



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

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Keith L. Viers, Executive Director

BOARD OF COMMISSIONERS MEETING LEBANON, VIRGINIA Thursday, October 1, 2026, 11:00 AM

AGENDA

1. Roll Call
2. Approval of Agenda
3. Reading and Approval of Board of Commissioners Meeting Minutes of September 3, 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) Flat Rent Approval
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: November 4, 2026 @ 11:00 am
11. Adjournment



**Cumberland Plateau Regional Housing Authority
Board of Commissioners Meeting
Lebanon, Virginia
September 3, 2026**

Commissioners Present:

Ramona Simmons
Judy Lockridge
Richard Blankenship
James Horn
Jim O'Quinn

Absent: Sabrina Stanley

Ramona Simmons called the Cumberland Plateau Regional Housing Authority Board of Commissioners' September 3, 2026 meeting to order at 11:00 a.m., and a quorum was determined present.

Ramona Simmons asked for a motion to approve the September 3, 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; Judy Lockridge, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

Ramona Simmons asked for a motion to approve the August 6, 2026 Board of Commissioners' minutes. Judy Lockridge moved to approve the minutes. James Horn seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; James Horn, aye; Jim O'Quinn, aye; Judy Lockridge, 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 95% at the end of August and pointed out that the housing managers are working to get the number up. He indicated that there is an internal discussion about closing the waiting list.

Mr. Keith Viers pointed out routine maintenance on the check register along with some other maintenance including heat pump work, busted glass on a door, and roof work. He made mention that there has been a massive water leak in the parking lot of Fox Meadow.

Mr. Channing Hubbard stated that the cash balance at the end of August was \$1 million and that we had usual operating expenses. He stated that we are in communication with the auditor to get field work going.

Richard Blankenship moved to approve the August finances. James Horn seconded the motion, which was unanimously approved by the following roll-call vote; Ramona Simmons, aye; Judy Lockridge; aye, Richard Blankenship, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

DIRECTOR'S REPORT

Mr. Keith Viers indicated that we are in talks of raising Pittston Place rent comparable to HUD's market rent standard; review of requirements to be researched by the attorney.

Mr. Keith Viers included within the packet an article touching on the expensive cost of developing low-income housing projects.

Mr. Keith Viers included within the packet an updated *Board of Commissioners Terms of Office* document.

Mr. Keith Viers handed out to the board members an article from Virginia magazine with general information regarding Southwest Virginia.

UNFINISHED BUSINESS

Item 7 (A) Fire Units – Haysi / Lebanon - Mr. Keith Viers indicated that he is concerned that the Centennial Heights fire caused damage in the trusses. He stated that he has received a call from the insurance company and will be getting additional money to include that work. He stated that there are three units down in Haysi and that we need to get a bid package put together. Mr. Keith Viers pointed out that Paul Davis Co. is continuing to tear out and is staged for getting materials ordered at Fox Meadow apartments in which he indicated four units are down.

NEW BUSINESS

Item 8 (A) CPRHA ACOP – Mr. Keith Viers included a list of changes that were effective July 1st that need to be made to ACOP now and indicated that there will be more changes near the end of the year.

Ramona Simmons asked for a motion to approve the changes. Richard Blankenship moved to approve the changes made to ACOP. Judy Lockridge seconded the motion, which was unanimously approved by the following roll-call vote: Ramona Simmons, aye; Richard Blankenship, aye; Judy Lockridge, aye; James Horn, aye; Jim O'Quinn, 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 October 1, 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; Judy Lockridge, aye; James Horn, aye; Jim O'Quinn, aye. Secretary Keith Viers certified the roll-call vote.

Ramona Simmons, Chairman

ATTEST:

Keith L. Viers, Secretary

SEAL:

9/1/2026 Through 9/22/2026

Check #		Check Date	Check Pd	Vendor/Alternate		Vendor Name	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity	Reference			Address ID	P.O. Number	Account Number						
3812	9/2/2026	09/26		VN0374		S.E.P.T.I.C., INC.	66766	9/2/2026	9/2/2026	1,050.00	0.00	1,050.00
LOCAL	INV-66766					4190-000			Check Total:	1,050.00	0.00	1,050.00
3813	9/2/2026	09/26		VN3126		APPALACHIAN POWER		9/2/2026	9/2/2026	7.68	0.00	7.68
LOCAL	ACT:025-015-561-0-0					4320-000	LH-Power-Sep		Check Total:	7.68	0.00	7.68
3814	9/17/2026	09/26		MS0938		CPRHA		9/17/2026	9/17/2026	1,524.29	0.00	1,524.29
LOCAL	Reimb.CC-Aug26					4430-022	Refund-LH-			70.10	0.00	70.10
LOCAL	Reimb.CC-July26					4430-022	Refund-LH-		Check Total:	1,594.39	0.00	1,594.39
Grand Total:										2,652.07	0.00	2,652.07

9/1/2026 Through 9/22/2026

Vendor/Alternate

Check # Entity	Check Date Reference	Check Pd	Address ID	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
49386 CONV	9/2/2026 RM Refund Security	09/26	00001F	Ileishia Mullins 2114-000	6_000000000001	9/1/2026	9/1/2026	200.00	0.00	200.00
							Check Total:	200.00	0.00	200.00
49387 CONV	9/2/2026 September 2026	09/26	MS2130	SHARON SHUMAKER 4430-022	Sept.26	9/2/2026	9/2/2026	50.00	0.00	50.00
							Check Total:	50.00	0.00	50.00
49388 CONV	9/2/2026 VA29-4AnnMonitoring	09/26	MS2320	BRISTOL TELEPHONE and SECURITY, IN 4420-000	66581	9/2/2026	9/2/2026	360.00	0.00	360.00
							Check Total:	360.00	0.00	360.00
49389 CONV	9/2/2026 INV:9005933591	09/26	MS2388	SHARP BUSINESS SYSTEMS OF TENNESSE 4190-000	9005933591	9/2/2026	9/2/2026	451.34	0.00	451.34
CONV	INV:9005933516			4190-000	9005933516	9/2/2026	9/2/2026	1,742.00	0.00	1,742.00
CONV	INV:9005933495			4190-000	9005933495	9/2/2026	9/2/2026	139.65	0.00	139.65
CONV	INV:15317805			4190-000	15317805	9/2/2026	9/2/2026	1,430.50	0.00	1,430.50
							Check Total:	3,763.49	0.00	3,763.49
49390 CONV	9/2/2026 VA29-9	09/26	MS2673	LARGE'S PEST CONTROL 4430-002	Aug2026	9/2/2026	9/2/2026	566.00	0.00	566.00
CONV	VA29-6			4430-002	Aug2026	9/2/2026	9/2/2026	574.00	0.00	574.00
CONV	VA29-10			4430-002	Aug2026	9/2/2026	9/2/2026	282.50	0.00	282.50
CONV	VA29-3			4430-002	Aug2026	9/2/2026	9/2/2026	327.50	0.00	327.50
CONV	VA29-4			4430-002	Aug2026	9/2/2026	9/2/2026	171.00	0.00	171.00
CONV	VA29-5			4430-002	Aug2026	9/2/2026	9/2/2026	185.00	0.00	185.00
CONV	VA29-2			4430-002	Aug2026	9/2/2026	9/2/2026	185.00	0.00	185.00
							Check Total:	2,291.00	0.00	2,291.00
49391 CONV	9/2/2026 VA29-9 G5	09/26	MS2673	LARGE'S PEST CONTROL 4430-002	Aug.26BB	9/2/2026	9/2/2026	700.00	0.00	700.00
CONV	VA29-6 H2			4430-002	Aug.26BB	9/2/2026	9/2/2026	700.00	0.00	700.00
CONV	VA29-2 C1			4430-002	Aug.26BB	9/2/2026	9/2/2026	700.00	0.00	700.00
							Check Total:	2,100.00	0.00	2,100.00
49392	9/2/2026	09/26	MS2714	GREAT AMERICA LEASING CORP.						

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			Address ID	P.O. Number							
CONV	ACT:012-3104791-000				4190-015	42839611	9/2/2026	9/2/2026	744.50	0.00	744.50
49393 CONV	9/2/2026 Employer Memb.#:025H	09/26	MS3011		VACORP 2117-510	Aug.2026	9/2/2026	9/2/2026	132.01	0.00	132.01
49394 CONV	9/2/2026 ACT:200080135	09/26	MS3148		POINT BROADBAND 4190-003	7401253	9/2/2026	9/2/2026	78.91	0.00	78.91
49395 CONV	9/2/2026 Donation for:Sept.26	09/26	MS3309		FAIRFAX COURT ASSOCIATION OF 4220-000	Sept.26	9/2/2026	9/2/2026	200.00	0.00	200.00
49396 CONV CONV	9/2/2026 Sept.26 8/16-8/31 56HRS	09/26	TN2444		DANNY G ADAMS 4430-022 4430-022	Sept.26 8.31.26	9/2/2026 9/2/2026	9/2/2026 9/2/2026	150.00 715.12	0.00 0.00	150.00 715.12
49397 CONV	9/2/2026 September 2026	09/26	TN3204		BRENDA STEVENS 4430-022	Sept.26	9/2/2026	9/2/2026	50.00	0.00	50.00
49398 CONV	9/2/2026 VA29-6-INV:13049	09/26	VN0100		The Locksmith Shop, Inc. 4420-000	13049	9/2/2026	9/2/2026	502.50	0.00	502.50
49399 CONV	9/2/2026 9/1-9/15 24HRS	09/26	VN2530		Melinda Miller 4430-022	9.15.26	9/2/2026	9/2/2026	306.48	0.00	306.48
49400 CONV	9/2/2026 INV:4280004282	09/26	VN2626		Cintas Corp 4420-000	4280004282	9/2/2026	9/2/2026	39.08	0.00	39.08

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CONV	INV:4280759878			4420-000	4280759878	9/2/2026	9/2/2026	39.08	0.00	39.08
CONV	INV:			4420-000	4280759878	9/2/2026	9/2/2026	39.08	0.00	39.08
CONV	INV:			4420-000	4280759878	9/2/2026	9/2/2026	39.08	0.00	39.08
						Check Total:		156.32	0.00	156.32
49401 CONV	9/2/2026 8/16-8/31 39.5HRS	09/26	VN2727	Martin Adams 4430-022	8.31.26	9/2/2026	9/2/2026	504.42	0.00	504.42
						Check Total:		504.42	0.00	504.42
49402 CONV	9/2/2026 VA29-2 B4 TO	09/26	VN2873	TURNER CONSTRUCTION 4430-001	Aug-Sept26	9/2/2026	9/2/2026	760.00	0.00	760.00
CONV	VA29-6 G12 Extra			4430-001	Aug-Sept26	9/2/2026	9/2/2026	756.00	0.00	756.00
CONV	VA29-6 A2 Extra			4430-001	Aug-Sept26	9/2/2026	9/2/2026	1,500.00	0.00	1,500.00
						Check Total:		3,016.00	0.00	3,016.00
49403 CONV	9/2/2026 VA29-10	09/26	VN3126	APPALACHIAN POWER 4320-000	Sept.26	9/2/2026	9/2/2026	3,139.87	0.00	3,139.87
CONV	VA29-9			4320-000	Sept.26	9/2/2026	9/2/2026	2,328.04	0.00	2,328.04
CONV	VA29-2			4320-000	Sept.26	9/2/2026	9/2/2026	44.86	0.00	44.86
CONV	VA29-6			4320-000	Sept.26	9/2/2026	9/2/2026	331.56	0.00	331.56
CONV	VA29-3			4320-000	Sept.26	9/2/2026	9/2/2026	1,448.96	0.00	1,448.96
						Check Total:		7,293.29	0.00	7,293.29
49404 CONV	9/2/2026 INV:145239	09/26	VN3300	SOUTHEASTERN EMPLOYERS SERVICE COR 4430-007	145239	9/2/2026	9/2/2026	125.00	0.00	125.00
						Check Total:		125.00	0.00	125.00
49405 CONV	9/2/2026 ACT: 0464018953	09/26	VN3302	SCOTT COUNTY TELEPHONE COOP 4190-003	9.10.26	9/2/2026	9/2/2026	237.44	0.00	237.44
						Check Total:		237.44	0.00	237.44
49406 CONV	9/2/2026 VA29-9 9.2.26	09/26	VN3310	General Resources 4430-003	Sept.2026	9/2/2026	9/2/2026	840.00	0.00	840.00
CONV	VA29-4 9.4.26			4430-003	Sept.2026	9/2/2026	9/2/2026	168.00	0.00	168.00
CONV	VA29-2 9.3.26			4430-003	Sept.2026	9/2/2026	9/2/2026	262.50	0.00	262.50
CONV	VA29-6 9.1.26			4430-003	Sept.2026	9/2/2026	9/2/2026	840.00	0.00	840.00

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Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate		Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
			Address ID	P.O. Number	Account Number					
CONV	VA29-10 9.4.26				4430-003	Sept.2026	9/2/2026	260.00	0.00	260.00
CONV	VA29-3 8.31.26				4430-003	Sept.2026	9/2/2026	292.50	0.00	292.50
CONV	VA29-5 9.1.26				4430-003	Sept.2026	9/2/2026	262.50	0.00	262.50
CONV	VA29-9 8.25.26				4430-003	Sept.2026	9/2/2026	840.00	0.00	840.00
CONV	VA29-4 8.26.26				4430-003	Sept.2026	9/2/2026	168.00	0.00	168.00
CONV	VA29-2 8.24.26				4430-003	Sept.2026	9/2/2026	262.50	0.00	262.50
							Check Total:	4,196.00	0.00	4,196.00
49407 CONV	9/2/2026 9.15.26- 2 days	09/26	VN4567		Brenda Warner 4430-009	9.15.26	9/2/2026	250.00	0.00	250.00
							Check Total:	250.00	0.00	250.00
49408 CONV	9/2/2026 Order #:191260	09/26	VN8765		NCHM 4140-000	191260	9/2/2026	155.00	0.00	155.00
							Check Total:	155.00	0.00	155.00
49409 CONV	9/2/2026 VA29-9F3-INV:2095	09/26	VN9090		Schulers Heating Air and Electrical 4420-000	2095	9/2/2026	289.00	0.00	289.00
							Check Total:	289.00	0.00	289.00
49410 CONV CONV	9/2/2026 VA29-9 E WaterLeak VA29-2 Water Leak	09/26	VN9874		Absher Plumbing LLC 4610-000 4610-000	Ebuilding VA29-2-leak	9/2/2026 9/2/2026	3,250.00 2,850.00	0.00 0.00	3,250.00 2,850.00
							Check Total:	6,100.00	0.00	6,100.00
49411 CONV CONV CONV	9/2/2026 Utility Allowance -6 Utility Allowance -3 Utility Allowance-10	09/26	VW0001		AMERICAN ELECTRIC POWER 1122-000 1122-000 1122-000	UA-Power-Sep UA-Sept.2026 UA-Sept.2026	9/2/2026 9/2/2026 9/2/2026	1,306.19 84.00 18.00	0.00 0.00 0.00	1,306.19 84.00 18.00
							Check Total:	1,408.19	0.00	1,408.19
49412 CONV CONV CONV	9/2/2026 ACT:1504764.0098 ACT:1504764.0098 ACT:1504764.0098	09/26	VW0006		TOWN OF RICHLANDS 4320-000 4310-000 4431-000	Aug.26 Aug.26 Aug.26	9/2/2026 9/2/2026 9/2/2026	4,416.90 1,177.80 82.13	0.00 0.00 0.00	4,416.90 1,177.80 82.13

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Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate		Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
			Address ID	Account Number						
49413 CONV CONV	9/2/2026 PILOT 2025 PILOT 2026	09/26	VV0007	TOWN OF HONAKER 2137-000 2137-000	PILOT25-26 PILOT25-26	9/2/2026 9/2/2026	9/2/2026 9/2/2026	5,676.83 1,140.75 1,140.75	0.00 0.00 0.00	5,676.83 1,140.75 1,140.75
Check Total:								2,281.50	0.00	2,281.50
49414 CONV CONV	9/2/2026 Garbage W&S ACT:02180-1	09/26	VV0007	TOWN OF HONAKER 4431-000 4310-000	Aug2026 Aug2026	9/2/2026 9/2/2026	9/2/2026 9/2/2026	201.02 60.37	0.00 0.00	201.02 60.37
Check Total:								261.39	0.00	261.39
49415 CONV CONV	9/2/2026 2026 PILOT 2025 PILOT	09/26	VV0009	TOWN OF POCAHONTAS 2137-000 2137-000	PILOT25-26 PILOT25-26	9/2/2026 9/2/2026	9/2/2026 9/2/2026	2,182.54 2,500.46	0.00 0.00	2,182.54 2,500.46
Check Total:								4,683.00	0.00	4,683.00
49416 CONV	9/2/2026 Water & Sewer	09/26	VV0010	TOWN OF CLEVELAND 4310-000	September26	9/2/2026	9/2/2026	303.00	0.00	303.00
Check Total:								303.00	0.00	303.00
49417 CONV	9/2/2026 Utility Allowance 6	09/26	VV0043	DICKENSON COUNTY PSA 4310-000	UA-Water-Sep	9/2/2026	9/2/2026	385.74	0.00	385.74
Check Total:								385.74	0.00	385.74
49418 CONV	9/2/2026 Donation for:Sept.26	09/26	VV0095	ASSOCIATION OF CONCERNED TENANTS 4220-000	Sept.26	9/2/2026	9/2/2026	300.00	0.00	300.00
Check Total:								300.00	0.00	300.00
49419 CONV	9/2/2026 ACT:1100005450	09/26	VV0160	SANITARY BOARD OF BLUEFIELD 4310-000	June26	9/2/2026	9/2/2026	1,060.93	0.00	1,060.93
Check Total:								1,060.93	0.00	1,060.93
49420	9/2/2026	09/26	VV0176	VERIZON						

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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
CONV	ACT:0001-54				4190-003	Sept.2026	9/2/2026	9/2/2026	99.52	0.00	99.52
CONV	ACT:0001-21				4190-003	Sept.2026	9/2/2026	9/2/2026	129.52	0.00	129.52
CONV	ACT:0001-82				4190-003	Sept.2026	9/2/2026	9/2/2026	138.97	0.00	138.97
							Check Total:		368.01	0.00	368.01
49421 CONV	9/17/2026 August 2026	09/26	MS2526		JOHN E. STANLEY 4130-000	August 2026	9/15/2026	9/15/2026	1,841.00	0.00	1,841.00
49422 CONV	9/17/2026 ACT:513480400-00001	09/26	MS2681		VERIZON WIRELESS 4190-003	6152664275	9/15/2026	9/15/2026	279.02	0.00	279.02
							Check Total:		279.02	0.00	279.02
49423 CONV	9/17/2026 ACT:10020890	09/26	MS3001		FOOD CITY 4220-000	August 2026	9/16/2026	9/16/2026	219.31	0.00	219.31
							Check Total:		219.31	0.00	219.31
49424 CONV	9/17/2026 Apt:210-INV:37549	09/26	MS3079		MCNULTYS HEAT AIR 4430-004	37549	9/15/2026	9/15/2026	1,200.00	0.00	1,200.00
CONV	Apt:222-INV:37548				4430-004	37548	9/15/2026	9/15/2026	390.00	0.00	390.00
							Check Total:		1,590.00	0.00	1,590.00
49425 CONV	9/17/2026 ACT:200080135	09/26	MS3148		POINT BROADBAND 4190-003	Sept.26	9/15/2026	9/15/2026	78.91	0.00	78.91
							Check Total:		78.91	0.00	78.91
49426 CONV	9/17/2026 9/1-9/15 48.5HRS	09/26	TN2444		DANNY G ADAMS 4430-022	9.15.26	9/14/2026	9/14/2026	619.35	0.00	619.35
							Check Total:		619.35	0.00	619.35
49427 CONV	9/17/2026 August 2026-	09/26	VN2121		Abingdon Cleaning Specialists 4420-000	904026	9/15/2026	9/15/2026	1,000.00	0.00	1,000.00
							Check Total:		1,000.00	0.00	1,000.00

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Vendor/Alternate		Vendor Name		Invoice		Due Date	Invoice		Discount	Check	
Check #	Entity	Check Date	Check Pd	Address ID	P.O. Number		Account Number	Invoice Number	Date	Amount	Amount
49428	CONV	9/17/2026	09/26	VN2253			ANTHEM BLUE CROSS AND BLUE SHIELD				
	CONV	INV:0202609700773			2117-400			202609700773	9/15/2026	1,748.45	1,748.45
	CONV	ACT: M18772			4540-002			202609700773	9/15/2026	22,274.13	22,274.13
									Check Total:	24,022.58	24,022.58
49429	CONV	9/17/2026	09/26	VN2530			Melinda Miller				
	CONV	9/16-9/30/26 24.05HR			4430-022			9.30.26	9/15/2026	307.12	307.12
									Check Total:	307.12	307.12
49430	CONV	9/17/2026	09/26	VN2626			Cintas Corp				
	CONV	INV:4282260146			4420-000			4282260146	9/15/2026	39.08	39.08
									Check Total:	39.08	39.08
49431	CONV	9/17/2026	09/26	VN2706			HUNGATE BUSINESS SERVICES				
	CONV	ACT:CR00-INV:294738			4190-015			294738	9/15/2026	184.21	184.21
									Check Total:	184.21	184.21
49432	CONV	9/17/2026	09/26	VN2727			Martin Adams				
	CONV	9/1-9/15 54HRS			4430-022			9.15.26	9/15/2026	689.58	689.58
									Check Total:	689.58	689.58
49433	CONV	9/17/2026	09/26	VN2760			Quesenberry's INC.				
	CONV	INV:24014001-Precons			1129-010			24014001	9/15/2026	30,000.00	30,000.00
									Check Total:	30,000.00	30,000.00
49434	CONV	9/17/2026	09/26	VN2795			INSTAKEY				
	CONV	29-3 INV:0774300-IN			4420-000			0774300-IN	9/15/2026	70.89	70.89
									Check Total:	70.89	70.89
49435	CONV	9/17/2026	09/26	VN2873			TURNER CONSTRUCTION				
	CONV	VA29-6 A6 Extra			4430-001			Sept.26.	9/16/2026	1,475.00	1,475.00
	CONV	VA29-6 H5 Extra			4430-001			Sept.26.	9/16/2026	2,700.00	2,700.00
	CONV	VA29-6 A6 Extra 9.7.			4430-001			Sept.26.	9/16/2026	108.00	108.00
	CONV	VA29-6 A6 9.10.26			4430-001			Sept.26.	9/16/2026	760.00	760.00
	CONV	VA29-3 #103-9.15.26			4430-001			Sept.26.	9/16/2026	760.00	760.00

9/1/2026 Through 9/22/2026

Check #		Check Date		Check Pd	Vendor/Alternate		Vendor Name		Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity		Reference			Address ID	P.O. Number	Account Number							
CONV		VA29-4 #408-9.18.26					4430-001	Sept.26.		9/16/2026	9/16/2026	760.00	0.00	760.00
								Check Total:				6,563.00	0.00	6,563.00
49436		9/17/2026	09/26		VN2900		MANSFIELD OIL COMPANY							
CONV		ACT:21598, 7/16-7/31					4420-001	1204019		9/17/2026	9/17/2026	270.88	0.00	270.88
CONV		ACT:21598, 8/1-8/15					4420-001	1205600		9/17/2026	9/17/2026	407.01	0.00	407.01
CONV		ACT:21598, 8/16-8/31					4420-001	1209784		9/17/2026	9/17/2026	217.52	0.00	217.52
CONV		Act:21598, 6/1-6/15					4420-001	1196140		9/17/2026	9/17/2026	248.01	0.00	248.01
								Check Total:				1,143.42	0.00	1,143.42
49437		9/17/2026	09/26		VN3002		ONLINE INFORMATION SERVICES							
CONV		INV:1407435					4190-000	1407435		9/15/2026	9/15/2026	37.70	0.00	37.70
								Check Total:				37.70	0.00	37.70
49438		9/17/2026	09/26		VN3126		APPALACHIAN POWER							
CONV		VA29-5					4320-000	Power-Sept26		9/16/2026	9/16/2026	84.12	0.00	84.12
CONV		VA29-2					4320-000	Power-Sept26		9/16/2026	9/16/2026	478.57	0.00	478.57
CONV		VA29-6					4320-000	Power-Sept26		9/16/2026	9/16/2026	3,102.82	0.00	3,102.82
								Check Total:				3,665.51	0.00	3,665.51
49439		9/17/2026	09/26		VN3290		NEW PEOPLES BANK							
CONV		Local					4190-000	August 2026		9/17/2026	9/17/2026	1,524.29	0.00	1,524.29
CONV		2433,2425,3225					4420-000	August 2026		9/17/2026	9/17/2026	256.26	0.00	256.26
CONV		2474,2466,2482,0987					4150-000	August 2026		9/17/2026	9/17/2026	7,644.65	0.00	7,644.65
CONV		0995,0060,2532,0987					4190-000	August 2026		9/17/2026	9/17/2026	1,185.26	0.00	1,185.26
								Check Total:				10,610.46	0.00	10,610.46
49440		9/17/2026	09/26		VN3307		AT&T MOBILITY							
CONV		ACT:287324160699					4190-003	09052026		9/15/2026	9/15/2026	247.66	0.00	247.66
								Check Total:				247.66	0.00	247.66
49441		9/17/2026	09/26		VN3310		General Resources							
CONV		VA29-5 9.16.26					4430-003	Sept.26.		9/15/2026	9/15/2026	262.50	0.00	262.50
CONV		VA29-4 9.9.26					4430-003	Sept.26.		9/15/2026	9/15/2026	168.00	0.00	168.00
CONV		VA29-2 9.16.26					4430-003	Sept.26.		9/15/2026	9/15/2026	262.50	0.00	262.50
CONV		VA29-10 9.9.26					4430-003	Sept.26.		9/15/2026	9/15/2026	260.00	0.00	260.00

9/1/2026 Through 9/22/2026

Check #		Check Date		Check Pd	Vendor/Alternate		Vendor Name		Invoice		Due Date		Invoice		Discount		Check	
Entity		Reference			Address ID	P.O. Number	Account Number		Invoice Number	Date			Amount		Amount		Amount	
CONV		VA29-3	9.9.26				4430-003		Sept.26.	9/15/2026	9/15/2026		292.50		0.00		292.50	
CONV		VA29-6	9.10.26				4430-003		Sept.26.	9/15/2026	9/15/2026		840.00		0.00		840.00	
CONV		VA29-9	9.15.26				4430-003		Sept.26.	9/15/2026	9/15/2026		840.00		0.00		840.00	
										Check Total:			2,925.50		0.00		2,925.50	
49442		9/17/2026	09/26		VN3333		EGoldFax											
CONV		INV:12236355					4190-015		12236355	9/15/2026	9/15/2026		62.99		0.00		62.99	
										Check Total:			62.99		0.00		62.99	
49443		9/17/2026	09/26		VN4567		Brenda Warner											
CONV		9/16-9/30,2026					4430-009		9.30.26	9/17/2026	9/17/2026		250.00		0.00		250.00	
										Check Total:			250.00		0.00		250.00	
49444		9/17/2026	09/26		VN8765		NCHM											
CONV		INV:RWL26-4328657					4140-000		C.Hubbard	9/15/2026	9/15/2026		155.00		0.00		155.00	
										Check Total:			155.00		0.00		155.00	
49445		9/17/2026	09/26		VN9090		Schulers Heating Air and Electrical											
CONV		INV:2120-Maintenance					4420-000		2120	9/15/2026	9/15/2026		389.00		0.00		389.00	
CONV		VA29-9 H5					4420-000		2153	9/15/2026	9/15/2026		589.00		0.00		589.00	
										Check Total:			978.00		0.00		978.00	
49446		9/17/2026	09/26		VV0001		AMERICAN ELECTRIC POWER											
CONV		Utility Allowance -9					1122-000		Sept.26.	9/15/2026	9/15/2026		1,834.91		0.00		1,834.91	
CONV		Utility Allowance -2					1122-000		Sept.26.	9/15/2026	9/15/2026		392.70		0.00		392.70	
CONV		Utility Allowance -5					1122-000		Sept.26.	9/15/2026	9/15/2026		127.05		0.00		127.05	
										Check Total:			2,354.66		0.00		2,354.66	
49447		9/17/2026	09/26		VV0002		TOWN OF LEBANON											
CONV		Utility Allowance-9					1122-000		UA-Sept.26	9/15/2026	9/15/2026		548.09		0.00		548.09	
										Check Total:			548.09		0.00		548.09	
49448		9/17/2026	09/26		VV0005		TOWN OF LEBANON											
CONV		ACT:0139-1					4310-000		Water-Sept26	9/16/2026	9/16/2026		25.00		0.00		25.00	
CONV		ACT:0208-1					4310-000		Water-Sept26	9/16/2026	9/16/2026		84.85		0.00		84.85	

Database: W136999000001				Check Register Cumberland Plateau Regional			Page: 10 9/22/2026 8:49 AM			
9/1/2026 Through 9/22/2026										
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
CONV	ACT:0208-1			4431-000	Water-Sept26	9/16/2026	9/16/2026	810.00	0.00	810.00
CONV	ACT:0209-1			4310-000	Water-Sept26	9/16/2026	9/16/2026	51.00	0.00	51.00
						Check Total:		970.85	0.00	970.85
49449 CONV	9/17/2026 Utility Allowance -5	09/26	VV0007	TOWN OF HONAKER 1122-000	UA-Sept.26	9/15/2026	9/15/2026	37.95	0.00	37.95
49450 CONV	9/17/2026 ACT:0545-0	09/26	VV0008	TOWN OF BLUEFIELD 4310-000	July 2026	9/15/2026	9/15/2026	626.11	0.00	626.11
CONV	ACT:0545-0			4431-000	July 2026	9/15/2026	9/15/2026	125.00	0.00	125.00
						Check Total:		751.11	0.00	751.11
49451 CONV	9/17/2026 ACT:070500956001	09/26	VV0011	CARDINAL NATURAL GAS 4330-000	August2026	9/15/2026	9/15/2026	243.98	0.00	243.98
49452 CONV	9/17/2026 Utility Allowance-2	09/26	VV0015	TOWN OF CLEVELAND 1122-000	UA-Sept.26	9/15/2026	9/15/2026	117.30	0.00	117.30
						Check Total:		117.30	0.00	117.30
49453 CONV	9/17/2026 ACT:68900	09/26	VV0022	LEBANON BLOCK & SUPPLY CO., INC. 4420-000	August 2026	9/17/2026	9/17/2026	140.99	0.00	140.99
49454 CONV	9/17/2026 Customer#:462450	09/26	VV0026	HD SUPPLY FACILITIES MAINTENANCE 4420-000	July 2026	9/17/2026	9/17/2026	3,059.64	0.00	3,059.64
						Check Total:		3,059.64	0.00	3,059.64
49455 CONV	9/17/2026 ACT:111922	09/26	VV0043	DICKENSON COUNTY PSA 4310-000	Sept.26..	9/15/2026	9/15/2026	65.20	0.00	65.20
CONV	ACT:112004			4310-000	Sept.26..	9/15/2026	9/15/2026	59.00	0.00	59.00
CONV	ACT:111970			4310-000	Sept.26..	9/15/2026	9/15/2026	64.90	0.00	64.90
CONV	ACT:111906			4310-000	Sept.26..	9/15/2026	9/15/2026	64.90	0.00	64.90
CONV	ACT:111914			4310-000	Sept.26..	9/15/2026	9/15/2026	65.49	0.00	65.49

9/1/2026 Through 9/22/2026

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							
CONV	ACT:111958				4310-000	Sept.26..	9/15/2026	9/15/2026	59.00	0.00	59.00
								Check Total:	378.49	0.00	378.49
49456	9/17/2026	09/26	VV0043		DICKENSON COUNTY PSA						
CONV	ACT:111912				4310-000	Sept.26.	9/15/2026	9/15/2026	64.90	0.00	64.90
CONV	ACT:111999				4310-000	Sept.26.	9/15/2026	9/15/2026	84.65	0.00	84.65
CONV	ACT:111915				4310-000	Sept.26.	9/15/2026	9/15/2026	65.49	0.00	65.49
CONV	ACT:111920				4310-000	Sept.26.	9/15/2026	9/15/2026	65.49	0.00	65.49
CONV	ACT:112005				4310-000	Sept.26.	9/15/2026	9/15/2026	59.00	0.00	59.00
CONV	ACT:111913				4310-000	Sept.26.	9/15/2026	9/15/2026	65.20	0.00	65.20
CONV	ACT:111917				4310-000	Sept.26.	9/15/2026	9/15/2026	65.49	0.00	65.49
CONV	ACT:111911				4310-000	Sept.26.	9/15/2026	9/15/2026	65.49	0.00	65.49
								Check Total:	535.71	0.00	535.71
49457	9/17/2026	09/26	VV0074		AMERICAN FAMILY LIFE ASSURANCE CO.						
CONV	INV:180901ACT:51119				2117-800	180901	9/15/2026	9/15/2026	659.29	0.00	659.29
								Check Total:	659.29	0.00	659.29
49458	9/17/2026	09/26	VV0082		Starnes Refrigeration & Cooling						
CONV	-6 D5-INV:1200-4874				4420-000	STA-6444	9/15/2026	9/15/2026	1,440.00	0.00	1,440.00
CONV	-6 D5-INV:1200-4268				4420-000	STA-6444	9/15/2026	9/15/2026	177.50	0.00	177.50
								Check Total:	1,617.50	0.00	1,617.50
49459	9/17/2026	09/26	VV0137		ELLIOTT, LAWSON & MINOR, P.C.						
CONV	INV:41061 EWR				4130-000	41061 EWR	9/15/2026	9/15/2026	472.10	0.00	472.10
								Check Total:	472.10	0.00	472.10
49460	9/17/2026	09/26	VV0156		DOMINION OFFICE PRODUCTS, INC.						
CONV	August 2026				4190-011	August 26	9/14/2026	9/14/2026	211.37	0.00	211.37
								Check Total:	211.37	0.00	211.37
49461	9/17/2026	09/26	VV0176		VERIZON						
CONV	ACT:0001-89				4190-003	Sept.26.	9/15/2026	9/15/2026	46.92	0.00	46.92
CONV	ACT:0001-77				4190-003	August26..	9/17/2026	9/17/2026	67.83	0.00	67.83
CONV	ACT:0001-63				4190-003	August26..	9/17/2026	9/17/2026	65.15	0.00	65.15
CONV	ACT:0001-94				4190-003	Sept.26.	9/15/2026	9/15/2026	42.62	0.00	42.62

Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate		Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
			Address ID	P.O. Number						
CONV	ACT:0001-12				4190-003	9/15/2026	9/15/2026	60.25	0.00	60.25
CONV	ACT:0001-38				4190-003	9/17/2026	9/17/2026	66.23	0.00	66.23
							Check Total:	349.00	0.00	349.00
49462	9/17/2026	09/26	VV0182		BLUEFIELD GLASS AND INTERIORS	9/15/2026	9/15/2026	539.54	0.00	539.54
CONV	VA29-10 DoorCloser				4420-000	22234		539.54	0.00	539.54
							Check Total:	539.54	0.00	539.54
49463	9/17/2026	09/26	VV0194		Uniti / Windstream	9/15/2026	9/15/2026	30.38	0.00	30.38
CONV	ACT:010644459				4190-003	Sept.26	9/15/2026	0.25	0.00	0.25
CONV	ACT:010902627				4190-003	Sept.26	9/15/2026	30.63	0.00	30.63
							Check Total:	30.63	0.00	30.63
49464	9/17/2026	09/26	VV0234		WALLACE FURNITURE AND HARDWARE	9/17/2026	9/17/2026	95.36	0.00	95.36
CONV	August 2026				4420-000	August26		95.36	0.00	95.36
							Check Total:	95.36	0.00	95.36
							Grand Total:	151,388.92	0.00	151,388.92

9/1/2026 Through 9/22/2026

Check #		Check Date	Check Pd	Vendor/Alternate		Vendor Name	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity		Reference		Address ID	P.O. Number	Account Number						
3318	PITT	9/2/2026	09/26	MS2673		LARGE'S PEST CONTROL						
		PP-August 2026				4430-002	PP-Aug.26	9/2/2026	9/2/2026	66.00	0.00	66.00
									Check Total:	66.00	0.00	66.00
3319	PITT	9/2/2026	09/26	VN3310		General Resources						
		PP 8.24.26				4430-003	PP-Aug.26	9/2/2026	9/2/2026	210.00	0.00	210.00
		PP 9.3.26				4430-003	PP-Aug.26	9/2/2026	9/2/2026	210.00	0.00	210.00
									Check Total:	420.00	0.00	420.00
3320	PITT	9/2/2026	09/26	VN9090		Schulers Heating Air and Electrical						
		PP-#5-Service Call				4430-004	2094	9/2/2026	9/2/2026	239.00	0.00	239.00
		PP-#5-NewHeatPump				4430-004	2105	9/2/2026	9/2/2026	5,650.00	0.00	5,650.00
									Check Total:	5,889.00	0.00	5,889.00
3321	PITT	9/2/2026	09/26	VV0181		STINSON HEATING COOLING						
		PP-8/21/26				4430-004	000890	9/2/2026	9/2/2026	115.00	0.00	115.00
									Check Total:	115.00	0.00	115.00
3322	PITT	9/17/2026	09/26	VN2795		INSTAKEY						
		PP-Door Locks				4420-000	0773960-IN	9/17/2026	9/17/2026	3,501.61	0.00	3,501.61
									Check Total:	3,501.61	0.00	3,501.61
3323	PITT	9/17/2026	09/26	VN3310		General Resources						
		PP- 9.16.26				4430-003	PP-Mow-Sept.	9/17/2026	9/17/2026	210.00	0.00	210.00
									Check Total:	210.00	0.00	210.00
3324	PITT	9/17/2026	09/26	VV0005		TOWN OF LEBANON						
		ACT:0204-1				4310-000	PP-W.S.Aug.	9/17/2026	9/17/2026	51.00	0.00	51.00
									Check Total:	51.00	0.00	51.00
									Grand Total:	10,252.61	0.00	10,252.61

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the nature, characteristics, uses and functions of information, and the study of the processes of information production, distribution, storage, retrieval and use. (p. 10)

The 'communication' field is defined as:

...the study of the nature, characteristics, uses and functions of communication, and the study of the processes of communication production, distribution, storage, retrieval and use. (p. 10)

These definitions are not intended to be exhaustive, but they do provide a clear starting point for the study of information and communication.

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Public Housing Occupancy Status Report September 30, 2026

Development	Number	Units	Vacant	Occupancy Rate	Wait List	Vacant Unit Status
Graham Manor Bluefield	VA 29-10	30	2	93%	39 applicants on wait list	1 Ready 1 Pending
Riverview Terrace Cleveland	VA 29-2	20	3	85%	49 applicants on wait list	1 Ready 2 Pending
Indian Princess Pocahontas	VA 29-3	34	1	97%	31 applicants on wait list	1 Ready
Fairfax Court Richlands	VA 29-4	34	4	88%	86 applicants on wait list	1 Ready 3 Pending
Town Square Honaker	VA 29-5	20	0	100%	70 applicants on wait list	
Centennial Heights Haysi	VA 29-6	91	11	89%	17 applicant on 1 br wait list 6 applicant on 2 br wait list 5 applicant on 3 br wait list	1 Ready 10 Pending
Fox Meadow Lebanon	VA 29-9	80	1	99%	132 applicants on 1 br wait list 63 applicants on 2 br wait list 38 applicants on 3 br wait list	1 Ready
		309	22	93%		

Riverview Terrace - Three units are vacant. One unit is ready and two are pending a unit turnover. One unit has been offered and interviews have been completed and the two units will be filled when they are turned over.

Indian Princess - One unit is vacant and ready. A move-in will be scheduled as soon as possible.

Fairfax Court - Four units are vacant. One unit is ready and three units are pending a turnover. A move-in will be scheduled as soon as possible.

Town Square - Development is fully occupied.

Centennial Heights - Ten units are vacant. One unit is ready and ten 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 fire victim will be moving in as soon as possible.

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

U.S. NEWS

The poorest in the US can't find housing even as low-income units sit empty



1 of 3 | A person sweeps outside during the grand opening of the Rose on Colfax, a new affordable housing community with a co-located childcare center in the East Colfax neighborhood, Jan. 24, 2024, in Denver. (AP Photo/David Zalubowski, File) [Read More](#)



BY **CLAIRE RUSH**

Updated 7:34 AM EDT, September 7, 2026

PORTLAND, Ore. (AP) — Mathew Davis, who lives in a homeless shelter in Austin, Texas,

would love an apartment of his own. But with the little money he makes donating blood plasma, even a \$450-a-month [tiny home](#) with no running water and a communal bathroom would be a stretch.

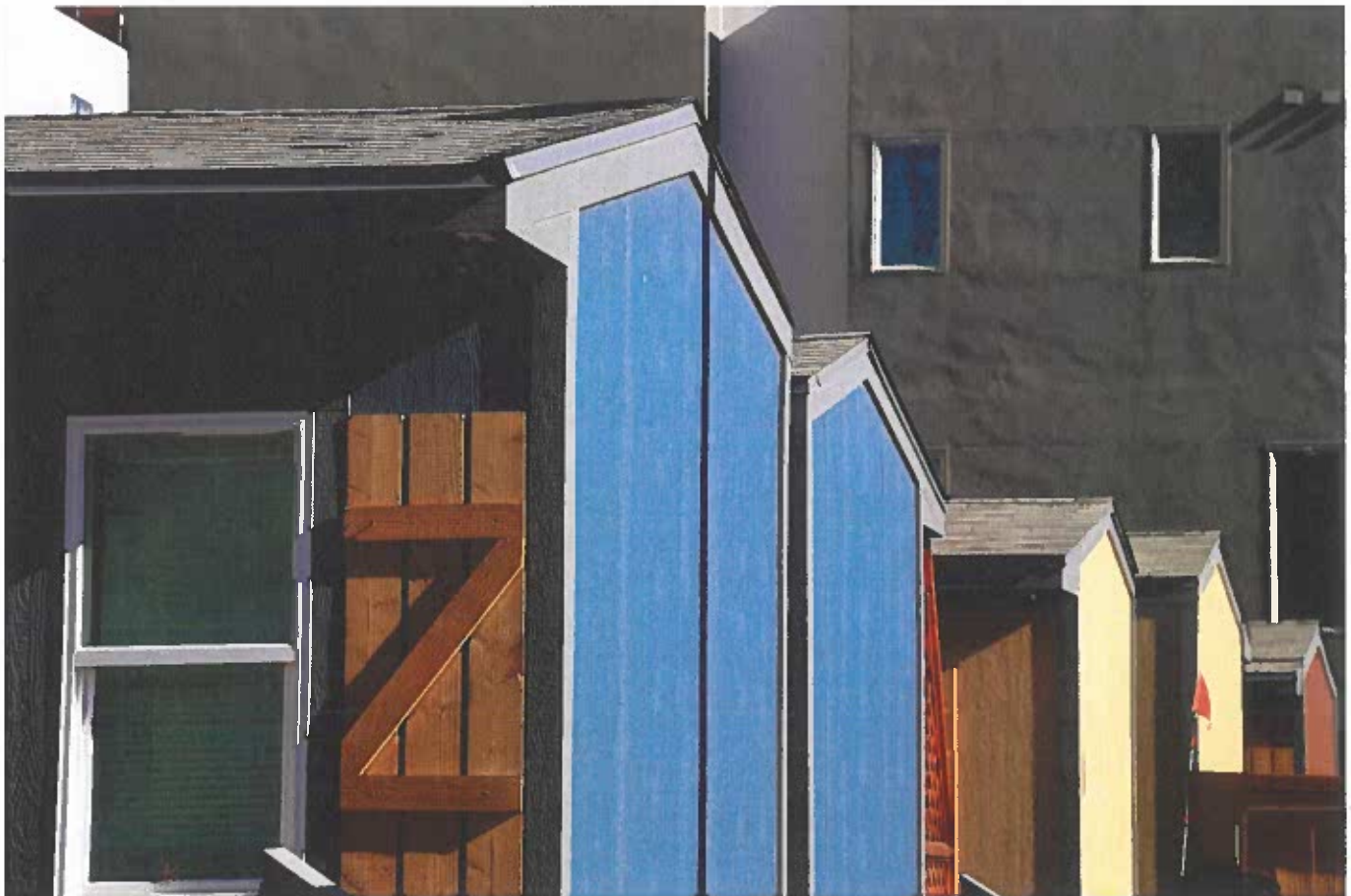
Meanwhile, over 4,500 units the city classifies as affordable — nearly 16% — sit empty.

"I don't make enough money really to afford anything," Davis, 49, said of the few hundred dollars he earns a month. "I just keep trying to swim uphill."

The [poorest people in the U.S.](#) face the [most acute shortages](#) of affordable homes. But the majority of low-income housing financed in recent years is for those earning 50% of an area's median income or above, according to a survey of state housing agencies.

Some cities are now seeing an uptick in vacancies as rents for these units approach market rates. The result: Apartments designated as affordable sit empty because the [poorest of the poor](#) cannot afford them.

Meanwhile, some people are forced into homelessness and others into desperate circumstances to pay for housing they can't afford.



Cabin-like tiny homes are seen at a micro community in Denver on June 5, 2024. (AP Photo/Thomas Peipert, File) [License this photo](#)

the 'information' and 'communication' fields. The 'information' field is defined as:

...the study of the processes of information production, distribution, access, use and evaluation, and the study of the social, cultural, economic and political contexts in which these processes take place. (p. 10)

The 'communication' field is defined as:

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The 'information science' field is defined as:

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The 'information studies' field is defined as:

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The 'information technology' field is defined as:

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The 'information systems' field is defined as:

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The 'information management' field is defined as:

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Cumberland Plateau Regional Housing Authority

Flat Rents

Effective October 1, 2026

FY 2026 FMR's

	1 BR	2 BR	3 BR
Buchanan County	\$866.00	\$943.00	\$1,306.00
Dickenson County	\$779.00	\$943.00	\$1,124.00
Russell County	\$765.00	\$943.00	\$1,212.00
Tazewell County	\$798.00	\$914.00	\$1,096.00

80% of FMR using lowest FMR for four county area	\$612	\$754	\$970
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Flat rent is 80% of FMR minus utility allowance.

Riverview Terrace	\$436.00		
Indian Princess	\$534.00		
Fairfax Court	\$612.00		
Town Square	\$459.00		
Centennial Heights	\$427.00	\$549.00	\$734.00
Fox Meadow	\$462.00	\$563.00	\$718.00
Graham Manor	\$544.00		

Cumberland Plateau Regional Housing Authority

Flat Rents

Effective October 1, 2025

FY 2026 FMR's

	1 BR	2 BR	3 BR
Buchanan County	\$834.00	\$914.00	\$1,271.00
Dickenson County	\$749.00	\$914.00	\$1,096.00
Russell County	\$748.00	\$914.00	\$1,156.00
Tazewell County	\$732.00	\$914.00	\$1,096.00

80% of FMR using lowest FMR for four county area	\$586	\$731	\$877
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Flat rent is 80% of FMR minus utility allowance.

Riverview Terrace	\$410.00		
Indian Princess	\$508.00		
Fairfax Court	\$586.00		
Town Square	\$433.00		
Centennial Heights	\$451.00	\$589.00	\$713.00
Fox Meadow	\$436.00	\$540.00	\$625.00
Graham Manor	\$518.00		

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Fair Market Rents

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Fair Market Rents Documentation System

The FY 2027 Tazewell County, VA FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$794	\$798	\$943	\$1,154	\$1,266
FY 2026 FMR	\$727	\$732	\$914	\$1,096	\$1,252

Tazewell County, VA is a non-metropolitan county.

Fair Market Rent Calculation Methodology

[Show / Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- 1. Calculate the Base Rent:** HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.

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Fair Market Rents Documentation System

The FY 2027 Buchanan County, VA FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$799	\$866	\$943	\$1,306	\$1,506
FY 2026 FMR	\$792	\$834	\$914	\$1,271	\$1,494

Buchanan County, VA is a non-metropolitan county.

Fair Market Rent Calculation Methodology

[Show / Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- 1. Calculate the Base Rent:** HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.



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Fair Market Rents Documentation System



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The FY 2027 Dickenson County, VA FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$775	\$779	\$943	\$1,124	\$1,425
FY 2026 FMR	\$745	\$749	\$914	\$1,096	\$1,346

Dickenson County, VA is a non-metropolitan county.

Fair Market Rent Calculation Methodology

[Show / Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **Calculate the Base Rent:** HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.
- If an area does not have a reliable 2020-2024 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2027 base rent is the average of the inflated ACS estimates.
- If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.

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Fair Market Rents

Fair Market Rents Documentation System

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The FY 2027 Russell County, VA FMRs for All Bedroom Sizes

Final FY 2027 & Final FY 2026 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2027 FMR	\$760	\$765	\$943	\$1,212	\$1,406
FY 2026 FMR	\$744	\$748	\$914	\$1,156	\$1,377

Russell County, VA is a non-metropolitan county.

Fair Market Rent Calculation Methodology

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Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

- 1. Calculate the Base Rent:** HUD uses 2020-2024 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2027, provided the estimate is statistically reliable. For FY2027, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

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If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or State non-metropolitan area as the basis for FY2027.