

# Video

## Frederiksted, St. Croix, U.S. Virgin Islands

Date: June 10, 2022

00:00:24 --> 00:00:26: Good morning Saint Croix.

00:00:28 --> 00:00:31: Well I welcome you guys to a process that the

00:00:31 --> 00:00:35: Housing Authority started a couple of years ago when we

00:00:35 --> 00:00:40: had the Urban Land Institute come in and provide coordination

00:00:40 --> 00:00:44: for ideas from crucians to improve Christian stead. We wanted

00:00:44 --> 00:00:49: to understand and get feedback from everyone all around stakeholders,

00:00:49 --> 00:00:54: participants, their ideas, their vision for Christians. There are a

00:00:54 --> 00:00:59: couple of years ago there were some recommendations that came.

00:00:59 --> 00:01:04: From that panel, and we're incorporating those ideas. Some of

00:01:04 --> 00:01:08: those ideas and recommendations where you have implemented and we

00:01:08 --> 00:01:13: also did a advisory service panel from Urban Land Institute

00:01:13 --> 00:01:16: for Saint Thomas. This is the third one that we're

00:01:16 --> 00:01:20: doing, so we have taken the recommendations from the first

00:01:21 --> 00:01:25: two. Combine those, update the vision and suggestions of feedback

00:01:25 --> 00:01:30: from stakeholders and Fredericks dad. So the purpose of our.

00:01:30 --> 00:01:34: Of service panel is to take all the ideas, distilled

00:01:34 --> 00:01:37: them and to be able to then deal with how

00:01:37 --> 00:01:42: is the Housing Authority dealing with its redevelopment plan, replacing

00:01:42 --> 00:01:46: all of our old public housing? How are we investing

00:01:46 --> 00:01:50: in our people in those new developments and how we

00:01:50 --> 00:01:54: are working to ensure the developments that we are building

00:01:54 --> 00:01:58: or energy efficient? How we ensure that our our residents,

00:01:58 --> 00:02:00: our energy conscious.

00:02:00 --> 00:02:04: So there are a number of areas 44 areas specifically

00:02:04 --> 00:02:07: that we asked the panel to look at and they

00:02:07 --> 00:02:08: asked the.

00:02:09 --> 00:02:09: Up

00:02:10 --> 00:02:13: to 70. The I think those and I want to

00:02:13 --> 00:02:16: ask everyone. Just give us a round of applause for

00:02:16 --> 00:02:21: everybody that came out and was interviewed and participated.

00:02:23 --> 00:02:27: Participating in this process, and so we're hoping today that

00:02:27 --> 00:02:30: if you can see the presentation, we hope you'll be

00:02:30 --> 00:02:33: able to see it. If not, we will have those.

00:02:33 --> 00:02:35: It will have on our website and we will to

00:02:35 --> 00:02:36: give out the.

00:02:38 --> 00:02:43: And some representation from today and in approximately 90 days.

00:02:43 --> 00:02:47: Full report one last point is that we took pictures

00:02:47 --> 00:02:50: of individuals that were interviewed. We were going to the

00:02:50 --> 00:02:54: pamphlet with everyone that was interviewed and their picture in

00:02:54 --> 00:02:58: their pamphlet and we're going to distribute to everyone that

00:02:58 --> 00:03:01: participated in the news. So again, I want you guys

00:03:01 --> 00:03:04: to just sit back a minute stay and.

00:03:05 --> 00:03:08: Went to bring up the chair panel nased our own

00:03:08 --> 00:03:12: to introduce the the panel themselves, and then we're going

00:03:12 --> 00:03:14: to just get started Tyrone.

00:03:15 --> 00:03:20: Thank you director Graham. Good morning. How y'all doing today?

00:03:20 --> 00:03:23: I I swear to you I'm a little hot today

00:03:23 --> 00:03:26: so you like this is got a little sweat here

00:03:26 --> 00:03:29: but good morning I'm happy to see all of you

00:03:29 --> 00:03:33: here. My name is Tyrone Rochelle I live in.

00:03:35 --> 00:03:37: And in my day job I am a consultant that

00:03:37 --> 00:03:42: helps public sector entities and private sector entities do things

00:03:42 --> 00:03:45: efficiently together that they couldn't do on their own.

00:03:47 --> 00:03:49: In my capacity at the Urban Land Institute.

00:03:50 --> 00:03:52: I am a global governing trustee.

00:03:53 --> 00:03:56: So I helped direct some of the global issues that

00:03:56 --> 00:04:00: with, but in addition I chaired the public Private Partnership

00:04:00 --> 00:04:04: Council which is about 50 individuals across the country that

00:04:04 --> 00:04:07: all talk about these issues. So you have a panel

00:04:07 --> 00:04:10: today that is absolutely amazing. All these people came, and

00:04:10 --> 00:04:14: they're volunteering their time. That's very important. No one.

00:04:15 --> 00:04:18: Paid because we don't want biased opinion, so it's very

00:04:18 --> 00:04:21: important that and they want it to be here, so

00:04:21 --> 00:04:24: I know all these people personally and they'll introduce themselves

00:04:24 --> 00:04:27: a little come up, but I wanted to let you

00:04:27 --> 00:04:29: know, and I apologize for the technology.

00:04:31 --> 00:04:32: I I wasn't.

00:04:32 --> 00:04:34: To pull this together so you can see it a

00:04:34 --> 00:04:36: little bit better, but if you can't see it as

00:04:36 --> 00:04:39: director that we'll have a copy available and I'll walk

00:04:39 --> 00:04:40: you through a little bit of the.

00:04:42 --> 00:04:43: Exactly what we're doing here.

00:04:44 --> 00:04:48: Eyes, a group of roughly 45,000 members across the country.

00:04:48 --> 00:04:52: And really, what will I does is we're research think

00:04:52 --> 00:04:52: tank.

00:04:53 --> 00:04:56: We look for problems we try to solve real estate

00:04:56 --> 00:04:59: problems and we try to do it in an inclusive

00:04:59 --> 00:05:02: way. And really we do a lot of different things.

00:05:02 --> 00:05:03: That's listed on the.

00:05:05 --> 00:05:10: We do outreach programs. We're really for best practices.

00:05:11 --> 00:05:12: Be of use that communities family.

00:05:13 --> 00:05:17: Not could have new solutions for them. I'm originally from

00:05:17 --> 00:05:21: New Orleans, so I really understand kind of the impacts

00:05:21 --> 00:05:24: of natural disasters. I grew up there, but really.

00:05:25 --> 00:05:26: Well, because we were here in Saint.

00:05:29 --> 00:05:33: My team where Hurricane Dorian hit us and we continued

00:05:33 --> 00:05:36: our work and produced that report also. But where we

00:05:36 --> 00:05:39: are today, is IT service panels? That's one of my

00:05:39 --> 00:05:43: favorite parts of you and I. We've really since 1947

00:05:43 --> 00:05:47: have assisted roughly 700 communities across the world.

00:05:48 --> 00:05:49: Their challenges.

00:05:50 --> 00:05:53: The way these panels work, we come in on a

00:05:53 --> 00:05:57: Sunday and today is Friday. We're giving a presentation, so

00:05:57 --> 00:06:01: we are not in five days going to understand all

00:06:01 --> 00:06:04: of the issues that are there, right? So really, what

00:06:04 --> 00:06:07: we're trying to do is not get so deep, but

00:06:08 --> 00:06:11: to give ideas that I can think about as they

00:06:11 --> 00:06:15: move their redevelopment forward. So we did a site tour

00:06:15 --> 00:06:20: on Monday, Tuesday. Great opportunity to hear Community participation.

00:06:20 --> 00:06:23: His best and we really learned a lot session on

00:06:23 --> 00:06:25: Tuesday night and and I feel that in Atlanta I  
 00:06:25 --> 00:06:27: do a lot of this work. I used to run  
 00:06:27 --> 00:06:30: redevelopment for the city of Atlanta and really at the  
 00:06:30 --> 00:06:34: Community level, that's what you're going to hear the best  
 00:06:34 --> 00:06:37: feedback. So thank you for allowing us to be there  
 00:06:37 --> 00:06:40: on Tuesday night. We've been working in a conference room  
 00:06:40 --> 00:06:43: for the last two days, holed up, working on slide  
 00:06:43 --> 00:06:45: deck. So we're going to go through them. But if  
 00:06:45 --> 00:06:48: you can't see them, just want you to know that  
 00:06:48 --> 00:06:51: folks in five days have try to be very thoughtful.  
 00:06:51 --> 00:06:53: To what we're recommending today.  
 00:06:55 --> 00:06:57: This is what they asked us to do. Three major  
 00:06:57 --> 00:07:00: things that we were able to do, and then there's  
 00:07:00 --> 00:07:03: a fourth component that you'll see in the report in  
 00:07:03 --> 00:07:07: roughly 90 days. One there is a redevelopment plan, an  
 00:07:07 --> 00:07:11: ambitious redevelopment plan for the US Virgin Islands that  
 really  
 00:07:11 --> 00:07:14: is looking at producing roughly 3000 units of affordable  
 housing  
 00:07:15 --> 00:07:18: that is ambitious for anybody. But when you're doing it  
 00:07:18 --> 00:07:21: all at one time, I think that's important. It's a  
 00:07:21 --> 00:07:24: phased approach, and I think it's the opportunity of a  
 00:07:24 --> 00:07:25: lifetime.  
 00:07:25 --> 00:07:29: Very seldomly do you have the resources coming and.  
 00:07:31 --> 00:07:34: Worry about the the money that that is something that  
 00:07:34 --> 00:07:37: is very important. In my city. It's very tough to  
 00:07:37 --> 00:07:41: have the resources in place, so we're looking at the  
 00:07:41 --> 00:07:45: redevelopment plan and how we can implement it better  
 using  
 00:07:45 --> 00:07:48: Community input and also phasing it in a way that  
 00:07:48 --> 00:07:52: makes sense for residents. We're also looking at Community  
 Wellness  
 00:07:52 --> 00:07:56: and empowerment best practices from across the country on  
 participatory  
 00:07:57 --> 00:08:01: inclusion of resident services and not just building houses  
 right?  
 00:08:01 --> 00:08:01: Because?  
 00:08:01 --> 00:08:04: A house does it. Let's make a community. So we're  
 00:08:04 --> 00:08:07: thinking about some of the things that go along with  
 00:08:07 --> 00:08:11: housing communities. Better then we're looking at  
 partnership strategies. One  
 00:08:11 --> 00:08:14: thing I learned here is that there are a lot  
 00:08:14 --> 00:08:15: of different parts of government.  
 00:08:16 --> 00:08:19: That don't necessarily all move in the same direction, so

00:08:19 --> 00:08:23: we've given some recommendations in terms of how we better

00:08:23 --> 00:08:26: align that structure so that we can all be most

00:08:26 --> 00:08:29: efficient in what we're trying to accomplish. The 4th bucket.

00:08:29 --> 00:08:32: It'll be in the presentation in about 90 days, but

00:08:32 --> 00:08:37: this is ideas on energy diversification and approaches to sustainability,

00:08:37 --> 00:08:39: and we did some of that work in a prior

00:08:39 --> 00:08:42: Saint Croix panel and a prior Saint Thomas panel, so

00:08:42 --> 00:08:46: I think some of those recommendations still apply. Want to

00:08:46 --> 00:08:46: thank Vieha.

00:08:47 --> 00:08:51: Director Graham and his staff. They've been absolutely wonderful and

00:08:51 --> 00:08:54: inviting us back. Thank you, Sir. We really appreciate it.

00:08:54 --> 00:08:58: And your leadership is is to be commended. You really

00:08:58 --> 00:09:00: are doing a great service for the folks in in

00:09:00 --> 00:09:01: housing here.

00:09:02 --> 00:09:05: Lot of names on this sheet of paper. These are

00:09:05 --> 00:09:09: some of the stakeholders, roughly 75 stakeholders that we talked

00:09:09 --> 00:09:11: to since we've been here. If a name is not

00:09:11 --> 00:09:14: on there, I apologize in advance because we tried to

00:09:14 --> 00:09:17: get as many people on the sheet as we possibly

00:09:17 --> 00:09:21: could that were actually participants. But thank you for agreeing

00:09:21 --> 00:09:24: to lend your voice to help inform our panelists on

00:09:24 --> 00:09:27: ideas that we're generating. We heard a lot.

00:09:28 --> 00:09:28: This whole.

00:09:29 --> 00:09:29: I really.

00:09:32 --> 00:09:32: Is.

00:09:33 --> 00:09:34: Looking at.

00:09:36 --> 00:09:39: Just affordable housing. We're trying to look at how.

00:09:40 --> 00:09:45: Mixed income so that we have different products for different

00:09:45 --> 00:09:49: people and we all collaborate together. I've also heard there's

00:09:49 --> 00:09:51: a big top approach decision.

00:09:53 --> 00:09:54: Isn't it?

00:09:54 --> 00:09:54: Pretty.

00:09:55 --> 00:10:00: Look up from up cities that work for the community.

00:10:00 --> 00:10:04: Also, we've heard there seems to be a.

00:10:05 --> 00:10:08: I won't say distrust, but a skepticism when it comes

00:10:09 --> 00:10:11: to the government's doing this.

00:10:11 --> 00:10:14: Folks are saying, hmm, I'm I'm. I'm a wait and

00:10:14 --> 00:10:16: see so there seems to be a skepticism, which I

00:10:16 --> 00:10:18: understand. I've been in the government I've been in.

00:10:20 --> 00:10:23: Know that the message. Oftentimes it's the thing of message,

00:10:23 --> 00:10:27: and getting out the message in proper communication, which I

00:10:27 --> 00:10:28: think is important.

00:10:29 --> 00:10:31: Key acknowledgements

00:10:32 --> 00:10:33: change of stuff.

00:10:34 --> 00:10:37: We all know that change is tough in my hometown.

00:10:37 --> 00:10:40: It's hard to talk about change, but I think it's

00:10:40 --> 00:10:43: necessary in what we're doing. It's going to be difficult.

00:10:43 --> 00:10:46: It's necessary, but if we all do it together, I

00:10:46 --> 00:10:49: think that's the best way to hear all of our

00:10:49 --> 00:10:52: voices. Old thinking, old systems. They need to be. We're

00:10:52 --> 00:10:53: going to give you.

00:10:55 --> 00:10:57: Think about this in a different way and that might

00:10:57 --> 00:10:59: not be comfortable, but it's alright.

00:10:59 --> 00:11:02: You know we can think about it, talk about it

00:11:02 --> 00:11:04: and figure out the right way for the people here.

00:11:04 --> 00:11:07: One thing though is that you have a very unique.

00:11:08 --> 00:11:11: Opportunity and where you are from a funding perspective and

00:11:11 --> 00:11:15: to think about the future is absolutely essential and and

00:11:15 --> 00:11:17: and and it's a once in a generational.

00:11:18 --> 00:11:20: Opportunity right now. So if we don't get it right

00:11:20 --> 00:11:20: now.

00:11:21 --> 00:11:24: Shame on us, right? So I just wanted to give

00:11:24 --> 00:11:27: some of those key acknowledgements here the analysts.

00:11:28 --> 00:11:28: 7.

00:11:29 --> 00:11:32: I'll say 6 because I won't include myself with some

00:11:32 --> 00:11:35: of the brightest people in their fields. We have architects.

00:11:35 --> 00:11:39: We have planning Commissioners of cities up here. We have

00:11:39 --> 00:11:42: affordable housing developers we have for profit folks and

00:11:42 --> 00:11:45: and

00:11:42 --> 00:11:45: I had to bring my friend Don from Atlanta with

00:11:45 --> 00:11:48: me. Who is the Chief operating officer of Invest Atlanta

00:11:48 --> 00:11:52: which is our development authority here that specifically

00:11:52 --> 00:11:55: looks at

00:11:52 --> 00:11:55: how you finance real estate projects? Won't go through all

00:11:55 --> 00:11:58: their names, but when they come up they'll do short

00:11:58 --> 00:12:00: introductions of themselves.

00:12:00 --> 00:12:02: And I will pass it over to Don Arnold for

00:12:02 --> 00:12:04: the next section of the presentation. Thank you.

00:12:10 --> 00:12:11: Good morning.

00:12:12 --> 00:12:13: How's every?

00:12:14 --> 00:12:18: Hi, I'm Don Arnold. I am Chief Operating Officer and

00:12:18 --> 00:12:22: Executive Vice President of Invest, Atlanta Invest. Atlanta is not

00:12:22 --> 00:12:26: only the economic development arm for the city of Atlanta,

00:12:26 --> 00:12:30: but we also have two other pillars we develop that

00:12:30 --> 00:12:34: include our affordable housing as well as workforce development. And

00:12:35 --> 00:12:38: we have all that under one umbrella. But I think

00:12:38 --> 00:12:40: in addition to that my my and I call it

00:12:41 --> 00:12:44: my day job because it feels that way I serve.

00:12:44 --> 00:12:48: As President of the National Association of Local Housing Finance

00:12:48 --> 00:12:51: agencies and and, these are all the agencies around the

00:12:51 --> 00:12:55: country that actually do what we do, which is issue

00:12:55 --> 00:12:59: debt as well as provide equity for affordable housing. It's

00:12:59 --> 00:13:02: very technical so I won't get into the aspects of

00:13:02 --> 00:13:04: it, but what I can tell you is this is

00:13:04 --> 00:13:07: a mechanism that has for the past 70 years been

00:13:08 --> 00:13:11: used to produce affordable housing for not only mixed income

00:13:11 --> 00:13:15: communities but also in helping with market rate.

00:13:15 --> 00:13:17: Communities, and so I just had, I wanted to start

00:13:17 --> 00:13:20: with just a very fundamental question. How many of you

00:13:20 --> 00:13:22: woke up this morning with the Ruth a roof over

00:13:22 --> 00:13:22: your head?

00:13:26 --> 00:13:29: There are some things that we absolutely take for granted,

00:13:29 --> 00:13:32: and one of those things is really housing and housing

00:13:32 --> 00:13:36: is something that whether we have lived in substandard housing

00:13:36 --> 00:13:39: ourselves or we have relatives, it's something that is important

00:13:39 --> 00:13:42: to all of us. I was raised in public housing

00:13:42 --> 00:13:44: and I was raised on Section 8 and I don't

00:13:44 --> 00:13:47: necessarily think I'm a bad person even though we have

00:13:48 --> 00:13:51: some. There are some people who have certain interpretations or

00:13:51 --> 00:13:54: memories or or thoughts about people who were raised in

00:13:54 --> 00:13:55: in public housing.

00:13:55 --> 00:13:58: And so was my husband. And So what I'll tell

00:13:59 --> 00:14:02: you is this. It takes a community. It takes a

00:14:02 --> 00:14:05: village, but it also takes passion and it takes a

00:14:05 --> 00:14:09: commitment. And I am so excited that Vieha has made

00:14:09 --> 00:14:12: a commitment to really help the people that they serve.

00:14:13 --> 00:14:17: It's important. It's important work. It's hard work. But it

00:14:17 --> 00:14:20: is meaningful work. And so as we look at vehicles,

00:14:20 --> 00:14:23: plan and I don't know if many of you and

00:14:23 --> 00:14:25: the plan is very aggressive.

00:14:26 --> 00:14:29: We have plans similar to this in Atlanta. We have

00:14:29 --> 00:14:32: a plan that's very similar. We have a a billion

00:14:32 --> 00:14:35: dollar plan to produce 20,000 units. Vihar has a a

00:14:35 --> 00:14:37: billion dollar plan to produce 3000 units.

00:14:38 --> 00:14:42: The reason why is because here the cost is about.

00:14:43 --> 00:14:44: And high.

00:14:45 --> 00:14:48: Housing been on the mainland or, and particularly in Atlanta,

00:14:49 --> 00:14:51: and so when you think about, we both have the

00:14:51 --> 00:14:54: same goal of a billion dollars over a 10 year.

00:14:54 --> 00:14:57: Is what our our goal is. Same as Vegas. We're

00:14:57 --> 00:14:59: thinking we're going to produce.

00:15:00 --> 00:15:02: And this plan calls for the production of three.

00:15:03 --> 00:15:06: 1000 units, and if you think about the dollar amount

00:15:06 --> 00:15:09: that is having to go into each unit, it is

00:15:09 --> 00:15:12: definitely a product of the fact that you all are

00:15:12 --> 00:15:14: having to import everything.

00:15:16 --> 00:15:16: In a.

00:15:17 --> 00:15:20: The costs are extremely high. The other thing that that

00:15:20 --> 00:15:24: Vieha is doing that is a little bit different than

00:15:24 --> 00:15:25: what we're doing is that 90%.

00:15:27 --> 00:15:30: 90 to 95% of the funding for this ambitious billion

00:15:30 --> 00:15:33: dollar goal is coming from federal resources. So when we

00:15:33 --> 00:15:37: say that this is a once in a lifetime opportunity

00:15:37 --> 00:15:39: that this is exactly what we mean.

00:15:41 --> 00:15:45: Billion dollar ask hundred dollar 500,000 from the private

00:15:45 --> 00:15:49: sector

00:15:45 --> 00:15:49: and so we didn't have the federal funding that you

00:15:49 --> 00:15:52: here which is a blessing in itself. So now we

00:15:52 --> 00:15:56: have to figure out how to deploy that and how

00:15:56 --> 00:15:59: to deploy in a meaningful way that is going to

00:15:59 --> 00:16:03: have lasting impact and and the keyword is lasting impact

00:16:03 --> 00:16:07: on people of all income ranges. Not very low income.

00:16:07 --> 00:16:11: Those individuals that may be moderately income.

00:16:11 --> 00:16:14: Earnest, that still cannot afford to live comfortably in a

00:16:14 --> 00:16:18: city that they've invested their their time, money, and energy

00:16:18 --> 00:16:20: into. And so when you look at the plan is.

00:16:22 --> 00:16:26: Resilient and integrated housing that involves not only

seniors, but



00:16:26 --> 00:16:30: as I mentioned, also middle income earners. And so one

00:16:30 --> 00:16:33: of the things that you struggle with here in the

00:16:34 --> 00:16:37: aisle and is really being able to to pain your

00:16:37 --> 00:16:40: talent. Well, I can tell you housing is a mechanism

00:16:40 --> 00:16:44: to do just that. When people have affordable housing options

00:16:44 --> 00:16:48: and can live in the areas they've invested in.

00:16:48 --> 00:16:51: Then there is more likely there's a a greater likelihood

00:16:51 --> 00:16:52: that they will remain here.

00:16:54 --> 00:16:56: And they will continue to end the community, and so

00:16:56 --> 00:16:58: we wanna talk a bit about now that we have

00:16:58 --> 00:17:01: this ambitious goal, how do we go about achieving it?

00:17:03 --> 00:17:06: So I mentioned that inclusive housing is a part of

00:17:06 --> 00:17:09: any plan. If you have a housing strategy that only

00:17:09 --> 00:17:13: focuses on one segment of the population, then you've failed.

00:17:13 --> 00:17:16: And what I love about the VHA plan is that

00:17:16 --> 00:17:20: it focuses on not only their residents but also market

00:17:20 --> 00:17:23: rate tenants as well as middle income tenants or what

00:17:23 --> 00:17:26: we call workforce, and so the goal is really for

00:17:26 --> 00:17:29: them to have a third, a third, a third, a

00:17:29 --> 00:17:31: third public housing.

00:17:54 --> 00:18:00: Talking about so having mixed income all act.

00:18:01 --> 00:18:04: Thing is, one of the key drivers that lowers not

00:18:04 --> 00:18:05: only childhood.

00:18:06 --> 00:18:09: Also increases economic mobility when you spend less

00:18:09 --> 00:18:12: money on

00:18:09 --> 00:18:12: housing. That means that you have more money to spend

00:18:12 --> 00:18:14: on other things that are important, like groceries.

00:18:15 --> 00:18:16: Medicine.

00:18:17 --> 00:18:19: You would be amazed at how many families go without

00:18:19 --> 00:18:23: medicine. They're putting all their income into their housing

00:18:24 --> 00:18:27: costs.

00:18:24 --> 00:18:27: Also, things like healthcare education, so the least amount of

00:18:27 --> 00:18:30: money that you're spending on housing allows you to be

00:18:30 --> 00:18:33: able to spend money, other places and really increases your

00:18:33 --> 00:18:35: chance of being able to increase your ability.

00:18:37 --> 00:18:40: I mentioned, you know the the school teachers during our

00:18:40 --> 00:18:44: engagement and our interviews. Several of my colleagues

00:18:44 --> 00:18:48: talked to

00:18:44 --> 00:18:48: individuals who mentioned that there were school teachers

00:18:48 --> 00:18:51: who could

00:18:48 --> 00:18:51: not afford to live here. They were living two to

00:18:51 --> 00:18:53: three in a in a house if they were here

00:18:53 --> 00:18:57: because they couldn't afford to live by themselves. These are

00:18:57 --> 00:19:00: people who are educating our our our children, even first  
00:19:00 --> 00:19:04: responders. Health care workers can't afford to live here. And  
00:19:04 --> 00:19:06: so how do we make that? How do we make  
00:19:06 --> 00:19:06: that?  
00:19:07 --> 00:19:10: Both of them, and so that's what we're gonna talk  
00:19:10 --> 00:19:13: about here. So we talked about all this plan, this  
00:19:13 --> 00:19:17: ambition ambitious plan. So I'm gonna leave you with three  
00:19:17 --> 00:19:20: things that I think is be key in implementing this  
00:19:20 --> 00:19:20: plan.  
00:19:21 --> 00:19:25: First of all, it's gonna be imperative that staff.  
00:19:25 --> 00:19:25: Capacity.  
00:19:26 --> 00:19:30: And not only, but also at your finance finance authority.  
00:19:32 --> 00:19:37: I've had conversations with the finance authority, the interim  
00:19:38 --> 00:19:40: director,  
00:19:42 --> 00:19:46: and and explain how imperative it is.  
00:19:47 --> 00:19:51: Coordination so that billion dollar plan that we talked about.  
00:19:53 --> 00:19:57: 90% of that plan is coming through your finance authority.  
00:19:57 --> 00:19:59: And so it's imperative that there is PAT staff capacity  
00:19:59 --> 00:20:03: to do that, and so one of the things we  
00:20:03 --> 00:20:04: heard was that it's it's challenging to find people who  
00:20:05 --> 00:20:08: are experienced in this field.  
00:20:08 --> 00:20:11: These resources it is a very narrow field, but one  
00:20:11 --> 00:20:14: of the things that you have to recognize is that  
00:20:15 --> 00:20:19: you have to provide some type of advantage for.  
00:20:19 --> 00:20:22: Do this work. I mentioned hard it requires passion and  
00:20:22 --> 00:20:26: commitment to do it, and so one of the things  
00:20:26 --> 00:20:26: that we recognize is that in order to attract talent  
00:20:27 --> 00:20:30: here.  
00:20:31 --> 00:20:32: You're gonna have to provide some options for particularly.  
00:20:34 --> 00:20:37: Individuals that are coming out.  
00:20:37 --> 00:20:40: That isn't the mechanism than here, so we thought about  
00:20:41 --> 00:20:44: things like, for instance, offering a scholarship.  
00:20:44 --> 00:20:48: For those individuals that are coming out of high school  
00:20:48 --> 00:20:48: that are willing to go and actually study and practice,  
00:20:50 --> 00:20:54: not only.  
00:20:54 --> 00:20:57: But also financed because that is something that you're  
00:20:57 --> 00:21:00: definitely  
00:21:00 --> 00:21:04: gonna need, and so it could be \$505,000 question, but  
00:21:04 --> 00:21:06: it makes the commitment and it shows that you are  
00:21:06 --> 00:21:10: serious about recruiting talent and retaining talent here in the  
00:21:10 --> 00:21:13: in in your, in your city, on your island that  
is native and understands some of the challenges that you  
have. We also thought about the fact that it may

00:21:13 --> 00:21:16: be necessary to hire professionals to really feel the vacant  
00:21:16 --> 00:21:20: positions. You know the director mentioned that there are.  
00:21:20 --> 00:21:20: 16 bacon.  
00:21:21 --> 00:21:25: And it's lack of they've been recruiting, but it's it's  
00:21:25 --> 00:21:29: the ability to offer a wage that is comparable with  
00:21:29 --> 00:21:32: the cost of living because the cost of living here  
00:21:32 --> 00:21:35: is 20 to 25% higher than it is at states  
00:21:35 --> 00:21:38: on stateside and so being able to offer something else  
00:21:38 --> 00:21:39: is.  
00:21:39 --> 00:21:40: And the affordable.  
00:21:41 --> 00:21:45: Attract people and to retain people here in the office.  
00:21:45 --> 00:21:48: In the island. The other thing is really to to  
00:21:48 --> 00:21:51: really focus on technical assistance.  
00:21:51 --> 00:21:53: Is anyone in the audience from heart?  
00:21:57 --> 00:22:01: Subject matter expert and and from distance, but HUD has  
00:22:01 --> 00:22:05: if they're running a national program. And what I've learned  
00:22:05 --> 00:22:08: in being the president of Nafa is that they're not  
00:22:08 --> 00:22:11: necessarily accustomed to customizing a.  
00:22:12 --> 00:22:15: Needs of the community that they're serving. Serving a much  
00:22:15 --> 00:22:18: larger audience, and so the policies and some of the  
00:22:18 --> 00:22:20: things that they are asking to do may be at  
00:22:20 --> 00:22:23: a national level and may not necessarily be gear here,  
00:22:23 --> 00:22:25: so oftentimes bringing in.  
00:22:25 --> 00:22:27: Experts is a way.  
00:22:28 --> 00:22:28: For you.  
00:22:30 --> 00:22:33: Without necessarily having to, in some cases, tell the boss  
00:22:33 --> 00:22:35: that you may not be doing it right, which is  
00:22:35 --> 00:22:38: another reason people don't say. Don't seek technical  
00:22:38 --> 00:22:39: assistance from  
00:22:38 --> 00:22:39: her because.  
00:22:40 --> 00:22:42: They're the ones that really control it, and you don't  
00:22:42 --> 00:22:43: want to tell your boss that I don't really. You  
00:22:43 --> 00:22:44: know, I hadn't read.  
00:22:45 --> 00:22:49: Bob oftentimes been uncomfortable. The other thing that I  
00:22:49 --> 00:22:51: would  
00:22:49 --> 00:22:51: I would also encourage you all to do is peer  
00:22:51 --> 00:22:55: to peer. I'm learning there are several associations that I've  
00:22:55 --> 00:22:58: named three of them in particular in the presentation. Now  
00:22:58 --> 00:23:02: for the the association that I'm affiliated with, as well  
00:23:02 --> 00:23:05: as the National Association of State Agencies that also do  
00:23:05 --> 00:23:08: this work. There is no cost for you to pick  
00:23:08 --> 00:23:10: up a phone and talk to people like me and

00:23:10 --> 00:23:13: like others around the country who know this business. If  
00:23:13 --> 00:23:17: you are a member of these organizations, that's exactly what  
00:23:17 --> 00:23:17: we do.  
00:23:17 --> 00:23:20: We teach each other how to do it and how  
00:23:20 --> 00:23:22: to do it actually. So I would encourage you to  
00:23:22 --> 00:23:25: do that. The other thing is I talked about having  
00:23:25 --> 00:23:28: the subject matter experts, but really to engage and this  
00:23:28 --> 00:23:31: is more for Vihar to really engage with philanthropic partners  
00:23:32 --> 00:23:34: that may be willing to fund fellowships for people to  
00:23:34 --> 00:23:37: come in. There may be an opportunity to have negative  
00:23:37 --> 00:23:39: to come in and help you guys.  
00:23:40 --> 00:23:41: Through that, but.  
00:23:42 --> 00:23:46: Agency in my conversation with the interim director, she  
00:23:46 --> 00:23:48: mentioned  
00:23:48 --> 00:23:52: that she has no one in House that has ever  
00:23:52 --> 00:23:55: deployed a resource that your opinion, depending on \$400  
00:23:55 --> 00:23:57: million  
00:23:58 --> 00:24:01: of your billion dollar ask is coming from a resource  
00:24:01 --> 00:24:03: that has never been used.  
00:24:03 --> 00:24:05: And so it is imperative that you help your agency  
00:24:06 --> 00:24:07: figure out how to do that and how they have  
00:24:09 --> 00:24:12: the right expertise on staff.  
00:24:12 --> 00:24:16: The second thing that I was.  
00:24:16 --> 00:24:20: The is making sure that you prioritize your phasing so  
00:24:20 --> 00:24:23: this plan calls phase and some of them that you  
00:24:23 --> 00:24:26: provide. I'll show there we just didn't list projects, we  
00:24:26 --> 00:24:26: want you all to get caught up in projects and  
00:24:27 --> 00:24:31: all that we wanted to get caught what we want  
00:24:31 --> 00:24:35: you.  
00:24:35 --> 00:24:40: The financing, because what we recognize is out of the  
00:24:40 --> 00:24:44: 27 projects that you have listed, twenty of those projects.  
00:24:44 --> 00:24:47: Twenty of those projects involve tax, credit, equity or taxes,  
00:24:48 --> 00:24:51: taxes and bond financing. The tax exempt bond financing is  
00:24:51 --> 00:24:54: what you what nobody has experienced with.  
00:24:54 --> 00:24:57: So again, 400 million plus a lot of other subsidy  
00:24:57 --> 00:24:59: is contingent on a source that has never been deployed  
00:25:00 --> 00:25:02: here, and so there's gonna be some. There's gonna be  
00:25:02 --> 00:25:05: a steep learning curve and so.  
00:25:05 --> 00:25:08: Projects that you may have had in phase one. Two  
00:25:09 --> 00:25:11: that involve taxes and bond financing. You may want to  
00:25:12 --> 00:25:14: consider moving those to the middle or back end because  
it's gonna take two or three years before you're ready  
to deploy a product that you've never used before.

00:25:15 --> 00:25:18: Plex that has a lot of people that in it,  
 00:25:18 --> 00:25:21: so that was a recommendation for us. And then the  
 00:25:21 --> 00:25:25: last recommendation is really think about short term  
 financing. We  
 00:25:25 --> 00:25:28: know that and you all experienced it more than anybody  
 00:25:28 --> 00:25:31: that it has been a long time coming. Some of  
 00:25:31 --> 00:25:35: the federal funds that you're going to receive, whether they're  
 00:25:35 --> 00:25:38: disaster relief, whether they're FEMA funding and so you  
 may  
 00:25:38 --> 00:25:42: want to find a mechanism, particularly around the taxes and  
 00:25:42 --> 00:25:45: bonds to to bridge that until you're able to get  
 00:25:45 --> 00:25:46: the funding.  
 00:25:46 --> 00:25:48: In place, and so I've given a couple of ideas  
 00:25:48 --> 00:25:51: of how you can do that. Of course you can  
 00:25:51 --> 00:25:53: use the typical HUD 2221D4 for those people that are  
 00:25:54 --> 00:25:56: not in this in this world. This means nothing to  
 00:25:56 --> 00:25:59: you, but I but I can tell you that there  
 00:25:59 --> 00:26:02: are mechanisms to do this. What you will understand is  
 00:26:02 --> 00:26:04: that you also can go out and get bank financing  
 00:26:04 --> 00:26:07: the the Finance Authority has several acres of that is  
 00:26:07 --> 00:26:10: worth millions. You may have to simply go and get  
 00:26:10 --> 00:26:13: a bank loan to help bridge that until the capacity  
 00:26:13 --> 00:26:16: is there to issue this debt. Also, you may want  
 00:26:16 --> 00:26:17: to consider things like.  
 00:26:17 --> 00:26:20: You know new markets, tax credits, trust funds. Now those  
 00:26:20 --> 00:26:22: things are a little bit more long term. You do  
 00:26:22 --> 00:26:25: want to make sure that you have an opportunity. And  
 00:26:25 --> 00:26:27: so I, I've been given a whole list of things  
 00:26:27 --> 00:26:29: that you can consider and I won't go into each  
 00:26:29 --> 00:26:32: one of them individually, but they will be in the  
 00:26:32 --> 00:26:34: report, but suffice it to say that you've got to  
 00:26:34 --> 00:26:36: be able to bridge that capital until it comes in  
 00:26:36 --> 00:26:39: and so one of my colleagues, Leon Walker, is going  
 00:26:39 --> 00:26:41: to come up next. He's going to tell you about  
 00:26:41 --> 00:26:44: some things that you could think about immediately that can  
 00:26:44 --> 00:26:46: really help you to get those dollars in that you  
 00:26:46 --> 00:26:47: need. So thank you.  
 00:26:47 --> 00:26:49: And have a great morning.  
 00:26:54 --> 00:26:57: Good morning, good morning. How are You Beautiful day in  
 00:26:57 --> 00:26:58: the neighborhood?  
 00:26:59 --> 00:27:03: Leon Walker and the managing partner of DL3 Realty, a  
 00:27:03 --> 00:27:06: firm in Chicago that focuses on impact investing.

00:27:08 --> 00:27:11: What I'm here to talk to you about is taking  
00:27:11 --> 00:27:11: with.  
00:27:12 --> 00:27:15: Spent her time on this morning focusing on the buildings  
00:27:15 --> 00:27:19: and how the agency can be more efficient at delivering  
00:27:19 --> 00:27:20: the product.  
00:27:21 --> 00:27:23: How do we go beyond the four walls? How do  
00:27:23 --> 00:27:25: we impact the surrounding community?  
00:27:29 --> 00:27:30: We all know now.  
00:27:31 --> 00:27:34: That where you grew up largely determines how long you  
00:27:34 --> 00:27:37: will live, how much you will make, and the quality  
00:27:37 --> 00:27:40: of your life. This has led us now to say  
00:27:40 --> 00:27:41: that your ZIP code.  
00:27:42 --> 00:27:44: Means more than your genetic code.  
00:27:45 --> 00:27:46: So what do we do?  
00:27:49 --> 00:27:52: We need to attract impact investors. This is a growing  
00:27:52 --> 00:27:53: movement.  
00:27:54 --> 00:27:58: Folks that are looking to not only get a return  
00:27:58 --> 00:28:02: of their capital and a small return of their capital,  
00:28:02 --> 00:28:06: but they are also prioritizing positive social impact in the  
00:28:06 --> 00:28:07: community.  
00:28:08 --> 00:28:11: That's a growing trend. We think it's gonna be almost  
00:28:11 --> 00:28:15: a trillion dollars of investable assets under management  
00:28:15 --> 00:28:16: within five  
00:28:17 --> 00:28:21: years.  
00:28:21 --> 00:28:24: My friend here and colleague Kimberly Driggins runs an  
00:28:24 --> 00:28:28: agency  
00:28:29 --> 00:28:36: or or or an organization. I should say in DC  
00:28:36 --> 00:28:40: that does exactly that. That blends private capital.  
00:28:40 --> 00:28:45: With philanthropic sources and sometimes government  
00:28:45 --> 00:28:47: resources and tax credits  
00:28:50 --> 00:28:52: to develop housing for the missing medal for those that  
00:28:52 --> 00:28:56: are coming, not necessarily in poverty, but are trying to  
00:28:56 --> 00:29:01: make it in the workforce.  
00:29:01 --> 00:29:06: I see it's raining come under the tents.  
00:29:06 --> 00:29:08: The impact investor.  
00:29:08 --> 00:29:10: Does more than just look at mission returns like a  
00:29:10 --> 00:29:14: coffee shop in the neighborhood? The impact investor does  
00:29:14 --> 00:29:18: more  
00:29:18 --> 00:29:22: than look at financial returns.  
00:29:22 --> 00:29:24: Is there a McDonald's here?  
00:29:24 --> 00:29:28: OK, we all know you can build a McDonald's anywhere.  
00:29:28 --> 00:29:32: We don't. You don't look at how that McDonald is  
00:29:32 --> 00:29:36: going to change the neighborhood around it. It's just it

00:29:22 --> 00:29:25: makes money. It makes financial sense. We can build the

00:29:25 --> 00:29:30: McDonald's. That's an entrepreneurial investor. That's not the kind of

00:29:30 --> 00:29:34: projects that we necessarily pursue as impact investors. We're looking

00:29:34 --> 00:29:37: for projects that blend both the mission and the and

00:29:37 --> 00:29:41: the financial returns. So here we have an opportunity to

00:29:41 --> 00:29:42: look beyond the.

00:29:44 --> 00:29:44: Charges.

00:29:46 --> 00:29:48: How do we lose those subsidies?

00:30:02 --> 00:30:07: Gentrification revitalization isn't really engaging.

00:30:08 --> 00:30:13: Look exactly president elect business in the effort as we

00:30:13 --> 00:30:18: move along building wealth as we, the Community.

00:30:19 --> 00:30:22: In impact, investors are a range.

00:30:23 --> 00:30:26: Types of investor types, so it's not just your family

00:30:26 --> 00:30:31: offices. Your high net worth individuals, your charitable foundations, even

00:30:31 --> 00:30:35: sometimes look for impact investments where they get a return

00:30:35 --> 00:30:40: of their capital accredited individual investors but also your public

00:30:40 --> 00:30:43: pension plans. So there are a range of impact investors

00:30:43 --> 00:30:47: that could look at this as a great opportunity to

00:30:47 --> 00:30:50: build upon the investment that's being made.

00:30:50 --> 00:30:54: They want their money back so they all back. That's

00:30:54 --> 00:30:58: the key difference between a charity grant and an impact

00:30:58 --> 00:31:02: investor, but they're willing to balance that with the positive

00:31:02 --> 00:31:03: social returns.

00:31:05 --> 00:31:08: You have to include engage. As I say you have

00:31:08 --> 00:31:13: to shape the Community's needs into actionable projects. And here

00:31:13 --> 00:31:17: we've laid out some key points for you to consider

00:31:17 --> 00:31:21: and a couple of things to think about directing contracts,

00:31:21 --> 00:31:27: directing financial support, historic corridor here, knowing how to elevate,

00:31:27 --> 00:31:31: you know the investment here in this community.

00:31:32 --> 00:31:33: One of the things that I really want to talk

00:31:34 --> 00:31:35: to you about that so important.

00:31:37 --> 00:31:39: And I have come to really appreciate.

00:31:41 --> 00:31:44: Is the story of this community that is not widely

00:31:45 --> 00:31:45: known.

00:31:47 --> 00:31:50: Want to thank Miss Betty for glory days of Fredrikstad

00:31:50 --> 00:31:50: the book.

00:31:52 --> 00:31:53: And I think this says it best.

00:31:54 --> 00:31:57: How are people not remembered in history?

00:31:58 --> 00:31:59: Found strength.

00:32:00 --> 00:32:02: And faith in themselves.

00:32:03 --> 00:32:05: To sustain their existence.

00:32:06 --> 00:32:09: And finally, conquer oppression.

00:32:10 --> 00:32:13: That says it. That's a story that everybody wants to

00:32:13 --> 00:32:17: hear and wants to learn and wants to come and

00:32:17 --> 00:32:20: visit and to see and experience first hand.

00:32:20 --> 00:32:24: That's how we get this historic district to be from

00:32:24 --> 00:32:28: the condition it's in today to be a brighter beacon

00:32:28 --> 00:32:32: in the future, we have to elevate your story. You're

00:32:32 --> 00:32:33: amazing story.

00:32:35 --> 00:32:38: Now the value will be created that allows the investment

00:32:38 --> 00:32:39: to flow.

00:32:40 --> 00:32:42: So I wanna thank you so much for your time

00:32:42 --> 00:32:45: to listen to a little bit of how we can

00:32:45 --> 00:32:48: go beyond the four walls, how we can help change

00:32:48 --> 00:32:52: our community and leverage investment and create a

00:32:52 --> 00:32:56: positive social

00:32:56 --> 00:32:59: impact in our neighborhoods. Let's get the Ripple pack, the

00:32:59 --> 00:33:02: ripple effect moving. I'm going to pass the the MIC

00:33:02 --> 00:33:06: and the baton here to David Scully who's going to

00:33:06 --> 00:33:08: tell you about some ideas of how the buildings themselves

00:33:08 --> 00:33:09: can be a part of the change we want to

00:33:09 --> 00:33:14: see. Thank you.

00:33:14 --> 00:33:16: Thanks, Leon, good morning everybody.

00:33:17 --> 00:33:20: My name is David Scully. I am currently manage.

00:33:21 --> 00:33:25: Deputy Commissioner at the City of Chicago. I'm three

00:33:25 --> 00:33:27: weeks

00:33:27 --> 00:33:28: into the job. Before that I was.

00:33:28 --> 00:33:32: SOM and architecture and planning firm that's worked all

00:33:32 --> 00:33:36: around

00:33:36 --> 00:33:39: the world for about 14 years and went from intern

00:33:39 --> 00:33:43: to managing Deputy Commissioner and my role. You know,

00:33:43 --> 00:33:46: my

00:33:46 --> 00:33:49: life, you know, has really lived in Chicago. I've been

00:33:49 --> 00:33:53: born and bred there. You know, I come from a

00:33:53 --> 00:33:57: family and my mom was was part of those folks

00:33:57 --> 00:33:59: who were, you know, just outside of the affordable threshold.

00:33:59 --> 00:34:02: Like we couldn't get the subsidies because she made slightly

00:34:02 --> 00:34:05: too much and that's a struggle.

00:34:05 --> 00:34:08: In itself and and you know, finding those opportunities to



00:34:02 --> 00:34:06: to really build environments that are comprehensive and collective and

00:34:06 --> 00:34:08: work for everyone is a passion of mine. And why

00:34:08 --> 00:34:10: I went into architecture and urban.

00:34:13 --> 00:34:16: One of the key things about this, you know, sort

00:34:16 --> 00:34:20: of idea of really equitable design and placemaking really focuses

00:34:20 --> 00:34:24: around building on strengths. And you know, in the five

00:34:24 --> 00:34:27: days we've been here, we've noticed an amazing set of

00:34:27 --> 00:34:30: strengths that you can then let you know in the

00:34:30 --> 00:34:35: history of your swing. But there's many other physical characteristics.

00:34:35 --> 00:34:39: The placement you have great weather you have, you're right

00:34:39 --> 00:34:42: next to the ocean and beachfronts the sites themselves.

00:34:42 --> 00:34:44: Have tremendous assets in the context.

00:34:45 --> 00:34:49: Amazing really build off of and and there's a lot

00:34:49 --> 00:34:52: that we can start to do physically as you plan,

00:34:52 --> 00:34:56: that really starts with taking a comprehensive view of of

00:34:57 --> 00:34:58: the of the sites so.

00:35:00 --> 00:35:03: A diagram that start to illustrate what that could look

00:35:03 --> 00:35:04: like if you were to.

00:35:05 --> 00:35:06: Them.

00:35:07 --> 00:35:08: This is not one of the great.

00:35:09 --> 00:35:10: Come later.

00:35:12 --> 00:35:15: So it's downtown and in the historic.

00:35:17 --> 00:35:18: This is what I've noticed.

00:35:21 --> 00:35:25: We could add 20 more things you know, stuff places.

00:35:26 --> 00:35:31: Understand how they function in bully. You can start work

00:35:31 --> 00:35:33: outside of just being.

00:35:35 --> 00:35:40: Affect and impact one another and their context, and that

00:35:40 --> 00:35:44: don't necessarily on that they enter and get from what

00:35:44 --> 00:35:49: in those and how that. Then as Leon mentioned, Ripple

00:35:49 --> 00:35:53: effect in the larger context in the greater community is

00:35:53 --> 00:35:54: key.

00:35:55 --> 00:35:58: You know, building on that you know and zooming down

00:35:58 --> 00:36:01: into the building scale and the site scale. There's a

00:36:01 --> 00:36:04: lot of things that you can do to start to

00:36:04 --> 00:36:07: really build a much more resilient and health and Wellness

00:36:07 --> 00:36:11: based approach to how the design operates and the physical

00:36:11 --> 00:36:14: condition plays into into that in a myriad of ways.

00:36:14 --> 00:36:17: You know, starting with the vernacular that you have here,

00:36:17 --> 00:36:21: there's an amazing sort of legacy and history of strong

00:36:21 --> 00:36:24: architecture that's built off of sort of using and understanding

00:36:25 --> 00:36:26: the context and in nature.

00:36:26 --> 00:36:30: How you know and how sort of materials building? But

00:36:30 --> 00:36:34: then there's standard all living things like you know lead

00:36:34 --> 00:36:39: that are really about you know, digging deeper into materials

00:36:39 --> 00:36:43: and what are the sustainable sustainable materials that are out

00:36:43 --> 00:36:47: there? What are the ways that environment plays a role

00:36:47 --> 00:36:51: in the overall health and Wellness of people? And there's

00:36:52 --> 00:36:55: a lot that we can dig into there from passive

00:36:55 --> 00:36:56: cool strategies.

00:36:56 --> 00:36:57: Stormwater management.

00:36:58 --> 00:37:01: It's been in general understanding that the mix of uses

00:37:01 --> 00:37:04: is important. The mix of incomes is important, and that

00:37:04 --> 00:37:08: there's opportunities to really think broadly about you know it's

00:37:08 --> 00:37:12: not just housing that how those buildings are actually designed

00:37:12 --> 00:37:15: can actually impact and fit in some of the.

00:37:15 --> 00:37:16: Need to happen.

00:37:17 --> 00:37:22: In addition to that, really understanding the infrastructure at large

00:37:22 --> 00:37:26: and how the infrastructure critical infrastructure that is addressing sea

00:37:26 --> 00:37:29: level rise and climate change and and you know, kind

00:37:29 --> 00:37:30: of the.

00:37:32 --> 00:37:36: Already play into how the physical design needs to happen

00:37:36 --> 00:37:39: so things that to happen is just the coordination and

00:37:40 --> 00:37:42: alignment. All of the parts together.

00:37:44 --> 00:37:48: Seems to really integrate, you know, all of these things,

00:37:48 --> 00:37:52: so these are, you know, kind of two projects. One

00:37:52 --> 00:37:57: is focused around the project that really, how library for

00:37:57 --> 00:38:02: a community that didn't have one. So understanding that solution

00:38:02 --> 00:38:08: and connect these types of developments that really integrate education,

00:38:08 --> 00:38:10: health and those really develop.

00:38:15 --> 00:38:17: Now what the opportunity is here that there's a lot

00:38:18 --> 00:38:20: of ways to integrate design that works with nature.

00:38:22 --> 00:38:26: It's healthy and in business in places for a local

00:38:26 --> 00:38:27: entrepreneur and.

00:38:28 --> 00:38:31: A A place that that worked together.

00:38:32 --> 00:38:36: Are so close and and and that they require that

00:38:36 --> 00:38:42: sort of collaboration connection and everyone working together really achieve

00:38:42 --> 00:38:45: outcomes. So with that I'll have to answer.

00:38:46 --> 00:38:48: Engagement and community.

00:38:50 --> 00:38:51: Thank you Toby. Give it up for David. I'm a

00:38:52 --> 00:38:53: move around a little bit if you do.

00:38:55 --> 00:38:56: Got the move alright so.

00:38:57 --> 00:39:02: My mom was up with David right man, things that

00:39:03 --> 00:39:08: me when kid possible to radically change the world.

00:39:09 --> 00:39:11: Doing it that way, all the time.

00:39:12 --> 00:39:12: To.

00:39:14 --> 00:39:15: Urban planning.

00:39:16 --> 00:39:18: Engagement because I took a personal.

00:39:18 --> 00:39:21: I grew up in the projects in Brooklyn the whole

00:39:21 --> 00:39:21: time.

00:39:23 --> 00:39:26: No one, I mean candy ask me.

00:39:30 --> 00:39:33: I always felt as I move forward to all game.

00:39:36 --> 00:39:37: Police looking.

00:39:38 --> 00:39:40: Right, so we that's what I heard when I talked

00:39:40 --> 00:39:42: to people. We are free here Friday.

00:40:02 --> 00:40:02: Plexes

00:40:03 --> 00:40:06: but then additionally as we move forward we have to

00:40:06 --> 00:40:09: meet our residents where they're already gathering, right? So

00:40:10 --> 00:40:12: in

00:40:12 --> 00:40:14: my my day job, as you heard, we've got a

00:40:14 --> 00:40:15: fantastic group of people doing day jobs that my day

00:40:16 --> 00:40:16: job.

00:40:16 --> 00:40:16: Sir.

00:40:17 --> 00:40:18: Element for Troy.

00:40:20 --> 00:40:21: A year ago last.

00:40:22 --> 00:40:23: Spent 17.

00:40:23 --> 00:40:24: That is.

00:40:25 --> 00:40:26: So I was joking with.

00:40:28 --> 00:40:30: You know they you know this is wonderful.

00:40:31 --> 00:40:32: One of the things that I've done when I've met

00:40:32 --> 00:40:33: and engaged.

00:40:36 --> 00:40:36: You said.

00:40:37 --> 00:40:39: TAB me all we're gonna have.

00:40:41 --> 00:40:43: I talked to people at the grocery store. My wife

00:40:43 --> 00:40:45: will not let me go get milk anymore cause I'm

00:40:45 --> 00:40:47: there for an hour talking to people. Those are the

00:40:47 --> 00:40:49: times you get to really.

00:40:51 --> 00:40:54: Going where they are as opposed to having them come

00:40:54 --> 00:40:56: to you and it's way too few.

00:40:57 --> 00:40:59: Into into.

00:41:00 --> 00:41:02: A step we have management.

00:41:03 --> 00:41:05: We are in the communities all the time and.

00:41:06 --> 00:41:06: Have to.

00:41:08 --> 00:41:08: ,

00:41:10 --> 00:41:13: to actually have to present something, but just to be

00:41:13 --> 00:41:17: a part of that community, and they respect it. Another

00:41:17 --> 00:41:20: thing that we found some success for is it's also

00:41:20 --> 00:41:22: compensating key.

00:41:23 --> 00:41:29: Communities I grew up in Brooklyn Hood this jacket every

00:41:29 --> 00:41:33: gotta miss My Jackson in the first always.

00:41:34 --> 00:41:37: I know we we Miss Jackson and she knew everything

00:41:37 --> 00:41:39: that was going on. She knew all the new.

00:41:40 --> 00:41:41: This is Jackson said.

00:41:42 --> 00:41:45: I'm sure in each one of these communities is a

00:41:45 --> 00:41:48: Miss Jackson, right? And if you include Miss Jackson as

00:41:48 --> 00:41:50: a part of your efforts, she then becomes a champion.

00:41:50 --> 00:41:53: She becomes an ambassador and she can get all your

00:41:53 --> 00:41:56: news out, right? You know she talking mother give us

00:41:56 --> 00:41:57: something to say.

00:41:58 --> 00:41:58: Exit.

00:42:01 --> 00:42:03: I'll say on this is that these meetings are important.

00:42:03 --> 00:42:06: I think things meetings are critical. We're able to have

00:42:06 --> 00:42:09: the technology to be able to shift it virtually and

00:42:09 --> 00:42:11: get it out to people that cannot make it. But

00:42:11 --> 00:42:14: these kinds of meetings should be complementary as

00:42:14 --> 00:42:17: opposed to

00:42:18 --> 00:42:20: primary, because that way you're able to ensure you're

00:42:20 --> 00:42:23: getting

00:42:23 --> 00:42:25: a wider base then. Additionally, one of the things that

00:42:26 --> 00:42:28: we heard extensively was that people love the radio. People

00:42:28 --> 00:42:30: listen to the radio here, and I was, I was

00:42:30 --> 00:42:31: impressed and and kind of blown away. I grew up

00:42:31 --> 00:42:33: on a radio, somebody in my New York people know

00:42:33 --> 00:42:35: 98.7.

00:42:36 --> 00:42:38: CFM we know I'm talking about, but I don't listen

00:42:38 --> 00:42:41: to the radio in 20 years I stream everything but

00:42:41 --> 00:42:42: here on the island people this is the radio.

00:42:46 --> 00:42:49: That is a great opportunity to partner with radio to

00:42:49 --> 00:42:53: partner with local television.

00:42:46 --> 00:42:49: You can leave just 15 seconds long, 30 seconds long,

00:42:49 --> 00:42:53: and also it addresses some of the literacy challenges that

00:42:53 --> 00:42:56: exist. If we're fly doing things actually hear me, not  
00:42:56 --> 00:42:57: ability.  
00:42:58 --> 00:43:02: Listen, be able to quietly and we great opportunity with  
00:43:02 --> 00:43:05: that last thing I want to focus on is really  
00:43:05 --> 00:43:09: wrapping up and using the technology that we have available  
00:43:09 --> 00:43:12: phony and I'm well aware of. I got a team.  
00:43:12 --> 00:43:12: My social.  
00:43:13 --> 00:43:14: So.  
00:43:14 --> 00:43:15: Fine.  
00:43:16 --> 00:43:20: So messaging out via your your your Facebook via snap,  
00:43:20 --> 00:43:24: Tik T.O.K, whatever, the hell you want to use, use  
00:43:24 --> 00:43:26: those. And really as a.  
00:43:27 --> 00:43:30: People knew the day it's heard about it from Facebook,  
00:43:30 --> 00:43:33: right? And so that's a great opportunity. Use text messaging  
00:43:33 --> 00:43:37: if not everyone has a smartphone, even though everyone has  
00:43:37 --> 00:43:39: a phone so you can push out messaging via text  
00:43:39 --> 00:43:42: and really be able to reach all the populations that  
00:43:42 --> 00:43:45: you're trying to get to. And then the lastly, I  
00:43:45 --> 00:43:48: want to partner up with virtual meetings. Everybody in this  
00:43:48 --> 00:43:51: room is probably sick of zoom, probably sick of Google  
00:43:51 --> 00:43:54: meets, probably sick of all of it. However, it's a  
00:43:54 --> 00:43:57: great opportunity to reach a mass amount of people.  
00:43:57 --> 00:44:01: Again, we also recognize that there are broadband  
challenges.  
00:44:02 --> 00:44:06: Something that we use as complementary but not as our  
00:44:06 --> 00:44:09: primary mode of information. We're able to all of the  
00:44:09 --> 00:44:13: that the monitors being in being inclusive that were being  
00:44:13 --> 00:44:17: effective and that we're making sure that our people are  
00:44:17 --> 00:44:17: free.  
00:44:18 --> 00:44:20: So after that I want to pass it on to  
00:44:20 --> 00:44:22: Kimberly Driggers everything she.  
00:44:25 --> 00:44:27: Find hard to swallow.  
00:44:28 --> 00:44:33: I'm Kimberly Driggins and I'm the executive director of the  
00:44:33 --> 00:44:38: Washington Housing Conservancy and as Leon mentioned,  
we are a  
00:44:38 --> 00:44:42: not for profit, but we use private sector capital to  
00:44:42 --> 00:44:42: acquire.  
00:44:43 --> 00:44:46: Our buildings, but in addition we have a dual purpose,  
00:44:46 --> 00:44:48: so it's not just about affordable housing.  
00:44:49 --> 00:44:55: Actually also about how people are thriving in place. Have  
00:44:55 --> 00:44:57: a vision housing tea.  
00:44:57 --> 00:45:01: And promote economic policy of ours.

00:45:02 --> 00:45:02: Behind

00:45:04 --> 00:45:06: Outlook as well they have.

00:45:07 --> 00:45:11: Very robust resident services plan called Bright.

00:45:13 --> 00:45:19: Focus on Wellness power and know that you aren't familiar,

00:45:19 --> 00:45:23: but I plan to get the word out to get

00:45:23 --> 00:45:29: resident input on its bright path model the big here.

00:45:30 --> 00:45:32: Mary to.

00:45:33 --> 00:45:38: On practice and asset based approach to serving community and

00:45:38 --> 00:45:41: to thinking about residents.

00:45:42 --> 00:45:43: The bright my.

00:45:43 --> 00:45:44: Really.

00:45:46 --> 00:45:50: Well need those quickly. Emotional spiritual.

00:45:52 --> 00:45:56: Collect vocational environmental, physical and social.

00:45:57 --> 00:45:58: It's really pretty much.

00:46:00 --> 00:46:05: One's life and VR has really thought and developing the

00:46:05 --> 00:46:08: bright path model about a holistic.

00:46:11 --> 00:46:16: Around resident services and engagement. So we think that that's

00:46:16 --> 00:46:20: amazing. We think it's just what we oppose. The next

00:46:20 --> 00:46:24: are is to really define those 8 dimensions for VHA

00:46:25 --> 00:46:30: residents to take what Antoine just talked about around creative

00:46:30 --> 00:46:34: meet. Meet you where you are approaches and understand and

00:46:34 --> 00:46:35: define.

00:46:35 --> 00:46:40: What each eight nations for vehicle to begin.

00:46:41 --> 00:46:47: Immediately arrest non traditional engagement of your residents and have

00:46:47 --> 00:46:50: them prioritize and rank order the 8 dimensions.

00:46:52 --> 00:46:55: It's best president 5.

00:46:56 --> 00:46:57: The hot spots.

00:46:58 --> 00:47:02: And Kate's resources with respect to implementing this plan, we

00:47:02 --> 00:47:04: believe that it should be driven.

00:47:04 --> 00:47:08: By the residents with respect to the ordering of these

00:47:08 --> 00:47:11: 8 dimensions and the allocation of its resources.

00:47:12 --> 00:47:16: In addition, a key finding of the bright path model

00:47:16 --> 00:47:19: and I was very happy to see was a strengthening

00:47:19 --> 00:47:23: of the relationship, property management and resident services. And you

00:47:23 --> 00:47:26: know what does that look like? Do in DC and

00:47:26 --> 00:47:31: and my organization is we've developed an inclusive property management

00:47:31 --> 00:47:34: approach. What does that mean? It's really a human centered

00:47:34 --> 00:47:39: or people first approach to property management, and it's really

00:47:39 --> 00:47:42: about the intentional. It's prioritizing. And now.

00:47:44 --> 00:47:51: Engage all points on mission to meaning excellent property grounds

00:47:51 --> 00:47:56: and buildings so and both, not an either or back

00:47:56 --> 00:48:00: to inclusive management approach.

00:48:01 --> 00:48:01: Somebody made.

00:48:02 --> 00:48:04: Actually been transax

00:48:05 --> 00:48:08: Who do I call when my sink is leaking and

00:48:08 --> 00:48:11: we really believe that if you feel infused some of

00:48:11 --> 00:48:16: a more humanistic side to property management, it would yield

00:48:16 --> 00:48:20: better results. We realize that property managers do one thing,

00:48:20 --> 00:48:23: but in terms of how they engage with residents, they

00:48:23 --> 00:48:24: are already.

00:48:25 --> 00:48:26: Homes they are.

00:48:28 --> 00:48:33: So there that's some training should be for the management site.

00:48:33 --> 00:48:34: Information, all, knowing, engagement. It's not necessarily a specific meeting.

00:48:41 --> 00:48:45: You need that, but this is what we call 24/7

00:48:45 --> 00:48:49: and having that information be fed to service provider that

00:48:49 --> 00:48:53: was going to agent resident. So I'm not saying that

00:48:53 --> 00:48:58: property managers become case workers and case managers. I'm not

00:48:58 --> 00:49:01: saying that what I am saying is that they have

00:49:01 --> 00:49:05: a lived knowledge, just as the residents do are going.

00:49:06 --> 00:49:11: They should bridge. They engaged in a very intentional way

00:49:11 --> 00:49:13: around carrying out this plan.

00:49:16 --> 00:49:20: There's some suggested next steps in the interest of time,

00:49:20 --> 00:49:25: I'm gonna move past that, but really, that's something resonates.

00:49:25 --> 00:49:25: Talk more.

00:49:27 --> 00:49:28: Or

00:49:28 --> 00:49:33: develop an inclusive property management framework. We've done it with

00:49:33 --> 00:49:33: nation.

00:49:34 --> 00:49:38: I'm happy to share freely. Every do.

00:49:39 --> 00:49:42: One of the aspects of path.

00:49:43 --> 00:49:47: We was, we saw our preliminary outcomes listed, but we

00:49:48 --> 00:49:53: had a broader question about how will you measure success?

00:49:53 --> 00:49:56: How will you? How do you? How do you access?

00:49:56 --> 00:50:01: Recommend you a value frame that really looks at the

00:50:01 --> 00:50:06: key metrics and performance indicators and we've given you some

00:50:06 --> 00:50:13: sample evaluation objectives. Also thinking about the levels of analysis

00:50:13 --> 00:50:13: so.

00:50:13 --> 00:50:18: The holistic approach is requires a holistic learning and evaluation

00:50:18 --> 00:50:19: framework from the.

00:50:21 --> 00:50:28: Community to the organizational meaning. We partners to hood some

00:50:28 --> 00:50:34: so you know, have ambitious own addition to consult you

00:50:34 --> 00:50:40: the sizes for an evaluation framework. This is important to

00:50:40 --> 00:50:41: contract.

00:50:42 --> 00:50:45: They're funding for the plan. I have initial source capital

00:50:45 --> 00:50:49: for the resident engagement plan, but I think you're gonna

00:50:49 --> 00:50:52: need more because you're in it for the long haul.

00:50:52 --> 00:50:55: So these metrics, especially the individual.

00:50:56 --> 00:51:00: Property and neighborhood level are extremely important for attracting additional

00:51:00 --> 00:51:01: resources.

00:51:02 --> 00:51:04: And I leave you with. I just don't talk about

00:51:04 --> 00:51:08: I'm gonna give you some sample metrics around human capacity

00:51:08 --> 00:51:13: and wealth. Building around inclusive property management. Again, these are

00:51:13 --> 00:51:16: the metrics that I actually use. I think it's very

00:51:16 --> 00:51:19: relevant to VHA and it's community, and again, happy to

00:51:19 --> 00:51:20: work with you.

00:51:21 --> 00:51:24: From the incoming months to help build this out next

00:51:24 --> 00:51:27: I'm going to turn it over to Eric Rothman, who's

00:51:27 --> 00:51:29: gonna talk about partnerships and governance.

00:51:32 --> 00:51:33: Alright.

00:51:35 --> 00:51:38: Thank you, Kimberly. As as she said, I'm Eric Rothman.

00:51:38 --> 00:51:40: I'm the CEO of HR and a advisors. We're real

00:51:40 --> 00:51:44: estate and economic development development consulting firm based in New

00:51:44 --> 00:51:48: York. I have a particular passion about working with government

00:51:48 --> 00:51:50: agencies to help them to get results and partner with

00:51:50 --> 00:51:53: the private sector to achieve those results. I'm also the



00:51:54 --> 00:51:57: chair of Ullis national Public Private Partnership Product Council. I

00:51:57 --> 00:52:00: know that we're running a little short on time, so

00:52:00 --> 00:52:03: I'm going to cover the materials in my slide, but

00:52:03 --> 00:52:05: I just want you remember three things around.

00:52:05 --> 00:52:08: Partnerships first if not now when this is the time

00:52:08 --> 00:52:09: to make change.

00:52:10 --> 00:52:10: 2.

00:52:11 --> 00:52:14: Partnerships need to be structured to to deliver the results

00:52:14 --> 00:52:17: that are responsive to people's needs and for far too

00:52:17 --> 00:52:20: long on Saint Croix. Like in other places, a lot

00:52:20 --> 00:52:23: of money has been invested and the results don't show

00:52:23 --> 00:52:25: up or the results aren't responsive to what the people

00:52:26 --> 00:52:26: want.

00:52:27 --> 00:52:30: 3rd, this is a unique opportunity with a billion billions

00:52:30 --> 00:52:33: of dollars of federal money being invested. We talked about

00:52:33 --> 00:52:36: the cost of how, how expensive housing here is compared

00:52:36 --> 00:52:39: to Atlanta, and that's all because it's imported. Importing

00:52:39 --> 00:52:42: goods

00:52:39 --> 00:52:42: means that the wealth creation and job creation is being

00:52:42 --> 00:52:45: exported elsewhere. So how do we start to turn that

00:52:45 --> 00:52:48: around and capture more of the benefits of those investment

00:52:48 --> 00:52:50: for job creation and wealth building?

00:52:51 --> 00:52:53: In the Virgin Islands and on Saint Croix. So in

00:52:53 --> 00:52:55: terms of it's not, if not now, when?

00:52:56 --> 00:52:59: Vija has in a very ambitious plan and a very

00:52:59 --> 00:53:03: ambitious overall vision and mission to create vibrant,

00:53:03 --> 00:53:07: dynamic and

00:53:03 --> 00:53:07: sustainable communities so families can evolve

00:53:08 --> 00:53:10: economically.

00:53:08 --> 00:53:10: Improve lives of the people who live there and in

00:53:10 --> 00:53:14: the communities through quality, safe and affordable

00:53:14 --> 00:53:18: housing. And by

00:53:14 --> 00:53:18: providing a myriad of services that empower public housing.

00:53:18 --> 00:53:22: Residents

00:53:18 --> 00:53:22: that broad scope, by its nature requires partnerships both

00:53:22 --> 00:53:23: with

00:53:22 --> 00:53:23: other government entities.

00:53:24 --> 00:53:27: At the government agencies and with the private sector. And

00:53:27 --> 00:53:29: that was recognized in the past, UI reports.

00:53:30 --> 00:53:33: We now have not just with the Hurricanes, but with

00:53:33 --> 00:53:37: COVID, an unprecedented level of of federal investment that

00:53:37 --> 00:53:41: we

00:53:37 --> 00:53:41: need to work to accelerate the local impact and prioritize

00:53:41 --> 00:53:45: job creation, business expansion and wealth and wealth building.

00:53:46 --> 00:53:47: At you Li.

00:53:47 --> 00:53:51: We've many of us have worked together to develop principles

00:53:51 --> 00:53:55: around driving equity and inclusion into partnerships and into the

00:53:55 --> 00:53:59: development process that includes understanding and addressing the current and

00:53:59 --> 00:54:01: historical context.

00:54:01 --> 00:54:07: Creating a community centered development process. Building trust, transparency and

00:54:07 --> 00:54:12: credibility. Leveraging capital to drive equitable change and forming. Strong

00:54:12 --> 00:54:14: intersectoral partnerships.

00:54:17 --> 00:54:20: For the Virgin Islands and for and for the Virgin

00:54:20 --> 00:54:24: Islands government, we are recommending that we create a dedicated

00:54:24 --> 00:54:24: resource.

00:54:25 --> 00:54:29: Call it a chief housing officer within the governor's office

00:54:29 --> 00:54:33: that is accountable for coordination and priorities across all the

00:54:33 --> 00:54:38: housing portfolio on the Virgin Islands. That would include overseeing

00:54:38 --> 00:54:42: a cluster of housing agencies and related agencies and programs,

00:54:42 --> 00:54:45: setting priorities for the scarce housing resources.

00:54:45 --> 00:54:49: Setting an overall strategy for housing for a range of

00:54:49 --> 00:54:49: incomes.

00:54:50 --> 00:54:53: Being an ambassador for communication and a subject matter expert

00:54:53 --> 00:54:57: that will help to build capacity, engage the community, and

00:54:57 --> 00:54:59: ultimately to keep the eyes on the prize of how

00:54:59 --> 00:55:02: do we generate the results that are needed for the

00:55:02 --> 00:55:05: people of the Virgin Islands and a positive economic impact

00:55:05 --> 00:55:08: that creates more opportunity for everyone?

00:55:09 --> 00:55:13: This requires a new approach to public private partnership.

00:55:14 --> 00:55:16: By Ron and I have worked with worked with our

00:55:16 --> 00:55:20: colleagues on that ULI Public Private Partnership Council, and we

00:55:20 --> 00:55:24: recognize traditionally public private partnership. PPP are the three P

00:55:24 --> 00:55:26: that needs to evolve to the five P's that includes

00:55:26 --> 00:55:30: the not for profit sector Phillip Philanthropy. But most importantly,

00:55:30 --> 00:55:33: the people. It's always important to ask who is this  
00:55:33 --> 00:55:36: for? What are the needs of vehicle resident residents and  
00:55:36 --> 00:55:40: what are the desires of the overall Frederiksted community  
for  
00:55:40 --> 00:55:41: what's going on here?  
00:55:41 --> 00:55:44: So we wanna make sure that that enables us to  
00:55:44 --> 00:55:48: connect the dots for improving public. How connect the dots  
00:55:48 --> 00:55:51: from improve improving public housing to creating an overall  
and  
00:55:52 --> 00:55:53: thriving Frederiksted community?  
00:55:55 --> 00:55:58: So that needs to make sure that the investments that  
00:55:58 --> 00:56:02: vinhas making which there which is their intention. But this  
00:56:02 --> 00:56:06: partnership can help to drive drive an imperative that  
coordinates  
00:56:06 --> 00:56:10: investment in in Viejas housing facilities to an overall  
community  
00:56:10 --> 00:56:16: public community planning effort that creates community  
facilities, provides opportunities  
00:56:16 --> 00:56:20: for recreation, health and Wellness, and small local business  
connection  
00:56:20 --> 00:56:21: creation.  
00:56:23 --> 00:56:27: Lastly, in terms of keeping the eyes on the prize,  
00:56:27 --> 00:56:30: there are a number of ways that the Virgin Islands  
00:56:30 --> 00:56:34: can can adopt best practices to ensure that the investments  
00:56:34 --> 00:56:38: being made here result in economic empowerment for Virgin  
Island  
00:56:38 --> 00:56:43: residents and businesses. That includes business  
development assistance to actually  
00:56:43 --> 00:56:47: help businesses to develop. Whether it's the regulatory  
needs, such  
00:56:48 --> 00:56:52: as insurance and bonding for public contracts or training  
capacity  
00:56:52 --> 00:56:55: for workers to provide the skills that are needed.  
00:56:55 --> 00:56:59: Now, providing a local preference for locally owned and 1st  
00:56:59 --> 00:57:02: locally owned and located primes and contractors, the City of  
00:57:02 --> 00:57:06: Washington DC does just that. First, source hiring that makes  
00:57:06 --> 00:57:10: sure that public contractors and public private partnership  
contractors look  
00:57:11 --> 00:57:14: first to the local community for hiring. But in order  
00:57:14 --> 00:57:16: to do that, we need to make sure there's also  
00:57:16 --> 00:57:20: apprenticeship and job training, so that way the skills are  
00:57:20 --> 00:57:23: available to meet those contractors needs.  
00:57:23 --> 00:57:26: And ultimately, we hope that there is also an opportunity  
00:57:26 --> 00:57:30: to connect the level of investment that's being made here

00:57:30 --> 00:57:33: to reverse the historic brain drain that has occurred for  
00:57:33 --> 00:57:36: the Virgin Islands, where well educated people either go to  
00:57:36 --> 00:57:39: the US to get their education often and sometimes stay  
00:57:39 --> 00:57:42: there. How do we bring those people back? And how  
00:57:42 --> 00:57:45: can we leverage the investments that are being made over  
00:57:45 --> 00:57:48: the next 10 years on this island with an unprecedented  
00:57:48 --> 00:57:51: level of funding to help to attract people to come  
00:57:51 --> 00:57:54: back and build wealth on the Virgin Islands?  
00:57:54 --> 00:57:57: I know you all are very excited to have heard  
00:57:57 --> 00:58:00: from Antoine before, and as it turns out, Antoine has  
00:58:00 --> 00:58:03: some great examples from Detroit about how to do just  
00:58:03 --> 00:58:03: that.  
00:58:05 --> 00:58:09: Thanks Eric. Thanks Eric. We're gonna make this little  
00:58:09 --> 00:58:11: quickly  
00:58:09 --> 00:58:11: so we do want to get to Q&A. The last  
00:58:11 --> 00:58:14: two things I wanted to forward. We have a couple  
00:58:14 --> 00:58:18: things models that are very successful in Detroit. The Motor  
00:58:18 --> 00:58:20: City match model is a model that was created in  
00:58:20 --> 00:58:24: partnership with government and private sector to support  
00:58:24 --> 00:58:29: brand new  
00:58:24 --> 00:58:29: businesses. So it helps support and encourage  
00:58:29 --> 00:58:32: entrepreneurship. We have  
00:58:29 --> 00:58:32: an opportunity to provide funding to new businesses as well  
00:58:32 --> 00:58:35: as existing businesses. There's 2 tracks.  
00:58:35 --> 00:58:38: That they can apply for resources, both fiscal and technical  
00:58:39 --> 00:58:42: assistance, and over the course of five years since it's  
00:58:42 --> 00:58:46: been, well, seven years. It's been started. We've given \$9  
00:58:46 --> 00:58:49: million in grants to over 1500 entities in the city  
00:58:49 --> 00:58:52: of Detroit. Of those small businesses, over 65% of them  
00:58:52 --> 00:58:56: are native, born from Detroit, over 81% of them are  
00:58:56 --> 00:58:59: minority owned and over 71% of them are women owned  
00:58:59 --> 00:59:02: businesses. So we have a whole rubric that we will  
00:59:02 --> 00:59:04: share with the team here to support.  
00:59:05 --> 00:59:08: Small businesses which employ over 50% of Americans in  
00:59:08 --> 00:59:12: this  
00:59:08 --> 00:59:12: country then additionally we have a program called skills for  
00:59:12 --> 00:59:15: life. We realize that many of our residents, including our  
00:59:15 --> 00:59:19: returning citizens, need the necessary skills to become  
00:59:19 --> 00:59:22: productive in  
00:59:19 --> 00:59:22: in jobs. So we put together a program, the largest  
00:59:22 --> 00:59:25: in the history of Detroit, that we've figured both of  
00:59:25 --> 00:59:28: these programs can be transferred here to the island. The  
00:59:28 --> 00:59:31: skills for Life program allows residents to learn a skill

00:59:32 --> 00:59:34: while they're working. They get paid for five days.

00:59:35 --> 00:59:37: And they actually work for three and the other two.

00:59:37 --> 00:59:40: They're actually in school, learning a trade, and we've had

00:59:40 --> 00:59:43: tremendous success with that program. It's been going on now

00:59:43 --> 00:59:45: for 3 1/2 years. It starts at \$15.00 an hour,

00:59:45 --> 00:59:48: and oftentimes, because they're learning to be electrician to be

00:59:48 --> 00:59:51: a plumber, to do drywall to do, shoot, drop to,

00:59:51 --> 00:59:53: do all of those kinds of things, they could easily

00:59:53 --> 00:59:56: go up to 2025 thirty whatever amount as money. Additionally,

00:59:56 --> 00:59:58: the work that they're doing is actually within the city

00:59:59 --> 01:00:02: of Detroit, so they're working on buildings physically, so they're

01:00:02 --> 01:00:04: actually not only learning a skill, but also helping to

01:00:04 --> 01:00:05: return blight.

01:00:05 --> 01:00:08: The beauty in our city last couple things on that

01:00:08 --> 01:00:10: one we designed it specifically so that if you have

01:00:11 --> 01:00:14: a a criminal record or other challenges, please apply. We

01:00:14 --> 01:00:17: don't make it incumbent upon other kinds of drug testing.

01:00:17 --> 01:00:20: And so we found tremendous success with this program. We

01:00:20 --> 01:00:22: know it could be great here. Got more on that,

01:00:22 --> 01:00:24: but I want to pass it to our leader, Tyrone

01:00:24 --> 01:00:25: Rochelle.

01:00:28 --> 01:00:31: Y'all could probably tell we got a lot to say

01:00:31 --> 01:00:34: if we had another hour. We'd still be talking, right?

01:00:34 --> 01:00:36: But but I know we have to wrap this up

01:00:36 --> 01:00:39: because I know director Graham has a a commitment and

01:00:40 --> 01:00:41: we want to save some time for Q&A.

01:00:44 --> 01:00:48: And wrapping up, let's keep up the momentum. Director Graham

01:00:48 --> 01:00:51: and Vja. You have the foresight to really have an

01:00:51 --> 01:00:52: intentional.

01:00:53 --> 01:00:57: Effort to pursue integration of housing and the approach that's

01:00:57 --> 01:01:02: very intentional. A lot of folks find themselves with resources

01:01:02 --> 01:01:05: and they just do stuff right. But you guys had

01:01:05 --> 01:01:08: the forethought to call you a lot of you engaging

01:01:08 --> 01:01:12: consultants that are subject matter expertise. So I commend you

01:01:12 --> 01:01:16: on that because that is very intentional. The opportunities to

01:01:16 --> 01:01:20: implement are now. I mean, this isn't next year. This

01:01:20 --> 01:01:23: isn't five years from now. This is the time.

01:01:23 --> 01:01:26: Right? Like federal funds work if you don't use it,

01:01:26 --> 01:01:29: what happens? You lose it, right? So we need to

01:01:29 --> 01:01:32: be doing this now and demonstrating immediate progress. Right now

01:01:32 --> 01:01:36: you're acknowledging the gaps and capacity. Director Gramma help you

01:01:36 --> 01:01:40: with that. The development director position? Because I got some

01:01:40 --> 01:01:43: friends back home who would love to live here, right?

01:01:43 --> 01:01:47: But literally. And and you're understanding the gaps and capacity

01:01:47 --> 01:01:50: and you're going out to fill those positions and increase

01:01:50 --> 01:01:53: capacity. And you're seeking out best practices. I mean, that

01:01:53 --> 01:01:54: is precisely.

01:01:54 --> 01:01:57: Why we are here? To help you think about the

01:01:57 --> 01:01:59: way other people have done this, the report will be

01:01:59 --> 01:02:02: ready in 90 days. Don't wait 90 days this these

01:02:02 --> 01:02:05: are nine things you could be doing right now. I'm

01:02:05 --> 01:02:07: not going to go through all of them, but we

01:02:07 --> 01:02:11: talked about them throughout the report. Begin developing that organizational

01:02:11 --> 01:02:12: capacity.

01:02:13 --> 01:02:16: This chief housing officer concept I I think that's crucial.

01:02:16 --> 01:02:18: Call it what you wanna call it, but it's somebody

01:02:18 --> 01:02:21: who's day, job day in, day out. They wake up

01:02:21 --> 01:02:25: thinking about housing right? They're not thinking about economic development.

01:02:25 --> 01:02:28: They're not thinking about roads. They're thinking about housing and

01:02:28 --> 01:02:31: they're bringing all the resources together to March in the

01:02:31 --> 01:02:34: same direction. Think about that phasing that Don told you

01:02:34 --> 01:02:37: about? Let's be realistic, right? If we're trying to do

01:02:37 --> 01:02:40: 4% tax credits, that's going to take a little bit

01:02:40 --> 01:02:42: of time. They might slide a little bit later in

01:02:42 --> 01:02:43: the process.

01:02:43 --> 01:02:46: But you guys have the forethought to have the plan

01:02:46 --> 01:02:50: the bright path metrics. Kimberly you you said it best,

01:02:50 --> 01:02:51: right? If you don't.

01:02:52 --> 01:02:55: Know what you're measuring? How do you know you got

01:02:55 --> 01:02:59: there? So that's important and real quantitative pieces to help

01:02:59 --> 01:02:59: measure success.

01:03:01 --> 01:03:04: Exclusivity you've heard all of us talk about this, you

01:03:04 --> 01:03:06: you you, you can't do this in a vacuum. This

01:03:06 --> 01:03:09: isn't a a government thing. We presume that government and

01:03:09 --> 01:03:12: people are represented together. But we we have to go  
01:03:12 --> 01:03:15: to the Community to the residents, to the people and  
01:03:15 --> 01:03:17: it should be a bottom up approach, not a top  
01:03:17 --> 01:03:21: down approach, Antoine said. It meet the residents where  
they  
01:03:21 --> 01:03:23: are. I heard that Tuesday night loud and clear, so  
01:03:23 --> 01:03:26: you're hearing in our presentation. You got to be where  
01:03:26 --> 01:03:28: your your, your your your clients.  
01:03:29 --> 01:03:31: Are and I'm gonna say clients because that's very intentional.  
01:03:31 --> 01:03:32: You gotta be there.  
01:03:33 --> 01:03:35: Fredericksburg has a lot of strengths. I love it here.  
01:03:35 --> 01:03:38: Thank you all for inviting us. Let's amplify that I  
01:03:38 --> 01:03:40: know people that don't know about that who would come  
01:03:40 --> 01:03:43: here from Atlanta in a second we got a direct  
01:03:43 --> 01:03:45: flight on Delta that they they they would overrun your  
01:03:45 --> 01:03:48: place if they knew about all the strengths you had  
01:03:48 --> 01:03:49: here and it was just don't know it.  
01:03:50 --> 01:03:52: You know, I talked to somebody, oh you going to  
01:03:52 --> 01:03:55: Christian set now I'm not going to Christian. I'm going  
01:03:55 --> 01:03:58: to Fredrikstad you know and and and and that is  
01:03:58 --> 01:04:01: something that's extremely important and that ain't the same  
thing.  
01:04:01 --> 01:04:04: And I had to correct them. It's not the same  
01:04:04 --> 01:04:07: thing. Best practices for equity and inclusion. I think you  
01:04:07 --> 01:04:09: heard that from everybody. It it. It has to be  
01:04:09 --> 01:04:12: for all of us, right? And has to include all  
01:04:12 --> 01:04:14: of us. It can't be, you know, Mr. Mann said  
01:04:14 --> 01:04:16: this. Mr. Man said that it's got to be all  
01:04:16 --> 01:04:19: of us, right? And then this whole concept of workforce  
01:04:19 --> 01:04:20: development.  
01:04:20 --> 01:04:23: Antoine gave you some examples that there are many more.  
01:04:23 --> 01:04:25: We're going to help you with those types of things  
01:04:25 --> 01:04:28: in our report, and I know we gotta wrap it  
01:04:28 --> 01:04:30: up. But thank you, everybody for having us. I will  
01:04:30 --> 01:04:33: moderate a little bit of Q&A from our panel discussion  
01:04:33 --> 01:04:35: if y'all got if y'all got beef with the the  
01:04:35 --> 01:04:38: government, don't don't give me them questions. I'm the  
director  
01:04:38 --> 01:04:41: and the director, Graham, but I will take any questions  
01:04:41 --> 01:04:44: right now and direct them to our panelists. Thank you  
01:04:44 --> 01:04:45: very much.  
01:04:53 --> 01:04:55: I'm gonna sit down at the table so I'm not  
01:04:55 --> 01:04:55: the.

01:04:58 --> 01:04:58: All right?  
 01:05:11 --> 01:05:12: Offline  
 01:05:15 --> 01:05:16: yes yes.  
 01:05:16 --> 01:05:17: Yes, yes.  
 01:05:35 --> 01:05:37: Good morning everyone. Good morning.  
 01:05:38 --> 01:05:41: Of you indicated I was at the meeting the other  
 01:05:41 --> 01:05:44: evening and you indicated at that point that you were  
 01:05:44 --> 01:05:48: having discussions with residents of various housing projects  
 of the  
 01:05:48 --> 01:05:51: things that you mentioned were or maybe not. What did  
 01:05:51 --> 01:05:54: you garner from them? Where there are? Let's say there  
 01:05:54 --> 01:05:58: are three biggest concerns other than I need livable housing.  
 01:05:59 --> 01:06:02: I'm gonna let Antoine on the community side handle that  
 01:06:03 --> 01:06:06: question, but we don't know all of the stakeholders we  
 01:06:06 --> 01:06:08: need to talk to. So we took a lot of  
 01:06:08 --> 01:06:11: direction from veva and respect of who we talked to,  
 01:06:11 --> 01:06:14: but we are recommending that you don't just come in  
 01:06:14 --> 01:06:17: five days to talk with residents, right? That that is  
 01:06:17 --> 01:06:21: programmed into what you're trying to do, but I'm trying  
 01:06:21 --> 01:06:23: if you want to add something to that.  
 01:06:24 --> 01:06:27: What we heard right? People wanted to talk some more,  
 01:06:27 --> 01:06:29: right? They're like how come we didn't know it was  
 01:06:29 --> 01:06:32: coming until when y'all came right? So I think the  
 01:06:32 --> 01:06:34: opportunity to engage you can never like I said you  
 01:06:34 --> 01:06:37: can never do enough engagement it. It helps to be  
 01:06:37 --> 01:06:39: an active part of the community and then also there  
 01:06:39 --> 01:06:42: was some concerns about just the physical nature of the  
 01:06:42 --> 01:06:45: units, right? So those are some things we were aware  
 01:06:45 --> 01:06:47: of. And then lastly, there were a lot of inquiries  
 01:06:47 --> 01:06:50: about skills training, right are the things that people can  
 01:06:50 --> 01:06:52: do to get better jobs and so that's why I  
 01:06:52 --> 01:06:55: think that's something we took back. Each of us have.  
 01:06:55 --> 01:06:57: Experience and providing those kinds of things. So I think  
 01:06:57 --> 01:06:59: those are just three things I know off top of  
 01:06:59 --> 01:06:59: my.  
 01:06:59 --> 01:07:02: Head and I'll just add because I did a lot  
 01:07:02 --> 01:07:05: with Antoine and talked to a lot of community members  
 01:07:05 --> 01:07:10: and residents. They there were concerns about schools that  
 the  
 01:07:10 --> 01:07:14: one of the elementary schools had been closed, so there  
 01:07:14 --> 01:07:18: was someone spoke very passionately about that. A couple  
 people  
 01:07:18 --> 01:07:22: about the lack of recreational space both inside and outside



01:07:22 --> 01:07:25: that they needed some something for.

01:07:25 --> 01:07:29: Kids to do lack of community centers was something else

01:07:29 --> 01:07:32: that we heard. We have a a couple of slides

01:07:32 --> 01:07:35: on what we heard. Unfortunately because of the time we

01:07:35 --> 01:07:39: couldn't go through every one of them. But really and

01:07:39 --> 01:07:43: David tried to speak to it around integrating housing with

01:07:43 --> 01:07:47: the community services on the libraries. We know that there's

01:07:47 --> 01:07:52: no library here in Fredrikstad, so essentially community amenities and

01:07:52 --> 01:07:55: community services or the lack thereof came very.

01:07:56 --> 01:07:58: Came out in in our in our interviews.

01:07:59 --> 01:08:02: OK, and one follow up, sort of a different question.

01:08:02 --> 01:08:05: Will your involvement continue beyond your 90 day report?

01:08:06 --> 01:08:09: I'll, I'll take that one I I was here three

01:08:09 --> 01:08:12: years ago in Saint Thomas, and I considered director Graham

01:08:12 --> 01:08:15: a friend. And if he calls me to help him

01:08:15 --> 01:08:18: with some issues, I will always take that call.

01:08:19 --> 01:08:21: To get to assemble these people again for five days,

01:08:21 --> 01:08:24: it was almost impossible to get them all together, but

01:08:24 --> 01:08:27: I think everybody here is for a reason and is

01:08:27 --> 01:08:30: passionate about helping you. So I do think you will.

01:08:30 --> 01:08:32: I I can't speak for everybody, but I do think

01:08:33 --> 01:08:35: you would have a resource in the experts up here

01:08:35 --> 01:08:36: today.

01:08:36 --> 01:08:38: Well, now that they've been here that are addicted, they'll

01:08:38 --> 01:08:38: be back.

01:08:39 --> 01:08:40: Right, right, right, right.

01:08:42 --> 01:08:44: NFL invite us back. Please let us know because I

01:08:44 --> 01:08:46: think that would be easy to get them together.

01:08:47 --> 01:08:51: Questions please come up questions and your anyone and we'll

01:08:51 --> 01:08:53: be waiting for someone to come up and ask an

01:08:53 --> 01:08:57: important question. The Housing Authority is going to be doing

01:08:57 --> 01:09:00: a lot more information sessions. We're going to have our

01:09:00 --> 01:09:04: team Lydia Pell who's the hardest working person in the

01:09:04 --> 01:09:08: territory. Our resident architect. Let's give her a hand, please.

01:09:11 --> 01:09:13: We have a new a new senior leader that's going

01:09:13 --> 01:09:16: that's heading up our resident services department that has a

01:09:16 --> 01:09:19: new name. Mr Marvin Nesbitt. I'll just stand up some

01:09:19 --> 01:09:21: people who know him. He's going to be the the

01:09:21 --> 01:09:25: face of the Housing Authority and pushing our resident

services

01:09:25 --> 01:09:27: model. We're going to have a lot more discussion. He's

01:09:27 --> 01:09:30: going to be on the radio. Miss Pell's going to

01:09:30 --> 01:09:32: be on the radio. We're going to have a lot

01:09:32 --> 01:09:35: more meetings. We're going to explain it's it's all going

01:09:35 --> 01:09:38: to be transparent and what we're doing we're going to

01:09:38 --> 01:09:40: build great housing where we also going to invest in.

01:09:41 --> 01:09:43: People, people first and we have a plan of action

01:09:43 --> 01:09:46: for our new developments that we're gonna invest in our

01:09:47 --> 01:09:50: people. They're gonna have a budget, each new

development gonna

01:09:50 --> 01:09:53: have a budget for 15 years. So resident councils are

01:09:53 --> 01:09:55: what we need to have. We need to have our

01:09:55 --> 01:10:00: residents involved volunteering, participating in resident

councils and I want

01:10:00 --> 01:10:03: everyone here that knows someone in public housing to tell

01:10:03 --> 01:10:06: them that it's important that they volunteered their time and

01:10:06 --> 01:10:09: energy to help make it better for the work that

01:10:09 --> 01:10:11: we are doing to make it better.

01:10:11 --> 01:10:14: For everyone that's living in affordable housing so questions

please

01:10:14 --> 01:10:16: anybody else come on up.

01:10:17 --> 01:10:19: I'm sure there are questions that's on your mind. Senator

01:10:19 --> 01:10:22: Whitaker. I know you always have questions.

01:10:30 --> 01:10:30: Good morning.

01:10:31 --> 01:10:31: Good morning.

01:10:31 --> 01:10:32: Quick question.

01:10:33 --> 01:10:34: But not to divulge.

01:10:35 --> 01:10:37: And personal but.

01:10:37 --> 01:10:38: Some years ago.

01:10:39 --> 01:10:41: I had applied for.

01:10:43 --> 01:10:45: I think it was USDA.

01:10:53 --> 01:10:57: I have applied for USDA, went through the eight weeks

01:10:57 --> 01:11:00: program of getting the House.

01:11:00 --> 01:11:03: At the time of when it was all over.

01:11:04 --> 01:11:07: They told me that there was no money available. What

01:11:07 --> 01:11:08: this happened to other people?

01:11:12 --> 01:11:15: I don't know who best wants that question, but I

01:11:15 --> 01:11:19: can't tell you anything about USD. I'm just gonna.

01:11:21 --> 01:11:24: Ohh, any program that we recommend it, it would be

01:11:24 --> 01:11:28: crazy to recommend an unfunded mandate that can't be

executed

01:11:28 --> 01:11:31: right? So we would make recommendations. I'm not creating

any

01:11:32 --> 01:11:36: programs, we're giving recommendations to VA to set up programs

01:11:36 --> 01:11:39: that may cost some money right? We are recommending that

01:11:39 --> 01:11:42: in the creation of any programs that they be funded

01:11:42 --> 01:11:44: so that services can be provided.

01:11:53 --> 01:11:56: Just one other thought to add to that is that

01:11:56 --> 01:12:00: there's some technical assistance that's needed for some of the

01:12:00 --> 01:12:04: complex government programs that require you know you hit timelines

01:12:04 --> 01:12:09: to answer questions, to provide written materials, historic tax credit

01:12:09 --> 01:12:12: program, for example that could be applied here to this

01:12:12 --> 01:12:17: historic district. It's, you know, a government programs would have

01:12:17 --> 01:12:19: some complexities, but even beyond looking at.

01:12:20 --> 01:12:23: Operation and sun setting. We're trying to also say there's

01:12:23 --> 01:12:26: an opportunity to to to attract capital, and so I

01:12:26 --> 01:12:29: want to make sure that point gets it gets heard

01:12:29 --> 01:12:32: as well. We have a you have a committed government

01:12:32 --> 01:12:36: program here, but let's use that committed government program to

01:12:36 --> 01:12:41: leverage and to create additional capital flow opportunities into the

01:12:41 --> 01:12:43: surrounding areas and that is possible.

01:12:46 --> 01:12:48: And so the USDA program that you mentioned is a

01:12:48 --> 01:12:52: program for home ownership. So is that what you're playing

01:12:52 --> 01:12:54: for? Yeah, and so that is a program that that

01:12:54 --> 01:12:58: they provide that the federal government provides to all of

01:12:58 --> 01:13:00: the states. But I would encourage you. I learned a

01:13:01 --> 01:13:03: lot from talking to the interim director at the HFA.

01:13:04 --> 01:13:06: They have a lot of money and they have. They

01:13:06 --> 01:13:10: are 100% focused on homeownership. They don't do really anything

01:13:10 --> 01:13:13: multifamily, so I would encourage you. They have a program

01:13:13 --> 01:13:15: right now that is coming through.

01:13:15 --> 01:13:18: Disaster relief to help purchase homes up to \$100,000. So

01:13:18 --> 01:13:21: I would encourage you to go to their website and

01:13:21 --> 01:13:23: look at that program as well.

01:13:27 --> 01:13:28: Good.

01:13:29 --> 01:13:30: Good morning, good.

01:13:30 --> 01:13:31: Morning good morning.

01:13:31 --> 01:13:33: I just want to First off really thank the Housing

01:13:34 --> 01:13:37: Authority for this effort. It's it's for me this is  
 01:13:37 --> 01:13:40: some senator Genevieve Whitaker for me having tried to  
 legislate  
 01:13:40 --> 01:13:43: some of this for me. Spending a large amount of  
 01:13:43 --> 01:13:47: my time engaging good relation with Housing Authority and  
 not  
 01:13:47 --> 01:13:50: so much with the housing, Finance authority and so the  
 01:13:50 --> 01:13:53: question I have in two two parts, one the Housing  
 01:13:53 --> 01:13:57: Authority Housing Finance Authority everybody made a lot of  
 commitments  
 01:13:57 --> 01:14:00: by laying out the disaster recovery plan.  
 01:14:00 --> 01:14:05: The Virgin Islands mitigation and disaster recovery in your  
 assessment  
 01:14:05 --> 01:14:08: can how can you help? Really, with what the plan  
 01:14:08 --> 01:14:11: that is written and even suggesting ways to make it  
 01:14:11 --> 01:14:12: actionable.  
 01:14:13 --> 01:14:15: As well as in a in an area of workforce  
 01:14:15 --> 01:14:19: development where they've already made a commitment, a  
 huge commitment  
 01:14:19 --> 01:14:22: to one company where we've seen a number of times  
 01:14:22 --> 01:14:24: here in the Virgin Islands has been a number of  
 01:14:24 --> 01:14:28: stores. We have several storms and oftentimes individuals  
 come in.  
 01:14:28 --> 01:14:31: They pocket, you know, get a lot of money, and  
 01:14:31 --> 01:14:34: they have even workforce development, and we don't see  
 good  
 01:14:34 --> 01:14:37: results. So how did you all even assess the current  
 01:14:37 --> 01:14:40: companies or the company? The company that in the era  
 01:14:40 --> 01:14:43: of workforce development that received this large sum of?  
 01:14:43 --> 01:14:45: Of money and how what you could do what? So?  
 01:14:46 --> 01:14:49: In other words, what can be done with the circumstances  
 01:14:49 --> 01:14:52: cause so many commitments have been made already and  
 then  
 01:14:52 --> 01:14:56: the housing Finance authority some ways in which they can  
 01:14:56 --> 01:15:00: better effectuate really and truly the policies necessary on  
 this  
 01:15:00 --> 01:15:03: and and and finally, because in engaging them I'm I'm  
 01:15:03 --> 01:15:07: still asking for their policy on the first home buyer  
 01:15:07 --> 01:15:10: program and we're talking about 8 months now since I've  
 01:15:10 --> 01:15:12: asked that and continued to ask.  
 01:15:12 --> 01:15:13: Thank you.  
 01:15:13 --> 01:15:17: Don handled that implementation strategy in some of those.  
 01:15:17 --> 01:15:18: Question.  
 01:15:19 --> 01:15:23: So what I can tell you, and this is a

01:15:23 --> 01:15:28: conversation that we had directly with the with Miss Dana,  
01:15:28 --> 01:15:31: the interim director of HFA.  
01:15:32 --> 01:15:35: One of the challenges that they have and she was  
01:15:35 --> 01:15:38: just really quite candid about it is really staff.  
01:15:39 --> 01:15:42: And the ability to have experts to help implement a  
01:15:42 --> 01:15:45: lot of their programs. And we've mentioned that we'd heard  
01:15:45 --> 01:15:48: from a lot of people that you know calls were  
01:15:48 --> 01:15:51: going going on, you know, unanswered and, and so she  
01:15:51 --> 01:15:55: admitted that they just don't have the staff capacity now  
01:15:55 --> 01:15:58: and they're looking for staff. The other thing that I  
01:15:58 --> 01:16:01: would say is there have been some things that have  
01:16:01 --> 01:16:05: happened that may not necessarily be completely at, you  
know,  
01:16:05 --> 01:16:08: because of HFA. You think about when these plans are  
01:16:08 --> 01:16:09: created.  
01:16:09 --> 01:16:11: And the length of time they've been out there and  
01:16:11 --> 01:16:14: the changes in administration and so of course you all  
01:16:14 --> 01:16:17: have had a change in leadership, and so sometimes when?  
01:16:17 --> 01:16:19: When that happens, it took the HUD two years to  
01:16:19 --> 01:16:22: approve the plan. And then you had a change in  
01:16:22 --> 01:16:25: leadership. And this is all my understanding. From talking to  
01:16:25 --> 01:16:27: her, there was a change in leadership that went back  
01:16:27 --> 01:16:29: and revised the plan, and so it had to go  
01:16:30 --> 01:16:32: through another level of scrutiny with hood. So what I  
01:16:32 --> 01:16:35: would say is, I mean, I think that it's important  
01:16:35 --> 01:16:37: that you all let them know they are right down  
01:16:37 --> 01:16:38: the street.  
01:16:39 --> 01:16:43: Seriously, they are right down the street. They sit right  
01:16:43 --> 01:16:46: in the middle of one of their developments and you  
01:16:46 --> 01:16:50: know they should have their pulse on the community. They  
01:16:50 --> 01:16:53: have over 100 and if I remember correctly, she said  
01:16:53 --> 01:16:56: they had just hired David 180 eighty employees to help  
01:16:57 --> 01:17:00: deploy these funds, and so having the number doesn't  
impress  
01:17:00 --> 01:17:04: me. What impresses me is the expertise of these employees  
01:17:04 --> 01:17:07: and so I would encourage you all to hold them  
01:17:07 --> 01:17:09: accountable for making sure.  
01:17:09 --> 01:17:12: That the funding gets deployed and making sure they have  
01:17:12 --> 01:17:14: the right person in the right seat on the bus.  
01:17:14 --> 01:17:17: And again you all know they're down the street. Have  
01:17:17 --> 01:17:20: that conversation with them. They're a public agency. Go to  
01:17:20 --> 01:17:23: their board meetings, their board meetings have to be public.  
01:17:24 --> 01:17:27: And listen to what they're saying. And so there's an

01:17:27 --> 01:17:29: opportunity for you all to engage with them and encourage

01:17:29 --> 01:17:31: them to really keep the ball moving.

01:17:34 --> 01:17:37: Director Graham you have time for one more, OK.

01:17:40 --> 01:17:44: Thank you for putting this together housing and thank you

01:17:44 --> 01:17:45: ULI for visiting us.

01:17:47 --> 01:17:50: Just like you guys came down here and it was

01:17:50 --> 01:17:55: awesome, is there an opportunity for Virgin Islanders to go

01:17:55 --> 01:17:59: to places where things that we wanna see happen here?

01:18:00 --> 01:18:05: Right to go to these people's hometowns and.

01:18:06 --> 01:18:07: Sit sit.

01:18:08 --> 01:18:11: At the hem of their garments, to see how something

01:18:11 --> 01:18:15: works. I've been a teacher here in Saint Croix, but

01:18:15 --> 01:18:19: I've also been a teacher at some very successful schools

01:18:19 --> 01:18:23: in New York City public schools, and I often look

01:18:23 --> 01:18:27: at some of my education colleagues and say if you

01:18:27 --> 01:18:30: could just see what I saw as I taught in

01:18:30 --> 01:18:34: New York with really engaged, passionate people, then you

01:18:35 --> 01:18:38: would

01:18:38 --> 01:18:43: want to raise the bar on your own teaching.

01:18:43 --> 01:18:46: Right, so no disrespect to any of our local employees,

01:18:47 --> 01:18:50: but we need to get off the rock.

01:18:50 --> 01:18:54: That is, that is so interesting. You said that I'm

01:18:54 --> 01:18:57: gonna let Kimberly actually has bullet points in her

01:18:57 --> 01:19:00: presentation

01:19:00 --> 01:19:03: that speak to that directly. But you have a standing

01:19:03 --> 01:19:06: invitation if you wanna come to Atlanta, you call me.

01:19:06 --> 01:19:08: I've I've extended that invitation to director Graham and your

01:19:08 --> 01:19:12: governor. So if I can never be helpful in Atlanta,

01:19:12 --> 01:19:16: but Kimberly recommended that in her report.

01:19:16 --> 01:19:19: The short answer is we that is one of our

01:19:19 --> 01:19:22: recommendations to do journey of learning. As I like to

01:19:22 --> 01:19:26: call it tours to see what's working and taking, not

01:19:26 --> 01:19:29: just government folks but residents. We did that prior to

01:19:29 --> 01:19:32: me being back in Washington. I spent three years in

01:19:32 --> 01:19:34: Detroit prior to Antoine's arrival, so that's a lot of

01:19:34 --> 01:19:38: what we did, so I know we're a little short

01:19:38 --> 01:19:39: on time when a pass it back over to director

01:19:39 --> 01:19:43: Graham. But yes, that's a recommendation that we have.

01:19:43 --> 01:19:47: We want to thank everyone for their.

01:19:47 --> 01:19:50: Participation and then questions. Today we're going to again

01:19:50 --> 01:19:54: put

01:19:54 --> 01:19:57: that presentation for today on our website and I want

01:19:57 --> 01:20:00: to encourage anybody with any follow up questions to just

01:19:50 --> 01:19:53: come and go on our website and e-mail me or  
01:19:53 --> 01:19:57: Graham at vihousing.org. Our Graham at vihousing.org on  
our website  
01:19:57 --> 01:20:00: post any questions that you want and we'll follow up  
01:20:00 --> 01:20:03: with you and respond to your question, but we're going  
01:20:03 --> 01:20:07: to continue this process by having town hall meetings where  
01:20:07 --> 01:20:10: we are talking about our redevelopment plan.  
01:20:10 --> 01:20:13: And our resident investment, so we're gonna have town hall  
01:20:13 --> 01:20:15: meetings. We're gonna try and have two this year in  
01:20:15 --> 01:20:18: Fredrikstad and Kristianstad and in Saint Thomas we're  
gonna try  
01:20:19 --> 01:20:21: and do all three this year when individuals can come  
01:20:21 --> 01:20:24: out. Follow up questions about how you're doing, what you're  
01:20:24 --> 01:20:27: doing, when you're doing it, and we'll be able to  
01:20:27 --> 01:20:29: answer your questions. But for now, we want to thank  
01:20:29 --> 01:20:32: the panel for their work, their volunteers to do this  
01:20:32 --> 01:20:33: work we want to.  
01:20:33 --> 01:20:34: Welcome.  
01:20:35 --> 01:20:38: Their report we're gonna welcome them back and we wanna  
01:20:38 --> 01:20:41: just give one big round of applause. Applause For that  
01:20:41 --> 01:20:44: panel because they're leaving now. Thank you guys for  
coming  
01:20:45 --> 01:20:47: out. Thank you guys for participating. Thank you.

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