

**MINUTES OF A MEETING OF THE BOARD OF COMMISSIONERS OF THE  
DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY HELD ON  
NOVEMBER 22, 2022**

The regular meeting of the Board of Commissioners of the Danville Redevelopment and Housing Authority was held on Tuesday, November 22, 2023 at 5 p.m. at the James Slade building, 135 Jones Crossing.

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

Also present were Mark Loftis, Counsel; Larissa Deedrich, CEO/Executive Director; and Katya Urraco, CFO/Deputy Director.

The meeting was called to order and the roll was noted. There were no matters presented by the general public.

Commissioner Jones made a motion to approve Agenda Items 3a (approval of the meeting agenda), 3b (approval of the October 25<sup>th</sup> Board meeting minutes), 3c (approval of the 2023 Operating Budget – Resolution 2718), and 3d (approval of a 2% Christmas bonus for full-time and part-time DRHA employees and \$250 gift cards to interns and apprentices working in DRHA programs – Resolution 2719). Commissioner Toomer seconded the motion and it was approved unanimously.

Ms. Urraco presented the financial report. Last month's expenses were close to budget projections. Income in the public housing program was 31% lower than the budgeted amount due to higher vacancies. The Maintenance staff will do repairs and extensive remodeling work on some apartments to make them more desirable. Regarding the Housing Choice Voucher program, HUD funding should be received shortly for the month of June or July. This money had been withheld to enable the Authority to spend down reserves, but the Authority didn't have enough in reserves to cover the entire month.

Mrs. Deedrich gave her report. New regulations are being issued for the RAD program, and it may now be possible to convert units to project-based vouchers. Conversions would be done one public housing site at a time. Developers may attend a future Board meeting to explain the process. Mrs. Deedrich has scheduled interviews for the two new Maintenance positions. HUD approved her request to use project-based vouchers for 20 homes owned by the Authority. The Authority can charge market rents for these properties. A contract was signed with the City of Martinsville to provide a housing education program. The DRHA may purchase or rent office space in Martinsville; a Housing Choice Voucher Specialist and Housing Inspector work in Martinsville two days each week. The retirement buyout package was explained to the 14 employees who qualified and they have until November 30<sup>th</sup> to make a decision. Mrs. Deedrich submitted a proposal for the Rapid Rehousing program and met with City Manager Ken Larking

and Deputy City Manager Earl Reynolds to discuss it. She believes they support the program and Commissioner Jones believes adequate funding will be available. Some zoning changes will be required if the project is approved. Mrs. Deedrich plans to purchase four three-bedroom houses for the program and if the initial program goes well, property may be purchased on Luna Lake Road for an expansion. The new Kinetic Potential software will be used to track supportive services for the residents, who can earn points to pay utility bills, etc.

The Public Housing program was discussed. HUD approved a 120% payment standard for next year. The staff is finding properties to purchase to rent to HCV tenants.

Chairman Oakes said the HUD Review/Finance Committee met and discussed the 2023 Operating Budget.

The Board discussed the name of the new 52-unit senior apartment complex to be constructed on Seeland Road next year. The complex will be named for Bishop Lawrence Campbell, Sr. of Bibleway Church. The Commissioners will discuss the project at a church service on December 4<sup>th</sup>.

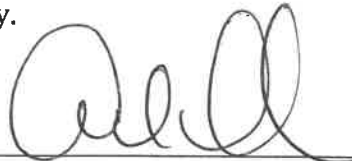
There was no new business for discussion.

All of the Commissioners plan to attend the January 24, 2023 Board meeting. The Public Housing Authorities Directors Association (PHADA) will host a Commissioners Conference in Orlando, Florida on January 8-11, 2023.

Commissioner Jones said that Mrs. Deedrich and Ms. Urraco will assume additional responsibilities if some employees accept the retirement buyout offer, and he wants to discuss salary increase at a future meeting. Chairman Oakes enjoyed the Virginia Governor's Housing Conference held in Arlington in November and she learned more about community development.

The Board's committees serve for a two-year period and no changes will be made for the coming year.

Commissioner Toomer made a motion to adjourn the meeting, which was seconded by Commissioner Parker and approved unanimously.



Chairman



Secretary