



CUMBERLAND PLATEAU REGIONAL HOUSING AUTHORITY

Ramona Simmons, Chairman
Judy E. Lockridge, Vice Chair
James N. Horn, Commissioner
Richard Blankenship, Commissioner
Sabrina Stanley, Commissioner
Jim O'Quinn, Commissioner

P.O. Box 1328 / LEBANON, VIRGINIA 24266
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Keith L. Viers, Executive Director

BOARD OF COMMISSIONERS MEETING LEBANON, VIRGINIA Wednesday, November 4, 2026, 11:00 AM

AGENDA

1. Roll Call
2. Approval of Agenda
3. Reading and Approval of Board of Commissioners Meeting Minutes of October 1, 2026
4. Public Comments
5. Communications and Bills
6. Director's Report
7. Unfinished Business
 - (A) Fox Meadow Fire Units
 - (B) Haysi Fire Units
8. New Business
 - (A) Incumbency Certificate
 - (B) Sponsor Affidavit RE: Pending Actions
9. Closed Sessions: Code of Virginia Section 2.2-3711(A)(1)(7)(29)
 - (A) Pending or Threatened Litigation
 - (B) Personnel
 - (C) Discussion of Public Contracts
10. Next Meeting Date: December 2, 2026 @ 11:00 am
11. Adjournment



**Cumberland Plateau Regional Housing Authority
Board of Commissioners Meeting
Lebanon, Virginia
October 1, 2026**

Commissioners Present:

Ramona Simmons
Richard Blankenship
James Horn
Sabrina Stanley

Commissioners Absent:

Judy Lockridge
Jim O'Quinn

Ramona Simmons called the Cumberland Plateau Regional Housing Authority Board of Commissioners' October 1, 2026 meeting to order at 11:00 a.m., and a quorum was determined present.

Ramona Simmons asked for a motion to approve the October 1, 2026 Board of Commissioners' agenda. Richard Blankenship moved to approve the agenda. James Horn seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Sabrina Stanley, aye; James Horn, aye. Secretary Keith Viers certified the roll-call vote.

Ramona Simmons asked for a motion to approve the September 3, 2026 Board of Commissioners' minutes. James Horn moved to approve the minutes. Richard Blankenship seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Sabrina Stanley, aye; James Horn, aye. Secretary Keith Viers certified the roll-call vote.

PUBLIC COMMENTS

No public comments

COMMUNICATIONS & BILLS

Mr. Keith Viers stated that the occupancy report was at 93% at the end of September.

Mr. Keith Viers highlighted on page seven of the check register Quesenberry's for a transaction of \$30,000. He indicated that the housing authority will be reimbursed through the corporation. He stated that most of the transactions on the check register were routine operating expenses.

Mr. Channing Hubbard stated that the cash balance at the end of September was \$927,000 in checkings and \$251,000 in CDs. He indicated that communications have begun in getting the audit on schedule and pointed out that the audited submission is due to HUD in November.

James Horn moved to approve the September finances. Sabrina Stanley seconded the motion, which was unanimously approved by the following roll-call vote; Ramona Simmons, aye; Richard Blankenship, aye; Sabrina Stanley, aye; James Horn, aye. Secretary Keith Viers certified the roll-call vote.

DIRECTOR'S REPORT

Mr. Keith Viers indicated that the ROSS Coordinator is working with Southwest Virginia Workforce Investment and Southwest Virginia Community College for G.E.D. classes to assist residents with employment activity.

Mr. Keith Viers mentioned that Senator Kaine was in Abingdon last Friday. He joined regional housing leaders for a roundtable discussion on the 21st Century Road to Housing Act, which he co-sponsored and was recently signed into law.

UNFINISHED BUSINESS

Item 7 (A) Fox Meadow Fire Units - Mr. Keith Viers stated that we are following up with the Fox Meadow fire units.

Item 7 (B) Haysi Fire Units – Mr. Keith Viers mentioned that the fire got into the joist rafter in one unit and more extensive work will be needed for the roof. He indicated that the insurance company has agreed and allocated additional money.

NEW BUSINESS

Item 8 (A) Flat Rent Approval – Mr. Keith Viers included within the packet the new flat rents effective October 1, 2026.

Ramona Simmons asked for a motion to approve the flat rent. James Horn moved to approve the flat rent. Sabrina Stanley seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Sabrina Stanley, aye; James Horn, aye. Secretary Keith Viers certified the roll-call vote.

With no further comments or items to be discussed, Ramona Simmons announced the meeting will be adjourned. The next meeting date is scheduled for November 4, 2026 @ 11:00 a.m. in the Fox Meadow Conference Room. James Horn moved to adjourn, and Richard Blankenship seconded the motion. The meeting was adjourned by the following roll-call vote: Ramona

Simmons, aye; Richard Blankenship, aye; Sabrina Stanley, aye; James Horn, aye. Secretary Keith Viers certified the roll-call vote.

Ramona Simmons, Chairman

ATTEST:

Keith L. Viers, Secretary

SEAL:

Public Housing Occupancy Status Report October 31, 2026

Development	Number	Units	Vacant	Occupancy Rate	Wait List	Vacant Unit Status
Graham Manor Bluefield	VA 29-10	30	2	93%	42 applicants on wait list	1 Ready 1 Pending
Riverview Terrace Cleveland	VA 29-2	20	3	85%	50 applicants on wait list	3 Ready
Indian Princess Pocahontas	VA 29-3	34	2	94%	38 applicants on wait list	1 Ready 1 Pending
Fairfax Court Richlands	VA 29-4	34	4	88%	91 applicants on wait list	2 Ready 2 Pending
Town Square Honaker	VA 29-5	20	0	100%	78 applicants on wait list	
Centennial Heights Haysi	VA 29-6	91	10	89%	20 applicant on 1 br wait list 9 applicant on 2 br wait list 7 applicant on 3 br wait list	2 Ready 8 Pending
Fox Meadow Lebanon	VA 29-9	80	1	99%	127 applicants on 1 br wait list 65 applicants on 2 br wait list 37 applicants on 3 br wait list	1 Ready
		309	22	93%		

Riverview Terrace - Three units are vacant. All units are ready. Interviews have been completed and move-ins are being scheduled.

Indian Princess - Two units are vacant. One unit is ready and one unit is pending. The Property manager is in the process of doing interviews.

Fairfax Court -Four units are vacant. Two units are ready and two units are pending a turnover. The Property Manager is in the process of completing interviews

Town Square - Development is fully occupied.

Centennial Heights - Ten units are vacant. Two units are ready and eight units are pending a turnover. Move-ins will be completed as soon as the one bedroom unit turnovers are completed. The waitlist for two and three bedrooms is very small and vacancy for those units are hard to fill for this reason.

Fox Meadow - One unit is vacant and ready. A medical transfer from an upstairs unit is being completed.

Graham Manor - Two units are vacant. One unit is ready and one unit is pending a turnover. Interviews are ongoing and a move-in will be scheduled as soon as possible.

Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate Address ID P. O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
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49518	CONV	10/14/2026	10/26	VN3126	APPALACHIAN POWER					
		VA29-5		4320-000	Power-Oct.26	10/14/2026	10/14/2026	97.66	0.00	97.66
	CONV	VA29-2		4320-000	Power-Oct.26	10/14/2026	10/14/2026	129.17	0.00	129.17
	CONV	VA29-6		4320-000	Power-Oct.26	10/14/2026	10/14/2026	359.10	0.00	359.10
						Check Total:		585.93	0.00	585.93
49519	CONV	10/14/2026	10/26	VN3290	NEW PEOPLES BANK					
		Sept.26-ACT:3418		4190-000	Sept.2026	10/14/2026	10/14/2026	2,343.39	0.00	2,343.39
						Check Total:		2,343.39	0.00	2,343.39
49520	CONV	10/14/2026	10/26	VN3300	SOUTHEASTERN EMPLOYERS SERVICE COR					
		INV:145763		4430-007	145763	10/14/2026	10/14/2026	125.00	0.00	125.00
						Check Total:		125.00	0.00	125.00
49521	CONV	10/14/2026	10/26	VN3310	General Resources					
		VA29-3 10/13/26		4430-003	October26	10/14/2026	10/14/2026	292.50	0.00	292.50
	CONV	VA29-6 10/13/26		4430-003	October26	10/14/2026	10/14/2026	840.00	0.00	840.00
	CONV	VA29-2 10/12/26		4430-003	October26	10/14/2026	10/14/2026	262.50	0.00	262.50
	CONV	VA29-5 10/20/26		4430-003	October26	10/14/2026	10/14/2026	262.50	0.00	262.50
	CONV	VA29-10 10/20/26		4430-003	October26	10/14/2026	10/14/2026	260.00	0.00	260.00
	CONV	VA29-4 10/15/26		4430-003	October26	10/14/2026	10/14/2026	168.00	0.00	168.00
	CONV	VA29-9 10/14/26		4430-003	October26	10/14/2026	10/14/2026	840.00	0.00	840.00
	CONV	VA29-3 10/8/26		1129-026	October26	10/14/2026	10/14/2026	1,510.70	0.00	1,510.70
	CONV	VA29-5 10/7/26		1129-026	October26	10/14/2026	10/14/2026	1,121.97	0.00	1,121.97
						Check Total:		5,558.17	0.00	5,558.17
49522	CONV	10/14/2026	10/26	VN3333	EGoldFax					
		INV:12244813		4190-015	12244813	10/14/2026	10/14/2026	62.99	0.00	62.99
						Check Total:		62.99	0.00	62.99
49523	CONV	10/14/2026	10/26	VN4567	Brenda Warner					
		10/16-10/31 3DAYS		4430-009	10.31.26	10/14/2026	10/14/2026	375.00	0.00	375.00

10/1/2026 Through 10/26/2026

Check # Entry	Check Date Reference	Check Pd	Vendor/Alternate		Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
			Address ID P.O. Number								
49524 CONV	10/14/2026 Kitchen Furniture	10/26	VN7979		Kiser Furniture CO. 4190-000	1068090	10/14/2026	10/14/2026	3,398.98	0.00	3,398.98
Check Total: 375.00											375.00
49525 CONV	10/14/2026 VA29-4 Common	10/26	VN9090		Schulers Heating Air and Electrical 4420-000	2207	10/14/2026	10/14/2026	585.00	0.00	585.00
CONV	VA29-2 E1-Heatpump				4420-000	2208	10/14/2026	10/14/2026	295.00	0.00	295.00
CONV	VA29-2 E3-HeatPump				4420-000	2209	10/14/2026	10/14/2026	789.00	0.00	789.00
Check Total: 1,669.00											1,669.00
49526 CONV	10/14/2026 VA29-6 H1-Sewer	10/26	VN9874		Absher Plumbing LLC 4610-000	VA29-6-H1-	10/14/2026	10/14/2026	800.00	0.00	800.00
Check Total: 800.00											800.00
49527 CONV	10/14/2026 Utility Allowance-10	10/26	VV0001		AMERICAN ELECTRIC POWER 1122-000	UA-OCT.26	10/14/2026	10/14/2026	18.00	0.00	18.00
CONV	Utility Allowance-3				1122-000	UA-OCT.26	10/14/2026	10/14/2026	84.00	0.00	84.00
Check Total: 102.00											102.00
49528 CONV	10/14/2026 Electric1504764.0098	10/26	VV0006		TOWN OF RICHLANDS 4320-000	Aug.26	10/14/2026	10/14/2026	4,517.51	0.00	4,517.51
CONV	W&S-1504764.0098				4310-000	Aug.26	10/14/2026	10/14/2026	1,638.46	0.00	1,638.46
CONV	GARB-1504764.0098				4431-000	Aug.26	10/14/2026	10/14/2026	82.13	0.00	82.13
Check Total: 6,238.10											6,238.10
49529 CONV	10/14/2026 GARB.ACT:2180-1	10/26	VV0007		TOWN OF HONAKER 4431-000	Aug.26	10/14/2026	10/14/2026	360.00	0.00	360.00
CONV	W&S.ACT:2180-1				4310-000	Aug.26	10/14/2026	10/14/2026	60.37	0.00	60.37
Check Total: 420.37											420.37
49530 CONV	10/14/2026 ACT:011-0000545-0	10/26	VV0008		TOWN OF BLUEFIELD 4310-000	August26	10/14/2026	10/14/2026	381.26	0.00	381.26
CONV	ACT:011-0000545-0				4431-000	August26	10/14/2026	10/14/2026	125.00	0.00	125.00

10/1/2026 Through 10/26/2026

Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
49531 CONV	10/14/2026 ACT:070500956001	10/26	VV0011	CARDINAL NATURAL GAS 4330-000	Sept.26	10/14/2026	10/14/2026	229.17	0.00	229.17
						Check Total:		506.26	0.00	506.26
49532 CONV	10/14/2026 Sept. 2026	10/26	VV0022	LEBANON BLOCK & SUPPLY CO., INC. 4420-000	Sept.26	10/14/2026	10/14/2026	218.25	0.00	218.25
						Check Total:		218.25	0.00	218.25
49533 CONV	10/14/2026 ACT:111970	10/26	VV0043	DICKENSON COUNTY PSA 4310-000	W-S-Sept.26	10/14/2026	10/14/2026	65.49	0.00	65.49
CONV	ACT:111909			4310-000	W-S-Sept.26	10/14/2026	10/14/2026	131.04	0.00	131.04
CONV	ACT:111920			4310-000	W-S-Sept.26	10/14/2026	10/14/2026	94.05	0.00	94.05
CONV	ACT:111911			4310-000	W-S-Sept.26	10/14/2026	10/14/2026	65.55	0.00	65.55
CONV	ACT:111906			4310-000	W-S-Sept.26	10/14/2026	10/14/2026	65.49	0.00	65.49
CONV	ACT:112047			4310-000	W-S-Sept.26	10/14/2026	10/14/2026	59.00	0.00	59.00
CONV	ACT:111914			4310-000	W-S-Sept.26	10/14/2026	10/14/2026	65.55	0.00	65.55
CONV	ACT:111999			4310-000	W-S-Sept.26	10/14/2026	10/14/2026	90.27	0.00	90.27
						Check Total:		636.44	0.00	636.44
49534 CONV	10/14/2026 ACT:112041	10/26	VV0043	DICKENSON COUNTY PSA 4310-000	Sep126-W-S	10/14/2026	10/14/2026	59.00	0.00	59.00
CONV	ACT:111922			4310-000	Sep126-W-S	10/14/2026	10/14/2026	65.52	0.00	65.52
CONV	ACT:112004			4310-000	Sep126-W-S	10/14/2026	10/14/2026	64.90	0.00	64.90
CONV	ACT:112025			4310-000	Sep126-W-S	10/14/2026	10/14/2026	59.00	0.00	59.00
CONV	ACT:111912			4310-000	Sep126-W-S	10/14/2026	10/14/2026	65.49	0.00	65.49
CONV	ACT:112040			4310-000	Sep126-W-S	10/14/2026	10/14/2026	101.75	0.00	101.75
CONV	ACT:111915			4310-000	Sep126-W-S	10/14/2026	10/14/2026	65.55	0.00	65.55
CONV	ACT:112005			4310-000	Sep126-W-S	10/14/2026	10/14/2026	64.90	0.00	64.90
CONV	ACT:111913			4310-000	Sep126-W-S	10/14/2026	10/14/2026	65.52	0.00	65.52
						Check Total:		611.63	0.00	611.63
49535 CONV	10/14/2026 ACT:51119	10/26	VV0074	AMERICAN FAMILY LIFE ASSURANCE CO. 2117-800	469526	10/14/2026	10/14/2026	659.29	0.00	659.29

10/1/2026 Through 10/26/2026

Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate		Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
			Address ID P.O. Number								
49536 CONV	10/14/2026 VA29-6 D5	10/26	VV0082		Starnes Refrigeration & Cooling 4430-004	1200-5808	10/14/2026	10/14/2026	659.29	0.00	659.29
							Check Total:				
49537 CONV	10/14/2026 INV-41198 EWR	10/26	VV0137		ELLIOTT, LAWSON & MINOR, P.C. 4130-000	41198 EWR	10/14/2026	10/14/2026	551.60	0.00	551.60
							Check Total:				
49538 CONV	10/14/2026 September 2026	10/26	VV0156		DOMINION OFFICE PRODUCTS, INC. 4190-011	Sept.26	10/14/2026	10/14/2026	281.95	0.00	281.95
							Check Total:				
49539 CONV	10/14/2026 FY 2027 Dues	10/26	VV0216		SERC-NAHRO 4190-002	FY2027	10/14/2026	10/14/2026	175.00	0.00	175.00
							Check Total:				
							Grand Total:		48,347.73	0.00	48,347.73



Database: W13699900001

Check Register
Cumberland Plateau RegionalPage: 1
Date: 10/26/2026
Time: 11:03 AM

10/1/2026 Through 10/26/2026

Vendor/Alternate

Check # Entity	Check Date Reference	Check Pd	Address ID P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
3819 LOCAL	10/14/2026 Travel- October 2026	10/26	MS2672	KEITH L. VIERS 4150-000	Travel-Oct26	10/14/2026	10/14/2026	533.52	0.00	533.52
						Check Total:		533.52	0.00	533.52
3820 LOCAL	10/14/2026 SERC Fall Conf.	10/26	MS2672	KEITH L. VIERS 4150-000	SERC-Nov.26	10/14/2026	10/14/2026	1,704.63	0.00	1,704.63
						Check Total:		1,704.63	0.00	1,704.63
						Grand Total:		2,238.15	0.00	2,238.15



		Vendor/Alternate		Vendor Name		Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Check #	Check Date	Check Pd	Address ID	P.O. Number	Account Number						
Entity	Reference										
3329	10/14/2026	10/26	VN2873		TURNER CONSTRUCTION						
PITT	PP #4 - EXTRA				4430-001	PP-4 10/3	10/14/2026	10/14/2026	1,134.00	0.00	1,134.00
							Check Total:		1,134.00	0.00	1,134.00
3330	10/14/2026	10/26	VN3310		General Resources						
PITT	PP-Mowing 10.12.26				4430-003	PP-10/12/26	10/14/2026	10/14/2026	210.00	0.00	210.00
							Check Total:		210.00	0.00	210.00
							Grand Total:		1,344.00	0.00	1,344.00

the 1990s, the number of people in the world who are undernourished has increased from 600 million to 800 million.

There are a number of reasons for this. First, the world population has increased by 1.5 billion in the last 25 years. Second, the world population is ageing, and the elderly are more likely to be undernourished. Third, the world population is becoming more urban, and urban populations are more likely to be undernourished.

There are a number of reasons for this. First, the world population is becoming more urban, and urban populations are more likely to be undernourished. Second, the world population is becoming more urban, and urban populations are more likely to be undernourished.

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INCUMBENCY CERTIFICATE

This Certificate is being furnished to VCDC Equity Fund 27, LLC, VCDC Equity Fund 28, LLC and VCDC Equity Fund 29, LLC in connection with the capital contributions to be made by the foregoing party to Main Street Villas, LLC, a Virginia limited liability company for which the **Cumberland Plateau Regional Housing Authority** ("Guarantor") is a limited guarantor.

The undersigned hereby certifies that:

- (a) the Guarantor is a political subdivision of the Commonwealth of Virginia, duly established and still existing pursuant to Virginia Code § 36-40;
- (b) the Bylaws of the Guarantor, a true, correct and complete copy of which is attached hereto as Exhibit A, is currently in full force and effect;
- (c) attached hereto as Exhibit B is a true, correct and complete copy of resolutions duly adopted by the Guarantor on November 4, 2026; such resolutions have not been amended, rescinded or revoked and remain in full force and effect on the date hereof;
- (d) the following named individuals have been duly elected and are now fulfilling the offices set forth after their names, with all the powers attached thereto; the signatures after their names are the genuine signatures of such individuals:

<u>Name</u>	<u>Office</u>	<u>Signature</u>
Ramona Simmons	Chairman	_____
Judy E. Lockridge	Vice Chairman	_____
Keith L. Viers	Secretary/Treasurer	_____

Dated: November 4, 2026

By: _____
Keith Viers, Executive Director/Secretary
Of the Cumberland Plateau Regional
Housing Authority

EXHIBIT A

BY-LAWS OF THE
CUMBERLAND PLATEAU REGIONAL HOUSING AUTHORITY

ARTICLE I – THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be the Cumberland Plateau Regional Housing Authority, hereinafter referred to as the Authority.

Section 2. Seal of Authority. The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization, 1970.

Section 3. Office of Authority. The offices of the Authority shall be located in Lebanon, Virginia, or other locations as the Authority may from time to time designate by resolution.

ARTICLE II – GEOGRAPHIC DISTRICT

Section 1. The area of operation of the Authority shall be within the perimeter boundaries of the counties of Buchanan, Dickenson, Russell, and Tazewell (each one known as a “member county”), subject to modification in accordance with Chapter 1 of Title 36 of the Code of Virginia.

Section 2. Each member county shall be represented by a Commissioner appointed by the Board of Supervisors of the county. The four Commissioners shall appoint (i) an at-large Commissioner, who shall reside within the area of operation of the Authority, (ii) a Resident Commissioner, who shall be a tenant of the Authority, and (iii) any other representative required by regulations adopted by the United States Department of Housing and Urban Development.

ARTICLE III – OFFICERS

Section 1. The officers of the Authority shall be a Chairman, Vice-Chairman, Secretary, and Assistant Secretary.

Section 2. Chairman. The Chairman shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chairman or his/her designee, shall sign all contracts, deeds, and other instruments made by the Authority. At each meeting, the Chairman shall submit such recommendations and information as he/she may consider proper concerning the business, affairs, and policies of the Authority.

Section 3. Vice-Chairman. The Vice-Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and, in case of the resignation or death of the Chairman, the Vice-Chairman shall perform such duties until such time as the Authority elects a new Chairman.

Section 4. Secretary. The Secretary shall be the Executive Director of the Authority, and, as such, shall have general supervision over the administration of its business and affairs, subject to the direction of the Board of Commissioners. He/she shall be charged with the management of the housing developments and any other projects undertaken by the Authority.

The Secretary shall keep the records of the Authority, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to his/her office. He/she shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

He/she shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such bank or banks the Authority shall select. He/she shall

sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. Except as otherwise authorized by Resolution of the Authority, all such orders and checks shall be countersigned by the Chairman or Vice-Chairman. The Secretary shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or more often as requested), an account of his/her transactions, and also of the financial condition of the Authority. He/she shall give such bond for the faithful performance of his/her duties as the Authority may determine.

Section 5. Assistant Secretary. The Assistant Secretary shall take minutes of, and record all votes taken at, meetings of the Authority

Section 6. Additional Duties. The officers of the Authority shall perform such other duties and functions as directed by the Authority.

Section 7. Election or Appointment. The Chairman and Vice-Chairman shall be elected biennially by the Authority from among the Commissioners of the Authority, and shall hold office for the greater of two years or until their successors are elected and qualified. All officers may serve any number of consecutive terms at the will and vote of the Authority.

The Secretary and Assistant Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section 8. Vacancies. Should the office of Chairman or Vice-Chairman become vacant, the Authority shall elect a Successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint a successor, as provided in the second paragraph of Section 7.

Section 9. Additional Personnel. The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authorities Law of Virginia and all other laws of the United States of America or Commonwealth of Virginia applicable thereto. The selection and compensation of such personnel (including the Secretary) shall be determined by the Authority subject to the laws of the United States of America and the Commonwealth of Virginia.

ARTICLE IV – MEETINGS

Section 1. Regular Meetings. Regular meetings shall be held at such time and place as may from time to time be determined by Resolution of the Authority. In the event a day of regular meeting shall be a legal holiday, said meeting shall be rescheduled to be held at a date as determined by the Authority.

Section 2. Other Meetings. The Chairman or Secretary of the Authority may, when he/she deems it expedient, call a meeting of the Authority for the purpose of transacting any business designated in the call. The call for such a meeting may be mailed to the business or home address of each Commissioner of the Authority at least three days prior to the date of such special meeting, except in the case of a special or emergency meeting as contemplated under Section 2.2-3707(D) of the Code of Virginia, in which case notice should be given as quickly as practicable. At a meeting other than a regular meeting, defined above, no business shall be considered other than as designated in the call, except if all of the Commissioners of the Authority are present at such a meeting, any and all business may be transacted at such meeting.

Section 3. Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Four Commissioners shall constitute a quorum for the

purpose of conducting its business and exercising its powers and for all other purposes. When a quorum is in attendance, action may be taken by the Authority upon a vote of the Commissioners present.

Section 4. Order of Business. At the regular meetings of the Authority, the following shall be the order of business:

1. Roll Call.
2. Approval of Agenda
3. Reading and approval of the minutes of the previous meeting.
4. Public Comments.
5. Bills and Communications.
6. Director's Report.
7. Unfinished (Old) Business.
8. New Business.
9. Executive Session (as needed).
10. Adjournment.

All Resolutions shall be in writing and shall be copied in a journal of the proceedings of the Authority.

Section 5. Manner of Voting. The voting on all questions coming before the Authority shall be by roll call, and the yeas and nays shall be entered upon the minutes of such meeting.

ARTICLE V – AMENDMENTS

Amendments to By Laws. The By-Laws of the Authority shall be amended only with the approval of at least four of the Commissioners of the Authority at a regular meeting or a special meeting, but no such amendment shall be adopted unless at least ten days written notice thereof has been previously given to all of the Commissioners of the Authority.

ARTICLE VI – COMPENSATION

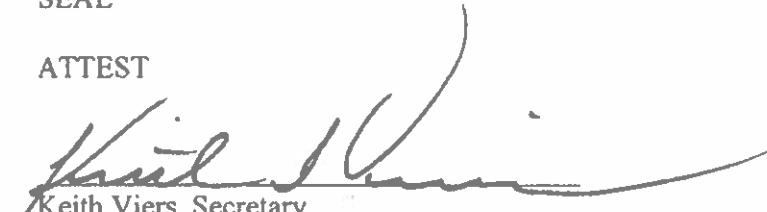
Section 1. Compensation. The Commissioners of the Authority may, in addition to being reimbursed for their expenses for travel and per diem, be paid salaries as allowed in the Code of Virginia when funds become available to the Authority.


Truman Mullins, Chairman
Cumberland Plateau Regional
Housing Authority

Amended: April 7, 2016

SEAL

ATTEST


Keith Viers, Secretary
Cumberland Plateau Regional Housing Authority

**RESOLUTION OF THE BOARD OF COMMISSIONERS OF CUMBERLAND
PLATEAU REGIONAL HOUSING AUTHORITY**

Cumberland Plateau Regional Housing Authority, (the "Authority"), acting pursuant to Section 36-45 of the Virginia Housing Authorities Law, does hereby consent to the following resolutions:

"WHEREAS, the Authority was organized for the purpose, among others, of developing and operating low-income housing; and

WHEREAS, the Authority wishes to develop low-income housing projects through construction/rehabilitation of the buildings and improvements located on the property commonly known as Main Street Villas, Lebanon, Virginia (the "Project"), through a limited liability company in which an instrumentality of the Authority will serve as the sole member of the managing member and VCDC Equity Fund 27, LLC, VCDC Equity Fund 28, LLC and VCDC Equity Fund 29, LLC (collectively, "VCDC") will invest as investor member;

WHEREAS, as a condition of its investing in such company, VCDC requires that the Authority guarantee the performance by the Managing Member of its company obligations and other agreements;

NOW, THEREFORE, BE IT RESOLVED, that the Authority be and it is hereby authorized, empowered, and directed to enter into, execute, and deliver the Affiliate Guaranty pursuant to the Amended and Restated Operating Agreement (the "Agreement") for Main Street Villas, LLC, a Virginia limited liability company (the "Company");

FURTHER RESOLVED, that the Authority be and it is hereby authorized, empowered, and directed to execute and deliver all other project investment closing documents specified in VCDC's project investment closing checklist, as the same may be modified and supplemented by VCDC for the Project (the "Checklist") or otherwise requested by VCDC in connection with its investment in the Company;

FURTHER RESOLVED, that the Authority be and it is hereby authorized, empowered, and directed to furnish to VCDC all due diligence materials specified in the Checklist or otherwise requested by VCDC in connection with its investment in the Company;

FURTHER RESOLVED, that any officer of the Authority, together or individually, without attestation, be and they hereby are authorized, empowered, and directed to execute and deliver all documents, and that such officers or staff of the Authority be and are hereby authorized, empowered, and directed to furnish all materials necessary to consummate the formation of the Company and the

investment by VCDC as Investor Member thereof in accordance with the Checklist and the foregoing resolutions, and that any previous execution and delivery or furnishing of documents and materials by such officers or staff be and it is hereby authorized, confirmed, and ratified;

FURTHER RESOLVED, that any officer of the Authority, together or individually, be and they hereby are authorized, empowered, and directed to take such further action on behalf of the Authority as they deem necessary to effectuate the foregoing.

Adopted at the Board of Commissioners' regularly scheduled meeting on November 4, 2026.

Dated: November 4, 2026

By: _____
Keith Viers, Secretary

COMMONWEALTH OF VIRGINIA)
)
COUNTY OF RUSSELL) §§

SPONSOR AFFIDAVIT RE: PENDING ACTIONS

I, Keith Viers, being first duly sworn on oath, depose and say that:

- i. I am the Executive Director/Secretary of the Cumberland Plateau Regional Housing Authority (the "Sponsor") a political subdivision of the Commonwealth of Virginia;
- ii. I am fully familiar with all of the Sponsor's business and financial affairs, including, without limiting the generality of the foregoing, all of the matters herein described.
- iii. Sponsor is to be the guarantor under an Affiliate Guaranty ("Guaranty") pursuant to the Amended and Restated Operating Agreement (the "Agreement") for Main Street Villas, LLC, a limited liability company organized and existing under the laws of the Commonwealth of Virginia (the "Company").
- iv. This Affidavit is made and delivered for the purpose of, among other things, inducing (a) VCDC Equity Fund 27, LLC, VCDC Equity Fund 28, LLC and VCDC Equity Fund 29, LLC (collectively, the "Investor Member") to purchase an investor member interest in the Company, and (b) the Investor Member to fund its equity investment in the Company in connection with the development of that certain land described in Exhibit C of the Agreement (the "Project").
- v. No actions or proceedings of any kind or nature are pending or threatened against the Sponsor except as may be described in Exhibit A attached hereto and made a part hereof. Such actions or proceedings are fully covered by insurance or, if adversely determined, would not materially impair the Sponsor's ability to pay when due any amounts that may become payable in respect of the Guaranty or to continue with the development and operation of the Project.
- vi. As of the date of this Affidavit, the Sponsor is solvent, is able to pay its debts as they mature, and has capital sufficient to carry on the businesses in which it is engaged, and the present fair saleable value of its assets is greater than the amount of its liabilities. The Sponsor will not be rendered insolvent by entering into the Guaranty or by performing the currently foreseeable obligations on its part to be performed in respect of the Project, or by conducting the transactions contemplated thereunder.

[SIGNATURE ON THE FOLLOWING PAGE]

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY]

[Signature Page for Sponsor Affidavit re: Pending Actions]

By:

Kieth Viers, Executive
Director/Secretary of Cumberland
Plateau Regional Housing Authority

Sworn to before me this ____ day of _____, 2026.

Notary Public

EXHIBIT A
PENDING OR THREATENED ACTIONS OR PROCEEDINGS

NONE