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.

HUD-50075-SM VA-023-Supplemental
Annual Plan for Fiscal Year: 2027
5 Year Plan: 2025-2029

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.