

Summary of Documents Provided and Additional Information

J.R. “Polly” Lineweaver and Lineweaver Annex Tenant Demographics

Lineweaver Apartments provides efficiency and one bedroom apartments to elderly/disabled residents of Harrisonburg whose income is at 30% AMI or less (currently \$20,450 for one person).

JR “Polly” Lineweaver (efficiencies and one bedrooms)

Average Annual Income: \$12,487.05

Head of Household 62+: 19

Head of Household 61 or less: 40

Lineweaver Annex Apartments (one bedrooms)

Average Annual Income: \$14,243.54

Head of Household 62+: 22

Head of Household 61 or less: 34

Analysis of Calls for Service provided by Harrisonburg Police Department

- There were 557 calls for service to 265 N. Main Street with responses from law enforcement, rescue, and fire and rescue between January 1, 2025 and November 13, 2025.
 - Top five calls include:
 - Trespassing (67)
 - Disorderly conduct (31)
 - Chest Pain (29)
 - Warrant Service (25)
 - Mental Health – LE (23)/Breathing Problems (23)
 - Nearly half (43%/241) of the calls listed throughout the document are medically related. Two of the top five call types are medically related.
 - 10% (58) of the calls were of a more serious nature—simple assault (1), disorderly conduct with weapon (1), protective order violation (2), unknown situation (2), protective order service (1), domestic (2), threats/intimidation (7), drug violation (11), suspicious person (19), suspicious activity (22)

Lineweaver Apartments Evictions 2025

- In 2025, Lineweaver Apartments was granted possession of six units through the eviction process:
 - 1 Violence (fighting)
 - 2 Non-payment of rent
 - 3 Lease Violations (Boarders, letting people in the building, and/or drug violations)
- There are currently four pending cases in the Harrisonburg-Rockingham General District Court
 - 1 Violence (fighting)
 - 3 Non-payment of rent

- There are currently 11 residents under review for lease violations and if enough evidence is found, they will be issued eviction notices (drug use and unauthorized people living in the units). If applicable, evictions would be completed by the end of the first quarter of 2026 (given the court process and timeline but not including if court cases are appealed).

Programs and Services Available at Lineweaver Apartments that will be provided at Glenn's Fair Price

- VAIL—1.5 FTE Service Coordinators –provide service coordination and referral services to area agencies. (Currently provided at Lineweaver Apartments, will continue to provide at Glenn's Fair Price.)
- Strength In Peers—peer support specialist provides one-on-one support as needed and recreational activities (weekly Bingo games, cosmetologist visits, Angel Tree coordination for the holidays). Support is currently provided at Lineweaver Apartments and will continue to provide at Glenn's Fair Price.
- Harrisonburg/Rockingham Community Services has signed an MOU pledging to provide continued housing stability services to the residents of Glen's Fair Price. They already provide case management services to many residents living at Lineweaver Apartments.

Most Common Complaints Received by Property Management Staff

- Boarders/visitors coming and going throughout the night
- Unhoused folks staying in the staying wells or wandering the halls at night
- Residents letting people into the building
- Tenants allowing other people to use their key fobs
- Drug use/distribution
- Urinating in stairwells/elevators
- Residents allowing people in the building who have been trespassed.

Process to Handle Complaints

- Receive a complaint from a resident.
- Investigate complaint—watch cameras, talk with neighbors if appropriate, talk with person complaint is against if appropriate.
 - Issue legal notice of eviction if warranted.
 - Some lease violations are correctable, others are not. The type of lease violation determines which type of legal notice is used.
- If violation is correctable, resident continues to live at the property.
- If violation is not correctable, then court process begins as allowed by the eviction process.

Additional Information

- Upgraded camera systems inside and outside of the building. HRHA staff and Harrisonburg Police Department have access to the cameras. Cameras are on motion sensors and record movement.
- Installation of key fob system at all exterior doors. Fobs cannot be replicated and must be given out by the property manager. Electronic access systems show what fob is being used to enter the building.

- Fobs are regularly audited and turned off for residents who move out, or report fobs as lost or stolen.
- Property manager is on site 40 hours per week. Additionally, there is one custodian on site about 30 hours per week and one maintenance staff person on site 30 to 40 hours per week. Administrative management, including the maintenance supervisor, Director of Construction and Facilities, and Deputy Director are on site regularly.
- In October/November 2025, Blue Ridge Legal Services offered a tenant education program involving sessions on conflict resolution, getting along with neighbors, and being a good tenant.
- HRHA has funds available for mediation of disputes between residents through the Fairfield Mediation Center and offers this as an option for residents who have disputes with their neighbors.
- JMU's Department of Nursing hosts clinical hours with blood pressure checks and spending time with residents throughout the Fall and Spring semesters.
- Radical Roots hosts a food drop off at Lineweaver providing fresh, local produce to the residents.
- HRHA is exploring the addition of a part-time Supportive Housing Specialist on-site in the evenings to provide building management and resident activities. These attempts have been unsuccessful in the past, but HRHA is open to exploring this possibility again.

EQUAL HOUSING OPPORTUNITY PROVIDER

HRHA provides reasonable accommodations to persons with disabilities consistent with the Section 504 Final Rule (24 CFR Part 8) and the Fair Housing Amendments Act



OPEN DOORS

November 17, 2025

Mayor Deanna Reed
Members, Harrisonburg City Council
409 S. Main St.
Harrisonburg, VA 22801

RE: Glen's Fair Price Purchase by HRHA

Mayor Reed, and Members of Council,

On behalf of Open Doors, I am writing in support of the Harrisonburg Redevelopment and Housing Authority's (HRHA) purchase of the former Glen's Fair Price (227 N. Main St.) for the development of 16 units of affordable housing, paired with much-needed support services.

As a partner of HRHA and a fellow service provider, we recognize the critical and growing need for housing solutions for community members earning 30% AMI or below, especially as we continue to face a significant shortage of available units in our city. As a low-barrier model ourselves, we also value the implementation of Permanent Supportive Housing (PSH), which, when done well, provides the wraparound services necessary to stabilize our most vulnerable neighbors. We understand this to be exactly what HRHA is proposing and recognize HRHA as being uniquely positioned and qualified to carry out this project successfully.

We also understand that PSH comes with challenges, but those challenges are part of why this model is so essential to expand. Concerns regarding tenant and client safety are not uncommon; however, HRHA has taken demonstrable steps to address them. From considering increased staffing capacity for this development to partnering with external agencies such as VAIL and Strength in Peers, HRHA is showing the proactive approach needed for this population.

For these reasons, we support HRHA's proposal and respectfully urge you to approve the purchase of 227 N. Main St. Thank you for your continued support of *housing for all*.

Respectfully,



Dr. Nate Riddle
Executive Director



540-705-1908



1111 N. Main St.
Harrisonburg, VA 22802



valleyopendoors.org



Valley Associates for Independent Living, Inc.

3210 Peoples Drive Suite 220 • Harrisonburg, VA 22801
Voice (540) 433-6513 • FAX (540) 433-6313 • www.govail.org

July 28, 2025

Michael G. Wong
Executive Director, Harrisonburg Redevelopment and Housing Authority
286 Kelley Street
Harrisonburg, VA 22802

Re: AFFORDABLE AND SPECIAL NEEDS HOUSING GRANT

Dear Mr. Wong:

Valley Associates for Independent Living (VAIL) supports the Permanent Supportive Housing (PSH) project at 227 N Main Street, Harrisonburg, VA that the Harrisonburg Redevelopment and Housing Authority (the Authority) is currently undertaking and any funding grants towards its implementation.

This letter is to underline our willingness to partner with the Authority to assist with supportive services needs of VAIL clients who would live in PSH under this Glens Fair Price SRO adaptive reuse project.

VAIL serves individuals with disabilities of all ages who reside within planning district 6, which includes Harrisonburg City. Residents of the proposed PSH project who are eligible for VAIL services may receive the following services based on individual needs and service availability:

1. Independent Living Skills Training
2. Advocacy
3. Peer Mentoring
4. Information and Referral
5. Transition Services

We look forward to working with the Authority as it expands critical housing options in our community. Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Gayl Brunk".

Gayl Brunk
Executive Director

July 28, 2025

Michael G. Wong
Executive Director, Harrisonburg Redevelopment and Housing Authority
286 Kelley Street
Harrisonburg, VA 22802

Re: MEMORANDUM OF UNDERSTANDING FOR PERMANENT SUPPORTIVE SERVICES

Dear Mr. Wong:

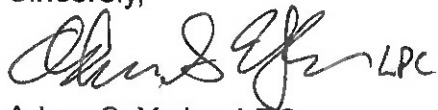
Harrisonburg Rockingham Community Services Board (HRC SB) is committed to helping make homelessness in the Western Virginia Continuum of Care brief, rare and non-recurrent through the use of available and identified resources and based on best practices. To that end, we support the Affordable and Special Needs Housing application for the Glens Fair Price SRO adaptive reuse project and agree to partner with the Harrisonburg Redevelopment and Housing Authority to coordinate referrals through the Western Virginia centralized intake process for eligible participants.

As an HRHA partner, we commit to the following:

1. Refer eligible participants for use of stability vouchers.
2. Participate in staffing meeting to coordinate services and maximize program participant's success.
3. Provide housing stabilization services (case management) to assist participants in maintaining housing and assist in addressing lease violations.
4. Agree to provide all services consistent with Housing First criteria.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam S. Yoder", followed by the letters "LPC".

Adam S. Yoder, LPC
Director of Community Mental Health Services
Harrisonburg Rockingham CSB
ayoder@hrcsb.org



July 28, 2025

Michael G. Wong
Executive Director
Harrisonburg Redevelopment and Housing Authority
286 Kelley Street
Harrisonburg VA. 22802

Re: MEMORANDUM OF UNDERSTANDING FOR PERMANENT SUPPORTIVE SERVICES

Dear Mr. Wong:

Strength In Peers is committed to helping make homelessness in the Western Virginia Continuum of Care brief, rare and non-recurrent through the use of available and identified resources and based on best practices. To that end, we support the Affordable and Special Needs Housing application for the Glens Fair Price SRO adaptive reuse project and agree to partner with the Harrisonburg Redevelopment and Housing Authority to coordinate referrals through the Western Virginia centralized intake process for eligible participants.

As an HRHA partner, we commit to the following:

1. Refer eligible participants for use of stability vouchers.
2. Participate in staffing meeting to coordinate services and maximize program participant's success.
3. Provide housing stabilization services (case management and peer support) to assist participants in maintaining housing and assist in addressing lease violations.
4. Agree to provide all services consistent with the Western Virginia Continuum of Care's policies.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

Nicky Fadley
Executive Director



CITY OF HARRISONBURG
POLICE
DEPARTMENT

INTERIM CHIEF ROD POLLARD

101 NORTH MAIN STREET, HARRISONBURG, VA 22802
OFFICE (540) 437-2600 • FAX (540) 437-2691

Request: Calls for Service 2025 for Lineweaver Apartments

Requestor: Tiffany T. Runion (Harrisonburg Redevelopment & Housing Authority)

Address: 265 N Main Street, Harrisonburg, VA 22801

Total CFS: 557

Call Type Description	Call Count
TRESPASSING	67
DISORDERLY CONDUCT	31
CHEST PAIN	29
WARRANT SERVICE	25
MENTAL HEALTH - LE	23
BREATHING PROBLEMS	23
SUSPICIOUS ACTIVITY	22
TRAFFIC STOP	20
SUSPICIOUS PERSON	19
WELFARE CHECK	18
POLICE SERVICE	17
LARCENY	13
SICK PERSON - R	13
FALLS - R	13
DRUG VIOLATION	11
MENTAL HEALTH FOLLOW UP	11
PAIN - R	10
ASSIST FIRE/RESCUE	9
ANIMAL COMPLAINT	7
THREATS/INTIMIDATION	7
ABDOMINAL PAIN - R	7
CIVIL MATTER	7
ALARM-MEDICAL	7
EVICTON	6
DRUNK IN PUBLIC	6
PUBLIC SERVICE CALL - RESCUE ONLY	6
FIELD CONTACT BY OFFICER	6
DIABETIC EMERGENCY - R	5
SICK PERSON - FR	5
DIABETIC EMERGENCY - FR	5
PERSON DOWN	5
NOISE VIOLATION	5



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LOST ITEMS	4
PAIN - FR	4
ALTERED LOC	4
BLEEDING CONTROLLED - R	4
STROKE/CVA	4
PUBLIC SERVICE CALL - FIRE ONLY	4
ABDOMINAL PAIN - FR	4
HARASSMENT	3
TRAFFIC COMPLAINT	3
FOUND PROPERTY	3
MENTAL HEALTH - R	3
FRAUD	3
ALLERGIC REACTION - FR	3
FOLLOW UP	3
BLEEDING UNCONTROLLED - FR	3
TRAFFIC CRASH	2
CARDIAC ARREST	2
UNRESPONSIVE PERSON	2
DOMESTIC	2
SUSPICIOUS VEHICLE	2
PROTECTIVE ORDER SERVICE	2
UNKNOWN SITUATION	2
PROTECTIVE ORDER VIOLATION	2
ALCOHOL RELATED ILLNESS - R	2
ALARM-SOUNDING	2
JUNK/TRASH COMPLAINT	1
ELEVATOR ENTRAPMENT	1
TRAUMA INJURY	1
ASSIST OTHER AGENCY	1
INJURIES FROM AN ASSAULT - R	1
MISSING PERSON	1
PARKING VIOLATION	1
HIT & RUN	1
UNAUTHORIZED USE	1
FALLS - FR	1
WATER REMOVAL	1



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RECOVER STOLEN PROPERTY	1
BACK PAIN - R	1
SEIZURE ACTIVE - FR	1
ALARM-VEHICLE	1
DISORDERLY CONDUCT WITH WEAPON	1
FRACTURE - FR	1
FEVER - FR	1
LOCKOUT REQUEST	1
FEVER - R	1
ALCOHOL VIOLATION	1
SUICIDE ATTEMPT	1
ASSAULT-SIMPLE	1
SUICIDE THREAT	1
POSSIBLE STRUCTURE FIRE	1
HYPERTENSIVE EVENT - R	1
INDECENT EXPOSURE	1
Grand Total	557

Adaptive Reuse Project for Glen's Fair Price Building

What are the planned renovations for Glen's Fair Price? Will you tear down the existing building?

The Harrisonburg Redevelopment and Housing Authority does not plan to tear down the existing building. HRHA will convert the existing retail space into 16 efficiency apartments on the North Main Street level of the building. The lower level of the building will be converted to office space for HRHA employees. The exterior of the building will remain as is with plans to preserve the iconic Glen's Fair Price signage and storefront space. Plans are also underway to develop an outdoor space such as a covered courtyard or garden area for residents of Glen's Fair Price and Lineweaver Apartments, encouraging them to move from the sidewalk on North Main Street. In the future, there may be an opportunity partner with local artists to paint a mural on the south facing exterior wall. There are no plans to incorporate a vertical addition to the building. Given HRHA's status as a political subdivision, City Council must approve this plan before HRHA purchases the building and begins construction. HRHA will present this project to City Council in November 2025.

This project is part of a larger renovation that involves updating the exterior of the Lineweaver Annex building, renovating the interior of Lineweaver Annex, adding solar panels to the roof of the building and completing interior renovations to the J.R. "Polly" Lineweaver apartments.

How does this project fit with the needs identified in the 2021 Harrisonburg Housing Study?

The housing study completed in 2021 identified a great need in the local area to build more affordable housing. This project aligns with the Harrisonburg Redevelopment and Housing Authority's goals of increasing housing opportunities in the local area and serving the most vulnerable community members.

Who will live here?

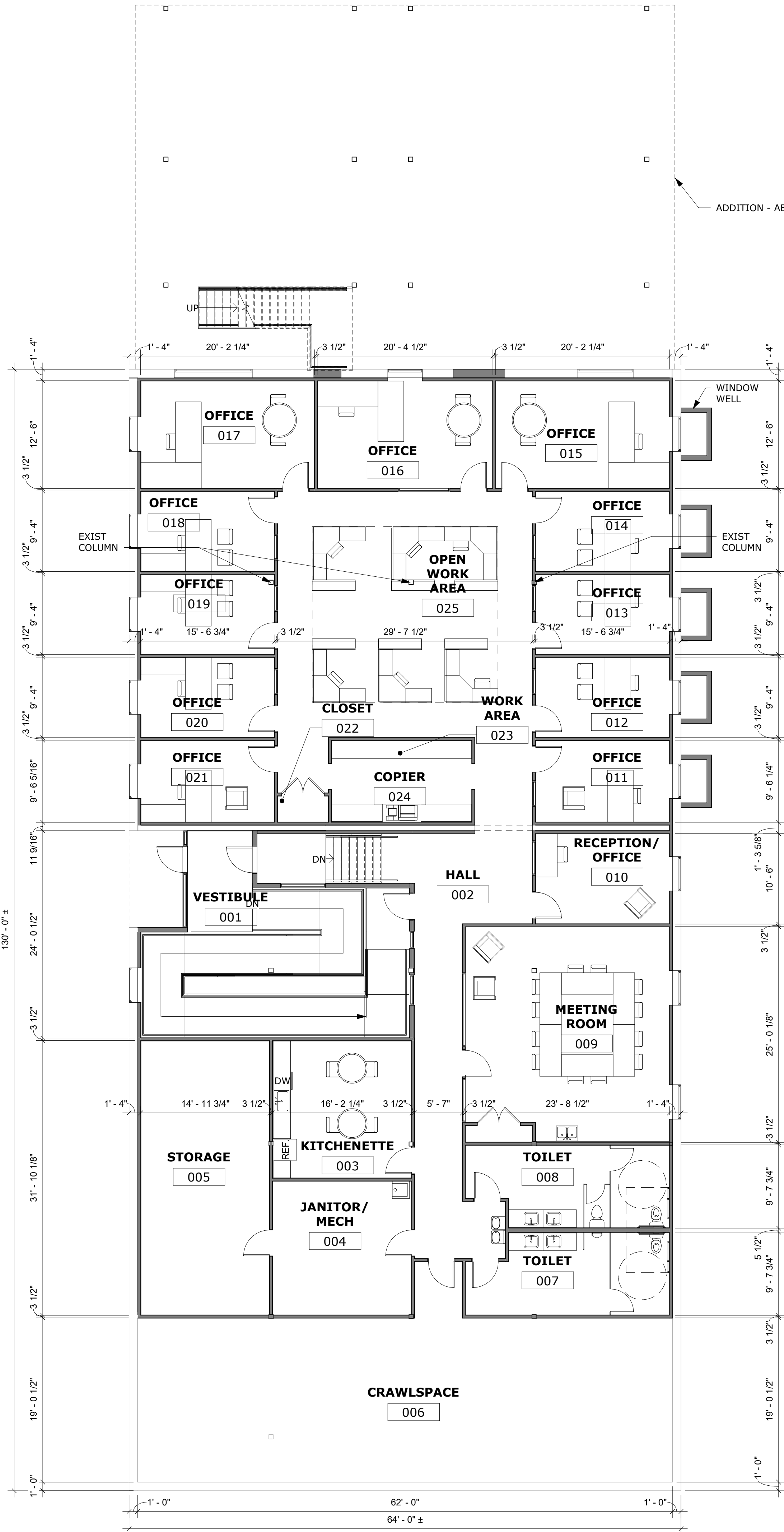
These 16 units will provide housing for people who are elderly or disabled and whose income is 30% or less of the adjusted median income for Harrisonburg and Rockingham County. In 2025, this income limit for one person is \$20,450. Many of HRHA's single elderly/disabled clients have income of \$1,000 per month or less. HRHA clients pay approximately 30% of their income for their rent. Many residents of Glen's Fair Price would pay \$300 or less each month for their rent and utilities. Residents living here will have access to permanent supportive housing services including case management and service coordination from a variety of local partner agencies. Four of the sixteen apartments will be ADA accessible.

What is the timeline of the project? How will the ducks of Blacks Run be impacted?

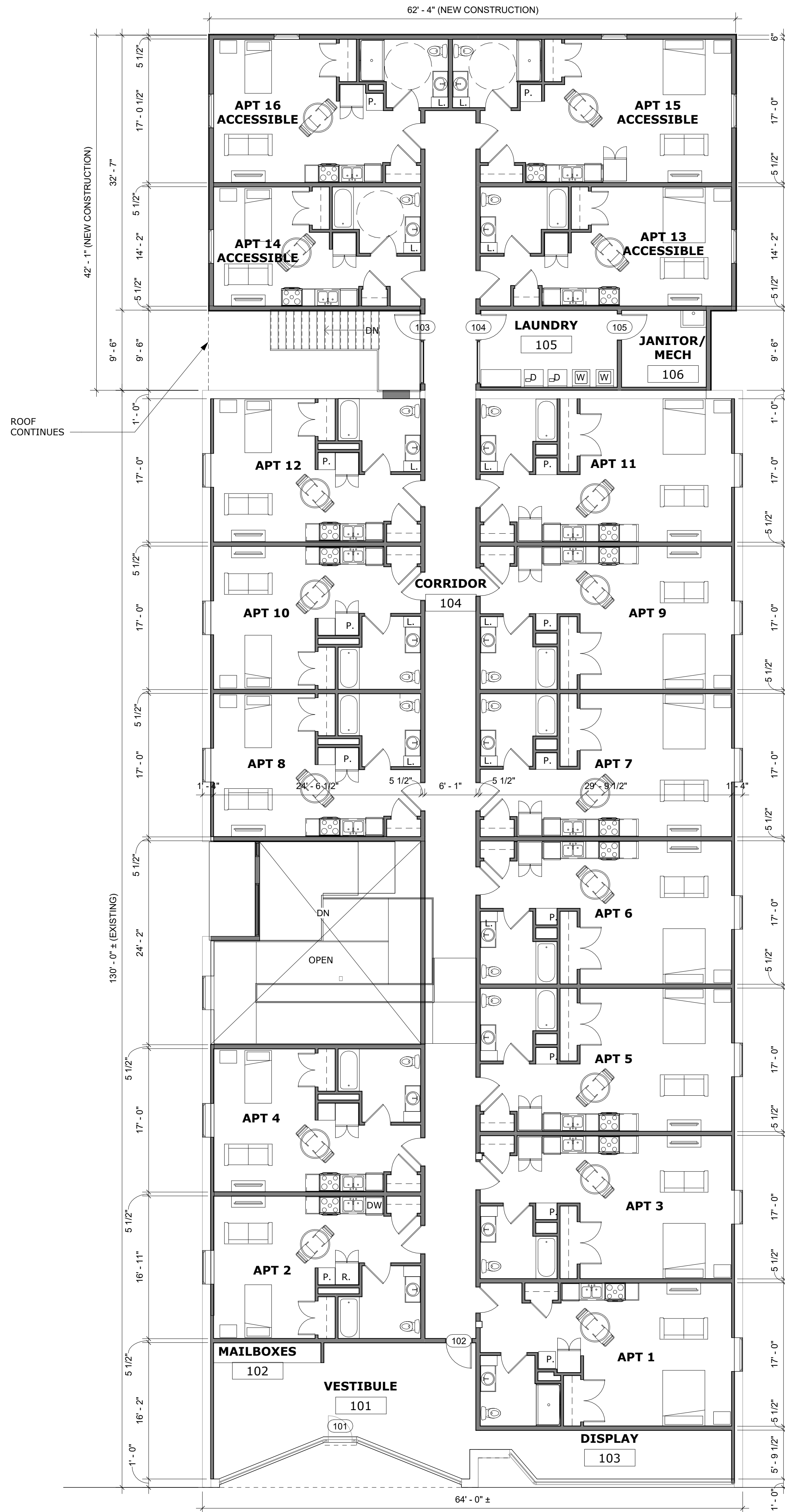
HRHA hopes to close on the purchase of the building in early 2026 and start construction soon after. The entire project is expected to take about two years. The parking lots (already owned by HRHA) along the south side of Glen's Fair Price and behind Glen's and the Lineweaver Building may be impacted during construction. HRHA has no plans to move the ducks.

Questions?

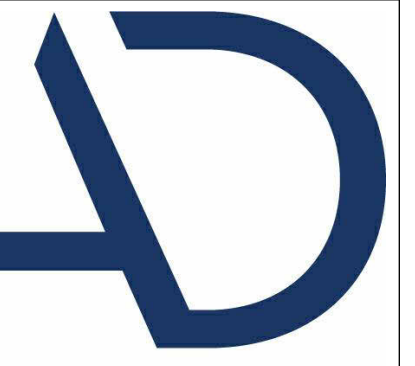
Contact Michael Wong, Executive Director, HRHA at 540-434-7386 or email: wongway@harrisonburghra.com



1 LOWER LEVEL FLOOR PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



ARNOLD
DESIGN STUDIO

930 Cambria Street NE
Christiansburg, VA 24073
Ph: 540.239.2671

EXISTING WALL
NEW WALL

GLEN'S FAIR PRICE BUILDING - ADAPTIVE
REUSE
227 N MAIN STREET
HARRISONBURG, VIRGINIA

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		

PROGRESS
SET

NOT FOR
CONSTRUCTION

DESIGNED	THE STUDIO
DRAWN	THE STUDIO
CHECKED	CMA
APPROVED	CMA
DATE	11/03/2025
COMM#	2504

SHEET NAME

CONCEPTUAL
FLOOR PLANS

SHEET

A101