

ACCOMACK-NORTHAMPTON REGIONAL HOUSING AUTHORITY

MINUTES OF THE

May 27, 2026

4:00 p.m.

The Enterprise Building

Accomac, Virginia

DIRECTORS PRESENT:

Mike Mason

Vincent Holt

Patty White

Ernest H. Washington

Accomack County

Section 8 Representative

Accomack County

Northampton County

DIRECTORS ABSENT:

Matt Spuck

Northampton County

OTHERS PRESENT:

Elaine Meil

Eric Horito

Christine Ross

Sandy Taylor

Russ Williams

1. Call To Order

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

2. Minutes of the March 25, 2026 & April 13, 2026 Meeting

Adoption of the March 25, 2026 and April 13, 2026 minutes were requested.

Director Holt moved to approve the minutes of the March 25, 2026 and April 13, 2026 meetings. It was seconded by Director Washington, the motion was carried by unanimous vote.

3. Bills Payable / Financial Statements

The Bills Payable and Financial Statements for March and April were presented.

Director Mason 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 84.91 percent of the Fiscal Year 2026 budget has been expended while 84 percent of the fiscal year has passed.

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

5. A-NRHA Administrative and Client Services FY2027 Budget

The FY 2027 A-NRHA Administrative and Client Services Budget will be presented at the July 2026 meeting. A-NPDC is scheduled to adopt its FY2027 Budget at their June Commission meeting, establishing the benefit and indirect rates for FY2027. No action was needed at this time.

6. Property Management

Mariner Builder

Mill Run Apartments - 26 Duplex Apartments

- Vacancies: No Vacancies
- Rent: Ten late
- Maintenance Issues: 1 water heater needs to be replaced.
- Maintenance: Addressing day-to-day items.
- Other: 1 unlawful detainer set for May 21, 2026

Crispus Attucks Apartments - 22 Duplex Apartments

- Vacancies: No Vacancies
- Rent: Six late
- Maintenance Issues: 1 HVAC system replacement is needed. Ceiling damaged in one unit due to a leaking HVAC air handler. HVAC was repaired, ceiling needs to be repaired.
- Maintenance: Addressing day to day items.

No Property Manager

Staff will be meeting with potential property managers within the next couple of weeks after successful video conferences. There were two prospective property managers whom we toured their properties. They will be submitting a draft agreement.

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.
- Four units have issues with flooring and will address these once the final roof is finished.
- Maintenance: Addressing day-to-day items.

Virginia Street - 8 Single Family Houses

- Vacancies: Three
- Rent: Two late, one may be pending court action.
- 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: Two vacancies. One unit has a corporate approved move for June 1st.
- Rent: Six late. Expected to pay by the end of the month.
- Maintenance: Roto Rooter installed 2 new pumps and repaired the pump station on May 5, 2026. They were paid with RD reserve funds for the property at a total of \$42,866.05 for these repairs. Unit 161C had a new HVAC system installed on May 1, 2026 for \$6,000.00. Unit 164D had new carpet and vinyl installed for \$2,325.73.
- Other: Continuing monthly inspections and routine housekeeping issues.

7. Section 8 Housing Choice Voucher Program

- 1) We are currently serving 450 families. We have 34 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 158 families active and 4 families pending on the Waiting List.
- 3) The current Project Based Waiting Lists numbers are as follows:
Crispus Attucks- 14 families active and 0 families pending.
Mill Run- 16 families active and 0 families pending.
Saw Mill Park- 55 families active and 0 families pending.
Accomack Manor- 38 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 remains under HUD's HAP funding shortfall protocols, as HUD projects a possible funding shortfall in 2026 at the current projected rate of HAP payments. Current internal projections are in conflict with that assessment. The issue will be addressed ongoing, with the expectation that funding levels for the rest of the year will be determined by HUD sometime this Summer, and at that time we can return to issuance of HCV vouchers according to historical need and current availability. Note that all short-fall program measures affect HCV only, and the PBV program continues to operate as before.
- 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 17 families contracted and participating in the program, with 2 additional families contracting effective June 1, 2026, and one family's application under review. Staff are actively recruiting qualified families from the existing Section 8 tenant roster.
- 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.

Staff requests adoption of the updated HCV Section-8 Administrative Plan.

Director Mason moved to adopt the updated HCV Section-8 Administrative Plan. It was seconded by Director Washington. The motion was carried by unanimous vote.

8. Executive Director's Report

Staff has been working diligently to transition the property management at Sunnyside Apartments, William Hughes Apartments, and Virginia Street Apartments. USDA has put pressure on East Coast to continue property management until it can be properly transitioned to another USDA approved property management agency. Staff are close to the selection of another company. An updated report will be given at the next meeting.

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 July 22, 2026.

12. Adjournment

Director Holt made the motion to adjourn at 4:25 p.m. It was seconded by Director Washington, the motion was carried by unanimous vote.

