

**MINUTES OF A MEETING OF THE BOARD OF COMMISSIONERS OF THE  
DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY HELD ON  
APRIL 22, 2021**

The regular meeting of the Board of Commissioners of the Danville Redevelopment and Housing Authority was held on Thursday, April 22, 2021 at 5 p.m. at the James Slade building, 135 Jones Crossing.

Those present were Amanda Oakes, Vice-Chairman, and Faye Brown, Vanessa Cain, Alonzo Jones, Jermaine Parker, and Larry Toomer, Commissioners. Chairman Constance Covington was unable to attend.

Also present were Mark Loftis, Counsel, and Larissa Deedrich, CEO/Executive Director.

The Vice-Chairman called the meeting to order and the roll was noted. There were no public comments for discussion.

Commissioner Toomer made a motion to approve the agenda; the motion was seconded by Commissioner Jones and approved unanimously. Commissioner Jones made a motion to approve the March 25<sup>th</sup> meeting minutes; the motion was seconded by Commissioner Toomer and approved unanimously. Commissioner Jones made a motion to approve the financial report, Housing Choice Voucher report, and Public Housing reports. Commissioner Parker seconded the motion and it was approved unanimously.

Mrs. Deedrich presented her report. Some employees are reluctant to get COVID vaccinations, and as an incentive, the Authority will pay \$200 to those who do so. DRHA residents are being transported to vaccination sites, and the staff wants to arrange vaccination clinics at the public housing sites. The new Chief Financial Officer/Deputy Executive Director starts work on Monday, May 3<sup>rd</sup>. Mrs. Deedrich contracted with Nan McKay and Associates to provide training for the new CFO for a one-year period and to help develop a more efficient financial reporting system. Currently, the Authority has openings for a Housing Choice Voucher Specialist, Procurement Administrator, and Maintenance Laborer.

The Human Resources Committee, HUD Committee, and Development Committee did not meet last month and had no updates.

The Commissioners discussed whether to reopen Board meetings to the staff and general public. It was decided to wait and allow more time for individuals to be vaccinated. Once the meetings are reopened, the staff will not be required to attend unless they have matters for discussion. The general public may speak, but will have a three-minute time limit. The time limit will be listed on the agendas. Commissioner Jones said only business-related issues should be considered at the Board meetings. Other matters should be addressed by the staff.

The Rental Assistance Demonstration (RAD) program was discussed. Mrs. Deedrich is working with a consultant who will determine whether a RAD conversion would benefit the Authority. Kameron Melton, an attorney with Woods Rogers, is learning about the RAD program and will serve as the Authority's advisor. Vice-Chairman Oakes attended a RAD training session at a HUD national conference she attended. Attendees from other housing authorities who have already converted to the RAD program advised that the DRHA do their due diligence, proceed with caution, and possibly convert just one site in the beginning. Mrs. Deedrich has some experience with the RAD program; she handled a RAD conversion project in Illinois for 150 older housing units. She mentioned that government funding for housing authorities is expected to increase under the new administration.

The Commissioners selected a logo for the DRHA's new website, which should be completed shortly.

Mrs. Deedrich said the Authority received no ROSS grants this year. The main reason is that the Authority is still considered a troubled Authority. HUD is considering Mrs. Deedrich's request to revise the Authority's PHAS score, but even if the score is changed, the Authority will not receive ROSS funding this year. She submitted a request to Earl Reynolds, Deputy City Manager, for \$100,000 from the City of Danville to continue resident services. Funding from the Housing Choice Voucher administrative budget and other sources could be applied, also. Receiving the City funding would enable the Authority to keep one additional resident services employee.

After a meeting with Chairman Covington and the DRHA staff, it was decided to create a Resident and Youth Services Team to manage youth activities as one program, rather than having separate programs for each site.

The Southside Community Learning Center should be completed in May. Mrs. Deedrich asked the Commissioners for volunteers to serve on a committee to plan a grand opening in June. Vice-Chairman Oakes and Commissioner Brown agreed to serve on the committee. It was decided to hold the grand opening on Wednesday, June 23<sup>rd</sup>, and the regular Board meeting scheduled for June 24<sup>th</sup> would be cancelled. A retirement party for Gary Wasson, former Executive Director, and Dennis Carter, retiring Director of Accounting, will be held in July.

Discussion concerning the creation of a 501c3 nonprofit corporation has been added to the City Council meeting agenda for their May 4<sup>th</sup> meeting.

All the Commissioners indicated they could attend the next Board meeting on Thursday, May 27<sup>th</sup> at 5 p.m. at the Slade building.

Questions and comments from the Board were considered. Vice-Chairman Oakes mentioned the passing of Starr Miner, Procurement Director for the Authority, on March 30<sup>th</sup>. Mrs. Miner created a support group for grandparents who were raising grandchildren called GAP

(Grandparents Acting as Parents) and she worked with the Vice-Chairman to provide needed services for those who attended the meetings.

Commissioner Toomer made a motion for adjournment, which was seconded by Commissioner Brown and approved unanimously.

---

Vice-Chairman

---

Secretary