

1-17-25 JHA BOC Resident Relations Committee Meeting

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1 2 3 4 5 6 JACKSONVILLE HOUSING AUTHORITY 7 BOARD OF COMMISSIONERS 8 RESIDENT RELATIONS COMMITTEE MEETING 9 10 TAKEN: Friday, November 17, 2025 11 TIME: 10:10 a.m. to 10:58 p.m. 12 PLACE: Jacksonville Housing Authority 13 1300 North Broad Street 14 Jacksonville, Florida 32202 15 and via videoconference 16 17 Taken by Carol DeBee Martin, court reporter. 18 19 Carol DeBee Martin 20 Jacksonville Court Reporting, Inc. 21 1620 Bartram Road, Apt. 6111 22 Jacksonville, Florida 32207 23 (904) 465-0787 (cell) 24 debeemartin@aol.com 25	1 PROCEEDINGS 2 January 17, 2025 10:10 a.m. 3 CHAIRWOMAN BROCK: Good morning, good 4 morning. We're going to call the Board of 5 Commissioners Meeting to order for Resident 6 Relations. We're so excited about this brand new 7 year. 8 For all of you that are online that I haven't 9 seen, I want to say, "Happy New Year." 10 And so this is our first meeting in 2025, 11 January 17th, 2025, starting at 10:10. 12 May I get a motion for approval of our 13 minutes from the last Resident Relations Meeting, 14 which was held on November 15th? 15 COMMISSIONER ROGERS: So moved. 16 CHAIRWOMAN BROCK: It's not in -- 17 COMMISSIONER ROGERS: It's not in our packet. 18 CHAIRWOMAN BROCK: -- it's not not in our 19 packet. I'm sorry. 20 MS. MIXON-PHILLIPS: What is it? 21 CHAIRWOMAN BROCK: Our minutes for November 22 15th, 2024. 23 MS. MIXON-PHILLIPS: They were distributed 24 with the meeting notice, but ... 25 COMMISSIONER ROGERS: But I did review them.
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1 APPEARANCES: 2 CHAIRWOMAN HARRIET BROCK 3 COMMISSIONER HANK ROGERS 4 COMMISSIONER CALEENA SHIRLEY 5 EVANN MORRIS 6 ROSLYN-MIXON PHILLIPS, Interim President/CEO 7 MAMIE DAVIS, Interim CFO 8 ELAINE SPENCER 9 CORDELIA PARKER 10 JULIE ST. CLAIR 11 CRYSTAL BLACKMER 12 DIARRA WEATHERS 13 14 VIA VIDEOCONFERENCE 15 COMMISSIONER HEATHER HOROVITZ 16 ADINA TEODORESCU, ESQUIRE (OGC) 17 VICTOR FIGUEROA, COO 18 BRAD J. 19 JENNIFER MAHONEY 20 RACHEL MAGUIRE 21 TATUM 22 SATONIA HART 23 DENISHA SMITH 24 --- 25	1 CHAIRWOMAN BROCK: Okay. Thank you. 2 It was moved by Commissioner Rogers and seconded 3 -- 4 COMMISSIONER SHIRLEY: Yes. I second. 5 CHAIRWOMAN BROCK: -- by Commissioner 6 Shirley. 7 Thank you. At this time, do we have any 8 public comments online or in the room? 9 (no response) 10 Seeing that we have no public comments, 11 we will go to our, "Old Business," on our agenda 12 for today. 13 COMMISSIONER ROGERS: Madam Chair, 14 let me apologize. Sorry. 15 CHAIRWOMAN BROCK: Okay. 16 COMMISSIONER ROGERS: Let me make sure that 17 we reflect the record correctly. 18 I did not review the minutes from our last 19 meeting. What I did review was the minutes for 20 the Resident Relations Meeting that was held 21 after. 22 So the minutes were not in our packet, 23 nor was it sent to us. So I do apologize for 24 that. So I am going to ask that we retract, 25 if I can -- retract that at this time.

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1 CHAIRWOMAN BROCK: Okay. Let the record 2 reflect, Ms. Carol, that we will retract the 3 approval of the minutes for our committee meeting. 4 COMMISSIONER ROGERS: Correct. 5 CHAIRWOMAN BROCK: We will approve them at 6 our next Resident Relations Committee Meeting. 7 Okay. Thank you, Commissioner Rogers, 8 for that. 9 So we had no public comments in the room, 10 and we had no public comments online. 11 We now are at, "Old Business," and, 12 to target our old business this morning, 13 we want to give some updates to you for our old 14 business. 15 Our last meeting was held at Blodgett Villa. 16 We thank our property manager, Ms. Kim Green, 17 for hosting that meeting there and the 18 RMC Committee, and we did have some concerns at 19 that meeting. 20 But Mr. Figueroa, our COO -- he immediately 21 went, after that meeting, and dealt with those 22 concerns that came up in that meeting, 23 and so we want to thank Mr. Figueroa for what he 24 did for our residents in Blodgett. 25 So we just wanted to let you know that those	1 -- about Southwind -- not Southwind. Excuse me -- 2 for Forest Meadows West and Centennial East and 3 West. 4 There was some concerns that came up about a 5 laundromat. Well, those sites -- they were able 6 to target those sites to be able to put a 7 laundromat in those sites. 8 They are in our plan for our upcoming -- 9 it's already in there for -- I think we got 10 approved for \$150,000 to put those laundromats in 11 there. 12 They have not started the construction yet, 13 but we did get it approved for those laundromats. 14 So we were really excited about that so that 15 those residents that are at Centennial West will 16 be able to go to Centennial East to use the 17 laundry. 18 We're going to convert our maintenance shop 19 over there into a laundromat for our residents so 20 that we can help them with that, and so we were 21 excited about that, as well. 22 That is under our, "Old Business." Those are 23 the things that are under our, "Old Business." 24 Any questions about any of the reports 25 that I gave for our, "Old Business"?
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1 things were -- those concerns were looked at and 2 was dealt with. 3 And so, up next, "Old Business --" 4 we hosted our Resident Relations Meeting at 5 Victory Pointe. Ms. Taylor was our property 6 manager, and the RMC Committee there host that 7 meeting. 8 They had some concerns about violence in the 9 community, and so, when we had that meeting, 10 we had officers that came and explained to them 11 how they can stay safe, what they could do to 12 bring awareness to help them to keep them safe in 13 that community. 14 And the report came back on our meeting -- 15 January 11th meeting that we had with our counsel 16 leaders -- that they now have had no problems with 17 violence since that meeting. 18 So we were glad of that concern that came up 19 and that that was resolved, as well. They have 20 been patrolling and doing things around the clock 21 over there for Victory Pointe. So we was grateful 22 for that, as well. 23 Also, under our, "Old Business," there were 24 some concerns that came up probably about -- 25 I want to say maybe about a year-and-a-half ago	1 COMMISSIONER ROGERS: I'm just curious, 2 and thank you, Madam Chair. 3 So I wasn't aware. So, with Centennial East 4 and West, they didn't have any laundry facilities 5 at all? 6 CHAIRWOMAN BROCK: No. They do have 7 washer hookups inside the units, but they don't 8 have a standing building. And they were asking 9 for a building that could be a way that they could 10 have a laundry. 11 Like Blodgett actually has a laundry room. 12 Blodgett do. Also, Colonial I believe -- 13 several of our sites already have it. 14 So they were asking for one at those sites. 15 COMMISSIONER ROGERS: So we have them in the 16 units, but we didn't have a stand-alone building. 17 CHAIRWOMAN BROCK: Right. Correct. 18 COMMISSIONER ROGERS: Got it. Okay. 19 CHAIRWOMAN BROCK: And now we're going to 20 create a stand-alone building for them so that 21 they can have dryers and washers in that building. 22 COMMISSIONER ROGERS: Okay. 23 CHAIRWOMAN BROCK: Yeah, yeah. 24 COMMISSIONER ROGERS: And you said it's going 25 to be 100- --

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1 CHAIRWOMAN BROCK: We were approved for 2 \$150,000 for those -- for that -- to install 3 those in those communities. Yeah. 4 COMMISSIONER ROGERS: -- and, when is the 5 completion on this? 6 CHAIRWOMAN BROCK: I'm not sure when the 7 completion is. 8 Mr. Mitchell -- he was supposed to be here, 9 but he had an emergency that came up. He would 10 have been able to answer those questions for us, 11 but he's not here this morning. 12 So we can -- we can definitely put it under, 13 "Old Business," so that, when he's here, 14 we can ask that question, when they're going to 15 start renovation for that. 16 COMMISSIONER ROGERS: And the last question 17 on this, because this is new. So the residents 18 -- so I'm understanding this correctly 19 the residents at Centennial West will go to 20 Centennial East -- 21 CHAIRWOMAN BROCK: Uh-huh. Yeah -- 22 COMMISSIONER ROGERS: -- to get that. 23 CHAIRWOMAN BROCK: -- yeah. 24 COMMISSIONER ROGERS: So it will be located 25 at Centennial West.	1 East and West? 2 CHAIRWOMAN BROCK: (nodded head 3 affirmatively) 4 COMMISSIONER ROGERS: I know I saw some. 5 But, do we have an update on that? 6 CHAIRWOMAN BROCK: I do. That's under, 7 "New Business." 8 (People laughed.) 9 COMMISSIONER ROGERS: Did I get ahead of 10 you? 11 CHAIRWOMAN BROCK: Okay. No. You fine. 12 Any other questions under our, 13 "Old Business"? 14 COMMISSIONER SHIRLEY: No, ma'am. 15 I know our Chair is online, right, Ms. Evann? 16 MS. MORRIS: Yes. 17 COMMISSIONER HOROVITZ: I'm so sorry. 18 Someone called me, and I had to take an important 19 call. I'm here. Thank you. 20 CHAIRWOMAN BROCK: Okay. Did you have any 21 questions about our, "Old Business," that we went 22 over? 23 COMMISSIONER HOROVITZ: No. Thank you. 24 CHAIRWOMAN BROCK: Okay. All right. Great. 25 All right. So, moving to our,
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1 CHAIRWOMAN BROCK: No. Centennial East. 2 COMMISSIONER ROGERS: Centennial East. 3 CHAIRWOMAN BROCK: Uh-huh. It would be right 4 behind the units on the east side. It's our 5 senior site, not where our multifamily is at. 6 It's our senior site that's over there, 7 and our maintenance shop is right behind their 8 apartments. And we're going to convert that into 9 the laundry facility. 10 And Hogan Creek -- and, like I was saying, 11 a lot of our sites like already have it, 12 like Twin Towers, Hogan Creek, Centennial Towers 13 -- all of them have -- Blodgett -- all of them 14 have stand-alone laundry rooms. Yeah. 15 COMMISSIONER ROGERS: Thank you. 16 CHAIRWOMAN BROCK: Any other -- 17 COMMISSIONER ROGERS: Sorry. 18 CHAIRWOMAN BROCK: -- I'm sorry. Go ahead. 19 COMMISSIONER ROGERS: I didn't want to ask 20 all my questions, because I wanted to yield to 21 Commissioner Shirley, just in case she had any. 22 Real quick. 23 Do we have an update on -- I don't even know 24 what we call this project -- where they're 25 removing the guard off the windows on Centennial	1 "New Business," Centennial West and East did have 2 some windows that they were installing, and, 3 at one point, the windows came to a halt. 4 They had did like maybe one or two apartments, 5 and it came to a halt. 6 But that was because we had to -- 7 we had to do something downtown with City Council, 8 but we're glad to report this morning that they 9 are back on-site doing those units. 10 And I happened to be there at Centennial West 11 the other day meeting with the property manager 12 about something, and one of the people that came 13 in that are installing the windows -- I really was 14 impressed with the way he came in the manager's 15 office, because he asked her did she have any 16 concerns, or had any residents had any concerns 17 about them installing those windows in their 18 units, like maybe if they dropped trash or 19 left trash. 20 And she said she had gotten no complaints, 21 and I thought that was really, really 22 a courtesy of him to come and ask her that 23 question, because he say that was their goal, 24 not to interrupt our residents with leaving, 25 you know, any trash or anything behind.

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1 So I was grateful for that. So they have 2 started that back. You should see the completion 3 of that. I'm not sure when they will be 4 completed, but they are moving. They are back 5 on-site installing those windows. 6 Any other questions about that Centennial 7 East? 8 COMMISSIONER HOROVITZ: If I may through the 9 Chair -- 10 CHAIRWOMAN BROCK: Uh-huh. 11 COMMISSIONER HOROVITZ: -- sorry -- 12 that was an excellent update, and the customer 13 service there that you just described -- 14 is there a way for us to note something like 15 that? 16 CHAIRWOMAN BROCK: To note about the 17 contractor? 18 I didn't understand your question. 19 I'm sorry. 20 COMMISSIONER HOROVITZ: If they do a good 21 job, I would like to remember stuff like that. 22 MS. MIXON-PHILLIPS: Mr. Weathers is in the 23 room, and I think it will become a part of the 24 minutes. But, also, if someone would like to drop 25 a note to Mr. Weathers recognizing the good work	1 COMMISSIONER SHIRLEY: Good morning. 2 MR. WEATHERS: Can everyone hear me okay? 3 All right. So, at the behest of Commissioner 4 Brock, she asked some time ago for me to appear 5 before you today to just give a very brief, 6 very light overview of Section 3 as it relates to 7 the Procurement Department here at JHA. 8 So I have for you this morning just a very 9 brief quick presentation to walk you through what 10 we do here in the Procurement Department 11 specifically relative to Section 3. 12 What is Section 3? 13 So Section 3 of the HUD Act of 1968 is a 14 provision that aims to promote economic 15 development, neighborhood improvement and 16 self-sufficiency in local communities. 17 Section 3 requires that recipients of 18 certain HUD financial assistance give preference 19 to low and very low-income people and businesses 20 when providing employment, training and 21 contracting opportunities. 22 And, essentially, that's a very fancy way of 23 saying, "It's a philosophy and a concept that, 24 whenever possible, we want to encourage our 25 residents who live in our communities the
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1 of the contractor, then that can be made a part of 2 their file. 3 We certainly get the negative complaints, 4 but we want to hear the positive about our 5 contractors, as well. 6 CHAIRWOMAN BROCK: Yeah. 7 Thank you, Madam Chair, for that. 8 We definitely will look into that. 9 And, like I say, he didn't -- the contractor 10 didn't have no clue who I was. He didn't know who 11 I was, and he just proceeded in talking to the 12 property manager there about what they were doing 13 -- the work they were doing. 14 Any other questions on that? 15 (no response) 16 CHAIRWOMAN BROCK: Okay. So that's under 17 our, "New Business." Also, under our, 18 "New Business," we have Mr. Weathers from 19 procurement. He has a presentation that I thought 20 was very relevant for this meeting about our 21 Section 3 program, and, at this time, I'm going to 22 give the floor to Mr. Weathers. 23 MR. WEATHERS: Good morning, Commissioners. 24 CHAIRWOMAN BROCK: Good morning. 25 COMMISSIONER ROGERS: Good morning.	1 opportunity to advance themselves and have the 2 opportunity to enjoy the benefits of actually 3 having an opportunity to work and be a part of 4 the commercial development of the place, 5 not only where they live, but they can also have 6 the opportunity to work here, as well, 7 along with the vendors that we actually employ. 8 So, how does this happen? 9 That particular philosophy is an agencywide 10 philosophy, obviously, but, as part of that, 11 procurement plays a critical role in that overall 12 overarching process. 13 And procurement's role is defined in many 14 ways by what HUD requires agencies like ours to do 15 when dealing with vendors in the nature of RFQs 16 and bids and contracts. 17 Right? 18 So the next two slides kind of just gives you 19 an idea of the CFR, the federal regulations, 20 regarding contract provisions that we actually 21 have to have as requirements when we offer 22 contracts to our vendors. 23 And we must include specific language, 24 essentially, in our contracts and agreements, 25 that codify how we want to make sure we give our

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1 residents opportunities to be able to participate 2 in any of the programs that are offered. 3 So, specifically, what I want to take a few 4 minutes to do is just to kind of walk you through 5 so you can see, just for your education, 6 some of the things that we employ in the 7 procurement area in the dealing with our vendors. 8 Because I think sometimes it helps to 9 actually see visually some of the things that 10 we're offering to our vendors and some of the 11 dialogue that goes back and forth. 12 So what I have done and placed with each of 13 you is this second attachment to kind of 14 chronologically walk you through the process of 15 where Section 3 is kind of mentioned, communicated 16 and discussed with our vendors and the whole 17 procurement process just to give a clear 18 understanding. 19 So it starts actually with an RFQ. 20 So, when we send requests for quotes from vendors, 21 it outlines the scopes of work and what we want 22 them to do. 23 We also have sections in here and certain 24 attachments that are attached in those RFQs 25 that reference Section 3, right, to make them	1 Right? 2 As we move through the procurement process 3 with the vendor -- okay -- and we've actually 4 selected a vendor, later on in the packet, 5 what you should see is I pulled out Section 13 6 in our contract. 7 So I will be the first to admit, 8 if you are a vendor and you are dealing with JHA 9 and you finally get that coveted contract that you 10 want, it's a long contract. You know, it's on 11 average maybe 30 pages or so. 12 But, within that contract and all of the 13 legalese, we have a Section 13, again, 14 that puts it in the contract that we sign and 15 countersign, again, raising awareness about 16 Section 3, what our expectations are regarding 17 Section 3 for vendors who are participating. 18 So it is in every contract as a standard 19 contract that we offer to our vendors. 20 And then, finally, relative to Section 3, 21 let's say a vendor has passed kind of those first 22 three hoops in Section 3. Again, when vendors 23 submit invoices for work done -- let's say we have 24 a large construction vendor that had assigned a 25 few residents to work as part of that project
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1 aware that, "Hey, it's part of our Federal HUD 2 Guidelines. We encourage and expect you to 3 provide some avenue to our residents, if they do 4 choose, to be able to provide opportunities for 5 work and things of that nature." 6 Right? 7 So we mentioned Section 3 upfront in our 8 RFQs. If you go through a couple of pages, 9 what you'll also see behind that is an 10 evaluation matrix, which is generally kind of the 11 next step in the process when we're talking about 12 Section 3 and what we are doing as an agency to 13 promote the principles of Section 3. 14 So the vendor, not only in their RFQ gets it, 15 but, when the vendors submit their RFQs and we are 16 evaluating RFQs for a potential bid, whether it's 17 a public solicitation or a large project, 18 Section 3 actually factors in as one of the 19 weighted components of their overall score. 20 It goes into selecting a vendor. 21 So, if we have a vendor that's actively 22 engaging in Section 3 who is providing proof and 23 documentation of that, that factors into their 24 score, as well, in terms of the vendor selection 25 process.	1 -- whatever that project is -- and they are 2 submitting invoices to JHA for their contract to 3 get paid, there are also some forms relative to 4 Section 3 where they verify and validate, 5 "Hey, you know, we used this individual as part of 6 this project for X amount of hours. This is what 7 we paid the individual," et cetera, et cetera. 8 So there are systematic controls in place to 9 make sure that Section 3 is a part of the 10 commercial procurement process here at JHA. 11 So a few ancillary notes about Section 3, 12 at a federal level, Section 3 at HUD has been 13 traditionally -- it was actually a portal called 14 the, "Spears Business Registry Portal," 15 where housing authorities were actually required 16 to input objective data into the system relative 17 to their participation in Section 3. We had to 18 have a certain amount of labor hours dedicated to 19 Section 3 that we had to upload and report to HUD. 20 So, in recent years, though, HUD, itself, 21 has sundowned this point. 22 Right? 23 And HUD, as a general philosophical approach, 24 has taken more the approach that we're going to be 25 less regimented and objective regarding Section 3

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Page 21 1 and in the numbers of reporting participation. 2 And they moved to a model of showing best 3 efforts, showing that you are at least making an 4 effort to participate in Section 3 and making 5 those opportunities available to your residents. 6 So, even though that portal has been 7 sundowned and we don't actually report and load up 8 Section 3 numbers to HUD today, we do have a 9 strategic plan here, specifically at JHA, 10 just to make sure we're keeping in touch 11 and demonstrating the best effort, i.e., 12 some of the attachments that you've walked through 13 this morning with us from the RFQ process all the 14 way through awarding the contact and then the 15 invoicing and follow-up. 16 But some of our plans going into this 17 year -- we want to make sure we increase 18 communication with our vendors about Section 3, 19 among a myriad of things, but Section 3 is going 20 to be one them through our supplier roundtables 21 that we plan to begin conducting this year, 22 as well as I made it an emphasis to our 23 Procurement Team, "Hey, when we're reaching out to 24 our vendors, make sure that this is part of the 25 discussion."	Page 23 1 at a later date. Because that's a whole separate 2 discussion about, from the residents' side -- 3 some of the challenges that they face in 4 participating in Section 3. 5 So that kind of brings an end to my very 6 brief just kind high-level overall discussion 7 about Section 3 as it relates to procurement and 8 some of the activities that we make sure we at 9 least try to keep visible in the minds of our 10 vendor base regarding Section 3. 11 So it isn't something that's kind of an 12 afterthought or put aside where we're having 13 discussions in terms of developing commercial 14 relationships with our vendors. 15 Thank you. 16 CHAIRWOMAN BROCK: Thank you, Mr. Weathers. 17 Is there any questions? 18 Do anyone have any questions in the room, 19 first? 20 And then we'll go to our online guests. 21 COMMISSIONER SHIRLEY: Thank you. 22 Through the Chair, I did have one question. 23 As you stated, I didn't see the form, 24 but you have them denote best efforts in their 25 attempts to hire Section 3.
Page 22 1 Because, as we all know, vendors are most 2 willing to listen and are very amenable to 3 suggestions that we have prior to signing a 4 contract, right, as far as the business. 5 We want to make sure that we also update our 6 local JHA procurement policies. I know this 7 dovetails into a discussion we had in a previous 8 committee meeting about governance. 9 There are a few kind of outdated things 10 that I noticed in our procurement policy regarding 11 Section 3 reporting, because it no longer matches 12 up with what the Federal HUD requirement 13 guidelines are. 14 We want to make sure that we are up to date 15 and kind of in line and in lockstep with something 16 that makes sense at the federal level. 17 And then we want to increase communication 18 awareness internally about Section 3 and work to 19 develop kind of a more cohesive approach to 20 ensuring that internally we have a high-level of 21 awareness about Section 3 working through our 22 committees -- and, hopefully, a Section 3 23 Coordinator -- to kind of make sure that the 24 residents are aware of those opportunities, 25 as well, which we may be able to talk about that	Page 24 1 Is there a definition for that that's 2 in the procurement packet that they receive, 3 or how is that documented when we give those 4 responses? 5 MR. WEATHERS: So, as part of that, 6 what we do is, as part of the overall best effort 7 when we're sitting down individually with vendors 8 -- that, as part of kind of the compliance 9 component, when a vendor identifies themselves as 10 participating in Section 3 and saying that, 11 "We've employed a certain amount of residents for 12 a certain amount of hours," when they're 13 invoicing, they have to provide that 14 documentation. 15 So we can see, on a more subjective basis, 16 "Are you putting forth your best effort?" 17 "Are you making opportunities available with 18 vendors?" 19 Because it's common dealing with vendors, 20 whether it's JHA or, quite frankly, any other 21 place of businesses, vendors will oftentimes 22 commit to doing things at the front end in order 23 to receive a contract, but then kind of tail off 24 if it's inconvenient or deemed as something that's 25 extra that they don't want to do, which is why

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1 it's baked into a compliance component. 2 It's baked into the back end to make sure that 3 they're actually reporting hours and making an 4 effort to do so. 5 Things like holding Job Fairs, which some of 6 our vendors do. They'll go on-site to different 7 locations and actually set up a registration booth 8 and notify residents that, "Hey, we will be 9 working on this property or this property on 10 certain dates. If you want to come down and 11 register and sign up, we'll be more than happy to 12 put you to work and offer you the opportunity to 13 participate as a part of that." 14 So those are the kind of things that we look 15 at on a subjective basis with vendors to determine 16 that they are putting forth an effort. 17 Does that make sense? 18 COMMISSIONER SHIRLEY: Yes. Thank you. 19 MS. MIXON-PHILLIPS: If I could, 20 the authority and the City of Jacksonville were 21 both -- I won't say, "FIDA," -- but many years ago 22 or 30 years ago, in dealing with the Section 3 23 -- and Section 3 is not a race-based program, 24 but it's about people who are economically 25 disadvantaged having opportunities to access	1 that is owned by a low and moderate-income person, 2 that can meet that test. 3 But there are some ways that they can 4 document and prove their best efforts. You know, 5 we've had contractors that actually go out and 6 hand out fliers in the neighborhood or post 7 postures in small businesses in the neighborhoods 8 where they are doing the construction when we've 9 had major projects and they're going to hire 10 laborers or other individuals that might fit the 11 requirements for what their needs are. 12 And so there are some specific things that 13 they can do, but they have to demonstrate that and 14 document what their efforts were. 15 CHAIRWOMAN BROCK: Thank you. 16 COMMISSIONER SHIRLEY: I just did have one 17 follow-up comment. 18 I would definitely like to work with you in 19 that section, in that space around Section 3, 20 as much as possible. 21 I think it's important that we have at least 22 some defined criteria that is less in the 23 subjective space so that we're holding everyone to 24 the same accountability standard, but we're also 25 making sure that we're clearly relaying to
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1 employment and subcontracting opportunities. 2 And so some of the things at that time that 3 were agreed to, as a part of the city's plan for 4 Section 3, was, when any of the federal dollars 5 were being used, that they would set up on-site in 6 the area where the construction or the -- 7 basically, where the construction was being done 8 -- an office or a trailer where they would accept 9 applications on-site in that area. 10 And, not just for residents, but for any 11 low-income person who lived within the 12 neighborhood. They would be aware that there 13 are job opportunities that are available, and, 14 as it relates to subcontracting, they would have 15 to provide a list of subcontractors that they 16 have reached out to, to show that they had 17 attempted to identify subcontractors that were in 18 certain categories in order to meet that test. 19 So there are a lot of ways in which a 20 contractor can be a Section 3 contractor. 21 They don't have to be a socially or economically 22 disadvantaged business, but, if they, 23 as it was said I think -- commit to hiring 24 low and moderate-income people or low-income 25 individuals or contracting with a small business	1 residents how we would be engaging them for those 2 types of opportunities so that they can look for 3 those opportunities and be more aware. 4 So, as we go back to governance and policies 5 in your department, that's a section that I would 6 like to make sure we keep on our list to work on 7 to maybe create some criteria in that space. 8 MR. WEATHERS: Sure. 9 COMMISSIONER SHIRLEY: Thank you. 10 COMMISSIONER ROGERS: Thank you so much. 11 I'm not going to, "piggyback," if you will, 12 off of what Commissioner Shirley said. I echo 13 that. I think that is very prudent and actually a 14 note that I made. So thank you so much for 15 raising that. 16 I was not aware this was going to come before 17 this meeting, and so thank you for this 18 information. 19 And so I'm trying to figure out where to 20 start with all of the questions I have written 21 down. So I'll start here. 22 This is nice, but I guess, for me, 23 I like hard-core numbers. And so I guess my 24 question then would be, "How are we doing as an 25 agency, as far as numbers are concerned,

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Page 29 1 with ensuring that our residents --" and I get 2 it. We have it throughout the packet. 3 But, as far as numbers go, how many residents 4 are we seeing participate in the program? 5 So I would like -- and it may not be, 6 of course, at this meeting, but, Madam Chair, 7 if maybe at our next meeting, we can look at some 8 numbers to see how we are doing in Section 3 ... 9 Again, I think the presentation was great, 10 but I'm a numbers person. And so I'm always 11 curious as to how we -- and, to Commissioner 12 Shirley's point, make sure residents know that 13 this opportunity is available to them. 14 I would like to though know how many vendors 15 we have had, and one of the things -- and I noted 16 it here. I did make a note here. You indicated 17 that it's heavily weighted in the RFQ. 18 I'm not sure if that -- because Section 3 is 19 5 percent if I'm looking at this rubric correctly. 20 I'm not sure if I consider that to be heavily 21 weighted or not, but I would like to understand 22 how was that defined. 23 And my last and final question is this -- 24 and, again, it may not have to be answered today, 25 but I would like to understand it.	Page 31 1 CHAIRWOMAN BROCK: Okay. What I wanted to 2 say was I did ask Mr. Weathers to put this 3 together. I told him that at our next meeting we 4 would have been looking for -- we will be looking 5 for the numbers. 6 COMMISSIONER ROGERS: Okay. 7 CHAIRWOMAN BROCK: So I had already told him 8 that. 9 COMMISSIONER ROGERS: I am all ahead of you 10 with this. 11 (People laughed.) 12 CHAIRWOMAN BROCK: That's okay. It's okay. 13 Okay. Did you want me to get you, 14 Ms. Phillips, before I see if anybody online had 15 any comments? 16 MS. MIXON-PHILLIPS: And the other thing 17 that we'll share with you is we do have a number 18 of -- and I don't know what the number is, 19 but I'll ask Ms. St. Clair if she will provide it 20 for us -- residents of public housing that work in 21 the administrative side of the operation. 22 Because, too, as we have employment 23 opportunities with JHA, residents also have the 24 opportunity to apply for those positions and 25 come on board in our various vacancies, too.
Page 30 1 Because all the time I sit in this seat, 2 and I don't sit in the seat as a commissioner. 3 But I sit in this seat as someone on the outside. 4 And I say, "Well, what are the challenges 5 that we're seeing or our residents are seeing as 6 it relates to connecting with the vendor or 7 participating? 8 "What are those challenges or barriers that 9 we're not seeing?" 10 And, again, the numbers, and, again, 11 I'm big about numbers. 12 But, what are the challenges that our 13 residents face with Section 3 that, again, 14 piggybacks to Commissioner Shirley's point 15 in how we really engage our residents in this? 16 And so, again, thank you for the 17 presentation, but I look forward to really 18 understanding this a little more with hard-core 19 numbers. 20 CHAIRWOMAN BROCK: And I want to thank you, 21 Commissioner Shirley and Commissioner Rogers and 22 our CEO, Ms. Phillips, for y'all's comments. 23 Did you have one before I say something, 24 Ms. Phillips? 25 MS. MIXON-PHILLIPS: When you finish.	Page 32 1 So it's not really Section 3, but -- 2 CHAIRWOMAN BROCK: Right. 3 MS. MIXON-PHILLIPS: -- as we have employment 4 opportunities, that is something that is available 5 to residents, as well. 6 CHAIRWOMAN BROCK: And, again, thank you, 7 Ms. Phillips for that information, because that 8 was one of the things, too, Commissioner Rogers, 9 that I was going to bring to your attention, 10 that we do have quite a few believe it or not 11 that have been through various different 12 programs under the Jacksonville Housing, 13 especially our FSS Program, that have secured jobs 14 with the Jacksonville Housing from being in that 15 particular program and have gotten jobs here at 16 the Jacksonville Housing. So that is true what 17 Ms. Phillips just said. 18 COMMISSIONER ROGERS: And thank you so much, 19 Ms. Phillips. Thank you, Madam Chairwoman. 20 And I agree. Here is where I land on it. 21 I also chair another board, and one of the things 22 that I say to our Board of Directors there -- 23 we have the FSS Program. 24 For me, I'm always curious about seeing 25 success and making sure that we tell the story

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Page 33 1 about what's happening and the positive things 2 that's happening. 3 So, if we're hiring residents here, 4 we need to tell the story. That is a story that 5 we need to be telling. 6 If we have vendors hiring our residents, 7 we need to tell the story, because the story is 8 not being told. 9 CHAIRWOMAN BROCK: Yes. 10 COMMISSIONER ROGERS: We get a lot of 11 negative, but let's talk about the positive of 12 what's happening within the walls of the 13 Jacksonville Housing Authority. 14 CHAIRWOMAN BROCK: Yes, sir. 15 COMMISSIONER ROGERS: And I say that all the 16 time in my other boards, because we get residents 17 who are doing amazing things. They're getting 18 certificates. They're getting homeownership. 19 I met a resident the last time, and she said 20 to me -- she said, "Commissioner Rogers, 21 I'm not going to be your president anymore." 22 And I said, "Well, why are you not going to 23 be the president anymore?" 24 She said, "Because I'm a homeowner now." 25 That's a good place to shout, but we're not	Page 35 1 And I'll sit there, and I'll say, 2 "Well, what's happening?" 3 They say, "Well, they having an FSS --" 4 And I say, "Well, who is having it?" 5 "Well, Jacksonville Housing." 6 I just sit in the back, and a room full of 7 our residents are interested in homeownership. 8 CHAIRWOMAN BROCK: Uh-huh. 9 COMMISSIONER ROGERS: That's a story we're 10 not telling. 11 CHAIRWOMAN BROCK: Yeah. 12 COMMISSIONER ROGERS: And so, to that, 13 I'll yield the floor back, but that's why 14 I'm passionate in that area. Because I do think 15 we need to do a better job of telling our story. 16 CHAIRWOMAN BROCK: And, again, Commissioner 17 Rogers and because, you know, you are the 18 Co-chair for Resident Relations, you know, 19 I thank you for your comments, for what you said. 20 Because some of your same comments are the 21 comments that I try to put out every day in our 22 communities about the success of some of our 23 residents. 24 And, just like you said, that particular 25 resident that you're talking about --
Page 34 1 telling the story. 2 CHAIRWOMAN BROCK: Yes. 3 COMMISSIONER BROCK: And so I think, for me, 4 again, I think, when I'm hearing this, that's why 5 I'm a numbers person. Because I want to -- 6 we have to be able to tell the story about the 7 good works that's happening with the Jacksonville 8 Housing Authority, and, oftentimes, that's not 9 being told. 10 CHAIRWOMAN BROCK: That's right. 11 COMMISSIONER ROGERS: And so that's why 12 I raised that -- 13 CHAIRWOMAN BROCK: Uh-huh. 14 COMMISSIONER ROGERS: -- because, if we have 15 ten residents being hired by the Jacksonville 16 Housing Authority, that's good. 17 CHAIRWOMAN BROCK: Yes, yes. 18 COMMISSIONER ROGERS: We're offering 19 employment. 20 CHAIRWOMAN BROCK: Yes. 21 COMMISSIONER ROGERS: If vendors are hiring 22 or -- I popped in. They don't know, and they 23 crack up. And I think Ms. Parker is behind me. 24 Her staff will tell you sometime I'm at 25 Emmett Reed.	Page 36 1 that resident -- she used to work for the 2 Jacksonville Housing, as well. 3 And so we do have some great success stories 4 here at the Jacksonville Housing, and that's why 5 we are trying to make sure we get the word out. 6 Because, again, we had -- we've had several 7 residents that -- thank God for Ms. Parker's Team 8 -- that we have been offered full scholarships, 9 and, when I say, "full scholarships," I mean full 10 rides to UNF to get their degrees. 11 And so -- and we have one that's coming out 12 this year from UNF that had got a full ride, 13 no expense, didn't have to come out-of-pocket for 14 no expense. 15 Ms. Parker -- we have the Hicks Scholarship, 16 and Ms. Parker -- her team makes sure that, 17 as they go in the communities, that they share 18 these things in the communities with the residents 19 of letting them know that it is available to them. 20 And so I'm glad you brought that point up, 21 about us getting the word out about our success 22 here at the Jacksonville Housing, because, 23 like you say, we hear so much negative. 24 It's good to hear the good things that are 25 happening.

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1 Any other questions online for Mr. Weathers 2 about our Section 3 program? 3 Any other questions? 4 (no response) 5 CHAIRWOMAN BROCK: Okay. Thank you. 6 Thank you, Mr. Weathers. We appreciate you. 7 So, moving to our, "New Business," again, 8 we are excited about another great thing that's 9 fixing to happen here at the Jacksonville Housing 10 up under the leadership of Ms. Cordelia Parker, 11 at Resident Services. 12 Resident Services last year was awarded 13 2.3 million dollars for Jobs Plus, and we are 14 excited about it. Because Jobs Plus will be 15 opening up, up under scattered sites over at our 16 Golfair location, which is 1085 Golfair. 17 They will be opening up on February the 1st, 18 and that is for all of our residents that are in 19 scattered sites. 20 They did complete Southwind -- Jobs Plus 21 did. They had a grant out there, and they 22 completed out there. 23 And we're just so excited about what 24 Ms. Parker and her team is doing with our 25 Jobs Plus program, and so I wanted to also put	1 And so I did a pop up. They did not know 2 I was coming, and they gave me a tour of the 3 entire facility. And so I do want to commend 4 their whole team for allowing me just to pop up 5 to see the work and see -- especially Jobs Plus 6 did not know that I was going over there. 7 So thank you for the renovations that has 8 happened over there. Amazing. I look forward to 9 the work that's going to happen there. 10 But I do want to publicly thank them for 11 allowing me just to -- I know they were looking 12 real shocked to try to figure out, "Why is he 13 over here?" 14 But they were so gracious. 15 MS. MIXON-PHILLIPS: I do that sometimes, 16 too. 17 (People laughed.) 18 MS. MIXON-PHILLIPS: Last time I went to the 19 Inspections Department and spent some time back 20 there -- a few minutes -- and then I got a call to 21 rush back over here. But, yes. That's always 22 fun. 23 COMMISSIONER ROGERS: But, yes. I thank them 24 for taking time out of their schedule to allow me 25 to do that, to see the work that's happening in
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1 that up under our, "New business." Because we are 2 excited about it. 3 We want you to go by and tour the site, 4 because they are doing some great things. 5 I think they have a special meeting I believe next 6 Thursday -- sort of something similar to like an 7 Open House. 8 They're getting questions from residents 9 to see what they feel about Jobs Plus and what 10 they want Jobs Plus to bring to them. 11 So they did one on yesterday. It was a great 12 meeting on yesterday, and they have another one 13 next Thursday. And so I wanted to put that out. 14 Do anyone have any questions for our 15 residents under our Resident Services about 16 Jobs Plus or about anything that Resident Services 17 do? 18 COMMISSIONER ROGERS: I don't, Madam Chair. 19 I just want to publicly thank Ms. Parker. 20 Ms. Phillips, you probably don't know about 21 this, but, at one of the meetings we had, 22 Commissioner Brock had said to me, "You do know 23 where Resident Services is located." 24 And I said, "I don't." 25 She said, "Off of Golfair."	1 that building with all of the programs. 2 I did not know. I did not know. I told them 3 I was a little jealous, because some board 4 members, when they joined, got a tour of different 5 facilities. I did not get that. So I give myself 6 a tour sometimes. 7 Right? 8 (People laughed.) 9 COMMISSIONER ROGERS: So thank you-all so 10 much for that opportunity. 11 And, again, Ms. Parker, thank you for taking 12 time out of your schedule that day to host me for 13 that brief moment. So thank you so much. 14 I wanted to say that publicly. 15 CHAIRWOMAN BROCK: Anyone else? 16 Commissioners? 17 COMMISSIONER SHIRLEY: No. 18 CHAIRWOMAN BROCK: Any comments online for 19 our Resident Service? 20 (no response) 21 CHAIRWOMAN BROCK: Thank you -- 22 COMMISSIONER HOROVITZ: No. Thank you. 23 CHAIRWOMAN BROCK: -- okay. All right. 24 So thank you so much. 25 I want to say, before I close out our meeting

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Page 41 1 this morning, I know that Ms. Evann doesn't do a 2 presentation to the board, but I want to give a 3 shout-out to Ms. Evann Team. 4 They do such an excellent job with making 5 sure that we have our online and our sound system 6 and all of those good things going on for us, 7 and so thank you so much, Ms. Evann. I just 8 wanted to give you that shout-out this morning. 9 We definitely always thank Ms. Carol for the 10 job that she does, making sure that our minutes 11 are on point, and we thank you. 12 And, to all of our staff this morning that 13 are present in the room, I really, really thank 14 Ms. Julie, Ms. Crystal, Ms. Davis, Ms. Elaine, 15 for y'all taking out of your schedule to be 16 present with us this morning. Thank you so much. 17 And, Ms. Phillips, you know, my hat is off to 18 you. Thank you so much to all of the things that 19 you provide for us to make sure that we have good 20 success. 21 And so, if that being all, we're going to 22 dismiss and close our meeting out for today, 23 and we're going to be moving to our Resident 24 Relations Resident Meeting. It will start at 25 12 noon over at Fairway Oaks, and that address is	Page 43 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 31st day of January, 2025. 11 12  13 14 Carol DeBee Martin 15 Notary Public State of Florida 16 My Commission: HH 588635 17 Expires: 12-29-2028 18 19 20 21 22 23 24 25
Page 42 1 5570 Golfbrook Drive. And so we look to see you 2 there at 12 noon for our meeting with our 3 residents. 4 Thank you so much. 5 The meeting is adjourned. 6 COMMISSIONER HOROVITZ: Thank you, everyone. 7 (Whereupon, the proceedings in the 8 above-titled cause concluded at 10:58 a.m.) 9 10 --- 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25	