

Rentcafe Housing and its stakeholders should have made the move to rent café a 5 or even 10 year move. in fact in reviewing this matter the forced action might violate the rights of senior and disabled residents. Alternative payment and filing methods should be documented in future notices to residents. And a formatted training process and clear funding for trainers should be made even if that person or persons doing the training are residents. And no one should feel like they are being forced to move if they cannot use this system.

Carpets from what we have been told carpet should not be in a home past 10 years HACM has let people live with this carpet 15 to 17 years old maybe longer in some cases causing and contributing bad air quality and health issues as well as possible tripping hazards.

Resident Organization Funding in the amount of \$100,000 a year to be evenly divided among the R.O's. resident organizations are nonprofit just like the other groups that are funded by HACM.

Resident Organization Participation Funds need a guaranteed issuance date before May 1 before the break.

Back Rent a three year limit on back rent reviews of residents.

Public Records freely turn over public records to groups like Tenants United and common ground.

48hr Notice HACM has some managers and other staff that do not follow this rule.

Income Statement, Balance Sheet, Cash Flow Statement they are the documents that any business show to truly show company health.

Repair And Extermination Notice need to be given to filing resident within 48hrs and notice needs to be left after completion of a repair or extermination. This practice was key to the promptness and success of HACM in the past. (If the R.O makes the request they should get the notices). I will add the fact the the notice is required and not giving them has been unfairly used to hide a paper trail of repairs not done for some people for years.

Resident Work Programs resident work programs need to be mindful of communication with elected resident leaders when finding workers and not being divisive by employing their favorite people and in some cases people that are divisive to resident unity. There are residents that have always helped out and now they are being bypassed. Residents full proving a service is not helping out as a example

Helping clean is not the same as doing the full job housing employs and contractors are required to do.

1 Million it is not hard to see how a city that lets HACM operate without reporting cost under a million dollars to commissioners. It is clear that HACMs ratings went down after that rule was put in place it needs to be lowered to \$100,000 in total cost.

BIDS HACM claims they must take the lowest bid they infact need to take the lowest reasonable bid. Reasonable in this case means knowing the requirements for the job I have seen HACM take bids for contactors that do not have the staff for the job.(state the known needs for the job)

RAB

Clearly detailed documentation of needed repair cost for each building. (raising funds starts with knowing what is needed)

Stipend \$175 a month to RAB members this boards work is much more advanced and active than in the past.

Managers do not have agreed meeting with resident organization leadership at at least once a month. This is not the other monthly meeting with everyone at their project or building.

RAB should be meeting with district managers and R.O leaders more often.

District managers also need to meet with R.O's at least twice a year.

Income Statement, Balance Sheet, Cash Flow Statement they are the documents that any business shows to truly show company health. we want to see them for now on for hacm and the ones shown for each project, and what HACM is showing investors.

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