

ACCOMACK-NORTHAMPTON REGIONAL HOUSING AUTHORITY
MINUTES OF THE
July 22, 2026
4:00 p.m.
The Enterprise Building
Accomac, Virginia

DIRECTORS PRESENT:

Vincent Holt
Patty White
Ernest H. Washington
Matt Spuck

Section 8 Representative
Accomack County
Northampton County
Northampton County

DIRECTORS ABSENT:

Mike Mason

Accomack County

OTHERS PRESENT:

Elaine Meil
Eric Horito
Joann Hall

Sandy Taylor
Russ Williams

Faith Lewis
Christine Ross

1. Call To Order

Chairman White called the meeting to order at 4:00 p.m.

2. Minutes of the May 27, 2026 Meeting

Adoption of the May 27, 2026 Minutes was requested.

Director Spuck moved to approve the minutes of the May 27, 2026 meeting. It was seconded by Director Holt, the motion was carried by unanimous vote.

3. Bills Payable / Financial Statements

The Bills Payable and Financial Statements for May and June were presented.

Director Spuck made the motion to approve the Financial Statements and Bills Payable. It was seconded by Director Holt. The motion was carried by unanimous vote.

4. Current A-NPDC Projects Financial Report

The report indicated that 101.90 percent of the FY 2026 budget has been expended while 100 percent of the fiscal year has passed.

Director Holt moved to accept the A-NPDC Projects Financial Report. It was seconded by Director Washington, the motion was carried by unanimous vote.

5. A-NRHA Administrative and Client Services FY2027 Budget

The FY2027 A-NRHA Administrative and Client Services Budget was presented. A-NPDC adopted its FY2027 Budget at their June Commission meeting, establishing the benefit and indirect rates for FY2027.

Director Spuck moved to adopt the FY2027 A-NRHA Administrative and Client Services FY2027 Budget. It was seconded by Director Holt. The motion was carried by unanimous vote.

6. Property Management

Mariner Builder

Mill Run Apartments - 26 Duplex Apartments

- Vacancies: One vacancy. Will be filled shortly
- Rent: Six late.
- Maintenance: Addressing day-to-day items.

Crispus Attucks Apartments - 22 Duplex Apartments

- Vacancies: No Vacancies
- Rent: Six late
- Maintenance Issues: 1 HVAC system replacement, ceiling damage being repaired.

No Property Manager

In negotiations with Greenbrier Management Company.

Sunnyside Village - 23 Single Family Houses

- Vacancies: One vacancy
- Rent: Three late. Possible court action for one unit.
- Maintenance Issues: Five out of the six roofs have been completed.
- The six roofs are complete. Will start addressing the flooring issues.
- Maintenance: Addressing day-to-day items.

Virginia Street - 8 Single Family Houses

- Vacancies: Three
- Rent: Two late.
- Maintenance Issues: Staff is addressing day-to-day issues.

Williams Hughes Apartments - 34 Apartments in 6 Buildings

- Vacancies: Two vacancies. One unit ready to be filled.
- Rent: Three late. Expected to pay by the end of the month.
- Maintenance: Laundry room equipment has been replaced.
- Other: Addressing day-to-day issues.

T & M Associates

Onancock Square - 40 Apartments in 4 Building

- Vacancies: One vacancy with an approved move-in date of August 3rd.

- Rent: Six late. Expected to pay by the end of the month.
- Maintenance: New \$6,000 HVAC system for one unit was installed. A new ADA stove will be required for one unit.
- Other: Continuing monthly inspections and routine housekeeping and lawn maintenance.

7. Section 8 Housing Choice Voucher Program

- 1) We are currently serving 438 families. We have 39 families pending action, all of whom are in the process of moving.
- 2) The Waiting List was opened in April 2022, and remains open. The Waiting Lists were updated in November. There are currently 165 families active and 20 families pending on the Waiting List. The pending Waiting List families will be offered vouchers later this month.
- 3) The current Project Based Waiting Lists numbers are as follows:
Crispus Attucks- 14 families active and 0 families pending.
Mill Run- 121 families active and 1 family pending.
Saw Mill Park- 51 families active and 1 family pending.
Accomack Manor- 32 families active and 0 families pending.
- 4) Staff have begun the process for the FY26 Section Eight Management Assessment Program (SEMAP). According to our most recent scores, A-NRHA is classified by HUD as a High Performing housing authority. No score has been issued for FY24 or FY25.
- 5) HUD has published the Final Rule for the Housing Opportunity Through Modernization Act of 2016 (HOTMA). HOTMA will have a significant impact on the administration of the Section 8 program, including inspection protocols, income and asset qualifications, and family re-examinations. In September HUD issued a notice postponing the implementation date for the National Standards for Physical Inspection of Real Estate inspection protocols (NSPIRE), to February 1, 2027. Staff has been trained and will implement NSPIRE standards with inspections scheduled on that date onward.
- 6) A-NRHA's HCV program is no longer under HUD's HAP funding shortfall protocols. As noted above, staff are in the process of issuing HCV vouchers later this month. Staff will continue to monitor funding levels and issue vouchers according to the funds available.
- 7) HUD awarded A-NRHA the Family Self Sufficiency (FSS) program as a supplement to administration of the HCV/Section 8 program. FSS offers financial incentives to qualified working HCV families, including escrow accounts and one-on-one housing counseling. The goal of the program is to build credit and assets in an effort to graduate from assistance and purchase a home, or otherwise become self-sufficient. FSS aligns well with our existing Housing Counseling programs. There are currently 21 families contracted and participating in the program, with 3 additional families have their application under review. Staff are actively recruiting qualified families from the existing Section 8 tenant roster in order to meet the goal in available slots of 25 families by the end of the calendar year.
- 8) Nan McKay released an updated model HCV Section-8 Administrative Plan in February. Staff have reviewed the plan and made the appropriate edits to maintain allowable PHA specific policies. The

updated Plan highlights the changes involved with the HOTMA rules, and separates specific chapters into before-HOTMA and after-HOTMA versions. This change should mitigate the need for another Administrative Plan review until after HOTMA is fully implemented, although minor changes may be requested in the interim. There are no other significant material changes to the Plan or any of the included policies from the Administrative Plan approved by the RHA at the September 2025 meeting.

8. Executive Director's Report

Property Management Transition Updates

Staff has been working diligently to transition the property management at Sunnyside Apartments, William Hughes Apartments, and Virginia Street Apartments. Staff asked East Coast about whether or not they were continuing to manage the USDA properties and Christina Stanley stated that they terminated property management on June 30, 2026. She stated this was based on a conversation. The only conversation that discussed termination dates was prior to East Coast sending the termination notices for April 30, 2026. No other termination conversation or letter was received. Expert assistance may be needed.

Director Spuck made a motion to confer with legal counsel. It was seconded by Director Washington. The motion was carried by unanimous vote.

9. Other Matters

No other matters at this time.

10. Public Participation

No public participation took place at this time.

11. Next Meeting

The next meeting date is scheduled for September 23, 2026.

12. Adjournment

Director Holt made the motion to adjourn at 4:38 p.m. It was seconded by Director Washington, the motion was carried by unanimous vote.