

Minutes of the January 24, 2024 Meeting of the
Eastern Shore of Virginia Housing Alliance
The Enterprise Building
Accomac, Virginia

Directors Present

Doreen Simmons
Angel Collins
Diana Giddins
Alice Jones
Ellen Richardson

Faith Custis
Shenia Davis
Bridgechelle Warner
Gracie Milbourne
Michael Selby

Directors Absent

Mildred Blake
Ivory Turner

Earnest Smith, Jr.

Others Present

Elaine Meil
Eric Luchansky

Leanna Rasmussen

1. Call to Order

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

2. Invocation

Director Warner gave the invocation.

3. Minutes of the November 29, 2023 Meeting

Minutes of the November 29, 2023 Meeting were presented.

Board approval of the November 29, 2023 Minutes was requested.

Director Richardson moved to approve the November 29, 2023 Minutes, while it was seconded by Director Selby. The motion was carried by unanimous vote.

4. Bills Payable / Financial Statement

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

| | |
|--------------------------------|--------------|
| ESVHA Bills Payable: | \$7,254.70 |
| November & December Expenses | |
| Pine Street Apartments: | \$100,727.20 |
| Taylor Bank Operating Reserves | |
| Bailey Road Apartments: | \$94,258.37 |
| LGIP Reserve | |

Director Richardson moved to approve the Bills Payable/Financial Statements as presented. Seconded by Director Collins, the motion was carried by unanimous vote.

5. Current Financial Status Report

The report through December indicated that 22.60 percent of the administrative budget and 26.45 percent of the client services budget had been expended while 50 percent of the fiscal year had passed.

Director Collins moved to accept the Financial Status Report as presented. Seconded by Director Richardson, the motion was carried by unanimous vote.

6. Property Management

Pine Street Apartments

There were no vacancies. Four tenants were delinquent. Maintenance workers were working on day to day issues and quotes were being procured for pressure washing.

Bailey Road Apartments USDA Project

There were two vacancies with one transfer. Collections have been good. A few were late and would be resolved shortly. Staff were working on day to day items. One HVAC unit was out of service waiting on replacement parts. Also the chip and tar road surface is quickly deteriorating. Many potholes were developing. Bids were being received for washing the units in spring.

Accomack Manor

There were no vacancies. There were no families delinquent on rent. A rent increase of \$25.00 was in effect. Rates for a one bedroom unit would be \$515.00 and a two bedroom unit would be \$545.00. Maintenance was updating all apartments as they became available.

7. Indoor Plumbing / Rehabilitation Program

- IPR Program Rehab Oversight Board:

- No update.
- 2022 IPR Flex Program:
 - Each of the applicants that had homes built through the program had moved in.
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- 2023 IPR Flex Program
 - Environmental reviews were in process for both candidates. Staff was working on putting together a bid package for rehabs.
- IPR Program Income:
 - No update

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

8. Housing Services Programs

Total Assessments as of January 2, 2024: 90 (73 from ESVHA and 17 from ESCADV)

Serving:

Prevention: 8 (Transitioning to Case Management Only)

Rapid Rehousing: 7 (1 pending inspection)

Qualified and Searching:

Prevention: 8 (all pending closure if Case Management is not chosen)

Rapid Rehousing: 21 (1 pending scheduled intake)

Closed Cases that have received funding:

Prevention: 1

Rapid Rehousing: 0

Closed Cases that have not received funding:

Prevention: 1

Rapid Rehousing: 1

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

Open: 1

Closed: 1

Budget:

Prevention: \$28,000.00 - \$28,000.00 (\$0 remaining)

Rapid Rehousing: \$46,697.00 - \$25,217.44 (\$21,479.56 remaining)

Estimated Date for Running out of Funds:

Rapid Rehousing: Approximately April 2024.
Prevention: December 2023.

Continuum of Care (CoC)

Community Partners of the Eastern Shore's General Membership met on January 10th. Updates were provided by participating service providers and committees. The meeting primarily served as a training for partners participating in the annual Point-In-Time homelessness count. The date for the 2024 PIT count is now definitively set for January 24th, with a weather date alternative of January 25th. A-NPDC staff will be assisting in the overnight canvas of the Eastern Shore.

Heir Property Education and Remediation Pilot 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. No state or federal funding has been made available through local resources to address these barriers.

A proposal for the pilot project was submitted to each County. Staff will be presenting the proposed project to the Northampton County Board of Supervisors at their meetings on February 27th.

9. Executive Director's Report

Heir Property Education and Remediation Pilot Project

The proposed project was included in the county budget requests. Director of Housing Development Luchansky would be attending the Northampton County agency request meeting, February 27, 2024, to brief the Supervisors on the proposed project.

Bayview Property Sale

No issues to report. Septic tank pumpouts had been procured. Bayview has a sewer system but the individual house tank at one house needed maintenance. All units would be maintained.

10. Public Participation

There was no public participation at this time.

11. Other Matters

There were no other matters.

12. Adjournment

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