

Minutes of the May 28, 2025 Meeting of the
Eastern Shore of Virginia Housing Alliance
The Enterprise Building
Accomac, Virginia

Directors Present

Faith Custis
Mildred Blake
Bridgechelle Warner
Ellen Richardson

Angel Collins
Shenia Davis
Alice Jones
Ivory Turner

Directors Absent

Diana Giddins
Doreen Simmons
Earnest Smith Jr.

Michael Selby
Gracie Milbourne

Others Present

Elaine Meil
Sandy Taylor

Eric Horito
Russ Williams

1. Call to Order

President Custis called the meeting to order at 6:01p.m.

2. Invocation

Director Warner gave the invocation.

3. Minutes of the March 26, 2025 Meeting

Minutes from the March 26, 2025 Meeting were presented.

Board approval of the March 26, 2025 Minutes was requested.

Director Richardson moved to approve the March 26, 2025 Minutes, while it was seconded by Director Davis. The motion was carried by unanimous vote.

4. Bills Payable / Financial Statement

Board approval of the following Bills Payable / Financial Statements were requested.

The Bills Payable for the March and April expenses totaled \$22,280.59.

Pine Street Apartments:	\$103,621.99
Taylor Bank Operating Reserves	

Bailey Road Apartments:	\$100,827.37
LGIP Reserve	

Director Richardson moved to approve the Bills Payable and Financial Statement as presented. Seconded by Director Collins, the motion was carried by unanimous vote.

5. Current Financial Status Report

The report indicates that 78.55% of the Administrative Budget and 70.61% of the Construction/Client Services Budget has been expended while 84% of the fiscal year has passed.

Director Richardson moved to approve the Financial Status Report as presented. Seconded by Director Blake, the motion was carried by unanimous vote.

6. FY 2026 Budget

Ms. Taylor presented the Proposed FY 2026 Budget.

The A-NPDC is scheduled to adopt its FY 2026 Budget at their June 16, 2025 Commission meeting, establishing the benefit and indirect rates for FY 2026.

Board adoption of the Proposed FY 2026 Budget was requested.

Director Collins moved to adopt the FY 2026 budget. It was seconded by Director Richardson. The motion was carried by unanimous vote.

7. Property Management

Pine Street Apartments

Vacancies: None. No anticipated vacancy.

Rent: Four.

Maintenance: Working on day to day work orders.

Bailey Road Apartments USDA Project

Vacancies: None.

Rent: 9 late, should be caught up later this month.

Maintenance: Staff was working on day to day items. Working on filling potholes.

Major issues with refrigerators the last few months all needing to be replaced.

Septic tanks are being pumped out as needed. Maintenance is checking on them regularly. The plan is to start to have tanks cleaned out. It is two units to a tank and we would like to start having at least one pumped per month.

Accomack Manor

Vacancies: No vacancies

Rent: Rent was raised for the one bedroom units to \$550 and the two bedroom units to \$585.

8. Indoor Plumbing / Rehabilitation Program

- IPR Program Rehab Oversight Board:
 - No update
- 2024 IPR Flex Program:
 - The homes are complete in both counties.
- 2025 IPR Flex Program
 - Staff is preparing the paperwork for one rehab in Northampton County and one rehab in Accomack County. Bids were received to rehabilitate one home in Northampton County and Accomack County. These are in Painter and Nassawadox.
- IPR Program Income:
 - No update

Director Blake moved to approve the IP/R financial records. The motion was seconded by Director Richardson, and was carried unanimously.

9. Housing Services Programs

Virginia Homeless Solutions Program

Total Assessments as of 4/30/2025: = 82 from ESVHA and 17 from ESCADV

Serving (Receiving Financial Assistance):

VHSP Rapid Rehousing: 5

Qualified and Searching:

VHSP Rapid Rehousing: 18

Pending Formal Intake into Program: 0

Closed Cases that have received funding:

VHSP Rapid Rehousing: 6

Closed Cases that have NOT received funding:

VHSP Rapid Rehousing: 6

Receiving Budgeting and Case Management (does not qualify for financial assistance):

Open: 0

Closed: 1

Budget: *VHSP Rapid Rehousing: \$78,419.00-51,892.61 = \$26,526.39 Remaining*

Estimated Date for Running out of Funds: *VHSP Rapid Rehousing: June 20, 2025*

366250

Continuum of Care (CoC)

Russ Williams

The Community Partners of the Eastern Shore General Membership meeting scheduled for May 14th was cancelled. The next General Membership meeting is scheduled for July 9th. Raw numbers for the Annual Homeless Point-In-Time Count have been issued indicating a decrease in local homelessness reported. The Virginia Department of Housing and Community Development (DHCD) typically issues the final report during the summer. Staff will present the final numbers to the Board once the report is issued.

3113 & 3115

Heir Property Education and Remediation Pilot Project

Russ Williams

Accomack and Northampton Counties awarded \$20,000 from each county to support the pilot project. Issues with the transfer of property through clear title and required authorizations and releases for subsidized rehabilitations have been prevented or otherwise hindered by confusion of ownership or heirship. Two public events were conducted earlier this month, one in Hallwood and one in Hare Valley, representing both counties. The events included an educational program as well as an opportunity for individuals and families to meet with staff. A pre-application for potential assistance was offered, and 11 attendees participated in that process. Potential aid could include title searches and a limited amount of assistance for legal aid for estate planning, on a 1st come-1st served basis. Staff is continuing the effort to procure legal services to aid with the project.

10. Executive Director's Report

Bayview Rental Houses

There was an electrical issue with one of the Bayview properties.

Property Management

There was nothing new to report.

11. Public Participation

There was no public participation at this time.

12. Other Matters

There were no other matters at this time.

13. Adjournment

There being no further business brought before the Board of Directors, the motion was made by Director Davis to adjourn the meeting. It was seconded by Director Richardson. The motion was carried by unanimous vote. The meeting was adjourned at 6:22 p.m.

Faith Custis, President

Elaine K. N. Meil, Executive Director