

Minutes of the March 22, 2023 Meeting of the
Eastern Shore of Virginia Housing Alliance
The Enterprise Building
Accomac, Virginia

Directors Present

Angel Collins
Faith Custis
Shenia Davis
Gracie Milbourne
Alice Jones

Diana Giddins
Ellen Richardson
Michael Selby
Bridgechelle Warner

Directors Absent

Mildred Blake
Earnest Smith, Jr.
Vacant

Louise Cole
Vacant

Others Present

Elaine Meil
Eric Luchansky
Russ Williams

Leanna Bowden
Sandy Taylor

1. Call to Order

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

2. Invocation

Director Selby gave the invocation.

3. Minutes of the January 25, 2023 Meeting

Minutes of the January 25, 2023 Meeting were presented.

Board approval of the January 25, 2023 Minutes was requested.

Director Richardson moved to approve the January 25, 2023 Minutes, while it was seconded by Director Davis. The motion was carried by unanimous vote.

4. Bills Payable / Financial Statement

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

ESVHA Bills Payable:

A-NPDC: March and April Expenses: \$ 9,627.43

Pine Street Apartments:

Taylor Bank Operating Reserves \$99,478.13

Bailey Road Apartments:

LGIP Reserve \$90,171.71

Director Jones moved to approve the Bills Payable / Financial Statement as presented. Director Richardson seconded the motion and was carried by unanimous vote.

5. Current Financial Status Report

The report indicated that 46.77 percent of the Administrative Budget and 19.68 percent of the Construction / Client Services Budget has been expended while 66.67 percent of the fiscal year has passed.

Director Milbourne moved to accept the report as presented. Director Selby seconded the motion and was carried by unanimous vote.

6. Election of FY 2024 Officers

Corporation By-Laws state that the election of the FY 2024 President, Vice President, and Treasurer shall be held at the March Board meeting. At the January meeting, Directors Collins, Selby & Giddins were appointed by Chairman Custis to serve on the 3-member Nominating Committee.

Having served one 1-year term, the following officers were eligible for re-election to their current positions:

President	Faith Custis
Vice President	Angel Collins
Treasurer	Michael Selby

Director Selby made the motion to re-elect the existing slate of officers for a second term. Seconded by Director Richardson, the motion was carried by unanimous vote.

7. Property Management

Pine Street Apartments

There were no vacancies. There were five families that's behind on rent. Court action was pending on several, however staff was optimistic the matter would be resolved before litigation proceeds.

Ground maintenance would begin in the month of March. Pressure washing contractors were still being determined.

Bailey Road Apartments USDA Project

The Bailey Road Apartment property manager, Colin Kean, reported the property had two vacancies. Four families were delinquent and court action was pending. Ground maintenance would begin this month.

Accomack Manor

There were no vacancies. There were no families delinquent on rent.

Maintenance was updating all apartments as they became available with new paint, carpet, vinyl and lighting fixtures.

8. Indoor Plumbing / Rehabilitation Program

- IPR Program Rehab Oversight Board:
 - No update
- 2022 IPR Flex Program:
 - The home in Northampton County was 50% complete. Interior work was projected to begin the following week. The house in Accomack County was being framed.
- IPR Program Income:
 - No update

Director Jones moved to approve the financial records. The motion was seconded by Director Davis, and was carried unanimously.

9. Housing Services Programs

Total Assessments as of December 31, 2022: 112 (130 from ESVHA and 29 from ESCADV)

Serving:

Prevention: 1

Rapid Rehousing: 11 (1 pending)

Qualified and Searching:

Prevention: 7

Rapid Rehousing: 22

Closed Cases that have received funding:

Prevention: 2

Rapid Rehousing: 2

Closed Cases that have not received funding:

Prevention:

Rapid Rehousing: 11

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

Open: 1

Closed: 1

Budget:

Prevention: \$28,000.00 - \$8,500.56 (\$19,499.44 remaining)

Rapid Rehousing: \$47,480.00 - \$43,967.30 (\$3,512.70 remaining)

Estimated Date for Running out of Funds:

Rapid Rehousing: March 2023

Prevention: May 2023

Continuum of Care (CoC)

Community Partners of the Eastern Shore's General Membership met on March 8th. The agenda included an update on the Homeless Point-In-Time count, and member highlight presentations by the Community Services Board and Eastern Shore Area Agency on Aging. The PIT data was submitted to the Virginia Department of Housing and Community Development. Final report results are typically distributed mid-summer.

10. Executive Director's Report

Bayview Property Sale:

No updates.

Northampton Planning Commission Presentation

Executive Director Meil attended the March Planning Commission meeting to discuss the regional housing plan and give a general presentation on how density has solved housing shortages. The presentation highlighted one zoning category in Blacksburg, Virginia that

encourages townhome development on 4,250 square foot lots or single family housing on 8,500 square foot lots and the types of housing that has been produced. These types of housing with trailer parks should cover most of the range of housing needs across the county's income spectrum. The presentation encouraged the Planning Commission to consider allowing higher densities in proximity to places where jobs are being advertised and also near the two HRSD pump stations in Exmore and Nassawadox.

Informational Item - CDBG Planning Grants: East Horntown (Accomack) & Holland Lane (Northampton)

DHCD has awarded the Holland Lane Planning Grant. Staff have held their first meetings for both planning grants and staff are active in collecting information in both communities.

11. Public Participation

There was no public participation at this time.

12. Other Matters

Director Custis introduced the new ESVHA Director Warner to the Board.

13. Adjournment

There being no further business brought before the Board of Directions, the meeting was adjourned.