

STAUNTON REDEVELOPMENT AND HOUSING AUTHORITY

Regular Meeting
June 16, 2026
12:00 p.m.
100 Elizabeth Miller Gardens
Staunton, Virginia

AGENDA

I. Call to Order / Roll Call

II. Approval of Minutes – May 19, 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 – March 2026
2. Multi-Family (MF) Program – March 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

Finance Committee

Personnel Committee

Program and Community Development Committee

VI. Old Business

A. Commissioner Code of Ethics and Oath of Office Discussion

B. Vehicle and Recycled Funds Discussion

VII. New Business

A. Public Comment Policy Revisions Discussion

- Artificial Intelligence (AI) Policy
- Multi-Family (MF) Grievance Policy
- Internal and Financial Protocols

VIII. Closed Session

Discussion, consideration, or evaluation of the performance of specific employees pursuant to § 2.2-3711(A)(1) of the Code of Virginia.

IX. Certification of Closed Session

Certification pursuant to § 2.2-3712 of the Code of Virginia.

X. Adjournment

Minutes of the SRHA Board Meeting

Staunton Redevelopment and Housing Authority

Regular Meeting – Board of Commissioners

May 19, 2026 | 12:00 p.m.

100 Elizabeth Miller Gardens

Staunton, Virginia

I. Call to Order and Determination of a Quorum

The Regular Meeting of the Board of Commissioners of the Staunton Redevelopment and Housing Authority (SRHA) was called to order by Chair Nicholas Hurston on Tuesday, May 19, 2026, at 12:00 p.m., at 100 Elizabeth Miller Gardens, Staunton, Virginia. Chair Hurston presided.

Upon roll call, the following Commissioners were present:

- Mr. Nicholas Hurston, Chair
- Mr. Chris Okay, Vice-Chair
- Mr. Tracy Toyne, Commissioner
- Ms. Suzi Armstrong, Commissioner
- Mr. Jonathan Mason, Commissioner
- Mr. Tyler Gallimore, Commissioner
- Ms. Sheba Lane, Commissioner

Also present:

- Mr. Nehemias Velez, Executive Director
- Mr. Lance Allen, Deputy Director/Accounting
- Ms. Mandi Smith, Legal Counsel
- Council Member Alice Woods, City Council Liaison (virtual)

A quorum was established.

II. Approval of Minutes – April 28, 2026

Chair Hurston presented the minutes of the April 28, 2026 Regular Meeting for approval.

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

AYES: Hurston, Toye, Armstrong, Mason, Okay, Gallimore, Lane

NAYS: None

The motion carried unanimously.

III. Public Comments

There were no public comments.

IV. Executive Director's Report

A. Financial Reports – February 2026

Housing Choice Voucher (HCV) Program

Mr. Allen presented the February 2026 financial reports for the Housing Choice Voucher (HCV) Program.

Following discussion, Chair Hurston made a motion to approve the February 2026 HCV financial reports. The motion was seconded by Vice-Chair Okay.

AYES: Hurston, Toye, Armstrong, Mason, Okay, Gallimore, Lane

NAYS: None

The motion carried unanimously.

Multi-Family (MF) Program

Mr. Allen presented the February 2026 financial reports for the Multi-Family Program.

Following discussion, Commissioner Mason made a motion to approve the February 2026 Multi-Family financial reports. The motion was seconded by Vice-Chair Okay.

AYES: Hurston, Toye, Armstrong, Mason, Okay, Gallimore, Lane

NAYS: None

The motion carried unanimously.

B. Housing Choice Voucher (HCV) Program Report

Mr. Velez presented the Housing Choice Voucher (HCV) Program report for April 2026.

The program reported a total of 253 vouchers, including 238 Housing Choice Vouchers and 15 Veterans Affairs Supportive Housing (VASH) vouchers. Current utilization included 189 HCV vouchers, 30 Project-Based Vouchers (PBV), 11 VASH vouchers, and 4 outgoing portable vouchers, for a total utilization of 234 vouchers.

Additional program activity included 2 vouchers issued, 3 vouchers actively searching, and continued administration of portability activity. The HCV waiting list remained at 1,642 applicants, while the 3-bedroom PBV waiting list totaled 77 applicants following reopening of the PBV waiting list on March 30, 2026.

No action was taken.

C. Multi-Family (MF) Program Report

Mr. Velez presented the Multi-Family Program report for April 2026.

The program reported 145 occupied units and 5 vacant units, with 2 move-ins, 2 move-outs, and 1 eviction during the reporting period. No unit transfers or abandonment cases were reported.

Additional activity included 13 late rents, 2 unlawful detainers filed, and continued monitoring of occupancy and tenant accounts. Waiting list totals included 419 applicants for 1-bedroom units, 341 for 2-bedroom units, 227 for 3-bedroom units, 78 for 4-bedroom units, and 43 for 5-bedroom units.

No action was taken.

D. Resident Needs Assessment and Self-Sufficiency Program Report

Mr. Velez presented the Resident Needs Assessment and Self-Sufficiency Program report for April 2026.

The program reported serving 44 households and 109 individuals during the reporting period through direct services and food security coordination efforts. Year-to-date activity included 4 households engaged and 8 needs assessments completed. Additional activity included 3 referrals to partner agencies and continued coordination with SHC-operated programs and food pantry services.

Program updates highlighted continued youth tutoring participation, expanded food pantry utilization by neighboring housing communities, and increased coordination of resident support services. The report also noted that one participating household reported increased housing stability and educational advancement through enrollment at Blue Ridge Community College beginning in June 2026.

No action was taken.

E. HUD Work and Dignity Coalition Recognition and Federal Leadership Visit

Mr. Velez reported on the May 7, 2026 visit by senior leadership from the United States Department of Housing and Urban Development (HUD), including Assistant Secretary Benjamin Hobbs from the Office of Public and Indian Housing (PIH), Assistant Deputy Secretary Joseph DeFelice from the Office of Field Policy and Management (FPM), Acting Director Kelley Mason from the HUD Richmond Field Office, and PIH Director Robert Davenport from the HUD Richmond Field Office.

Mr. Velez advised the Board that SRHA was formally accepted into HUD's national Work and Dignity Coalition initiative during the visit. He further noted that the meeting and discussions with HUD leadership were highly productive and represented a significant opportunity for SRHA and the Staunton community.

Mr. Velez additionally stated that, in his experience, he could not recall senior HUD officials of this level, including the Assistant Secretary for Public and Indian Housing and the Assistant Deputy Secretary for Field Policy and Management, visiting a small public housing authority such as SRHA.

Discussion also included participation and collaboration with local and regional partners, including the City of Staunton, SAW Habitat for Humanity, the Community Foundation of the Central Blue Ridge, Atlantic Union Bank, Augusta Health, and Project GROWS.

No action was taken.

V. Board Committee Reports

Finance Committee

There was no report.

Personnel Committee

There was no report.

Program and Community Development Committee

There was no report.

VI. Old Business

There was no old business discussed.

VII. New Business

A. Dunsmore Project Update

Mr. Velez reported that Virginia Community Development Corporation (VCDC) advised SRHA that the Dunsmore Project ranked within Tier 1 during the Low-Income Housing Tax Credit (LIHTC) application review process.

Mr. Velez explained that, while final approval remains subject to action by the Virginia Housing Board of Commissioners, VCDC indicated that Virginia Housing has historically funded the full Tier 1 pool through future credit allocations in prior funding rounds.

Mr. Velez further advised the Board that the next phase of the process includes a public comment and challenge period for submitted applications, followed by a Virginia Housing Board meeting anticipated in early June and final funding announcements expected in mid-June.

Discussion included the significance of the project's Tier 1 ranking and the positive outlook for the Dunsmore Project moving forward.

No action was taken.

B. 2408 Hickory Street Acquisition and Project Update

Mr. Velez reported that the Staunton Housing Corporation (SHC) successfully completed the acquisition of the property located at 2408 Hickory Street.

Mr. Velez advised the Board that the project will now transition into the predevelopment phase, including initial planning, evaluation, and coordination activities associated with the future redevelopment of the property.

Discussion included continued planning for the proposed housing configuration and Project-Based Voucher utilization associated with the project.

No action was taken.

C. 958 Anderson Street Project Update

Mr. Velez reported that the 958 Anderson Street cottage housing project is substantially complete, with the remaining work consisting primarily of utility connections.

Mr. Velez advised the Board that both the electrical and water utility providers have been contacted and that SRHA is currently awaiting installation and final connection of utility services.

Discussion included the anticipated completion of the project following final utility installation.

No action was taken.

D. Resolution No. 2026-05 – Adoption of Revised Personnel Policies

Mr. Velez presented Resolution No. 2026-05 regarding the adoption of revised SRHA Personnel Policies, including revisions related to military leave, vehicle use policies, fuel card policies, and other administrative updates.

Following discussion, Chair Hurston made a motion to adopt Resolution No. 2026-05. The motion was seconded by Commissioner Toye.

AYES: Hurston, Toye, Armstrong, Mason, Okay, Gallimore, Lane

NAYS: None

The motion carried unanimously.

E. Commissioner Oath of Office and Code of Ethics – Discussion

Mr. Velez continued discussion with the Board regarding the potential development of an SRHA-specific Oath of Office and Code of Ethics for Commissioners.

Discussion included the possibility of combining both the Oath of Office and Code of Ethics into a single governing document. Board members discussed continuing review of the proposed concepts and language prior to consideration of any formal policy adoption.

No action was taken.

VIII. Adjournment

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

AYES: Hurston, Toye, Armstrong, Mason, Okay, Gallimore, Lane

NAYS: None

The motion carried unanimously.

Secretary

Chair

Housing Choice Voucher (HCV)

Balance Sheet

Period = Mar 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	20,114.80
1111-99-000	Total Unrestricted Cash	20,114.80
1112-00-000	Restricted Cash	
1112-03-100	Cash Restricted-HAP AUB	66,448.03
1112-99-000	Total Restricted Cash	66,448.03
1119-00-000	TOTAL CASH	86,562.83
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	1,206.00
1129-00-000	A/R -Other	-80.00
1130-00-000	A/R Port Ins	-646.71
1135-02-000	A/R - HUD Other Projects	1,802.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	2,281.29
1300-00-000	TOTAL CURRENT ASSETS	88,844.12
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	30,325.00
1440-00-000	Deferred Outflows	11,455.00
1499-00-000	TOTAL NONCURRENT ASSETS	42,690.79
1999-00-000	TOTAL ASSETS	131,534.91
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	2,374.90
2145-00-000	Interprogram-Due To	178,510.98
2260-00-000	Accrued Compensated Absences-Current	589.95
2299-00-000	TOTAL CURRENT LIABILITIES	181,475.83
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	5,309.52

Housing Choice Voucher (HCV)

Balance Sheet

Period = Mar 2026

		Current Balance
2360-00-000	OPEB Liability	1,707.00
2370-00-000	Deferred Inflows	11,141.00
2399-00-000	TOTAL NONCURRENT LIABILITIES	18,157.52
2499-00-000	TOTAL LIABILITIES	199,633.35
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	-75,121.60
2809-99-000	TOTAL RETAINED EARNINGS:	-71,478.38
2899-00-000	TOTAL EQUITY	-68,098.44
2999-00-000	TOTAL LIABILITIES AND EQUITY	131,534.91

Housing Choice Voucher (HCV)

Income Statement

Period = Mar 2026

		March	March		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	0.00	0.00	0.00	0.00	0.00	0.00	944.00	-944.00
3199-00-000	TOTAL TENANT INCOME	0.00	0.00	0.00	0.00	0.00	0.00	944.00	-944.00
3400-00-000	GRANT INCOME								
3410-01-000	Section 8 HAP Earned	188,309.00	186,534.83	1,774.17	578,173.00	559,604.49	18,568.51	543,376.00	34,797.00
3410-02-000	Section 8 Admin. Fee Income	15,480.00	17,583.33	-2,103.33	51,812.00	52,749.99	-937.99	45,343.00	6,469.00
3410-04-000	Port-In Admin Fees Earned	158.84	0.00	158.84	476.52	0.00	476.52	311.13	165.39
3410-06-000	Port In HAP Earned	2,606.00	0.00	2,606.00	7,818.00	0.00	7,818.00	6,636.00	1,182.00
3410-07-000	VASH HAP Earned	0.00	0.00	0.00	0.00	0.00	0.00	3,445.00	-3,445.00
3499-00-000	TOTAL GRANT INCOME	206,553.84	204,118.16	2,435.68	638,279.52	612,354.48	25,925.04	599,111.13	39,168.39
3600-00-000	OTHER INCOME								
3640-10-000	Fraud Recovery HAP	127.50	0.00	127.50	371.50	0.00	371.50	0.00	371.50
3640-20-000	Fraud Recovery Admin	127.50	0.00	127.50	371.50	0.00	371.50	0.00	371.50
3699-00-000	TOTAL OTHER INCOME	255.00	0.00	255.00	743.00	0.00	743.00	0.00	743.00
3999-00-000	TOTAL INCOME	206,808.84	204,118.16	2,690.68	639,022.52	612,354.48	26,668.04	600,055.13	38,967.39
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	7,728.42	9,000.00	1,271.58	24,640.14	27,000.00	2,359.86	24,427.59	-212.55
4110-05-000	Social Security & Medicare Expense	573.18	708.33	135.15	1,831.33	2,124.99	293.66	1,785.15	-46.18
4110-06-000	SUTA Expense	2.16	41.67	39.51	457.21	125.01	-332.20	137.29	-319.92
4110-07-000	VRS Retire & Basic Life Expense	158.74	166.67	7.93	476.22	500.01	23.79	426.42	-49.80
4110-08-000	457b Expense	192.15	166.67	-25.48	575.28	500.01	-75.27	506.50	-68.78
4110-09-000	Health Insurance Expense	1,988.56	2,166.67	178.11	7,399.62	6,500.01	-899.61	6,480.08	-919.54
4110-10-000	Dental Insurance Expense	107.29	125.00	17.71	404.27	375.00	-29.27	389.18	-15.09
4110-99-000	Total Administrative Salaries	10,750.50	12,375.01	1,624.51	35,784.07	37,125.03	1,340.96	34,152.21	-1,631.86
4130-00-000	Legal Expense								

Housing Choice Voucher (HCV)

Income Statement

Period = Mar 2026

		March	March		YTD	YTD	YTD	YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change
4130-02-000	Criminal Background Checks	0.00	166.67	166.67	69.25	500.01	430.76	541.20	471.95
4130-04-000	General Legal Expense	597.00	250.00	-347.00	2,028.00	750.00	-1,278.00	969.17	-1,058.83
4131-00-000	Total Legal Expense	597.00	416.67	-180.33	2,097.25	1,250.01	-847.24	1,510.37	-586.88
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	1,161.19	333.33	-827.86	2,626.51	999.99	-1,626.52	2,952.69	326.18
4150-00-000	Travel	0.00	125.00	125.00	151.86	375.00	223.14	179.90	28.04
4170-00-000	Accounting Fees	60.00	250.00	190.00	1,322.85	750.00	-572.85	1,627.25	304.40
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	149.46	166.67	17.21	548.02	500.01	-48.01	284.16	-263.86
4182-00-000	Consultants	2,800.00	250.00	-2,550.00	2,800.00	750.00	-2,050.00	879.68	-1,920.32
4182-01-000	Program Consultants	777.50	166.67	-610.83	1,230.00	500.01	-729.99	131.25	-1,098.75
4189-00-000	Total Other Admin Expenses	4,948.15	1,291.67	-3,656.48	8,679.24	3,875.01	-4,804.23	6,054.93	-2,624.31
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	62.50	166.67	104.17	932.75	500.01	-432.74	935.83	3.08
4190-04-000	Office Supplies	254.15	250.00	-4.15	480.20	750.00	269.80	467.76	-12.44
4190-06-000	Computer Parts	2,929.07	666.67	-2,262.40	4,264.78	2,000.01	-2,264.77	1,797.74	-2,467.04
4190-07-000	Telephone	0.00	166.67	166.67	286.20	500.01	213.81	397.05	110.85
4190-08-000	Postage	0.00	166.67	166.67	275.91	500.01	224.10	730.09	454.18
4190-09-000	Software Lisense Fees	39.75	666.67	626.92	429.50	2,000.01	1,570.51	291.72	-137.78
4190-11-000	Printer Supplies	320.65	166.67	-153.98	435.74	500.01	64.27	254.50	-181.24
4190-13-000	Internet	90.04	83.33	-6.71	270.12	249.99	-20.13	269.79	-0.33
4190-22-000	Other Misc Admin Expenses	120.08	416.67	296.59	120.08	1,250.01	1,129.93	1,536.75	1,416.67
4191-00-000	Total Miscellaneous Admin Expenses	3,816.24	2,750.02	-1,066.22	7,495.28	8,250.06	754.78	6,681.23	-814.05
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	20,111.89	16,833.37	-3,278.52	54,055.84	50,500.11	-3,555.73	48,398.74	-5,657.10
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance	821.54	333.33	-488.21	821.54	999.99	178.45	729.29	-92.25
4599-00-000	TOTAL GENERAL EXPENSES	821.54	333.33	-488.21	821.54	999.99	178.45	729.29	-92.25
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	176,114.00	186,534.83	10,420.83	525,663.00	559,604.49	33,941.49	541,751.00	16,088.00
4715-01-000	Tenant Utility Payments-Voucher	4,395.00	0.00	-4,395.00	12,832.00	0.00	-12,832.00	22,108.00	9,276.00
4715-02-000	Port Out HAP Payments	5,899.00	0.00	-5,899.00	21,225.00	0.00	-21,225.00	7,563.00	-13,662.00

Housing Choice Voucher (HCV)

Income Statement

Period = Mar 2026

		March	March		YTD	YTD	YTD	YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	186,408.00	186,534.83	126.83	559,720.00	559,604.49	-115.51	571,422.00	11,702.00
8000-00-000	TOTAL EXPENSES	207,341.43	203,701.53	-3,639.90	614,597.38	611,104.59	-3,492.79	620,550.03	5,952.65
9000-00-000	NET INCOME	-532.59	416.63	-949.22	24,425.14	1,249.89	23,175.25	-20,494.90	44,920.04

Multifamily Program (The Gardens of Staunton)

Balance Sheet

Period = Mar 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	57,246.34
1111-50-000	Cash Operating Vehicle Fund	2,951.26
1111-60-000	Cash Operating Recycle Fund	1,694.13
1111-90-000	Petty Cash	500.00
1111-99-000	Total Unrestricted Cash	62,391.73
1112-00-000	Restricted Cash	
1112-01-000	Cash Restricted-Security Deposits	49,287.77
1112-04-000	Cash Restricted-Reserve for Replacement	169,681.61
1112-99-000	Total Restricted Cash	218,969.38
1119-00-000	TOTAL CASH	281,361.11
1120-00-000	ACCOUNTS AND NOTES RECEIVABLE	
1122-00-000	A/R -Tenants	31,437.67
1122-01-000	Allowance for Doubtful Accounts-Tenants	-4,192.02
1135-01-000	A/R -50059 HAP	160.00
1149-00-000	TOTAL ACCOUNTS AND NOTES RECEIVABLE	27,405.65
1160-00-000	OTHER CURRENT ASSETS	
1162-10-000	Investments-Restricted	443,991.89
1260-00-000	Inventories-Materials	43,893.13
1275-00-000	Allowance for Obsolete Inventories	-4,505.18
1295-00-000	Interprogram-Due From	195,157.98
1299-00-000	TOTAL OTHER CURRENT ASSETS	678,537.82
1300-00-000	TOTAL CURRENT ASSETS	987,304.58
1400-00-000	NONCURRENT ASSETS:	
1400-01-000	FIXED ASSETS	
1400-05-000	Land	193,547.00
1400-06-000	Buildings	8,675,975.98
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	1,161,712.89
1430-00-000	Pension Asset	331,115.00
1440-00-000	Deferred Outflows	125,075.00

Multifamily Program (The Gardens of Staunton)

Balance Sheet

Period = Mar 2026

		Current Balance
1499-00-000	TOTAL NONCURRENT ASSETS	1,617,902.89
1999-00-000	TOTAL ASSETS	<u>2,605,207.47</u>
2000-00-000	LIABILITIES & EQUITY	
2001-00-000	LIABILITIES:	
2100-00-000	CURRENT LIABILITIES:	
2111-00-000	A/P Vendors and Contractors	90,497.20
2114-00-000	Tenant Security Deposits	46,129.00
2114-03-000	Security Deposit-Pet	5,690.72
2117-01-000	A/P-Payroll Wages Payable	15,519.19
2117-03-000	A/P-Misc. Payroll Withholdings	0.12
2117-04-000	Federal Tax Withholding	1,607.00
2117-05-000	State Tax Withholding	1,010.00
2117-06-000	Employee FICA Withholding	3,454.22
2117-13-000	Health & Dental Payable	1,173.38
2240-00-000	Tenant Prepaid Rents	1,938.43
2260-00-000	Accrued Compensated Absences-Current	<u>2,986.67</u>
2299-00-000	TOTAL CURRENT LIABILITIES	170,005.93
2300-00-000	NONCURRENT LIABILITIES:	
2305-00-000	Accrued Compensated Absences-LT	26,880.02
2360-00-000	OPEB Liability	18,642.00
2370-00-000	Deferred Inflows	<u>121,642.00</u>
2399-00-000	TOTAL NONCURRENT LIABILITIES	167,164.02
2499-00-000	TOTAL LIABILITIES	<u>337,169.95</u>
2800-00-000	EQUITY	
2809-00-000	RETAINED EARNINGS:	
2809-02-000	Retained Earnings-Unrestricted Net Assets	<u>2,268,037.52</u>
2809-99-000	TOTAL RETAINED EARNINGS:	2,268,037.52
2899-00-000	TOTAL EQUITY	<u>2,268,037.52</u>
2999-00-000	TOTAL LIABILITIES AND EQUITY	<u>2,605,207.47</u>

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Mar 2026

	March	March		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								
3111-00-000	Tenant Rent	45,755.00	42,500.00	3,255.00	132,991.55	127,500.00	5,491.55	121,655.56	11,335.99
3112-00-000	HUD 50059 HAP Subsidy	60,063.00	60,416.67	-353.67	183,073.00	181,250.01	1,822.99	180,211.00	2,862.00
3112-03-000	Utility Reimbursement -59 & TC	1,763.00	0.00	-1,763.00	5,925.00	0.00	-5,925.00	6,301.00	376.00
3112-05-000	Utility Reimbursement Recovery -59 & TC	46.00	0.00	46.00	570.00	0.00	570.00	470.00	100.00
3119-00-000	Total Rental Income	104,101.00	102,916.67	1,184.33	310,709.55	308,750.01	1,959.54	296,035.56	14,673.99
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	2,076.76	1,250.00	826.76	5,271.51	3,750.00	1,521.51	4,487.50	784.01
3120-04-000	Late Charges	375.00	208.33	166.67	1,075.00	624.99	450.01	1,000.00	75.00
3120-05-000	Legal Fees - Tenant	266.00	833.33	-567.33	711.00	2,499.99	-1,788.99	766.00	-55.00
3120-07-000	Tenant Owed Utilities	20,145.99	14,166.67	5,979.32	53,118.50	42,500.01	10,618.49	57,249.36	-4,130.86
3120-09-000	Misc.Tenant Income	5.00	0.00	5.00	5.00	0.00	5.00	0.00	5.00
3120-11-000	Work Orders	87.98	583.33	-495.35	714.39	1,749.99	-1,035.60	885.64	-171.25
3121-00-000	Tenant Payment Agreement (TPA) Rent	0.00	0.00	0.00	2,051.49	0.00	2,051.49	9,119.68	-7,068.19
3129-00-000	Total Other Tenant Income	22,956.73	17,041.66	5,915.07	62,946.89	51,124.98	11,821.91	73,508.18	-10,561.29
3199-00-000	TOTAL TENANT INCOME	127,057.73	119,958.33	7,099.40	373,656.44	359,874.99	13,781.45	369,543.74	4,112.70
3400-00-000	GRANT INCOME								
3415-00-000	Other Government Grants	0.00	10,770.83	-10,770.83	1,494.25	32,312.49	-30,818.24	198,803.00	-197,308.75
3499-00-000	TOTAL GRANT INCOME	0.00	10,770.83	-10,770.83	1,494.25	32,312.49	-30,818.24	198,803.00	-197,308.75
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	0.36	0.00	0.36	0.39	0.00	0.39	0.00	0.39
3611-00-000	Investment Income - Restricted	1,423.21	1,666.67	-243.46	2,172.39	5,000.01	-2,827.62	226.40	1,945.99
3612-00-000	Security Deposit Interest	6.28	0.00	6.28	17.46	0.00	17.46	0.00	17.46
3650-00-000	Miscellaneous Other Income	-220.00	0.00	-220.00	1,404.00	0.00	1,404.00	1,598.99	-194.99
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	1,209.85	1,666.67	-456.82	4,744.24	5,000.01	-255.77	1,825.39	2,918.85
3999-00-000	TOTAL INCOME	128,267.58	132,395.83	-4,128.25	379,894.93	397,187.49	-17,292.56	570,172.13	-190,277.20

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Mar 2026

		March	March		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	25,453.53	26,166.67	713.14	77,362.13	78,500.01	1,137.88	68,174.61	-9,187.52
4110-05-000	Social Security & Medicare Expense	2,767.91	3,333.33	565.42	8,416.64	9,999.99	1,583.35	6,913.17	-1,503.47
4110-06-000	SUTA Expense	5.67	250.00	244.33	2,730.30	750.00	-1,980.30	594.99	-2,135.31
4110-07-000	VRS Retire & Basic Life Expense	783.44	833.33	49.89	2,350.32	2,499.99	149.67	1,701.42	-648.90
4110-08-000	457b Expense	1,137.59	1,250.00	112.41	3,422.23	3,750.00	327.77	3,118.87	-303.36
4110-09-000	Health Insurance Expense	8,070.83	8,166.67	95.84	32,170.30	24,500.01	-7,670.29	26,103.73	-6,066.57
4110-10-000	Dental Insurance Expense	484.03	583.33	99.30	1,907.29	1,749.99	-157.30	1,650.14	-257.15
4110-11-000	Employee Assistance Program	2,650.00	3,000.00	350.00	2,650.00	3,000.00	350.00	2,600.00	-50.00
4110-99-000	Total Administrative Salaries	41,353.00	43,583.33	2,230.33	131,009.21	124,749.99	-6,259.22	110,856.93	-20,152.28
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	96.95	166.67	69.72	110.80	500.01	389.21	388.50	277.70
4130-04-000	General Legal Expense	953.00	1,916.67	963.67	4,868.75	5,750.01	881.26	2,108.08	-2,760.67
4131-00-000	Total Legal Expense	1,049.95	2,083.34	1,033.39	4,979.55	6,250.02	1,270.47	2,496.58	-2,482.97
4139-00-000	Other Admin Expenses								
4140-00-000	Staff Training	1,161.20	416.67	-744.53	1,891.02	1,250.01	-641.01	2,402.69	511.67
4150-00-000	Travel	0.00	83.33	83.33	105.47	249.99	144.52	0.00	-105.47
4170-00-000	Accounting Fees	60.00	500.00	440.00	1,322.85	1,500.00	177.15	3,153.50	1,830.65
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	1,250.01	-1,174.99	2,982.67	557.67
4182-01-000	Program Consultants	903.25	833.33	-69.92	1,952.75	2,499.99	547.24	1,218.75	-734.00
4189-00-000	Total Other Admin Expenses	2,124.45	2,250.00	125.55	7,697.09	6,750.00	-947.09	9,757.61	2,060.52
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	-67.50	250.00	317.50	957.75	750.00	-207.75	1,406.67	448.92
4190-04-000	Office Supplies	286.35	333.33	46.98	562.14	999.99	437.85	564.51	2.37
4190-06-000	Computer Parts	2,951.27	833.33	-2,117.94	4,343.90	2,499.99	-1,843.91	2,073.55	-2,270.35
4190-07-000	Telephone	0.00	166.67	166.67	286.20	500.01	213.81	397.08	110.88
4190-08-000	Postage	0.00	166.67	166.67	206.33	500.01	293.68	474.26	267.93
4190-09-000	Software Lisense Fees	59.70	333.33	273.63	489.35	999.99	510.64	115.69	-373.66

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Mar 2026

		March	March		YTD	YTD	YTD	YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change
4190-11-000	Printer Supplies	320.66	250.00	-70.66	435.76	750.00	314.24	254.50	-181.26
4190-13-000	Internet	450.23	458.33	8.10	1,350.69	1,374.99	24.30	1,349.04	-1.65
4190-18-000	Admin Contracts	0.00	1,666.67	1,666.67	4,100.00	5,000.01	900.01	0.00	-4,100.00
4190-20-000	Bank Fees	486.65	500.00	13.35	1,493.28	1,500.00	6.72	1,403.31	-89.97
4190-21-000	Sponsorships	0.00	83.33	83.33	0.00	249.99	249.99	0.00	0.00
4190-22-000	Other Misc Admin Expenses	512.05	1,000.00	487.95	1,294.56	3,000.00	1,705.44	2,620.65	1,326.09
4191-00-000	Total Miscellaneous Admin Expenses	4,999.41	6,041.66	1,042.25	15,519.96	18,124.98	2,605.02	10,659.26	-4,860.70
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	49,526.81	53,958.33	4,431.52	159,205.81	155,874.99	-3,330.82	133,770.38	-25,435.43
4200-00-000	TENANT SERVICES								
4220-00-000	Resident Council	0.00	200.00	200.00	0.00	600.00	600.00	0.00	0.00
4220-01-000	Other Tenant Svcs.	0.00	500.00	500.00	300.00	1,500.00	1,200.00	0.00	-300.00
4240-00-000	FSS General	0.00	250.00	250.00	0.00	750.00	750.00	0.00	0.00
4240-01-000	Food Pantry	0.00	333.33	333.33	60.51	999.99	939.48	0.00	-60.51
4240-02-000	Tutoring Program	0.00	250.00	250.00	0.00	750.00	750.00	0.00	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,533.33	1,533.33	360.51	4,599.99	4,239.48	0.00	-360.51
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	0.00	0.00	0.00	11,784.76	13,000.00	1,215.24	15,130.95	3,346.19
4320-00-000	Electricity	8,313.95	11,666.67	3,352.72	29,396.01	35,000.01	5,604.00	34,277.62	4,881.61
4330-00-000	Gas	8,256.72	6,250.00	-2,006.72	31,057.62	18,750.00	-12,307.62	30,490.31	-567.31
4340-00-000	Garbage/Trash Removal	1,771.18	2,000.00	228.82	5,400.92	6,000.00	599.08	13,280.16	7,879.24
4399-00-000	TOTAL UTILITY EXPENSES	18,341.85	19,916.67	1,574.82	77,639.31	72,750.01	-4,889.30	93,179.04	15,539.73
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	11,671.10	11,333.33	-337.77	35,432.38	33,999.99	-1,432.39	23,775.36	-11,657.02
4413-00-000	Vehicle Gas, Oil, Grease	47.69	333.33	285.64	822.50	999.99	177.49	525.32	-297.18
4415-00-000	Maintenance Miscellaneous Expense	59.79	416.67	356.88	3,188.79	1,250.01	-1,938.78	358.92	-2,829.87
4416-00-000	Extraordinary Maintenance Expense	0.00	5,416.67	5,416.67	0.00	16,250.01	16,250.01	0.00	0.00
4419-00-000	Total General Maint Expense	11,778.58	17,500.00	5,721.42	39,443.67	52,500.00	13,056.33	24,659.60	-14,784.07
4420-00-000	Materials								
4420-07-000	Supplies-Maint/Repairs	306.82	1,000.00	693.18	3,305.37	3,000.00	-305.37	3,334.71	29.34

Multifamily Program (The Gardens of Staunton)

Income Statement

Period = Mar 2026

		March	March		YTD	YTD	YTD	YTD	
		Actual	Budget	Variance	Actual	Budget	Variance	Last Year	Change
4420-11-000	Inventory Expense	5,914.93	3,333.33	-2,581.60	12,329.09	9,999.99	-2,329.10	7,314.25	-5,014.84
4429-00-000	Total Materials	6,221.75	4,333.33	-1,888.42	15,634.46	12,999.99	-2,634.47	10,648.96	-4,985.50
4430-00-000	Contract Costs								
4430-01-000	Contract-Alarm/Extinguisher	0.00	416.67	416.67	0.00	1,250.01	1,250.01	0.00	0.00
4430-05-000	Contract-Unit Turns	0.00	833.33	833.33	0.00	2,499.99	2,499.99	1,827.00	1,827.00
4430-06-000	Contract-Electrical	0.00	416.67	416.67	0.00	1,250.01	1,250.01	1,426.00	1,426.00
4430-07-000	Contract-Pest Control	506.00	416.67	-89.33	1,360.00	1,250.01	-109.99	1,230.00	-130.00
4430-09-000	Contract-Grounds	1,686.00	2,500.00	814.00	5,058.00	7,500.00	2,442.00	4,600.00	-458.00
4430-10-000	Contract-Janitorial/Cleaning	1,270.00	1,166.67	-103.33	2,935.00	3,500.01	565.01	2,061.17	-873.83
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	0.00	249.99	249.99	0.00	0.00
4430-13-000	Contract-HVAC	0.00	166.67	166.67	123.95	500.01	376.06	1,053.50	929.55
4430-14-000	Contract-Vehicle Maintenance	33.39	333.33	299.94	3,028.74	999.99	-2,028.75	0.00	-3,028.74
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4439-00-000	Total Contract Costs	3,495.39	6,333.34	2,837.95	12,505.69	19,000.02	6,494.33	12,197.67	-308.02
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	21,495.72	28,166.67	6,670.95	67,583.82	84,500.01	16,916.19	47,506.23	-20,077.59
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance	6,097.46	5,500.00	-597.46	6,097.46	5,500.00	-597.46	5,584.95	-512.51
4510-10-000	Property Insurance	6,277.00	7,250.00	973.00	6,277.00	7,250.00	973.00	5,723.01	-553.99
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	-307.21	0.00	307.21	-407.21	0.00	407.21	-6,071.16	-5,663.95
4599-00-000	TOTAL GENERAL EXPENSES	12,067.25	12,750.00	682.75	11,967.25	12,750.00	782.75	5,236.80	-6,730.45
5000-00-000	NON-OPERATING ITEMS								
5210-00-000	Operating Transfers OUT	0.00	3,270.83	3,270.83	0.00	9,812.49	9,812.49	0.00	0.00
5999-00-000	TOTAL NON-OPERATING ITEMS	0.00	3,270.83	3,270.83	0.00	9,812.49	9,812.49	0.00	0.00
8000-00-000	TOTAL EXPENSES	101,431.63	119,595.83	18,164.20	316,756.70	340,287.49	23,530.79	279,692.45	-37,064.25
9000-00-000	NET INCOME	26,835.95	12,800.00	14,035.95	63,138.23	56,900.00	6,238.23	290,479.68	-227,341.45

Staunton Redevelopment & Housing Authority

900 Elizabeth Miller Gardens, Staunton, VA 24401

P: 540-886-3413 F: 540-885-5414

June 5, 2026

Housing Choice Voucher Board Report for May 2026

Total vouchers:

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

Utilization:

- HCV
 - 189
- PBV
 - 30
- VASH
 - 11
- CHOICE MOBILITY (PBRA-RAD TO HCV)
 - 0
- OUTGOING PORTS ADMINISTERED
 - 3
- Total
 - 233

Portability:

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

Pre-Issue appointments:

- HCV- 0 (30 previously selected applicants still in process)
- PBV 3br- 9 in process
- Choice Mobility- 0

Staunton Redevelopment & Housing Authority does not discriminate on the basis of disabled status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24CFR, part 8 dated June 2, 1988),

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



Vouchers Issued:

- 1 (1 VASH)

New voucher holders leased:

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

Total searching vouchers:

- 4 (3 VASH, 0 Port-In., 0 HCV, 1 Port-Out)

PBV referred:

- 3br- 0

Waiting List Applicants:

- 0 new HCV, 1642 total
- 23 new 3br PBV, 101 total
- Choice Mobility Priority List- 48 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

Audra Hutchens
Housing Programs Manager

06-05-2026

Date

Staunton Redevelopment & Housing Authority does not discriminate on the basis of disabled status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24CFR, part 8 dated June 2, 1988),

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 May 2026

June 5, 2026

Total Move-Ins:

- 2

Occupied units:

- 143

Move-Outs:

- 4 (2 evict)

Evictions:

- 2

Unit Transfers:

- 0

Total Vacant Units:

- 7

Late Rents:

- 13

Repayment Agreements:

- 1 new

Unlawful Detainers:

- 2 filed

Staunton Redevelopment & Housing Authority does not discriminate on the basis of disabled status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24CFR, part 8 dated June 2, 1988),

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



Abandonment:

- 0

Waiting List Applicants:

- 1 bedroom – 14 new, 430 total
- 2 bedrooms – 13 new, 353 total
- 3 bedrooms – 16 new, 243 total
- 4 bedrooms – 0 new, 77 total
- 5 bedrooms – 2 new, 45 total

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

Audra M Hutchens

Audra Hutchens
Housing Programs Manager

06/05/2026

Date

Staunton Redevelopment & Housing Authority does not discriminate on the basis of disabled status in the admission or access to, or treatment or employment in, its federally assisted programs and activities.

The person named below has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24CFR, part 8 dated June 2, 1988),

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 and Housing Authority

Needs Assessment & Self-Sufficiency Program

Board Update | Summary

Programming Purpose

The Needs Assessment & Self-Sufficiency Program supports SRHA residents in achieving stability and greater independence by identifying barriers, coordinating services, and addressing urgent needs related to employment, education, and food security. Services are delivered directly by SRHA and, where appropriate, in coordination with partner entities, including Staunton Housing Corporation (SHC).

Core Services

- **Needs Assessments:** Conducted at intake and updated every six months to identify barriers affecting stability.
 - **Service Coordination:** Referrals to workforce, education, healthcare, and nonprofit partners.
 - **Emergency Assistance:** Limited, short-term support for critical needs (transportation, utilities, work-related expenses); all assistance requires Executive Director approval.
 - **Food Security Coordination:** Screening for food insecurity and referrals to food resources, including the SHC-operated food pantry.
-

Activity Snapshot

- **Households Served:** 52
- **Individuals Served:** 129 (Blue Ridge Food Bank/ Link 2 Feed)
- **Households Engaged (YTD 2026):** 6
- **Needs Assessments Completed (YTD 2026):** 12
- **Referrals to Partner Agencies:** 6

Edited: Link2Feed Program

900 Elizabeth Miller Gardens | Staunton, VA 24401 | Phone 540-886-3413 | Fax 540-885-5414

TTY/TDD VA Relay Center | 711 or 1-800-828-1120





Report for: **Staunton Redevelopment and Housing Authority**

For these program types: TEFAP, Pantry, CSFP, Emergency Response - Pantry, Non TEFAP Mobile, Senior I
With dates between May 1, 2026, to May 31, 2026

Served: Household/Individuals (Duplicated)

Reports on the total number of households (counts just the household, not the number of people in it) and individuals (counts all people in the household) during the reporting period. This is a duplicated count, so each household or individual is counted for each time they received services during the reporting period.

Households Served	Individuals Served
52	129

Key Outcomes & Early Indicators

- **Housing Stability:**
 - 3 household reporting increased stability following service engagement (tenant is now enrolled at BRCC (Blue Ridge Community College) beginning in June 2026. Our Eviction Prevention program is being utilized, and it is helping tenants avoid being evicted and we are also directing them to take the Budgeting class as a part of the program with Atlantic Union Bank.
- **Youth Education:**
 - STEAM camp begins June 8th-12th at Farrier Court for up to 12 students.
 - The same tutors will be working with us with our summer camp this year and we are all so excited.
- **Food Security (via SHC):**
 - Increased capacity to pursue food-security grants and equipment funding
 - SRHA residents referred to pantry services as part of needs assessments

900 Elizabeth Miller Gardens | Staunton, VA 24401 | Phone 540-886-3413 | Fax 540-885-5414

TTY/TDD VA Relay Center | 711 or 1-800-828-1120





- We have opened our pantry to the neighboring housing areas, and their tenants have been utilizing the pantry every month since the first of the year on the first Wednesday of each month.

Program Highlights

- **Targeted Resident Support:** Through conversations with community members, SRHA/SHC was gifted a vehicle to assist with staffing and tenants' needs. Such as delivery of pantry items to those with mobility issues, picking up pantry items from local stores etc...
- **Cross-Entity Collaboration:** Alignment between SRHA resident services and SHC-operated programs strengthens service delivery while maintaining appropriate organizational separation.

2026 Focus & Performance Targets

- Increase completion of formal needs assessments and individualized service plans
- Strengthen outcome tracking related to:
 - Housing retention
 - Employment or education engagement
 - Food security referrals and utilization
- Leverage SHC partnerships and certifications to expand resident support without increasing SRHA operational risk

Prepared for the SRHA Board of Commissioners

For oversight, accountability, and strategic planning purposes

Signed by:

Susan Venable

Needs Assessment/Self Sufficiency Coordinator

900 Elizabeth Miller Gardens | Staunton, VA 24401 | Phone 540-886-3413 | Fax 540-885-5414

TTY/TDD VA Relay Center | 711 or 1-800-828-1120

