

Minutes of the November 20, 2025 Meeting of the  
Eastern Shore of Virginia Housing Alliance  
The Enterprise Building  
Accomac, Virginia

Directors Present

Faith Custis  
Gracie Milbourne  
Bridgechelle Wamer  
Ivory Turner

Shenia Davis  
Alice Jones  
Diana Giddins  
Doreen Simmons

Directors Absent

Ellen Richardson  
Earnest Smith Jr.  
Angel Collins

Michael Selby  
Mildred Blake

Others Present

Elaine Meil  
Sandy Taylor  
Faith Lewis

Eric Horito  
Russ Williams

1. Call to Order

President Custis called the meeting to order at 5:57p.m.

2. Invocation

Director Davis gave the invocation.

3. Minutes of the May 28, 2025 Meeting

Minutes from the May 28, 2025 Meeting were presented.

Board approval of the May 28, 2025 Minutes was requested.

Director Jones moved to approve the May 28, 2025 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 were requested.

The Bills Payable for the July/August/September/October expenses totaled \$34,257.13.

Pine Street Apartments:	\$104,592.13
Taylor Bank Operating Reserves	

Bailey Road Apartments:	\$103,068.68
LGIP Reserve	

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

5. Current Financial Status Report

The report through October indicates that 30.81% of the Administrative Budget and 72.27% of the Construction/Client Services Budget has been expended while 33.33% of the fiscal year has passed.

Director Davis moved to approve the Financial Status Report as presented. Seconded by Director Jones, the motion was carried by unanimous vote.

6. FY 2025 Audit

Ms. Taylor presented the Proposed FY 2025 Audit.

The Executive Committee met prior to this meeting to review the FY 2025 Audit. The audit was prepared by Dunham & Aukam, PLC.

Board adoption of the FY 2025 Audit was requested.

Director Davis moved to adopt the FY 2025 Audit. It was seconded by Director Giddins. The motion was carried by unanimous vote.

7. FY 2027 Budget Resources

FY 2026 Accomack County and Northampton County approved level funding in the amount of \$29,231 and \$24,747 respectively. Board guidance concerning FY 2027 Budget Requests to the localities was requested.

Director Davis moved to adopt the FY 2027 Budget Request. It was seconded by Director Simmons. The motion was carried by unanimous vote.

8. Property Management

Pine Street Apartments

Vacancies: Two vacancies. Two applicants should be moving in shortly..

Rent: Six tenants late..

Maintenance: Working on day to day work orders.

Other: Crime issues have quieted down since the police have been patrolling the area more frequently.

Bailey Road Apartments USDA Project

Vacancies: None.

Rent: 6 tenants late.

Maintenance: Staff was working on day to day items. Working on filling potholes.

Other: Bentley Road has been deteriorating and requires work to fix the cracks and potholes.

Accomack Manor

Vacancies: No vacancies

9. Indoor Plumbing / Rehabilitation Program

- IPR Program Rehab Oversight Board:
  - No update
- 2026 IPR Flex Program:
  - Applicants have been selected, one in Accomack, one in Northampton. Staff is working on setup reports and expect construction to begin next month.
- IPR Program Income:
  - No update

10. Housing Services Programs

*Virginia Homeless Solutions Program*

*Total Assessments as of 10/31/2025: = 43 from ESVHA and 9 from ESCADV*

*Serving (Receiving Financial Assistance):*

*VHSP Rapid Rehousing: 9*

*Qualified and Searching:*

*VHSP Rapid Rehousing: 1*

*Pending Formal Intake into Program: 0*

Closed Cases that have received funding:

VHSP Rapid Rehousing: 5

Closed Cases that have NOT received funding:

VHSP Rapid Rehousing: 21

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

Open: 0

Closed: 0

Budget: VHSP Rapid Rehousing: \$56,206.00-41,823.86 = \$14,382.14 Remaining

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

366250

Continuum of Care (CoC)

Russ Williams

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The Community Partners of the Eastern Shore General Membership met November 12th. The next General Membership meeting is scheduled for January 14th. The Homeless Point-In-Time Count is scheduled for the evening of January 28, 2026. CPES members held a planning meeting for PIT on October 30th. A-NPDC staff will again be the lead agency for the PIT effort, including reporting and in-the-field canvas.

3113 & 3115

Heir Property Education and Remediation Pilot Project

Russ Williams

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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 6 families were aided with title searches concerning 8 properties, with ongoing counseling and assistance to be provided to several of those families. Staff remains in discussion with a local law firm to procure legal services to aid with the project.

11. Executive Director's Report

Accomac Manor

The Accomac Manor project is now twenty years old. The property owner is in talks with Accomack County about the refinance of the original note and plans to apply for tax credits once they are eligible to update the building systems.

Bayview Rental Houses

Nothing new to report.

Property Management

There was nothing new to report.

12. Public Participation


There was no public participation at this time.

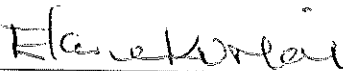
13. Other Matters

There were no other matters at this time.

14. Adjournment

There being no further business brought before the Board of Directors, the motion was made by Director Warner to adjourn the meeting. It was seconded by Director Davis. The motion was carried by unanimous vote. The meeting was adjourned at 6:40 p.m.

  
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Faith Custis, President

  
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Elaine K. N. Meil, Executive Director