STAUNTON REDEVELOPMENT AND HOUSING AUTHORITY

Regular Meeting
September 15, 2026
12:00 p.m.
100 Elizabeth Miller Gardens
Staunton, Virginia

AGENDA

I. Call to Order / Roll Call

II. Approval of Minutes – August 18, 2026 (Action)

III. Public Comments
(3-minute limit per speaker)

IV. Executive Director's Report

A. Financial Reports (Action)

1. Housing Choice Voucher (HCV) Program – June 2026
2. Multi-Family (MF) Program – June 2026

B. Housing Choice Voucher (HCV) Program Report

C. Multi-Family (MF) Program Report

D. Resident Needs Assessment and Self-Sufficiency Program Report

V. Board Committee Reports

A. Finance Committee
B. Personnel Committee
C. Program and Community Development Committee

VI. Old Business

A. FY2027 Moving to Work (MTW) Supplement to the Annual Plan

1. Board Resolution – Approval and Authorization to Submit the FY2027 MTW Supplement **(Action)**
2. MTW Certifications of Compliance **(Action)**

B. Board Commissioner Committee Designations – Discussion

VII. New Business

A. Public Hearing – FY2027 Annual PHA Plan

B. October and November 2026 Regular Board Meeting Dates – Discussion and Action

C. SRHA Audit

VIII. Adjournment

STAUNTON REDEVELOPMENT AND HOUSING AUTHORITY

Tuesday, August 18, 2026
12:00 p.m.
100 Elizabeth Miller Gardens
Staunton, Virginia 24401

I. Call to Order

Chair Nicholas Hurston called the Regular Meeting of the Board of Commissioners of the Staunton Redevelopment and Housing Authority (SRHA) to order on Tuesday, August 18, 2026, at 12:00 p.m. at the Authority's administrative office located at 100 Elizabeth Miller Gardens, Staunton, Virginia.

Roll Call

Present:

- Nicholas Hurston, Chair
- Chris Okay, Vice-Chair
- Jonathan Mason
- Tracy Toye
- Tyler Gallimore
- Sheba Lane

Absent:

- Suzi Armstrong

A quorum was established.

Also present in person were Council Member Alice Woods, SRHA liaison to the City of Staunton, and Operations Manager Mark Allen. Rebecca Joyce, Housing Planner and Grants Coordinator for the City of Staunton, and Shara Jones of PHA Strategies, Inc., the Authority's Moving to Work (MTW) consultant, participated virtually.

II. Approval of Minutes – July 21, 2026

Chair Hurston called for consideration of the minutes of the July 21, 2026 Regular Board Meeting.

Commissioner Mason made a motion to approve the minutes as presented. The motion was seconded by Commissioner Gallimore.

AYES: Gallimore, Lane, Mason, Okay, Toye
NAYS: None
ABSTAIN: Hurston

The motion carried.

III. Public Comments

There were no public comments.

IV. Executive Director's Report

A. Financial Reports – May 2026

Legal Counsel Mandi Smith joined the meeting virtually prior to the presentation and discussion of the financial reports.

Housing Choice Voucher Program

Operations Manager Mark Allen presented the May 2026 Housing Choice Voucher Program financial statements for the Board's review. Discussion followed.

Commissioner Okay made a motion to approve the May 2026 Housing Choice Voucher Program financial reports. The motion was seconded by Commissioner Gallimore.

AYES: Gallimore, Hurston, Lane, Mason, Okay, Toye
NAYS: None

The motion carried unanimously.

Multi-Family Program

Mr. Allen presented the May 2026 Multi-Family financial statements for the Board's review. Discussion followed.

Commissioner Okay made a motion to approve the May 2026 Multi-Family financial reports. The motion was seconded by Commissioner Gallimore.

AYES: Gallimore, Hurston, Lane, Mason, Okay, Toye
NAYS: None

The motion carried unanimously.

Following discussion of the financial reports, the Board reviewed the Executive Director's reports.

B. Housing Choice Voucher Program Report

The Board reviewed the Housing Choice Voucher Program Report.

Discussion followed.

No action was taken.

C. Multi-Family Program Report

The Board reviewed the Multi-Family Program Report.

Discussion followed.

No action was taken.

D. Resident Needs Assessment / Self-Sufficiency

The Board reviewed the Resident Needs Assessment and Self-Sufficiency Report.

Discussion followed.

No action was taken.

V. Board Committee Reports

Finance Committee

The Board discussed filling the vacancies on the Finance Committee and agreed to defer nominations until all Commissioners are present to allow for full Board participation in the selection of committee members.

No action was taken.

Personnel Committee

It was noted that personnel changes have been completed and the Authority's personnel policies have been updated. There were no additional matters to report.

No action was taken.

Program & Community Development Committee

No report.

VI. Old Business

A. FY2027 Streamlined Annual PHA Plan – Public Review and Comment Status

The Board reviewed the status of the FY2027 Streamlined Annual PHA Plan and its public review and comment period. The public hearing and Board consideration of the Plan are scheduled for the September 15, 2026 Regular Board Meeting.

No action was taken.

VII. New Business

A. Public Hearing – FY27 Moving to Work (MTW) Supplement to the Annual Plan

Chair Hurston opened the public hearing on the proposed FY27 Moving to Work (MTW) Supplement to the Annual Plan.

Shara Jones of PHA Strategies, Inc., the Authority's Moving to Work (MTW) consultant, presented the FY27 MTW Supplement and provided the Board with an overview of the proposed Supplement. Ms. Jones also reviewed the MTW waivers and flexibilities requested by the Authority and those approved for implementation.

During discussion, Commissioner Lane inquired whether any hardships had been identified in connection with the MTW activities. Ms. Jones advised that she was not aware of any specific hardships and indicated that SRHA staff would be better positioned to address the question based on program implementation and participant experience.

Chair Hurston also inquired about the scalability of the proposed Day Shelter project in connection with the LNT waiver. Ms. Jones advised that she was not aware of the anticipated scale of the shelter project, but explained that SRHA is seeking the LNT waiver to provide flexibility to assist the City of Staunton and community partners with the initiative.

There were no public comments.

There being no further comments, Chair Hurston closed the public hearing.

B. Resolution Approving the FY27 Moving to Work (MTW) Supplement to the Annual Plan

Following the public hearing, Chair Hurston made a motion to adopt the resolution approving the FY27 Moving to Work (MTW) Supplement to the Annual Plan. The motion was seconded by Vice-Chair Okay.

AYES: Gallimore, Hurston, Lane, Mason, Okay, Toye
NAYS: None

The motion carried unanimously.

VIII. Adjournment

There being no further business, Chair Hurston made a motion to adjourn the meeting. The motion was seconded by Vice-Chair Okay.

AYES: Gallimore, Hurston, Lane, Mason, Okay, Toye
NAYS: None

The motion carried unanimously.

There being no further business to come before the Board, Chair Hurston adjourned the meeting at **12:50 p.m.**

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Secretary Chair

Housing Choice Voucher (HCV)

Balance Sheet

Period = Jun 2026

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-11-000	Cash Operating AUB	3,398.01
1111-99-000	Total Unrestricted Cash	3,398.01
1112-00-000	Restricted Cash	
1112-03-100	Cash Restricted-HAP AUB	14,121.27
1112-99-000	Total Restricted Cash	14,121.27
1119-00-000	TOTAL CASH	17,519.28
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	1,281.00
1129-00-000	A/R -Other	-80.00
1130-00-000	A/R Port Ins	-861.71
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	339.29
1300-00-000	TOTAL CURRENT ASSETS	17,858.57
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-08-000	Furniture and Equipment-Admin.	9,019.53
1405-03-000	Accum Depreciation-Furn & Equip Admin	-8,108.74
1420-00-000	TOTAL FIXED ASSETS	910.79
1430-00-000	Pension Asset	86,462.00
1440-00-000	Deferred Outflows	8,913.00
1499-00-000	TOTAL NONCURRENT ASSETS	96,285.79
1999-00-000	TOTAL ASSETS	114,144.36
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	179.74
2145-00-000	Interprogram-Due To	125,225.40
2240-00-000	Tenant Prepaid Rents	9.18
2260-00-000	Accrued Compensated Absences-Current	589.95
2299-00-000	TOTAL CURRENT LIABILITIES	126,004.27
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,309.52

Housing Choice Voucher (HCV)

Balance Sheet

Period = Jun 2026

		Current Balance
2360-00-000	OPEB Liability	2,964.00
2370-00-000	Deferred Inflows	22,811.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	31,084.52
2499-00-000	TOTAL LIABILITIES	157,088.79
2800-00-000	EQUITY	
2807-00-000	RESERVED FUND BALANCE	
2807-01-000	Reserved for Operating Activities	3,379.94
2808-00-000	TOTAL RESERVED FUND BALANCE	3,379.94
2809-00-000	RETAINED EARNINGS:	
2809-01-000	Invested in Capital Assets-Net of Debt	3,643.22
2809-02-000	Retained Earnings-Unrestricted Net Assets	-49,967.59
2809-99-000	TOTAL RETAINED EARNINGS:	-46,324.37
2899-00-000	TOTAL EQUITY	-42,944.43
2999-00-000	TOTAL LIABILITIES AND EQUITY	114,144.36

Housing Choice Voucher (HCV)

Income Statement

Period = Jun 2026

		June	June		YTD	YTD	YTD	YTD	
		Actual	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Last Year**	**Change**
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3112-05-000	Utility Reimbursement Recovery -59 & TC	75.00	0.00	75.00	75.00	0.00	75.00	944.00	-869.00
3199-00-000	TOTAL TENANT INCOME	75.00	0.00	75.00	75.00	0.00	75.00	944.00	-869.00
3400-00-000	GRANT INCOME								
3410-01-000	Section 8 HAP Earned	188,016.00	186,534.83	1,481.17	1,139,772.00	1,119,208.98	20,563.02	1,147,326.00	-7,554.00
3410-02-000	Section 8 Admin. Fee Income	16,130.00	17,583.33	-1,453.33	98,730.00	105,499.98	-6,769.98	92,686.00	6,044.00
3410-04-000	Port-In Admin Fees Earned	158.84	0.00	158.84	953.04	0.00	953.04	796.89	156.15
3410-06-000	Port In HAP Earned	2,756.00	0.00	2,756.00	16,086.00	0.00	16,086.00	14,700.00	1,386.00
3410-07-000	VASH HAP Earned	0.00	0.00	0.00	0.00	0.00	0.00	6,890.00	-6,890.00
3499-00-000	TOTAL GRANT INCOME	207,060.84	204,118.16	2,942.68	1,255,541.04	1,224,708.96	30,832.08	1,262,398.89	-6,857.85
3600-00-000	OTHER INCOME								
3640-10-000	Fraud Recovery HAP	232.50	0.00	232.50	804.00	0.00	804.00	0.00	804.00
3640-20-000	Fraud Recovery Admin	232.50	0.00	232.50	804.00	0.00	804.00	0.00	804.00
3699-00-000	TOTAL OTHER INCOME	465.00	0.00	465.00	1,608.00	0.00	1,608.00	0.00	1,608.00
3999-00-000	TOTAL INCOME	207,600.84	204,118.16	3,482.68	1,257,224.04	1,224,708.96	32,515.08	1,263,342.89	-6,118.85
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	8,940.49	9,000.00	59.51	49,209.31	54,000.00	4,790.69	49,472.67	263.36
4110-05-000	Social Security & Medicare Expense	665.65	708.33	42.68	3,654.60	4,249.98	595.38	3,652.67	-1.93
4110-06-000	SUTA Expense	75.36	41.67	-33.69	549.25	250.02	-299.23	179.83	-369.42
4110-07-000	VRS Retire & Basic Life Expense	158.74	166.67	7.93	952.44	1,000.02	47.58	853.55	-98.89
4110-08-000	457b Expense	192.12	166.67	-25.45	1,151.11	1,000.02	-151.09	956.06	-195.05
4110-09-000	Health Insurance Expense	2,014.78	2,166.67	151.89	13,601.42	13,000.02	-601.40	11,868.93	-1,732.49
4110-10-000	Dental Insurance Expense	109.04	125.00	15.96	743.10	750.00	6.90	693.17	-49.93
4110-99-000	Total Administrative Salaries	12,156.18	12,375.01	218.83	69,861.23	74,250.06	4,388.83	67,676.88	-2,184.35

Housing Choice Voucher (HCV)

Income Statement

Period = Jun 2026

		June Actual	June Budget	Variance	YTD Actual	YTD Budget	YTD Variance	YTD Last Year	Change
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	55.40	166.67	111.27	263.15	1,000.02	736.87	735.10	471.95
4130-04-000	General Legal Expense	287.50	250.00	-37.50	3,620.25	1,500.00	-2,120.25	1,595.84	-2,024.41
4131-00-000	Total Legal Expense	342.90	416.67	73.77	3,883.40	2,500.02	-1,383.38	2,330.94	-1,552.46
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	84.50	333.33	248.83	5,785.10	1,999.98	-3,785.12	5,100.72	-684.38
4150-00-000	Travel	53.52	125.00	71.48	487.70	750.00	262.30	598.02	110.32
4170-00-000	Accounting Fees	156.50	250.00	93.50	1,608.35	1,500.00	-108.35	1,801.25	192.90
4171-00-000	Auditing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4172-00-000	Port Out Admin Fee Paid	153.09	166.67	13.58	1,093.48	1,000.02	-93.46	732.54	-360.94
4182-00-000	Consultants	2,690.94	250.00	-2,440.94	5,813.79	1,500.00	-4,313.79	1,521.39	-4,292.40
4182-01-000	Program Consultants	417.00	166.67	-250.33	3,368.00	1,000.02	-2,367.98	615.35	-2,752.65
4189-00-000	Total Other Admin Expenses	3,555.55	1,291.67	-2,263.88	18,156.42	7,750.02	-10,406.40	10,369.27	-7,787.15
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	166.67	166.67	1,801.91	1,000.02	-801.89	1,250.11	-551.80
4190-04-000	Office Supplies	290.97	250.00	-40.97	1,079.18	1,500.00	420.82	1,202.60	123.42
4190-06-000	Computer Parts	682.51	666.67	-15.84	6,128.88	4,000.02	-2,128.86	3,274.22	-2,854.66
4190-07-000	Telephone	95.36	166.67	71.31	572.28	1,000.02	427.74	794.10	221.82
4190-08-000	Postage	0.00	166.67	166.67	921.40	1,000.02	78.62	1,220.12	298.72
4190-09-000	Software Lisense Fees	37.77	666.67	628.90	624.74	4,000.02	3,375.28	428.44	-196.30
4190-11-000	Printer Supplies	60.49	166.67	106.18	817.63	1,000.02	182.39	1,302.50	484.87
4190-13-000	Internet	83.82	83.33	-0.49	621.63	499.98	-121.65	539.58	-82.05
4190-22-000	Other Misc Admin Expenses	664.53	416.67	-247.86	1,704.46	2,500.02	795.56	3,324.96	1,620.50
4191-00-000	Total Miscellaneous Admin Expenses	1,915.45	2,750.02	834.57	14,272.11	16,500.12	2,228.01	13,336.63	-935.48
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	17,970.08	16,833.37	-1,136.71	106,173.16	101,000.22	-5,172.94	93,713.72	-12,459.44
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance	851.19	333.33	-517.86	1,672.73	1,999.98	327.25	1,551.33	-121.40
4599-00-000	TOTAL GENERAL EXPENSES	851.19	333.33	-517.86	1,672.73	1,999.98	327.25	1,551.33	-121.40

Housing Choice Voucher (HCV)

Income Statement

Period = Jun 2026

		June Actual	June Budget	Variance	YTD Actual	YTD Budget	YTD Variance	YTD Last Year	Change
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	181,739.00	186,534.83	4,795.83	1,069,857.00	1,119,208.98	49,351.98	1,085,406.00	15,549.00
4715-01-000	Tenant Utility Payments-Voucher	4,020.00	0.00	-4,020.00	25,456.00	0.00	-25,456.00	41,651.00	16,195.00
4715-02-000	Port Out HAP Payments	6,534.00	0.00	-6,534.00	45,154.00	0.00	-45,154.00	21,829.00	-23,325.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	192,293.00	186,534.83	-5,758.17	1,140,467.00	1,119,208.98	-21,258.02	1,148,886.00	8,419.00
8000-00-000	TOTAL EXPENSES	211,114.27	203,701.53	-7,412.74	1,248,312.89	1,222,209.18	-26,103.71	1,244,151.05	-4,161.84
9000-00-000	NET INCOME	-3,513.43	416.63	-3,930.06	8,911.15	2,499.78	6,411.37	19,191.84	-10,280.69

Multifamily Program (The Gardens of Staunton)

Balance Sheet

Period = Jun 2026

		Current Balance
0999-99-000	All	
1000-00-000	**ASSETS**	
1001-00-000	CURRENT ASSETS	
1100-00-000	CASH	
1110-00-000	Unrestricted Cash	
1111-11-000	Cash Operating AUB	39,843.19
1111-50-000	Cash Operating Vehicle Fund	2,976.27
1111-60-000	Cash Operating Recycle Fund	1,736.99
1111-90-000	Petty Cash	500.00
1111-99-000	Total Unrestricted Cash	45,056.45
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	49,306.21
1112-04-000	Cash Restricted-Reserve for Replacement	200,606.60
1112-99-000	Total Restricted Cash	249,912.81
1119-00-000	TOTAL CASH	294,969.26
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	53,153.17
1122-01-000	Allowance for Doubtful Accounts-Tenants	-4,192.02
1135-01-000	A/R -50059 HAP	-1,563.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	47,398.15
1160-00-000	OTHER CURRENT ASSETS	
1162-10-000	Investments-Restricted	451,065.29
1260-00-000	Inventories-Materials	44,258.51
1275-00-000	Allowance for Obsolete Inventories	-4,505.18
1295-00-000	Interprogram-Due From	127,744.02
1299-00-000	TOTAL OTHER CURRENT ASSETS	618,562.64
1300-00-000	TOTAL CURRENT ASSETS	960,930.05
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	193,547.00
1400-06-000	Buildings	8,731,195.98
1400-07-000	Furniture and Equipment-Dwelling	209,769.47
1400-08-000	Furniture and Equipment-Admin.	262,535.44
1405-01-000	Accum Depreciation-Buildings	-7,791,416.91
1405-02-000	Accum Depreciation-Furn & Equip Dwellings	-147,991.58
1405-03-000	Accum Depreciation-Furn & Equip Admin	-240,706.51
1420-00-000	TOTAL FIXED ASSETS	1,216,932.89
1430-00-000	Pension Asset	349,697.00
1440-00-000	Deferred Outflows	36,047.00

Multifamily Program (The Gardens of Staunton)

Balance Sheet

Period = Jun 2026

		Current Balance
1499-00-000	TOTAL NONCURRENT ASSETS	1,602,676.89
1999-00-000	TOTAL ASSETS	2,563,606.94
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABLITIES:	
2111-00-000	A/P Vendors and Contractors	39,298.12
2114-00-000	Tenant Security Deposits	47,115.00
2114-03-000	Security Deposit-Pet	6,290.72
2117-01-000	A/P-Payroll Wages Payable	15,478.85
2117-03-000	A/P-Misc. Payroll Witholdings	0.24
2117-04-000	Federal Tax Witholding	1,701.00
2117-05-000	State Tax Witholding	977.00
2117-06-000	Employee FICA Witholding	3,448.06
2117-09-000	State Unemployment Tax	175.10
2117-11-000	VRS Payable	-154.64
2117-13-000	Health & Dental Payable	242.00
2240-00-000	Tenant Prepaid Rents	2,240.59
2260-00-000	Accrued Compensated Absences-Current	2,986.67
2299-00-000	TOTAL CURRENT LIABILITIES	119,798.71
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	26,880.02
2360-00-000	OPEB Liability	11,990.00
2370-00-000	Deferred Inflows	92,258.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	131,128.02
2499-00-000	TOTAL LIABILITIES	250,926.73
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	2,312,680.21
2809-99-000	TOTAL RETAINED EARNINGS:	2,312,680.21
2899-00-000	TOTAL EQUITY	2,312,680.21
2999-00-000	TOTAL LIABILITIES AND EQUITY	2,563,606.94

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Jun 2026

		June Actual	June Budget	Variance	YTD Actual	YTD Budget	YTD Variance	YTD Last Year	Change
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	45,989.39	42,500.00	3,489.39	265,536.94	255,000.00	10,536.94	248,043.59	17,493.35
3112-00-000	HUD 50059 HAP Subsidy	59,229.00	60,416.67	-1,187.67	364,874.00	362,500.02	2,373.98	360,867.00	4,007.00
3112-03-000	Utility Reimbursement -59 & TC	2,180.00	0.00	-2,180.00	12,380.00	0.00	-12,380.00	12,898.00	518.00
3112-05-000	Utility Reimbursement Recovery -59 & TC	292.00	0.00	292.00	1,055.00	0.00	1,055.00	632.00	423.00
3119-00-000	Total Rental Income	103,330.39	102,916.67	413.72	619,085.94	617,500.02	1,585.92	596,644.59	22,441.35
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	1,620.00	1,250.00	370.00	9,950.51	7,500.00	2,450.51	9,079.25	871.26
3120-04-000	Late Charges	275.00	208.33	66.67	2,000.00	1,249.98	750.02	2,125.00	-125.00
3120-05-000	Legal Fees - Tenant	247.00	833.33	-586.33	2,005.00	4,999.98	-2,994.98	2,145.00	-140.00
3120-07-000	Tenant Owed Utilities	10,824.90	14,166.67	-3,341.77	91,080.50	85,000.02	6,080.48	98,747.26	-7,666.76
3120-09-000	Misc.Tenant Income	0.00	0.00	0.00	360.00	0.00	360.00	105.00	255.00
3120-11-000	Work Orders	3,360.26	583.33	2,776.93	5,114.28	3,499.98	1,614.30	3,628.60	1,485.68
3121-00-000	Tenant Payment Agreement (TPA) Rent	385.45	0.00	385.45	4,355.07	0.00	4,355.07	13,757.29	-9,402.22
3129-00-000	Total Other Tenant Income	16,712.61	17,041.66	-329.05	114,865.36	102,249.96	12,615.40	129,587.40	-14,722.04
3199-00-000	TOTAL TENANT INCOME	120,043.00	119,958.33	84.67	733,951.30	719,749.98	14,201.32	726,231.99	7,719.31
3400-00-000	GRANT INCOME								
3415-00-000	Other Government Grants	0.00	10,770.83	-10,770.83	3,241.04	64,624.98	-61,383.94	446,745.34	-443,504.30
3499-00-000	TOTAL GRANT INCOME	0.00	10,770.83	-10,770.83	3,241.04	64,624.98	-61,383.94	446,745.34	-443,504.30
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	13.82	0.00	13.82	39.76	0.00	39.76	0.00	39.76
3611-00-000	Investment Income - Restricted	1,470.30	1,666.67	-196.37	9,245.79	10,000.02	-754.23	16,402.73	-7,156.94
3612-00-000	Security Deposit Interest	6.08	0.00	6.08	35.90	0.00	35.90	0.00	35.90
3650-00-000	Miscellaneous Other Income	0.00	0.00	0.00	1,802.75	0.00	1,802.75	1,757.44	45.31
3660-00-000	Operating Transfers IN	0.00	0.00	0.00	1,150.00	0.00	1,150.00	0.00	1,150.00
3699-00-000	TOTAL OTHER INCOME	1,490.20	1,666.67	-176.47	12,274.20	10,000.02	2,274.18	18,160.17	-5,885.97
3999-00-000	TOTAL INCOME	121,533.20	132,395.83	-10,862.63	749,466.54	794,374.98	-44,908.44	1,191,137.50	-441,670.96

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Jun 2026

		June	June		YTD	YTD	YTD	YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	29,865.33	26,166.67	-3,698.66	158,116.76	157,000.02	-1,116.74	144,490.33	-13,626.43
4110-05-000	Social Security & Medicare Expense	2,830.97	3,333.33	502.36	16,359.75	19,999.98	3,640.23	14,449.79	-1,909.96
4110-06-000	SUTA Expense	269.28	250.00	-19.28	3,016.27	1,500.00	-1,516.27	809.30	-2,206.97
4110-07-000	VRS Retire & Basic Life Expense	783.44	833.33	49.89	4,563.06	4,999.98	436.92	3,640.15	-922.91
4110-08-000	457b Expense	1,120.62	1,250.00	129.38	6,807.21	7,500.00	692.79	6,035.22	-771.99
4110-09-000	Health Insurance Expense	8,320.86	8,166.67	-154.19	57,723.84	49,000.02	-8,723.82	46,273.40	-11,450.44
4110-10-000	Dental Insurance Expense	499.80	583.33	83.53	3,452.21	3,499.98	47.77	2,914.47	-537.74
4110-11-000	Employee Assistance Program	0.00	0.00	0.00	2,650.00	3,000.00	350.00	2,600.00	-50.00
4110-99-000	Total Administrative Salaries	43,690.30	40,583.33	-3,106.97	252,689.10	246,499.98	-6,189.12	221,212.66	-31,476.44
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	41.55	166.67	125.12	207.75	1,000.02	792.27	568.55	360.80
4130-04-000	General Legal Expense	527.50	1,916.67	1,389.17	7,237.75	11,500.02	4,262.27	5,204.75	-2,033.00
4131-00-000	Total Legal Expense	569.05	2,083.34	1,514.29	7,445.50	12,500.04	5,054.54	5,773.30	-1,672.20
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	234.50	416.67	182.17	3,363.53	2,500.02	-863.51	2,994.55	-368.98
4150-00-000	Travel	53.53	83.33	29.80	210.04	499.98	289.94	296.32	86.28
4170-00-000	Accounting Fees	1,765.25	500.00	-1,265.25	3,217.10	3,000.00	-217.10	3,327.50	110.40
4171-00-000	Auditing Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4182-00-000	Consultants	0.00	416.67	416.67	2,425.00	2,500.02	75.02	4,640.01	2,215.01
4182-01-000	Program Consultants	1,116.25	833.33	-282.92	5,370.25	4,999.98	-370.27	4,083.35	-1,286.90
4189-00-000	Total Other Admin Expenses	3,169.53	2,250.00	-919.53	14,585.92	13,500.00	-1,085.92	15,341.73	755.81
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	0.00	250.00	250.00	1,275.91	1,500.00	224.09	1,720.95	445.04
4190-04-000	Office Supplies	290.99	333.33	42.34	1,161.15	1,999.98	838.83	1,359.58	198.43
4190-06-000	Computer Parts	706.48	833.33	126.85	6,290.63	4,999.98	-1,290.65	3,847.07	-2,443.56
4190-07-000	Telephone	95.36	166.67	71.31	572.28	1,000.02	427.74	794.16	221.88
4190-08-000	Postage	0.00	166.67	166.67	658.71	1,000.02	341.31	833.68	174.97
4190-09-000	Software Lisense Fees	57.73	333.33	275.60	744.46	1,999.98	1,255.52	312.27	-432.19

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Jun 2026

		June	June		YTD	YTD	YTD	YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change
4190-11-000	Printer Supplies	60.49	250.00	189.51	817.66	1,500.00	682.34	1,302.50	484.84
4190-13-000	Internet	419.10	458.33	39.23	3,468.48	2,749.98	-718.50	2,698.08	-770.40
4190-18-000	Admin Contracts	800.00	1,666.67	866.67	7,575.00	10,000.02	2,425.02	0.00	-7,575.00
4190-20-000	Bank Fees	479.07	500.00	20.93	2,938.53	3,000.00	61.47	2,870.74	-67.79
4190-21-000	Sponsorships	0.00	83.33	83.33	0.00	499.98	499.98	0.00	0.00
4190-22-000	Other Misc Admin Expenses	360.47	1,000.00	639.53	5,114.45	6,000.00	885.55	4,594.38	-520.07
4191-00-000	Total Miscellaneous Admin Expenses	3,269.69	6,041.66	2,771.97	30,617.26	36,249.96	5,632.70	20,333.41	-10,283.85
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	50,698.57	50,958.33	259.76	305,337.78	308,749.98	3,412.20	262,661.10	-42,676.68
4200-00-000	TENANT SERVICES								
4220-00-000	Resident Council	0.00	200.00	200.00	0.00	1,200.00	1,200.00	0.00	0.00
4220-01-000	Other Tenant Svcs.	111.60	500.00	388.40	111.60	3,000.00	2,888.40	589.50	477.90
4240-00-000	FSS General	0.00	250.00	250.00	0.00	1,500.00	1,500.00	0.00	0.00
4240-01-000	Food Pantry	0.00	333.33	333.33	60.51	1,999.98	1,939.47	0.00	-60.51
4240-02-000	Tutoring Program	0.00	250.00	250.00	0.00	1,500.00	1,500.00	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	111.60	1,533.33	1,421.73	172.11	9,199.98	9,027.87	589.50	417.39
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	19.60	13,000.00	12,980.40	40,540.34	39,000.00	-1,540.34	38,349.05	-2,191.29
4320-00-000	Electricity	9,664.94	11,666.67	2,001.73	54,978.59	70,000.02	15,021.43	61,599.88	6,621.29
4330-00-000	Gas	4,823.95	6,250.00	1,426.05	47,252.21	37,500.00	-9,752.21	44,468.72	-2,783.49
4340-00-000	Garbage/Trash Removal	1,948.28	2,000.00	51.72	10,884.28	12,000.00	1,115.72	26,167.55	15,283.27
4399-00-000	TOTAL UTILITY EXPENSES	16,456.77	32,916.67	16,459.90	153,655.42	158,500.02	4,844.60	170,585.20	16,929.78
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	8,114.81	11,333.33	3,218.52	61,505.90	67,999.98	6,494.08	48,320.41	-13,185.49
4413-00-000	Vehicle Gas, Oil, Grease	350.83	333.33	-17.50	1,896.33	1,999.98	103.65	1,251.47	-644.86
4415-00-000	Maintenance Miscellaneous Expense	3,679.80	416.67	-3,263.13	8,940.79	2,500.02	-6,440.77	1,545.51	-7,395.28
4416-00-000	Extraordinary Maintenance Expense	0.00	5,416.67	5,416.67	2,460.00	32,500.02	30,040.02	2,050.00	-410.00
4419-00-000	Total General Maint Expense	12,145.44	17,500.00	5,354.56	74,803.02	105,000.00	30,196.98	53,167.39	-21,635.63
4420-00-000	Materials								
4420-07-000	Supplies-Maint/Repairs	561.18	1,000.00	438.82	9,571.27	6,000.00	-3,571.27	7,700.26	-1,871.01

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Jun 2026

		June	June		YTD	YTD	YTD	YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change
4420-11-000	Inventory Expense	4,874.92	3,333.33	-1,541.59	24,326.33	19,999.98	-4,326.35	17,088.11	-7,238.22
4429-00-000	Total Materials	5,436.10	4,333.33	-1,102.77	33,897.60	25,999.98	-7,897.62	24,788.37	-9,109.23
4430-00-000	Contract Costs								
4430-01-000	Contract-Alarm/Extinguisher	0.00	416.67	416.67	574.75	2,500.02	1,925.27	1,632.50	1,057.75
4430-03-000	Contract-Building Repairs	556.01	0.00	-556.01	900.01	0.00	-900.01	0.00	-900.01
4430-04-000	Contract-Carpet Cleaning	100.00	0.00	-100.00	100.00	0.00	-100.00	200.00	100.00
4430-05-000	Contract-Unit Turns	0.00	833.33	833.33	0.00	4,999.98	4,999.98	1,827.00	1,827.00
4430-06-000	Contract-Electrical	1,393.31	416.67	-976.64	1,393.31	2,500.02	1,106.71	4,292.38	2,899.07
4430-07-000	Contract-Pest Control	561.00	416.67	-144.33	2,800.00	2,500.02	-299.98	2,610.00	-190.00
4430-09-000	Contract-Grounds	2,529.00	2,500.00	-29.00	12,645.00	15,000.00	2,355.00	9,658.00	-2,987.00
4430-10-000	Contract-Janitorial/Cleaning	910.00	1,166.67	256.67	5,615.00	7,000.02	1,385.02	4,651.17	-963.83
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	499.98	499.98	0.00	0.00
4430-13-000	Contract-HVAC	0.00	166.67	166.67	123.95	1,000.02	876.07	1,053.50	929.55
4430-14-000	Contract-Vehicle Maintenance	308.59	333.33	24.74	3,896.59	1,999.98	-1,896.61	0.00	-3,896.59
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	1,725.00	2,000.00	275.00	3,607.00	1,882.00
4439-00-000	Total Contract Costs	6,357.91	6,333.34	-24.57	29,773.61	40,000.04	10,226.43	29,531.55	-242.06
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	23,939.45	28,166.67	4,227.22	138,474.23	171,000.02	32,525.79	107,487.31	-30,986.92
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance	6,417.06	5,500.00	-917.06	12,514.52	11,000.00	-1,514.52	11,682.91	-831.61
4510-10-000	Property Insurance	6,697.75	7,250.00	552.25	12,974.75	14,500.00	1,525.25	12,000.01	-974.74
4520-00-000	Payments in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4570-00-000	Bad Debt-Tenant Rents	-5,349.88	0.00	5,349.88	-15,853.19	0.00	15,853.19	-21,427.89	-5,574.70
4599-00-000	TOTAL GENERAL EXPENSES	7,764.93	12,750.00	4,985.07	9,636.08	25,500.00	15,863.92	2,255.03	-7,381.05
5000-00-000	NON-OPERATING ITEMS								
5210-00-000	Operating Transfers OUT	0.00	3,270.83	3,270.83	0.00	19,624.98	19,624.98	0.00	0.00
5231-00-000	Gain/Loss from Disposition of Non-Expend Equip.	0.00	0.00	0.00	0.00	0.00	0.00	-2,951.00	-2,951.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	3,270.83	3,270.83	0.00	19,624.98	19,624.98	-2,951.00	-2,951.00
8000-00-000	TOTAL EXPENSES	98,971.32	129,595.83	30,624.51	607,275.62	692,574.98	85,299.36	540,627.14	-66,648.48
9000-00-000	NET INCOME	22,561.88	2,800.00	19,761.88	142,190.92	101,800.00	40,390.92	650,510.36	-508,319.44

Staunton Redevelopment & Housing Authority

900 Elizabeth Miller Gardens, Staunton, VA 24401
P: 540-886-3413 F: 540-885-5414

September 8, 2026

Housing Choice Voucher Board Report for August 2026

Total vouchers:

- HCV- 238 (32 of these held for PBV)
- VASH- 15
- Total- 253

Utilization:

- HCV
  - 186
- PBV
  - 30
- VASH
  - 14
- CHOICE MOBILITY (PBRA-RAD TO HCV)
  - 0
- OUTGOING PORTS ADMINISTERED
  - 4
- Total
  - 234

Portability:

- Incoming ports
  - 0 searching
  - 4 administered
- Outgoing ports
  - 1 searching
  - 4 administered

Pre-Issue/intake appointments:

- HCV- 0
- PBV 3br- 5 in process
- Choice Mobility- 0

Vouchers Issued:

- 1 (1 PBV TO HCV)

New voucher holders leased:

- HCV- 0
- Port-In- 0
- 3br PBV- 0
- VASH- 0

Total searching vouchers:

- 1 (1 VASH)

PBV referred:

- 3br- 1

Waiting List Applicants:

- 0 new HCV, 396 total on 8/31
- 15 new 3br PBV, 176 total
- Choice Mobility Priority List- 47 total

Top of Waiting List letters sent out:

- 0- HCV
- 0- 3br PBV
- 0- Choice Mobility

Note: PBV waiting list re-opened on March 30, 2026.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Audra M Hutchens — 09/08/2026

Audra Hutchens — Date

Housing Programs Manager

Executive Director
900 Elizabeth Miller Gardens
Staunton, VA 24401
Phone: (540)866-3413
Virginia Relay Service 1-800-828-1120 (TDD) or 1-800-828-1140 (voice) for hearing-impaired inquiries

Staunton Redevelopment & Housing Authority

900 Elizabeth Miller Gardens
Staunton, VA 24401
P: 540-886-3413
F: 540-885-5414

Multi-Family Board Report for August 2026

September 8, 2026

Total Move-Ins:
- 2

Occupied units:
- 143

Move-Outs:
- 0

Evictions:
- 0

Unit Transfers:
- 0

Total Vacant Units:
- 7

Late Rents:
- 20

Repayment Agreements:
- 0 new

Unlawful Detainers:
- 5 filed

Abandonment:

- 0

Waiting List Applicants:

- 1 bedroom – 24 new, 139 total
- 2 bedrooms – 12 new, 97 total
- 3 bedrooms – 5 new, 74 total
- 4 bedrooms – 1 new, 14 total
- 5 bedrooms – 1 new, 17 total

Numbers reflect the amount of people removed for non-response to our waitlist update letter compared to the previous month. There are 91 applicants whose mail was returned due to a letter spacing issue, and they will be sent another waitlist update letter with a new response deadline. Those applicants are still included in the totals above.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Audra M Hutchens   09/08/2026

Audra Hutchens   Date
Housing Programs Manager

Staunton Redevelopment and Housing Authority
Resident Services / Self-Sufficiency Program
Board Update | Coordinator Data Report

Reporting Period: *August 2026* Prepared by: *Susan Venable*
Purpose. The program supports SRHA residents in achieving housing stability and independence by identifying barriers, coordinating services, and addressing urgent needs. This report tracks activity across the program's core data streams.

1. **Food Pantry**
Program Reach (cumulative): *64* individuals • *28* households for *August* 2026
SRHA households referred to pantry (this period*)*: *7*
Food distributed (approx. lbs. for *August*) *10128.00*
Status: SHC-operated pantry holds USDA certification; residents referred as part of needs assessments.

2. **Needs Assessments**
Assessments completed (YTD 2026: *28)*
Intake assessments vs. six-month updates: *2 updates in August*
Top barriers identified: *Food insecurity, employment and transportation*

3. **Referrals to Other Agencies**
Total referrals made (this period 8) *for August*
Breakdown by type: *workforce • education and legal*
Referrals resulting in confirmed connection to services: *3*

4. **Eviction Prevention Program** — Referrals (Active Participants)
August participants: *(2): (YTD 2026:)7*
New referrals pending (August*): 2 pending until approved*
Households retained in housing following assistance for August*: 2 approved*
Notes*: Disbursements for August: $2,298.91 (YTD 2026): 6,214.83*

5. **Workforce Education & Materials**
Residents engaged in workforce / education activities: *2 workforce and 1 student*
Educational materials distributed*: The student will let me know when he needs funds for books, financial aid or uniforms. We have funding up to $1,000.00.*
Partner programs utilized:*3 (Staunton City Schools, Augusta Health and Staunton School of Cosmetology)*
Outcomes (employment, enrollment, credential) *2 newly employed and really enjoying their new positions with Augusta Health and Staunton City Schools*

6. **Tutoring Program**
Students enrolled / participating (this period): *October 15, 2026*
Progress / outcomes: None to report currently.
Notes: *The Staunton City School teacher and me met to discuss the tutoring program and noted what items we may need. We will also continue to provide an after-school snack for*

the students. Tutoring notices will go out to SRHA parent's/children first week in September; and like last year we will open it up to Willow view's parents/children if there are any openings.

Coordinator Certification

I certify that the information reported above is accurate and complete to the best of my knowledge.

Susan Venable   Date: 09/01/2026

Coordinator Signature

Prepared for the SRHA Board of Commissioners — for oversight, accountability, and strategic planning.

RESOLUTION NO.: MTW SUP2027

APPROVAL AND AUTHORIZATION TO SUBMIT THE STAUNTON REDEVELOPMENT & HOUSING AUTHORITY'S FY2027 MOVING TO WORK SUPPLEMENT TO THE ANNUAL PLAN COVERING THE PERIOD JANUARY 1, 2027, THROUGH DECEMBER 31, 2027, TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Staunton Redevelopment & Housing Authority's mission is to provide safe and affordable housing to members of its community to enhance quality of life, promote economic opportunity, and offer a suitable living environment free from discrimination, and

WHEREAS, the Moving to Work (MTW) demonstration program supports the Staunton Redevelopment & Housing Authority's mission and the Staunton Redevelopment & Housing Authority has been designated as a MTW agency, and

WHEREAS, the Staunton Redevelopment & Housing Authority has prepared its FY2027 MTW Supplement to the Annual Plan covering the period January 1, 2027, through December 31, 2027, and

WHEREAS, the Staunton Redevelopment & Housing Authority updated its Housing Choice Voucher Administrative Plan to reflect policy changes made in the FY2027 MTW Supplement, and

WHEREAS, the MTW Supplement and Administrative Plan were available for public comment for at least forty-five (45) days, and there were no less than fifteen (15) days between the public hearing and the approval of the MTW Supplement by the Board of Commissioners in order to incorporate any public comments into the MTW Supplement, and

WHEREAS, the Staunton Redevelopment & Housing Authority received two public comments about the program design, and

WHEREAS, the Staunton Redevelopment & Housing Authority's FY2027 MTW Supplement to the Annual Plan is incorporated by reference into this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Staunton Redevelopment & Housing Authority approves and authorizes the Executive Director to submit the Staunton Redevelopment & Housing Authority's FY2027 MTW Supplement to the Annual Plan to the U. S. Department of Housing and Urban Development and authorizes the Executive Director to execute all necessary agreements and to make changes that are not substantial.

NEHEMIAS VELEZ **EXECUTIVE DIRECTOR**	**NICHOLAS HURSTON** **CHAIRPERSON**

SEPTEMBER 15, 2026
DATE

MTW CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning **01/01/2027**, hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

(1) The PHA made the proposed MTW Supplement and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the MTW Supplement and invited public comment.

(2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.

(3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).

(4) The MTW PHA will carry out the MTW Supplement in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.

(5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.

(6) The MTW Supplement contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies for the MTW PHA's jurisdiction and a description of the way the MTW Supplement is consistent with the applicable Consolidated Plan (24 CFR 91.2, 91.225, 91.325, and 91.425).

(7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. 24 CFR 5.151. The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

(8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD’s implementing regulations at 24 C.F.R. Part 146.

(9) In accordance with the Fair Housing Act and Act’s prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD’s Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

(10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, ‘Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped’ for people with physical disabilities.

(11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

(12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

(13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.

(14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

(15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

(16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.

(17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

(18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.

(19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

(20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.

(21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.

(22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.

(23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Staunton Redevelopment & Housing Authority
MTW PHA NAME

VA023
MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Nicholas Hurston
NAME OF AUTHORIZED OFFICIAL

Chair
TITLE

SIGNATURE

September 15, 2026
DATE

**** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

Status: Created

Streamlined Annual PHA Plan *(Small PHAs)*	**U.S. Department of Housing and Urban Development Office of Public and Indian Housing**	**OMB No. 2577-0226 Expires: 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.
(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. **PHA Information.**

A.1

PHA Name: Staunton Redevelopment & Housing Authority **PHA Code:** VA023
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 0 **Number of Housing Choice Vouchers (HCVs)** 253
Total Combined 253
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: The PHA will post the PHA Plan on its website (https://www.stauntonrha.org) and will have a physical copy available for inspection at its administrative office at 900 Elizabeth Miller Gardens, Staunton, VA 24401. The SRHA's 2027 Annual Plan will be presented at the July 21, 2026 Board Meeting and made available for a 45-day public review and comment period. A public hearing will be held on September 15, 2026 at the SRHA's Board Meeting. Unless otherwise noted, the SRHA's 2027 Annual Plan will be adopted and sent to HUD afterwards.

☐ **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV

B. **Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).

B.1 **Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission?

Y	N	
☐	☒	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☒	☐	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☒	Financial Resources.
☐	☒	Rent Determination.
☐	☒	Homeownership Programs.
☐	☒	Substantial Deviation.
☐	☒	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):
Proposed a new deconcentration policy with FY 26 Annual Plan.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.
The document is attached.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☒	Choice Neighborhoods Grants.
☐	☒	Modernization or Development.
☐	☒	Demolition and/or Disposition.
☐	☒	Conversion of Public Housing to Tenant Based Assistance.
☐	☒	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐	☒	Homeownership Program under Section 32, 9 or 8(Y)
☒	☐	Project Based Vouchers.
☐	☒	Units with Approved Vacancies for Modernization.
☐	☒	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
See attached supplemental.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.
See attached supplemental.

B.4 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
N/A

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y ☐ N ☒

(b) If yes, please describe:

	Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.
B.1	**New Activities** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☑ Choice Neighborhoods Grants. ☐ ☑ Modernization or Development. ☐ ☑ Demolition and/or Disposition. ☐ ☑ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☑ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y) ☑ ☐ Project Based Vouchers. ☐ ☑ Units with Approved Vacancies for Modernization. ☐ ☑ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. **Project Based Vouchers.** There are no planned demolition activities for the SRHA-owned property. (c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan. **Project Based Vouchers.** Project Based Vouchers. The SRHA plans to commit up to twenty-five (25) project-based vouchers across its near-term development pipeline — fifteen (15) at the Dunsmore Building and ten (10) at the Hickory Street property. Of these, up to ten (10) are anticipated to be placed in service during the FY2027 plan year at Hickory Street, with the fifteen (15) at Dunsmore projected for early 2028 as construction completes. Separately, one (1) VASH voucher at 958 Anderson Street is already online and in service. Dunsmore Building (Elderly PBV, layered with LIHTC). Through the Staunton Housing Corporation (SHC), the SRHA will commit up to fifteen (15) elderly-designated vouchers to the Dunsmore Building, 912 West Beverley Street, Staunton, VA — the adaptive reuse of a historic contributing structure into fifteen (15) senior apartments. The project received a competitive 9% Low-Income Housing Tax Credit award from Virginia Housing in June 2026, and the project-based vouchers will be layered with the LIHTC financing to support long-term affordability for elderly households. Placement is projected for early 2028 upon construction completion. Because all fifteen units will be project-based, the SRHA is exercising its MTW authority to increase the PBV project cap to 100 percent. Hickory Street Property (VASH & Standard PBV – Supportive Housing for Veterans). In partnership with SHC and the U.S. Department of Veterans Affairs, the SRHA anticipates project-basing up to ten (10) project-based vouchers — five (5) VASH vouchers serving formerly homeless veterans and five (5) standard project-based vouchers — at the Hickory Street property, 2408 Hickory Street, Staunton, VA — a former church acquired on May 11, 2026 for conversion into permanent supportive housing. 958 Anderson Street (VASH PBV – Cottage House). The SRHA has completed the project-basing of one (1) VASH voucher at 958 Anderson Street, a one-bedroom cottage residence already online and in service for a formerly homeless veteran. Future Development – Farrier Court Expansion (New Construction). The SRHA is in the early planning stages of a new-construction redevelopment at the Farrier Court site, with a conceptual plan of up to forty (40) project-based vouchers for income-eligible households. No PBVs will be placed at Farrier Court during the FY2027 plan year; the project is central to the SRHA's long-term neighborhood revitalization strategy and will be pursued in partnership with SHC. Consistency with the PHA Plan. Project-basing at these locations is consistent with the SRHA's PHA Plan and Five-Year Plan goals of expanding SRHA- and SHC-owned affordable housing, promoting housing stability for vulnerable and targeted populations, and strengthening cross-sector partnerships. As a Moving to Work agency, the SRHA exercises MTW authority to project-base up to 50 percent of its voucher allocation where aligned with documented local need, including the elevated housing insecurity and market tightness identified in the 2024 Central Shenandoah Planning District Commission Regional Housing Study. All project-based units will comply with applicable Housing Quality Standards and/or NSPIRE,

	deconcentration, and civil-rights requirements. (d) The PHA must submit its Deconcentration Policy for Field Office Review.
B.2	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. **Not applicable. The SRHA owns no public housing units and therefore has no Capital Fund 5-Year Action Plan in EPIC. The SRHA's former public housing was converted to RAD PBRA in 2015 and now operates as 150 units under HUD's Office of Multifamily Housing.**
C	**Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years.
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☑ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached document.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached document.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☑ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 2.67 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to

Form identification: *VA023-Staunton Redevelopment & Housing Authority Form HUD-50075-SM (Form ID - 9467) printed by Nehemias Velez in HUD Secure Systems/Public Housing Portal at 07/14/2026 08:33PM EST*

B.1 New Activities

The Staunton Redevelopment and Housing Authority (SRHA) plans to commit up to twenty-five (25) project-based vouchers across its development pipeline — fifteen (15) at the Dunsmore Building and ten (10) at the Hickory Street property. Of these, up to ten (10) are anticipated to be placed in service during the FY2027 plan year at Hickory Street, with fifteen (15) at Dunsmore projected for early 2028 as construction completes. Separately, one (1) VASH voucher at 958 Anderson Street is already online and in service. The Farrier Court Expansion remains in the early planning phase, and no vouchers will be placed there during this plan period.

1. Dunsmore Building (Elderly PBV, LIHTC)

Through the Staunton Housing Corporation (SHC), the SRHA will commit up to fifteen (15) elderly-designated project-based vouchers to the Dunsmore Building, 912 West Beverley Street, Staunton, VA — the adaptive reuse of a historic contributing structure into fifteen (15) senior apartments. The project received a competitive 9% Low-Income Housing Tax Credit award from Virginia Housing (VHDA) in June 2026, and the project-based vouchers will be layered with the LIHTC financing to support long-term affordability for elderly households. Placement is projected for early 2028 upon construction completion. Because all fifteen units will be project-based, the SRHA is exercising its MTW authority to increase the PBV project cap to 100 percent.

2. Hickory Street Property (VASH & Standard PBV – Supportive & Affordable Housing)

In partnership with SHC and the U.S. Department of Veterans Affairs, the SRHA anticipates project-basing ten (10) vouchers at the Hickory Street property, 2408 Hickory Street, Staunton, VA — a former church acquired on May 11, 2026 for adaptive reuse. The ten units comprise five (5) VASH vouchers serving formerly homeless veterans and five (5) standard vouchers serving income-eligible households. These vouchers are anticipated to be placed in service during the FY2027 plan year.

3. 958 Anderson Street (VASH PBV – Cottage House)

The SRHA has completed the project-basing of one (1) VASH voucher at 958 Anderson Street, a one-bedroom cottage residence. The unit is already online and in service for a formerly homeless veteran, in partnership with the U.S. Department of Veterans Affairs.

4. Future Development – Farrier Court Expansion (New Construction)

The SRHA is in the early planning stages of a new-construction redevelopment at the Farrier Court site, with a conceptual plan of up to forty (40) project-based vouchers for income-eligible households. No PBVs will be placed at Farrier Court during the FY2027 plan year. The project is central to the SRHA's long-term neighborhood revitalization strategy and will be pursued in partnership with SHC to deliver high-quality, service-enriched, mixed-income housing, leveraging a combination of public, private, and philanthropic funding. The SRHA will provide updates in future annual plans as this initiative advances toward implementation.

Demolition and Disposition

There are no planned demolition or disposition activities for SRHA-owned property.

Consistency with the PHA Plan

Project-basing at these locations is consistent with the SRHA's PHA Plan and Five-Year Plan goals of expanding SRHA- and SHC-owned affordable housing, promoting housing stability for vulnerable and targeted populations, and strengthening cross-sector partnerships. As a Moving to Work agency, the SRHA exercises MTW authority to project-base up to 50 percent of its voucher allocation where aligned with documented local need, including the elevated housing insecurity and market tightness identified in the 2024 Central Shenandoah Planning District Commission Regional Housing Study. All project-based units will comply with applicable Housing Quality Standards and/or NSPIRE, deconcentration, and civil-rights requirements.

MTW Authority and PBV Cap Flexibility

As a Moving to Work agency (Cohort 5), the SRHA submits an MTW Annual Supplement with this Annual Plan. During the prior plan year, HUD approved the SRHA's increase of the PBV program cap from 20 percent to 50 percent of the Housing Choice Voucher portfolio through the MTW Supplement. The SRHA also maintains authority to increase the PBV project cap to 100 percent of the units in a project — authority that directly enables the fully project-based Dunsmore Building. This flexibility remains critical for:

– Supporting place-based investments and adaptive reuse of existing structures, including the Dunsmore Building senior conversion and the Hickory Street supportive-housing conversion;

– Promoting housing stability for vulnerable and targeted populations, particularly formerly homeless veterans, elderly households, and persons with disabilities; and

– Advancing the SRHA's mission to develop, preserve, and expand affordable housing opportunities throughout the City of Staunton, including the Farrier Court Expansion.

B.3 Progress Report

The Staunton Redevelopment and Housing Authority (SRHA) remains guided by its mission: the SRHA provides safe and affordable housing to members of its community to enhance quality of life, promote economic opportunity and offer a suitable living environment free from discrimination. Through commitment to staff excellence, the SRHA is dedicated to treating all participants with dignity and respect. Over the past year, the SRHA made substantial progress across its development pipeline, MTW implementation, and resident-services goals, guided by the 2024 Strategic Plan approved by Virginia Housing.

Development Pipeline & Affordable Housing Expansion

Dunsmore Building Senior Apartments. In June 2026, through SHC, the SRHA secured a competitive 9% Low-Income Housing Tax Credit award from VHDA for the adaptive reuse of the historic Dunsmore Building at 912 West Beverley Street into fifteen (15) senior apartments. The award is the predicate for the project's full financing stack. The SRHA will commit fifteen (15) elderly-designated project-based vouchers to the property, layered with the LIHTC financing, with placement projected for early 2028 upon construction completion.

Hickory Street Supportive Housing. On May 11, 2026, the SHC closed on the acquisition of the Hickory Street property (2408 Hickory Street) for conversion into permanent supportive and affordable housing, to be supported by up to ten (10) project-based vouchers — five (5) VASH vouchers serving formerly homeless veterans and five (5) standard vouchers serving income-eligible households.

958 Anderson Street. The SRHA completed the 958 Anderson Street VASH PBV cottage residence, now online and in service for a formerly homeless veteran.

Farrier Court Expansion. The SRHA and SHC continue pre-development planning for the new-construction expansion at Farrier Court (up to 40 standard PBVs), a mixed-population, service-enriched project central to long-term neighborhood revitalization.

Moving to Work Implementation

– The SRHA was accepted into HUD's Work & Dignity Coalition in May 2026.

– The HCV work requirement (15 hours per week for non-exempt, non-elderly, non-disabled adults) entered its participant-notification period on June 1, 2026 and becomes effective January 1, 2027.

– HUD approved a $130 minimum rent for able-bodied households, effective January 1, 2027.

– HUD approved the increase of the PBV program cap to 50 percent through the MTW Supplement, expanding the SRHA's capacity to deploy project-based vouchers across its pipeline.

RAD PBRA Operations

The SRHA manages 150 RAD PBRA units at Elizabeth Miller Gardens and Farrier Court, complying with HUD requirements and submitting annual OCAF rent-adjustment requests. As an early RAD adopter, the SRHA continues to address long-term operating viability under constrained revenue and is pursuing sustainable solutions.

Policy & Regulatory Compliance

– The SRHA is updating its HCV Administrative Plan to maintain HOTMA, NSPIRE, and overall compliance that includes its approved MTW activities.

– The SRHA is working any EIV discrepancies, including recouping funds from voucher holders that failed to report their income.

– The SRHA maintains zero PIC errors.

– The SRHA continues to advance its governance and internal-control framework.

Resident Services & Self-Sufficiency

The SRHA continued building out its Resident Services and Self-Sufficiency Program for HCV and RAD PBRA participants, emphasizing eviction prevention, workforce access, and financial empowerment. Initiatives include resident transportation assistance and a Community Closet Initiative pursued through SHC in partnership with regional service providers. The SRHA remains prepared to apply for Family Self-Sufficiency (FSS) and Resident Opportunities and Self-Sufficiency (ROSS) funding as it becomes available.

Sustainability & Capital Improvements

The SRHA continued prioritizing energy efficiency and modernization across its portfolio, including HVAC replacement at Farrier Court and HVAC/PTAC replacements at Elizabeth Miller Gardens, the replacement of gutters and siding at Elizabeth Miller Gardens, and interior hallway painting across all buildings, supported by a blend of City of Staunton CDBG funds and SRHA capital reserves.

Regional Coordination & Data-Informed Planning

The SRHA is an active participant in the City of Staunton's Housing Strategy Group, the SAW Housing Group, the Valley Homeless Connection, and other regional forums. Building on this coordination, the SRHA — acting through SHC — is working with the City of Staunton, WARM, the Valley Community Services Board, and the Valley Homeless Connection to develop a collaborative day shelter providing services and rest spaces for homeless and low-income residents. To support this initiative, the SRHA is requesting Local, Non-Traditional (LNT) activity authority through its FY2027 MTW Supplement. The SRHA continues to use the 2024 CSPDC Regional Housing Study to guide PBV expansion, supportive housing, and partnership development.

Conclusion

In alignment with its Five-Year Plan, the SRHA has made measurable progress by expanding its affordable housing pipeline, implementing its MTW reforms, and deepening resident services and regional partnerships. The SRHA remains committed to equity, sustainability, and innovation, and will continue coordinating closely with the City of Staunton and regional partners to serve the residents of Staunton and Augusta County.

DV

Dooley & Vicars
Certified Public Accountants, L.L.P.

Daniel J. Dooley, C.P.A.

Michael H. Vicars, C.P.A.

July 1, 2026

To the Board of Directors
and Mr. Nehemias Velez
Staunton Redevelopment
and Housing Authority
990 Elizabeth Miller Garden Drive
Staunton, VA 24402

We are pleased to confirm our understanding of the services we are to provide for Staunton Redevelopment and Housing Authority for the year ended December 31, 2025.

Audit Scope and Objectives

We will audit the financial statements of the business-type activities including the disclosures, which collectively comprise the basic financial statements, of Staunton Redevelopment and Housing Authority as of and for the year ended December 31, 2025. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Staunton Redevelopment and Housing Authority's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Staunton Redevelopment and Housing Authority's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis.
2) GASB-required Supplementary Pension and OPEB Information

We have also been engaged to report on supplementary information other than RSI that accompanies Staunton Redevelopment and Housing Authority's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements.

1) Schedule of expenditures of federal awards.
2) U.S. Department of Housing and Urban Development – Financial Data Schedule

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and a disclaimer of opinion on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

i) Compliance with Major Federal Programs

ii) Revenue Recognition

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Staunton Redevelopment and Housing Authority's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of Staunton Redevelopment and Housing Authority's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Staunton Redevelopment and Housing Authority's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Other Services

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of Staunton Redevelopment and Housing Authority in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, the schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, the schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period; and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

We will provide copies of our reports to the Staunton Redevelopment and Housing Authority; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Dooley & Vicars CPAs and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the Oversight Agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Dooley & Vicars CPAs personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the Oversight Agency. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Michael Vicars is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit in July 2026.

Our fee for these services will be $12,500, plus amounts paid for bank confirmations. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the board of directors of Staunton Redevelopment and Housing Authority. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to Staunton Redevelopment and Housing Authority and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Sincerely,

Dooley & Vicars

Dooley & Vicars
Certified Public Accountants, LLP

RESPONSE:

This letter correctly sets forth the understanding of Staunton Redevelopment and Housing Authority.

Signature:

Title:

Date: