

2025

ANNUAL REPORT

Harrisonburg Redevelopment & Housing Authority

Message from the Executive Director

The Harrisonburg Redevelopment and Housing Authority (HRHA) has been serving the community for 70 years. Established in 1955 through a City referendum, the Authority has been in continuous operation ever since. The Authority's mission is to provide decent and safe housing, economic opportunity, and addressment of blight and blighted conditions.

HRHA is a nationally recognized housing leader for its diverse, innovative, and progressive programs. Responding to community needs, the Authority has developed affordable housing, redeveloped blighted properties, assisted the City in two urban conservation plans, and has issued over $200 million in housing bonds for financing housing within our locality and other parts of the Commonwealth.

Since its inception, the Authority has increased its agency-owned housing from an initial 100 units to 279 and expanded its Housing Choice Voucher program from its initial 75 family vouchers/certificates to 955. These achievements are made possible through strong partnerships at the federal, state, and local levels. HRHA continues to prioritize increasing opportunities for its residents to improve their self-sufficiency and quality of life.

Like many communities across the country, we are currently facing a "housing crisis" due to issues with housing affordability and a lack of available housing stock. This is further evidenced by over 4,000 families on our waiting list needing housing assistance and an increasing number of individuals experiencing homelessness or housing instability.

As we respond to these challenges, we recognize the continued need for the role the Authority plays in our community. We are proud of what we have accomplished and look forward to being part of the solution as we work to address the needs of our community now and in the future.

In the coming pages we will highlight some of the programmatic accomplishments from 2025.

Michael Wong

Michael Wong
Executive Director



Housing Choice Voucher Program

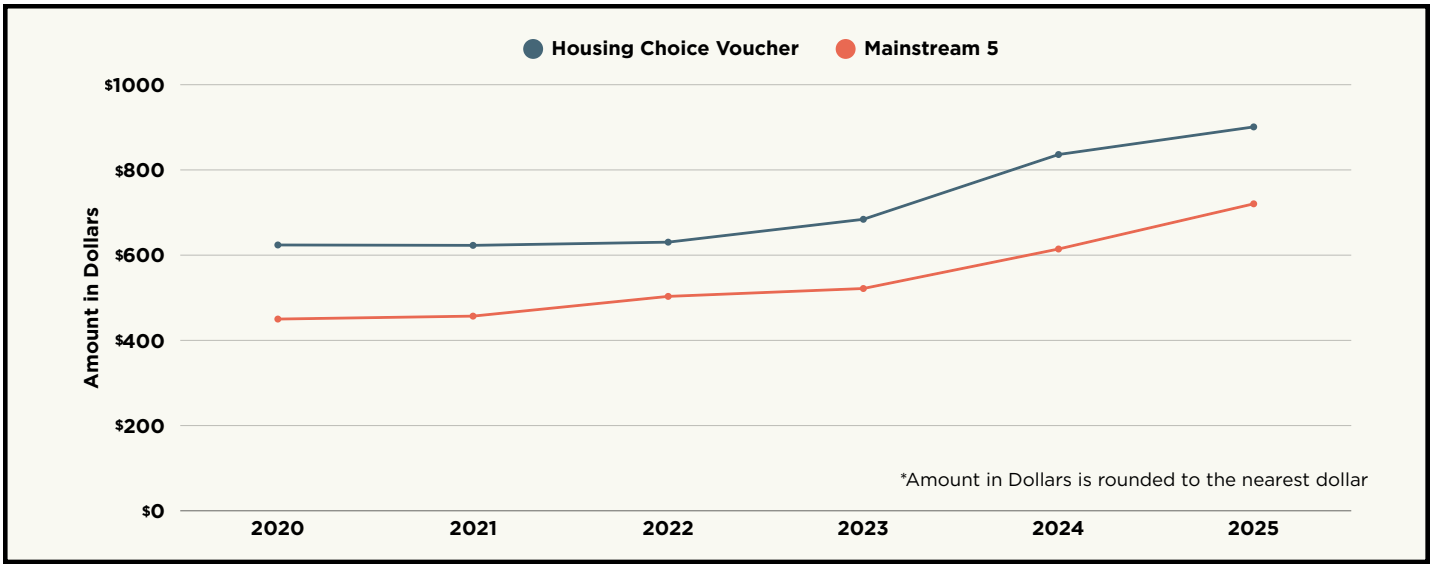
The Housing Choice Voucher program is a rental assistance program for participants whose income is less than 30% of the adjusted median income (AMI) for their local area. The program was established in 1974 and currently serves 2.3 million families nationally and nearly 50,000 families in the state of Virginia. Families receiving this federal assistance must meet certain eligibility requirements including meeting income guidelines.

In 2025, the income limits for Harrisonburg and Rockingham County were:

One Member Household	Two Member Household	Three Member Household	Four Member Household
$20,450	$23,400	$26,650	$32,150

Landlord Engagement

This year has been a tumultuous and uncertain year for the funding of the housing choice voucher program. HRHA currently works with 210 landlords and pays over $650,000 per month in rental assistance. By the end of 2025, HRHA will have provided nearly **$7.2 million in rental assistance** payments to private landlords through our Housing Choice Voucher (HCV) and Mainstream-5 (MS-5) programs. Residents report a great deal of fear and anxiety over whether or not the assistance payments will continue to be paid. Landlords who rely on these payments to meet their own financial obligations have raised similar concerns. Due to rising rental costs, the average per unit cost of a rental home in Harrisonburg and Rockingham County is $900.95 in 2025. The HCV program provides assistance to anyone in the community who is eligible for assistance. The MS-5 program is specifically targeted to assist non-elderly persons with disabilities.



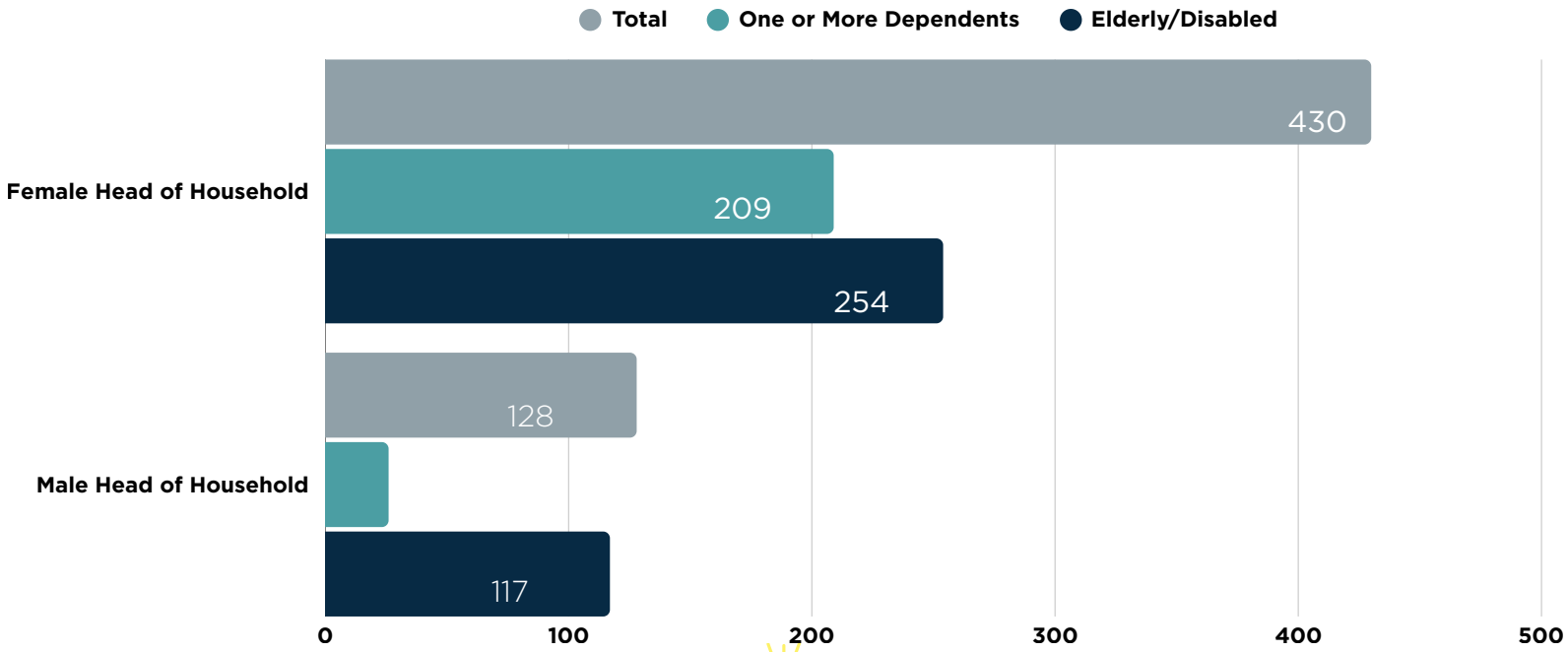
Tenant Based Voucher Program

In Harrisonburg and Rockingham County, HRHA provides housing assistance to **558** families through our tenant-based voucher program. The tenant-based voucher program provides participants with the ability to choose where to use their voucher within our local area. Participants value a choice in where they live for many reasons: access to transportation, proximity to employment, school, or medical providers; choosing to live in Rockingham County or the City of Harrisonburg; living near places of worship, daycares, or family support systems.

558 households receive assistance through our tenant based voucher program

- 382 of these families are elderly or disabled and receive the majority of their income through Social Security payments.
- 470 children live in a home that receives housing assistance through the tenant based voucher program.
- 61% of the children living in homes in the tenant based voucher program are 10 years of age or under.

Demographics within the Tenant Based Voucher Program



Did you know?

Our voucher program isn't limited to serving the City of Harrisonburg, it also serves Rockingham County, including the towns of Bridgewater, Broadway, Dayton, Elkton, Fulks Run, Grottoes, Keezletown, McGaheysville, Mount Crawford, Penn Laird and Timberville.

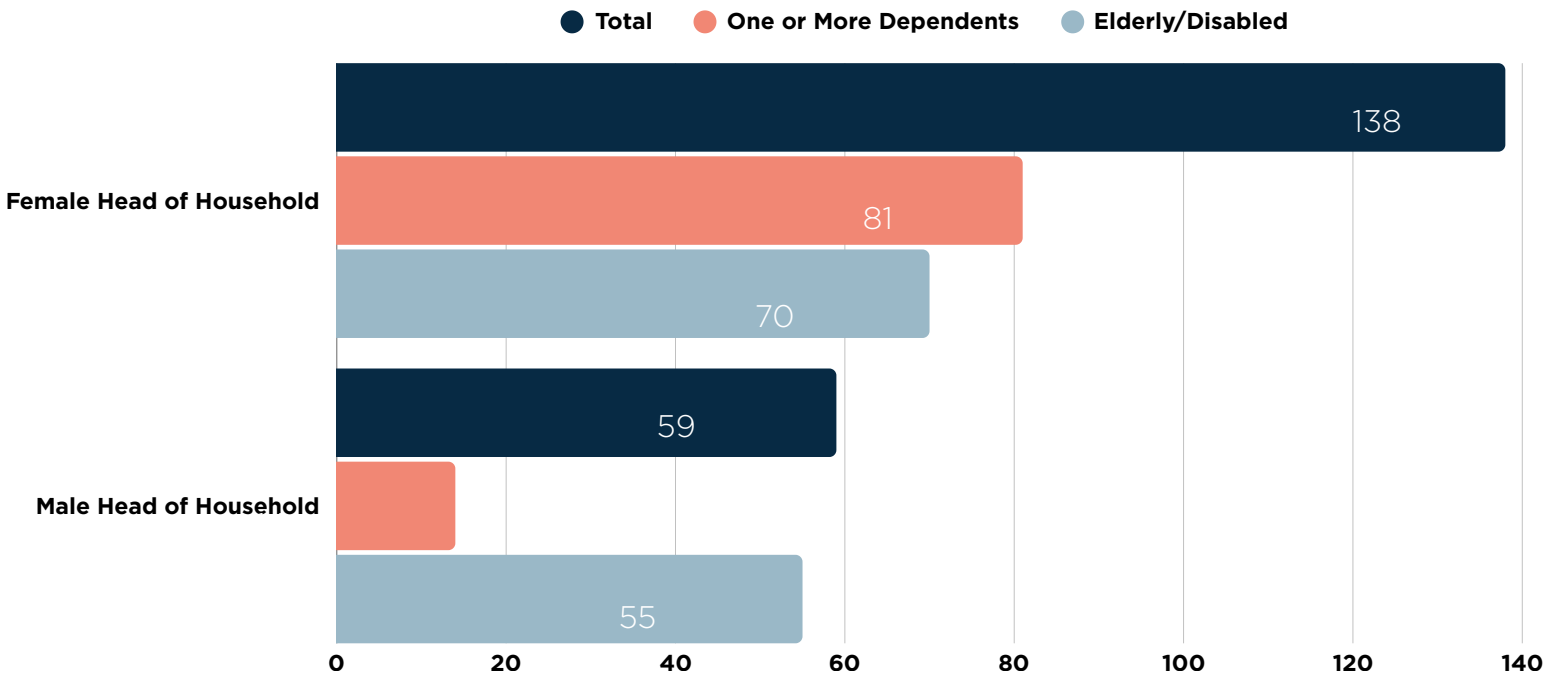
Project Based Voucher Program

Project based rental assistance is currently available at Franklin Heights, Lineweaver Annex, and a portion of Commerce Village. HRHA owns and manages units ranging from efficiencies to five bedroom single family homes and provides project-based rental assistance to the families living in these homes. With the completion of Commerce Village II, another 16 homes are expected to be online and occupied by the end of December 2025.

279 households receive assistance through our project based voucher program

- 125 of these households are elderly/disabled and receive the majority of their income from Social Security.
- 187 children 17 or younger live in Franklin Heights. Over 43% of the children living in Franklin Heights are 10 years old or younger.

Demographics within the Project Based Voucher Program



Did you know?

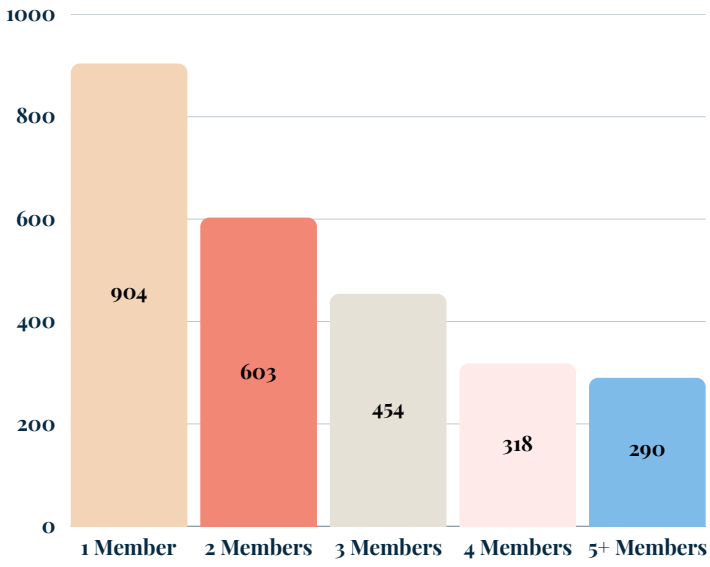
Through partnerships with the Community Services Board (CBS) and the Veterans Administration (VA), Commerce Village provides permanent supportive housing to 46 former chronically homeless community members. CSB and the VA provide case management, peer support, and linkage to critical services like medical care and transportation.

Snapshots of HRHA's waiting lists

HRHA maintains waiting lists for the tenant-based housing choice voucher program, and the project-based programs for Franklin Heights, Lineweaver Annex, Commerce Village, and J.R. "Polly" Lineweaver Apartments. Individuals and families can be on more than one waiting list at a time. There are currently **2,666** unique individuals or families waiting for housing assistance in our local area.

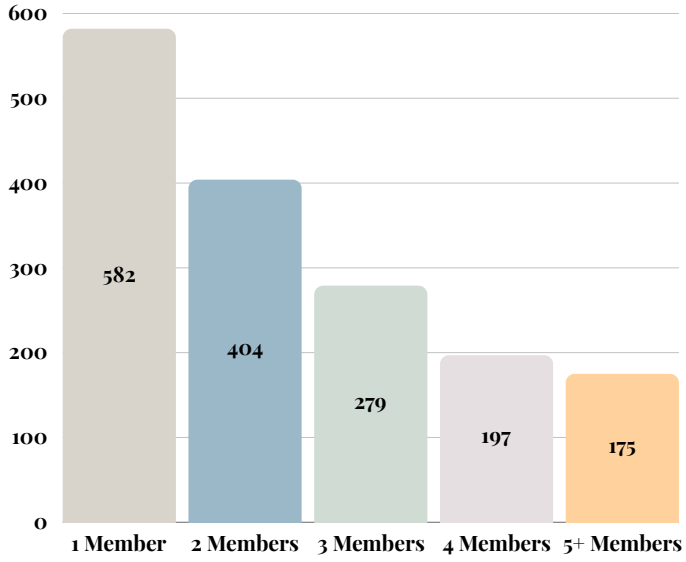
Housing Choice Voucher

2,569 Total family members on the Tenant Based Voucher waiting list.



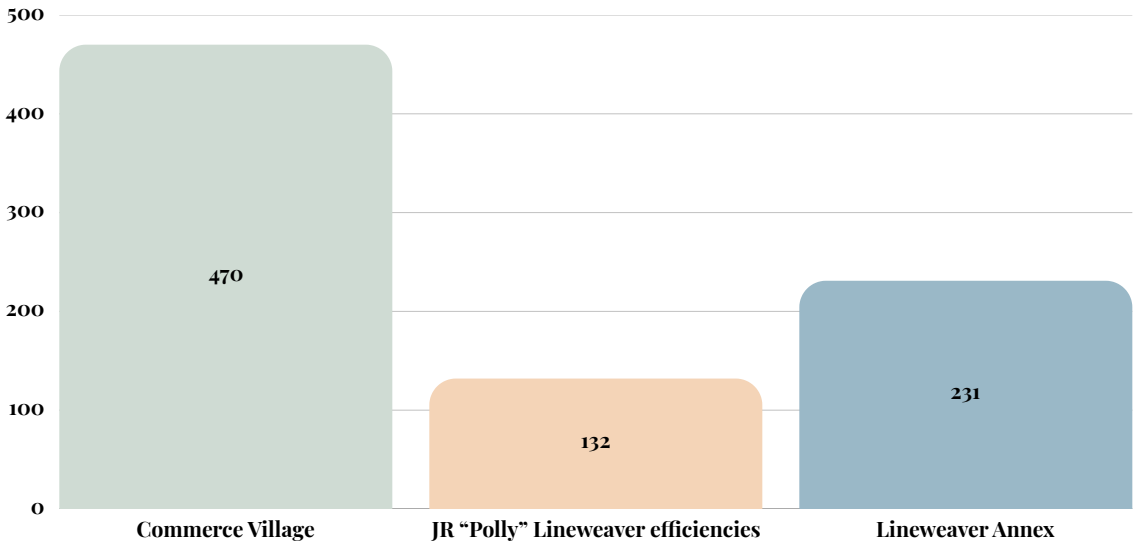
Franklin Heights

There are over 1,600 families waiting to live in housing provided by Franklin Heights.



One Bedroom Waiting Lists

HRHA one bedroom apartments provide housing for one or two elderly and/or disabled adults some of whom were chronically homeless prior to being housed.

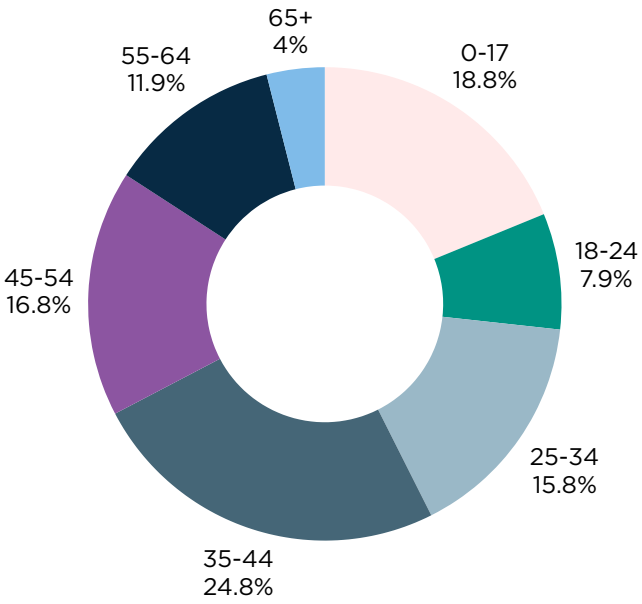


Community Impact

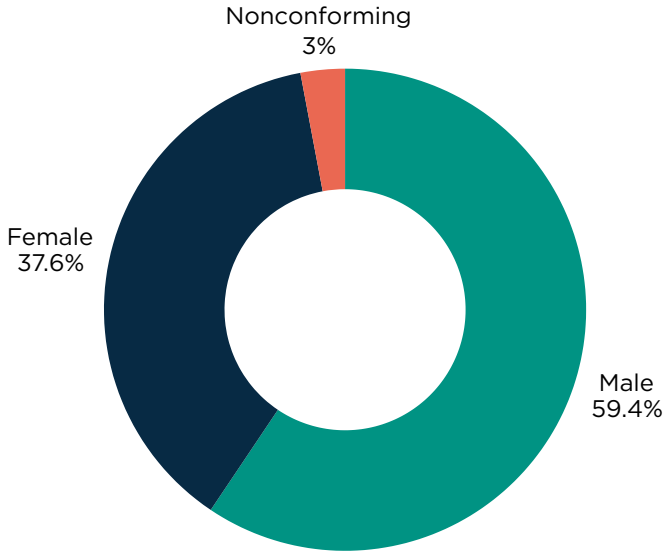
Continuum of Care (COC)

The Continuum of Care (CoC) is a regional network of agencies spanning six counties and two cities, focused on ending homelessness through collaboration with local organizations, data-driven strategies, and coordinated resources. It supports local agencies with grants, case conferencing, and best-practice sharing to strengthen services for individuals and families in crisis. Each year, the CoC conducts the annual Point in Time (PIT) count for this locality. The PIT count seeks to record the number of unhoused individuals and families on a specific date each year. In 2025, there were 416 people counted across the service area with 193 of those people reported in Harrisonburg and Rockingham County. A breakdown of the demographics of these community members is below.

Age Distribution in Harrisonburg & Rockingham County



Gender Demographics in Harrisonburg & Rockingham County



Harrisonburg and Rockingham have higher rates of homelessness for children under 18 and adults age 35-44 when compared to the surrounding area of the Western Virginia CoC.

In Harrisonburg and Rockingham County, individuals identifying as white make up the largest number of people experiencing homelessness; however, they are underrepresented relative to their share of the general population (50% of the homeless population compared to 70% of the total population). In contrast, Black individuals are disproportionately impacted, representing 20% of those experiencing homelessness while comprising only 4% of the overall population—making them approximately five times more likely to experience homelessness. Similarly, individuals identifying as Hispanic make up 17% of the homeless population but 12% of the total population, indicating they are about 1.4 times more likely to experience homelessness.

Community Advisory Board (CAB)

Established in 2023, the **Community Advisory Board (CAB)** serves as a vital platform for resident voice and leadership within HRHA's Moving to Work (MtW) initiatives. The CAB was created to empower residents, deepen their engagement and participation, and ensure that resident priorities are meaningfully reflected in agency planning and decision-making. The Board is composed of 11 elected resident representatives, including participants from the Housing Choice Voucher (HCV) program and residents of Franklin Heights, Lineweaver Annex, and Commerce Village. Through quarterly meetings and direct collaboration with HRHA leadership, CAB members help shape the agency's strategies and advocate for policies and programs that reflect community needs.

As HRHA continues to expand its MtW activities, the CAB plays an essential role in promoting accountability, transparency, and resident-driven solutions.

11 Community Advisory Meetings Held



9 Resident CAB Members



What's one thing you wish more people in the community knew about the CAB?

The CAB is that it's not just an advisory group—it's a bridge between residents and decision-makers. The CAB is made up of community members who listen, advocate, and bring resident voices to the table. It's a space where resident ideas and concerns can lead to real change, and everyone is welcome to be part of the conversation.

Resident Engagement

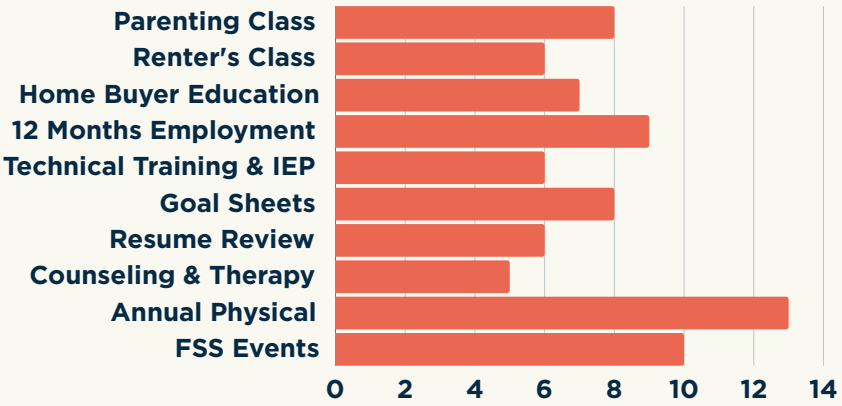
Moving to Work Program

In 2021 HRHA became a Moving to Work (MtW) agency, giving the Authority the flexibility to respond to local needs and adapt the housing choice voucher program to best suit the needs of this local community.

Family Self-Sufficiency Program (FSS)

As part of the MtW initiative, the Family Self-Sufficiency program shifted to a goal rewards model in 2022. Since its inception, FSS participants have been offered a variety of financial incentives upon the completion of their self-identified goals. Through the FSS program, participants can build savings, access incentives that promote self-sufficiency, and receive support in reaching meaningful long-term goals. Any member of a household, aged 18 or over, can participate in the FSS program. Each participant has their own contract of participation and an individualized case management plan that lays out a series of self-selected goals.

TOP 10 GOALS ACHIEVED



Through self-identified goals, participants have earned various incentives in 2025.

IN 2025:



100 families
Participating in the FSS program

83 Goals
achieved





Over $13,000 in Incentives
earned

FSS Families



121
Children in the FSS program



Did you know?

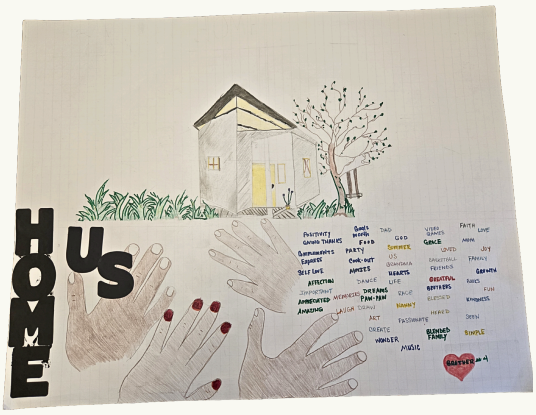
Households can earn $14,250 in incentives through participating in the program for five years with an average earning between $4,000 and $6,000 over 5 years.

What Home Means to Me Contest

Each year, the National Association of Housing and Redevelopment Officials (NAHRO) sponsors the What Home Means to Me poster contest, recognizing the artwork of children living in affordable housing communities across the country. This year, Jamal B., a resident of HRHA, won first place in the elementary school category at both the regional and state levels and went on to become a national winner. His poster will be featured in NAHRO's 2026 calendar, which showcases winning artwork from across the United States. Jamal B. is the first-ever national winner from HRHA.

2025 Contest Winner:





Jamal B. and Kamisha C. with his prize winning artwork.

The Garden Grove of Books

HRHA proudly celebrates the incredible young readers who excelled in our annual youth reading program. Join us in congratulating our winners in the categories of: Most Books Read Overall, Best Written Response to the Reading Log, and Community Garden Attendee Winner. Each grand prize winner has received Massanutten Water Park Passes for their families, and other active program participants received participation prizes as well.



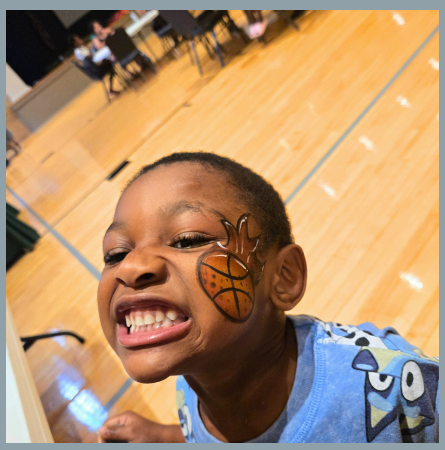




Back to School Bash

HRHA's annual Back-to-School Bash has been a longstanding initiative, equipping 62 students this year with backpacks filled with essential supplies to ensure they start the school year prepared.





Kelley Street Garden





Through the help of our partners, community members, and residents, we were able to bring the Kelley St. Garden to life in 2021. Since then, HRHA has proudly collaborated with the Central Shenandoah Valley Master Gardeners (CSVMG) and JMU Dining to provide educational guidance and empower residents to grow their own food. In September, JMU Dining held a "Learning Kitchen" workshop, focusing on sharing easy and delicious recipes with residents.

Pictured above is a vibrant harvest of carrots, cucumbers, and onions grown by residents. Also pictured are Keala Timko, Volunteer Coordinator with the CSVMG, and resident Kathy Hendley working together on a teepee trellis for vertical gardening. We thank our residents, the HRHA maintenance team, the Master Gardeners, and JMU Dining for their support and contributions to another successful gardening season.

Development and Renovation Projects

In 2025 the Harrisonburg Redevelopment and Housing Authority and local, state, and national partners have initiated or completed three development or renovation projects to add or preserve affordable housing in Harrisonburg. With the addition of these new homes, there will be affordable housing options for first time homeowners and renters alike.

Bluestone Town Center

Bluestone Town Center is a 900 unit complex designed to provide affordable housing opportunities to homeowners and renters alike. In 2025, HRHA in partnership with Equity Plus secured $10 million in infrastructure funding through financing provided by United Bank, the Atlanta HomeLoan Bank, and Enterprise. Infrastructure construction for Phase I is slated to begin in late December 2025 or early 2026.



Funding Partners of Bluestone Town Center

Enterprise
Equity Plus
United Bank
Virginia Housing
Owner Financing
Atlantic Union Bank
National Housing Trust Fund
Atlanta Federal Home Loan Bank)
Locus Community Development Financial Institute
Harrisonburg Redevelopment and Housing Authority
Department of Housing and Community HOME funds & Housing Trust Fund

Commerce Village II

In January 2025, HRHA broke ground on a 16 unit one bedroom affordable housing complex. With an expected completion date of Winter 2025, Commerce Village will provide much needed deep rental subsidies to individuals and couples whose income is 30% or lower of the adjusted median income for the local area. Eight apartments will provide a home to unhoused veterans through the Veterans Affairs Supportive Housing (VASH) vouchers. Eight apartments will be dedicated to elderly/disabled individuals and couples.







Funding Partners of Commerce Village II

Bank of James
Housing Trust Funds
City of Harrisonburg ARPA funding
Federal Home Loan Bank of Atlanta
Housing Innovation in Energy Efficiency
Harrisonburg Redevelopment and Housing Authority
Department of Housing and Community Development
Housing Innovation and Energy Efficiency (HIEE) Funds (from DHCD)
Congressional Direct Spending (with support from Senator Mark Warner and Senator Tim Kaine)

Glen's Fair Price Adaptive Re-use Project and J.R. "Polly" Lineweaver Apartment Renovation

In summer 2025, HRHA began the process to purchase the historical Glen's Fair Price building, with a planned adaptive re-use project. The renovation will bring an additional sixteen efficiency apartments to downtown Harrisonburg. Along with office space, these additional apartments will allow elderly and disabled community members additional options to live downtown near transportation, shopping and social service agencies. Renovations to the J.R. “Polly” Lineweaver and Lineweaver Annex apartment will include fascia upgrades to the outside of the building, the addition of solar panels to the roof of the building, and planned HVAC upgrades.

In January 2025, sixty Lineweaver Annex apartments were converted to project-based assistance thereby further preserving deeply affordable housing units to individuals needing supportive services and who are elderly and/or disabled.

Combining these three projects allows HRHA to make needed renovations to existing housing units, develop additional housing opportunities, and infuse nearly $10 million dollars in construction costs into the local economy.



In 2025, HRHA employed 26 people ranging from executive management to groundskeepers. HRHA's longest serving employee has worked for the agency for 38 years. HRHA employees speak a variety of languages including Spanish and Kiswhahili.

2025 Financial Income Statement

January - December 2025

	Year to Date
Revenue & Expenses	
INCOME	
Rental Income	4,047,275.23
Other Tenant Income	86,950.61
Section 8 HAP/Admin Fee Income/Grants	8,760,099.41
Investment Income	7,836.70
Miscellaneous Other Income	140,971.95
TOTAL INCOME	**13,043,133.90**
EXPENSES	
ADMINISTRATIVE EXPENSES	
Administrative Salaries/Benefits	1,523,090.23
General Legal Expense	33,763.73
Miscellaneous Admin Expenses	354,646.57
TOTAL ADMINISTRATIVE EXPENSES	1,911,500.53
TENANT SERVICES	
Tenant Services	127,829.29
TOTAL TENANT SERVICES EXPENSES	127,829.29
UTILITY EXPENSES	
Water/Sewer/Trash	155,123.68
Electricity	170,502.47
Gas	5,004.27
TOTAL UTILITY EXPENSES	330,630.42
MAINTENANCE AND OPERATIONAL EXPENSES	
Maintenance Salaries/Benefits	453,831.72
Maintenance Supplies	95,731.32
Maintenance Contracts	415,783.30
TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	965,346.34
GENERAL EXPENSES	
Insurance	81,426.37
Misc. Taxes/Licenses/Insurance/Bad Debt	116,988.84
Housing Assistance Payments	8,448,041.37
Interest Expense-Loan 1	265,600.09
TOTAL GENERAL EXPENSES	8,912,056.67
TOTAL EXPENSES	**12,247,363.25**
NET INCOME	**795,770.65**

CURRENT COMMISSIONERS & STAFF

BOARD OF COMMISSIONERS

Gil Colman – Commissioner, Board Chair
Janet Awkard-Rogers – Commissioner
Luciano Benjamin – Commissioner
Shonda Green – Commissioner
Amanda Leech – Commissioner

CURRENT STAFF

Michael Wong, Executive Director
Tiffany Runion, Deputy Director
Christine Halterman, Finance Director
Duane Bontrager, Construction and Maintenance Manager

Administrative Support
Jessica Yanez, Administrative Assistant

Housing Choice Voucher Team
Mary Walala, HCV Manager
Kimberly Ashlin, Senior HCV Specialist
Jon Myers, HCV Specialist
Annie Pangle, NSPIRE Inspector

Family Self-Sufficiency and Resident Services
Jacques Mushagasha, FSS Coordinator
Victoria Hill, Senior Project Manager

Finance and Community Development
Steve Bradfield, Procurement & Inventory Specialist
Kim Haines, Community Development & Grant Coordinator

Continuum of Care Team
Allison Henry, Western VA CoC Administrator
Kaitlin Heatwole, HMIS Administrator

Property Management Team
Sandra Lowther, Commerce Village I and II
Christa Good, Franklin Heights
Natalie Gazzara, J.R. "Polly" Lineweaver and Lineweaver Annex Apartments

Maintenance Team
James Adkins, Maintenance Mechanic Supervisor
Brad Knupp, Inventory Specialist
Steven Brooks, Maintenance Mechanic
Raymond Morales, Maintenance Mechanic
Michael Smith, Maintenance Mechanic-Unit Prep Specialist
Terrie McCauley, Maintenance Aide-Janitorial
Kyle Bradfield, Maintenance Aide-Groundskeeper
Doug Puckett, Maintenance Aide

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