

**DANVILLE-PITTSYLVANIA COMMUNITY SERVICES  
BOARD OF DIRECTORS  
Thursday, August 16, 2018  
Meeting Minutes**

The Regular Meeting of the Danville-Pittsylvania Community Services (DPCS) Board of Directors was held Thursday, August 16, 2018, in the Betty Whitehead, M.D., Board Room at 245 Hairston Street, Danville, Virginia.

**BOARD MEMBERS PRESENT**

Robert Warren, *Chairperson*  
Shelby Irving, *Vice Chairperson*  
Julie Brown, *Past Chairperson*  
William "Sid" Allgood  
Lorrie Eanes-Brooks

Rufus Fuller, III  
Michael Mondul  
Jacqueline Satterfield  
Kimberly Van Der Hyde  
Frank Wickers

**BOARD MEMBERS ABSENT**

Jessie Barksdale, *Secretary*  
Gwendolyn Edwards

Angela Fowler  
Gracie Mays

**STAFF MEMBERS PRESENT**

Jim Bebeau, *Executive Director*  
Sandy Irby, *Director of Behavioral Health Services*  
Sara Craddock, *Director of Developmental Services*  
Amanda Oakes, *Director of Prevention Services*  
Cindy Lewis, *Director of Human Resources*  
Mary Beth Clement, *Director of Finance*  
Jennifer Thompson, *Director of Compliance & Information Systems*  
Carol Cundiff, *Executive Assistant*

**CALL TO ORDER**

Chairperson Robert Warren called the meeting to order at 5:31 p.m.

**ADOPTION OF AGENDA**

The Agenda was distributed with the Board Packet for this Meeting.

*Motion was made by Julie Brown and seconded by Sid Allgood to approve the Agenda as presented. The motion passed unanimously.*

**PROGRAM PRESENTATION**

**Permanent Supportive Housing Program (Behavioral Health)**

Sandy Irby, Director of Behavioral Health, introduced Melanie Tosh, Director of Adult Clinical Services, and Crystal Furches, Supportive Housing Coordinator. Ms. Tosh advised the Board that Ms. Furches was employed by the Agency in 2004 as a case manager for Behavioral Health and moved to Piney Ridge Apartments Complex (PRAC) as Residential Manager in 2006. She still maintains an office at PRAC but is also serving as Supportive Housing Coordinator.

Ms. Furches shared that the Agency received a Permanent Supportive Housing (PSH) Grant of \$194,630 from the General Assembly in 2018, with continued funding expected. The Agency is able to provide 30 housing vouchers to seriously mentally ill adults with significant housing issues. The applicants must meet HUD low income requirements and must live alone. PSH is a national evidence-based practice for adults which utilizes "housing first" principles to combine low-barrier affordable housing, health care and supportive services to help individuals lead more stable lives. "Housing first" simply means placing people in housing first, with no conditions or barriers put in place to prevent them from obtaining housing or affecting any services they may receive. The PSH system follows Maslow's Priority of Needs pyramid (*listed here in order from the bottom to the tip*): An individual's physiological needs (such as food, water, shelter, clothing); safety and security (including health, employment, property, family); love and belonging; self-esteem; and self-actualization (morality, creativity, experience, purpose, inner potential). Referrals to the program are made by DPCS staff, the local hospital's behavioral health unit, Southern Virginia Mental Health Institution, the homeless shelter, the Haven domestic violence shelter, the jails, and other community providers. Individuals are not required to receive services at DPCS.

Through the PSH program, Ms. Furches focuses on helping the homeless population, those who are chronically homeless and those who are unstably housed. Homelessness is often caused by the lack of affordable housing and issues of serious mental illness. Local barriers individuals face in Danville and Pittsylvania County include that lack of affordable housing, expensive utilities, limited bus routes, rising medical care costs, the opioid epidemic (individuals failing background checks), restrictive program requirements and lack of collaboration between local agencies. Ms. Furches' role as the Supportive Housing Coordinator is to find safe, affordable and decent housing as quickly as possible; to inspect that housing to ensure it meets HUD housing standards and to complete monthly inspections to verify individuals are being good tenants; to build relationships between the landlords, tenants and herself to work toward a positive rental experience; and to link individuals to appropriate resources for their needs. She is able to obtain housing for most individuals within about four days.

The PSH program has seen progress. There has been an increased participation in Agency services. Individuals are being linked to entitlements such as disability benefits, health insurance, medical and dental care. Agency staff certified in SSI/SSDI Outreach Access Recovery (SOAR) are able to expedite the disability application process and obtain income for individuals within a few weeks versus the typical application process which can take two years or longer. Individuals are receiving Earned Income Disregard in which 0% of their income is counted toward their rent during the first year of tenancy and only 50% of their income is counted during their second year of tenancy. Landlords have been very receptive to the PSH program, assisting in expediting the move-in process and showing a willingness to work with problematic tenants. The local utility department is also partnering with the program to expedite restoration of utility services when needed. The PSH program matters because homeless people are three times more likely to die than the general population, with the average life expectancy being age 50. The homeless are three to six times more likely to contract illness. After being housed, individuals' utilization of crisis/emergency services typically decreases by 50% during the first year of tenancy. Overall, chronic homelessness has decreased by 30% since 2007 and PSH has increased by 59%.

According to Ms. Furches, each chronically homeless person costs Danville/Pittsylvania County \$35,578 per year. In 2018, approximately 53 homeless people were identified in the City/County. Housing for those individuals costs \$12,800 per person per year. Therefore, with the Agency's 30 housing vouchers, she calculates that the PSH program is saving the City/County approximately \$683,340 per year.

## **ACTION ITEMS**

### **Minutes – June 28, 2018, Regular Board Meeting**

Minutes of the June 28, 2018, Regular Board Meeting were distributed with the Board Packet for this Meeting. There was no request for amendment.

*Julie Brown made motion to approve the Minutes as presented. Lorrie Eanes-Brooks seconded, and the motion passed unanimously.*

### **Nominating Committee Report**

Nominating Committee Chairperson, Julie Brown, recommended that the following individuals serve as Officers and members of the Executive Committee for Fiscal Year 2019: Shelby Irving, Chairperson; Jessie Barksdale, Vice Chairperson; William "Sid" Allgood, Secretary; Robert Warren, Past Chairperson; Rufus Fuller, III, Member-at-Large; and Michael Mondul, Member-at-Large.

*As this recommendation came from Committee, it required no second. The vote to approve the FY2019 Officers and Executive Committee was unanimous.*

## **DISCUSSION ITEMS**

### **Hairston Street Campus Expansion Update**

Mr. Bebeau displayed aerial photographs tracking the progress of recent construction action. There have been many interior advances over the past month. Ceiling grids are in and mechanicals and computer cables have been or are in the process of being installed. The floors are fairly clear, which is a sign of good progress. Power to the building has been established with installation of a transformer. The universal power supply will power emergency lights for 1.5 hours. In the glassed work area, garage doors have been installed which will drop down in the event of fire for suppression. Hydraulic lifts are ready to be installed at the Service Center and paving around that building can begin soon. The Center should be ready for occupancy in five to six weeks. The underground water storage capacity has been tested, and the new system will be designed to handle a 100-year storm. After the Service Center is complete and the new parking area is paved, work will begin on the main parking lot and water containment system. The new North Wing should be complete in November/December, with renovations on the existing North Wing to begin immediately thereafter. Those renovations should be finalized within 60 days, in approximately February 2019.

### **Keen Street ICF/IID Conversion Update**

Sara Craddock reported that the Keen Street renovation project continues to progress. Modifications to the bathrooms that were noted during the walk through on June 6, 2018, have been addressed and completed. Representatives from the State Fire Marshal's Office made

two on site visits to monitor the progress of the project on July 5 and July 30, 2018. Recommendations resulting from these two visits include the following:

- The control panel for the fire alarm system must be relocated from the stairwell in order to comply with Life Safety Code regulations. The State Fire Marshal will be meeting with the fire alarm installation company, Templeton Vest, on August 2, 2018, to determine the best place to relocate the control panel.
- Conduit must be run from the sprinkler system to the vault. R.L. Price will work with VSC Fire and Security to ensure this requirement is complete.
- The sprinkler system flow test on July 30 did not meet pressure requirements. Representatives from VSC Fire and Security will be working on a solution to make the system compliant with Life Safety Code requirements.

A final walk through will be scheduled after all updates are made and the sprinkler system and fire alarm system meet noted requirements. Final completion date is unknown at this time but projected to be within the next month. Ms. Craddock will continue to update the Board until the project is complete.

### **RASAP Opioid Summit**

Amanda Oakes shared that DPCS, in partnership with the Regional Alliance for Substance Abuse Prevention's (RASAP), held an Opioid Summit on August 13, 2018, at Dan River Church, featuring Ryan Hall and The Urgent Love Initiative of Southwest Virginia. Mr. Hall is a recovering addict of opioid and heroin that was the result of an accident that left him taking painkillers. He now spends his time discussing his experience and helping to prevent others from suffering through a similar experience. The Urgent Love Initiative of Southwest Virginia is shifting the conversation of opioid addiction to a more accurate understanding and helps to provide local resources for those in need. Breakout sessions included Adverse Childhood Experiences (ACEs) training, Peer Recovery 101, Talk Saves Lives and REVIVE! Lay-Rescuer training. RASAP provided this training for a minimum cost of \$10 per participant. Attendees at the Summit were comprised of local educators, prevention providers, human service professionals, coalition members, law enforcement, probation officers, school administration, treatment counselors, and parents. RASAP extended an invitation to each of the DPCS Board Members in the Board Packet.

### **Programming Change at Piney Ridge Apartments**

Mr. Bebeau informed the Board that, on July 12, 2018, DPCS was notified by the Department of Behavioral Health and Developmental Services (DBHDS) that its final appeal to the Commissioners' Office for continued funding to support the 24/7 services at the Piney Ridge Apartments Complex (PRAC) was denied. As a result, DPCS is unable to sustain the operations at the apartment complex as it has since opening in 2004. DPCS has maintained a partnership with DBHDS for fourteen years to provide supportive housing services at the Piney Ridge Apartments, contributing to the success of all those who have lived there in the interim years. This partnership was sustained through four different Commissioners and four different Governors. It is clear that the termination of funds to support these services is not the result of any action or inaction by DPCS, but rather an internal operational decision by DBHDS

administration. In Virginia, the services provided at PRAC are not reimbursed by any insurance provider and must be fully supported by general funds, which were approximately \$329,000 per year.

The residents of PRAC will continue to reside in their apartments and receive their HUD subsidies for rent and utilities. There will be no change regarding their safe and affordable housing. However, assigned staff will no longer be on site 24 hours a day. DPCS will continue to manage the apartments as it has since 2004, and the Residential Manager and another Case Manager will continue to have their offices on site during traditional business hours. The residents will continue to receive all the other supportive services in which they are engaged now, such as case management, counseling, medication maintenance, and psychosocial rehabilitation - all provided throughout the community. Sandy Irby added that Agency staff are encouraging the residents to support each other, and residents have been assured that they can call Emergency Services for assistance at any time. A list of phone numbers for different problems that might arise has also been distributed to residents.

#### **Update on Smoking Area at Piney Ridge Apartments**

Sandy Irby reminded the Board that, at its June 2018 Board meeting, the Agency announced that a smoke-free housing policy would be implemented at the Piney Ridge Apartments Complex (PRAC) as required by Department of Housing and Urban Development (HUD) regulations. This policy became effective on August 1, 2018. However, to provide a designated smoking area for tenants, the Agency planned to purchase and install a gazebo at the property. Construction of the gazebo took approximately six weeks, and the finished product includes features such as screening, lighting, benches and a fire-proof waste receptacle. The structure was delivered to the PRAC site on July 31, 2018. The concrete pad had already been prepared, but a handicap-accessible ramp was added once the gazebo was in place. Signs were ordered and installed to designate the area for tenant smoking. Signs were also placed to inform tenants and visitors that PRAC is now a smoke-free property. Tobacco waste receptacles were removed from all apartments effective July 31, as the gazebo was then available for tenant use. The cost of the gazebo and its concrete pad was approximately \$13,677. PRAC is now compliant with HUD regulations regarding smoking on the premises.

#### **Virginia Association of Community Services Boards Public Policy Conference**

Mr. Bebeau encouraged Board members to attend the Virginia Association of Community Services Boards (VACSB) Public Policy Conference which will be held **October 3-5, 2018**, in Roanoke. Agency staff will leave Danville on Wednesday morning and return Friday afternoon. This annual Conference brings together Community Services Board members and staff, Legislators, State Department of Behavioral Health and Developmental Services staff, and Behavioral Health Care stakeholders to address public policy and current updates on statewide matters concerning behavioral health care in Virginia. The preliminary Conference Schedule was provided for reference. Board members should notify the Executive Assistant by August 31 if they wish to attend.

**INFORMATION ITEMS**

The following Information Items were addressed: None.

**NEXT BOARD MEETING**

Chairperson Warren reminded the Board that the next meeting will be held on Thursday, October 18, 2018, at 5:30 p.m.

**ADJOURNMENT**

Chairperson Warren declared the Board Meeting adjourned at 6:48 p.m.

Approved:

  
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Shelby Irving, Chairperson

  
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Date