p>19 many other bond consultants to support that work,</p> <p>20 and so I just really want to publicly, for the</p> <p>21 record, state that, when we bring in the partners,</p> <p>22 that that partner is the best person for the</p> <p>23 job and we don't have a second or third partner</p> <p>24 to accomplish a job.</p> <p>25 Because that's how we have all of these</p>

Page 37	<p>1 excessive invoices. So I just really want to be</p> <p>2 laser focused on that, because these costs</p> <p>3 have ballooned. And that was really my only other</p> <p>4 comment on the contract.</p> <p>5 COMMISSIONER REYES: I have a question for</p> <p>6 clarity.</p> <p>7 So, how many -- I guess, through the Chair</p> <p>8 to Ms. Dunn, how many contracts like this do we</p> <p>9 have that have been piggybacked from the</p> <p>10 Virgin Islands?</p> <p>11 Is this the only one, or are there several?</p> <p>12 MS. DUNN: To my knowledge, this is the only</p> <p>13 one that we have piggybacked from the Virgin</p> <p>14 Islands.</p> <p>15 COMMISSIONER REYES: Okay. And then other</p> <p>16 contracts piggybacked from --</p> <p>17 MS. DUNN: Different housing authorities.</p> <p>18 COMMISSIONER REYES: -- okay.</p> <p>19 MS. DUNN: Yes. The latest one was from</p> <p>20 Alameda?</p> <p>21 MR. NOBLE: Yes.</p> <p>22 MS. DUNN: Alameda Housing Authority for</p> <p>23 services provided for Quadel Consulting.</p> <p>24 So it can just vary depending on the service</p> <p>25 provider.</p>	Page 39	<p>1 COMMISSIONER WEATHERBY: What was that?</p> <p>2 What did you say?</p> <p>3 COMMISSIONER REYES: I said, "Look at us</p> <p>4 doing committee work."</p> <p>5 CHAIRWOMAN HOROVITZ: All right.</p> <p>6 So, can I please get a motion to approve</p> <p>7 JHA-17 with the omission of the final,</p> <p>8 "WHEREAS"?</p> <p>9 Is that right?</p> <p>10 MR. WILSON: The terms --</p> <p>11 COMMISSIONER REYES: I think we have to edit</p> <p>12 the motion.</p> <p>13 MR. WILSON: -- you can do --</p> <p>14 COMMISSIONER REYES: We have to modify the</p> <p>15 motion. We already made the motion.</p> <p>16 MR. WILSON: -- through the Chair,</p> <p>17 you could get a motion to amend and a second,</p> <p>18 and the motion to amend would approve the</p> <p>19 resolution subject to the removal of the final,</p> <p>20 "WHEREAS."</p> <p>21 So a motion to amend is what you need and a</p> <p>22 second.</p> <p>23 COMMISSIONER REYES: So I request the motion</p> <p>24 to amend taking the last, "WHEREAS," off and</p> <p>25 then increasing the proper commercial liability</p>
Page 38	<p>1 COMMISSIONER REYES: Thank you.</p> <p>2 CHAIRWOMAN HOROVITZ: And so my final comment</p> <p>3 is I'm supportive of this increase with the --</p> <p>4 and we'll ask in the motion to make that changed.</p> <p>5 I would like to -- I don't know if this goes to</p> <p>6 Finance or HR -- have an RFP for financial</p> <p>7 advisory services.</p> <p>8 And maybe we need to be really specific on --</p> <p>9 and I'd love to engage the Finance Team --</p> <p>10 what are our needs?</p> <p>11 And so we're really going out for what we</p> <p>12 need to support the work being done.</p> <p>13 COMMISSIONER REYES: So, would it make sense</p> <p>14 -- I'm sorry, through the Chair.</p> <p>15 Would it make sense to have the Finance</p> <p>16 Committee first outline those needs and then bring</p> <p>17 that to the HR Committee?</p> <p>18 CHAIRWOMAN HOROVITZ: I think that makes</p> <p>19 sense.</p> <p>20 Is that good with you, Commissioner</p> <p>21 Weatherby?</p> <p>22 COMMISSIONER WEATHERBY: Yes.</p> <p>23 COMMISSIONER REYES: Look at us doing</p> <p>24 committee work.</p> <p>25 (People laughed.)</p>	Page 40	<p>1 insurance.</p> <p>2 COMMISSIONER BROCK: Second.</p> <p>3 CHAIRWOMAN HOROVITZ: All in favor?</p> <p>4 COMMISSIONER ROGERS: Aye.</p> <p>5 COMMISSIONER BROCK: Aye.</p> <p>6 COMMISSIONER WEATHERBY: Aye.</p> <p>7 COMMISSIONER REYES: Aye.</p> <p>8 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p> <p>9 So JHA-18 Centennial Towers Property</p> <p>10 Insurance.</p> <p>11 Ms. Dunn, is this you?</p> <p>12 MS. DUNN: Yes. This resolution was approved</p> <p>13 in committee as there is no change in the increase</p> <p>14 to the property insurance.</p> <p>15 CHAIRWOMAN HOROVITZ: Can I get a motion</p> <p>16 for JHA-18?</p> <p>17 COMMISSIONER ROGERS: So moved.</p> <p>18 COMMISSIONER WEATHERBY: Second.</p> <p>19 CHAIRWOMAN HOROVITZ: All in favor?</p> <p>20 COMMISSIONER ROGERS: Aye.</p> <p>21 COMMISSIONER BROCK: Aye.</p> <p>22 COMMISSIONER WEATHERBY: Aye.</p> <p>23 COMMISSIONER REYES: Aye.</p> <p>24 CHAIRWOMAN HOROVITZ: All right. JHA-19</p> <p>25 CEO Search RFP.</p>

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<p>1 MS. DUNN: So this resolution was added as</p> <p>2 a result of the conversation in the Finance</p> <p>3 Committee that the board wanted to come back to</p> <p>4 review the final RFP for this.</p> <p>5 I have Mr. Noble here to answer any questions</p> <p>6 you may have. So I'll turn it over to you-all.</p> <p>7 CHAIRWOMAN HOROVITZ: Can I get a motion for</p> <p>8 JHA-19, please?</p> <p>9 COMMISSIONER BROCK: I make a motion.</p> <p>10 COMMISSIONER WEATHERBY: Second.</p> <p>11 CHAIRWOMAN HOROVITZ: Are there any</p> <p>12 questions?</p> <p>13 (no response)</p> <p>14 CHAIRWOMAN HOROVITZ: I have some questions</p> <p>15 and comments.</p> <p>16 So my first question is in the second,</p> <p>17 "WHEREAS," and it refers to the creation of</p> <p>18 a Transition and Search Committee.</p> <p>19 It's possible we talked about that in the</p> <p>20 HR Committee Meeting, but my question is,</p> <p>21 who is on the Transition and Search Committee?</p> <p>22 Has that committee been formed?</p> <p>23 MS. DUNN: No -- oh, I'm sorry.</p> <p>24 MS. PARDE: Through the Chair, so, actually,</p> <p>25 it was on the February -- I think it was February</p>	<p>1 align with our full mission. Just a note.</p> <p>2 MR. NOBLE: It could be deleted.</p> <p>3 CHAIRWOMAN HOROVITZ: Yes. Okay. Great.</p> <p>4 And I would also take out the fourth paragraph</p> <p>5 then, as well.</p> <p>6 MR. NOBLE: Okay.</p> <p>7 COMMISSIONER REYES: What was the purpose of</p> <p>8 having that?</p> <p>9 CHAIRWOMAN HOROVITZ: I'm not sure why it's</p> <p>10 there.</p> <p>11 But, do you agree, Commissioner Reyes,</p> <p>12 that it should be taken out?</p> <p>13 COMMISSIONER REYES: Yes. 100 percent.</p> <p>14 CHAIRWOMAN HOROVITZ: And, just because we</p> <p>15 are not able to talk about things outside of a</p> <p>16 public meeting and so it's going to appear that</p> <p>17 I'm picking right now, but the entire section</p> <p>18 beginning on Page 5, when we're asking for the</p> <p>19 scope of services -- all of that feels out of</p> <p>20 order to me.</p> <p>21 So like, for example, Point No. 13,</p> <p>22 "Design interview questions --" why that falls --</p> <p>23 like 9 through 14 -- it just seems unorganized,</p> <p>24 and I just feel like, for this RFP, it should</p> <p>25 really be a good representation of the caliber of</p>
Page 42	Page 44
<p>1 12th HR Committee. It was, in fact, formed by</p> <p>2 Commissioner Reyes, and the members actually all</p> <p>3 agreed to be members of that committee.</p> <p>4 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>5 MS. DUNN: It was everybody, right?</p> <p>6 COMMISSIONER BROCK: Yes.</p> <p>7 CHAIRWOMAN HOROVITZ: Oh, great. Thank you.</p> <p>8 MS. DUNN: So it was everybody. I remember</p> <p>9 that.</p> <p>10 CHAIRWOMAN HOROVITZ: Perfect. Thank you.</p> <p>11 So then moving to Page 4 of the RFP --</p> <p>12 and, again, I apologize. I had to step out of</p> <p>13 that meeting for a minute, and so this might have</p> <p>14 been answered already.</p> <p>15 So I'm confused in the, "INTRODUCTION,"</p> <p>16 section, beginning with the third paragraph,</p> <p>17 "JHA ..."</p> <p>18 So, to me, the section, "JHA is changing</p> <p>19 the face of affordable and attainable housing ..."</p> <p>20 that doesn't feel like it belongs, and it also</p> <p>21 feels that calling out mixed-income rental</p> <p>22 property doesn't feel like the most accurate way</p> <p>23 to ...</p> <p>24 So I feel like that section should either be</p> <p>25 modified or changed, because it doesn't really</p>	<p>1 respondents.</p> <p>2 So I would just spend some more time on that</p> <p>3 before this goes out. I know it's going out soon.</p> <p>4 So I would just revisit that. And I have some</p> <p>5 other nitpicking things. I'll just send an email.</p> <p>6 MR. NOBLE: These were selected from</p> <p>7 samples, solicitations --</p> <p>8 CHAIRWOMAN HOROVITZ: Sure. Yes.</p> <p>9 Absolutely.</p> <p>10 Because we talked a lot about the RFP process</p> <p>11 here. So, at the way bottom of Page 9,</p> <p>12 we are talking about the, "Evaluation Process,"</p> <p>13 and this is just for my understanding.</p> <p>14 It says, "The selection of the best proposal</p> <p>15 will be based on ..." and it lists a number of</p> <p>16 things, including value, costs, reasonableness of</p> <p>17 the contract.</p> <p>18 So, why would this RFP have a different</p> <p>19 selection process than other RFPs?</p> <p>20 Because I think, when we have talked about</p> <p>21 this in the past, the answer is always, "Lowest</p> <p>22 cost provider."</p> <p>23 So, how is this an exception?</p> <p>24 MR. NOBLE: So this is an RFP, Request for</p> <p>25 Proposal. So it's not the lowest value.</p>

Page 45	<p>1 It's not based on costs alone. There are</p> <p>2 different variables, just like you have scoring</p> <p>3 criteria.</p> <p>4 So it's based on a scoring criteria,</p> <p>5 and, based on that, that's how it's evaluated.</p> <p>6 CHAIRWOMAN HOROVITZ: Sure.</p> <p>7 MR. NOBLE: So, when the Advisory Committee</p> <p>8 comes in, they'll evaluate it based on the best</p> <p>9 proposal that comes in all things considered.</p> <p>10 So it's not price alone. It's one of the factors</p> <p>11 of it, but it's just the overall presentation of</p> <p>12 the proposal that they're presenting to be a</p> <p>13 qualified contractor/vendor for the agency.</p> <p>14 CHAIRWOMAN HOROVITZ: Sure. So help me</p> <p>15 understand why lowest cost provider of a roofing</p> <p>16 contractor has a different test than --</p> <p>17 MR. NOBLE: That's what's called, "Invitation</p> <p>18 for Bid." That's based on cost and price alone.</p> <p>19 It's the lowest responsible bidder.</p> <p>20 And RFQ is basically just for qualifications,</p> <p>21 things like A and E services.</p> <p>22 RFP, request for proposal -- price is not</p> <p>23 a determining factor. There are different</p> <p>24 variables in the process to be evaluating.</p> <p>25 That's why you have the scoring criteria listed</p>	Page 47	<p>1 and responsible bidder. In other instances,</p> <p>2 where they might forgot to put their bid money</p> <p>3 in. Different things we ask them for --</p> <p>4 they're not able to meet those criteria.</p> <p>5 So we award based on all of the criteria we</p> <p>6 have set. So, for IFBs, it's based on price</p> <p>7 alone, but there are also things, after doing our</p> <p>8 due diligence testing, to make sure they are</p> <p>9 qualified for these jobs.</p> <p>10 So not starting -- we have to stop if they</p> <p>11 don't have insurance. So all those things are a</p> <p>12 part of what we do before they are even awarded a</p> <p>13 contract with us.</p> <p>14 CHAIRWOMAN HOROVITZ: That's super helpful</p> <p>15 knowledge for me. Thank you so much.</p> <p>16 MR. NOBLE: Yes, ma'am.</p> <p>17 CHAIRWOMAN HOROVITZ: And just a final</p> <p>18 clarifying question then. On the evaluation</p> <p>19 process for an RFQ, can we define whatever the</p> <p>20 qualifiers are, or is there some legal standard?</p> <p>21 MR. NOBLE: State of Florida and most states,</p> <p>22 as well, for qualifications, you have to be</p> <p>23 a civil engineering company. You have to be at a</p> <p>24 certain criteria for the state. You have to be,</p> <p>25 you know, educated and all different things.</p>
Page 46	<p>1 there.</p> <p>2 CHAIRWOMAN HOROVITZ: Okay. That's helpful.</p> <p>3 Thank you.</p> <p>4 MR. NOBLE: Yes, ma'am.</p> <p>5 CHAIRWOMAN HOROVITZ: Are there other --</p> <p>6 because one of the things we've talked about is</p> <p>7 the total, for example, for a roof. It's the cost</p> <p>8 for replacing the shingles, but also all of the</p> <p>9 other work.</p> <p>10 Do we always do RFPs when sometimes there is</p> <p>11 an opportunity to do an RFQ?</p> <p>12 MR. NOBLE: The difference is that,</p> <p>13 for construction, usually it's an IFB,</p> <p>14 invitation for bid. We have a scope of services,</p> <p>15 and we have everything to consider, all of the</p> <p>16 materials, et cetera.</p> <p>17 And this lower responsive bidder --</p> <p>18 there are instances where the lowest person bid on</p> <p>19 it, but was not the awarded person.</p> <p>20 Because we went through the process of going</p> <p>21 through the tasks that they supposed to do.</p> <p>22 We had a Pre Aware Survey Meeting. They were not</p> <p>23 able to meet the criteria. They didn't bid high</p> <p>24 enough for that work.</p> <p>25 So there are instances, just lower response</p>	Page 48	<p>1 So that's for qualifications.</p> <p>2 Then, once you qualify them, you rank them</p> <p>3 according to, "Good," "Better," "Best," and</p> <p>4 1 through whatever, and then you might could have</p> <p>5 a pool of vendors -- different criterias that</p> <p>6 you have in the solicitation. But all is listed</p> <p>7 so the process is open and transparent to</p> <p>8 everybody involved.</p> <p>9 CHAIRWOMAN HOROVITZ: Perfect. Thank you.</p> <p>10 MS. DUNN: Yes.</p> <p>11 CHAIRWOMAN HOROVITZ: Are there other</p> <p>12 questions?</p> <p>13 MS. DUNN: And I'm sure we drive procurement</p> <p>14 crazy, because we use RFP kind of like a catchall</p> <p>15 for everything. So thank you for explaining the</p> <p>16 IFB, the RFQ and the RFP, because we do use that</p> <p>17 interchangeably. And we shouldn't.</p> <p>18 CHAIRWOMAN HOROVITZ: Commissioner.</p> <p>19 COMMISSIONER REYES: Through the Chair to</p> <p>20 Ms. Dunn, I know I'm asking for a lot of work from</p> <p>21 you these days.</p> <p>22 But, is there a possibility that procurement</p> <p>23 can provide like a one-page kind of like</p> <p>24 cheat sheet for the board?</p> <p>25 Because I think that would be really helpful,</p>

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<p>1 too, just moving forward with all the proposals 2 and everything we're working on. 3 Especially when you're saying next year, 4 we're going to have a lot of increases and 5 projects and maintenance. I think it would just 6 be great have just a quick little one-pager. 7 MS. DUNN: Okay. 8 COMMISSIONER REYES: Thank you. 9 CHAIRWOMAN HOROVITZ: Perfect. 10 Are there any other questions or comments? 11 Ms. Dunn. 12 MS. DUNN: So, would you like for this to be 13 kicked back to the HR Committee for May? 14 CHAIRWOMAN HOROVITZ: I do really want to 15 move this along. 16 COMMISSIONER REYES: Yeah. 17 CHAIRWOMAN HOROVITZ: I would be comfortable 18 with all of those changes. 19 COMMISSIONER REYES: So I was going to 20 suggest, would it be appropriate for Vanessa 21 and I to get together and just like going over 22 that? 23 Because I agree, it is a little -- and we did 24 mix and match, right, Kort, because it has the 25 three different suggestions. So I know that we</p>	<p>1 CHAIRWOMAN HOROVITZ: Right. Thank you. 2 So the resolution is only asking the board to 3 approve an RFP go out. I am very comfortable with 4 Commissioner Reyes, as Chair of HR, making these 5 changes. 6 Is the rest of the board comfortable 7 approving the resolution, or would they like to 8 see it, again? 9 COMMISSIONER WEATHERBY: I'm comfortable with 10 that. 11 COMMISSIONER BROCK: So, Madam Chair, 12 are you saying that we are going to go ahead and 13 vote today and let Commissioner Reyes change the 14 RFP, and then it will go out without coming back? 15 CHAIRWOMAN HOROVITZ: Yes. Right. 16 COMMISSIONER BROCK: Okay. I see what you're 17 saying. 18 COMMISSIONER REYES: And, just to clarify -- 19 COMMISSIONER BROCK: Yeah. I know. Yeah. 20 COMMISSIONER REYES: -- it's just kind of the 21 structure of the scope, not anything else about 22 the wording and kind of the hierarchy of it. 23 COMMISSIONER BROCK: I gotcha. Uh-huh. 24 COMMISSIONER WEATHERBY: No material change. 25 CHAIRWOMAN HOROVITZ: Absolutely.</p>
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<p>1 did our best to kind of mix it together, 2 but I'm happy to help clean that up. 3 And then, does it make sense to like kick it 4 back to you to do one last eye, or how does that 5 work? 6 Are we allowed to communicate through 7 Ms. Dunn? 8 MR. NOBLE: So whatever you guys want to do, 9 in terms of the scope, we can make it as best as 10 possible. We can mix and match changes. So it's 11 a draft basically. If you see something out 12 there, or if you guys want to go back and look 13 at it, we can make those extra changes. 14 Not a problem. 15 Okay? 16 COMMISSIONER REYES: Why don't we schedule a 17 call to Ms. Dunn, and then we'll go over that 18 together to get back to Commissioner Horovitz to 19 just do a final review. 20 Reece, is that okay? 21 Is that allowed? 22 MR. WILSON: Yes. 23 COMMISSIONER REYES: Okay. Wonderful. 24 So we'll just plan for that. 25 Does that work?</p>	<p>1 COMMISSIONER ROGERS: I guess my question is 2 to -- and I want to make sure we're in the correct 3 posture. 4 Through Counsel, because we're doing this and 5 it's not being done in public, is that going to 6 create -- because I don't want it to be -- 7 I don't want it to create something that's not 8 done in the public's eye and they did not get a 9 chance to see it. 10 So right now we are voting on something 11 that's albeit a draft, but, when it goes out, 12 that will be the first time. 13 So I just want to make sure, from a legal 14 standpoint, based on what we're now requesting the 15 Chair of HR to do -- making sure that there is 16 transparency in the sunshine. 17 MR. WILSON: Through the Chair to Commissioner 18 Rogers, that's a good point. 19 COMMISSIONER BROCK: That's what I was going 20 to say. 21 MR. WILSON: But, from what I'm hearing here, 22 these are mostly technical changes, and they're 23 not material to the scope and the terms of the 24 RFP. 25 So what we see before us -- the substance of</p>

Page 53	<p>1 that will not change subject to Commissioner  2 Reyes' revisions. It's really technical and  3 cleanup.  4 And, if you're okay with giving her the  5 authority to make those technical changes,  6 then I think we're good.  7 CHAIRWOMAN HOROVITZ: Commissioner.  8 COMMISSIONER WEATHERBY: Are these documents  9 not public record?  10 MR. NOBLE: Yes. That's what I was going to  11 say. It's going to the public. So everybody has  12 a chance to see it.  13 COMMISSIONER WEATHERBY: Yes. But I mean,  14 in terms of this meeting, the materials --  15 and this is a public meeting --  16 CHAIRWOMAN HOROVITZ: But, to Commissioner  17 Rogers' point, I think that then we'll make  18 changes that won't be public and then it will go  19 out for bid; is that right?  20 COMMISSIONER ROGERS: Correct.  21 COMMISSIONER BROCK: And that's --  22 COMMISSIONER REYES: And I would just like to  23 clarify. We are going to work on technical,  24 but, if something material does come up, then it  25 will get kicked to HR. And that will be part of</p>	Page 55	<p>1 it calls for, "PROPOSED COSTS/FEE SCHEDULE."  2 "Outline fee structure ..." it currently reads,  3 "free."  4 (People laughed.)  5 CHAIRWOMAN HOROVITZ: And I had a lot of time  6 this weekend, obviously.  7 COMMISSIONER BROCK: But, Madam Chair,  8 you make some really good points, and that's what  9 you were saying that Commissioner Reyes is going  10 to clean up, right?  11 CHAIRWOMAN HOROVITZ: Yes, yes.  12 COMMISSIONER BROCK: Okay. All right.  13 CHAIRWOMAN HOROVITZ: And, again, no material  14 changes.  15 COMMISSIONER BROCK: Right. I gotcha.  16 CHAIRWOMAN HOROVITZ: Excellent.  17 COMMISSIONER REYES: And, if there are any  18 material changes, we will just hold off,  19 bring it to the HR Committee and make it public,  20 again, and make a referral to the next board  21 meeting.  22 CHAIRWOMAN HOROVITZ: Agree. Thank you.  23 And I don't recall.  24 Do we have a motion to approve this with the  25 changes?</p>
Page 54	<p>1 the agenda.  2 CHAIRWOMAN HOROVITZ: I'm happy to point out  3 every comment that I think is out of place.  4 I really am for the sake of sunshine.  5 MS. DUNN: I would like to add, when you say,  6 "9 through 14 feels unorganized," can you clarify  7 that for me?  8 What do you mean by that?  9 CHAIRWOMAN HOROVITZ: Sure. Okay.  10 We can start with Page 4. So the first comma  11 after, "assigned," doesn't belong there.  12 Then there is one after, "contract," that doesn't  13 belong there.  14 So, when you're looking at the order of  15 services -- so you wouldn't interview and provide  16 like interview assistance before you've drafted  17 the interview questions. So just reshuffling  18 those so it reads correctly.  19 Again, not taking anything out of there,  20 just putting it in order so it just seems a little  21 bit more sophisticated, and then we did agree to  22 take out those two paragraphs at the beginning.  23 MS. DUNN: Right. Okay. I follow you now.  24 CHAIRWOMAN HOROVITZ: Thank you.  25 And then, also, on the bottom of Page 8,</p>	Page 56	<p>1 MS. DUNN: Not with the changes.  2 COMMISSIONER BROCK: Not with the changes.  3 COMMISSIONER WEATHERBY: Motion.  4 COMMISSIONER REYES: Second.  5 CHAIRWOMAN HOROVITZ: All in favor?  6 Sorry.  7 COMMISSIONER BROCK: No, no, no.  8 I was making a motion.  9 COURT REPORTER: Okay. You made the motion?  10 Who seconded it?  11 COMMISSIONER ROGERS: I think Commissioner  12 Weatherby made the motion.  13 COMMISSIONER BROCK: Okay, okay.  14 COMMISSIONER ROGERS: Commissioner Reyes  15 seconded.  16 COURT REPORTER: Okay. Thank you.  17 CHAIRWOMAN HOROVITZ: All in favor?  18 COMMISSIONER ROGERS: Aye.  19 COMMISSIONER BROCK: Aye.  20 COMMISSIONER WEATHERBY: Aye.  21 COMMISSIONER REYES: Aye.  22 CHAIRWOMAN HOROVITZ: Excellent.  23 JHA-20, the Compensation and Pay Equity  24 Study.  25 MS. DUNN: JHA-20 also came about as</p>

<p style="text-align: right;">Page 57</p> <p>1 conversation in the Finance Committee Meeting, 2 and so we brought this draft before you today for 3 discussion before it goes out. 4 CHAIRWOMAN HOROVITZ: Can I get a motion for 5 JHA-20, please? 6 COMMISSIONER BROCK: I make a motion. 7 COMMISSIONER WEATHERBY: Second. 8 CHAIRWOMAN HOROVITZ: Are there any questions 9 or comments? 10 COMMISSIONER ROGERS: I do have a question on 11 this. I'm sorry. I have a question on this one. 12 Did this just come before the board today? 13 As far as I saw the resolution in our packet, 14 but I don't recall seeing the actual RFP until 15 today. 16 Is that accurate, or was this sent out prior 17 to today? 18 MS. DUNN: It was sent out prior to today. 19 It was a part of the board package that went out 20 Monday evening. 21 CHAIRWOMAN HOROVITZ: So this RFP did not 22 come to a committee meeting; is that your 23 question, Commissioner Rogers? 24 COMMISSIONER ROGERS: No. No, Madam 25 Chair. This is the first time -- and I must have</p>	<p style="text-align: right;">Page 59</p> <p>1 COMMISSIONER REYES: And, to that point, 2 I also think we're underrepresenting the purpose 3 of understanding, because the pay equity went with 4 the culture of the agency and its employees, 5 given how much transition and how many, you know, 6 issues we've had in the CEO position and top-level 7 positions. 8 We're trying to get a really clear 9 understanding of how the employees are currently 10 feeling. 11 COMMISSIONER BROCK: Uh-huh. 12 COMMISSIONER REYES: And so that needs to be 13 very clearly reflected, because a lot of the 14 questions that the company -- the company that we 15 select in the future -- that's going to be a big 16 focus for them is the culture and like employee 17 satisfaction, employee engagement, their ability 18 to feel safe coming to their supervisors. 19 We've had a lot of internal, you know, 20 investigations, and so all that needs to be 21 reflected in this study. 22 MS. DUNN: Okay. 23 COMMISSIONER REYES: Thank you. 24 CHAIRWOMAN HOROVITZ: Same comment from the 25 other RFP. I would take out that intro section.</p>
<p style="text-align: right;">Page 58</p> <p>1 overlooked this one in my review, but this is the 2 first time I'm seeing it. So I'm not sure how 3 I missed this one. 4 CHAIRWOMAN HOROVITZ: There were a number. 5 I actually had two copies of this one -- 6 one that didn't have any appendix -- but we can 7 have discussion while you have a chance to review. 8 Is that all right? 9 COMMISSIONER ROGERS: I'm great. 10 CHAIRWOMAN HOROVITZ: My question was, 11 in the resolution in the second, "WHEREAS," 12 we say that, "... for utilization by the Agency in 13 its upcoming union negotiations for a new 14 Collective Bargaining Agreement ..." 15 I don't have a problem with that statement, 16 because I do think that that's true, but I think 17 that understates the why behind why we're doing 18 this. 19 Because the board has been talking about for 20 months that we want to make sure that we're fairly 21 compensating the entire JHA staff, and this just 22 reads that our only concern is our union 23 negotiations. So I just don't like how that 24 reads. I would take the whole thing out. 25 Commissioner Reyes.</p>	<p style="text-align: right;">Page 60</p> <p>1 I think that's confusing. That's on Page 4. 2 And then, getting into the scope of services, 3 this might be right, but we're asking whoever does 4 this work to compare pay to other agencies. 5 And particularly we're looking at like maintenance 6 staff. 7 Is it not right to compare to just general 8 market rates? 9 Because I keep on hearing that we're losing 10 our people to private firms. So I'm not sure 11 that's written correctly, but that might be normal 12 process. 13 MS. DUNN: The compensation studies that 14 I'm accustomed to seeing do compare other housing 15 agencies, because, as a government entity, 16 to be quite frank, you're not going to be able to 17 compete with the private market, which is why 18 usually your benefits kind of make up for what 19 you can't offer in compensation. 20 So, by most standards, I would say coming 21 from the agency I came from, we're underpaying 22 our staff just from housing authority to housing 23 authority. 24 So I know we're underpaying them in 25 comparison to the private market. So, in general,</p>

<p style="text-align: right;">Page 61</p> <p>1 a maintenance mechanic with, you know,  2 certifications and different skill sets are going  3 to be making twice what we are offering.  4 They're going to come in around \$30. We pay ours  5 -- entry level -- at 15- regardless of skill set.  6 CHAIRWOMAN HOROVITZ: That's helpful.  7 So, is the compensation study looking at  8 total comp, or is it just looking at salary?  9 MS. DUNN: Now that I can't speak to.  10 CHAIRWOMAN HOROVITZ: Because, if we're  11 comparing to other agencies with the assumption  12 that we're trying to be competitive with the  13 general market, then it needs to look at total  14 comp to your point, that our benefits are  15 compared.  16 MS. DUNN: Right.  17 COMMISSIONER REYES: And that was my  18 understanding. My understanding was not just  19 salary, but also benefits. When we first had the  20 conversation, it was a full comp.  21 MS. DUNN: Right. I will say our benefits  22 are competitive in terms of insurance and things  23 of that nature.  24 I could just speak for myself. I know  25 I'm paying half of what I was paying in insurance</p>	<p style="text-align: right;">Page 63</p> <p>1 Because that's the very -- you know,  2 Gregory just presented worst case scenario we  3 lose 3.8 million dollars in Section 8,  4 and so, because we can't lease that program up to  5 full utilization, we're not generating the  6 administrative fees needed to support an increase  7 in salary; whereas, on the public housing side,  8 our leasing rates across the board -- you know,  9 we have an increase there because of the  10 occupancy. So public housing can absolutely  11 withstand any kind of compensation increase  12 honestly.  13 COMMISSIONER REYES: And this is just  14 conversation to have on the record. Obviously,  15 I understand right now it's not feasible.  16 MS. DUNN: Right.  17 COMMISSIONER REYES: But I do think we need  18 to --  19 MS. DUNN: But it's important to know.  20 COMMISSIONER REYES: -- right, to understand  21 and to know and to look at potential options in  22 the future.  23 MS. DUNN: Correct. The money has to come  24 from somewhere.  25 CHAIRWOMAN HOROVITZ: Are there any other</p>
<p style="text-align: right;">Page 62</p> <p>1 costs at this agency than at my last. So, as far  2 as the benefit package, it's very competitive.  3 The salary is what is not.  4 CHAIRWOMAN HOROVITZ: Thank you.  5 COMMISSIONER REYES: And, Ms. Dunn, just --  6 through the Chair to Ms. Dunn, so, while the  7 study is taking place, is there an opportunity for  8 the agency to do an internal look to see where  9 there are other opportunities for us to be able to  10 provide additional salary that can come from --  11 I mean just to have an idea?  12 Like, are there any other opportunities to  13 increase that salary in the future?  14 MS. DUNN: It's a different animal,  15 because our funding comes from two different  16 sources. So you have a public housing bucket,  17 and you have a Section 8 bucket. We're bleeding  18 on Section 8 side.  19 So, as far as that program generating  20 administrative fees that could support a salary  21 increase, that would be hard; whereas, on public  22 housing, absolutely.  23 So, you know, then the board is faced with,  24 "Well, do you increase salary for one side and not  25 the other?"</p>	<p style="text-align: right;">Page 64</p> <p>1 questions or comments about this resolution?  2 (no response)  3 CHAIRWOMAN HOROVITZ: So, if I could get a  4 motion ...  5 Sorry. Commissioner Brock, do you want to  6 say anything?  7 COMMISSIONER BROCK: I have some comments,  8 but I'm trying to figure out, should I say them  9 now or wait?  10 CHAIRWOMAN HOROVITZ: Are they related to  11 this resolution?  12 COMMISSIONER BROCK: Just kind of,  13 when Ms. Dunn said what she said, kind of prompt  14 some questions that I wanted to ask.  15 So, you know, when she was saying public  16 housing side we would be fine, but, when we go to  17 the Section 8 side, we're bleeding.  18 So I'm trying to -- trying to see what  19 happened.  20 You know, what happened in that area right  21 there?  22 MS. DUNN: I can address that.  23 COMMISSIONER BROCK: I know that --  24 MS. DUNN: One of the things that happened  25 is the board approved an expenditure of the</p>



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<p>1 unrestricted cash access.</p> <p>2 So, before, you know, with the Housing Choice</p> <p>3 Voucher program, you had -- you had reserves that</p> <p>4 you could cover those types of expenses, right,</p> <p>5 internally, where they were not restricted.</p> <p>6 Well, those reserves are gone. We purchased</p> <p>7 Franklin Arms. We have purchased the Normandy</p> <p>8 land, the JUI homes. So that \$11,000,000 cushion</p> <p>9 that could have easily absorbed some of the</p> <p>10 Section 8 expenses are no longer there.</p> <p>11 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>12 COMMISSIONER BROCK: So that's what happened</p> <p>13 with it?</p> <p>14 MS. DUNN: Yes, ma'am. This time last year,</p> <p>15 there was roughly, in round numbers,</p> <p>16 around \$11,000,000 in assets in unrestricted</p> <p>17 cash, and, at this point, Franklin Arms cost</p> <p>18 7,000,000. The land was 2-, and we spent about</p> <p>19 how much in --</p> <p>20 MR. WILLIAMS: 7.5.</p> <p>21 MS. DUNN: -- 7.5 for the JUI homes.</p> <p>22 CHAIRWOMAN HOROVITZ: So I think there's a</p> <p>23 lot to unpack there.</p> <p>24 COMMISSIONER ROGERS: Quite a bit.</p> <p>25 CHAIRWOMAN HOROVITZ: I think that there are</p>	<p>1 that happened to us one time in a board meeting.</p> <p>2 We was presented one thing, but then,</p> <p>3 when it came down the pipeline, it was something</p> <p>4 totally different.</p> <p>5 CHAIRWOMAN HOROVITZ: Yes.</p> <p>6 COMMISSIONER BROCK: You know, and that</p> <p>7 shouldn't --</p> <p>8 CHAIRWOMAN HOROVITZ: It requires us to pay</p> <p>9 such close attention to the details.</p> <p>10 COMMISSIONER BROCK: -- yes, yes.</p> <p>11 CHAIRWOMAN HOROVITZ: It's a lot to ask.</p> <p>12 COMMISSIONER BROCK: Yeah, yeah.</p> <p>13 And, because me and you was paying close attention</p> <p>14 to the details, we was able to say, "Hey, hold</p> <p>15 up. No. That's not what was presented."</p> <p>16 CHAIRWOMAN HOROVITZ: Yes.</p> <p>17 COMMISSIONER BROCK: Thank you.</p> <p>18 CHAIRWOMAN HOROVITZ: And we'll also say,</p> <p>19 "Because Ms. Carol takes such great minutes."</p> <p>20 (People laughed.)</p> <p>21 COMMISSIONER REYES: I love it.</p> <p>22 CHAIRWOMAN HOROVITZ: Commissioner Reyes,</p> <p>23 were you going to say something?</p> <p>24 COMMISSIONER REYES: Yes. Because I'm sure</p> <p>25 we don't get to talk about it outside of these</p>
Page 66	Page 68
<p>1 obviously a lot of other factors at play,</p> <p>2 not to say that that's probably not driving the</p> <p>3 majority of the issue, and I think that,</p> <p>4 hindsight, it probably would be a good idea if we</p> <p>5 can ask the Finance Team -- I think that we ask</p> <p>6 very pointed finance questions.</p> <p>7 But, when we are recognizing trends,</p> <p>8 costs are increasing. We need to fully have a</p> <p>9 picture of what the risks are. So, if this is</p> <p>10 rising at this rate, we know, when we're making</p> <p>11 decisions at this table, that we're making the</p> <p>12 most informed decisions.</p> <p>13 And I think that we ask so much of this</p> <p>14 board, and everyone spends so much of their</p> <p>15 outside time diving into this, the best picture</p> <p>16 that you can provide for us in this room --</p> <p>17 that's for everyone in the room -- is information</p> <p>18 that we need in order to make decisions.</p> <p>19 And so we should probably dig into that a</p> <p>20 little bit more and figure out how we got here and</p> <p>21 how we can go from here.</p> <p>22 COMMISSIONER BROCK: And, Madam Chair,</p> <p>23 I think you just made a very good point,</p> <p>24 because I know that our other commissioners are</p> <p>25 new. But, if you recall, that was another thing</p>	<p>1 four walls, but Commissioner Rogers and I were</p> <p>2 sitting across the table from each other that</p> <p>3 first November board meeting and being completely,</p> <p>4 you know, just, "What is going on?"</p> <p>5 (People laughed.)</p> <p>6 COMMISSIONER REYES: And, having sat in the</p> <p>7 last couple finance meetings and the board</p> <p>8 meetings and seeing the finances, listening to</p> <p>9 City Councilman Arias ask about our finances,</p> <p>10 at the last finance meeting, I was on Teams,</p> <p>11 because I couldn't make it physically in.</p> <p>12 And one of the questions is why our finances</p> <p>13 are always a mess. I'm not sure who asked that</p> <p>14 question.</p> <p>15 MS. DUNN: Right.</p> <p>16 COMMISSIONER REYES: And I'm not sure if it</p> <p>17 was considered public comment or how that works.</p> <p>18 I probably should know that.</p> <p>19 But, having sat in this board now for going</p> <p>20 on six months, I am a little bit worried about</p> <p>21 just like our general nature of our finances.</p> <p>22 What I would like to see -- and I don't know</p> <p>23 if it's too burdensome, for Ms. Dunn and her</p> <p>24 Finance Team, Mr. Gregory -- I think he left</p> <p>25 --</p>

Page 69	<p>1 MS. DUNN: No. He's over here.                  2 (People laughed.)                  3 COMMISSIONER REYES: So you kind of walked me                  4 through this when we did the tour. You explained                  5 to me about Franklin Arms and the property,                  6 and you kind of walked me through the public                  7 housing and Section 8.                  8 So we've already had this conversation,                  9 and I started asking some questions about our                  10 finances and just like our management of that.                  11 And I know we have like these amazing                  12 spreadsheets that you guys have done, but it's a                  13 lot of information. What I think I would like to                  14 see is, specifically for this, how we get here                  15 from the Section 8 program, from, you know,                  16 being at 11,000,000 -- I guess from voting from                  17 the unrestricted cash program to having                  18 11,000,000, to making decisions, right, which I                  19 understand we had to make these decisions to buy                  20 the properties and everything.                  21 But, to the fact that we're now bleeding,                  22 I'd like to see a full rundown of that in terms of                  23 just like finances and decisions and dates.                  24 MS. DUNN: Correct. And I did send you guys                  25 out today a trend report that was produced by our</p>	Page 71	<p>1 but someone had to approve those, right?                  2 MS. DUNN: Correct. We do rental                  3 compensation studies, and the rents --                  4 they're comparable to unassisted rented units in                  5 the marketplace.                  6 COMMISSIONER BROCK: But, who was the person                  7 that authorized -- let's say a landlord was asking                  8 for -- because you just said something about                  9 someone might have gotten \$75. So let's say a                  10 landlord asks for \$500.                  11 Who would have approved that \$500 from that                  12 75?                  13 Who would have did that jump like that and                  14 approved that?                  15 MS. DUNN: It would have come from the                  16 leadership in that department, and so,                  17 when they did the Rental Compensation Study,                  18 if that unit, as we call it, "comps out,"                  19 then, technically, under the regulations,                  20 unless you have policy in place that dictates                  21 that we're going to cut it off at a certain point                  22 ...                  23 That policy isn't in existence right now.                  24 We're putting it in place going forward,                  25 but, if it comped out, we would do our best to</p>
Page 70	<p>1 compliance manager, Mr. Aubuchon, that I thought                  2 was very, very insightful in terms of how we got                  3 here with our Section 8 program.                  4 And one of the things that he pointed out in                  5 that report is, for instance, in 2020, if an                  6 HCV participant moved out of a unit and another                  7 one moved in behind that person, it was about a                  8 cost difference of \$75 that owners were asking for                  9 in an increase in rent.                  10 In 2024, that number is \$215?                  11 MR. AUBUCHON: 2023.                  12 MS. DUNN: 2023. And so you're seeing a                  13 drive in the rental per unit cost. That is truly                  14 what has got us where we are with the Section 8                  15 program. The per unit cost is outpacing the money                  16 that we are receiving from HUD. That's the long                  17 and short of it, and it's not much we can do about                  18 it.                  19 CHAIRWOMAN HOROVITZ: Commissioner Brock.                  20 COMMISSIONER BROCK: Madam Chair, through the                  21 Chair to Ms. Dunn, okay. So you're talking about                  22 our landlords, right?                  23 MS. DUNN: Yes, ma'am.                  24 COMMISSIONER BROCK: Okay. So, if we see --                  25 we've seen a big change in our landlords,</p>	Page 72	<p>1 explain to the owner what the ramifications would                  2 be should we approve this where this family may                  3 not be able to afford the rent.                  4 But, if they can still get that additional                  5 \$500, then the family would more than likely get                  6 a notice to non renew, and they would have to                  7 move.                  8 COMMISSIONER BROCK: So, in our Section 8                  9 program, were you the top person in our Section 8                  10 -- you know, top director in our Section 8 that                  11 would approve --                  12 MS. DUNN: No, ma'am. I don't do the                  13 approvals of rent comps.                  14 COMMISSIONER BROCK: So they wouldn't have                  15 ran it by you?                  16 MS. DUNN: No, ma'am.                  17 COMMISSIONER BROCK: I'm not talking about in                  18 your acting position. I'm talking about in your                  19 --                  20 MS. DUNN: Yeah, Chief Operating Officer.                  21 No, ma'am. I don't do rent compensation studies.                  22 COMMISSIONER BROCK: Oh, okay. So they                  23 wouldn't have ran it by you.                  24 It would have been totally up there in the                  25 department --</p>

Page 73	<p>1 MS. DUNN: Correct --</p> <p>2 COMMISSIONER BROCK: -- that would have</p> <p>3 approved that?</p> <p>4 MS. DUNN: -- yes, ma'am.</p> <p>5 COMMISSIONER BROCK: Yeah. Because that's</p> <p>6 why I'm saying I'm trying to figure out who did</p> <p>7 that.</p> <p>8 Who went from -- do you see what I'm saying</p> <p>9 -- from \$75 to a jump of -- I was just</p> <p>10 paraphrasing -- to a jump of \$500, and nobody</p> <p>11 questioned it?</p> <p>12 Nobody say, "No. That's too much."</p> <p>13 You know, you going to take a big jump like</p> <p>14 that?</p> <p>15 I understand what you're saying, but I'm just</p> <p>16 saying looked like to me it should have been some</p> <p>17 type of compensation with that landlord to say,</p> <p>18 "That's a lot to jump on our program from 75 to</p> <p>19 500."</p> <p>20 Because that's why I was saying -- I was</p> <p>21 trying to figure out, how did we get in this</p> <p>22 predicament?</p> <p>23 MS. DUNN: And there are conversations with</p> <p>24 some of the landlords, like I said, to inform them</p> <p>25 of the consequences of this rent increase.</p>	Page 75	<p>1 Did they have their own monies -- you know,</p> <p>2 those properties?</p> <p>3 I just -- I just am really baffled with</p> <p>4 this. Like you say, it's a lot to take in.</p> <p>5 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>6 COMMISSIONER REYES: I don't want to highjack</p> <p>7 your meeting.</p> <p>8 CHAIRWOMAN HOROVITZ: No, not at all.</p> <p>9 Thank you. We are running over.</p> <p>10 COMMISSIONER BROCK: I'm sorry.</p> <p>11 CHAIRWOMAN HOROVITZ: I do try to manage our</p> <p>12 time, but there's a lot of important things to</p> <p>13 discuss.</p> <p>14 Does anyone have a hard stop?</p> <p>15 (no response)</p> <p>16 CHAIRWOMAN HOROVITZ: I'm right with you,</p> <p>17 Commissioner Brock. I can't recall how many times</p> <p>18 I asked, "Where are the dollars coming from?</p> <p>19 Can we afford it?"</p> <p>20 Like I'm constantly asking that question.</p> <p>21 COMMISSIONER BROCK: You did.</p> <p>22 CHAIRWOMAN HOROVITZ: So I need to get the</p> <p>23 best answer when I ask questions, and,</p> <p>24 if you don't have the answer, that's also fine.</p> <p>25 But, don't ask the board -- and this is for</p>
Page 74	<p>1 Some do hear us, and some do not.</p> <p>2 COMMISSIONER REYES: I believe that this is</p> <p>3 one of the questions I asked you for the future</p> <p>4 listings is, for each property, to create,</p> <p>5 you know, a -- what it would look like to have</p> <p>6 partnerships in the city, with the nonprofit</p> <p>7 sector, to create opportunities for us to find --</p> <p>8 MS. DUNN: Right.</p> <p>9 COMMISSIONER REYES: -- since HUD can't do</p> <p>10 anything, right?</p> <p>11 They're limited.</p> <p>12 MS. DUNN: Right. The language --</p> <p>13 COMMISSIONER REYES: That's statutory.</p> <p>14 So we know we can't count on that, and this --</p> <p>15 this difference is going to continue to increase.</p> <p>16 MS. DUNN: It is. Well, like I said,</p> <p>17 we're proposing policy that will come before the</p> <p>18 board where we're capping it.</p> <p>19 Did we discuss 5 percent?</p> <p>20 MS. DARBY: Yes.</p> <p>21 MS. DUNN: 5 percent on the increases.</p> <p>22 COMMISSIONER BROCK: Because, Madam Chair,</p> <p>23 also, the JUI properties -- remember, I asked a</p> <p>24 while ago about those properties -- where the</p> <p>25 monies were?</p>	Page 76	<p>1 everyone -- to make a decision based on inaccurate</p> <p>2 and incomplete information, because it puts the</p> <p>3 entire agency at risk.</p> <p>4 So I just want everyone to fully understand</p> <p>5 the weight of those words that, when we make</p> <p>6 decisions, we're doing that based on the</p> <p>7 information that we're given, and it needs to be</p> <p>8 the best information possible.</p> <p>9 So now we'll figure out the path forward</p> <p>10 -- probably a conversation in the finance</p> <p>11 meeting.</p> <p>12 As for this, are we still talking about --</p> <p>13 COMMISSIONER ROGERS: I was going to say.</p> <p>14 CHAIRWOMAN REYES: We circled like</p> <p>15 20 circles at this point.</p> <p>16 CHAIRWOMAN HOROVITZ: And, also, to that</p> <p>17 point -- and thank you so much. We've asked a lot</p> <p>18 of you, Vanessa, to send all these things out,</p> <p>19 but you should know that something that's sent out</p> <p>20 the day of a board meeting is to not going to get</p> <p>21 read.</p> <p>22 So I did not look at this, but I'm looking at</p> <p>23 this now. There was a trend that the costs to</p> <p>24 operate the program was increasing year-over-year</p> <p>25 from 2020. So 2020, 2021, 2022, 2023.</p>

<p style="text-align: right;">Page 77</p> <p>1 So it wasn't a surprise.  2 So we need to be looking at trends.  3 We need to be looking at expenses where we can  4 control, and we've talked about that before.  5 Any expense that we can control we need to  6 get our arms around that, because a lot of things  7 are outside of our control.  8 COMMISSIONER BROCK: Right.  9 CHAIRWOMAN HOROVITZ: So let's figure out  10 what we can control and start controlling it.  11 MS. DUNN: Correct.  12 CHAIRWOMAN HOROVITZ: So now we're on JHA-20,  13 and it's ...  14 Is this the Pay Equity Study still?  15 MS. DUNN: Yes.  16 CHAIRWOMAN HOROVITZ: All right.  17 Is there more comment?  18 COMMISSIONER REYES: So I personally don't  19 feel comfortable voting on this yet, just because  20 I'm not seeing -- I'm not seeing the culture  21 language.  22 And I'm being very intentional about this,  23 and, again, it just has to do with me coming into  24 the board in a very hostile time, lots of back and  25 forth, investigations taking place.</p>	<p style="text-align: right;">Page 79</p> <p>1 Can we make the changes right now live?  2 COMMISSIONER REYES: Sure.  3 CHAIRWOMAN HOROVITZ: Is that okay?  4 Is that not important?  5 Because I don't mind moving it, but I want  6 to communicate to the employees --  7 COMMISSIONER REYES: I agree. I can  8 appreciate you bringing that up, because I wasn't  9 thinking that. But, yeah. So, I mean, yeah.  10 I don't think ...  11 Do we want to bring it to motion with the  12 understanding that these changes are going to be  13 included, or do we want to edit now?  14 CHAIRWOMAN HOROVITZ: Can you make a motion  15 and make all the changes in your motion that you  16 would like to see?  17 COMMISSIONER REYES: Sure. Yes.  18 CHAIRWOMAN HOROVITZ: And, is someone  19 capturing that?  20 MS. PARDE: Yes.  21 COMMISSIONER REYES: Yes.  22 CHAIRWOMAN HOROVITZ: Okay. Is that proper,  23 Reece?  24 COMMISSIONER BROCK: It is.  25 MR. WILSON: It is. You can do a motion to</p>
<p style="text-align: right;">Page 78</p> <p>1 So, for me, it is -- I'm not talking about  2 high management positions.  3 MS. DUNN: Right.  4 COMMISSIONER REYES: I'm talking about  5 employees that are doing the daily work,  6 the daily grind that are getting the agency ahead.  7 Their opinion needs to be very present in this  8 study.  9 MS. DUNN: Okay.  10 CHAIRWOMAN HOROVITZ: I'm sorry.  11 Commissioner Reyes, I didn't hear a couple words  12 you said in the beginning.  13 What do you feel is missing?  14 COMMISSIONER REYES: The culture language,  15 the questions, the survey that's going to ask  16 the employees about the culture language.  17 CHAIRWOMAN HOROVITZ: I completely agree.  18 I just want to -- for discussion purposes,  19 I don't want to make it seem the CEO Search RFP  20 is more important, and that we would make all of  21 the -- you know, on the assumption that those  22 changes would be made.  23 So, to me, pay equity is as important,  24 and so I don't want the optics to be that we  25 kicked this to committee.</p>	<p style="text-align: right;">Page 80</p> <p>1 amend and state the changes that you would like to  2 see.  3 CHAIRWOMAN HOROVITZ: Perfect.  4 COMMISSIONER REYES: So I would make a motion  5 to amend -- what is it --  6 COMMISSIONER BROCK: JHA-20.  7 COMMISSIONER REYES: -- JHA-20 to include  8 specific language regarding employee satisfaction  9 and questions regarding the culture and for,  10 you know, like daily employees, not just  11 management, not just supervisors --  12 MS. DUNN: Okay. Line staff. Okay.  13 COMMISSIONER REYES: -- yes.  14 CHAIRWOMAN HOROVITZ: Thank you.  15 COMMISSIONER ROGERS: Second.  16 CHAIRWOMAN HOROVITZ: And I'm sorry.  17 I had another change.  18 Does she need to state my change?  19 COMMISSIONER BROCK: Yeah.  20 MR. WILSON: Yes.  21 CHAIRWOMAN HOROVITZ: Can we also take out  22 the union reference in the second, "WHEREAS"?  23 COMMISSIONER REYES: Oh, yes, yes.  24 All right. I amend my motion -- I amend my  25 amendment --</p>

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<p>1 (People laughed.)                  2 COMMISSIONER REYES: -- what was it? --                  3 COMMISSIONER BROCK: The second --                  4 COMMISSIONER REYES: -- yeah, the second,                  5 "WHEREAS," right?                  6 CHAIRWOMAN HOROVITZ: Right, to remove the                  7 statement around --                  8 COMMISSIONER REYES: Collective bargaining,                  9 right -- to remove the phrase, the new Collective                  10 Bargaining Agreement as the sole purpose of this,                  11 and to include the Employee Satisfaction Survey,                  12 culture temperature check with regular, everyday,                  13 hard working employees, not just supervisors and                  14 managers.                  15 Do I hear a second?                  16 (People laughed.)                  17 COMMISSIONER ROGERS: Second.                  18 CHAIRWOMAN HOROVITZ: All in favor?                  19 COMMISSIONER ROGERS: Aye.                  20 COMMISSIONER BROCK: Aye.                  21 COMMISSIONER WEATHERBY: Aye.                  22 COMMISSIONER REYES: Aye.                  23 CHAIRWOMAN HOROVITZ: Thank you. All right.                  24 Let's move on to the Agency Financial Overview,                  25 Mr. Williams.</p>	<p>1 to talk about the financial data for the month of                  2 March, '24. The current month -- our total                  3 operating income by source is 203,000.                  4 For the year 1.6 million.                  5 Here is my analysis year-over-year,                  6 month-over-month from the last year-end budget.                  7 Central office operating funds are down due to                  8 interest not earned on unrestricted cash,                  9 as we discussed, about the purchase of                  10 Franklin Arms, Normandy Townhomes, as well as                  11 --                  12 MR. PETERSON: Westwood.                  13 MS. DUNN: Westwood.                  14 MR. WILLIAMS: -- Westwood.                  15 Thank you.                  16 Public housing operating funds are up                  17 due to an increase in operating subsidy,                  18 as we mentioned earlier mostly in occupation                  19 rates.                  20 HCV operating funds continue to lag due to                  21 utilization variances. Currently income is based                  22 on end of Calendar Year '23. We're also waiting,                  23 again, for the budget authority. We expect to see                  24 this funding in May.                  25 CHAIRWOMAN HOROVITZ: Sorry, Gregory.</p>
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<p>1 I'm sorry. Commissioner Reyes.                  2 COMMISSIONER REYES: Sorry. Since this is                  3 all HR stuff, Kort, could you put on there for the                  4 agenda -- I do think it's also important for                  5 another email to come out from our new                  6 Ms. Wonderful HR Director regarding this upcoming                  7 survey so that employees are all aware that we're                  8 going to be requesting their feedback.                  9 CHAIRWOMAN HOROVITZ: Thank you.                  10 MS. PARDE: Okay.                  11 CHAIRWOMAN HOROVITZ: Commissioner.                  12 COMMISSIONER BROCK: Commissioner, on that                  13 survey, are the employees' names not going to be                  14 on there?                  15 COMMISSIONER REYES: No. It will be                  16 anonymous.                  17 COMMISSIONER BROCK: Okay. Thank you.                  18 Yes, yes.                  19 COMMISSIONER REYES: So this is just to get                  20 the company --                  21 COMMISSIONER BROCK: I gotcha. Okay.                  22 COMMISSIONER REYES: -- thank you.                  23 COMMISSIONER BROCK: I'm sorry, Madam Chair.                  24 CHAIRWOMAN HOROVITZ: No, no problem.                  25 MR. WILLIAMS: Through the Chair, we're going</p>	<p>1 What is the name of this presentation?                  2 I have two PowerPoints in my email.                  3 MR. WILLIAMS: It's going to be the                  4 monthly overview.                  5 MS. DUNN: This is the monthly overview.                  6 MR. WILLIAMS: It's Part 1. Where the                  7 revisions were -- it's going to be right in the                  8 beginning.                  9 CHAIRWOMAN HOROVITZ: Okay.                  10 MR. WILLIAMS: It's there. Mr. Rogers                  11 found it.                  12 (People laughed.)                  13 CHAIRWOMAN HOROVITZ: All right. Continue.                  14 MR. WILLIAMS: Okay. So Gregory West --                  15 operating funds are down due to cash flow                  16 reinvestment in property improvements and unit                  17 upgrades.                  18 Is this presentation better than seeing                  19 a graph with charts and lines as far as you see                  20 year-over-year and you see a variance?                  21 CHAIRWOMAN HOROVITZ: Yeah. Thank you for                  22 asking. I like it. I have asked for Excel.                  23 That's just my preference so I can actually do                  24 some math on the numbers. So, again, I would like                  25 to see Excel, but this is a nice view.</p>

Page 85	<p>1 Does anyone else have an opinion?</p> <p>2 (no response)</p> <p>3 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>4 MR. WILLIAMS: Jax Beach Apartments is flat.</p> <p>5 It's in line with the budget. Brentwood operating</p> <p>6 funds remain positive. Expenses has been</p> <p>7 manageable; however summer outlook will see an</p> <p>8 increase in HVAC expenses and utilities.</p> <p>9 RAD -- The Waves continue to increase in</p> <p>10 materials and contract maintenance driving its</p> <p>11 costs down year-over-year.</p> <p>12 Centennial Towers saw an increase in income</p> <p>13 relative flat month-over-month, and expenses</p> <p>14 generating a 21-percent increase year-over-year</p> <p>15 and 35 percent increase to the budget.</p> <p>16 Hogan Creek income levels are lower than</p> <p>17 expected. Rent collection needs improvement,</p> <p>18 and expenses are in line with last year resulting</p> <p>19 in 53-percent reduction in cash flow.</p> <p>20 CHAIRWOMAN HOROVITZ: When you say,</p> <p>21 "Rent collection needs improvement," what does</p> <p>22 that mean, and what are you doing about it?</p> <p>23 COMMISSIONER ROGERS: Thank you.</p> <p>24 That was my question.</p> <p>25 MS. DUNN: We need to enforce the lease,</p>	Page 87	<p>1 MR. WILLIAMS: At Brentwood.</p> <p>2 COMMISSIONER WEATHERBY: -- at Brentwood.</p> <p>3 And so, what was the reason?</p> <p>4 MR. WILLIAMS: That means the property</p> <p>5 manager is more active with going after those who</p> <p>6 aren't paying and enforcing it, and, like Ms. Dunn</p> <p>7 said, through evictions.</p> <p>8 COMMISSIONER WEATHERBY: So it sounds like</p> <p>9 that's an issue we need to --</p> <p>10 MR. WILLIAMS: Do the same here.</p> <p>11 COMMISSIONER WEATHERBY: -- yes. Okay.</p> <p>12 Thanks for clarifying.</p> <p>13 MR. WILLIAMS: Absolutely.</p> <p>14 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>15 COMMISSIONER BROCK: Madam Chair, to the</p> <p>16 defense of Hogan Creek, we just got a new property</p> <p>17 manager over there. So, to her defense, she ain't</p> <p>18 been there that long yet. So she'll probably be</p> <p>19 going after them.</p> <p>20 MR. WILLIAMS: We hope so.</p> <p>21 CHAIRWOMAN HOROVITZ: Did you have another</p> <p>22 comment, Commissioner Brock?</p> <p>23 COMMISSIONER BROCK: That was the comment,</p> <p>24 that we had just got a new property manager</p> <p>25 at Hogan, and she probably just needs time to go</p>
Page 86	<p>1 and so, with that, when individuals aren't paying</p> <p>2 their rent on time, you're going to see a spike in</p> <p>3 evictions. So that's what that is.</p> <p>4 CHAIRWOMAN HOROVITZ: Commissioner.</p> <p>5 COMMISSIONER BROCK: Madam Chair to Ms. Dunn,</p> <p>6 we did change the rent. Remember we talked about</p> <p>7 the late fees?</p> <p>8 MS. DUNN: Yes. I remember the discussion.</p> <p>9 COMMISSIONER BROCK: Did we get it out with</p> <p>10 --</p> <p>11 MS. DUNN: No, ma'am. It hasn't been posted</p> <p>12 for public comment yet.</p> <p>13 COMMISSIONER BROCK: -- oh.</p> <p>14 MS. DUNN: I'm still working on all of those</p> <p>15 changes.</p> <p>16 COMMISSIONER BROCK: Oh, okay.</p> <p>17 MS. DUNN: Yes. That's my COO job.</p> <p>18 (People laughed.)</p> <p>19 COMMISSIONER BROCK: Yes, ma'am. All right.</p> <p>20 Okay. No problem.</p> <p>21 CHAIRWOMAN HOROVITZ: Commissioner.</p> <p>22 COMMISSIONER WEATHERBY: Yes. Going back to</p> <p>23 an earlier discussion today, I heard the comment</p> <p>24 made that rent collection was made more --</p> <p>25 was it, "efficient" -- I think, "efficient --"</p>	Page 88	<p>1 after them.</p> <p>2 CHAIRWOMAN HOROVITZ: So I just want to make</p> <p>3 a comment and maybe ask a question here on the</p> <p>4 culture of rent collection.</p> <p>5 So, are we balancing the going after rent</p> <p>6 with the financial education on what it means to</p> <p>7 not pay your rent on time?</p> <p>8 Because I really want us to have more of a</p> <p>9 culture of caring for you actually keeping your</p> <p>10 assets and your wealth than, "We're going to get</p> <p>11 you with late fees."</p> <p>12 So, are we doing the right mix there?</p> <p>13 MR. WILLIAMS: Yes.</p> <p>14 CHAIRWOMAN HOROVITZ: Okay.</p> <p>15 MR. WILLIAMS: That's the intent.</p> <p>16 MS. DUNN: Yes. Ms. Parker has a very</p> <p>17 robust --</p> <p>18 COMMISSIONER BROCK: Yes, she does.</p> <p>19 MS. DUNN: -- Residential Services program</p> <p>20 that explains the consequences and things of that</p> <p>21 nature.</p> <p>22 CHAIRWOMAN HOROVITZ: Good. I'm glad to hear</p> <p>23 that on the record, because the previous</p> <p>24 conversation felt a little bit more hostile than</p> <p>25 I think we want to see. So thank you for that.</p>

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<p>1 Commissioner Reyes.</p> <p>2 COMMISSIONER REYES: So poor Ms. Dunn.</p> <p>3 I had a million ideas after we were together an</p> <p>4 entire day, you know, touring 13 properties.</p> <p>5 And one of the questions I asked her is,</p> <p>6 you know, as we entered 2024 in the 21st Century,</p> <p>7 right, technology has advanced a lot, and one of</p> <p>8 the ideas that I kind of just briefly mentioned</p> <p>9 was having a required like app, if you will --</p> <p>10 download app for JHA -- where all residents are</p> <p>11 required to participate in a program where they</p> <p>12 can make payments, ask questions and receive</p> <p>13 educational material, you know, just constantly</p> <p>14 being sent to them, reminders, that kind of</p> <p>15 thing.</p> <p>16 So I know right now we're not in a financial</p> <p>17 position to really have a robust conversation</p> <p>18 about that, but it's something that I also wanted</p> <p>19 to put on the record.</p> <p>20 Because I think that would be really</p> <p>21 helpful, and I know that we have some more elderly</p> <p>22 participants. But people have Facebook.</p> <p>23 They have bank accounts on their phones --</p> <p>24 pretty much, you know --</p> <p>25 MS. DUNN: They're engaging.</p>	<p>1 all of that information, though, on our --</p> <p>2 MS. DUNN: Some of the information,</p> <p>3 but, from a global perspective of what</p> <p>4 Commissioner Reyes is referring to, they wouldn't</p> <p>5 be able to get Resident Services' information</p> <p>6 off of Rent Cafe.</p> <p>7 COMMISSIONER BROCK: Oh, okay, okay, okay.</p> <p>8 Uh-huh. Okay. Thank you.</p> <p>9 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>10 COMMISSIONER ROGERS: I'm sorry, Madam Chair,</p> <p>11 and, as always, driving over here -- I shouldn't</p> <p>12 be driving and reading --</p> <p>13 CHAIRWOMAN HOROVITZ: Don't say that on the</p> <p>14 record.</p> <p>15 (People laughed.)</p> <p>16 COMMISSIONER ROGERS: -- well, Ms. Dunn</p> <p>17 was sending so much information I was trying to</p> <p>18 keep up.</p> <p>19 CHAIRWOMAN HOROVITZ: Back to my earlier</p> <p>20 point, let's not send it in the emails.</p> <p>21 COMMISSIONER ROGERS: So I was on I-95,</p> <p>22 and I saw this --</p> <p>23 MS. DUNN: Oh, no.</p> <p>24 COMMISSIONER ROGERS: -- report. Evictions.</p> <p>25 I thought, "Oh, I got to read that before</p>
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<p>1 COMMISSIONER REYES: -- yes, they're</p> <p>2 engaging in social media online.</p> <p>3 So I think it's just a matter of eventually</p> <p>4 getting us in a position where we can have</p> <p>5 something like that where it's centralized where</p> <p>6 education is part of that, as well.</p> <p>7 And I love that philosophy of like not being</p> <p>8 about like, "The board is going to come get you."</p> <p>9 MS. DUNN: Right.</p> <p>10 COMMISSIONER REYES: So just something I</p> <p>11 wanted to put out there, because it was a</p> <p>12 conversation we had.</p> <p>13 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>14 COMMISSIONER BROCK: And, Madam Chair,</p> <p>15 I think that's part of our Rent Cafe.</p> <p>16 Am I correct, Ms. Dunn?</p> <p>17 I think that's part of our Rent Cafe.</p> <p>18 MS. DUNN: Well, it's not an app.</p> <p>19 COMMISSIONER BROCK: I know it's not an</p> <p>20 app.</p> <p>21 MS. DUNN: It's accessible through our</p> <p>22 website, but it's not an all-inclusive app.</p> <p>23 COMMISSIONER BROCK: Okay.</p> <p>24 MS. DUNN: Yes.</p> <p>25 COMMISSIONER BROCK: Okay. But they can get</p>	<p>1 I get there," right?</p> <p>2 COMMISSIONER REYES: All I hear is liability.</p> <p>3 COMMISSIONER ROGERS: Yes. I got attorneys</p> <p>4 in the room, right?</p> <p>5 COMMISSIONER BROCK: Yes.</p> <p>6 COMMISSIONER ROGERS: But, looking at the</p> <p>7 report that you did send -- and I did get a chance</p> <p>8 to glance over that eviction report -- we did have</p> <p>9 about 116 individuals to date -- I believe this is</p> <p>10 to be evicted.</p> <p>11 And, if I recall correctly -- I'm trying to</p> <p>12 see who had the highest -- which property had the</p> <p>13 highest -- I no longer see it. But that was my</p> <p>14 question.</p> <p>15 So, can you speak to that?</p> <p>16 MS. DUNN: I believe it may be Brentwood.</p> <p>17 Am I correct in that (addressed</p> <p>18 Mr. Aubuchon)?</p> <p>19 MR. AUBUCHON: That's right.</p> <p>20 MS. DUNN: Yes. Brentwood Lake. That young</p> <p>21 lady enforces our policies that you guys voted</p> <p>22 on. That's pretty much the long and short,</p> <p>23 and she enforces the lease.</p> <p>24 And so, you know, when people aren't</p> <p>25 compliant, when they misbehave, when there is</p>

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<p>1 criminal activity, she does her due diligence and                  2 removes them from that property.                  3 COMMISSIONER ROGERS: Got it.                  4 COMMISSIONER REYES: Is that the last chart                  5 on the eviction pages sent?                  6 It says, "Appendix 2, AMP Properties."                  7 MS. DUNN: I don't have that as a point of                  8 reference in front of me. So I'm sorry.                  9 COMMISSIONER REYES: Okay. Is it that one                  10 that says, "Brentwood 328 units"?                  11 MS. DUNN: Yes.                  12 COMMISSIONER REYES: No -- that's the number                  13 of units?                  14 MS. DUNN: That's the number of units.                  15 COMMISSIONER REYES: Okay. I didn't see                  16 where --                  17 COMMISSIONER ROGERS: Well, Carrington Place                  18 apparently had --                  19 MS. DUNN: Carrington Place?                  20 COMMISSIONER ROGERS: -- where is that                  21 located?                  22 MS. DUNN: That's located on the southside,                  23 right?                  24 I'm new to Jacksonville. So I'm still                  25 learning my geography.</p>	<p>1 You were sitting next to Kort. I apologize.                  2 (People laughed.)                  3 MS. DARBY: But I am the Director for the                  4 Housing Choice Voucher program, formerly known as,                  5 "Section 8." And I know everybody still loves to                  6 call it, "Section 8," but I like to call it,                  7 "HCV."                  8 Just a quick overview. I know we talked                  9 about the finance of the HCV program,                  10 but I'm not going to go into that. I'm just going                  11 to talk about, you know, some of the particulars.                  12 In regards to our budget authority,                  13 we have 67.8 million dollars. We have currently                  14 8352 of our allocation. Right now we have active                  15 landlord partners of 1653, and right now our                  16 SEMAP designation is, "Standard Performer."                  17 CHAIRWOMAN HOROVITZ: I'm sorry.                  18 Can we go back for a second?                  19 Because I did note that, and thank you for                  20 this presentation. It is very helpful for me.                  21 "Standard performer," doesn't sound great                  22 to me.                  23 Can you give me a sense of what the rankings                  24 are?                  25 MS. DARBY: Sure. We have indicators for</p>
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<p>1 COMMISSIONER BROCK: It's off of Atlantic                  2 going like out Atlantic like going towards                  3 Jax Beach.                  4 COMMISSIONER ROGERS: I'm assuming I'm                  5 reading these numbers correctly. I may not be.                  6 I'm not sure.                  7 MS. DUNN: Now, not all eviction filings                  8 result in an actual eviction being carried out.                  9 A lot of them are worked out through JCOs with                  10 the courts.                  11 COMMISSIONER ROGERS: Thank you, Madam Chair.                  12 MR. WILLIAMS: Are we good?                  13 CHAIRWOMAN HOROVITZ: Thank you.                  14 MR. WILLIAMS: Awesome. Thank you.                  15 MS. DUNN: So the HCV Program Overview comes                  16 from our conversation while we were on tour                  17 with Commissioner Reyes, that she thought it                  18 beneficial to the board that just a brief                  19 overview of the HCV program is presented,                  20 and we'll add some details going forward,                  21 just for transparency sake.                  22 MS. DARBY: Through the Chair, my name is                  23 Laila Darby. I think Commissioner Reyes thought                  24 I was Ms. St. Clair, but I'm not.                  25 COMMISSIONER REYES: Yes. I'm sorry.</p>	<p>1 our SEMAP, which is Section 8 Management                  2 Assessment Program. We have 14 indicators.                  3 So each year HUD allows for us to go through                  4 the performance to do a self-certification.                  5 So we'll look at all the indicators.                  6 And our last indicator, for No. 3,                  7 which was adjusted income -- that's how we do                  8 our calculations to make sure we have the correct                  9 subsidy for our participants -- and the other one                  10 was enforcement of abatements.                  11 So, after a unit fails inspection twice,                  12 we go into abatement, and then we stop payment to                  13 the landlord until they rectify the inspection.                  14 And then we'll release that payment.                  15 So, when we went through that exercise,                  16 we found that those two indicators were                  17 inefficient for us.                  18 CHAIRWOMAN HOROVITZ: Got it. So that's                  19 helpful, because, when I see, "standard,"                  20 it feels like below average, but these two things                  21 that you're saying we didn't do great are pretty                  22 technical.                  23 MS. DARBY: Correct.                  24 CHAIRWOMAN HOROVITZ: So, does everyone                  25 understand the two areas that we fell short of</p>



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<p>1 meeting standard?</p> <p>2 Do you want to say the two things, again,</p> <p>3 just so it's very clear for the record?</p> <p>4 MS. DARBY: It was Indicator No. 3,</p> <p>5 adjusted income, and then Indicator No. 6</p> <p>6 HQS Enforcement -- HQS Inspection Enforcement.</p> <p>7 Those are the two that we fell short of.</p> <p>8 CHAIRWOMAN HOROVITZ: Excellent. Thank you.</p> <p>9 MS. DARBY: And, just to give you some --</p> <p>10 CHAIRWOMAN HOROVITZ: Sorry.</p> <p>11 Commissioner Reyes.</p> <p>12 MS. DARBY: -- I'm sorry.</p> <p>13 COMMISSIONER REYES: I'm so sorry,</p> <p>14 Ms. Darby.</p> <p>15 So, given that we did underperform there,</p> <p>16 what are we doing to get us above standard</p> <p>17 sounding?</p> <p>18 MS. DARBY: So, after we certify SEMAP,</p> <p>19 any time you have a zero or any indicator,</p> <p>20 you have to do a Correction Action Plan.</p> <p>21 And so our action plan was to beef up our audits,</p> <p>22 our quality assurance within the department.</p> <p>23 And we look at our SEMAP indicators each</p> <p>24 quarter, and then we'll determine where we are,</p> <p>25 you know, making sure that for that block of time</p>	<p>1 Thank you.</p> <p>2 Commissioner.</p> <p>3 COMMISSIONER BROCK: You say we're in the</p> <p>4 middle.</p> <p>5 We're not high performance anymore?</p> <p>6 MS. DUNN: No, ma'am. That designation was</p> <p>7 lost.</p> <p>8 CHAIRWOMAN HOROVITZ: But we have two things</p> <p>9 that we've flagged and have an action plan to get</p> <p>10 it back.</p> <p>11 MS. DUNN: Correct.</p> <p>12 CHAIRWOMAN HOROVITZ: I'm looking at the</p> <p>13 headline here, Vanessa.</p> <p>14 (People laughed.)</p> <p>15 MS. DUNN: Yes.</p> <p>16 COMMISSIONER REYES: Go ahead, Commissioner</p> <p>17 Horovitz. Sorry.</p> <p>18 CHAIRWOMAN HOROVITZ: But we do have an</p> <p>19 action plan.</p> <p>20 And, how long will that take to fix?</p> <p>21 MS. DUNN: Well, we're in, what, the third</p> <p>22 quarter of our fiscal year. So we're still</p> <p>23 actively moving towards that.</p> <p>24 CHAIRWOMAN HOROVITZ: Great.</p> <p>25 MS. DUNN: Yes.</p>
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<p>1 we certify. So we do that four times, you know,</p> <p>2 throughout the year so we can certify as a high</p> <p>3 performer at the end of our fiscal year.</p> <p>4 CHAIRWOMAN HOROVITZ: And, where do we like</p> <p>5 to be?</p> <p>6 MS. DARBY: A high performer.</p> <p>7 CHAIRWOMAN HOROVITZ: Okay. And so standard</p> <p>8 performer would be --</p> <p>9 MS. DUNN: There is one under standard.</p> <p>10 It's troubled.</p> <p>11 CHAIRWOMAN HOROVITZ: Okay. I was going the</p> <p>12 other way, Ms. Dunn.</p> <p>13 MS. DUNN: Yes.</p> <p>14 CHAIRWOMAN HOROVITZ: So, what's between</p> <p>15 standard --</p> <p>16 MS. DUNN: So it's troubled. Nothing.</p> <p>17 Troubled, standard, high performer.</p> <p>18 CHAIRWOMAN HOROVITZ: Oh.</p> <p>19 COMMISSIONER REYES: So we're in the middle.</p> <p>20 CHAIRWOMAN HOROVITZ: Great. Thank you.</p> <p>21 Does the team utilize any dashboards?</p> <p>22 I feel like there could be some data</p> <p>23 analytics that would help.</p> <p>24 MS. DUNN: We do.</p> <p>25 CHAIRWOMAN HOROVITZ: Okay. Great. Okay.</p>	<p>1 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>2 Commissioner Brock.</p> <p>3 COMMISSIONER BROCK: I was going to ask,</p> <p>4 because I know that we had -- like I forgot what</p> <p>5 month it was, but we had a change upstairs.</p> <p>6 And we went to like the Boutique (phonetic) Team,</p> <p>7 the Application Team, Transition Team,</p> <p>8 but now we're back to having workers, again --</p> <p>9 so counselors, again.</p> <p>10 So, did that put us in that position to lose</p> <p>11 our high performance when we were doing that?</p> <p>12 Because I know a lot of residents were having</p> <p>13 very much complication with that. So -- and --</p> <p>14 and I know that Mr. Alexander said, "No. We're</p> <p>15 going to stop it. We're going back to the</p> <p>16 counsels."</p> <p>17 So, did that have anything to do with us</p> <p>18 losing our high performance?</p> <p>19 MS. DUNN: No, ma'am.</p> <p>20 MS. DARBY: I don't think it was a factor.</p> <p>21 COMMISSIONER BROCK: You don't?</p> <p>22 MS. DUNN: Unh-unh. Because you have to be</p> <p>23 able to calculate rent correctly regardless of</p> <p>24 what team you're on, and the rent was being</p> <p>25 calculated incorrectly. And inspections was not a</p>

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<p>1 part that team's system, and we didn't get points 2 for inspections. 3 COMMISSIONER BROCK: Man. 4 COMMISSIONER REYES: So, as Commissioner 5 Horovitz stated -- I heard you saying the goal is 6 to get us to high performance by end of fiscal 7 year. 8 MS. DUNN: Yes. 9 COMMISSIONER REYES: We're in the third 10 quarter. So we would find out in the fourth 11 quarter if we're going to be a high performer, 12 or would we know Fiscal Year 2025? 13 MS. DUNN: The regulations require us to do 14 the SEMAP performance -- 60 days at the end of the 15 fiscal year, and so we have to submit the scores 16 in November. And so right now we are doing mock 17 SEMAPS, if you will, to determine where we are 18 and where we're trending. 19 COMMISSIONER REYES: So we would get our new 20 -- I'm sorry -- we would get our new rating by 21 November? 22 MS. DUNN: Well, we'll submit -- 23 COMMISSIONER REYES: In November. 24 MS. DUNN: -- yes. 25 COMMISSIONER REYES: And then, how long does</p>	<p>1 MS. DUNN: I'm not going to say that. 2 COMMISSIONER BROCK: Yeah. Because that's 3 what we were told. 4 MS. DUNN: But I'm just simply saying, 5 over the last 25 years, that's not the case, 6 because, not to be technical and split hairs, 7 but SEMAP, itself, didn't come in place 25 years 8 ago. It didn't exist. 9 So that came on board, you know, in the early 10 -- it might be 25 years at this point, but, yeah. 11 CHAIRWOMAN HOROVITZ: Just two, quick 12 questions. And I do want to move us along, 13 because I want to try to get us out by 4:00. 14 Did we lose anything with the change in 15 status? 16 MS. DARBY: No, not really. 17 CHAIRWOMAN HOROVITZ: Okay. 18 MS. DARBY: It didn't affect funding or 19 anything like that. 20 CHAIRWOMAN HOROVITZ: Second comment, 21 and then we can move on. I do think it's a 22 good exercise to -- you know, when you're like 23 this and things are going great, it is important 24 to have reality checks sometimes especially when 25 the stakes are low, right?</p>
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<p>1 it take for us to find out? 2 MS. DUNN: HUD normally confirms within 3 30 days. 4 COMMISSIONER REYES: 30 days. Okay. 5 COMMISSIONER ROGERS: So, as you -- sorry. 6 COMMISSIONER REYES: Just one more. 7 When did we lose this rating? 8 MS. DUNN: Last November. 9 COMMISSIONER REYES: Last November. 10 CHAIRWOMAN HOROVITZ: Commissioner Brock. 11 COMMISSIONER BROCK: And I just want to say 12 -- because we was high performance for well over 13 25 or more years. So I don't get it. 14 MS. DUNN: That's not true. If you go into 15 the REAC system and pull down, there were years 16 where there were designations where this agency 17 was not a high performer. I just want to make 18 sure that's on the public record in case HUD is 19 looking at this. 20 COMMISSIONER BROCK: Oh. 21 MS. DUNN: But that's not true. 22 There were -- 23 COMMISSIONER BROCK: Oh, so then, again -- 24 so, again, our leadership was lying to us and was 25 not telling us the proper information.</p>	<p>1 So now, you know, message to your team, 2 Vanessa and to you, Ms. Darby, "Let's fix this 3 mistake, and let's learn from it and do better 4 moving forward." 5 MS. DUNN: Correct. I agree. 6 COMMISSIONER BROCK: Yes. 7 MS. DARBY: I'm not going to go into all of 8 the Acronyms &amp; Definitions, but I want to give you 9 some of the ones we frequently use about our 10 budget authority, what it means, our ACC contracts 11 and things of that nature. 12 CHAIRWOMAN HOROVITZ: Yes. Thank you for all 13 that. 14 MS. DARBY: Thank you. And then that's the 15 roles and the connection we have with the tenant, 16 and a landlord has the lease. We have had the 17 housing assistance payment contracts that connects 18 us to the landlord to pay benefits on behalf of 19 the participants. 20 I'll give you a sample contract that we have. 21 When a unit passes inspection, we normally sign 22 the HAP contract, collect a copy of the lease, 23 and then we initiate payment. 24 Project-based vouchers -- we have I think 25 over 1,000 of these throughout our properties,</p>

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<p>1 and this is project-based where the funding is 2 connected to the unit and not the participant. 3 So, in essence, they cannot take the voucher 4 and move to another place, because it's connected 5 to the property. 6 Here are developments that have project-based 7 assistance and rental assistance -- demonstration 8 developments -- Brentwood, Caroline Arms, 9 Cathedral Townhouse Apartments, Centennial Towers, 10 Oak Hammock and Senior Village, and these 11 properties are on the website, as well. 12 We do have a home ownership program. 13 We have 24 vouchers in homeownership right now. 14 And I wanted to do a deeper dive into our 15 special purpose vouchers so you can understand 16 what type of vouchers we have and how that funding 17 stream is kind of coming through. 18 So the first one is emergency housing 19 vouchers. FUP, Family Unification, Foster Youth 20 to Independence, FYI -- we just got 25 of those 21 vouchers -- mainstream, mod rehab, single room 22 occupancy is our SRO, and, of course, our VASH 23 program. That's with our veterans. 24 So, just a little bit of background. 25 I'm not going to go through everything concerning</p>	<p>1 you had said that it's 55 and up. 2 MS. DUNN: Right. 3 COMMISSIONER REYES: Thank you. 4 MS. DARBY: Mod rehab -- these are vouchers 5 that we had through a program that have 6 modernization rehabilitation. Right now we have 7 -- I forget the number we have right now -- 8 but we do have that in conjunction with single 9 room occupancy, as well. 10 And our VA vouchers -- we work closely with 11 our VA program partners to -- and this is 12 referral-based. It's important to know that we 13 have to get referrals from the VA for these 14 particular vouchers. 15 And right now we're allocated 572, 16 but I'm going to go over the utilization real 17 quick on all of the type vouchers. 18 So allocation -- 8352 for our regular 19 VO program, and it doesn't include the 20 25 vouchers that we just received for FYI. 21 Right now we're at 7560, which is a 91-percent 22 utilization. 23 We do have about 200 people out searching 24 now, and these are people who may have moved to 25 another property. So these are not new people off</p>
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<p>1 how these vouchers came about, but right now, 2 effective October 1, 2023, we cannot lease any new 3 emergency housing vouchers. That program is kind 4 of going by the wayside, but we still receive 5 funding for that for the ones that we still have 6 on the program. 7 FUP -- right now we have about 78 vouchers 8 allocated to that program. These are special 9 purpose vouchers for people that meets the unified 10 with their families, their children, if someone 11 lost their children in a custody battle or for 12 whatever reason, these vouchers are allocated to 13 have them -- provide affordable housing for them. 14 Like I said, FYI -- we just started that 15 one. We only have 25 vouchers at this point, 16 but we did start to pick up on referrals. 17 Right now we have about seven that we're 18 processing to try to get those leased up. 19 Mainstream -- we have allocated 100 vouchers 20 for this program. This is non-elderly/disabled 21 vouchers. These are people that, of course, 22 are not elderly and disabled. 23 (People laughed.) 24 COMMISSIONER REYES: I'm sorry, Ms. Darby. 25 Just for the record, right, Ms. Vanessa,</p>	<p>1 our waiting list. These are people that already 2 had a voucher. They decided to move at the end of 3 the lease, and now they're out searching for new 4 units. 5 EHV -- right now we're at 77 percent. 6 Again, that will be dwindling down. Right now, 7 for FUP, this is a referral-based program. 8 I forgot to mention that. So these referrals that 9 we get from our COCs (phonetic) and our community 10 partners -- right now we have 65. We are at 11 83-percent utilization. 12 FYI -- again, we have about six or seven 13 referrals now. None of them are leased up yet, 14 but we did issue vouchers for those. 15 Mainstream -- we have 84. So we're at 16 84 percent. We're allocated for 100. So we're 17 working to increase that utilization there. 18 And then VASH -- we're at 77 percent, and, 19 again, we're working -- we have weekly meetings 20 with our VA staff to try to boost that referral 21 process up. 22 CHAIRWOMAN HOROVITZ: Excellent. Thank you. 23 MS. DARBY: Because we want to see those 24 people utilize those vouchers. 25 CHAIRWOMAN HOROVITZ: Great. Thank you.</p>

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<p>1 Commissioner.</p> <p>2 COMMISSIONER ROGERS: Real quick, Madam</p> <p>3 Chair, because I'm very familiar with FYI.</p> <p>4 What criteria is going to be put in place</p> <p>5 for those young people?</p> <p>6 As a former guardian ad litem, as a former</p> <p>7 child advocate, who works with foster care kids,</p> <p>8 and, since these young people age out of the</p> <p>9 foster care system and go onto their own,</p> <p>10 I have witnessed a lot.</p> <p>11 And so I would like to know the criteria</p> <p>12 that's going to be put in place to ensure that</p> <p>13 these young people remain in sanitary and safe</p> <p>14 housing, and so I'm very -- that sticks out to me.</p> <p>15 And I'm very concerned about that. So I would</p> <p>16 like to know, in the future, the criteria that's</p> <p>17 going to be put in place.</p> <p>18 With that, Madam Chair, I'll yield back.</p> <p>19 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>20 COMMISSIONER WEATHERBY: One, quick question.</p> <p>21 Do we work with any -- I see all the agencies</p> <p>22 we work with that are governmental, but I also</p> <p>23 have worked with youth, you know, fostering out --</p> <p>24 aging out of foster care at Daniel Memorial and</p> <p>25 some others.</p>	<p>1 -- but what I have witnessed often with these</p> <p>2 young people whom I have had the opportunity</p> <p>3 of working with.</p> <p>4 They're on their own. They're 18, 19 years</p> <p>5 old, and then they start moving friends and family</p> <p>6 and everybody else in. And then now it becomes an</p> <p>7 issue, and then they're, unfortunately, removed</p> <p>8 from the housing.</p> <p>9 Because they are on their own, and now they</p> <p>10 have ...</p> <p>11 So that's what I said, "What safeguards are</p> <p>12 going to be put in place so that they understand</p> <p>13 what the rules and regulations are?"</p> <p>14 I get it. They're on their own, but I have</p> <p>15 also witnessed what has happened in the future</p> <p>16 with that.</p> <p>17 MS. DARBY: At the beginning, you know,</p> <p>18 they are called in for what we call, "a briefing,"</p> <p>19 and an orientation of how the program works</p> <p>20 and the family obligations, you know,</p> <p>21 the dos and don'ts of the program.</p> <p>22 And they are -- we have to learn from the</p> <p>23 family services with them to, you know,</p> <p>24 help explain a little bit more. Once they're</p> <p>25 assigned to a caseworker and it's time for</p>
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<p>1 COMMISSIONER ROGERS: Yes.</p> <p>2 COMMISSIONER WEATHERBY: But, do we have any</p> <p>3 relationships with like Daniel Memorial or these</p> <p>4 other -- that is probably an easy question --</p> <p>5 but other organizations, you know, nonprofits or</p> <p>6 whatever?</p> <p>7 MS. DARBY: Yes. We currently have an MOU,</p> <p>8 a mutual understanding in place right now for both</p> <p>9 our FUP program and for FYI, and we meet, again,</p> <p>10 on a weekly basis to get those referrals.</p> <p>11 But, just to answer your question, in regards</p> <p>12 to the age group or what we have in place to</p> <p>13 help them, you know, become self-sufficient is</p> <p>14 ages 18 through 24. And those people --</p> <p>15 you know, once we issue them a voucher, you know,</p> <p>16 they're on the program where they can continue to</p> <p>17 be self-sufficient.</p> <p>18 I don't think they time out at the age of 24.</p> <p>19 So, you know, they're continuously assisted from</p> <p>20 that point forward.</p> <p>21 COMMISSIONER ROGERS: Yes. That is not where</p> <p>22 I'm going at with my question. My question really</p> <p>23 deals with --</p> <p>24 MS. DUNN: Supportive services.</p> <p>25 COMMISSIONER ROGERS: -- supportive services</p>	<p>1 their annual recertification or, even between that</p> <p>2 time, you know, if there is anything that the</p> <p>3 landlord brings to our attention that's going on</p> <p>4 in the household, you know, we can, you know,</p> <p>5 counsel with them to try to get them back on the</p> <p>6 right path. But then we reiterate that at the</p> <p>7 annual recertification, as well.</p> <p>8 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>9 COMMISSIONER REYES: So I have a couple</p> <p>10 questions.</p> <p>11 First, you said, "There is an MOU."</p> <p>12 With who?</p> <p>13 Because I don't think you finished.</p> <p>14 MS. DARBY: Oh, with the family services --</p> <p>15 COMMISSIONER REYES: DCF --</p> <p>16 MS. DARBY: -- and our COCs.</p> <p>17 COMMISSIONER REYES: -- okay, okay.</p> <p>18 Because I see it there for FYI, but I don't</p> <p>19 see it for FUP, for the --</p> <p>20 MS. DARBY: Yes.</p> <p>21 COMMISSIONER REYES: -- is that also DCF?</p> <p>22 MS. DARBY: Yes.</p> <p>23 COMMISSIONER REYES: Okay.</p> <p>24 MS. DARBY: Yes.</p> <p>25 COMMISSIONER REYES: And, is that an</p>

<p style="text-align: right;">Page 113</p> <p>1 exclusive referral from them?  2 MS. DARBY: Yes.  3 COMMISSIONER REYES: Okay. That's my first  4 question. Thank you.  5 The second one was, regarding VASH.  6 When Ms. Dunn and I were talking, you mentioned  7 that this is the one where it hardly ever gets  8 full, because the criteria comes from the VA.  9 COMMISSIONER BROCK: That's right.  10 COMMISSIONER REYES: And it's a very  11 difficult criteria to satisfy specifically on the  12 mental health aspect of it.  13 Will you speak more about that?  14 And then I also asked you to explore other  15 mechanisms that we can -- and I heard you say that  16 you're having weekly or monthly meetings with the  17 VA organizations to see how we can help maximize  18 that.  19 But, given the high number of homelessness  20 that we have in Jacksonville, given that we are a  21 military city and how many of our homeless are  22 military, this was very troubling to me, that we  23 have a voucher program. But we can't fill it,  24 because the VA criteria is very difficult.  25 COMMISSIONER BROCK: Yes.</p>	<p style="text-align: right;">Page 115</p> <p>1 homeless, and some vets don't meet that  2 chronically homeless piece.  3 Whereas, what's the other program?  4 MS. DARBY: SSVF.  5 MS. DUNN: Yes. Okay. That has a lower bar,  6 and so they're able to get housing through that  7 program sooner than the VASH program. And so  8 there has been a lot of discussion surrounding  9 whether or not it's time to discuss possibly  10 reallocating the vouchers assigned to JHA to other  11 areas in Northern Florida that could use these  12 vouchers up quicker, because they don't have  13 the access to the programs that's here in  14 Jacksonville.  15 Because, as you pointed out, this is a  16 military town; whereas, other cities, it's not so  17 much. So you don't have those same resources.  18 CHAIRWOMAN HOROVITZ: Unless you have a  19 comment, I think it's an important conversation.  20 I'm in tons of meetings when people are asking  21 about vouchers. I think we could spend a whole  22 meeting on it.  23 COMMISSIONER BROCK: Yeah.  24 CHAIRWOMAN HOROVITZ: If there is not a  25 pertinent question, I would move us on,</p>
<p style="text-align: right;">Page 114</p> <p>1 COMMISSIONER REYES: So, can you speak more  2 to that, please?  3 CHAIRWOMAN HOROVITZ: We actually have talked  4 about this. I think that's the reaction.  5 COMMISSIONER REYES: Oh, okay.  6 CHAIRWOMAN HOROVITZ: I still want her to  7 answer it, but it's something that like,  8 every time we see this number -- and I think that  9 utilization is inaccurately high. Because I've  10 heard that it's in possible to get veterans to  11 utilize these vouchers, because --  12 MS. DUNN: There is a lot of criteria  13 surrounding the VASH program particularly with  14 supportive services.  15 Now, from the conversations that I've had  16 with the VA, in 2008, when VASH was initially  17 rolled out, it was pretty much the only game in  18 town.  19 And so now, with there being so many other  20 options for veterans to explore that don't require  21 the case management piece -- from what I'm being  22 told for the VA, they opt for those programs.  23 So, in addition to there being a lot of  24 criteria with VASH, where you need the supportive  25 services, of course, you have to be chronically</p>	<p style="text-align: right;">Page 116</p> <p>1 unless, Commissioner Brock -- do you have  2 something?  3 COMMISSIONER BROCK: I just wanted to help  4 Commissioner Reyes to understand that that  5 VASH program -- we have -- we've had --  6 I've even had veterans to call me. I've given  7 them the referral number and everything,  8 but the guy who do the intake -- he is the one  9 that really makes it really hard for those veterans  10 to get those vouchers.  11 He tells them that they got to be homeless  12 for one year -- staying on the street somewhere.  13 So, you know, yeah. It's not like they are not  14 trying to get them. They are.  15 COMMISSIONER REYES: Okay.  16 COMMISSIONER BROCK: It's just the intake  17 person. And I don't want to call his name,  18 but I know his name.  19 CHAIRWOMAN HOROVITZ: Thank you so much.  20 This is very helpful.  21 MS. DARBY: Thank you.  22 COMMISSIONER REYES: And I just want to say  23 for the record, also, I share Commissioner  24 Rogers' sentiment regarding the FYI program.  25 I shared with Ms. Vanessa. I actually was in</p>

Page 117	<p>1 foster homes as a child. So this is very                  2 -- it's a very beautiful thing that we're doing                  3 here. So I really hope that you guys can                  4 continue to increase that, as well.                  5 CHAIRWOMAN HOROVITZ: Thank you.                  6 So I will skip my committee callout,                  7 and then I'll do Old Business.                  8 Commissioner Weatherby, in finance.                  9 COMMISSIONER WEATHERBY: Actually,                  10 this is pretty easy, because three of the                  11 resolutions we approved today were what we spent                  12 the vast majority of the meeting on. And we did                  13 not approve them, at that time, obviously,                  14 because they came back today. So that was kind of                  15 the crux of the meeting. In the interest of time,                  16 I won't go into too much detail.                  17 CHAIRWOMAN HOROVITZ: Thank you.                  18 Commissioner Reyes, HR.                  19 Should I stall for you?                  20 COMMISSIONER REYES: Yes.                  21 (People laughed.)                  22 CHAIRWOMAN HOROVITZ: I'll go back to                  23 acquisition.                  24 COMMISSIONER REYES: All right. I'm good.                  25 So we did talk. There was discussions about</p>	Page 119	<p>1 amount of responsibility that has been transferred                  2 from Kort to her and then what she's picking up                  3 from the agency not having had an HR Manager                  4 for, how many years?                  5 MS. PARDE: Through the Chair, in excess                  6 of I think about a year-and-a-half, almost two.                  7 COMMISSIONER REYES: About two years, yes.                  8 We did not get to go too much into the                  9 secretary memorandum, because, I think,                  10 at that point, we needed -- legal counsel needed                  11 time to review some things.                  12 There seemed to be some contradiction between                  13 what was in our bylaws and what is in the job                  14 description I believe. So we will be postponing                  15 that for the next HR Meeting along with the                  16 post-board meetings where we'll have a                  17 conversation about beautiful Ms. Carol and all                  18 the great work that she's done taking minutes for                  19 us.                  20 CHAIRWOMAN HOROVITZ: Thank you.                  21 Commissioner Brock.                  22 COMMISSIONER BROCK: Yes, ma'am.                  23 So we had Resident Relations on March the 13th,                  24 2024. In attendance of that meeting, we had a                  25 total of 51 residents.</p>
Page 118	<p>1 -- Commissioner Brock had brought to the attention                  2 of the board -- there was a memorandum that had                  3 gone out before our time regarding hazard pay.                  4 And I think that we were able to confirm that                  5 the board, at that point, had voted on a                  6 resolution. That resolution was approved,                  7 and I think the conclusion is, right, as a board,                  8 we have to be very careful when we're reviewing                  9 things to make sure that what was brought to us as                  10 a draft is, in fact, the final draft of the                  11 approval for the minutes.                  12 Ms. Dunn and Kort updated us regarding the                  13 organizational chart. We have a new HR Manager --                  14 MS. DUNN: Julie St. Clair.                  15 COMMISSIONER REYES: -- Ms. St. Clair, yes,                  16 a very nice lady, and we have asked her to provide                  17 us an updated report on just like her getting                  18 acquainted, getting organized in her position.                  19 We asked her to give us a 30-day report.                  20 So she will be providing that in the next                  21 HR Committee Meeting, as well as I think we said                  22 90 days, correct?                  23 MS. DUNN: Yes.                  24 COMMISSIONER REYES: 30 and 90 days just to                  25 get a feel for how she's feeling, given the vast</p>	Page 120	<p>1 We had several complaints about residents                  2 smoking out front of Hogan Creek and gnats,                  3 and thanks to Commissioner Heather and                  4 Commissioner Reyes, they were able to give                  5 residents some good advice far as getting rid of                  6 the gnats. They said they appreciated that.                  7 So that did come down for them in those units.                  8 We also had another young lady that came that                  9 said that she was not taken care of when she came                  10 over to find out that she had been taken off of                  11 the waiting list.                  12 Ms. Dunn walked her over. We were able --                  13 she was able to walk her over, and I believe                  14 Ms. Dunn took her to Ms. Thorpe's department.                  15 And they were able to put her back in,                  16 and she's on the waiting list. They did it on                  17 March the 14th, if I'm correct on that date                  18 when they put her back in.                  19 The young lady at Twin Towers that had the                  20 complaint -- we are still working on that one,                  21 because we have a new property manager there.                  22 And so we're still working on that one to get that                  23 resolved.                  24 The young lady at Durkeeville -- we also                  25 worked on that one, as well, with trying to beef</p>

<p style="text-align: right;">Page 121</p> <p>1 up, you know, the security there to kind of pay  2 attention to the people that might be smoking or  3 doing -- using the drugs. And so we had that at  4 Resident Relations.  5 It also came up in our meeting about the  6 platform that the residents take for when they do  7 have a complaint. So I just wanted to give that  8 to the board today. The avenues and the boards  9 for the residents that they can voice their  10 complaints.  11 First, they should go to their property  12 manager. After they meet with their property  13 manager and give it to them, they can also go to  14 our service coordinators. Our service coordinator  15 is up under Resident Service, which is --  16 the Director for Resident Service is Ms. Cordelia  17 Parker. So they can take their complaints there.  18 They also can bring their complaints to the  19 RAD Board, which is the advisory board that  20 oversees all of residents, counsel residents --  21 and so they can bring it to them.  22 They also can take it to their counsel  23 leaders, if their complex have counsel leaders,  24 which are called, "RMC leaders." They can take it  25 to them, and they also can take their concern --</p>	<p style="text-align: right;">Page 123</p> <p>1 it to the supervisor that's over that counsel  2 person. And then, if they don't get no results,  3 they can put in for a grievance. They can put in  4 for a grievance, and the grievance can be heard.  5 And then it can be determined in the grievance.  6 It's a grievance where they have a person  7 that comes and do like a little hearing,  8 and they hear what they got to say. They hear  9 what the housing authority has got to say,  10 and then they rule on it.  11 That's also with our PH vouchers, as well.  12 So all of them can do a grievance, and, like I  13 say, all of them can go to Legal Aid. Of course,  14 if all of those avenues don't work for them,  15 they can always bring it to Resident Relations.  16 And that's my report.  17 CHAIRWOMAN HOROVITZ: That's helpful.  18 Thank you.  19 COMMISSIONER BROCK: Any questions?  20 COMMISSIONER REYES: That was great.  21 Thank you.  22 CHAIRWOMAN HOROVITZ: All right. Thank you,  23 everybody.  24 COMMISSIONER REYES: So sorry. I don't know  25 if this is the right time to ask, but, regarding</p>
<p style="text-align: right;">Page 122</p> <p>1 then they should bring their concerns to their  2 community engagement.  3 We started about -- I think it was about  4 two years ago. We started what we call,  5 "Community Engagement --" way back -- the property  6 managers have meetings with all of the residents  7 at the property. So, if they have a concern about  8 something, they can also take it to their  9 community engagement.  10 If all of those things have been done,  11 then that's when it comes to Resident Relations,  12 and they bring it to me. And then that's when we  13 seek out to try to get some resolutions for  14 them.  15 CHAIRWOMAN HOROVITZ: Okay.  16 COMMISSIONER BROCK: All residents --  17 and those are on our public housing side.  18 Those steps are on our public housing side.  19 All residents can go to Legal Aid,  20 if they wanted to file, you know, with Legal Aid  21 to fight something for them if they're going  22 through something at their various sites.  23 Our HCV vouchers -- they have their counsels  24 first that they should take it to. Then, if they  25 counsel don't give them no results, they can take</p>	<p style="text-align: right;">Page 124</p> <p>1 something from the HR Committee Report --  2 CHAIRWOMAN HOROVITZ: Sure.  3 COMMISSIONER REYES: -- I was just looking at  4 the organizational chart.  5 Did you get a chance to send the COO  6 organizational chart, Kort, the one that was  7 missing from the last HR Committee Meeting?  8 MS. PARDE: Through the Chair, I was going to  9 send that to you this afternoon along with the  10 draft of the HR meeting plus the updated work  11 list. That is all coming to you tonight.  12 COMMISSIONER REYES: Thank you.  13 Is Mr. Lohr here?  14 MS. DUNN: No. He's not here today.  15 COMMISSIONER REYES: Okay. All right.  16 Thank you.  17 COMMISSIONER ROGERS: Can I --  18 CHAIRWOMAN HOROVITZ: Sure.  19 COMMISSIONER ROGERS: -- and I don't know  20 where this really goes, but I'm going to --  21 because I think it might come up in Resident  22 Relations, I will say, on the record, I am --  23 and I did read the opinion that came down as it  24 relates to sweepstakes and gambling. I'm a little  25 thrown off by how this came about as we are</p>

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<p>1 banning this from all of the properties.  2 I just think about our seniors, who have  3 Bingo, and they love their Bingo and the prizes  4 they win with Bingo and things of that nature.  5 So I would want a better opinion on this,  6 because I get the intent of the policy. I do get  7 the stature of the policy; however, I'm not sure  8 how we relate this or how we communicate this  9 particular policy to our residents, who have been  10 doing Bingo games and having raffles.  11 And I have attended with you, Madam  12 Commissioner. I think that was SAP Day --  13 COMMISSIONER BROCK: Uh-huh.  14 COMMISSIONER ROGERS: -- how this is going to  15 really play a part.  16 So, Madam Chair, if I could throw this for a  17 legal opinion and how this is really going to  18 impact residents, because they do look forward to  19 certain events.  20 And, in those certain events --  21 CHAIRWOMAN HOROVITZ: I agree.  22 So, will this mean no gift cards at SAP Day?  23 COMMISSIONER BROCK: I was going to have a  24 conversation with Ms. Kort about it.  25 MS. DUNN: Just to add context, this</p>	<p>1 COMMISSIONER ROGERS: Sorry, Madam Chair,  2 and I don't want to belabor our meeting.  3 This has been well spent.  4 But, how did this come about from the  5 ethics to this policy to us?  6 How did this all transpire?  7 I get an email, and no more. It's like,  8 "Hold on. What just happened here in this  9 agency?"  10 So sometime I mean, as a board member,  11 I would like context to how we got there before we  12 just -- because I think that reflects on the  13 residents.  14 And I'm looking at Ms. Parker, and I think  15 she is going to have to explain this to some  16 residents come Bingo.  17 And we're saying, "Hey, we're playing Bingo,  18 but we're not going to give no prizes."  19 They ain't coming to Bingo.  20 So I just wanted to know how this came about  21 so that this board can have a good understanding  22 of it.  23 MS. DUNN: Yes, sir. So last Wednesday a  24 board member came to me and expressed that,  25 when guest speakers are invited, they are asked</p>
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<p>1 information came from the Ethics Office.  2 COMMISSIONER BROCK: Who?  3 MS. DUNN: The Ethics Office for the  4 City of Jacksonville.  5 CHAIRWOMAN HOROVITZ: But, to Commissioner  6 Rogers' point, perhaps there is a version of it,  7 and I totally understand that we don't want to  8 have the perception of pay to play.  9 Like, "Hey, Vendor, you need to give us some  10 door prizes."  11 COMMISSIONER ROGERS: Yes.  12 CHAIRWOMAN HOROVITZ: But it's different  13 from we're going to be giving some gifts on  14 SAP Day to appreciate ...  15 So I think it's worth looking at it,  16 again. Maybe there's a version of this rule that  17 doesn't have such unintended consequences  18 I think.  19 Is that all right?  20 Reece, can we look at it?  21 MR. WILSON: Yes.  22 CHAIRWOMAN HOROVITZ: Okay. Thank you.  23 Thank you for raising that.  24 MS. DUNN: I'll forward Reece the original  25 email and the question for content.</p>	<p>1 to bring door prizes, and that left me not with  2 the warm and fuzzies. And I didn't no how  3 appropriate that was.  4 So, in light of the ethics training we  5 just underwent the day before, I thought it  6 prudent to reach out to the ethics office to pose  7 the question of, "Is this appropriate?"  8 And this was the information that came  9 back, that, no, it is, in fact, not appropriate,  10 because you're not verifying the charitable status  11 of this organization.  12 And this is what it came down to, in terms of  13 with the city, where it's just, "No," across the  14 board.  15 CHAIRWOMAN HOROVITZ: Commissioner Weatherby.  16 COMMISSIONER WEATHERBY: Sorry for that loud  17 sigh. It just seems like, you know, bringing an  18 Uzi to a -- let's just say -- "a butter knife  19 fight." And I'm in agreement with Commissioner  20 Rogers, and I also understand, when it comes from  21 ethics, there is probably not a lot of  22 flexibility.  23 But, if there is a way -- I mean Bingo?  24 CHAIRWOMAN HOROVITZ: Yes. I think that  25 to the ethics point we made in our last meeting</p>



<p style="text-align: right;">Page 129</p> <p>1 with minutes was the true intent to not have  2 minutes taken at every committee meeting,  3 or was it that we just have our board meetings  4 have minutes taken?  5 So I think it's worth looking at.  6 Are we interpreting the ruling from ethics  7 correctly and in a way that maybe there's space  8 for us to still do prizes for seniors on SAP Day  9 and Bingo?  10 I think it's worth looking at. I think that  11 everyone agrees with this?  12 COMMISSIONER REYES: Yes.  13 CHAIRWOMAN HOROVITZ: Yes.  14 COMMISSIONER REYES: And I think it --  15 to the Chair, I think it's possible where we have  16 a situation where individuals who want to  17 participate on our property sign certain  18 documentation that legal can draft for us that  19 kind of, you know, absolves us of any incident  20 that they might have, because they sign a  21 statement.  22 You know, I mean I don't know. I just feel  23 like, from a legal standpoint, there are other  24 ways that we can protect the agency's interest.  25 MS. DUNN: Based on the language that came</p>	<p style="text-align: right;">Page 131</p> <p>1 And one of our vendors have came and was a  2 presenter was the foster grandparents that's  3 under the city, and she came to recruit some of  4 our seniors.  5 Because that's what they do. They take them  6 in the public schools and let them work.  7 And their monies are not counted, because they  8 get a stipend.  9 And so she came to present, and I asked her,  10 when she present, would she mind bringing  11 something to give away to those that came.  12 And she did. She didn't have no problem with it.  13 It was stuff that had their name on it that  14 came from their department that she gave to those  15 ones that was at the meeting.  16 And so that's what I explained to Ms. Dunn,  17 and I also explained to her about even donations  18 that Mr. Alexander had made to Resident Relations.  19 So that's how they probably sent all of that  20 over to the ethics board and got -- and came up  21 with all of this.  22 CHAIRWOMAN HOROVITZ: Got it. Okay.  23 So our lawyer is packing up his stuff. So I don't  24 want him to leave.  25 I think that we need to look at that,</p>
<p style="text-align: right;">Page 130</p> <p>1 down, it had to do with the property. Anything on  2 basically state public property is a Florida  3 Statute.  4 COMMISSIONER WEATHERBY: So the issue is not  5 that the speakers are asked to bring door prizes  6 and stuff?  7 MS. DUNN: That is part of the issue,  8 because, basically, the only entities that absolve  9 from that would be other nonprofit charities.  10 And so, if you're not verifying that these  11 individuals are coming from a nonprofit,  12 then it's inappropriate to ask them to bring door  13 prizes.  14 COMMISSIONER WEATHERBY: How hard is that to  15 verify?  16 I would think it would be pretty easy,  17 actually.  18 CHAIRWOMAN HOROVITZ: Commissioner Brock.  19 COMMISSIONER BROCK: Yes. Thank you,  20 Madam Chair.  21 I'm the commissioner that went to --  22 I mean Ms. Dunn was asking me about Resident  23 Relations, and I was telling her how Resident  24 Relations came about with serving the lunch and  25 the door prizes.</p>	<p style="text-align: right;">Page 132</p> <p>1 because that feels like pay to play to me  2 and unintended consequences.  3 So let's revisit that. I think that we all  4 want to see that.  5 How much time do we have, Reece?  6 COMMISSIONER REYES: Yes. I agree with that.  7 I think just the fact that you said she was  8 recruiting people to come -- I think that could  9 get really tricky.  10 So I think our counsel should definitely look  11 into that and see, for examples like the Bingo,  12 where there can be exceptions.  13 CHAIRWOMAN HOROVITZ: Sure. Yes.  14 Vanessa, let's move to your CEO Report.  15 MS. DUNN: Just real quick, I wanted to  16 acknowledge Legal Aid in the room, Ms. DeVries.  17 Thank you for coming. She did a great job  18 presenting at our landlord workshop that was  19 coordinated through the HCV Department.  20 So I wanted to thank you for that.  21 I caught the tail end of her presentation --  22 great information to ensure compliance with the  23 Violence Against Women Act. So I want to thank  24 you for that on the record.  25 Also, in light of our partnership with</p>

<p style="text-align: right;">Page 133</p> <p>1 building a partnership with the City of  2 Jacksonville, we submitted our plans for the  3 single-family homes to the Affordable Housing  4 Department. So we're waiting to ensure those are  5 a go. So we're very excited about that, as well.  6 We are still waiting for our results from the  7 HUD office regarding our audit that they performed  8 in late January.  9 Members of the media have been asking.  10 So I want to put that on public comment,  11 that we still have not received that.  12 And that's pretty much it, because I think  13 the other parts of my report you'll address in  14 Old Business.  15 CHAIRWOMAN HOROVITZ: All right. Thank you  16 so much.  17 COMMISSIONER ROGERS: Madam Chair, if I may,  18 because I think this is important, and I know,  19 again, time has been well spent.  20 But, because of some of the things that  21 I'm hearing from City Hall, I do think that  22 it's appropriate at this point if Ms. Dunn --  23 if we can get it on the record as to what's  24 happening with the conversation as it relates to  25 the 37 Durkeeville -- this legislation or this</p>	<p style="text-align: right;">Page 135</p> <p>1 invited into these conversations, because that's  2 certainly not been the case for this agency.  3 We were very much left to the outside to deal with  4 the low income people of Jacksonville.  5 So now we're being invited to these  6 conversations and being able to be a partner in  7 affordable housing. So grateful for that.  8 Councilman Peluso really just wants to have  9 an open conversation about what our plans are  10 for developing, because, of course, he's concerned  11 with development in his district. He wants to see  12 vacant lots turned into houses.  13 Right?  14 And so I want to thank Mr. Peterson for  15 really sketching out some scenarios that I think  16 are going to be well-received by this board.  17 We're going to be going over those in the  18 acquisition meeting looking at single-family,  19 duplexes, triplexes, really respecting the  20 architecture of the neighborhood and certainly  21 will be engaging with the residents.  22 Because we definitely don't want to go into  23 a community, and say, "This is what housing's  24 going to look like. That's who's going to live  25 here."</p>
<p style="text-align: right;">Page 134</p> <p>1 ordinance or whatever they're doing in City Hall.  2 Because, again, when I'm hearing from  3 community members, leaders that, "This is a JHA  4 thing," where we have something to do with it ...  5 So if we can get on the record,  6 what's happening with this?  7 How are we involved in any of what's  8 happening with this legislation?  9 CHAIRWOMAN HOROVITZ: Sure.  10 Can I help?  11 MS. DUNN: Yes. Absolutely.  12 CHAIRWOMAN HOROVITZ: No. Absolutely.  13 MS. DUNN: Take it away.  14 CHAIRWOMAN HOROVITZ: So, is it 37  15 properties?  16 COMMISSIONER ROGERS: 37, yes.  17 CHAIRWOMAN HOROVITZ: So we actually --  18 Vanessa and I -- Ms. Dunn and I had a conversation  19 with Councilman Peluso -- really great in  20 general. I think it's important for the board to  21 know we're having really great conversations with  22 City Council and the administration and all these  23 different working groups around homelessness and  24 just affordable housing.  25 So I am just very grateful that we're being</p>	<p style="text-align: right;">Page 136</p> <p>1 So we're having good conversations  2 and definitely not making decisions in a vacuum.  3 So that conversation was great, and Ms. Dunn has  4 had other conversations.  5 I think it's fantastic that City Council is  6 putting money behind doing community  7 conversations. I think it was 200,000 that was  8 granted for that purpose?  9 MS. DUNN: Yes -- 250-.  10 CHAIRWOMAN HOROVITZ: Once that person is  11 brought on to I think Councilman -- and please  12 don't quote these, if any facts are -- you know,  13 it's just off memory -- that there will be a  14 partner that's going to be brought in to lead  15 conversations.  16 And we have been very vocal, "Please invite  17 us to those conversations. Please have that  18 partner come here so we can participate in those  19 discussions, because we definitely want to be a  20 part of that conversation."  21 So we're excited to move development forward.  22 We'll be bringing some plans to the acquisition  23 meeting, but, outside of that, we are just moving  24 forward.  25 Does that answer your question?</p>

<p style="text-align: right;">Page 137</p> <p>1 COMMISSIONER ROGERS: It does.  2 If I may for a follow-up, Madam Chair,  3 I like to be clear, and thank you for that.  4 Because that's very helpful. So that's the  5 37 in Durkeeville.  6 When I joined this board, one of the  7 questions I asked, most recently, especially as it  8 relates to the homeless encampment that we had --  9 and, again, I always thank Ms. Dunn for moving  10 very quickly on getting that property cleaned up  11 -- that the residents of Springfield were very  12 concerned about.  13 I then turned around and asked for a report,  14 and said, "Well, how many properties or lots do we  15 have like this?"  16 MS. DUNN: Yes.  17 COMMISSIONER ROGERS: That was 27 downtown.  18 So we have 27 downtown. Then I'm hearing we have  19 37 in Durkeeville.  20 My question then becomes, through the Chair,  21 what are we doing with those 27 properties?  22 CHAIRWOMAN HOROVITZ: Yes. And I'm sorry.  23 I think it's only five properties in Durkeeville.  24 MS. DUNN: It's five, yes.  25 CHAIRWOMAN HOROVITZ: And so --</p>	<p style="text-align: right;">Page 139</p> <p>1 total lots, what is the minimum and the maximum  2 amount of units we can put on those lots?  3 And, what is the minimum and maximum cost to  4 develop those units?"  5 So I know he's working on that, and he'll  6 have it for acquisition. Because I think that  7 will help us understand, based on all of this  8 property. We can bring this many units online,  9 and that will help us make better decisions in  10 here.  11 COMMISSIONER ROGERS: Sorry. Again,  12 I just wanted to make sure that I'm clear and  13 we're transparent, because what's out there in the  14 community -- because I'm big on what the community  15 hears -- what the community continues to hear is,  16 "JHA owns 37 lots."  17 And so what I'm hearing today is that is not  18 accurate in Durkeeville. It's only five lots.  19 I just want to make sure we're transparent --  20 CHAIRWOMAN HOROVITZ: Sure. Thank you.  21 COMMISSIONER ROGERS: -- and clear to the  22 public as to what's being out there in the public  23 and what's actually --  24 CHAIRWOMAN HOROVITZ: How many lots do we own  25 in Durkeeville specifically?</p>
<p style="text-align: right;">Page 138</p> <p>1 MS. DUNN: We're developing five lots --  2 no. I'm getting this all screwed up.  3 CHAIRWOMAN HOROVITZ: But, to your point  4 and to keep us on track, we will be presenting --  5 Mr. Peterson will be presenting an entire package  6 of all of our vacant property ranking where we  7 think it makes sense to build next based on a  8 number of different factors.  9 That's all going to be presented. I believe  10 he's also sketched out some drawings, and so we'll  11 have a robust conversation.  12 If you would like that package ahead of time,  13 I'm sure he'll send it and provide it; is that  14 right (addressed Mr. Peterson)?  15 He's smiling in agreeance.  16 MR. PETERSON: Absolutely.  17 CHAIRWOMAN HOROVITZ: Absolutely.  18 And, again, acquisition, but I believe it's only  19 the five lots in Durkeeville. And total --  20 is it 43 lots?  21 MR. PETERSON: 34 total lots.  22 CHAIRWOMAN HOROVITZ: 34. And so one thing  23 that I asked, because I met with Ms. Dunn and  24 Mr. Peterson a few weeks ago, is I would like to  25 have a sense of, "Okay. If we're looking at our</p>	<p style="text-align: right;">Page 140</p> <p>1 MR. PETERSON: All right. So, through the  2 Chair, we own 34 lots. 28 of those are in  3 Durkeeville. So 28 of those 34 lots are in  4 Durkeeville, and they're all single-family lots.  5 MS. DUNN: And we're developing five single  6 family units on the lots we shared with you in  7 Durkeeville. So that's where the number five is  8 coming from.  9 CHAIRWOMAN HOROVITZ: Is that clear for  10 everybody?  11 Because you answered a different question.  12 I asked, specifically, how many lots do we  13 have in Durkeeville?  14 MR. PETERSON: 28.  15 CHAIRWOMAN HOROVITZ: 28. And we are  16 developing five.  17 Do we have any current plans for the balance?  18 MR. PETERSON: We do not.  19 Now that being said, the house plan that we  20 purchase as an agency -- we can build that house  21 plan unlimited times, and, because these are small  22 lots -- these are all lots of records -- and that  23 gets into another conversation.  24 The zoning for these lots are all D60  25 (phonetic), which means, you know, if you follow</p>

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<p>1 today's zoning, the minimum lot would have to be</p> <p>2 60 feet, but, because they're lots of record,</p> <p>3 the 35 by 90-foot lots -- 95-foot lots we can</p> <p>4 build on.</p> <p>5 CHAIRWOMAN HOROVITZ: Thank you.</p> <p>6 COMMISSIONER ROGERS: Thank you.</p> <p>7 (Hands were raised.)</p> <p>8 CHAIRWOMAN HOROVITZ: Everyone.</p> <p>9 (People laughed.)</p> <p>10 CHAIRWOMAN HOROVITZ: Commissioner Reyes</p> <p>11 first.</p> <p>12 COMMISSIONER ROGERS: Sorry.</p> <p>13 COMMISSIONER REYES: Okay. Sorry. I like</p> <p>14 that you started from the top, but the 34 lots is</p> <p>15 like how many we own total.</p> <p>16 MR. PETERSON: In my research, we currently</p> <p>17 own 34 lots, and, ironically, they're all in</p> <p>18 Councilman Peluso's district. There are some</p> <p>19 right off of I-10. There are some on the Historic</p> <p>20 Eastside, but the ones that are in Durkeeville are</p> <p>21 single-family lots.</p> <p>22 But, as you get out of the Durkeeville area,</p> <p>23 they become residential median density. So we can</p> <p>24 do townhouses. They're not residential low</p> <p>25 density lots like they are in Durkeeville.</p>	<p>1 MR. PETERSON: I wouldn't say, "downtown."</p> <p>2 So there is a -- and I'm going from memory.</p> <p>3 Kind of not far from McDuff we've got one there.</p> <p>4 We've got a larger lot that's got two lots in the</p> <p>5 Historic Eastside, but generally around that</p> <p>6 corridor. Right. That's right.</p> <p>7 COMMISSIONER WEATHERBY: Thank you.</p> <p>8 CHAIRWOMAN HOROVITZ: Commissioner Reyes.</p> <p>9 COMMISSIONER REYES: I'm so sorry.</p> <p>10 CHAIRWOMAN HOROVITZ: No.</p> <p>11 COMMISSIONER REYES: I'm just confused.</p> <p>12 Okay.</p> <p>13 This is different from the Oaks at</p> <p>14 Durkeeville that we went to?</p> <p>15 MS. DUNN: Yes. It's different.</p> <p>16 COMMISSIONER REYES: So, in Oaks of</p> <p>17 Durkeeville, we have 34 lots.</p> <p>18 CHAIRWOMAN HOROVITZ: No.</p> <p>19 COMMISSIONER BROCK: No, no, no.</p> <p>20 CHAIRWOMAN HOROVITZ: Durkeeville like as a</p> <p>21 community.</p> <p>22 MR. PETERSON: So, just for clarity,</p> <p>23 we own more single-family lots than 34.</p> <p>24 We have 34 vacant lots with nothing on them.</p> <p>25 These are vacant lots, if that helps.</p>
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<p>1 CHAIRWOMAN HOROVITZ: Commissioner Brock.</p> <p>2 COMMISSIONER BROCK: To Commissioner Rogers,</p> <p>3 I know you like to drive around. If you go and</p> <p>4 start over by --</p> <p>5 COMMISSIONER ROGERS: You know we well,</p> <p>6 don't you?</p> <p>7 COMMISSIONER BROCK: -- start by Emmett Reed</p> <p>8 and drive over in that area there, you'll see our</p> <p>9 lots. They have the sign up. They have JHA</p> <p>10 signs up on all of the lots that we own over</p> <p>11 there.</p> <p>12 Mr. Alexander didn't even know, until I</p> <p>13 brought it to his attention, that we had those</p> <p>14 lots. He didn't even -- he wasn't even aware of</p> <p>15 it.</p> <p>16 COMMISSIONER ROGERS: There are signs?</p> <p>17 COMMISSIONER BROCK: Yeah, on the lots.</p> <p>18 There are signs. Our JHA signs are on the lots</p> <p>19 that we own over there. So you'll be able to</p> <p>20 recognize that, "Oh, that's a housing authority</p> <p>21 lot. That's a housing authority lot."</p> <p>22 There are signs on them.</p> <p>23 CHAIRWOMAN HOROVITZ: Commissioner Weatherby.</p> <p>24 COMMISSIONER WEATHERBY: Through the Chair,</p> <p>25 so, is it correct that we have six lots downtown?</p>	<p>1 CHAIRWOMAN HOROVITZ: And there's going to be</p> <p>2 a map in the acquisition meeting.</p> <p>3 So, is that helpful?</p> <p>4 COMMISSIONER REYES: Perfect. I'll wait for</p> <p>5 the map. I'm a visual person.</p> <p>6 (People laughed.)</p> <p>7 CHAIRWOMAN HOROVITZ: No. And I will say</p> <p>8 Mr. Peterson has done a fantastic job getting all</p> <p>9 of this organized, meeting ModDev for this agency.</p> <p>10 So thank you so much.</p> <p>11 Okay. I'm sorry. Commissioner, did you have</p> <p>12 more questions?</p> <p>13 Commissioner Rogers?</p> <p>14 COMMISSIONER ROGERS: Oh, no. He answered</p> <p>15 all my questions.</p> <p>16 COMMISSIONER REYES: He's ready.</p> <p>17 (People laughed.)</p> <p>18 CHAIRWOMAN HOROVITZ: So very quickly</p> <p>19 Old Business. Normandy property also sometimes</p> <p>20 referred to as, "the Chase deal ..."</p> <p>21 I just want to bring some awareness to this.</p> <p>22 Vanessa and I and the team have been back</p> <p>23 and forth with them. I had the opportunity to</p> <p>24 drive out and visit the site, and so this is one</p> <p>25 of the projects that we had purchased the land and</p>

<p style="text-align: right;">Page 145</p> <p>1 kind are like figuring out how to develop it.  2 Vanessa and I are going to sit down with  3 their leadership later this week --  4 MS. DUNN: Uh-huh, Thursday.  5 CHAIRWOMAN HOROVITZ: -- on Thursday just to  6 talk through how we got here.  7 It's been a long road -- months -- and there  8 is some history before either of us were in these  9 roles that we need to just discuss openly.  10 So I'll be bringing more on that to  11 acquisition, and, really, we'll be looking for the  12 board to give their opinion on that project.  13 So I have nothing else to say about that  14 project. I just wanted to bring that up for  15 awareness.  16 Any comments?  17 COMMISSIONER REYES: Just when was it  18 purchased?  19 MS. DUNN: February of last year -- give or  20 take -- somewhere in that vicinity.  21 MR. WILLIAMS: February, '23, yes.  22 MS. DUNN: 2023, right?  23 CHAIRWOMAN HOROVITZ: February, '23.  24 COMMISSIONER REYES: Okay.  25 CHAIRWOMAN HOROVITZ: Thank you. Thank you</p>	<p style="text-align: right;">Page 147</p> <p>1 What is the relationship right now with  2 them?  3 Is it a contentious relationship, or is it a  4 friendly relationship?  5 CHAIRWOMAN HOROVITZ: So I wouldn't call it,  6 "contentious," at all. I mean I think our  7 opportunity as an agency is to build better  8 relationships with all of our developer partners.  9 I can appreciate that any deal that's been  10 ongoing for over a year is going to have a lot of  11 frustration, and I know. I've heard that in this  12 room.  13 "You know, we finally got there."  14 And, like I said, with sunshine, it's hard.  15 You know, we only can get together once a month  16 -- sometimes more -- and things take a long time.  17 And we've had the experience doing  18 acquisition deals where, you know, MOUs are about  19 to expire. Or they have expired, and we've got  20 these emergency ...  21 And I don't like our developer partners to  22 have that experience. I'm hoping that we can  23 improve that process, and I think that,  24 with experience, we will.  25 But I can appreciate that there's frustration</p>
<p style="text-align: right;">Page 146</p> <p>1 for having that date.  2 COMMISSIONER REYES: Just one more follow-up.  3 So I know that we're having discussions about a  4 development. So we purchased it, and it's just  5 been --  6 CHAIRWOMAN HOROVITZ: So there's a lot of  7 history. I'll say, "There is a lot of history."  8 COMMISSIONER BROCK: Yes.  9 CHAIRWOMAN HOROVITZ: And Commissioner Brock  10 alluded to it before. The original partnership  11 was they were going to develop it and weren't  12 going to develop, and then we were going to  13 develop it.  14 There was a lot of that for months, and then,  15 you know, because of sunshine, we talk about it  16 every month, and we don't do any talking about it  17 in between.  18 And, again, I wasn't in this role as Chair,  19 and Mr. Alexander is not here anymore. So we've  20 had conversations, and we do need to have a  21 sit-down to figure out what we'd like to do.  22 So I will bring all of that information to  23 our next meeting.  24 COMMISSIONER REYES: Okay. And, just one  25 final one.</p>	<p style="text-align: right;">Page 148</p> <p>1 on their side, and there's frustration on our  2 side, as well. It's been a long time. So I look  3 forward to having more to share next meeting.  4 COMMISSIONER REYES: Perfect. Thank you.  5 COMMISSIONER BROCK: I just wanted to tell  6 Commissioner Reyes -- the property on Normandy --  7 we were supposed to put 102 units on that property  8 when we initially purchased it. It was supposed  9 to be 102 units.  10 I don't know. Like she was saying --  11 like Madam Chair was saying, her and Ms. Dunn's  12 been talking. So I don't know if that's changed  13 or not, but that's what the initial thing was  14 supposed to be, 102 units.  15 CHAIRWOMAN HOROVITZ: And then, just a final  16 comment on it, when so much time goes by,  17 especially in construction, like a model is  18 completely irrelevant a year later.  19 COMMISSIONER BROCK: Yeah.  20 CHAIRWOMAN HOROVITZ: And so I shared this in  21 the last meeting. I don't want especially our new  22 board members to inherit a multimillion dollar  23 financial commitment without enough knowledge of,  24 "Where is this? How many units? Who are we going  25 to serve?"</p>

<p style="text-align: right;">Page 149</p> <p>1 So I feel that the board deserves that,  2 and so I want to make sure that I'm helping you  3 get all the information that you need so you can  4 have thoughtful contributions.  5 Commissioner.  6 COMMISSIONER ROGERS: I just want to be clear  7 on this one. So this is different than the Ramona  8 Lofts?  9 MS. DUNN: Yes.  10 COMMISSIONER ROGERS: This is --  11 MS. DUNN: It's completely different.  12 COMMISSIONER ROGERS: -- okay. I just wanted  13 to make sure I'm clear on this.  14 CHAIRWOMAN HOROVITZ: That project is not  15 on the agenda right now. So we will not --  16 (People laughed.)  17 CHAIRWOMAN HOROVITZ: -- because we are an  18 hour over.  19 MS. DUNN: But I would encourage the board  20 members to -- is there a physical address for this  21 land? -- obtain the physical address to the  22 Normandy land to go out there on your own to put  23 into real context as to where this property is  24 located.  25 COMMISSIONER REYES: Yes. I would like that.</p>	<p style="text-align: right;">Page 151</p> <p>1 multiple decisions on the vendors. It doesn't  2 hurt to have multiple, but, you know, we'll cross  3 that bridge when we get to it.  4 Again, Franklin Arms -- we're doing those  5 repairs now. We're moving people to the south  6 tower. That is ongoing. At the same time,  7 we're putting professional service on the street  8 -- or it's on the street.  9 CHAIRWOMAN HOROVITZ: Thank you. Thank you.  10 And then we are also engaging CSG to do the  11 financial model. We're looking at doing a  12 low-income housing tax credit on the deal --  13 LIHTC deal -- and looking at other partnerships  14 and other grant opportunities that might offset  15 the renovation costs for that project. So more on  16 that, as well.  17 We're also in discussion around the other  18 community benefits that we can provide residents,  19 looking at partnerships, exploring the LIFT JAX  20 Team and other local partners, to make sure that  21 we have all of those other wraparound services  22 that the residents who are living there need.  23 I don't think there is anything else to add there.  24 Are there any other final questions or  25 comments?</p>
<p style="text-align: right;">Page 150</p> <p>1 COMMISSIONER ROGERS: Yes. That would be  2 very helpful.  3 CHAIRWOMAN HOROVITZ: All right. And then,  4 finally, on Franklin Arms -- and I hate to ask,  5 because we're so over.  6 Is anyone interested in the current state of  7 Franklin Arms?  8 COMMISSIONER ROGERS: Absolutely.  9 CHAIRWOMAN HOROVITZ: Great. Okay.  10 Can we have a 2-minute current state of our  11 residents at Franklin Arms?  12 I'm sorry. Of course everyone is interested,  13 but that belongs in another meeting.  14 (People laughed.)  15 MR. PETERSON: All right. Through the Chair,  16 we are currently doing the modern renovations.  17 With the help of our Procurement Department,  18 we finally got the RFQs on the street, and right  19 now we have a compressed schedule.  20 But the submittal date -- responses back --  21 and we're doing architectural and engineering --  22 is May 28th. That's the submittal date.  23 We're going to go through, and we're going to  24 shake them down. And we are going to rank and  25 file them and come up with either one decision or</p>	<p style="text-align: right;">Page 152</p> <p>1 COMMISSIONER ROGERS: Not on this, but  2 next month, if we can just get an update on the  3 JWB. I know we put that project on hold.  4 CHAIRWOMAN HOROVITZ: I'm happy to provide an  5 update.  6 What is your question?  7 COMMISSIONER ROGERS: No, no, just an update  8 as to where we are with that. I know we put it on  9 hold. I just didn't know where we stand with  10 that.  11 Is there something that we're completely not  12 doing anymore?  13 Just a brief update.  14 CHAIRWOMAN HOROVITZ: Yes. I'd high level  15 in the stuff if I miss anything.  16 I think that adding single-family homes to  17 the portfolio is a very interesting and good  18 thing to do, because I think having variety and  19 housing options or housing choices is important.  20 I actually had an opportunity to visit some  21 of the homes, and they're beautiful homes.  22 And I think that the residents who have the  23 opportunity to live in them -- it's fantastic.  24 The challenge with purchasing those homes --  25 when we first started that relationship, we wanted</p>

<p style="text-align: right;">Page 153</p> <p>1 to have homes in certain ZIP Codes -- a variety --  2 because we've got residents living all over  3 Jacksonville.  4 And then the other challenge was we didn't  5 want to have septic and sewer because of the cost  6 of maintaining those homes. So it took a very  7 long time to find units that fit that profile,  8 and then it took a long time for us to actually  9 get them leased.  10 So, when we're looking at the financial  11 exposure of owning homes or any unit, the longer  12 it takes to lease that's more risk for the  13 agency.  14 So the, you know, track record of that,  15 if it takes over three months to get, you know,  16 residents into these homes, that's not the  17 position we want to be in.  18 We want to have units that are easy to  19 lease, because then they're easy to put a new  20 resident in when there is a vacancy. So, if there  21 are additional homes that fit that kind of  22 framework, you know, they're in the right areas,  23 they're not sewer and septic, absolutely,  24 we have not closed the door to that relationship.  25 The JWB partnership is a very important one,</p>	<p style="text-align: right;">Page 155</p> <p>1 the acquisition meeting shortly.  2 All right. Are there any other questions?  3 Comments?  4 (no response)  5 CHAIRWOMAN HOROVITZ: Thank you-all for  6 your patience. I apologize for going over.  7 We're adjourned.  8 (Whereupon, the proceedings in the  9 above-titled cause concluded at 4:35 p.m.)  10 ---  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25</p>
<p style="text-align: right;">Page 154</p> <p>1 and Alex and his team have been great to work  2 with. But we haven't been presented,  3 as I understand it, with other homes, additional  4 homes to buy.  5 MS. DUNN: No. After the board gave the  6 directive to pause, we haven't engaged them in  7 that way, but Mr. Sifakis is scheduled to be at  8 the acquisition meeting that will be taking place  9 just to give an overview of their services,  10 how they want to partner moving forward.  11 CHAIRWOMAN HOROVITZ: Yes. And, to the  12 question Commissioner Reyes might ask, "How is the  13 relationship with JWB?"  14 (People laughed.)  15 CHAIRWOMAN HOROVITZ: Very good relationship.  16 No. Absolutely and a really, really good back  17 and forth. And I know I've been back and forth  18 and Ms. Dunn has looking for the right  19 opportunities for us to partner where it makes  20 sense for both agencies, where it makes sense for  21 us to increase housing in Jacksonville.  22 So it's very positive. I look forward to the  23 JWB Team coming and presenting, because the new  24 board members don't have that history. So that  25 will be great. So I'll have that agenda out for</p>	<p style="text-align: right;">Page 156</p> <p>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 12th day of May, 2024.  11  12  13  14  15  16  17  18  19  20  21  22  23  24  25</p> <p style="text-align: center;"><i>Carol DeBee Martin</i></p> <p style="text-align: center;">_____  Carol DeBee Martin  Notary Public State of Florida  My Commission: HH 038064  Expires: 12-29-2024</p>