

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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	<p>PHA Name: <u>Staunton Redevelopment & Housing Authority</u> PHA Code: <u>VA023</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>253</u></p> <p>Total Combined <u>253</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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.</p> <p>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 at its administrative office at 900 Elizabeth Miller Gardens, Staunton, VA 24401. The SRHA's 2026 Annual Plan will be presented at the 07/15/2025 Board Meeting. A public hearing will be held on 09/16/2025 at the SRHA's Board Meeting. Unless otherwise noted, the SRHA's 2026 Annual Plan will be adopted and sent to HUD afterwards.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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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	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last 5-Year PHA Plan submission?</p>														

	<p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See the B.2 supplemental (attached).</p>
B.4	<p>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.</p> <p>The SRHA converted its public housing to RAD PBRA in 2015.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

	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	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>Project Based Vouchers. There are no planned demolition activities for the SRHA owned property.</p> <p>(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.</p> <p>Project Based Vouchers. The PHA plans on the following: Dunsmore Project (Historic Rehabilitation) SRHA is partnering with the Staunton Housing Corporation (SHC) and a private property owner to rehabilitate the historic Dunsmore Business College, located at 912 West Beverley Street, into 14 elderly-designated PBV units. This project is currently undergoing a feasibility study. 958 Anderson Street (VASH PBV – Cottage House) SRHA also anticipates project-basing 1 PBV at 958 Anderson Street, a one-bedroom cottage house designated for the Veterans Affairs Supportive Housing (VASH) program. This unit will serve a formerly homeless veteran in partnership with the U.S. Department of Veterans Affairs. This project is currently under development. Future Development – Farrier Court Expansion (New Construction) SRHA is in the early planning stages of a significant redevelopment effort at the Farrier Court site. The conceptual plan includes project-basing up to 40 PBVs, including: -25 to 30 standard PBVs for income-eligible households; and -5 to 10 PBVs under the HUD-VASH program for formerly homeless veterans. While no PBVs will be placed at Farrier Court during the upcoming plan year, the project is central to SRHA's long-term neighborhood revitalization strategy. The development 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 Staunton Redevelopment and Housing Authority (SRHA) continues to advance the mission articulated in its Five-Year Plan: to provide affordable housing, promote economic opportunity, and foster a sustainable environment free from discrimination. Over the past year, SRHA has made meaningful progress on its goals and strategies, guided by the 2024 Strategic Plan approved by Virginia Housing. This plan serves as the foundation for all programmatic, policy, and development decisions.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review. The policy is attached.</p>
B.2	<p>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.</p> <p>The SRHA does not have Public Housing; thus, this field is not applicable. The SRHA has 150 RAD PBRA under HUD's Multi-Family program.</p>
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 <input type="checkbox"/> N <input checked="" type="checkbox"/> (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, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
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, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
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 <input type="checkbox"/> N <input checked="" type="checkbox"/> (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 OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: VA023-Staunton Redevelopment & Housing Authority Form HUD-50075-SM (Form ID - 5595) printed by Nehemias Velez in HUD Secure Systems/Public Housing Portal at 08/28/2025 08:56AM EST

B.2 New Activities.

The Staunton Redevelopment and Housing Authority (SRHA) anticipates utilizing up to 15 Project-Based Vouchers (PBVs) during the upcoming plan year across two developments. An additional project, Farrier Court, is in the early planning phase and is not expected to enter implementation during this plan period.

1. Dunsmore Project (Historic Rehabilitation)

SRHA is partnering with the Staunton Housing Corporation (SHC) and a private property owner to rehabilitate the historic Dunsmore Business College, located at 912 West Beverley Street, into 14 elderly-designated PBV units.

This adaptive reuse project will:

- Preserve a contributing historic structure within a walkable neighborhood;
- Provide affordable senior housing near essential services; and
- Align with the City of Staunton's goals for historic preservation and equitable housing access.

2. 958 Anderson Street (VASH PBV – Cottage House)

SRHA also anticipates project-basing 1 PBV at 958 Anderson Street, a one-bedroom cottage house designated for the Veterans Affairs Supportive Housing (VASH) program. This unit will serve a formerly homeless veteran in partnership with the U.S. Department of Veterans Affairs.

Located in a quiet, residential neighborhood with access to services and transit, this small-scale permanent housing solution contributes to:

- Veteran-focused supportive housing;
- Integration into a low-poverty, opportunity-rich environment; and
- SRHA's commitment to deploying PBVs flexibly to meet specific housing needs across the community.

Future Development – Farrier Court Expansion (New Construction)

SRHA is in the early planning stages of a significant redevelopment effort at the Farrier Court site. The conceptual plan includes project-basing up to 40 PBVs, including:

- 20 to 30 standard PBVs for income-eligible households; and
- 5 to 10 PBVs under the HUD-VASH program for formerly homeless veterans.

While no PBVs will be placed at Farrier Court during the upcoming plan year, the project is central to SRHA's long-term neighborhood revitalization strategy. The development 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.

SRHA will provide updates in future annual plans as this initiative advances toward implementation.

The SRHA continues to pursue other development opportunities to provide affordable housing and use its resources (including PBV) as leverage to make the development come to fruition.

MTW Authority and PBV Cap Flexibility

As a Moving to Work (MTW) agency, SRHA is submitting an MTW Supplement with this Annual Plan. Included is a waiver request to increase the PBV project cap up to 100%, and PBV cap increase from 20% to 50% of the Housing Choice Voucher (HCV) portfolio, consistent with MTW authority.

This flexibility is critical for:

- Supporting place-based investments and adaptive reuse of existing structures;
- Promoting housing stability for vulnerable and targeted populations; and
- Advancing SRHA's mission to develop, preserve, and expand affordable housing opportunities throughout the City of Staunton.

B.3 Progress Report.

The Staunton Redevelopment and Housing Authority (SRHA) continues to advance the mission articulated in its Five-Year Plan: to provide affordable housing, promote economic opportunity, and foster a sustainable environment free from discrimination. Over the past year, SRHA has made meaningful progress on its goals and strategies, guided by the 2024 Strategic Plan approved by Virginia Housing. This plan serves as the foundation for all programmatic, policy, and development decisions.

Strategic Planning & Capacity Building

In 2023, SRHA received a Capacity Building Grant from Virginia Housing and completed its Strategic Plan in May 2024. The plan focuses on three pillars:

- Expanding SRHA-owned affordable housing;
- Promoting self-sufficiency among residents and voucher holders;
- Strengthening partnerships across the housing and human services sectors.

Affordable Housing Expansion

SRHA is actively pursuing new development through:

- Infill construction on existing SRHA-owned parcels;
- New site acquisition;
- A planned partnership with Staunton Housing Corporation (SHC) for the Farrier Court Expansion, a mixed-population project that will include up to 40 PBVs.

Additionally, SRHA is collaborating with the City of Staunton to identify and redevelop underutilized, vacant, or blighted properties for future housing.

New Development Partnerships

In partnership with SHC and a private property owner, SRHA is advancing the Dunsmore Project, a 14-unit elderly-designated PBV development through adaptive reuse of the historic Dunsmore Business College. This project embodies SRHA's commitment to preservation-based development and senior housing.

MTW Designation

On March 16, 2024, SRHA was awarded Moving to Work (MTW) status. Under its MTW Supplement, SRHA is pursuing:

- Enhanced administrative flexibilities;
- The design of resident-centric initiatives aimed at economic mobility and housing stability.

Resident Services & Self-Sufficiency

To support residents' long-term stability, SRHA is preparing to apply for:

- Family Self-Sufficiency (FSS) program funding (when available)
- Resident Opportunities and Self-Sufficiency (ROSS) grants (when available)

These initiatives will serve both HCV and RAD PBRA participants, with an emphasis on eviction prevention, workforce access, and financial empowerment.

RAD PBRA Operations

SRHA manages 150 RAD PBRA units, complying with HUD regulations and submitting annual OCAF rent adjustment requests. As an early RAD adopter, SRHA continues to experience rent limitations and is exploring sustainable solutions to address long-term operating viability under constrained revenue scenarios.

Policy & Regulatory Compliance

- The revised HCV Administrative Plan, incorporating HOTMA regulations, was completed and adopted effective July 1, 2025.
- SRHA maintains zero PIC errors and is fully prepared for the transition to HUD's HIP platform.
- The updated Tenant Selection Plan (TSP) for Gardens of Staunton is finalized.

Sustainability and Capital Improvements

SRHA has prioritized energy efficiency and modernization:

- Completed full HVAC replacement at Farrier Court;
- Upgraded 38 HVAC units at Elizabeth Miller Gardens
- Upgrading remaining 50 PTAC units at Elizabeth Miller Gardens

These upgrades were made possible through a blend of CDBG funds from the City of Staunton and SRHA capital reserves, marking a major milestone in the Authority's sustainability strategy.

Regional Coordination & Data-Informed Planning

SRHA is an active participant in the City of Staunton's Housing Strategy Group, the SAW Housing Group, and other regional forums focused on housing solutions.

SRHA is working closely with the City of Staunton to implement its local housing strategy, aligning efforts to increase affordable housing supply, reduce housing insecurity, and coordinate capital investment and development planning.

Additionally, SRHA is using the 2024 Central Shenandoah Planning District Commission (CSPDC) Regional Housing Study to guide its work. Key findings include:

HUD-50075-SM VA-023-Supplemental
Annual Plan for Fiscal Year: 2026
5 Year Plan: 2026-2030

- Page 11: The Staunton housing market is "tight," with limited inventory driving up costs.
- Pages 58–59: Local residents face high rates of housing insecurity, particularly those on fixed or low incomes.
- Page 60: A mismatch exists between household incomes and median housing costs.

The study is publicly accessible at: <https://connect.cspdc.org/cspdc-housing-study>

These findings are informing SRHA's initiatives related to PBV expansion, supportive housing, and data-driven partnership development.

Conclusion

In alignment with its Five-Year Plan, SRHA has made measurable progress toward its goals by expanding affordable housing, enhancing resident self-sufficiency, and leveraging MTW flexibilities. SRHA remains committed to equity, sustainability, and innovation—and will continue working in close coordination with the City of Staunton and regional partners to implement local housing strategies that serve the residents of Staunton and Augusta County.