Minutes of the May 27, 2026 Meeting of the
Eastern Shore of Virginia Housing Alliance
The Enterprise Building
Accomac, Virginia

Directors Present

Faith Custis
Ellen Richardson
Ivory Turner
Shenia Davis
Bridgechelle Warner

Directors Absent

Angel Collins
Vacant
Diana Giddins
Earnest Smith Jr.
Alice Jones
Michael Selby
Doreen Simmons

Others Present

Elaine Meil
Russ Williams
Eric Horito

1. Call to Order

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

2. Invocation

Director Warner gave the invocation.

3. Minutes of the March 26, 2026 Meeting

Minutes from the March 25, 2026 Meeting were presented.

There was not a Quorum for this meeting. Members present proposed Board approval of the March 25, 2026 Minutes. This will be brought up in a Consent Agenda at the next meeting for final approval.

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

4. Bills Payable / Financial Statement

No Quorum. Members present proposed Board approval of the Bills Payable / Financial Statement. This will be brought up in a Consent Agenda at the next meeting for final approval.

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

The Bills Payable for the March and April expenses totaled $28,225.45.

Pine Street Apartments: Taylor Bank Operating Reserves	$105,555.33
Bailey Road Apartments: LGIP Reserve	$105,056.70

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

5. <u>Current Financial Status Report</u>

No Quorum. Members present proposed Board approval of the Current Financial Status Report. This will be brought up in a Consent Agenda at the next meeting for final approval.

The report indicates that 82.30% of the Administrative Budget and 214.85% 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 Davis, the motion was carried by unanimous vote.

6. <u>FY2027 Budget</u>

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

7. <u>Property Management</u>

<u>East Coast</u>

East Coast alerted staff they would be ending their services for all ESVHA and A-NRHA properties, including Pine Street and Bailey Road, on June 30, 2026. East Coast then sent another letter stating they were dropping all properties effective 04/30/2026.

On May 5, 2026, staff toured to interested property managers whose services were similar to our properties. One of these property managers was interested and will be forwarding draft agreements to us. They are interested in all five locations.

Pine Street Apartments

Vacancies: Two vacancies.
Rent: Two tenants late.
Maintenance: Day-to-day items are being addressed
Other: Continued police presence in the area to address crime.

Bailey Road Apartments USDA Project

Vacancies: None.
Rent: Two tenants late.
Maintenance: Staff is working on the day-to-day items.

Accomack Manor
Vacancies: Zero
Late: None
Maintenance: Day to day items being addressed.

8. Indoor Plumbing / Rehabilitation Program

- 2026 IPR Flex Program:

The Northampton County rehabilitation is complete. Keys are in hand. Bundick Well & Pump is on schedule to install the new septic system by the end of the month.

The Accomack County rehabilitation is approximately 95% complete. Bundick Well & Pump will be drilling a new deep well and installing a septic system by the end of the month or early June.

- IPR Program Income:
  - No update

9. Housing Services Programs

Virginia Homeless Solutions Program

Total Assessments as of 4/30/2026: = 57 from ESVHA and 13 from ESCADV

Serving (Receiving Financial Assistance):
VHSP Rapid Rehousing: 4

Qualified and Searching:

VHSP Rapid Rehousing: 0
Pending Formal Intake into Program: 0

Closed Cases that have received funding:
VHSP Rapid Rehousing: 10

Closed Cases that have NOT received funding:
VHSP Rapid Rehousing: 31

Receiving Budgeting and Case Management (does not qualify for financial assistance):
Open: 0
Closed: 2

Budget:
VHSP Rapid Rehousing: $56,206.00-56,206.00= $0.00 Remaining
Additional Rapid Rehousing $3,198.00-2619.92 = $578.08 Remaining

Estimated Date for Running out of Funds:
VHSP Rapid Rehousing: June 2026

**VHSP Prevention funds were not requested or awarded during this 2024-2026 grant cycle.*

3107	***Virginia Homeless Solutions Program(VHSP)***	***Russ Williams***

Beginning July 1st, Eastern Shore Community Services Board will be 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.

366250	Continuum of Care (CoC)	Russ Williams

The Community Partners of the Eastern Shore General Membership meeting on May 13th was cancelled. The Annual Point-In-Time Homelessness Count was conducted on the evening of January 28th. 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. This number is in line with the post-Covid trend, with 34 persons counted in both 2024 and 2025. The final report is expected soon.

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 conducting a free Heir Property Education event on May 28th at the Cape Charles Impact Center (formerly the Rosenwald School). Staff continue to seek venues in both counties to host additional education events.

10. Executive Director's Report

Property Management Transition Updates

Staff has been working diligently to transition the property management at Pine Street Apartments, and Bailey Road 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 selection for another company.

No Quorum. Members present proposed Board approval of the retroactive authorization to open accounts for each property and enter into contracts for management.. This will be brought up in a Consent Agenda at the next meeting for final approval.

Director Richardson moved to approve 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.

Appointments

As a reference, the current Board membership minus the appointed Directors is shown. The following is a list of Directors appointed directly by the ESVHA and Terms of Office. All terms are three years.

Directors Custis and Warner have expired and need to be considered for reappointment for a term ending June 30, 2028. Director Blake's term is expiring. A new term would expire June 30, 2029 One vacancy has been created since the last meeting by Director Milbourne's resignation.

No Quorum. Members present proposed Board approval to consider Director Custis and Director Warner the reappointment for a term ending June 30, 2028. This will be brought up in a Consent Agenda at the next meeting for final approval.

Director Davis moved 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.

Community Sector Directors		**Appointment Expiration Date**
Shenia Davis		6-30-27
Doreen Simmons		6-30-27
Faith Custis		6-30-25
Diana Giddens		6-30-27

Michael Selby		6-30-27

Other Directors		Appointment Expiration Date
Angel Collins		6-30-27
Alice Jones		6-30-27
Mildred Blake		6-30-26
Vacant - Gracie Milbourne (Resigned)		6-30-25
Bridgechelle Warner		6-30-25

According to the Article of Amendment other directors may be;

A) Representatives of the business sector, preferring but not limited to, persons with experience in housing supply, construction, or finance.

B) Housing consumers who are not connected with housing production, distribution, sales, or financing.

C) Representatives from private sector lending institutions.

D) Representatives from community organizations.

E) Persons from other sectors of the service area who are by experience, training, or other skills able to contribute to the purposes and activities of the Corporation.

11. Public Participation

There was no public participation at this time.

12. Other Matters

There were no other matters at this time.

13. Next Meeting

Next meeting is scheduled for July 22, 2026.

14. 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 Warner. The motion was carried by unanimous vote. The meeting was adjourned at 6:44 p.m.