Minutes of the July 22, 2026 Meeting of the
Eastern Shore of Virginia Housing Alliance
The Enterprise Building
Accomac, Virginia

Directors Present

Faith Custis
Ellen Richardson
Ivory Turner
Diana Giddins
Doreen Simmons
Shenia Davis
Bridgechelle Warner
Angel Collins
Michael Selby

Directors Absent
Alice Jones
Doreen Simmons
Earnest Smith Jr.

Others Present
Elaine Meil
Eric Horito
Faith Lewis
Russ Williams
Sandy Taylor

1. Call to Order

President Custis called the meeting to order at 6:06 p.m.

2. Invocation

Director Collins gave the invocation.

3. Minutes of the May 27, 2026 Meeting

Minutes from the May 27, 2026 Meeting were presented.

Director Richardson moved to approve the May 27, 2026 Minutes. It was seconded by Director Collins. The motion was carried by unanimous vote.

4. Consent Agenda

There was not a Quorum present for the March 25, 2026 meeting. The items were proposed and approved by the Directors present. The following is presented in the Consent Agenda for approval:

A. Adoption of Meeting Minutes - March 25, 2026

The meeting minutes for March 25, 2026 were presented for approval.

Director Davis moved to propose approval of the March 25, 2026 Minutes. It was seconded by Director Richardson. The motion was carried by unanimous vote.

B. Approval of Bills Payable / Financial Statement
The Financial Statement and current Bills Payable were presented.

Director Warner moved to propose approval of the Bills Payable and Financial Statement as presented. It was seconded by Director Richardson, the motion was carried by unanimous vote.

C. Approval of the March, May and July Financial Status Report
The report indicated that 74.27 percent of the Administrative Budget and 61.66 percent of the Construction/Client Services Budget had been expensed while 100 percent of the fiscal year had passed. Board acceptance of the report was requested.

Director Richardson moved to propose approval of the Financial Status Report as presented. It was seconded by Director Davis, the motion was carried by unanimous vote.

D. Property Management Transition
The A-NPDC requested approval for retroactive authorization to open accounts for each property and enter into contracts for management.

Director Richardson moved to propose approval of retroactive authorization to open accounts for each property and enter into contracts for management. It was seconded by Director Turner, the motion was carried by unanimous vote.

E. Director Reappointments
Director Custis' and Director Warner's terms have expired and needs to be considered for reappointment for a term ending 06/30/2028. Director Blakes' term will be expiring on 6/30/2026 and needs to be considered for a new term expiring on 6/30/2029.

Director Davis moved to propose to consider Director Custis and Director Warner the reappointment for a term ending June 30, 2028 and Director Blake's reappointment for a term ending June 30, 2029. It was seconded by Director Richardson, the motion was carried by unanimous vote.

Director Richardson moved to approve the items listed on the Consent Agenda. It was seconded by Director Collins. The motion was carried by unanimous vote.

5. <u>Bills Payable / Financial Statement</u>

Board approval of the following Bills Payable / Financial Statements was requested:

A-NPDC	May and June Expenses	$21,581.79
Pine Street Apartments LLC		
Taylor Bank Operating Res # 6226	06/30/2026	$105,881.93
Bailey Road Apartments		
LGIP Reserves # 1895	06/30/2026	$105,716.64

Director Davis moved to approve the Bills Payable / Financial Statement as presented. It was seconded by Director Turner, the motion was carried by unanimous vote.

6. Current Financial Status Report

The report indicated 101.71 percent of the Administrative Budget and 425.97 percent of the Construction/Client Services Budget has been expended while 100 percent of the fiscal year has passed.

Director Richardson moved to approve the Financial Status Report as presented. It was seconded by Director Davis. The motion was carried by unanimous vote.

7. FY 2027 Budget

The proposed FY 2027 Budget was included in the packet. The A-NPDC was scheduled to adopt its FY 2027 Budget at their June Commission meeting, establishing the benefit and indirect rates for FY 2027.

Director Richardson made a motion to approve the FY 2027 budget. It was seconded by Director Warner. The motion was carried by unanimous vote.

8. Property Management

- → Pine Street Apartments
  Vacancies: Two vacancies
  Rent: Three tenants late.
  Maintenance: HVAC issues early July for one unit.
  Other: Continued police presence in the area to address crime.

- → Bailey Road Apartments
  Vacancies: None.
  Rent: Four late.
  Maintenance Issues: $30,000 quote to fix road damages.
  Maintenance: Staff is working on the day-to-day items.

- → Accomac Manor
  Vacancies: Zero
  Late: None
  Maintenance: Day-to-day items being addressed.

Staff reported the interested property manager, Greenbrier Management, has concerns with VRSA insurance coverage in certain scenarios. Eric has been talking to the insurance company about Greenbrier's concerns and reporting the answers to Greenbrier.

Staff reported there were three other companies whom expressed interest in the property management for the ESVHA.

9. Indoor Plumbing / Rehabilitation Program

IPR Program Rehab Oversight Board consists of:

Faith Custis - Committee Chair, Accomack County
Ellen Richardson - Accomack County
Elaine K. N. Meil - ESVHA
Ivory Turner - Northampton County
Shenia Davis - Accomack County

There will be an IPR Oversight Board Meeting next month.

2026 IPR Flex Program
The Northampton County rehabilitation is complete.
The Accomack County rehabilitation is complete. The homeowner will be moving back into the home shortly.

IPR Program Income
No Update.

10. Housing Services Program

→ Virginia Homeless Solutions Program (VHSP)

Beginning July 1st, Eastern Shore Community Services Board began administering the case management services for VHSP. Throughout Virginia client case management for the program is typically administered by the local CSB.

ESVHA housing services staff is best suited to continue to manage the housing part of the program. Our responsibilities will include:

1. Identify and secure housing units and landlord partnerships
2. Assist with housing search and lease-up
3. Support rapid placement into permanent housing
4. Conduct habitability inspections when required
5. Coordinate with ESCSB to address housing barriers

Staff is committed to working closely with ESCSB during the transition period, to ensure vulnerable populations in the community continue to receive services without barriers.

→ Continuum of Care (CoC)

The Community Partners of the Eastern Shore (CPES) General Membership meeting was held on July 8th. The Safeguard Veterans Research Project gave a presentation. The next meeting is scheduled for September 9th at the Impact Center in Cape Charles. Starting July 1st Lead Agency duties for the local Continuum of Care moved to the Community Services Board. PDC staff will continue to work on associated CPES projects, including the Virginia Homeless Solutions program.

The community application for CoC grant funding was submitted in June. Awards are expected some time in August.

→ Heir Property Education & Remediation Pilot Project

To date 9 families have been aided with title searches concerning 10 properties, with ongoing counseling and assistance to be provided to several of those families. One client is actively seeking legal assistance for the drafting of a will. Additional families have made inquiries, and we have requested documents, and scheduled appointments accordingly. Following the strong community response to the recent seminar at the Impact Center, staff has secured dates for two additional Heirs' Property Education seminars in Accomack County. These sessions will be held at the Mary N. Smith Cultural Enrichment Center on September 8 and 9, expanding access to residents seeking support with property rights and estate planning. These early outcomes demonstrate both the need for continued outreach and the tangible impact of the program's expansion.

11. <u>Executive Director's Report</u>

<u>Legacy Plaza</u>

ESVHA has received a proposed partnership term sheet for a new 35 affordable unit development on New Road located in Exmore, Virginia called Legacy Plaza. The term sheet was given to the Directors for their review. Elaine provided the Directors with information regarding this agreement. New Road Community Development Group needs a non profit partner. They have requested the Board review the terms and to join with them to complete the project. Staff is recommending ESVHA consider entering into the partnership to work with New Road Community Development Group to complete Legacy Plaza.

Director Richardson made a motion for the ESVHA to be added as the non profit partner for the New Road Community Development Group to complete the Legacy Plaza. It was seconded by Director Davis. The motion was carried by unanimous vote.

<u>Property Management Transition Updates</u>

Staff has been working diligently to transition the property management at Pine Street Apartments and Bailey Road Apartments. Executive Director Meil asked East Coast Property Management about their management services for the properties on July 6, 2026 and received a reply that they terminated the services on June 30, 2026. Christina Stanley stated it was "per previous conversation" but no conversation was ever held that discussed June 30 as being the final date except for the one on March 16 which was in the context that East Coast continued managing a total of five properties through June 30 which they failed to do. The five properties are A-NRHA's Virginia Street, Sunnyside Apartments, and William Hughes Apartments, and ESVHA's Pine Street Apartments, and Bailey Road Apartments. After the March conversation almost immediately, East Coast sent five termination letters for all the properties stating the termination date for each one was April 30 and then proceeded to exit all five properties then. They subsequently sent an email to staff stating they had spoken to USDA and would manage the three USDA properties until USDA approved a new management company. No further communication was received that addressed termination of the USDA properties.

Executive Director Meil communicated the most above update to the Board. She stated they have three property managers interested in possibly taking over the property management of the five properties.

12. Public Participation
    There was no public participation at this time.

13. Other Matters
    There were no other matters at this time.

14. Next meeting is scheduled for September 23, 2026

15. 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 Collins. The motion was carried by unanimous vote. The meeting was adjourned at 6:37 p.m.