JACKSONVILLE HOUSING AUTHORITY

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF COMMISSIONERS

Monday, January 26, 2026

The meeting of the Board of Commissioners was held Monday, January 26, 2026, at JHA Corporate Office, 1300 N. Broad, in Jacksonville, Florida at 9:04 a.m.

Roll Call:

Board Chair Heather Horovitz called the meeting to order, the following Commissioners being present:

Heather Horovitz	Chair
Hank Rogers	Vice-Chair (virtual)
Daniel Blanchard	Commissioner
Hariett Brock	Commissioner
Caleena Shirley	Commissioner

The following others were also present:

Cheron Corbett	Chief Executive Officer

The Chair declared the presence of a quorum.

Approval of Minutes:

The Minutes of the Board of Commissioners Meeting of December 8, 2025, were presented for approval. All Commissioners voted “aye” and no Commissioner voted “nay”. The Chair declared the motion carried and the minutes were approved as presented.

Allowing Virtual Participation:

At the Chair’s request Commissioner Blanchard moved to allow Vice-Chair Rogers to participate virtually. Commissioner Smith seconded the motion. All Commissioners votes “aye.” The motion passed unanimously.

CEO’s Update:

The CEO provided the agency update, including: the leasing of the Daisy Homes rental phase and the potential building of additional single family homes for ownership with an application submittal due to the city of Jacksonville in April 2026; the upcoming demolition of

Franklin Arms; and the need to expand community partnerships to promote self-sufficiency for JHA program participants.

Agency Financial Overview:

BDO presented JHA's financial update. The Commissioners and the CEO discussed deadlines for the upcoming audit presentation, the recruitment efforts for a new CFO, Yardi system updates, and resident-board budgets,

HCV update:

Nan McKay provided an update on the HCV program and changes to the FY2026 Administrative Plan. The Commissioners and the CEO discussed the changes to the Plan.

Public Housing update:

Pauline Olden presented changes to the FY2026 ACOP. The Commissioners and the CEO discussed the changes to the Plan.

New Business:

Item No. 1 Resolution 2026-JHA-01. Authorization to Amend the Lewis Walker Roofing Contract C25-031 for Westwood Apartments Roof Replacement.

The resolution was presented by JHA's Procurement Director Diarra Weathers. Following discussion, Commissioner Blanchard moved to approve the resolution. Commissioner Shirley seconded the motion. All Commissioners voted "aye." The resolution was approved.

Item No. 2: Resolution 2026-JHA-02. Approval and Adoption of Admissions and Continued Occupancy Policy (ACOP) for Public Housing for FY 2026.

Commissioner Brock moved to approve the resolution. Commissioner Blanchard seconded the motion. Chair Horovitz, Vice-Chair Rogers, and Commissioners Blanchard, and Brock voted "Aye." Commissioner Shirley voted "nay." The resolution was approved.

Item No. 3: Resolution 2026-JHA-03. Approval and Adoption of Housing Choice Voucher Administrative Plan for FY 2026.

Commissioner Smith moved to approve the resolution. Commissioner Blanchard seconded. Chair Horovitz and Commissioners Smith and Blanchard voted "aye." Commissioners Shirley and Brock voted "nay." Vice-Chair Rogers was absent for the vote in person. Because the resolution needed 4 votes in favor, the

Commissioners engaged in further discussion and Commissioner Shirley moved to approve the resolution with the understanding that the Plan can be revisited and potentially amended by the end of the second quarter 2026. Commissioner Blanchard seconded. All Commissioners voted “aye.” The resolution was approved.

Chair comments:

The Chair discussed the agency’s future for its assets.

Public Participation:

Public comments were presented.

Adjournment:

There being no further business to come before the meeting, the Chair adjourned the meeting at 10:55 a.m.