

Minutes of the March 25, 2026 Meeting of the
Eastern Shore of Virginia Housing Alliance
The Enterprise Building
Accomac, Virginia

Directors Present

Faith Custis
Ellen Richardson
Bridgechelle Warner
Ivory Turner
Mildred Blake
Michael Selby

Earnest Smith Jr.
Angel Collins
Diana Giddins
Doreen Simmons

Directors Absent

Shenia Davis

Alice Jones

Others Present

Elaine Meil
Sandy Taylor
Faith Lewis
Elizabeth Bell

Eric Horito
Russ Williams
Andrea Wert
Paul Grossman

1. Call to Order

President Custis called the meeting to order at 6:03p.m.

2. Invocation

Director Selby gave the invocation.

3. Minutes of the November 20, 2025 Meeting

Minutes from the November 20, 2025 Meeting were presented.

Board approval of the November 20, 2025 Minutes was requested.

Director Giddins moved to approve the November 20, 2025 Minutes, while it was seconded by Director Blake. 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 November/December/January/February expenses totaled \$29,024.03.

Pine Street Apartments:	\$105,229.73
Taylor Bank Operating Reserves	

Bailey Road Apartments:	\$104,397.77
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 through February indicates that 56.91% of the Administrative Budget and 62% of the Construction/Client Services Budget has been expended while 99.13% of the fiscal year has passed.

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

6. Property Management

Pine Street Apartments

Vacancies: Two vacancies.

Rent: Three tenants late.

Maintenance: Issues with drain lines. A contractor is needed to clear one line. On January 6th, USDA conducted inspections of the units. This inspection went well with minor findings that were addressed right away.

Other: Continued police presence in the area to address the crime.

Bailey Road Apartments USDA Project

Vacancies: None.

Rent: Two tenants late.

Maintenance: Failed water pump at the end of December. A replacement was required to restore water to several units. Funds will have to come from the Reserve for Replacement account. Two septic tanks have required pump outs.

Other: USDA conducted an inspection of this property as well. There were a few findings. Overall, the property was found to be in good condition. Two window issues that were never reported were found. A concern with the road conditions was addressed. ECPM is requesting assistance in addressing the

damaged roads. There's also an issue with the non-residents using the dumpster. Signage is posted and ECPM staff police it the best can.

Accomack Manor

Vacancies: Zero

Late: None

Maintenance: Day to day items being addressed.

East Coast Property Management

East Coast Property Management informed the Housing Alliance on 03/16/2026 that they will be terminating their contract on June 30, 2026, possibly a little later if we need additional time. This affects Bailey Road and Pine Street Apartments. Staff has put out a Request for Proposal in the Eastern Shore Post and online through eVA for property management companies. We will be sending RFP to the Virginia Employment Commission this week.

7. Indoor Plumbing / Rehabilitation Program

- IPR Program Rehab Oversight Board:
 - Requested the fill of the vacant Northampton County spot.
 - The current IPR Rehab Oversight Board consists of:
 - Faith Custis - Committee Chair, Accomack County
 - Ellen Richardson - Accomack County
 - Elaine K.N. Meil - ESVHA
 - Shenia Davis - Accomack county
 - Ivory Turner - filled the Northampton County vacancy. It was unanimously agreed upon.
- 2026 IPR Flex Program:
 - The Northampton County IPR home is approximately 30% complete with an estimated mid-May completion date.
 - The Accomack County IPR home is approximately 5% complete. This is also estimated to be completed in May.
- IPR Program Income:
 - No update

8. Housing Services Programs

Virginia Homeless Solutions Program

Total Assessments as of 2/28/2026: = 57 from ESVHA and 11 from ESCADV

Serving (Receiving Financial Assistance):

VHSP Rapid Rehousing: 7

Qualified and Searching: 0

Pending Formal Intake into Program: 0

Closed Cases that have received funding: 6

Closed Cases that have NOT received funding: 31

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

Open: 2

Closed: 2

Budget: VHSP Rapid Rehousing: \$56,206.00-56,206.00 = \$0.00 Remaining

366250

Continuum of Care (CoC)

Russ Williams

The Community Partners of the Eastern Shore General Membership met March 11th. A presentation was provided on coalition reengagement. The Annual Point-In-Time Homelessness Count was conducted as scheduled on the evening of January 28th. Four teams participated in the canvas between 6PM and midnight, including two teams from A-NPDC. No people were found outside. The preliminary number of people counted as sheltered is 31, noting that the status of these individuals will be reviewed by the Virginia Department of Housing and Community Development prior to inclusion on the final report. The final report can be expected some time this summer.

3113 & 3115

Heir Property Education and Remediation Pilot Project

Russ Williams

Accomack and Northampton Counties awarded \$20,000 from each county to support the 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. To date 7 families were aided with title searches concerning 9 properties, with ongoing counseling and assistance to be provided to several of those families. Additional families have made inquiries, and we have requested documents, and scheduled additional appointments accordingly. Staff is seeking venues in both counties to host education events during the first half of 2026. Housing Services staff presented the Heir Property Education Program to the Housing Alliance Board Members.

9. Executive Director's Report

Accomac Manor

The Accomac Manor project is now twenty years old. The property owner is in talks with Accomack County about the refinance of the original note and plans to apply for tax credits once they are eligible to update the building systems.

Bayview Rental Houses

No new updates.

Property Management

There was nothing new to report.

Fairview Program Income

Northampton County has contacted ESVHA that the remaining IPR Program Income Funds for East and West Fairview are being charged bank fees. Staff is working with the county to reconstitute the management team and identify a work program for the community that will expend the small amount of remaining program income funds. Since most of the houses in East Fairview and some of the West Fairview are now over 20 years old, staff expect to recommend a roof repair and replacement program.

10. Public Participation

There was no public participation at this time.

11. Other Matters

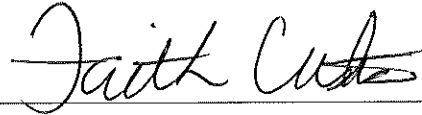
There were no other matters at this time.

12. Next Meeting

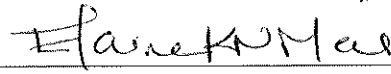
Next meeting is scheduled for May 27, 2026.

13. Adjournment

There being no further business brought before the Board of Directors, the motion was made by Director Richardson to adjourn the meeting. It was seconded by Director Turner. The motion was carried by unanimous vote. The meeting was adjourned at 6:44 p.m.



Faith Custis, President



Elaine K. N. Meil, Executive Director