

Minutes of the September 25, 2024 Meeting of the
Eastern Shore of Virginia Housing Alliance
The Enterprise Building
Accomac, Virginia

Directors Present

Faith Custis
Shenia Davis
Bridgechelle Warner
Ellen Richardson
Earnest Smith, Jr.

Angel Collins
Diana Giddens
Alice Jones
Michael Selby
Ivory Turner

Directors Absent

Mildred Blake
Gracie Milbourne

Doreen Simmons

Others Present

Elaine Meil
Eric Luchansky
Russ Williams

Leanna Rasmussen
Sandy Taylor

1. Call to Order

President Custis called the meeting to order at 6:05 p.m.

2. Invocation

Director Warner gave the invocation.

3. Minutes of the July 24, 2024 Meeting

Minutes of the July 24, 2024 Meeting were presented.

Board approval of the July 24 2024 Minutes was requested.

Director Davis moved to approve the July 24, 2024 Minutes, while it was seconded by Director Richardson. The motion was carried by unanimous vote.

4. Bills Payable / Financial Statement

Board approval of the Financial Statements were requested:

The Bills Payable for July & August were unable to be printed until the A-NPDC FY24 had been closed in the GMS accounting software. Bills Payable would be presented at the November meeting.

The auditor was scheduled to be at the A-NPDC office on Tuesday, October 1st - Thursday, October 3rd.

Pine Street Apartments:	\$102,334.06
Taylor Bank Operating Reserves	

Bailey Road Apartments:	\$ 97,743.17
LGIP Reserve	

Director Richardson moved to approve the Financial Statements as presented. Seconded by Director Jones, the motion was carried by unanimous vote.

5. Current Financial Status Report

The Report for Expenditures for July & August were unable to be printed until A-NPDC FY24 had been closed in the GMS accounting software. Updated reports would be presented at the next meeting. No action was taken.

6. Property Management

Pine Street Apartments

There were no vacancies, but one was expected. Two tenants were delinquent on rent and should be resolved quickly. Maintenance was working on day to day items. Trees were being reviewed for fall trims near the playground, lighting, roof tops, etc.

Bailey Road Apartments USDA Project

There were no vacancies. Four tenants were late on rent. Maintenance was working on day to day items found during unit inspections. Bentlee Road chip and tar road surface was showing wear. Potholes and Driveways were thin and have gotten worse since the last report, the recent weather had not helped the situation. Dumpster signs and caution signs had been placed around the retention pond. This had not deterred outside people from bringing large items and trash into the property and dumping. Maintenance has been constantly cleaning outside trash and removing items. Staff continued to monitor for the sources and have spoken with the Sheriff's Department.

Accomack Manor

There were no vacancies. There were no tenants delinquent, and a \$25.00 rent increase went into effect in January. Staff was updating all apartments as they became available with new paint, light fixtures, and floor coverings.

7. Indoor Plumbing / Rehabilitation Program

- IPR Program Rehab Oversight Board:
 - No update
- 2022 IPR Flex Program:
 - No update
- 2023 IPR Flex Program
 - The home being rehabilitated in Nassawadox was nearing completion. It was expected to be finished by early October.
 - The home being built in Painter was expected to be ready by mid to late October.
- IPR Program Income:
 - No update

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

8. Housing Services Programs

Total Assessments as of August 30, 2024: 34 (27 from ESVHA and 7 from ESCADV)

Serving:

Rapid Rehousing: 4

Qualified and Searching:

Rapid Rehousing: 10

Pending Formal Intake into Program: 9

Closed Cases that have received funding:

Rapid Rehousing: 0

Closed Cases that have not received funding:

Rapid Rehousing: 0

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

Open: 0

Closed: 0

Budget:

State Rapid Rehousing: \$44,133.00 - \$10,214.45 (\$33,918.55 remaining)

Estimated Date for Running out of Funds:

State Rapid Rehousing: February 2025

VHSP Federal Rapid Rehousing Funding was pending

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

Continuum of Care (CoC)

Community Partners of the Eastern Shore's General Membership met September 11th at ESCC. A presentation was given by Eastern Shore Rural Health, member updates were presented, and planning for the upcoming year was discussed. The Homeless Management Information System committee held an event on August 6th specifically for services providers, focusing on local homeless shelter services. Point-In-Time County numbers had been processed. The report indicated a decline in local homelessness, as defined by HUD. Level funding was awarded for this ongoing grant.

Heir Property Education and Remediation Pilot Project

Accomack and Northampton Counties would be awarded \$20,000 from each county to support the pilot project. Staff was working on practical development of the project. Issues with the transfer of property through clear title and required authorizations and releases for subsidized rehabilitations had been prevented or otherwise hindered by confusion of ownership or heirship.

9. Contracts

FY2024 Virginia Homeless Solutions Program - \$159,942

The intent of the Virginia Homeless Solutions Grant was to provide direct assistance funding for the Rapid Rehousing project, as well as salary and other administrative costs in implementation of the assistance. This contract was for the Year-1 funding of this two year project. \$90,069 in state funding had been awarded. \$69,873 in Federal funding was pending and would be released when made available.

Authorization to retroactively sign FY24 Grant Agreement was requested. Director Jones moved to approve the FY24 Grant Agreement as presented. Seconded by Director Richardson, the motion was approved unanimously.

10. Executive Director's Report

Bayview Rental Houses

No update.

Seabreeze Apartments Condemned

As of September 5, eleven families had relocated. It appeared one additional tenant had also relocated but was non-responsive to efforts to contact. Two families had been approved for a unit and were proceeding with leasing. Two tenants were searching for a unit. One tenant was denied a voucher due to being ineligible as over income. Since that time has reduced work hours and was reapplying for assistance. Once family had been non-responsive but had not moved from their Seabreeze apartment.

11. Public Participation

There was no public participation at this time.

12. Other Matters

Ms. Taylor requested the Directors have the packet and agenda emailed to them due to the postage increase and mail delivery time. Any Director who would like to participate was encouraged to leave their email address.

13. Adjournment

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

Faith Custis, President

Elaine K. N. Meil, Executive Director