

**MINUTES OF A MEETING OF THE BOARD OF COMMISSIONERS OF THE
DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY HELD ON
FEBRUARY 27, 2020**

The regular meeting of the Board of Commissioners of the Danville Redevelopment and Housing Authority was held on Thursday, February 27, 2020 at 6 p.m. at the James Slade building, 135 Jones Crossing.

Those present were Constance Covington, Chairperson; Amanda Oakes, Vice-Chairperson; and Commissioners Vanessa Cain, Geary Davis, Alonzo Jones, and Jermaine Parker. Commissioner Larry Toomer was unable to attend.

Also present were Gary Wasson, CEO/Executive Director; Dennis Carter, Director of Accounting; Sharon Adams, Public Housing Director/Rental Property Manager for Cedar Terrace; Carla Harrison, Rental Property Manager for Cardinal Village; Terry Ferguson, Housing Choice Voucher Program Director; and, Deborah Morton, Resident Relations Director. Wendy Everson, Senior Program Officer for the Danville Regional Foundation, and Shani Gaylord of the Virginia Health Department's YHELI program also attended the meeting.

Carla Harrison talked about Cardinal Village's February events and the events planned for March. During February, activities included a residents meeting and giveaway, a Valentine's Day party, a "Ladies, Love Yourself" event sponsored by PATHS, a hot dog lunch, and a coordinators meeting. In March, planned events include a Dr. Seuss storytime hour, a community workshop in which Vice-Chairman Oakes will discuss suicide, and a workshop on predatory lending. On March 27th and 28th, the residents and staff will participate in the Danville Neighborhood Leadership Conference.

Mrs. Adams said Cedar Terrace vacancies decreased from 12 to 10 in January. There were five move-ins and three move-outs in January. Rent collections have improved, and eight residents are scheduled to go to court. Mrs. Adams thinks all the residents will pay within the ten-day period allowed by the court. In December, some of the DRHA staff met with the community health workers, and it was agreed that they would hold quarterly meetings. The next meeting will be held on March 5th. The food truck visits Cedar Terrace every Friday. A focus group sponsored by Smart Beginnings has been formed. REAC inspections were done Wednesday, February 26th.

There were no questions regarding the Ingram Heights and Pleasant View reports. Deborah Morton discussed activities at Seeland Crossing. The Resident Relations department continues to work with the residents and collaborate with agencies to promote self-sufficiency. Mrs. Morton is Chairperson of the VAHCDO Scholarship Committee and will go to Hopewell, Virginia on March 26th-28th for a committee meeting. Two DRHA residents have applied for scholarships.

Vice-Chairperson Oakes made a motion to approve the minutes of the January 23, 2020 regular Board meeting and the February 13th special meeting. Commissioner Parker seconded the motion, and it was approved unanimously.

The Board considered matters presented by the general public. Wendy Everson of the Danville Regional Foundation talked about the Opportunity Neighborhood initiative. DRF staff met with the residents of Cardinal Village, Cedar Terrace, and other targeted neighborhoods to determine what they want and need to improve the quality of their lives. The residents expressed interest in

workforce and educational opportunities, leadership training, and opportunities for the youth to become engaged in their communities. The DRF Community Council holds meetings at the River District Events Center on the third Monday of each month; the general public is invited to attend to discuss topics that are important to them.

Shani Gaylord of the Virginia Department of Health discussed the Youth Health Equity Learning Institute (“YHELI”) program. This is a four year after-school and summer program that addresses educational barriers to help the youth graduate on time, and stresses education as a means of improving health. Student-managed activities teach leadership skills, and the students learn to write resumés and interview for jobs. Approximately 145 youth participate in the program.

Mr. Wasson presented his report. The Authority’s Family Self-Sufficiency grant application was approved in the amount of \$24,818. This will fund a case manager’s position. The Authority will receive \$1,202,845 in Capital Funds for 2020, which is a \$76,231 increase from last year. An article about the manufactured home project was published in the *Danville Register and Bee* recently. The model home has been delivered and set up at the corner of Franklin and Beauregard Streets, and it was furnished with funds from the Virginia Impact grant. A front porch, driveway, and carport will be built, and an open house is planned in March. Bids for construction of the Cardinal Village Learning Center are due on March 24th. REAC inspections have been done at all sites except Seeland Crossing; inspections will be performed there on February 28th. A team of HUD staff will visit the Authority on March 10th-12th to discuss the Authority’s low PHAS score. Temporary Certificates of Occupancy were issued in December for the Upper Street project; they will expire on March 2nd. Work has not been completed, so an extension of the deadline has been requested. An open house may be held in April. The DRHA staff is working with Bibleway Church to develop a 48 unit senior housing complex on Seeland Road. The complex will have 27 one-bedroom and 21 two-bedroom units, with carports and garages behind the building. Mr. Wasson is writing a tax credit application for the project. Danville Housing Company will be the managing member, as it has been for three other tax credit properties. On March 3rd, Mr. Wasson will attend the City Council meeting to request multi-family zoning for the apartment project, which has temporarily been named the Almagro Town Apartments.

Mr. Ferguson said the Housing Choice Voucher program is losing about 22 tenants per month, mostly due to unreported income. The program now has two VASH participants, with a third expected soon. There will be another homeowner shortly. She is 84 years old, and will purchase the house at 343 Bell Drive. Because she lives entirely on Social Security, the DRHA will pay most of her mortgage payments. The HCV staff is working to lease 100 Mainstream vouchers.

Mr. Carter presented the financial report for 2019. Although it was not a good year overall, some programs performed well. The Section 8 Administrative program and the Central Office had a good year, while Housing Enterprises ended the year over-budget. Public Housing Operations lost \$90,000 for 2019. Revenue was 4% more than budgeted, and HUD funding was 3% more than expected. Dwelling rentals exceeded the budget by 4%. Administrative expenses were in line with expectations, while Utilities were about \$40,000 under budget. Maintenance costs were \$193,000 over-budget due to efforts to increase unit preparation, catch up work orders, and overtime costs. The Protective Services category was \$42,000 over-budget. About 20% of the DRHA’s operating reserves were applied to the deficit. Commissioner Jones complimented Mr. Wasson and Mr. Carter for their sound fiscal management during a difficult

budget year. Vice-Chairperson Oakes suggested that the Commissioners review the budget in six months.

New organizational charts were sent to the Commissioners as they requested. A new Resident Relations department has been created and is supervised by Deborah Morton. Sharon Adams now supervises the site managers and their maintenance staffs.

Vice-Chairperson Oakes made a motion to approve Resolution 2657 awarding 16 project-based vouchers to the Almagro Town Apartment project to be used at the newly constructed apartment site contingent upon approval and receipt of low income housing tax credits, approval of all HUD project-based voucher requirements, and upon Almagro Town Apartments' compliance with all requirements set forth for project-based vouchers by the DRHA. The motion was seconded by Commissioner Parker. When the vote was taken, the motion was approved by a vote of 5 to 0 with one abstention.

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>
Constance Covington Amanda Oakes Vanessa Cain Geary Davis Jermaine Parker	None	Alonzo Jones

No closed session was needed.

Commissioner Jones made a motion to approve Resolution 2658 awarding an employment contract to Nancy Larissa Deedrich to serve as the Authority's CEO/Executive Director for the period of April 1, 2020 to March 31, 2021; the motion was seconded by Commissioner Cain and approved unanimously.

Because some Commissioners were unable to attend a Commissioners meeting on March 26th, it was agreed to reschedule the meeting to Wednesday, March 18th at 6 p.m. at the James Slade building.

Commissioner Jones thanked Mr. Carter again for doing such a good job with the budget. Vice-Chairperson Oakes, Commissioner Davis, and Chairman Covington thanked the staff for their efforts.

Vice-Chairman Oakes made a motion to adjourn the meeting, which was seconded by Commissioner Davis and approved unanimously.

Chairperson

Secretary