

**MINUTES OF A MEETING OF THE BOARD OF COMMISSIONERS OF THE  
DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY HELD ON  
JANUARY 23, 2020**

The regular meeting of the Board of Commissioners of the Danville Redevelopment and Housing Authority was held on Thursday, January 23, 2020 at 6 p.m. at the James Slade building, 135 Jones Crossing.

Those present were Constance Covington, Chairman; Amanda Oakes, Vice-Chairman; and Commissioners Vanessa Cain, Geary Davis, Alonzo Jones, Jermaine Parker, and Larry Toomer.

Also present were Gary Wasson, CEO/Executive Director; Mark Loftis, Counsel; Dennis Carter, Director of Accounting; Sharon Adams, Public Housing Manager/Rental Property Manager for Cedar Terrace; Linwood Terry, Director of Technical Services; and Missy Harden, Seeland Crossing Youth Coordinator.

There was no discussion concerning the site reports, and no matters were presented by the general public.

Vice-Chairman Oakes made a motion to approve the minutes of the November 20, 2019 regular and annual meetings, and the minutes of the special meetings held on January 6<sup>th</sup> and 17<sup>th</sup>, 2020. Commissioner Toomer seconded the motion and it was approved unanimously.

Mr. Wasson gave his report. Temporary Certificates of Occupancy were issued on December 31<sup>st</sup> for the Upper Street apartment units. Some work remains to be done, including the installation of an elevator, installation of backsplash and floor cabinet work in the kitchens, and concrete work. The first manufactured home in the Franklin Street project is scheduled to be set up on Friday, January 24<sup>th</sup> at 531 Franklin Street. A loan from Virginia Community Capital is in place to fund the project. One bid in the amount of \$80,000 was received for renovations to the Cedar Terrace Youth Center; approximately \$40,000 was budgeted for the work. Mr. Wasson is negotiating with the contractor to reduce costs. The Cardinal Village Community Center project has been delayed due to issues involving wage rates for electrical workers. The wage rates issued by the Department of Labor are far higher than the rates paid to workers locally, and Mr. Wasson is contesting them. On January 8<sup>th</sup>, Mr. Wasson received HUD approval to construct the Cardinal Village Community Center. At the Board meeting of August 22, 2019, the Commissioners approved a request to buy out the DRHA's partners in the Grant Street/Blaine Street project. The buyout was closed on December 18<sup>th</sup>. The Authority paid \$80,000 in the buyout, but will save hundreds of thousands of dollars in future costs.

Mr. Wasson reported on the Housing Choice Voucher program in Terry Ferguson's absence. The Authority has 100 Mainstream vouchers to lease, and hopes to lease as many as possible between February 1<sup>st</sup> and March 1<sup>st</sup>. A briefing was held for the applicants on Wednesday, January 15<sup>th</sup>. At this time, the HCV program has over 1,600 vouchers, and a new HCV Specialist will be hired.

Commissioner Jones moved the adoption of Resolution 2656 approving the write-off of \$18,211.69 in uncollectable tenant accounts receivables. The motion was seconded by Commissioner Cain and approved unanimously.

The Authority's Public Housing Assessment System (PHAS) score for 2018 was discussed. The score was 55, which was drastically lower than the score received in previous years, and the Authority was categorized as a "troubled" authority. Because mixed finance projects are no longer considered when evaluating housing authorities, Seeland Crossing was not considered as part of the evaluation, which resulted in a lower score. Vacancies and delinquent accounts were contributing factors, and corrective action was implemented last year. Vacancies have now been reduced. Mr. Wasson explained other factors that could lead to lower scores. He received a letter from HUD about the PHAS score dated January 7<sup>th</sup> which required a response by February 6<sup>th</sup>. His response was sent by the deadline.

Mr. Wasson provided an update on properties being purchased and held by the DRHA in accordance with the Memorandum of Understanding between the Authority and the City of Danville. The houses at 241 Jefferson Street and 124 Chestnut Street should be sold shortly. Mr. Wasson discussed the 2019 final estimated rental loss report and site reports. He hopes funds can be found in the Capital Fund to make needed repairs in the units.

All the Commissioners except Commissioner Cain indicated they could attend the February 27<sup>th</sup> Board meeting.

Commissioner Jones talked about gang activity and a recent shooting at Cardinal Village. Chairman Covington, who lives across the street from Cardinal Village, heard the gunfire and saw a car speed off. Video from the surveillance camera showed someone shooting from a vehicle. It is not known at this time whether the suspect has been apprehended.

Vice-Chairman Oakes moved that the meeting of the Board of Commissioners be recessed and that the Commissioners immediately reconvene in executive, closed session for the sole purpose of discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining or resignation of employees, as permitted by Subsection (A)(1) of §2.2-3711 of the *Code of Virginia*, 1950, as amended; the motion was seconded by Commissioner Toomer and approved unanimously.

Vice-Chairman Oakes made the following motion, which was seconded by Commissioner Davis and approved unanimously: BE IT RESOLVED that during the immediately preceding closed meeting, to the best of the Commissioners' knowledge, (i) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act, and (ii) only such public business as was identified in the motion by which the closed meeting was reconvened were heard, discussed, or considered.

Commissioner Davis made a motion for adjournment, which was seconded by Commissioner Parker and approved unanimously.

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Chairman

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Secretary