

ROANOKE  
REDEVELOPMENT AND  
HOUSING AUTHORITY

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MONTHLY OPERATIONS REPORT

FOR THE MONTH OF JANUARY 2011

February 28, 2011

# **MEMORANDUM**

To: Board of Commissioners  
From: Katie T. Meyer  
Date: February 22, 2011  
Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of January 2011. The reports are as follows:

Executive Office.....	Section 1
Executive Director's Report	
Resident Services and Administration Division.....	Section 2
Resident Services	
Human Resources	
Procurement	
Finance Division.....	Section 3
Worker's Compensation	
Financial Statements and Activity	
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Public Housing Operations	
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Capital Improvements	

# EXECUTIVE OFFICE

## **Executive Director's Report**

### RRHA Agency Plan

During the month of February 2011, RRHA will begin the planning process for the 2011 Annual Plan update to the 5-year Agency Plan required by HUD. The planning process will focus on the HUD-funded Public Housing and Section 8 programs. Community meetings are scheduled to be held to gather input from residents of all public housing sites as well as Section 8 participants and landlords beginning on February 22, 2011. Commissioners are invited to attend these community meetings.

The RRHA Board of Commissioners is required to hold a public hearing prior to adoption of the 2011 Annual Plan update to the 2010-2014 Agency Plan, which must be submitted to HUD by July 15, 2011.

### Budget

RRHA senior leadership staff will participate in a budget briefing conducted by the HUD Richmond Field Office on Thursday, February 17, 2011. The purpose of the briefing is to provide housing authorities with an overview of the President's FY 2012 proposed budget, and to provide information regarding how the proposed HUD budget will impact housing authorities and the communities served.

As of the present date, RRHA continues to operate with estimated funding for 2011 in the Section 8 and Public Housing programs. A Continuing Resolution remains in place effective until March 4, 2011, and a final budget has not yet been adopted by Congress.

### On-Site HUD Review

HUD reviewers will be on-site at RRHA on February 17, 2011 conducting a review of the activities being undertaken by the RRHA related to HUD's Lead Based Paint Disclosure Rule (24 CFR Part 35 Subpart A) and Lead Safe Housing Rule (24 CFR Part 35 Subpart B through R), in the administration of public housing, project based rent assistance, and housing voucher programs.

According to the notification RRHA received, the review will involve interviews with housing authority staff and file and document reviews. This review is intended largely as a learning opportunity for HUD to determine the level of the housing authority's awareness of HUD's lead-based paint rules, and to learn about the systems and administrative protocols that have been put in place by the housing authority to ensure compliance with HUD's rules in the administration of HUD assisted housing programs. A written report of the review will be prepared, which may include recommended or required actions.

**RESIDENT SERVICES /  
ADMINISTRATION DIVISION**

**Resident Services Report**  
**JANUARY 2011**

**PROGRAM: Public Housing Family Self-Sufficiency**

Period: 4/23/10 – 4/22/11

January 2011

Coordinator: Gloria Charlton

Current Number of Participants: 117

Number of Persons with Escrow Accounts: 52

Total in Escrow: \$98,961.65

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	Accountability
There is a need to link <b>new</b> FSS program participants to services and economic opportunities that will lead to employment and economic self-sufficiency.	Outreach To PH Families Re: FSS Program (Households)	40	8	23	Increase The Number Of PH FSS Families. (30 Families)	0	9	<b>A. Tools for Measurement</b> <ul style="list-style-type: none"> <li>• Database</li> <li>• Intake log</li> <li>• Interviews</li> <li>• Phone log</li> </ul> <b>B. Where Data Maintained</b> <ul style="list-style-type: none"> <li>• Agency database</li> <li>• Individual case records</li> </ul> <b>C. Source of Data</b> <ul style="list-style-type: none"> <li>• Counseling reports</li> <li>• Escrow accounts</li> <li>• GED certification/Diploma</li> <li>• Mortgage documents</li> </ul> <b>D. Frequency of Collection</b> <ul style="list-style-type: none"> <li>• Upon Incident</li> <li>• Monthly</li> <li>• Daily</li> </ul> <b>E. Processing of Data</b> <ul style="list-style-type: none"> <li>• Statistical database</li> <li>• Manual tallies</li> </ul>
	Needs Assessments Conducted (Persons)	30	0	9	(15) Earned Income Increased – (Families)	0	10	
	New FSS Contracts Of Participation Executed (Persons)	30	0	9	Job Placement (10 Persons)	0	5	
	Individual Training Service Plans (ITSP) Developed (Persons)	30	0	10				

**PROGRAM: Public Housing Family Self-Sufficiency**

Period: 4/23/10 – 4/22/11

January 2011

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	Accountability
Same as above	College-Enrolled (Persons)	3	0	2	College-Completed (2 Persons)	0	2	Same as above
	Vocational Training-Enrolled (Persons)	3	1	1	Vocational Training-Completed (2 Persons)	0	2	
Same as above	Employment Counseling (Persons)	20	0	0	Employed For Six Months (5 Persons)	0	3	Same as above
	Credit Repair Education – Enrolled (Persons)	5	0	2	Credit Repair Education – Completed (5 Persons)	0	0	
	Financial Management Education – Enrolled (Persons)	5	0	2	Financial Management Education – Completed (5 Persons)	0	0	
	GED Program – Enrolled (Persons)	6	0	1	GED – Obtained (3 Persons)	0	0	



**PROGRAM: Public Housing Family Self-Sufficiency**

Period: 4/23/10 – 4/22/11

January 2011

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			Accountability
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	
There is a need to maintain on-going linkages to services and economic opportunities for <u>existing</u> FSS program participants in order to support their transition to employment and economic self-sufficiency.	GED Program – Enrolled (Persons)	4	0	0	GED Obtained (2 Persons)	0	0	Same as above
	Employment Counseling (Persons)	15	2	8	Job Placement (10 Persons)	0	7	
	Credit Repair Education – Enrolled (Persons)	10	0	1	Credit Counseling – Completed (5 Persons)	0	1	
	Financial Management Education – Enrolled (Persons)	10	0	1	Financial Management Education – Completed (5 Persons)	0	1	
	Homeowner-Ship Education/ Counseling- Enrolled (Persons)	5	0	2	Homeowner-Ship Education/ Counseling Completed (2 Persons)	0	0	

**PROGRAM:** **Public Housing Family Self-Sufficiency**

Period: 4/23/10 – 4/22/11

January 2011

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			Accountability
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	
Same as above	Housing Counseling Agencies Contacted (Agencies)	5	0	0	Purchased Home (2 Households)	0	3	Same as above
	IDA Accounts Established – (Persons)	3	0	1	Employed For One Year (15 Persons)	0	5	
					Program Graduates (5 Persons)	0	4	

**PROGRAM: Housing Choice Voucher Family Self-Sufficiency**

Operations Budget Period: 01/01/11 – 12/31/11

January 2011

Current Number of Participants: 69

Number of Persons with Escrow Accounts: 34

Total in Escrow: \$57,909.33

Coordinator: Andre Everette

Successful FSS Program Completions: 1

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
	Programming			Impact			
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need to link new FSS program participants to services and economic opportunities that will lead to employment and economic self-sufficiency.	Outreach to HCV families re: FSS program (50 Households)	3	3	Enrollment of new FSS Program Families (15 Households)	1	1	<b>A. Tools for Measurement</b> Database Interviews Questionnaire Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records  <b>C. Source of Data</b> Escrow accounts GED Certification/Diploma Employment records Work plan reports Financial reports Placements  <b>D. Frequency of Collection</b> Upon incident Monthly Quarterly Biannually  <b>E. Processing of Data</b> Computer Spreadsheets Statistical database Manual calculations
	Needs assessments conducted (15 Persons)	1	1	Preparation for economic self-sufficiency (15 Households)	0	0	
	New FSS Contracts of participation executed (15 Households)	1	1	Job placement (10 Persons)	0	0	
	Individual Training Service Plans (ITSPs) developed (15 Persons)	1	1	Employment – Full time (6 Persons)	0	0	
	Employment counseling (10 Persons)	0	0	GED obtained (1 Person)	0	0	
	Transportation services (7 Persons)	0	0				
	Childcare assistance (4 Children)	0	0				
	Service Providers contacted (30 Providers)	5	5				
	GED Program Enrolled (2 Persons)	0	0				

**PROGRAM: Housing Choice Voucher Family Self-Sufficiency**

**Operations Budget Period: 01/01/11 – 12/31/11**

**January 2011**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need to maintain on-going linkages to services and economic opportunities for existing FSS program participants in order to support their transition to employment and economic self-sufficiency.	Job retention activities (8 Persons)	0	0	Employed for six months (4 Persons)	2	2	Same as above
	Credit repair education Enrolled (5 Persons)	1	1	Credit Repair Education Completed (3 Persons)	1	1	
	Financial Management Education Enrolled (5 Persons)	1	1	Financial Management Education Completed (3 Persons)	0	0	
	Employment counseling (8 Persons)	1	1	Employment – Full time (4 Persons)	2	2	
	Vocational training Enrolled (4 Persons)	0	0	Vocational training Completed (3 Persons)	0	0	
	Homeownership education/counseling Enrolled (2 Persons)	1	1	Homeownership education/counseling – Completed (1 Person)	1	1	
	Work with Program Coordinating Committee to obtain services (10 services)	0	0	Program graduates (2 Households)	0	0	

**PROGRAM: 2007 ROSS Elderly & Disabled – Melrose and Morningside**

Grant Period: 06/25/08 – 6/24/11

January 2011

Coordinator: Deborah Davoll (Melrose) – Wanda Alston (Morningside)

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for supportive services to enable disabled and elderly residents to remain living independently and/or age in place.	Outreach to Elderly and/or persons with disabilities (200 persons)	2	269	Improved living conditions and/or quality of life (Mental Health) (130 persons)	2	299	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon Incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Case management needs assessment (125 persons)	15	120	Live independently and/or age in place and avoid long term care placement (Independent Living) (120 persons)	2	580	
	Persons equipped with personal emergency response resources (125 persons)	3	53				
	Individual meal services (90 persons)	1	321				
	Case management ongoing (125 persons)	3	594				
	Medical services referrals (70 persons)	4	120				
	Well program referred to by grantee (70 persons)	0	244				

**PROGRAM:** **2007 ROSS Elderly & Disabled – Melrose and Morningside**

**Grant Period:** 06/25/08 – 6/24/11

**January 2011**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
	Dental Services provided (30 persons)	0	29				<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon Incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Disability services counseling provided (40 persons)	2	84				
	Mental Health Services (30 persons)	0	76				
	Financial literacy or computer training, job training, classes, etc. offered (30 classes)	3	107				
	Transportation services (75 persons)	7	278				

**PROGRAM:** **Family Homeownership at Various Sites**

**Grant Period:** 8/29/07 – 2/28/11

**January 2011**

**Coordinator:** Dee Myers

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Residents lack the knowledge that would allow them to move to market rate rental housing and/or purchase a home	Credit counseling (75)	0	81	Credit scores increase to 50% of goal (45)	0	9	<b>A. Tools for Measurement</b> Pre-post tests Intake log Interviews Database Survey  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon Incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Home maintenance class enrollments (50)	0	0	Home maintenance class completions (45)	0	0	
	Housing counseling class enrollments (50)	0	22	Housing counseling class completions (38)	0	22	
	Pre-purchase homeownership counseling/training enrollments (50)	0	47	Pre-purchase homeownership counseling/training completions (38)	0	22	
	ISAs (Individual Savings Accounts) established (50)	0	8	ISAs savings increased by 50% - Persons (30)	0	8	
	Housing Search Undertaken (45)	0	8	Homes purchased through ROSS opportunities	0	8	

**PROGRAM: Family Homeownership at Various Sites**

Grant Period: 8/29/07 – 2/28/11

January 2011

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for members of families residing in public and Indian housing to gain employment through job training and mentoring programs	Job training class enrollments (40)	0	26	Job training class completions (30)	0	26	Same As Above
	Job-specific training classes enrollments (30)	0	27	Job-specific training classes completed (23)	2	10	
	Skills assessment (50)	0	105	Employment opportunities-Other – Persons (30)	0	4	
	Training Opportunities-Other (40)	0	65				
	Training Opportunities-Section 3 (60)	0	23				
	Vocational training-enrolled (30)	0	5				
	Employer outreach-employers in negotiation for job slots to residents – Job slots (80)	0	187	Employer outreach-jobs taken by residents (48)	0	12	
	Employment opportunities-Section 3 – Available jobs (75)	0	4	Employment opportunities-Section 3 – Available jobs (45)	0	0	
	Employment opportunities-Other –Persons (50) (Job Fair)	0	38	Employment opportunities-Other – Persons (30)	0	4	



**PROGRAM: Family Homeownership at Various Sites**

Grant Period: 8/29/07 – 2/28/11

January 2011

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for members of families residing in public and Indian housing to receive training in financial management and life skills training	Money management class (75)	0	41	Budget created and maintained (53)	0	27	Same as above
				Money Management class completed	0	21	
	Tax preparation education (80)	0	36	Tax preparation education completed (60)	0	18	
	Life skills class (75)	0	59	Life skills class completed (60)	0	30	
Children and teens in Public and Indian Housing need support in reaching their educational potential which may be advanced from tutoring, mentoring, or other school support program	High school - enrolled (60)	0	120	High school diploma obtained (60)	0	56	Same as above
	College preparation class (25)	0	2	College preparation class completed (24)	0	0	
	Mentoring relationships established. (25)	0	99	Mentoring relationships ongoing more than six months (19)	0	50	
	Computer classes for school-age students enrollments (40)	0	16	Computer classes for school-age student's completions (32)	0	16	
There is a need for members of families residing in public and Indian housing to pass the GED in order to qualify for employment opportunities	GED program-enrolled (20)	4	51	GED obtained (26)	0	1	Same as above
	Literacy class (25)	0	50	Functional illiteracy decreased (19)	0	54	
	ESL class enrollments (10)	14	224	ESL class completions (8)	0	49	

**PROGRAM:** 2007 ROSS Family and Homeownership at Various Sites

**Grant Period:** 6/25/08 – 6/24/11

**January 2011**

**Coordinator:** Position Vacant

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Residents lack skills and training in employability, access to the Internet and computer technology, educational programs, as well as supportive services and program designed to promote economic self sufficiency	Outreach to families (60)	0	621	Families aware of opportunities and enroll in program (50)	0	334	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	ESL classes – Enrolled (5)	0	135	Functional literacy increased (3)	0	56	
	GED program– Enrolled (5)	7	41	GED obtained (3)	0	2	
	Transportation related to grant activities provided (20)	4	165	Employment obtained by residents above minimum wage (10)	1	24	
	Residents utilizing open computer lab (40)	15	405	Functional literacy increased (20)	0	71	
	Child care provided during grant activities (10)	0	4	Maintain employment for three-six months (7)	0	11	
	Skills assessment (40)	0	87	New resident is referred or placed in job training or educational setting (30)	0	88	
	Training Opportunities – Other (3)	0	28	Employment opportunities-Section 3 – Persons (1)	0	0	
	Employment readiness class-soft skills – Enrolled (15)	3	82	Employment obtained by residents above minimum wage (7)	1	24	
	Job training classes – Enrolled (2)	0	74	Employment obtained by residents above minimum wage (1)	1	17	

**PROGRAM: 2007 ROSS Family and Homeownership at Various Sites**

Grant Period: 6/25/08 – 6/24/11

January 2011

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for members of families residing in public and Indian housing to receive training in financial management and life skills training	Financial literacy class – Enrolled (10)	0	40	Budget created and maintained (5)	0	8	Same as above
	Life skills class – Enrolled (10)	0	36	Decrease in maintenance complaints (6)	0	0	
	Parenting classes – Enrolled (5)	0	2	Preventive health care received (2)	0	2	
	Credit counseling (5)	0	70	Credit counseling completed (3)	0	54	
	Bank accounts established (5)	0	3	Bank accounts with positive savings – Persons (3)	0	0	
	Individual savings accounts established (4)	0	0	Individual savings accounts increased by 50% – Persons (1)	0	0	
	Training Opportunities – Other (30)	0	67	EITC received (25)	0	25	
	Training Opportunities – Other (30)	0	75	Monthly bills paid on time for a six month period (20)	0	0	
Residents lack the knowledge that would allow them to move to market rate rental housing and/or purchase a home	Credit scores increase to 50% of goal (1)	0	2	Credit scores increase to 50% of goal (1)	0	2	Same as above
	Credit repaired to goal score (4)	0	0	Credit repaired to goal score (4)	0	0	
	Homes purchased through partner homeownership opportunities (1)	0	0	Homes purchased through partner homeownership opportunities (1)	0	0	
	Homes purchased through ROSS opportunities (3)	0	0	Homes purchased through ROSS opportunities (3)	0	0	

**PROGRAM: 2007 ROSS Family and Homeownership at Various Sites**

Grant Period: 6/25/08 – 6/24/11

January 2011

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
	Housing search undertaken (10)	0	1	Moving from public housing to non-assisted rental housing (4)	0	1	
Children and teens in Public and Indian Housing need support in reaching their educational potential which may be advanced from tutoring, mentoring or other school support program	Computer classes for school-age students enrollments (25)	0	19	Computer classes for school-age student's completions (20)	0	19	Same as above
	College preparation class – Enrolled (5)	0	16	College preparation classes completed (2)	0	16	
	Mentoring relationships established (10)	0	59	Mentoring relationships ongoing more than six months (6)	0	26	
	Summer programs for youth offered (35)	0	0	Youth develop leadership and cultural enhancement skills (25)	0	5	
	Tutoring program for school-age students – Enrolled (25)	0	39	GPA for children improved by .50 or more (10)	0	0	
	High school – Enrolled (20)	0	24	High school diploma obtained (4)	0	0	
There is a need for members of families residing in public and Indian housing to gain computer skills necessary to compete in the job market and complete school/homework assignments	Adult computer classes – Enrolled (15)	0	39	Employment obtained by residents above minimum wage (40%)	0	4	Same as above
	Literacy class – Enrolled (3)	0	8	Employment obtained by residents above minimum wage (1)	1	3	
	Training Opportunities – Other (5)	0	41	Employment obtained by residents above minimum wage (3)	1	6	

**PROGRAM:** **2010 ROSS Service Coordinator – Indian Village and Jamestown**

**Grant Period:** 6/16/10 – 6/16/13

**January 2011**

**Coordinator:** Deidre Myers (Indian Village) – Samantha Shepherd (Jamestown Place)

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for families residing in Public and Indian Housing to pass the GED in order to qualify for employment opportunities.	Education- GED program- Enrolled (5)	3	3	Education- GED obtained (3)	0	0	<b>A. Tools for Measurement</b> Database Intake log Interviews Bank accounts Post Tests  <b>B. Where Data Maintained</b> Agency Database Individual case records School Specialized database  <b>C. Source of Data</b> Counseling reports GED certification/diploma Placements Financial reports Employment Records Work plan reports  <b>D. Frequency of Collection</b> Monthly  <b>E. Processing of Data</b> Computer Spreadsheets Manual tallies
	Education- GED program- Completed (3)	0	0	Education- Functional literacy increased (4)	0	0	
	Education- Literacy Class- Enrolled (5)	0	0				
	Education- Literacy Class- Completed (3)	0	0				
	Education- ESL Class- Enrolled (5)	14	14				
	Education- ESL Class- Completed (3)	0	0				

**PROGRAM: 2010 ROSS Service Coordinator – Indian Village and Jamestown**

Grant Period: 6/16/10 – 6/16/13

January 2011

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for families residing in Public and Indian housing to receive training in financial management and life skills training.	Financial literacy class- Enrolled (12)	0	0	Financial- Credit Counseling Completed (10)	0	0	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon Incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Financial literacy class- Completed (10)	0	0	Self- Sufficiency- Earned Income increased (8)	0	0	
	Financial credit counseling- Enrolled (15)	0	0	Financial- Budget created and maintained (10)	0	0	
	Education- Life Skills class- Enrolled ( 12)	0	0				
	Education- Life Skills class- Completed (10)	0	0				

**PROGRAM:** **2010 ROSS Service Coordinator – Indian Village and Jamestown**

Grant Period: 6/16/10 – 6/16/13

January 2011

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
<p>Children and teens in Public and Indian Housing need support in reaching their educational potential which may be advanced from tutoring, mentoring or other school support programs.</p>	<p>Youth- Leadership Programs for youth offered (8)</p>	<p>0</p>	<p>0</p>	<p>Youth- Leadership skills enhanced (8)</p>	<p>0</p>	<p>0</p>	<p><b>A. Tools for Measurement</b>                      Database                      Intake log                      Interviews                      Bank accounts                      Post Tests</p> <p><b>B. Where Data Maintained</b>                      Agency Database                      Individual case records                      School                      Specialized database</p> <p><b>C. Source of Data</b>                      Counseling reports                      GED certification/diploma                      Placements                      Financial reports                      Employment Records                      Work plan reports</p> <p><b>D. Frequency of Collection</b>                      Monthly</p> <p><b>E. Processing of Data</b>                      Computer Spreadsheets                      Manual tallies</p>
	<p>Youth- Mentoring relationships established (5)</p>	<p>0</p>	<p>0</p>	<p>Youth- Mentoring relationships ongoing more than 6 mths (4)</p>	<p>0</p>	<p>0</p>	
	<p>Youth- Tutoring program for school-age students- Enrolled (10)</p>	<p>0</p>	<p>0</p>	<p>Youth- GPA for children improved by .50 or more (8)</p>	<p>0</p>	<p>0</p>	
	<p>Youth- Computer classes for school-age students- Completed (10)</p>	<p>0</p>	<p>0</p>				

**PROGRAM: 2010 ROSS Service Coordinator – Indian Village and Jamestown**

Grant Period: 6/16/10 – 6/16/13

January 2011

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Residents lack skills and training in employability, access to the internet and computer technology, educational programs, as well as supportive services and programs designed to promote economic self-sufficiency.	Education- Adult computer classes- Enrolled (15)	0	0	Employment- Employment Obtained (10)	1	1	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon Incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Education- Adult computer classes- Completed (12)	0	0	Employment- Employment obtained above minimum wage (7)	1	1	
	Employment- Skills assessment (20)	0	0				
	Employment- Job readiness class- Soft skills- Enrolled (15)	3	3				
	Employment- Job readiness class- Soft skills- Completed (12)	3	3				



**PROGRAM:** **2010 ROSS Service Coordinator – Indian Village and Jamestown**

**Grant Period:** 6/16/10 – 6/16/13

**January 2011**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for families residing in Public and Indian housing to gain employment through job training and mentoring programs.	Employment- Job training classes- Enrolled (15)	0	0	Employment- Maintain employment for three to six months (7)	0	0	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon Incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Employment- Job training classes- Completed (12)	0	0	Employment- Maintain employment for 6 months – one year (4)	0	0	
				Employment- Promotion resulting in increased hourly wage dollars (2)	0	0	

**PROGRAM:** **2010 ROSS Service Coordinator – Indian Village and Jamestown**

**Grant Period:** 6/16/10 – 6/16/13

**January 2011**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Residents lack the knowledge to move to market rate rental housing and/or purchase a home.	Homeownership-Pre-purchase homeownership counseling/training-Enrolled (10)	0	0	Housing- Moving from public housing to non-assisted rental housing (8)	0	0	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans
	Homeownership-Pre-purchase homeownership counseling/training-Completed (8)	0	0	Housing- Homes purchased through partner homeownership opportunities (3)	0	0	<b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center
	Outreach- Outreach to single heads of household (25)	0	0				<b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon Incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies

**BUSINESS & ECONOMIC DEVELOPMENT  
MONTHLY REPORT – January 2011**

<b>Employment Services</b>	<b>Activity Referrals</b>		<b>Outcomes Hired</b>	
	<b>Month</b>	<b>YTD</b>	<b>Month</b>	<b>YTD</b>
	Employment (All Companies)	4	15	1
Job Fairs	2	48	---	---

<b>Training Services</b>	<b>Activity Referrals</b>		<b>Outcomes</b>			
	<b>Month</b>	<b>YTD</b>	<b>Enrolled</b>		<b>Completed</b>	
			<b>Month</b>	<b>YTD</b>	<b>Month</b>	<b>YTD</b>
Job Training Programs	0	27	1	3	0	0

<b>Employment Opportunities - Business Participation</b>	<b>Number of Companies</b>	
	<b>Month</b>	<b>YTD</b>
Companies employing Public Housing and Housing Choice Voucher Participants	0	9
Outreach to Business (Section 3 information sessions; pre-bid conferences; meetings with potential employers)	2	9
Section 3 Certified Businesses	0	0

**Administration Report**  
**JANUARY 2011**

# HUMAN RESOURCES JANUARY MONTHLY ACTIVITY REPORT

## Employee Census as of January 31, 2011

RRHA Regular F/T	RRHA Regular P/T	RRHA Temp F/T – P/T	Agency Temp F/T – P/T	Total
76	1	1	11	89

### Staffing Changes

**New Hires:**

<u>NAME</u>	<u>TITLE</u>	<u>STATUS</u>
Debra Williams	Accountant II	Regular Full-Time
Carla Hurley	HCV Inspector	Regular Full-Time

**Terminations:**

<u>NAME</u>	<u>TITLE</u>	<u>STATUS</u>
none		

### Recruitment

Number of New Position Vacancies Published This Month: 2  
*Insurance Processing Admin Assistant (part-time)*  
*HCV Client Specialist*

Number of Position Vacancies Carried Over From Previous Months: 3

Applications Received This Month: 15  
 Position Applied for by Residents: 0

### Employee/Board Training – IN STATE

<u>NAME</u>	<u>TRAINING</u>	<u>DATE</u>
Regina Tabb-Jackson	Excel 2007: Beyond the Basics	1/26/11
Jackie Austin	14 <sup>th</sup> Annual Governmental Training Conference	1/6/11

### Employee/Board Training – OUT OF STATE

<u>NAME</u>	<u>DESTINATION</u>	<u>START</u>	<u>END</u>	<u>TRAINING</u>
Gwen Johnson	Birmingham, AL	1/25/11	1/28/11	Self-Sufficiency Case Mgmt Training
Andre' Everette	Birmingham, AL	1/25/11	1/28/11	Self-Sufficiency Case Mgmt Training
Gloria Charlton	Birmingham, AL	1/25/11	1/28/11	Self-Sufficiency Case Mgmt Training
Dee Myers	Birmingham, AL	1/25/11	1/28/11	Self-Sufficiency Case Mgmt Training
Samantha Shepherd	Birmingham, AL	1/25/11	1/28/11	Self-Sufficiency Case Mgmt Training

# PROCUREMENT JANUARY MONTHLY ACTIVITY REPORT

## I. Capital Fund

### A. Contracts Awarded

### B. Solicitations Pending

**RED-10-12-06**

**Invitation for Bid for Floor Installation, Minor Interior Renovations, Painting, and Cleaning For Eight Apartment Units for VA11-7 Jamestown Place, AMP 207** was issued December 19, 2010. A pre-bid meeting was held January 5, 2011. Comments were received by January 11, 2011. Bids were received on January 18, 2011 and opened on January 19, 2011. Six (6) responsive bids were received. Bids are being evaluated. It is expected that a contract will be executed the 2<sup>nd</sup> week of February.

**RED-10-12-28**

**Invitation for Bid for Installation of House Panels and Site Lighting Improvements for Villages at Lincoln, AMP 202** was issued January 16, 2011. A pre-bid meeting was held on January 25, 2011. Comments are due by February 1, 2011. Bids are due February 8, 2011 and will be opened February 9, 2011.

## II. Operating Budget

### A. Contracts Awarded

### B. Solicitations Pending

## III. Other Grants and Projects

### A. Contracts Awarded

### B. Solicitations Pending

**PUR-11-01-24**

**Invitation for Bid for Temporary Personnel Services - Laborers** was issued January 24, 2011. Comments are due by February 16, 2011. Bids are due February 23, 2011 by 1:00 p.m. and will be opened the same date.

## IV. Protests

# FINANCE DIVISION

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**

**Workers' Compensation Loss Run**

**Monthly Activity Summary for**

**Fiscal Year 2010-2011**

<b>Month</b>	<b>Number of Losses</b>	<b>Medical Claim Only</b>	<b>Lost Work Time and Medical</b>
October – 10	0		
November – 10	0		
December – 10	0		
January – 11	2	X	
February – 11			
March – 11			
April – 11			
May – 11			
June – 11			
July – 11			
August – 11			
September – 11			



DEPARTMENT OF FINANCE

JANUARY 31, 2011

MONTHLY FINANCIAL STATEMENTS  
AND ACTIVITY REPORT

## CASH ACTIVITY AS OF 01/31/11

<b>NON RESTRICTED CHECKING ACCOUNTS</b>		
<b>BANK</b>	<b>TYPE OF ACCOUNT</b>	<b>BALANCE</b>
SunTrust Bank	Checking	6,053,250.00 **
Less:	Outstanding checks	(366,316.85) **
SunTrust Bank	Section 8	(22,995.17) **
		<b>5,663,937.98</b>

<b>RESTRICTED CASH ACCOUNTS</b>			
<b>BANK</b>	<b>TYPE OF ACCOUNT</b>	<b>YIELD</b>	<b>BALANCE</b>
Federated Government Obligations Fund SS	Replacement Housing	0.10%	26,971.82 *
US Bank/Evergreen Money Market	Capital Fund Revenue Bond	0.01%	352,821.30 *
SunTrust Bank	Section 8 FSS Escrow	0.025%	42,760.51
SunTrust Bank	Public Housing FSS Escrow	0.025%	102,662.42 *
SunTrust Bank	Refinancing Loan Account	0%	1,849.39 **
SunTrust Bank	Funding Loan Account	0%	13,833.05 **
SunTrust Bank	Mortgage Loan Loss Reserve	0%	183,351.95 **
			<b>724,250.44</b>

<b>INVESTMENTS</b>	<b>MATURITY DATE</b>	<b>YIELD</b>	<b>PRINCIPAL VALUE</b>
FHL Bank Agency Coupon	06/17/13	3.04%	500,000.00
FNMA Agency Coupon	12/15/16	2.25%	500,000.00
FHL Mtge Corp Agency Coupon	06/29/11	3.69%	500,000.00
FHL Mtge Corp Agency Coupon	01/26/12	1.24%	400,000.00
FNMA Agency Coupon	04/19/13	1.00%	500,000.00
FHL Bank Cons Bond	03/11/16	1.62%	500,000.00
FHL Bank Cons Bond	09/11/15	1.48%	500,000.00
FHL Mtge Corp Agency Coupon	11/13/14	1.25%	600,000.00
FNMA Agency Coupon	10/28/14	1.33%	1,200,000.00
FHL Mortg Corp Agency Coupon	01/30/14	1.00%	1,000,000.00
FNMA Agency Coupon	11/29/13	1.00%	500,000.00
Federated Government Obligations Fund SS	NA	0.00%	121,814.63 *
Federated Government Obligations Fund SS	NA	0.00%	4,267.87 *
			<b>6,826,082.50</b>

\*Indicates statement balance as of 12/31/10

\*\*Indicates statement balance as of 01/31/11

# BALANCE SHEETS

AS OF JANUARY 31, 2011

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Public Housing Consolidated**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	3,497,572	3,039,764
Cash - restricted	479,978	479,978
Investments	6,620,619	7,115,032
Accounts Receivable	217,504	218,529
Notes & Mortgage Receivable	87,000	87,000
Due from other governments	0	0
Inventory	1,607	1,607
Other Assets	365,852	337,062
Interprogram-due from	0	0
<b>Total Current Assets</b>	11,270,132	11,278,972
 Fixed Assets, net of depreciation	 14,555,600	 14,555,600
<b>Total Noncurrent Assets</b>	14,555,600	14,555,600
 <b>Total Assets</b>	 25,825,732	 25,834,572
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	171,121	78,909
Due to other governments	247,712	247,723
Other Liabilities	171,646	276,803
Interprogram-due to	0	0
Bonds & Notes Payable	1,250,421	1,250,421
<b>Total Liabilities</b>	1,840,900	1,853,856
 <b>EQUITY</b>		
Investment in general fixed assets	12,740,600	12,740,600
Retained Earnings - current	554,056	566,795
Replacement Housing	0	0
Operating Reserve	10,690,176	10,673,321
<b>Total Fund Equity</b>	23,984,832	23,980,716
 <b>Total Liabilities and Fund Equity</b>	 25,825,732	 25,834,572

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Lansdowne Park**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	693,457	599,020
Cash - restricted	4,831	4,831
Investments	1,141,707	1,243,823
Accounts Receivable	51,354	55,711
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	1,607	1,607
Other Assets	51,204	45,382
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,944,160	1,950,374
 Fixed Assets, net of depreciation	 3,244,924	 3,244,924
<b>Total Noncurrent Assets</b>	3,244,924	3,244,924
 <b>Total Assets</b>	 5,189,084	 5,195,298
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	23,630	22,526
Due to other governments	33,349	30,844
Other Liabilities	29,829	34,062
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	86,808	87,432
 <b>EQUITY</b>		
Investment in general fixed assets	3,244,924	3,244,924
Retained Earnings - current	195,953	204,836
Replacement Housing	0	0
Operating Reserve	1,661,399	1,658,106
<b>Total Fund Equity</b>	5,102,276	5,107,866
 <b>Total Liabilities and Fund Equity</b>	 5,189,084	 5,195,298

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Villages at Lincoln**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	596,722	523,345
Cash - restricted	464,497	464,497
Investments	1,709,236	1,806,520
Accounts Receivable	45,151	46,147
Notes & Mortgage Receivable	87,000	87,000
Due from other governments	0	0
Inventory	0	0
Other Assets	163,676	158,681
Interprogram-due from	0	0
<b>Total Current Assets</b>	3,066,282	3,086,190
 Fixed Assets, net of depreciation	 5,483,533	 5,483,533
<b>Total Noncurrent Assets</b>	5,483,533	5,483,533
 <b>Total Assets</b>	 8,549,815	 8,569,723
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	92,971	12,473
Due to other governments	52,492	54,422
Other Liabilities	27,695	113,218
Interprogram-due to	0	0
Bonds & Notes Payable	1,250,421	1,250,421
<b>Total Liabilities</b>	1,423,579	1,430,534
 <b>EQUITY</b>		
Investment in general fixed assets	5,483,533	5,483,533
Retained Earnings - current	76,933	92,581
Replacement Housing	0	0
Operating Reserve	1,565,770	1,563,075
<b>Total Fund Equity</b>	7,126,236	7,139,189
 <b>Total Liabilities and Fund Equity</b>	 8,549,815	 8,569,723

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH Hurt Park**

**Balance Sheet  
(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	113,110	112,780
Cash - restricted	0	0
Investments	537,049	536,458
Accounts Receivable	5,208	6,511
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	499	499
Interprogram-due from	0	0
<b>Total Current Assets</b>	655,866	656,248
 Fixed Assets, net of depreciation	 0	 0
<b>Total Noncurrent Assets</b>	0	0
 <b>Total Assets</b>	655,866	656,248
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	2,386	1,741
Replacement Housing	0	0
Operating Reserve	653,480	654,507
<b>Total Fund Equity</b>	655,866	656,248
 <b>Total Liabilities and Fund Equity</b>	655,866	656,248

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Hunt Manor and Bluestone Park**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	423,410	371,023
Cash - restricted	3,382	3,382
Investments	538,740	609,964
Accounts Receivable	25,429	18,902
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	32,264	28,224
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,023,225	1,031,495
Fixed Assets, net of depreciation	1,424,083	1,424,083
<b>Total Noncurrent Assets</b>	1,424,083	1,424,083
<b>Total Assets</b>	2,447,308	2,455,578
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	14,284	11,521
Due to other governments	27,243	27,164
Other Liabilities	19,242	23,761
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	60,769	62,446
 <b>EQUITY</b>		
Investment in general fixed assets	1,424,083	1,424,083
Retained Earnings - current	70,810	80,043
Replacement Housing	0	0
Operating Reserve	891,646	889,006
<b>Total Fund Equity</b>	2,386,539	2,393,132
<b>Total Liabilities and Fund Equity</b>	2,447,308	2,455,578



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Melrose Towers**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	571,998	480,429
Cash - restricted	0	0
Investments	1,013,237	1,070,565
Accounts Receivable	26,718	30,737
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	21,241	18,607
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,633,194	1,600,338
 Fixed Assets, net of depreciation	 685,383	 685,383
<b>Total Noncurrent Assets</b>	685,383	685,383
 <b>Total Assets</b>	 2,318,577	 2,285,721
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	8,573	9,885
Due to other governments	57,247	57,669
Other Liabilities	44,127	42,050
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	109,947	109,604
 <b>EQUITY</b>		
Investment in general fixed assets	685,383	685,383
Retained Earnings - current	59,829	29,865
Replacement Housing	0	0
Operating Reserve	1,463,418	1,460,869
<b>Total Fund Equity</b>	2,208,630	2,176,117
 <b>Total Liabilities and Fund Equity</b>	 2,318,577	 2,285,721

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Jamestown Place**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	570,917	498,197
Cash - restricted	5,240	5,240
Investments	1,010,007	1,099,760
Accounts Receivable	30,165	31,209
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	41,327	36,369
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,657,656	1,670,775
 Fixed Assets, net of depreciation	 2,431,454	 2,431,454
<b>Total Noncurrent Assets</b>	2,431,454	2,431,454
 <b>Total Assets</b>	4,089,110	4,102,229
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	13,532	7,429
Due to other governments	30,142	29,629
Other Liabilities	14,950	22,667
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	58,624	59,725
 <b>EQUITY</b>		
Investment in general fixed assets	2,431,454	2,431,454
Retained Earnings - current	59,834	73,390
Replacement Housing	0	0
Operating Reserve	1,539,198	1,537,660
<b>Total Fund Equity</b>	4,030,486	4,042,504
 <b>Total Liabilities and Fund Equity</b>	4,089,110	4,102,229

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Morningside Manor**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	261,573	227,202
Cash - restricted	0	0
Investments	334,658	373,534
Accounts Receivable	8,020	7,731
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	11,078	9,887
Interprogram-due from	0	0
<b>Total Current Assets</b>	615,329	618,354
 Fixed Assets, net of depreciation	 416,571	 416,571
<b>Total Noncurrent Assets</b>	416,571	416,571
 <b>Total Assets</b>	1,031,900	1,034,925
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	6,010	6,516
Due to other governments	27,154	28,171
Other Liabilities	21,154	21,854
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	54,318	56,541
 <b>EQUITY</b>		
Investment in general fixed assets	416,571	416,571
Retained Earnings - current	34,101	36,818
Replacement Housing	0	0
Operating Reserve	526,910	524,995
<b>Total Fund Equity</b>	977,582	978,384
 <b>Total Liabilities and Fund Equity</b>	1,031,900	1,034,925

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Indian Rock Village**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	266,385	227,768
Cash - restricted	2,028	2,028
Investments	335,985	374,408
Accounts Receivable	25,459	21,581
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	44,563	39,413
Interprogram-due from	0	0
<b>Total Current Assets</b>	674,420	665,198
 Fixed Assets, net of depreciation	 869,652	 869,652
<b>Total Noncurrent Assets</b>	869,652	869,652
 <b>Total Assets</b>	1,544,072	1,534,850
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	12,121	8,559
Due to other governments	20,085	19,824
Other Liabilities	14,649	19,191
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	46,855	47,574
 <b>EQUITY</b>		
Investment in general fixed assets	869,652	869,652
Retained Earnings - current	54,210	47,521
Replacement Housing	0	0
Operating Reserve	573,355	570,103
<b>Total Fund Equity</b>	1,497,217	1,487,276
 <b>Total Liabilities and Fund Equity</b>	1,544,072	1,534,850

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Central Office**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	1,241,600	1,265,020
Cash - restricted	0	0
Investments	26,972	26,972
Accounts Receivable	111,064	111,698
Notes & Mortgage Receivable	4,739	4,231
Due from other governments	0	0
Inventory	0	0
Other Assets	10,454	7,355
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,394,829	1,415,276
Restricted Fixed Assets, net of depreciation	20,181	20,181
<b>Total Noncurrent Assets</b>	20,181	20,181
<b>Total Assets</b>	1,415,010	1,435,457
<b>LIABILITIES</b>		
Accounts Payable	5,197	5,197
Accrued Liabilities	83,609	85,009
Due to other governments	0	0
Other Liabilities	411,536	375,351
<b>Total Liabilities</b>	500,342	465,557
<b>EQUITY</b>		
Investment in general fixed assets	20,181	20,181
Retained Earnings - current	27,679	48,106
Replacement Housing	0	0
Operating Reserve	866,808	901,613
<b>Total Fund Equity</b>	914,668	969,900
<b>Total Liabilities and Fund Equity</b>	1,415,010	1,435,457

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**

**Section 8**

**Balance Sheet  
(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	1,500,797	1,519,660
Investments	0	0
Accounts receivable	62,221	60,698
Notes & Mortgages receivable	0	0
Due from other governments	21,183	13,032
Inventory	0	0
Other assets	61,531	57,910
Interprogram due from	39,368	39,368
Fixed assets net of depreciation	24,063	24,063
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,709,163</b>	<b>1,714,731</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	(48,030)	(54,571)
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>(48,030)</b>	<b>(54,571)</b>
<b>EQUITY</b>		
Investment in general fixed assets	24,063	24,063
Retained Earnings - current	14,300	13,896
Operating Reserve	1,718,830	1,731,343
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>1,757,193</b>	<b>1,769,302</b>
<b>Total Liabilities and Equity</b>	<b>1,709,163</b>	<b>1,714,731</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Community Development Block Grant / HOME Investment Partnership**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	33,263	37,619
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	3,890,312	3,888,002
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	5,837,017	5,839,969
	<hr/>	<hr/>
<b>Total Assets</b>	<b>9,760,592</b>	<b>9,765,590</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	3,904,947	3,933,391
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>3,904,947</b>	<b>3,933,391</b>
<b>EQUITY</b>		
Investment in general fixed assets	5,855,645	5,832,199
Retained Earnings - current	0	0
Operating Reserve	0	0
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>5,855,645</b>	<b>5,832,199</b>
	<hr/>	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>9,760,592</b>	<b>9,765,590</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**City Activities Program**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	196,152	290,569
Cash - restricted	207,796	203,750
Investments	0	0
Accounts receivable	37,432	37,432
Notes & Mortgages Receivable	2,801,148	2,793,161
Due from other governments	25,342	0
Inventory	0	0
Other assets	4,374	4,344
Interprogram due from	200,000	200,000
Fixed assets, net of depreciation	6,721,083	6,745,859
	<hr/>	<hr/>
<b>Total Assets</b>	<b>10,193,327</b>	<b>10,275,115</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	0	500
Accrued liabilities	0	0
Due to other governments	1,295,131	1,363,410
Other liabilities	0	0
Bonds & Notes payable	1,751,254	1,737,845
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>3,046,385</b>	<b>3,101,755</b>
<b>EQUITY</b>		
Investment in general fixed assets	6,721,083	6,745,859
Retained Earnings - current	2,175	3,817
Operating Reserve	423,684	423,684
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>7,146,942</b>	<b>7,173,360</b>
<b>Total Liabilities and Fund Equity</b>	<b>10,193,327</b>	<b>10,275,115</b>
	<hr/> <hr/>	<hr/> <hr/>



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Homeownership Opportunities Program**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	159,538	159,539
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	23,923	23,923
Due from other governments	0	0
Inventory	0	0
Other assets	23,603	23,603
Interprogram due from	467,000	467,000
Fixed assets, net of depreciation	0	0
	<hr/>	<hr/>
<b>Total Assets</b>	<b>674,064</b>	<b>674,065</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	(148)	(147)
Operating Reserve	674,212	674,212
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>674,064</b>	<b>674,065</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>Total Liabilities and Fund Equity</b>	<b>674,064</b>	<b>674,065</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Hackley**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	228,059	233,032
Investments	0	0
Accounts Receivable	2,208	2,203
Notes & Mortgages receivable	429,500	429,500
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets net of depreciation	148,955	148,955
	<hr/>	<hr/>
<b>Total Assets</b>	<b>808,722</b>	<b>813,690</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	75,116	73,617
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>75,116</b>	<b>73,617</b>
<b>EQUITY</b>		
Investment in general fixed assets	148,955	148,955
Retained Earnings - current	27,893	34,361
Operating Reserve	556,758	556,757
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>733,606</b>	<b>740,073</b>
	<hr/>	<hr/>
<b>Total Liabilities and Equity</b>	<b>808,722</b>	<b>813,690</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Jamison & Downing**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	(378,368)	(380,051)
Investments	0	0
Accounts receivable	5,156	5,523
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,181	1,104
Interprogram due from	0	0
Fixed assets net of depreciation	171,872	171,872
	<hr/>	<hr/>
<b>Total Assets</b>	<b>(200,159)</b>	<b>(201,552)</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	526	526
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	130,368	129,689
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>130,894</b>	<b>130,215</b>
<b>EQUITY</b>		
Investment in general fixed assets	39,375	39,375
Retained Earnings - current	(10,418)	(11,133)
Operating Reserve	(360,010)	(360,009)
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>(331,053)</b>	<b>(331,767)</b>
	<hr/>	<hr/>
<b>Total Liabilities and Equity</b>	<b>(200,159)</b>	<b>(201,552)</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Private Management**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	(192,411)	(181,103)
Investments	0	0
Accounts receivable	193,018	184,337
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	4,025	3,041
Interprogram due from	0	0
Fixed assets net of depreciation	13,941	13,941
	<hr/>	<hr/>
<b>Total Assets</b>	<b>18,573</b>	<b>20,216</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	59	59
Accrued liabilities	15,662	16,974
Due to other governments	0	0
Other liabilities	6,223	6,223
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>21,944</b>	<b>23,256</b>
<b>EQUITY</b>		
Investment in general fixed assets	13,941	13,941
Retained Earnings - current	591	(5,300)
Operating Reserve	(17,903)	(11,681)
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>(3,371)</b>	<b>(3,040)</b>
	<hr/>	<hr/>
<b>Total Liabilities and Equity</b>	<b>18,573</b>	<b>20,216</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Private Development**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	(425,059)	(425,136)
Investments	0	0
Accounts receivable	53,000	53,000
Notes & Mortgages receivable	100,059	100,059
Due from other governments	0	0
Inventory	0	0
Other assets	387,062	387,012
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
	<hr/>	<hr/>
<b>Total Assets</b>	<b>115,062</b>	<b>114,935</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	22	22
Bonds & Notes payable	19,863	19,922
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>19,885</b>	<b>19,944</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	(1,641)	(1,827)
Operating Reserve	96,818	96,818
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>95,177</b>	<b>94,991</b>
	<hr/>	<hr/>
<b>Total Liabilities and Equity</b>	<b>115,062</b>	<b>114,935</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HOPE VI**

**Balance Sheet  
(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	(11)	(2,032)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	11	2,032
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Fixed Assets, net of depreciation	10,276,711	10,278,731
	<hr/>	<hr/>
<b>Total Assets</b>	<b>10,276,711</b>	<b>10,278,731</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	10,276,711	10,278,731
Retained Earnings - current	0	0
Operating Reserve	0	0
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>10,276,711</b>	<b>10,278,731</b>
	<hr/>	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>10,276,711</b>	<b>10,278,731</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Capital Fund Program (507-509, 551, 560)**  
**Capital Fund Recovery Grant Program (550)**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	(133,515)	(32,682)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	133,515	32,682
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	0	0
 Fixed Assets, net of depreciation	 8,849,395	 9,020,826
<b>Total Noncurrent Assets</b>	8,849,395	9,020,826
<b>Total Assets</b>	8,849,395	9,020,826
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	8,849,395	9,020,826
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	8,849,395	9,020,826
<b>Total Liabilities and Fund Equity</b>	8,849,395	9,020,826

\* Due to timing

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**ROSS Grants (659, 671-674)**

**Balance Sheet**  
**(unaudited)**

**January 31, 2011**

<b>ASSETS</b>	<b>Dec-10</b>	<b>Jan-11</b>
Cash - unrestricted	(15,150)	(38,332) *
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	15,150	38,332
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	0	0
Fixed Assets, net of depreciation	0	0
<b>Total Noncurrent Assets</b>	0	0
<b>Total Assets</b>	0	0
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	0	0
<b>Total Liabilities and Fund Equity</b>	0	0

\* Due to timing



# REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2010 – JANUARY 31, 2011

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
ALL PUBLIC HOUSING SITES**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	FY 2011 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	2,811,651.00	937,217.00	924,975.72	(12,241.28)
Excess Utilities	64,960.00	21,653.33	53,505.72	31,852.39
Interest Income	139,007.00	46,335.67	100,214.40	53,878.73
Other Income	179,391.00	59,797.00	68,732.32	8,935.32
Operating Subsidy	3,145,708.00	1,048,569.33	1,233,807.04	185,237.71
Utilities Subsidy	<u>2,196,542.00</u>	<u>732,180.67</u>	<u>666,680.97</u>	<u>(65,499.70)</u>
<b>Total Revenues</b>	<b>8,537,259.00</b>	<b>2,845,753.00</b>	<b>3,047,916.17</b>	<b>202,163.17</b>
<b>EXPENSES</b>				
Administration	1,095,246.00	365,082.00	366,871.25	(1,789.25)
Central Office Property Management Fees	788,737.00	262,912.33	264,806.52	(1,894.19)
Central Office Bookkeeping Fees	108,975.00	36,325.00	36,255.00	70.00
Tenant Services	334,820.00	111,606.67	92,122.73	19,483.94
Utilities Expense	2,423,970.00	807,990.00	671,963.55	136,026.45
Ordinary Maintenance	2,472,543.00	824,181.00	783,274.97	40,906.03
General	639,462.00	213,154.00	149,562.30	63,591.70
P.I.L.O.T.	45,264.00	15,088.00	30,651.80	(15,563.80)
Extraordinary Maintenance	200,500.00	66,833.33	85,613.29	(18,779.96)
Replacement of Equipment	84,000.00	28,000.00	-	28,000.00
Capital Replacements	152,000.00	50,666.67	-	50,666.67
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	<u>83,000.00</u>	<u>27,666.67</u>	<u>-</u>	<u>27,666.67</u>
<b>Total Expenses</b>	<b>8,428,517.00</b>	<b>2,809,505.67</b>	<b>2,481,121.41</b>	<b>328,384.26</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>108,742.00</b>	<b>36,247.33</b>	<b>566,794.76</b>	<b>530,547.43</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Difference in Revenue &amp; Expense</b>	<b>108,742.00</b>	<b>36,247.33</b>	<b>566,794.76</b>	<b>530,547.43</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH LANSDOWNE PARK**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	553,965.00	184,655.00	195,940.69	11,285.69
Excess Utilities	21,210.00	7,070.00	18,889.17	11,819.17
Interest Income	-	-	20,175.17	20,175.17
Other Income	41,000.00	13,666.67	10,548.79	(3,117.88)
Operating Subsidy	849,366.00	283,122.00	350,147.64	67,025.64
Utilities Subsidy	637,670.00	212,556.67	189,200.36	(23,356.31)
<b>Total Revenues</b>	<b>2,103,211.00</b>	<b>701,070.33</b>	<b>784,901.82</b>	<b>83,831.49</b>
<b>EXPENSES</b>				
Administration	215,335.00	71,778.33	76,219.97	(4,441.64)
Central Office Property Management Fees	187,348.00	62,449.33	62,175.30	274.03
Central Office Bookkeeping Fees	25,650.00	8,550.00	8,512.50	37.50
Tenant Services	77,833.00	25,944.33	20,575.90	5,368.43
Utilities Expense	748,880.00	249,626.67	190,905.78	58,720.89
Ordinary Maintenance	634,189.00	211,396.33	188,009.86	23,386.47
General	156,689.00	52,229.67	31,274.57	20,955.10
P.I.L.O.T.	(17,371.00)	(5,790.33)	2,392.41	(8,182.74)
Extraordinary Maintenance	45,000.00	15,000.00	-	15,000.00
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	25,000.00	8,333.33	-	8,333.33
<b>Total Expenses</b>	<b>2,098,553.00</b>	<b>699,517.67</b>	<b>580,066.29</b>	<b>119,451.38</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>4,658.00</b>	<b>1,552.67</b>	<b>204,835.53</b>	<b>203,282.86</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>4,658.00</b>	<b>1,552.67</b>	<b>204,835.53</b>	<b>203,282.86</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH VILLAGES AT LINCOLN**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	403,822.00	134,607.33	113,942.69	(20,664.64)
Excess Utilities	-	-	-	-
Interest Income	33,862.00	11,287.33	17,153.86	5,866.53
Other Income	21,241.00	7,080.33	18,579.68	11,499.35
Operating Subsidy	527,506.00	175,835.33	176,568.72	733.39
Utilities Subsidy	204,968.00	68,322.67	95,407.94	27,085.27
<b>Total Revenues</b>	<b>1,191,399.00</b>	<b>397,133.00</b>	<b>421,652.89</b>	<b>24,519.89</b>
<b>EXPENSES</b>				
Administration	185,078.00	61,692.67	47,138.65	14,554.02
Central Office Property Management Fees	119,278.00	39,759.33	40,263.30	(503.97)
Central Office Bookkeeping Fees	16,331.00	5,443.67	5,512.50	(68.83)
Tenant Services	89,579.00	29,859.67	18,827.93	11,031.74
Utilities Expense	130,000.00	43,333.33	51,610.11	(8,276.78)
Ordinary Maintenance	348,883.00	116,294.33	134,549.78	(18,255.45)
General	127,285.00	42,428.33	24,107.76	18,320.57
P.I.L.O.T.	27,382.00	9,127.33	6,233.26	2,894.07
Extraordinary Maintenance	85,000.00	28,333.33	828.20	27,505.13
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,128,816.00</b>	<b>376,272.00</b>	<b>329,071.49</b>	<b>47,200.51</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>62,583.00</b>	<b>20,861.00</b>	<b>92,581.40</b>	<b>71,720.40</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>62,583.00</b>	<b>20,861.00</b>	<b>92,581.40</b>	<b>71,720.40</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH HURT PARK**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	3,047.28	3,047.28
Other Income	-	-	61.00	61.00
Operating Subsidy	37,524.00	12,508.00	-	(12,508.00)
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Revenues</b>	37,524.00	12,508.00	3,108.28	(9,399.72)
<b>EXPENSES</b>				
Administration	-	-	1,367.26	(1,367.26)
Central Office Property Management Fees	3,750.00	1,250.00	-	1,250.00
Central Office Bookkeeping Fees	1,500.00	500.00	-	500.00
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenses</b>	5,250.00	1,750.00	1,367.26	382.74
<b>Diff In Oper Revenues &amp; Expenses</b>	32,274.00	10,758.00	1,741.02	(9,016.98)
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Difference in Revenue &amp; Expense</b>	32,274.00	10,758.00	1,741.02	(9,016.98)

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH HUNT MANOR AND BLUESTONE PARK**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	391,864.00	130,621.33	128,054.65	(2,566.68)
Excess Utilities	10,750.00	3,583.33	10,269.68	6,686.35
Interest Income	22,726.00	7,575.33	10,343.67	2,768.34
Other Income	15,965.00	5,321.67	5,545.21	223.54
Operating Subsidy	531,535.00	177,178.33	192,055.06	14,876.73
Utilities Subsidy	362,833.00	120,944.33	103,775.94	(17,168.39)
<b>Total Revenues</b>	<b>1,335,673.00</b>	<b>445,224.33</b>	<b>450,044.21</b>	<b>4,819.88</b>
<b>EXPENSES</b>				
Administration	168,350.00	56,116.67	61,431.12	(5,314.45)
Central Office Property Management Fees	107,413.00	35,804.33	36,264.36	(460.03)
Central Office Bookkeeping Fees	14,706.00	4,902.00	4,965.00	(63.00)
Tenant Services	44,834.00	14,944.67	13,560.13	1,384.54
Utilities Expense	383,897.00	127,965.67	104,746.65	23,219.02
Ordinary Maintenance	454,365.00	151,455.00	127,538.94	23,916.06
General	88,925.00	29,641.67	18,137.67	11,504.00
P.I.L.O.T.	1,872.00	624.00	3,357.76	(2,733.76)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,264,362.00</b>	<b>421,454.00</b>	<b>370,001.63</b>	<b>51,452.37</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>71,311.00</b>	<b>23,770.33</b>	<b>80,042.58</b>	<b>56,272.25</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>71,311.00</b>	<b>23,770.33</b>	<b>80,042.58</b>	<b>56,272.25</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH MELROSE TOWERS**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	540,000.00	180,000.00	186,304.39	6,304.39
Excess Utilities	-	-	-	-
Interest Income	30,531.00	10,177.00	17,399.48	7,222.48
Other Income	56,640.00	18,880.00	21,624.83	2,744.83
Operating Subsidy	315,205.00	105,068.33	141,145.68	36,077.35
Utilities Subsidy	284,470.00	94,823.33	76,267.32	(18,556.01)
<b>Total Revenues</b>	<b>1,226,846.00</b>	<b>408,948.67</b>	<b>442,741.70</b>	<b>33,793.03</b>
<b>EXPENSES</b>				
Administration	162,409.00	54,136.33	58,714.76	(4,578.43)
Central Office Property Management Fees	132,392.00	44,130.67	45,467.40	(1,336.73)
Central Office Bookkeeping Fees	18,126.00	6,042.00	6,225.00	(183.00)
Tenant Services	40,116.00	13,372.00	15,466.44	(2,094.44)
Utilities Expense	360,000.00	120,000.00	94,761.80	25,238.20
Ordinary Maintenance	290,276.00	96,758.67	103,564.57	(6,805.90)
General	62,346.00	20,782.00	21,092.16	(310.16)
P.I.L.O.T.	18,000.00	6,000.00	9,154.26	(3,154.26)
Extraordinary Maintenance	63,000.00	21,000.00	58,429.89	(37,429.89)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,146,665.00</b>	<b>382,221.67</b>	<b>412,876.28</b>	<b>(30,654.61)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>80,181.00</b>	<b>26,727.00</b>	<b>29,865.42</b>	<b>3,138.42</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>80,181.00</b>	<b>26,727.00</b>	<b>29,865.42</b>	<b>3,138.42</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH JAMESTOWN PLACE**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	321,000.00	107,000.00	96,291.16	(10,708.84)
Excess Utilities	13,000.00	4,333.33	11,248.75	6,915.42
Interest Income	19,729.00	6,576.33	17,865.62	11,289.29
Other Income	22,500.00	7,500.00	5,503.32	(1,996.68)
Operating Subsidy	431,332.00	143,777.33	163,576.39	19,799.06
Utilities Subsidy	262,587.00	87,529.00	88,387.62	858.62
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Revenues</b>	1,070,148.00	356,716.00	382,872.86	26,156.86
<b>EXPENSES</b>				
Administration	174,266.00	58,088.67	51,984.71	6,103.96
Central Office Property Management Fees	93,674.00	31,224.67	29,690.76	1,533.91
Central Office Bookkeeping Fees	12,825.00	4,275.00	4,065.00	210.00
Tenant Services	29,552.00	9,850.67	8,219.42	1,631.25
Utilities Expense	315,500.00	105,166.67	90,720.50	14,446.17
Ordinary Maintenance	346,775.00	115,591.67	100,868.21	14,723.46
General	88,082.00	29,360.67	22,252.65	7,108.02
P.I.L.O.T.	1,850.00	616.67	1,681.95	(1,065.28)
Extraordinary Maintenance	7,500.00	2,500.00	-	2,500.00
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenses</b>	1,070,024.00	356,674.67	309,483.20	47,191.47
<b>Diff In Oper Revenues &amp; Expenses</b>	124.00	41.33	73,389.66	73,348.33
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Difference in Revenue &amp; Expense</b>	124.00	41.33	73,389.66	73,348.33

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH MORNINGSIDE MANOR**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	279,000.00	93,000.00	97,312.36	4,312.36
Excess Utilities	-	-	-	-
Interest Income	13,957.00	4,652.33	4,962.75	310.42
Other Income	9,000.00	3,000.00	2,344.25	(655.75)
Operating Subsidy	145,965.00	48,655.00	69,778.54	21,123.54
Utilities Subsidy	150,658.00	50,219.33	37,704.46	(12,514.87)
<b>Total Revenues</b>	<b>598,580.00</b>	<b>199,526.67</b>	<b>212,102.36</b>	<b>12,575.69</b>
<b>EXPENSES</b>				
Administration	97,501.00	32,500.33	30,883.36	1,616.97
Central Office Property Management Fees	65,572.00	21,857.33	22,678.92	(821.59)
Central Office Bookkeeping Fees	8,978.00	2,992.67	3,105.00	(112.33)
Tenant Services	17,880.00	5,960.00	7,175.32	(1,215.32)
Utilities Expense	191,550.00	63,850.00	46,870.87	16,979.13
Ordinary Maintenance	173,631.00	57,877.00	50,282.50	7,594.50
General	34,589.00	11,529.67	9,244.34	2,285.33
P.I.L.O.T.	8,745.00	2,915.00	5,044.15	(2,129.15)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>598,446.00</b>	<b>199,482.00</b>	<b>175,284.46</b>	<b>24,197.54</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>134.00</b>	<b>44.67</b>	<b>36,817.90</b>	<b>36,773.23</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>134.00</b>	<b>44.67</b>	<b>36,817.90</b>	<b>36,773.23</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH INDIAN ROCK VILLAGE**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	322,000.00	107,333.33	107,129.78	(203.55)
Excess Utilities	20,000.00	6,666.67	13,098.12	6,431.45
Interest Income	18,202.00	6,067.33	9,266.57	3,199.24
Other Income	13,045.00	4,348.33	4,525.24	176.91
Operating Subsidy	307,275.00	102,425.00	140,535.01	38,110.01
Utilities Subsidy	293,356.00	97,785.33	75,937.33	(21,848.00)
<b>Total Revenues</b>	<b>973,878.00</b>	<b>324,626.00</b>	<b>350,492.05</b>	<b>25,866.05</b>
<b>EXPENSES</b>				
Administration	92,307.00	30,769.00	39,131.42	(8,362.42)
Central Office Property Management Fees	79,310.00	26,436.67	28,266.48	(1,829.81)
Central Office Bookkeeping Fees	10,859.00	3,619.67	3,870.00	(250.33)
Tenant Services	35,026.00	11,675.33	8,297.59	3,377.74
Utilities Expense	294,143.00	98,047.67	92,347.84	5,699.83
Ordinary Maintenance	224,424.00	74,808.00	78,461.11	(3,653.11)
General	81,546.00	27,182.00	23,453.15	3,728.85
P.I.L.O.T.	4,786.00	1,595.33	2,788.01	(1,192.68)
Extraordinary Maintenance	-	-	26,355.20	(26,355.20)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>822,401.00</b>	<b>274,133.67</b>	<b>302,970.80</b>	<b>(28,837.13)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>151,477.00</b>	<b>50,492.33</b>	<b>47,521.25</b>	<b>(2,971.08)</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Gain/Loss on Donation	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>151,477.00</b>	<b>50,492.33</b>	<b>47,521.25</b>	<b>(2,971.08)</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	FY 2011 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Property Management Income	1,407,920.00	469,306.67	459,522.95	(9,783.72)
Service Fee Income	201,241.00	67,080.33	77,331.77	10,251.44
Asset Management & Bookkeeping Income	398,145.00	132,715.00	130,035.00	(2,680.00)
Interest Income	600.00	200.00	585.50	385.50
Other Income	1,320.00	440.00	939.77	499.77
<b>Total Revenues</b>	<b>2,009,226.00</b>	<b>669,742.00</b>	<b>668,414.99</b>	<b>(1,327.01)</b>
<b>EXPENSES</b>				
Administration	1,859,126.00	619,708.67	573,465.86	46,242.81
Tenant Services	-	-	-	-
Utilities Expense	37,200.00	12,400.00	10,747.91	1,652.09
Ordinary Maintenance	85,237.00	28,412.33	29,859.24	(1,446.91)
General	26,061.00	8,687.00	6,236.04	2,450.96
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>2,007,624.00</b>	<b>669,208.00</b>	<b>620,309.05</b>	<b>48,898.95</b>
<b>Difference in Revenue &amp; Expense</b>	<b>1,602.00</b>	<b>534.00</b>	<b>48,105.94</b>	<b>47,571.94</b>
<b>Non-Oper.Revenue</b>				
Other Income-trf from Public Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>1,602.00</b>	<b>534.00</b>	<b>48,105.94</b>	<b>47,571.94</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
SECTION 8**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	FY 2011 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Interest Income	0.00	0.00	2,357.01	2,357.01
Other Income	732.00	244.00	230.13	(13.87)
Adm Subsidy	955,373.00	318,457.67	324,832.00	6,374.33
FSS Subsidy	<u>51,330.00</u>	<u>17,110.00</u>	<u>12,738.00</u>	<u>(4,372.00)</u>
<b>Total Revenues</b>	<b>1,007,435.00</b>	<b>335,811.67</b>	<b>340,157.14</b>	<b>4,345.47</b>
<b>EXPENSES</b>				
Administration	947,800.00	315,933.33	297,747.66	18,185.67
Tenant Service	57,247.00	19,082.33	19,332.31	(249.98)
Utilities	7,700.00	2,566.67	2,149.62	417.05
Ordinary Maintenance	12,000.00	4,000.00	1,144.95	2,855.05
General	5,815.00	1,938.33	5,886.12	(3,947.79)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Betterment's & Additions	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	<b>1,030,562.00</b>	<b>343,520.67</b>	<b>326,260.66</b>	<b>17,260.01</b>
<b>Diff In Oper Revenue &amp; Expense</b>	<b>(23,127.00)</b>	<b>(7,709.00)</b>	<b>13,896.48</b>	<b>21,605.48</b>
HAP Subsidy	8,574,109.34	2,858,036.45	2,988,825.58	130,789.13
HAP Payments	<u>8,574,109.34</u>	<u>2,858,036.45</u>	<u>2,988,825.58</u>	<u>(130,789.13)</u>
<b>Diff in Non-Oper Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Revenue &amp; Expense</b>	<b>(23,127.00) ***</b>	<b>(7,709.00)</b>	<b>13,896.48</b>	<b>21,605.48</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

\*\*\* FY2011 Budget includes \$24,000 transfer of reserves to cover anticipated expenses.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
COMMUNITY DEVELOPMENT BLOCK GRANT / HOME INVESTMENT PARTNERSHIPS PROGRAM**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

July 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
City of Roanoke CD Grants	74,825.96	43,648.48	7,253.18	(36,395.30)
Other Revenue	164,055.00	95,698.75	93,855.19	(1,843.56)
Loss on Sale of Fixed Assets	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>238,880.96</b>	<b>139,347.23</b>	<b>101,108.37</b>	<b>(38,238.86)</b>
<b>EXPENSES</b>				
Administration (CDBG&HOME)	15,638.18	9,122.27	2,025.00	7,097.27
CDBG - Derelict Structures	58,895.31	34,355.60	6,783.18	27,572.42
Property Acquisition Fund	292.47	170.61	0.00	170.61
Other Expenses	164,055.00	95,698.75	92,300.19	3,398.56
Land Transfers	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>238,880.96</b>	<b>139,347.23</b>	<b>101,108.37</b>	<b>38,238.86</b>
<b>Difference in Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 7 months.

\*\*YTD Actual is Revenue or Expense from 7/1/10 through 01/31/11.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CITY ACTIVITIES PROGRAM**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Investment Interest Income	0.00	0.00	209.10	209.10
Mortgage Interest Income	48,879.00	16,293.00	22,802.10	6,509.10
Grant Income -S. Jefferson Coop.	4,257.00	1,473.58	2,935,047.87	2,933,574.29
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	15,706.00	5,235.33	1,041.68	(4,193.65)
<b>Total Revenue</b>	<b>68,842.00</b>	<b>23,001.91</b>	<b>2,959,100.75</b>	<b>2,936,098.84</b>
<b>EXPENSES</b>				
Administration	6,883.00	2,348.91	2,091.16	257.75
Debt Interest Expense	61,959.00	20,653.00	18,886.65	1,766.35
Utilities	0.00	0.00	261.37	(261.37)
Maintenance Expense	0.00	0.00	99.00	(99.00)
General Expense	0.00	0.00	105.67	(105.67)
Capital Expenditures	0.00	0.00	2,933,839.78	(2,933,839.78)
<b>Total Expenses</b>	<b>68,842.00</b>	<b>23,001.91</b>	<b>2,955,283.63</b>	<b>(2,932,281.72)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>3,817.12</b>	<b>3,817.12</b>
<b>Non-Operational Expenses</b>				
Transfers In	0.00	0.00	0.00	0.00
Returns to City	0.00	0.00	0.00	0.00
Gain/(Loss) on Land Dispositions	0.00	0.00	0.00	0.00

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HOMEOWNERSHIP OPPORTUNITIES PROGRAM**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Gain (Loss) on Home Sale	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	4.25	4.25
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	0.00	0.00	4.25	4.25
<b>EXPENSES</b>				
Administration	0.00	0.00	151.00	(151.00)
Utilities	0.00	0.00	0.00	0.00
Ordinary & Contract Maintenance	0.00	0.00	0.00	0.00
General	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	0.00	0.00	151.00	(151.00)
<b>Difference in Revenue &amp; Expense</b>	0.00	0.00	(146.75)	(146.75)

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

REVENUES	FY 2011 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Dwelling Rental	45,000.00	15,000.00	18,761.57	3,761.57
Interest Income	0.00	0.00	793.80	793.80
Other Income	500.00	166.67	66.00	(100.67)
Operating Subsidy	<u>65,000.00</u>	<u>21,666.67</u>	<u>35,980.00</u>	<u>14,313.33</u>
<b>Total Revenues</b>	110,500.00	36,833.33	55,601.37	18,768.04
<b>EXPENSES</b>				
Administration	40,920.00	13,640.00	12,753.64	886.36
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,425.00	475.00	88.18	386.82
Ordinary Maintenance	22,612.00	7,537.33	6,551.91	985.42
Protective Services	0.00	0.00	0.00	0.00
General	7,160.00	2,386.67	1,846.51	540.16
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Betterments & Additions	<u>50,000.00</u>	<u>16,666.67</u>	<u>0.00</u>	<u>16,666.67</u>
<b>Total Expenses</b>	122,117.00	40,705.67	21,240.24	19,465.43
<b>Difference in Revenue &amp; Expense</b>	(11,617.00) ***	(3,872.33)	34,361.13	38,233.46

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

\*\*\* FY2011 Budget includes \$12,000 transfer of reserves to cover anticipated expenses.



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
JAMISON & DOWNING**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
Dwelling Rental	18,264.00	6,088.00	2,868.00	(3,220.00)
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	393.13	393.13
<b>Total Revenues</b>	<b>18,264.00</b>	<b>6,088.00</b>	<b>3,261.13</b>	<b>(2,826.87)</b>
<b>EXPENSES</b>				
Administration	1,545.00	515.00	155.49	359.51
Tenant Services	0.00	0.00	0.00	0.00
Utilities	2,500.00	833.33	1,114.28	(280.95)
Ordinary Maintenance	3,700.00	1,233.33	2,421.36	(1,188.03)
Protective Services	0.00	0.00	0.00	0.00
General	750.00	250.00	309.32	(59.32)
Interest Expense	9,537.00	3,179.00	3,043.53	135.47
Extraordinary Maintenance	0.00	0.00	7,350.00	(7,350.00)
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>18,032.00</b>	<b>6,010.67</b>	<b>14,393.98</b>	<b>(8,383.31)</b>
<b>Dif in Oper Revenue &amp; Expense</b>	<b>232.00</b>	<b>77.33</b>	<b>(11,132.85)</b>	<b>(11,210.18)</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>FY 2011 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
Dwelling Rental	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Management Fees	108,339.00	36,113.00	36,016.94	(96.06)
Other income	244,514.00	81,504.67	81,339.84	(164.83)
<b>Total Revenues</b>	<b>352,853.00</b>	<b>117,617.67</b>	<b>117,356.78</b>	<b>(260.89)</b>
<b>EXPENSES</b>				
Administration	151,113.00	50,371.00	51,028.44	(657.44)
Management Fees	105,424.00	35,141.33	36,016.94	(875.61)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	45.14	(45.14)
Ordinary Maintenance	86,328.00	28,776.00	34,005.87	(5,229.87)
General	3,525.00	1,175.00	1,560.44	(385.44)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>346,390.00</b>	<b>115,463.33</b>	<b>122,656.83</b>	<b>(7,193.50)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>6,463.00</b>	<b>2,154.33</b>	<b>(5,300.05)</b>	<b>(7,454.38)</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE DEVELOPMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

REVENUES	FY 2011 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Dwelling Rental	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Other income	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	0.00	0.00	0.00	-
<b>EXPENSES</b>				
Administration	0.00	0.00	1,309.16	(1,309.16)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	0.00	0.00
Ordinary Maintenance	0.00	0.00	0.00	0.00
General	0.00	0.00	517.83	(517.83)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	0.00	0.00	1,826.99	(1,826.99)
<b>Difference in Revenue &amp; Expense</b>	0.00	0.00	(1,826.99)	(1,826.99)

\*YTD Budget is Annual Budget divided by 12, then multiplied by 4 months.

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HOPE VI**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
HUD Grants	15,374,712.00	15,293,814.08	9,338.79	(80,897.92)
Interest Income	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>15,374,712.00</b>	<b>15,293,814.08</b>	<b>9,338.79</b>	<b>(80,897.92)</b>
<b>EXPENSES</b>				
Management Improvement	1,454,679.24	1,453,907.05	0.00	772.19
Administration	570,179.22	557,304.16	532.63	12,875.06
Planning	1,227,217.68	1,219,836.20	11.16	7,381.48
Property Purchase	57,151.07	26,037.07	0.00	31,114.00
Site Improvement	1,871,888.58	1,883,425.71	8,670.00	(11,537.13)
Dwelling Structures	8,888,216.25	8,846,094.43	125.00	42,121.82
Dwelling Equipment-Nonexpend.	126,151.00	127,980.50	0.00	(1,829.50)
Non-Dwelling Structures	704,646.68	704,646.68	0.00	0.00
Non Dwelling Equipment	79,514.63	79,514.63	0.00	0.00
Demolition	109,528.92	109,528.92	0.00	0.00
Relocation Cost	285,538.73	285,538.73	0.00	0.00
Disposition	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>15,374,712.00</b>	<b>15,293,814.08</b>	<b>9,338.79</b>	<b>80,897.92</b>
<b>Difference in Revenue &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

Grant effective dates are 1/11/1999 to 9/30/2015

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (508)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>2,364,895.00</u>	<u>2,230,134.28</u>	<u>36,893.53</u>	<u>(134,760.72)</u>
<b>Total Revenues</b>	2,364,895.00	2,230,134.28	36,893.53	(134,760.72)
 <b>EXPENSES</b>				
Operations	60,000.00	60,000.00	0.00	0.00
Management Improvement	76,680.09	76,680.09	0.00	0.00
Administration	236,489.00	236,489.00	0.00	0.00
Audit Costs	2,500.00	2,500.00	0.00	0.00
Fees & Costs	274,000.00	150,258.59	36,133.53	123,741.41
Site Improvements	222,356.29	222,356.29	0.00	0.00
Dwelling Structures	877,421.20	866,401.89	760.00	11,019.31
Dwelling Equipment	264,640.92	264,640.92	0.00	0.00
Relocation Costs	0.00	0.00	0.00	0.00
Collateralization or Debt Service	<u>350,807.50</u>	<u>350,807.50</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	2,364,895.00	2,230,134.28	36,893.53	134,760.72
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	(0.00)

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are September 19, 2007 to September 12, 2011

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (509)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>2,369,436.00</u>	<u>2,044,976.72</u>	<u>97,412.70</u>	<u>(324,459.28)</u>
<b>Total Revenues</b>	2,369,436.00	2,044,976.72	97,412.70	(324,459.28)
 <b>EXPENSES</b>				
Management Improvement	55,000.00	26,825.19	1,505.20	28,174.81
Administration	236,943.00	236,943.00	0.00	0.00
Audit Costs	2,500.00	1,563.53	1,563.53	936.47
Fees & Costs	240,000.00	72,785.48	0.00	167,214.52
Site Improvements	639,484.65	513,351.24	185.00	126,133.41
Dwelling Structures	524,505.80	524,505.80	94,158.97	0.00
Dwelling Equipment	181,580.00	181,579.98	0.00	0.02
Non-dwelling Equipment	137,360.00	135,360.00	0.00	2,000.00
Collateralization or Debt Service	<u>352,062.55</u>	<u>352,062.50</u>	<u>0.00</u>	<u>0.05</u>
<b>Total Expenses</b>	2,369,436.00	2,044,976.72	97,412.70	324,459.28
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are June 12, 2008 to June 12, 2012.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND RECOVERY GRANT PROGRAM (550)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>3,250,682.00</u>	<u>3,159,090.25</u>	<u>327,741.51</u>	<u>(91,591.75)</u>
<b>Total Revenues</b>	3,250,682.00	3,159,090.25	327,741.51	(91,591.75)
 <b>EXPENSES</b>				
Administration	325,068.00	276,884.49	19,489.15	48,183.51
Site Improvements	1,056,000.00	886,691.20	72,978.30	169,308.80
Dwelling Structures	1,869,614.00	1,924,668.47	164,427.97	(55,054.47)
Nondwelling Structures	<u>0.00</u>	<u>70,846.09</u>	<u>70,846.09</u>	<u>(70,846.09)</u>
<b>Total Expenses</b>	3,250,682.00	3,159,090.25	327,741.51	91,591.75
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are March 18, 2009 to March 17, 2012.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (551)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>2,359,541.00</u>	<u>709,391.42</u>	<u>113,744.42</u>	<u>(1,650,149.58)</u>
<b>Total Revenues</b>	2,359,541.00	709,391.42	113,744.42	(1,650,149.58)
 <b>EXPENSES</b>				
Operations	15,000.00	0.00	0.00	15,000.00
Management Improvement	55,000.00	3,105.00	3,105.00	51,895.00
Administration	236,000.00	236,000.00	0.00	0.00
Audit Costs	2,500.00	0.00	0.00	2,500.00
Fees & Costs	255,000.00	2,290.00	2,000.00	252,710.00
Site Improvements	95,000.00	520.00	255.00	94,480.00
Dwelling Structures	1,336,291.00	115,726.42	108,384.42	1,220,564.58
Relocation Costs	5,000.00	0.00	0.00	5,000.00
Contingency	8,000.00	0.00	0.00	8,000.00
Collateralization or Debt Service	<u>351,750.00</u>	<u>351,750.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	2,359,541.00	709,391.42	113,744.42	1,650,149.58
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are September 12, 2009 to September 14, 2013.



**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (560)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>2,171,100.00</u>	<u>247,227.57</u>	<u>247,227.57</u>	<u>(1,923,872.43)</u>
<b>Total Revenues</b>	2,171,100.00	247,227.57	247,227.57	(1,923,872.43)
 <b>EXPENSES</b>				
Management Improvement	55,000.00	0.00	0.00	55,000.00
Administration	217,110.00	217,110.00	217,110.00	0.00
Audit Costs	2,500.00	0.00	0.00	2,500.00
Fees & Costs	230,000.00	0.00	0.00	230,000.00
Site Improvements	370,140.00	30,117.57	30,117.57	340,022.43
Dwelling Structures	946,000.00	0.00	0.00	946,000.00
Collateralization or Debt Service	<u>350,350.00</u>	<u>0.00</u>	<u>0.00</u>	<u>350,350.00</u>
<b>Total Expenses</b>	2,171,100.00	247,227.57	247,227.57	1,923,872.43
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 11/30/10  
Grant effective dates are July 15, 2010 to July 14, 2014.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (258)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>197,911.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(197,911.00)</u>
<b>Total Revenues</b>	197,911.00	0.00	0.00	(197,911.00)
 <b>EXPENSES</b>				
Development Activity	<u>197,911.00</u>	<u>0.00</u>	<u>0.00</u>	<u>197,911.00</u>
<b>Total Expenses</b>	197,911.00	0.00	0.00	197,911.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are September 19, 2007 to October 29, 2014.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (259)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>198,644.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(198,644.00)</u>
<b>Total Revenues</b>	198,644.00	0.00	0.00	(198,644.00)
 <b>EXPENSES</b>				
Development Activity	<u>198,644.00</u>	<u>0.00</u>	<u>0.00</u>	<u>198,644.00</u>
<b>Total Expenses</b>	198,644.00	0.00	0.00	198,644.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are May 24, 2008 to October 29, 2014.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (260)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>171,949.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(171,949.00)</u>
<b>Total Revenues</b>	171,949.00	0.00	0.00	(171,949.00)
 <b>EXPENSES</b>				
Development Activity	<u>171,949.00</u>	<u>0.00</u>	<u>0.00</u>	<u>171,949.00</u>
<b>Total Expenses</b>	171,949.00	0.00	0.00	171,949.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates September 12, 2009 to September 12, 2014.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
ROSS FAMILY AND HOMEOWNERSHIP (659)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>350,000.00</u>	<u>262,906.17</u>	<u>14,590.51</u>	<u>(87,093.83)</u>
<b>Total Revenues</b>	350,000.00	262,906.17	14,590.51	(87,093.83)
 <b>EXPENSES</b>				
Project Coordinator	119,750.00	94,700.57	9,464.62	25,049.43
Training Costs	102,250.00	93,221.73	2,439.25	9,028.27
Individual Savings Accounts	26,000.00	6,036.21	0.00	19,963.79
Stipends	4,000.00	1,317.50	0.00	2,682.50
Supportive Services	30,124.00	29,074.00	(126.25)	1,050.00
Subcontracting	40,000.00	18,790.45	0.00	21,209.55
Administrative Costs	<u>27,876.00</u>	<u>19,765.71</u>	<u>2,812.89</u>	<u>8,110.29</u>
<b>Total Expenses</b>	350,000.00	262,906.17	14,590.51	87,093.83
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are August 29, 2007 to February 29, 2011

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
ROSS FAMILY HOMEOWNERSHIP (671)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	350,000.00	188,019.39	7,799.02	(161,980.61)
<b>Total Revenues</b>	350,000.00	188,019.39	7,799.02	(161,980.61)
<b>EXPENSES</b>				
Project Coordinator	172,085.72	114,552.92	4,495.52	57,532.80
Training Costs	45,000.00	1,752.73	174.98	43,247.27
Individual Savings Accounts	12,000.00	0.00	0.00	12,000.00
Stipends	4,000.00	931.74	0.00	3,068.26
Supportive Services	25,000.00	16,247.34	0.00	8,752.66
Subcontracting	47,012.84	37,436.92	755.47	9,575.92
Administrative Costs	27,401.44	15,337.87	613.18	12,063.57
Resident Salaries	17,500.00	1,759.87	1,759.87	15,740.13
<b>Total Expenses</b>	350,000.00	188,019.39	7,799.02	161,980.61
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are June 25, 2008 to June 25, 2011.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
ROSS ELDERLY/PERSONS WITH DISABILITIES (672)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>350,000.00</u>	<u>170,318.35</u>	<u>47,272.64</u>	<u>(179,681.65)</u>
<b>Total Revenues</b>	350,000.00	170,318.35	47,272.64	(179,681.65)
 <b>EXPENSES</b>				
Project Coordinator	70,720.00	82,429.80	33,773.03	(11,709.80)
Training Costs	13,000.00	3,055.67	446.06	9,944.33
Case Management	183,040.00	54,397.06	3,157.82	128,642.94
Transportation Services	48,000.00	16,302.12	5,652.72	31,697.88
Subcontracting	2,500.00	3,559.84	1,259.24	(1,059.84)
Travel Costs	3,955.00	0.00	0.00	3,955.00
Administrative Costs	<u>28,785.00</u>	<u>10,573.86</u>	<u>2,983.77</u>	<u>18,211.14</u>
<b>Total Expenses</b>	350,000.00	170,318.35	47,272.64	179,681.65
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are June 25, 2008 to June 25, 2011.

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
ROSS SERVICE COORDINATOR (674)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2010 - January 31, 2011

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>398,034.00</u>	<u>11,503.01</u>	<u>11,503.01</u>	<u>(386,530.99)</u>
<b>Total Revenues</b>	398,034.00	11,503.01	11,503.01	(386,530.99)
<b>EXPENSES</b>				
Project Coordinator	326,034.00	10,239.01	10,239.01	315,794.99
Training Costs	60,000.00	0.00	0.00	60,000.00
Administrative Costs	<u>12,000.00</u>	<u>1,264.00</u>	<u>1,264.00</u>	<u>10,736.00</u>
<b>Total Expenses</b>	398,034.00	11,503.01	11,503.01	386,530.99
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/10 through 1/31/11  
Grant effective dates are June 12, 2010 to June 16, 2013.



**REAL ESTATE  
MANAGEMENT DIVISION**

**PUBLIC HOUSING PROGRAM  
MONTHLY OPERATIONS REPORT  
JANUARY 2011**

**Actual Vacant Unit Turnaround Time with Move-ins from 01/01/11 to 01/31/11**

RRHA-Owned Properties	AMP #	Turnaround Days V12400	Exempt V12500 V12600	Actual Turn Days	Lease Units V12700	Average Downtime V12800	Average Net Downtime V12800	Make Ready time V12900	Average Net Make Ready time V12900	Lease Up Time V13000	Average Net Lease Up Time V13000	Average Turnaround Days V13100	Average Net Turn Days
<b>Public Housing</b>													
Lansdowne Park	201	147	0	147	2	3	2	81	41	63	32	147	74
Village at Lincoln/Handicapped/Elderly Cottages	202	163	0	163	2	7	4	26	13	130	65	163	82
Hunt Manor/Bluestone Park	259	173	0	173	6	3	1	87	15	83	14	173	29
Melrose Towers	206	59	0	59	2	5	3	20	10	34	17	59	30
Jamestown Place	207	280	55	225	4	11	3	181	45	33	8	225	56
Morningside Manor	208	184	107	77	3	4	1	59	20	14	5	77	26
Indian Rock Village/47 Scattered	210	106	0	106	3	14	5	44	15	48	16	106	35
<b>Total</b>		<b>1112</b>	<b>162</b>	<b>950</b>	<b>22</b>	<b>47</b>	<b>2</b>	<b>498</b>	<b>23</b>	<b>405</b>	<b>18</b>	<b>950</b>	<b>43</b>
<b>Other Rental Housing</b>													
Hackley Avenue	399	0	0	0	0	0	0	0	0	0	0	0	0
Hackley Avenue	400	0	0	0	0	0	0	0	0	0	0	0	0
Jamison Avenue Apartments	420	0	0	0	0	0	0	0	0	0	0	0	0
Downing Street Properties	425	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Non-Owned Properties Managed by RRHA													
Private/Tax Credit													
Shenandoah Crossings LP	450	107	0	107	5	53	11	12	2	42	8	107	21
Stepping Stone LP	455	67	0	67	1	3	3	64	64	0	0	67	67
Hillcrest Heights	456	61	0	61	1	2	2	17	17	42	42	61	61
Park Street Square	457	56	0	56	1	3	3	50	50	3	3	56	56
Hurt Park LP	459	0	0	0	0	0	0	0	0	0	0	0	0
McCray Court LP	470	36	0	36	1	1	1	20	20	15	15	36	36
Gilmer Housing Associates LP	471	133	0	133	1	3	3	68	68	62	62	133	133
<b>Total</b>		<b>460</b>	<b>0</b>	<b>460</b>	<b>10</b>	<b>65</b>	<b>7</b>	<b>231</b>	<b>23</b>	<b>164</b>	<b>16</b>	<b>460</b>	<b>46</b>

A Property is identified as a NON-PERFORMING Property if the Average Turnaround is greater than 30 days.

**Sub-Indicator 1 - Vacant Unit Turnaround Time**

**Current Standard**

Average Number of Days a Unit

is Vacant/Repaired/ Leased GRADE

- 0-20 days A
- 21-25 days B
- 26-30 days C
- 31-40 days D
- 41-50 days E
- More than 50 days F

**Proposed standard pending final adoption by HUD**

Average Number of Days a Unit is

Vacant/Repaired/ Leased GRADE

- 0-14 days A
- 14-19 days B
- 20-24 days C
- 25-29 days D
- 30 days or more F

**Actual Vacant Unit Turnaround Time with Move-ins from 10/01/10 to 01/31/11**

RRHA Owned Properties	AMP #	Turnaround Days V12400	Exempt V12500 V12600	Actual Turn Days	Lease Units V12700	Downtime V12800	Average Net Downtime V12800	Make Ready time V12900	Average Net Make Ready time V12900	Lease Up Time V13000	Average Net Lease Up Time V13000	Turnaround Days V13100	Average Net Turn Days
<b>Public Housing</b>													
Lansdowne Park	201	1916	0	1916	31	115	4	1360	44	441	14	1916	62
Village at Lincoln/Handicapped/ Elderly Cottages	202	777	0	777	14	39	3	305	22	433	31	777	56
Hunt Manor/Bluestone Park	259	483	0	483	16	16	1	250	16	217	14	483	30
Melrose Towers	206	836	0	836	23	25	1	498	22	313	14	836	36
Jamestown Place	207	720	117	603	11	26	2	432	39	145	13	603	55
Morningside Manor	208	431	259	172	11	14	1	105	10	53	5	172	16
Indian Rock Village/47 Scattered	210	778	0	778	14	40	3	298	21	440	31	778	56
<b>Total</b>		<b>5941</b>	<b>376</b>	<b>5565</b>	<b>120</b>	<b>275</b>	<b>2</b>	<b>3248</b>	<b>27</b>	<b>2042</b>	<b>17</b>	<b>5565</b>	<b>46</b>
<b>Other Rental Housing</b>													
Hackley Avenue	399	0	0	0	0	0	0	0	0	0	0	0	0
Hackley Avenue	400	74	0	74	1	53	53	8	8	13	13	74	74
Jamison Avenue Apartments	420	0	0	0	0	0	0	0	0	0	0	0	0
Downing Street Properties	425	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		<b>74</b>	<b>0</b>	<b>74</b>	<b>1</b>	<b>53</b>	<b>53</b>	<b>8</b>	<b>8</b>	<b>13</b>	<b>13</b>	<b>74</b>	<b>74</b>

Non-Owned Properties Managed by RRHA													
<b>Private/Tax Credit</b>													
Shenandoah Crossings LP	450	331	0	331	11	156	14	60	5	115	10	331	30
Stepping Stone LP	455	201	0	201	3	6	2	125	42	70	23	201	67
Hillcrest Heights	456	169	0	169	2	3	2	27	14	139	70	169	85
Park Street Square	457	125	0	125	2	6	3	106	53	13	7	125	63
Hurt Park LP	459	112	0	112	1	6	6	4	4	102	102	112	112
McCray Court LP	470	169	0	169	3	8	3	60	20	101	34	169	56
Gilmer Housing Associates LP	471	350	0	350	2	4	2	70	35	276	138	350	175
<b>Total</b>		<b>1457</b>	<b>0</b>	<b>1457</b>	<b>24</b>	<b>189</b>	<b>8</b>	<b>452</b>	<b>19</b>	<b>816</b>	<b>34</b>	<b>1457</b>	<b>61</b>

A Property is identified as a NON-PERFORMING Property if the Average Turnaround is greater than 30 days.

**Sub-Indicator 1 - Vacant Unit Turnaround Time**

**Current Standard**

Average Number of Days a Unit is Vacant/Repaired/ Leased	GRADE
0-20 days	A
21-25 days	B
26-30 days	C
31-40 days	D
41-50 days	E
More than 50 days	F

**Proposed standard pending final adoption by HUD**

Average Number of Days a Unit is Vacant/Repaired/ Leased	GRADE
0 - 14 days	A
14-19 days	B
20-24 days	C
25-29 days	D
30 days or more	F

**Monthly Management Report  
Occupancy Comparison  
(1st of the Month)**

<b>RRHA-Owned Properties</b>	<b>AMP #</b>	<b>Actual Unit Count</b>	<b>Adjusted Unit Count</b>	<b>Total Days</b>	<b>Unoccupied Days</b>	<b>Occupied Days</b>	<b>Occupancy Rate</b>	<b>Vacancy Rate</b>
<b>Public Housing</b>								
Lansdowne Park	201	300	300	9300	562	8738	<b>93.96%</b>	<b>6.04%</b>
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	191	191	5921	312	5609	<b>94.73%</b>	<b>5.27%</b>
Hunt Manor/Bluestone Park	259	172	168	5332	241	5091	95.48%	4.52%
Melrose Towers	206	212	212	6572	138	6434	97.90%	2.10%
Jamestown Place	207	150	140	4650	234	4416	<b>94.97%</b>	<b>5.03%</b>
Morningside Manor	208	105	105	3255	42	3213	98.71%	1.29%
Indian Rock Village/47 Scattered	210	133	133	4123	137	3986	96.68%	3.32%
<b>Portfolio Total:</b>		<b>1263</b>	<b>1249</b>	<b>39153</b>	<b>1666</b>	<b>37487</b>	<b>95.74%</b>	<b>4.26%</b>
<b>Other Rental Housing</b>								
Hackley Avenue I	399	12	12	372	0	372	100.00%	0.00%
Hackley Avenue II	400	12	12	372	0	372	100.00%	0.00%
Jamison Avenue	420	2	2	62	31	31	<b>50.00%</b>	<b>50.00%</b>
Downing St.	425	2	2	62	31	31	<b>50.00%</b>	<b>50.00%</b>
<b>Portfolio Total:</b>		<b>28</b>	<b>28</b>	<b>868</b>	<b>62</b>	<b>806</b>	<b>92.86%</b>	<b>7.14%</b>

<b>Non-Owned Properties Managed by RRHA</b>	<b>AMP #</b>	<b>Actual Unit Count</b>	<b>Adjusted Unit Count</b>	<b>Total Days</b>	<b>Unoccupied Days</b>	<b>Occupied Days</b>	<b>Occupancy Rate</b>	<b>Vacancy Rate</b>
<b>Private/Tax Credit</b>								
Stepping Stone (LIHTC)	455	30	30	930	67	863	<b>92.80%</b>	<b>7.20%</b>
Hillcrest Heights (LIHTC)	456	24	24	744	63	681	<b>91.53%</b>	<b>8.47%</b>
Park Street Square (LIHTC)	457	25	25	775	11	764	98.58%	1.42%
Hurt Park LP (LIHTC)	459	40	40	1240	62	1178	95.00%	5.00%
McCray Court (LIHTC)	470	68	68	2108	27	2081	98.72%	1.28%
Gilmer Housing (LIHTC)	471	20	20	620	80	540	<b>87.10%</b>	<b>12.90%</b>
Shenandoah Crossing	450	87	87	2697	414	2283	<b>84.65%</b>	<b>15.35%</b>
<b>Portfolio Total:</b>		<b>294</b>	<b>294</b>	<b>9114</b>	<b>724</b>	<b>8390</b>	<b>92.06%</b>	<b>7.94%</b>

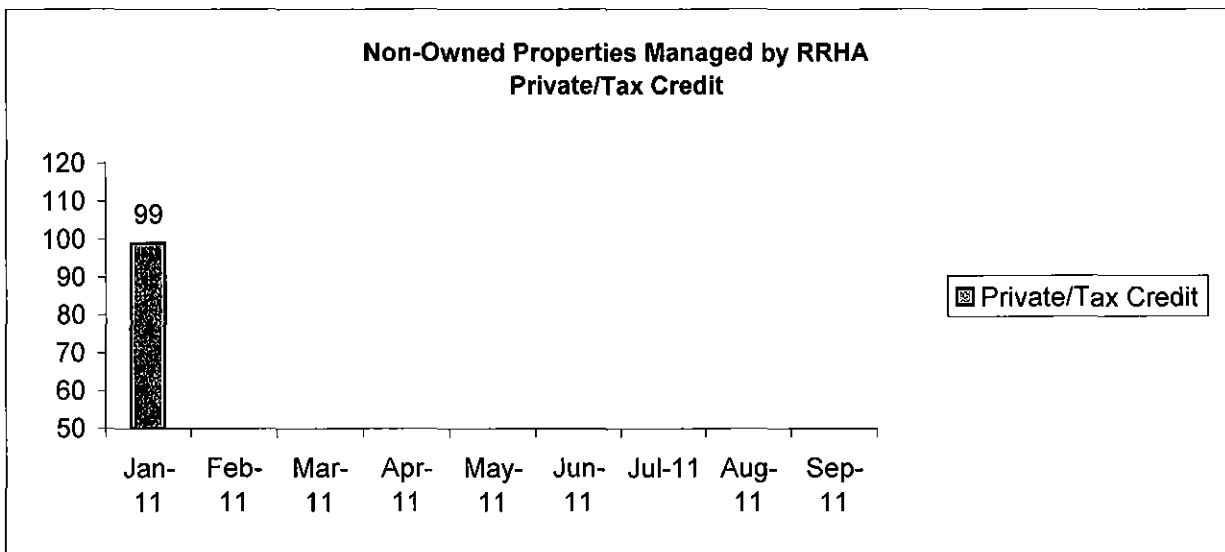
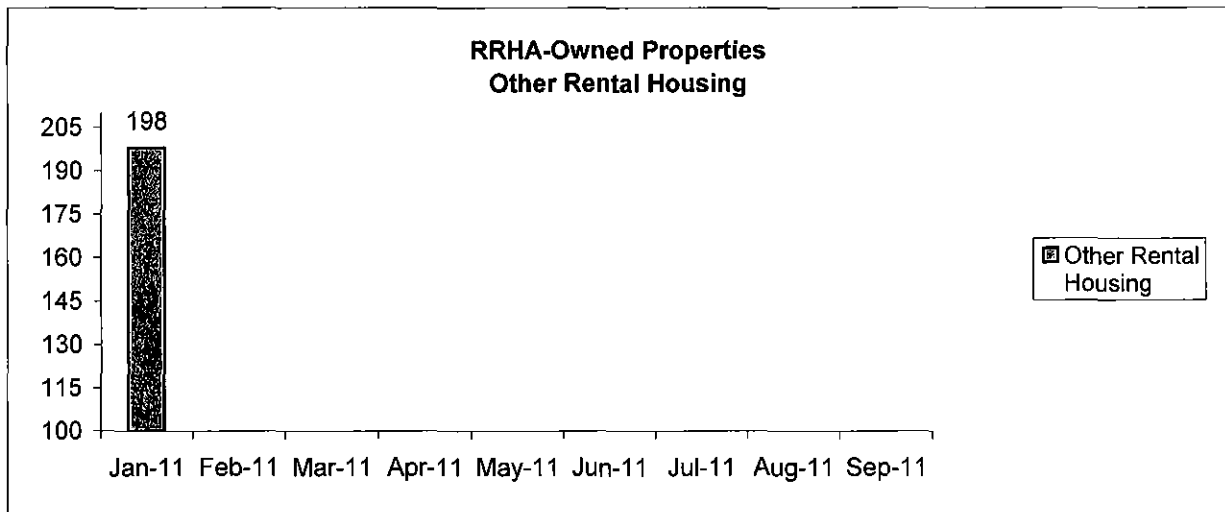
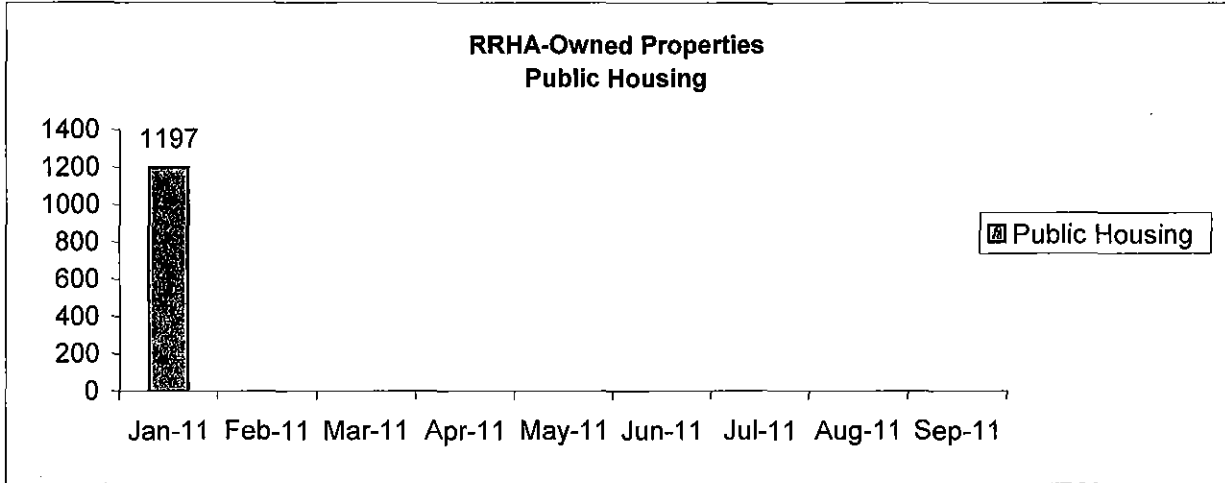
**A Property is identified as a NON-PERFORMING Property if the Vacancy rate is greater than 5%.**

**A Property is identified as a PERFORMING Property if the Occupancy Rate is 95% or higher.**

**Proposed standard for Vacancy Rate pending final adoption by HUD**

<b>GRADE</b>	<b>Adjusted Vacancy Rate</b>
<b>A</b>	2% or less
<b>B</b>	between 2% and 4%
<b>C</b>	between 4% and 6% or between 6% and 10% if adjusted rate was 16% or higher for same calendar month
<b>D</b>	between 6% and 10% or between 10% and 14% if adjusted rate was 20% or higher for the same calendar m
<b>F</b>	greater than 10%

**Monthly Management Report  
Occupancy Comparison  
(1st of the Month)**



**Occupancy Summary Report  
01/01/10 to 01/31/10**

<b>RRHA-Owned Properties</b>	<b>AMP #</b>	<b>Actual Unit Count</b>	<b>Available Units</b>	<b>Exempt Units</b>	<b>New Leases</b>	<b>Transfers *</b>	<b>Vacates</b>	<b>Units Occupied</b>
<b><i>Public Housing</i></b>								
Lansdowne Park	201	300	300	0	2	1	7	278
The Villages at Lincoln Handicapped/Elderly Cottages	202	191	191	0	3	3	3	181
Hunt Manor/Bluestone Park	259	172	168	0	6	0	2	167
Melrose Towers	206	212	212	0	2	2	6	204
Jamestown Place	207	150	140	0	4	2	3	134
Morningside Manor	208	105	105	0	3	1	2	104
Indian Rock Village/47 Scattered	210	133	133	0	3	0	3	129
<b>Public Housing</b>		<b>1263</b>	<b>1249</b>	<b>0</b>	<b>23</b>	<b>9</b>	<b>26</b>	<b>1197</b>
<b><i>Other Rental Housing</i></b>								
Hackley Avenue I	399	12	12	0	0	0	0	12
Hackley Avenue II	400	12	12	0	0	0	0	12
Jamison Avenue	420	2	2	0	0	0	0	1
Downing St.	425	2	2	0	0	0	0	1
<b>Other Rental Housing</b>		<b>28</b>	<b>28</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>

<b>Non-Owned Properties Managed by RRHA</b>								
<b><i>Private/Tax Credit</i></b>								
Stepping Stone (LIHTC)	455	30	30	0	1	0	0	28
Hillcrest Heights (LIHTC)	456	24	24	0	1	0	0	22
Park Street Square (LIHTC)	457	25	25	0	1	0	0	25
Hurt Park (LIHTC)	459	40	40	0	0	0	0	38
McCray Court (LIHTC)	470	68	68	0	1	0	1	67
Gilmer Housing (LIHTC)	471	20	20	0	1	0	0	18
Shenandoah Crossing	450	87	87	0	5	0	5	73
<b>Private/Tax Credit</b>		<b>294</b>	<b>294</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>6</b>	<b>271</b>

\* Transfers are also included in the New Leases and Vacates columns

### Public Housing Occupancy vs. Waitlist

		Lansdowne Park						
AMP #	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
201	1 Bedroom	54	51	3	0	0	3	4
	2 Bedroom	148	139	9	0	7	2	9
	3 Bedroom	78	69	9	0	5	4	3
	4 Bedroom	20	19	1	0	0	1	0
	5 Bedroom	0	0	0	0	0	0	0
	<b>Total</b>		<b>300</b>	<b>278</b>	<b>22</b>	<b>0</b>	<b>12</b>	<b>10</b>

		Jamestown Place						
AMP #	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
207	1 Bedroom	20	20	0	0	0	0	15
	2 Bedroom	34	30	4	2	2	0	11
	3 Bedroom	70	61	9	5	3	1	0
	4 Bedroom	18	15	3	3	0	0	0
	5 Bedroom	8	8	0	0	0	0	2
	<b>Total</b>		<b>150</b>	<b>134</b>	<b>16</b>	<b>10</b>	<b>5</b>	<b>1</b>

		The Villages at Lincoln/Handicapped/Elderly Cottages						
AMP #	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
202	1 Bedroom	41	40	1	0	1	0	28
	2 Bedroom	72	69	3	0	1	2	5
	3 Bedroom	48	45	3	0	1	2	0
	4 Bedroom	4	3	1	0	1	0	0
	5 Bedroom	0	0	0	0	0	0	0
	<b>Total</b>		<b>165</b>	<b>157</b>	<b>8</b>	<b>0</b>	<b>4</b>	<b>4</b>
<b>Transitional/Homeownership</b>								
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	0	0	0	0	0	0	0
	2 Bedroom	0	0	0	0	0	0	0
	3 Bedroom	26	24	2	0	0	2	1
	4 Bedroom	0	0	0	0	0	0	0
	5 Bedroom	0	0	0	0	0	0	0
	<b>Total</b>	<b>26</b>	<b>24</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>1</b>

		Hunt Manor						
AMP #	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
259	1 Bedroom	24	24	0	0	0	0	28
	2 Bedroom	32	32	0	0	0	0	22
	3 Bedroom	28	27	1	0	1	0	5
	4 Bedroom	0	0	0	0	0	0	0
	5 Bedroom	12	8	4	4	0	0	1
	<b>Total</b>		<b>96</b>	<b>91</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>0</b>
<b>Bluestone Park</b>								
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	10	10	0	0	0	0	11
	2 Bedroom	22	22	0	0	0	0	7
	3 Bedroom	32	32	0	0	0	0	0
	4 Bedroom	10	10	0	0	0	0	0
	5 Bedroom	2	2	0	0	0	0	0
	<b>Total</b>	<b>76</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>



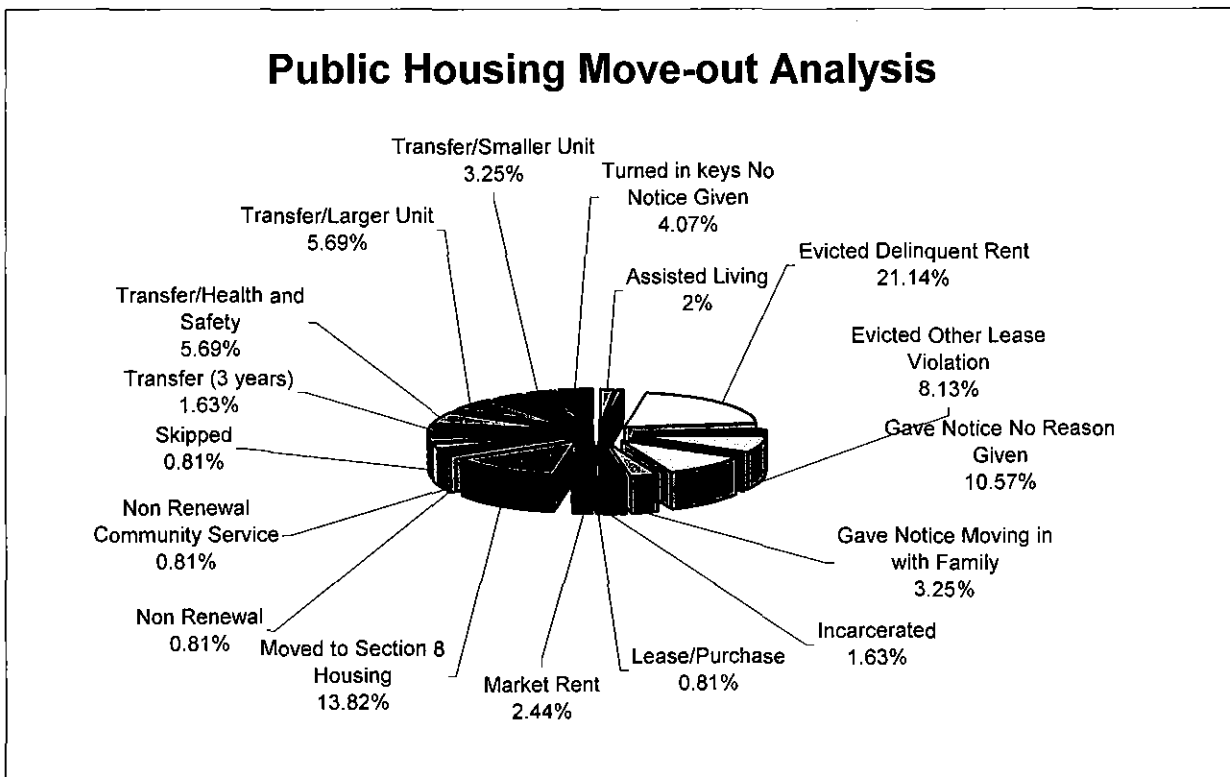
### Public Housing Occupancy vs. Waitlist

AMP #	Indian Rock Village							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
210	1 Bedroom	8	8	0	0	0	0	6
	2 Bedroom	16	15	1	0	1	0	2
	3 Bedroom	36	35	1	0	1	0	2
	4 Bedroom	14	14	0	0	0	0	1
	5 Bedroom	6	6	0	0	0	0	3
	<b>Total</b>	<b>80</b>	<b>78</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>14</b>
210	47 Scattered							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	1	1	0	0	0	0	7
	2 Bedroom	44	42	2	0	1	1	11
	3 Bedroom	8	8	0	0	0	0	7
	<b>Total</b>	<b>53</b>	<b>51</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>25</b>

AMP #	Melrose Towers							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
206	Studio	126	119	7	4	1	2	4
	1 Bedroom	70	69	1	0	1	0	10
	2 Bedroom	16	16	0	0	0	0	0
	<b>Total</b>	<b>212</b>	<b>204</b>	<b>8</b>	<b>4</b>	<b>2</b>	<b>2</b>	<b>14</b>

AMP #	Morningside Manor							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
208	Studio	64	64	0	0	0	0	5
	1 Bedroom	41	40	1	0	1	0	9
	<b>Total</b>	<b>105</b>	<b>104</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>14</b>

Vacate Reason	# of Clients	% of Clients
Assisted Living	2	1.63%
Deceased	1	0.81%
Evicted Delinquent Rent	26	21.14%
Evicted Did not comply with Recertification	0	0.00%
Evicted Drugs	1	0.81%
Evicted Fraud	1	0.81%
Evicted Housekeeping	0	0.00%
Evicted Other Lease Violation	10	8.13%
Evicted Pets	0	0.00%
Family Separation	0	0.00%
Gave Notice No Reason Given	13	10.57%
Gave Notice Moving in with Family	4	3.25%
Illness	1	0.81%
Incarcerated	2	1.63%
Lease/Purchase	1	0.81%
Market Rent	3	2.44%
Moved to Section 8 Housing	17	13.82%
Moved to Tax Credit Property	0	0.00%
Need Air Conditioning	0	0.00%
Non Renewal	1	0.81%
Non Renewal Community Service	1	0.81%
Non Renewal Repeated Lease Violation	1	0.81%
Nursing Home	3	2.44%
Property Sold	0	0.00%
Purchase Home	0	0.00%
Relocated out of area	3	2.44%
Self Sufficiency Contract Completed	1	0.81%
Skipped	1	0.81%
System Error needed to be corrected	0	0.00%
Transfer (3 years)	2	1.63%
Transfer/Handicap Unit	1	0.81%
Transfer/Health and Safety	7	5.69%
Transfer/Into Self Sufficiency	0	0.00%
Transfer/Larger Unit	7	5.69%
Transfer/Out of Self Sufficiency	0	0.00%
Transfer/Reasonable Accommodation	4	3.25%
Transfer/Smaller Unit	4	3.25%
Transfer/Unit Renovation	0	0.00%
Turned in keys No Notice Given	5	4.07%
	<b>123</b>	<b>100.00%</b>



**Monthly  
Management Report  
Charges vs. Receipts**

January 2011

RRHA-Owned Properties	AMP Number	Balance Forward	Rent Charges	Late Fee Charges	Retro Rent Charges	Other Charges	Total Charges	Collections	Ending Balance	% Uncollected Total Charges	% Uncollected Rent
<b>Public Housing</b>											
Lansdowne Park	201	5,315.91	49,163.79	0.00	-89.00	1,819.41	56,210.11	45,408.53	10,801.58	19.22%	7.64%
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	3,128.79	32,971.64	0.00	-341.81	2,553.70	38,312.32	34,063.14	4,249.18	11.09%	0.00%
Hunt Manor/Bluestone Park	259	10,929.07	32,005.45	0.00	-200.97	1,175.93	43,909.48	40,635.79	3,273.69	7.46%	0.00%
Melrose Towers	206	-1,120.58	45,651.13	0.00	-328.00	1,490.21	45,692.76	46,522.09	-829.33	-1.82%	0.00%
Jamestown Place	207	8,788.78	24,139.00	0.00	-270.00	2,815.17	35,472.95	34,535.92	937.03	2.64%	0.00%
Morningside Manor	208	-1,425.36	24,185.00	0.00	53.00	1,460.00	24,272.64	25,343.65	-1,071.01	-4.41%	0.00%
Indian Rock Village/47 Scattered	210	9,028.45	26,528.17	0.00	-237.65	1,165.29	36,484.26	30,163.72	6,320.54	17.32%	0.00%
<b>Public Housing</b>		<b>45,574.13</b>	<b>266,649.63</b>	<b>0.00</b>	<b>-1,615.40</b>	<b>13,655.64</b>	<b>324,264.00</b>	<b>297,308.63</b>	<b>26,955.37</b>	<b>8.31%</b>	<b>0.00%</b>
<b>Other Rental Housing</b>											
Hackley Avenue I	399	-380.00	1,722.00	0.00	0.00	0.00	1,342.00	1,278.00	64.00	4.77%	25.78%
Hackley Avenue II	400	-207.00	3,021.00	0.00	-33.00	12.00	2,793.00	2,976.00	-183.00	-6.55%	1.49%
Jamison Avenue	420	0.00	420.00	0.00	0.00	0.00	420.00	420.00	0.00	0.00%	0.00%
Downing Street	425	0.00	297.00	0.00	0.00	71.00	368.00	0.00	368.00	100.00%	100.00%
<b>Other Rental Housing</b>		<b>-587.00</b>	<b>5,460.00</b>	<b>0.00</b>	<b>-33.00</b>	<b>83.00</b>	<b>4,923.00</b>	<b>4,674.00</b>	<b>249.00</b>	<b>5.06%</b>	<b>14.40%</b>
<b>Non-Owned Properties Managed by RRHA</b>											
<b>Private/Tax Credit</b>											
Stepping Stone (LIHTC)	455	1,392.41	14,967.58	0.00	77.42	960.50	17,397.91	15,188.18	2,209.73	12.70%	0.00%
Hillcrest Heights (LIHTC)	456	4,330.02	11,680.00	0.00	0.00	588.00	16,598.02	13,706.00	2,892.02	17.42%	0.00%
Park Street Square (LIHTC)	457	1,552.45	11,985.16	0.00	0.00	567.00	14,104.61	11,755.00	2,349.61	16.66%	1.92%
Hurt Park (LIHTC)	459	10,428.31	21,300.00	0.00	0.00	727.84	32,456.15	20,387.21	12,068.94	37.19%	4.29%
McCray Court (LIHTC)	470	76.16	30,065.48	0.00	0.00	433.42	30,575.06	30,524.00	51.06	0.17%	0.00%
Gilmer Housing (LIHTC)	471	3,513.70	8,189.52	0.00	0.00	668.00	12,371.22	7,507.00	4,864.22	39.32%	8.33%
Shenandoah Crossing	450	-4,114.50	59,581.20	0.00	0.00	6,233.00	61,699.70	65,164.50	-3,464.80	-5.62%	0.00%
<b>Private/Tax Credit</b>		<b>17,178.55</b>	<b>157,768.94</b>	<b>0.00</b>	<b>77.42</b>	<b>10,177.76</b>	<b>185,202.67</b>	<b>164,231.89</b>	<b>20,970.78</b>	<b>11.32%</b>	<b>0.00%</b>

A Property is identified as a NON-PERFORMING Property if the Tenant Accounts Receivables exceeds 7% of monthly rent roll.

Proposed Standard for Public Housing Rent Collections, pending final adoption by HUD

**Grade**

- A 97% of total Rent collected
- C between 93% and 97% of total rent collected
- F Less than 93% of the total rent collected

**Fiscal Year to Date  
Public Housing Inspections**

10/01/10- 01/31/11

<u>Location</u>	<u># Units</u>	<u>Inspected</u>	<u>Uninspected</u>	<u>% Inspected</u>
Lansdowne Park	300	0	300	0.00%
Villages at Lincoln	191	0	191	0.00%
Hunt Manor/Bluestone Park	172	0	172	0.00%
Melrose Towers	212	0	212	0.00%
Jamestown Place	150	0	150	0.00%
Morningside Manor	105	0	105	0.00%
Indian Rock Village/47Scattered	133	0	133	0.00%
<b>Total</b>	<b>1263</b>	<b>0</b>	<b>1263</b>	<b>0.00%</b>

**A Property is identified as a Non-Performing Property if an annual inspection has not occurred on 100% of Units and systems.**

**Proposed Standard for Annual Inspections pending final adoption by HUD**

	<b>Grade</b>
Inspect 99% or more of the units or score 90 or greater on REAC physical inspection	A
Inspect between 95% and 99% of units	C
Inspect less than 95% of units	F

Note: RRHA has outsourced annual inspections. The contract requires that inspections of all units be completed prior to September 30, 2011.

## Public Housing Work Order Report from 01/01/11 to 01/31/11

Development	Number Emergency Work Orders	Number Emergency Work Orders completed within 24 hours	% of Emergency Work Orders completed within 24 hours	Total Non- Emergency Work Orders	Total Number of calendar days to complete Non- Emergency Work Orders	Average Completion Days
Lansdowne Park	29	29	100%	183	980	5
Village at Lincoln/Handicapped/ Elderly Cottages	9	9	100%	106	308	3
Hunt Manor/Bluestone Park	24	23	96%	133	332	2
Melrose Towers	3	3	100%	111	530	4
Jamestown Place	10	10	100%	83	591	7
Morningside Manor	0	0	100%	67	658	10
Indian Rock Village/47 Scattered	6	6	100%	88	631	7
<b>Total</b>	<b>81</b>	<b>80</b>	<b>99%</b>	<b>771</b>	<b>4030</b>	<b>5</b>

## Work Order Report from 10/1/10 to 01/31/11

Development	Number Emergency Work Orders	Number Emergency Work Orders completed within 24 hours	% of Emergency Work Orders completed within 24 hours	Total Non- Emergency Work Orders	Total Number of calendar days to complete Non- Emergency Work Orders	Average Completion Days
Lansdowne Park	150	149	99%	652	4532	7
Village at Lincoln/Handicapped/ Elderly Cottages	38	38	100%	342	998	3
Hunt Manor/Bluestone Park	100	99	99%	484	1630	3
Melrose Towers	20	20	100%	378	1938	5
Jamestown Place	43	43	100%	284	2293	8
Morningside Manor	2	2	100%	198	2868	14
Indian Rock Village/47 Scattered	48	48	100%	298	1478	5
<b>Total</b>	<b>401</b>	<b>399</b>	<b>100%</b>	<b>2636</b>	<b>15737</b>	<b>6</b>

### Sub-Indicator 3 - Work Orders

#### Emergency Work Orders

		GRADE
Completed within 24 hrs	99%	A
Completed within 24 hrs	98%	B
Completed within 24 hrs	97%	C
Completed within 24 hrs	96%	D
Completed within 24 hrs	95%	E
Completed within 24 hrs	<95%	F

#### NON Emergency Work Orders

	GRADE
0-25 days	A
26-30 days	B
31-40 days	C
41-50 days	D
51-60 days	E
>60 days	F

#### Proposed standard for Work Orders pending final adoption by HUD

##### Completion of Tenant-generated work orders

	Grade
Average less than 3 days or score 90 or greater on REAC physical inspection	A
Average between 3 and 10 days or between 10 and 20 days if average completion time decreased by at least 10 days during past 3 years	C
Average of 10 or more days	F

## Utility Consumption Report

### October 2010 - September 2011

#### Consumption and Costs as of December 31, 2010

Utility Costs							
AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	34.89	94.00	55.83	184.72	174.12	106.09%
202	192	108.24	8.25	37.81	154.30	174.12	88.62%
259	172	38.84	65.39	56.61	160.84	174.12	92.37%
206	212	39.53	54.75	27.14	121.42	174.12	69.73%
207	150	32.24	65.84	63.09	161.17	174.12	92.56%
208	105	54.50	51.13	15.07	120.70	174.12	69.32%
210	127	45.36	70.97	76.48	192.81	174.12	110.73%
Total Units:		1263					
Average Cost PUM:		49.82	74.95	49.35	174.12		

Consumption											
AMP	Gas				Electric			Water			
	Number of Units	THERMS PUM	RRHA PUM Average	Percent Difference	KWH PUM	RRHA PUM Average	Percent Difference	Usage PUM	RRHA PUM Average	Percent Difference	
201	300	121.36	95.89	126.56%	573	660	86.82%	7.87	6.45	122.02%	
202	192	N/A	95.89	N/A	1,049	660	158.94%	5.55	6.45	86.05%	
259	172	86.05	95.89	89.74%	566	660	85.76%	6.53	6.45	101.24%	
206	212	70.31	95.89	73.32%	603	660	91.36%	3.33	6.45	51.63%	
207	150	84.71	95.89	88.34%	494	660	74.85%	7.92	6.45	122.79%	
208	105	66.15	95.89	68.99%	801	660	121.36%	1.70	6.45	26.36%	
210	127	84.13	95.89	87.74%	569	660	86.21%	9.84	6.45	152.56%	
Total Units:		1263									
Average THERM PUM:		95.89	Average KWH PUM:			660	Average water usage PUM:				6.45
Note: AMP 202 - gas not used in units						Note: AMP 202 -total electric (heat pumps)					
Note: AMP 202 - Admin. Building and Maint. Shop use gas utility						Note: AMP 202 - electrical data available for only 165 of 192 units					
Note: AMP 210 - electrical and water usage data available for only 127 or 133 units											

A property is identified as a NON-PERFORMING Property if it has utility consumption exceeding 120% of the agency average.

SECURITY ACTIVITIES  
MONTHLY REPORT  
JANUARY 2011

Criminal Activity for the month of December and the fiscal year 10/01/10 - 12/31/10  
Information was not previously available for the December Board Meeting

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	0	0	0	0	0	0	0	0	1
Arson	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	1	0	0	0	0	0	0	1	1
Burglary	0	0	0	0	1	1	0	0	0	3
Homicide/Murder	0	0	0	0	0	0	0	0	0	0
Larceny	0	3	1	3	0	0	1	1	2	5
Rape	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	1	0	0	0	0
Part 1 Crime Total	0	4	1	3	1	2	1	1	3	10
Destruction of Property	0	0	0	0	1	1	0	1	1	10
Disorderly Persons	0	1	0	0	0	0	0	0	1	1
Drug Offense	0	0	0	0	0	0	0	1	1	2
Family Offense (nonviolent)	1	4	0	0	1	1	0	0	0	2
Forgery	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	0	0	0	0	0	0	1
Gambling	0	0	0	0	0	0	0	0	0	0
Intimidation	0	0	0	0	0	0	0	0	0	3
Liquor Law	0	1	0	0	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	0
Simple Assault	0	2	0	0	1	1	1	3	11	21
Sucide/Attempt	0	0	0	0	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0
Towed Vechile	0	2	0	0	1	2	1	1	0	0
Trespassing	0	0	0	0	0	0	0	0	0	4
Weapons	0	0	0	0	0	0	0	0	0	0
Part II Crime Total	1	10	0	0	4	5	2	6	14	44
Auto Accident	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0
Area Total	1	14	1	3	5	7	3	7	17	54



Criminal Activity for the month of December and the fiscal year 10/01/10 - 12/31/10  
 Information was not previously available for the December Board Meeting

	Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	0	1	2	0	1
Arson	0	0	0	0	0	0
Auto Theft	0	0	0	0	1	1
Burglary	0	2	0	0	0	0
Homicide/Murder	0	0	0	0	0	0
Larceny	2	4	0	0	4	6
Rape	0	0	0	0	0	0
Robbery	0	0	0	0	0	0
<b>Part 1 Crime Total</b>	<b>2</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>5</b>	<b>8</b>
Destruction of Property	1	2	1	2	0	1
Disorderly Persons	0	0	0	0	0	0
Drug Offense	5	7	2	3	3	3
Family Offense (nonviolent)	1	2	0	2	0	0
Forgery	0	0	0	0	0	0
Fraud	0	0	0	0	1	1
Gambling	0	0	0	0	0	0
Intimidation	2	3	1	3	0	0
Liquor Law	0	0	0	0	0	0
Loitering	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	1
Simple Assault	2	4	1	3	1	2
Sucide/Attempt	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0
Towed Vechile	2	3	0	1	0	0
Trespassing	0	0	1	2	0	0
Weapons	0	0	0	0	0	0
<b>Part II Crime Total</b>	<b>13</b>	<b>21</b>	<b>6</b>	<b>16</b>	<b>5</b>	<b>8</b>
Auto Accident	0	0	0	0	0	0
Fire	0	0	0	0	0	0
<b>Part III Crime Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Area Total</b>	<b>15</b>	<b>27</b>	<b>7</b>	<b>18</b>	<b>10</b>	<b>16</b>

**Community vs. Site  
Part 1 and Part II Crimes Percentage**

**December 2010**

Part I Crime	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community
	No. Per Household			No. Per Household		
	Community	Site	Community	Site	Community	Site
Jamestown Place	0.008382	0.000000	0.00%	0.033147	0.0267	80.45%
Morningside Manor	0.008382	0.009524	113.62%	0.033147	0.0286	86.20%
Indian Rock Village	0.008382	0.012500	<b>149.13%</b>	0.033147	0.0250	75.42%
Bluestone	0.012356	0.013158	106.49%	0.037573	0.0132	35.02%
Lansdowne Park	0.011291	0.010000	88.56%	0.032816	0.0333	101.58%
Villages at Lincoln	0.011291	0.009302	82.38%	0.032816	0.0279	85.04%
Hunt Manor	0.011291	0.010417	92.25%	0.032816	0.0208	63.49%
Melrose Towers	0.011291	0.023585	<b>208.87%</b>	0.032816	0.0377	114.99%

Part II Crime	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community
	No. Per Household			No. Per Household		
	Community	Site	Community	Site	Community	Site
Jamestown Place	0.029337	0.006667	22.72%	0.097409	0.0667	68.44%
Morningside Manor	0.029337	0.000000	0.00%	0.097409	0.0000	0.00%
Indian Rock Village	0.029337	0.050000	<b>170.43%</b>	0.097409	0.0625	64.16%
Bluestone	0.016103	0.026316	<b>163.42%</b>	0.056715	0.0789	<b>139.20%</b>
Lansdowne Park	0.030434	0.046667	<b>153.34%</b>	0.100388	0.1467	<b>146.10%</b>
Villages at Lincoln	0.030434	0.060465	<b>198.68%</b>	0.100388	0.0977	97.30%
Hunt Manor	0.030434	0.062500	<b>205.36%</b>	0.100388	0.1667	<b>166.02%</b>
Melrose Towers	0.030434	0.023585	77.50%	0.100388	0.0377	37.59%

A property is identified as a NON-PERFORMING Property if incidence of Part I and Part II crimes exceeds 120% of surrounding community rate.

Information was not previously available for the December Board Meeting

Public Housing Criminal Activity for the month of January and the fiscal year 10/01/10 - 01/31/11

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	0	0	0	0	0	0	0	1	2
Arson	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	1	0	0	0	0	0	0	1	2
Burglary	0	0	0	0	0	1	0	0	0	3
Homicide/Murder	0	0	0	0	0	0	0	0	0	0
Larceny	1	4	0	3	0	0	1	2	0	5
Rape	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	1	0	0	0	0
Part 1 Crime Total	1	5	0	3	0	2	1	2	2	12
Destruction of Property	1	1	0	0	0	1	0	1	4	14
Disorderly Persons	0	1	0	0	0	0	0	0	3	4
Drug Offense	0	0	0	0	1	1	0	1	0	2
Family Offense (nonviolent)	2	6	0	0	0	1	0	0	0	2
Forgery	0	0	1	1	0	0	0	0	0	0
Fraud	0	0	0	0	0	0	0	0	0	1
Gambling	0	0	0	0	0	0	0	0	0	0
Intimidation	0	0	0	0	0	0	0	0	1	4
Liquor Law	0	1	0	0	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	0
Simple Assault	1	3	0	0	1	2	0	3	4	25
Sucide/Attempt	0	0	0	0	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0
Towed Vechile	0	2	0	0	0	2	0	1	0	0
Trespassing	0	0	0	0	0	0	0	0	3	7
Weapons	0	0	0	0	0	0	0	0	0	0
Part II Crime Total	4	14	1	1	2	7	0	6	15	59
Auto Accident	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0
Area Total	5	19	1	4	2	9	1	8	17	71

Public Housing Criminal Activity for the month of January and the fiscal year 10/01/10 - 01/31/11

	Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	0	0	2	0	1
Arson	0	0	0	0	0	0
Auto Theft	2	2	0	0	0	1
Burglary	0	2	0	0	0	0
Homicide/Murder	0	0	0	0	0	0
Larceny	1	5	0	0	0	6
Rape	0	0	0	0	0	0
Robbery	0	0	0	0	0	0
<b>Part 1 Crime Total</b>	<b>3</b>	<b>9</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>8</b>
Destruction of Property	1	3	1	3	0	1
Disorderly Persons	0	0	0	0	0	0
Drug Offense	0	7	0	3	0	3
Family Offense (nonviolent)	1	3	2	4	0	0
Forgery	0	0	0	0	0	0
Fraud	1	1	0	0	0	1
Gambling	0	0	0	0	0	0
Intimidation	1	4	0	3	0	0
Liquor Law	0	0	0	0	0	0
Loitering	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	1
Simple Assault	1	5	2	5	0	2
Sucide/Attempt	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0
Towed Vechile	1	4	0	1	0	0
Trespassing	0	0	0	2	0	0
Weapons	0	0	0	0	0	0
<b>Part II Crime Total</b>	<b>6</b>	<b>27</b>	<b>5</b>	<b>21</b>	<b>0</b>	<b>8</b>
Auto Accident	0	0	0	0	0	0
Fire	0	0	0	0	0	0
<b>Part III Crime Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Area Total</b>	<b>9</b>	<b>36</b>	<b>5</b>	<b>23</b>	<b>0</b>	<b>16</b>

**Public Housing Community vs. Site  
Part 1 and Part II Crimes Percentage**

**January 2011**

<b>Part I Crime</b>	<b>MONTH</b>		<b>Site Rate Compared to Community</b>	<b>YEAR TO DATE</b>		<b>Site Rate Compared to Community</b>
	<b>No. Per Household</b>			<b>No. Per Household</b>		
	<b>Community</b>	<b>Site</b>	<b>Community</b>	<b>Community</b>	<b>Site</b>	
<b>Jamestown Place</b>	0.011049	0.006667	60.34%	0.044196	0.0333	75.42%
<b>Morningside Manor</b>	0.011049	0.000000	0.00%	0.044196	0.0286	64.65%
<b>Indian Rock Village</b>	0.011049	0.000000	0.00%	0.044196	0.0250	56.57%
<b>Bluestone</b>	0.012558	0.013158	104.78%	0.050132	0.0263	52.49%
<b>Lansdowne Park</b>	0.011027	0.006667	60.46%	0.043843	0.0400	91.24%
<b>Villages at Lincoln</b>	0.011027	0.013953	<b>126.54%</b>	0.043843	0.0419	95.48%
<b>Hunt Manor</b>	0.011027	0.000000	0.00%	0.043843	0.0208	47.52%
<b>Melrose Towers</b>	0.011027	0.000000	0.00%	0.043843	0.0377	86.07%

<b>Part II Crime</b>	<b>MONTH</b>		<b>Site Rate Compared to Community</b>	<b>YEAR TO DATE</b>		<b>Site Rate Compared to Community</b>
	<b>No. Per Household</b>			<b>No. Per Household</b>		
	<b>Community</b>	<b>Site</b>	<b>Community</b>	<b>Community</b>	<b>Site</b>	
<b>Jamestown Place</b>	0.024511	0.026667	108.79%	0.121920	0.0933	76.55%
<b>Morningside Manor</b>	0.024511	0.009524	38.86%	0.121920	0.0095	7.81%
<b>Indian Rock Village</b>	0.024511	0.025000	101.99%	0.121920	0.0875	71.77%
<b>Bluestone</b>	0.017217	0.000000	0.00%	0.073932	0.0789	106.78%
<b>Lansdowne Park</b>	0.030699	0.050000	<b>162.87%</b>	0.131087	0.1967	<b>150.03%</b>
<b>Villages at Lincoln</b>	0.030699	0.027907	90.91%	0.131087	0.1256	95.80%
<b>Hunt Manor</b>	0.030699	0.052083	<b>169.66%</b>	0.131087	0.2188	<b>166.87%</b>
<b>Melrose Towers</b>	0.030699	0.000000	0.00%	0.131087	0.0377	28.79%

**A property is identified as a NON-PERFORMING Property if incidence of Part I and Part II crimes exceeds 120% of surrounding community rate.**

**SECTION 8 PROGRAMS  
MONTHLY OPERATIONS REPORT  
JANUARY 2011**

**Housing Choice Voucher Department  
Summary of Operations, Accomplishments and Challenges  
January 2011**

**Program Utilization**

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of January reporting period is 94.0%. The average utilization rate for the department since the beginning of the fiscal year on October 1, 2010 is 93.2%. The average percent of the HAP budget authority expense for Fiscal year 2011 is 96.3%; however, this is based on budget estimates as actual budget amounts for 2011 have not been established by Congress and HUD.

**Inspections**

During the month of January 2011, the Housing Choice Voucher HQS Inspectors conducted a total of 236 inspections and five (5) quality control inspections. This also includes a total of fifty-five (55) initial inspections approved and processed for new admissions and moving families in the Housing Choice Voucher Program.

**Housing Choice Voucher Waiting List**

During this January 2011 reporting period, the Housing Choice Voucher Department scheduled twenty-five (25) families from the Housing Choice Voucher waiting list for interviews to determine their eligibility.

**Homeownership**

The program currently has seven (7) Section 8 participants in the Homeownership Program for the month of January 2011. The department is assisting with the mortgage payments.

**Veteran Affairs Supportive Housing (VASH)**

This program was created by a partnership between HUD and the Veterans Administration for the sole purpose of providing housing for homeless veterans. HUD's total allocation of vouchers to RRHA for this program is sixty (60) Vouchers. For the month of January 2011, this program has forty (40) participants.

**Tenant Briefings**

The Housing Choice Voucher Department conducted one Housing Choice Voucher briefing for January 2011 for eighteen (18) families. There are seven (7) families still searching for housing opportunities. The Housing Choice Voucher Client Specialists provided customer service to 185 Housing Choice Voucher participants during the month of January 2011. The staff also provided additional customer service to 805 walk-in participants such as landlords and HCV clients to sign leases, contracts and to drop off paperwork. There were a total number of 990 program participants assisted for the month of January 2011.

**Landlord Briefings**

The Section 8 staff has daily contact with current and prospective landlords in regard to describing and answering questions concerning the Housing Choice Voucher Program.

**Voucher Issuance Briefings**

In an effort to reach and maintain the 100% budget utilization, the department continued with eligibility and voucher issuance interviews. There were eighteen (18) Housing Choice Vouchers issued in January 2011.



**HCV HQS Inspection Department  
Monthly Activity Report  
January 2011**

<b>HCV HQS INSPECTION DEPARTMENT: MONTHLY ACTIVITY REPORT</b>					
<b>INSPECTION TYPE</b>	<b># COMPLETE</b>	<b># PASSED</b>	<b>% PASSED</b>	<b># FAILED</b>	<b>% FAILED</b>
ANNUAL	118	40	33.90%	78	66.10%
INITIALS	55	54	98.18%	0	0.82%
COMPLAINT	0	0	0.00%	0	0.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	63	33	52.38%	30	47.62%
EXTENSIONS	0	0	0.00%	0	0.00%
<b>TOTAL INSPECTIONS SCHEDULED</b>			<b>236</b>		
EXIT INSPECTIONS	0	0	0	0	0
HQS QUALITY CONTROL	5	3	60.00%	2	40.00%
NO ENTRIES	25	0	0.00%	25	100.00%
FIELD CANCELLATIONS	0	0	0.00%	0	0.00%
VACATES/DNL	0	0	0.00%	0	0.00%

<b>AVERAGE INSPECTIONS PER INSPECTOR PER DAY</b>	<b>5.9</b>
<b>AVERAGE INSPECTIONS PER FIELD DAY</b>	<b>11.8</b>
<b>NUMBER OF INSPECTORS</b>	<b>2</b>
<b>TOTAL WORKING DAYS</b>	<b>20</b>

## Section 8 Program Wait List January 2011

BEDROOM SIZE	TOTAL BEDROOMS
<b>0 BEDROOMS</b>	<b>0</b>
<b>1 BEDROOMS</b>	<b>707</b>
<b>2 BEDROOMS</b>	<b>853</b>
<b>3 BEDROOMS</b>	<b>481</b>
<b>4 BEDROOMS</b>	<b>94</b>
<b>5 BEDROOMS</b>	<b>11</b>
<b>6 BEDROOMS</b>	<b>0</b>
<b>7 BEDROOMS</b>	<b>0</b>
<b>TOTAL REMAINING ON WAIT LIST</b>	<b>2146</b>

### Program Voucher Issuance By Month/Bedroom Size

January 2011

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued	Cumulative
October-10	9	9	11	2	0	0	31	31
November-10	6	2	4	2	0	0	14	45
December-10	0	0	0	0	0	0	0	0
<b>January-11</b>	<b>5</b>	<b>5</b>	<b>7</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>63</b>
February-11	0	0	0	0	0	0	0	0
March-11	0	0	0	0	0	0	0	0
April-11	0	0	0	0	0	0	0	0
May-11	0	0	0	0	0	0	0	0
June-11	0	0	0	0	0	0	0	0
July-11	0	0	0	0	0	0	0	0
August-11	0	0	0	0	0	0	0	0
September-11	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>20</b>	<b>16</b>	<b>22</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>63</b>	<b>63</b>

**Section 8  
Applicant Status Report  
(Wait List Pulled Events)  
FY 2011  
January 2011**

Month	Number Selected / Interviewed Off Wait-list	Number of N/S WD	Number of Mail Ret.	Number of PC	Number of Other WD	Number Okay to Issue	Number of Files Pending	Notes
October - 10	0	0	0	0	0	0	0	
November - 10	77	24	7	33	4	9	0	
December - 10	78	12	4	30	5	25	2	
<b>January - 11</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>1</b>	<b>15</b>	<b>1</b>	
February - 11	0	0	0	0	0	0	0	
March - 11	0	0	0	0	0	0	0	
April - 11	0	0	0	0	0	0	0	
May-11	0	0	0	0	0	0	0	
June - 11	0	0	0	0	0	0	0	
July - 11	0	0	0	0	0	0	0	
August - 11	0	0	0	0	0	0	0	
September - 11	0	0	0	0	0	0	0	
<b>TOTALS</b>	<b>180</b>	<b>36</b>	<b>11</b>	<b>71</b>	<b>10</b>	<b>49</b>	<b>3</b>	
<b>Meanings</b>	<b>NS = No Show</b> <b>PC = Preference Change, goes back on wait list</b> <b>Pending = Still waiting on information for qualification</b> <b>VB = Voucher Briefing</b> <b>WD = Withdrawn</b> <b>WD Mail = Withdrawn for Mail Returned</b> <b>WD Other = Withdrawn for owing debt, criminal history, or over income, etc</b>							

**SECTION 8 MONTHLY STATISTIC REPORT  
January 2011**

PROGRAM NAME	ACTIVITY	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11
HOUSING CHOICE VOUCHERS	UNIT MONTHS ALLOCATED	1,654	1,654	1,654	1,654	0	0	0	0	0	0	0	0
	UNIT MONTHS LEASED	1,529	1,541	1,545	1,554	0	0	0	0	0	0	0	0
MAINSTREAM	ALLOCATED	46	46	46	46	0	0	0	0	0	0	0	0
	LEASED	46	44	44	44	0	0	0	0	0	0	0	0
VETERANS SUPPORTIVE HOUSING VASH	ALLOCATED	60	60	60	60	0	0	0	0	0	0	0	0
	LEASED	36	36	37	40	0	0	0	0	0	0	0	0
FAMILY UNIFICATION PROGRAM FUP	ALLOCATED	31	31	31	31	0	0	0	0	0	0	0	0
	LEASED	0	0	9	13	0	0	0	0	0	0	0	0
SINGLE ROOM OCCUPANCY (SRO)	ALLOCATED	43	43	43	43	0	0	0	0	0	0	0	0
	LEASED	27	26	29	35	0	0	0	0	0	0	0	0
SHELTER PLUS	ALLOCATED	24	24	24	24	0	0	0	0	0	0	0	0
	LEASED	23	24	24	24	0	0	0	0	0	0	0	0

# VOUCHER UNITS LEASED

FY 2011

MONTH	TOTAL HUD AWARDED UNITS	TOTAL FUNDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED
OCTOBER - 10	1,654	1,654	1,529	125
NOVEMBER - 10	1,654	1,654	1,541	113
DECEMBER - 10	1,654	1,654	1,545	109
<b>JANUARY - 11</b>	<b>1,654</b>	<b>1,654</b>	<b>1,554</b>	<b>100</b>
FEBRUARY - 11				
MARCH - 11				
APRIL - 11				
MAY - 11				
JUNE - 11				
JULY - 11				
AUGUST - 11				
SEPTEMBER - 11				
<b>TOTALS</b>	<b>6,616</b>	<b>6,616</b>	<b>6,169</b>	<b>447</b>

**SECTION 8 FY 2011 MONTHLY HAP EXPENDITURE ANALYSIS**

HAP	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Apr-11	May-11	Jun-11	Jul-11	Aug-11	Sep-11	YTD
<b>BUDGET AUTHORITY</b>	\$ 723,033	\$ 723,033	\$ 777,088	\$ 726,416									\$ 2,949,570
ACTUAL HAP SPENT	\$ 691,014	\$ 706,729	\$ 708,858	\$ 732,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,838,993
VARIANCE	\$ 32,019	\$ 16,304	\$ 68,230	\$ (5,975)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,577
PERCENT VARIANCE	4.43%	2.25%	8.78%	-0.82%									3.75%
YTD VARIANCE	\$ 32,019	\$ 48,322	\$ 116,552	\$ 110,577	\$ 110,577	\$ 110,577	\$ 110,577	\$ 110,577	\$ 110,577	\$ 110,577	\$ 110,577	\$ 110,577	\$ 110,577
<b>PUC</b>													
HUD FUNDED PUC	\$ 437.14	\$ 437.14	\$ 469.82	\$ 439.19									\$ 445.82
ACTUAL PUC	\$ 451.94	\$ 458.62	\$ 458.81	\$ 471.29									\$ 460.20
VARIANCE	\$ (14.80)	\$ (21.48)	\$ 11.02	\$ (32.11)									\$ (14.38)
PERCENT VARIANCE	-3.27%	-4.68%	2.40%	-6.81%									-3.12%
<b>UNITS</b>													
HUD BASELINE UNITS	1,654	1,654	1,654	1,654	-	-	-	-	-	-	-	-	6,616
HUD FUNDED UNITS	1,654	1,654	1,654	1,654	-	-	-	-	-	-	-	-	6,616
FUNDED UNITS BASED ON ACTUAL HAP	1,600	1,577	1,694	1,541									6,411
ACTUAL UNITS	1,529	1,541	1,545	1,554	-	-	-	-	-	-	-	-	6,169
VARIANCE TO BUDGETED	71	36	149	(13)									242
VARIANCE TO BASELINE	54	77	(40)	113	-	-	-	-	-	-	-	-	205
YTD VAR TO BASELINE	54	132	92	205	205	205	205	205	205	205	205	205	205
VARIANCE FUNDED	125	113	109	100	-	-	-	-	-	-	-	-	447
YTD VAR TO FUNDED	125	238	347	447	447	447	447	447	447	447	447	447	447
<b>ADMIN FEES</b>													
HUD FUNDED FEES	\$ 70,815	\$ 74,711	\$ 74,899	\$ 75,004	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 295,429
ACTUAL EXPENSE	\$ 59,149	\$ 69,215	\$ 95,886	\$ 83,145	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 307,395
VARIANCE	\$ 11,666	\$ 5,496	\$ (20,987)	\$ (8,141)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (11,966)
PERCENT	83.53%	92.64%	128.02%	110.85%									104.05%
CUMULATIVE VARIANCE	\$ 11,666	\$ 17,162	\$ (3,824)	\$ (11,966)	\$ (11,966)	\$ (11,966)	\$ (11,966)	\$ (11,966)	\$ (11,966)	\$ (11,966)	\$ (11,966)	\$ (11,966)	\$ (11,966)

**SECTION 8 CY 2010 MONTHLY HAP EXPENDITURE ANALYSIS**

<b>HAP</b>	<b>Jan-11</b>	<b>Feb-11</b>	<b>Mar-11</b>	<b>Apr-11</b>	<b>May-11</b>	<b>Jun-11</b>	<b>Jul-11</b>	<b>Aug-11</b>	<b>Sep-11</b>	<b>Oct-11</b>	<b>Nov-11</b>	<b>Dec-11</b>	<b>YTD</b>
<b>BUDGET AUTHORITY</b>	\$ 726,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726,416
<b>ACTUAL HAP SPENT</b>	\$ 732,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 732,391
<b>VARIANCE</b>	\$ (5,975)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,975)
<b>PERCENT VARIANCE</b>	-0.82%												-0.82%
<b>YTD VARIANCE</b>	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)	\$ (5,975)
<b>PUC</b>													
<b>HUD FUNDED PUC</b>	\$ 439.19												\$ 439.19
<b>ACTUAL PUC</b>	\$ 471.29												\$ 471.29
<b>VARIANCE</b>	\$ (32.11)												\$ (32.11)
<b>PERCENT VARIANCE</b>	-6.81%												-6.81%
<b>UNITS</b>													
<b>HUD BASELINE UNITS</b>	1,654												1,654
<b>HUD FUNDED UNITS</b>	1,654												1,654
<b>FUNDED UNITS BASED ON ACTUAL HAP</b>	1,541												1,541
<b>ACTUAL UNITS LEASED</b>	1,554												1,554
<b>VARIANCE TO BUDGET</b>	(13)												(13)
<b>VARIANCE TO BASELINE</b>	113												113
<b>YTD VAR TO BASELINE</b>	113												113
<b>VARIANCE FUNDED</b>	100	-	-	-	-	-	-	-	-	-	-	-	100
<b>YTD VAR TO FUNDED</b>	100	100	100	100	100	100	100	100	100	100	100	100	100
<b>FEES</b>													
<b>HUD FUNDED FEES</b>	75,004	-	-	-	-	-	-	-	-	-	-	-	\$ 75,004
<b>ACTUAL EXPENSE</b>	83,145	-	-	-	-	-	-	-	-	-	-	-	\$ 83,145
<b>VARIANCE</b>	\$ (8,141)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,141)
<b>PERCENT</b>	110.85%												110.85%
<b>CUMULATIVE VARIANCE</b>	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)	\$ (8,141)

**REAL ESTATE  
DEVELOPMENT DIVISION**



# REAL ESTATE DEVELOPMENT

## JANUARY 2011 MONTHLY ACTIVITY REPORT

### CAPITAL IMPROVEMENTS

#### Contract Status

A summary sheet is attached that reflects current detail status of all contracts, including capital improvements, currently being managed by the Real Estate Development division.

#### HOPE VI

##### Lincoln Terrace

**Hope VI Grant Award: August 24, 1998**

The six new scattered site homes built with Hope VI funding have been added to RRHA's AMP designation and a Declaration of Trust on these units forwarded to HUD.

### REDEVELOPMENT UPDATE

#### Hurt Park Redevelopment

RRHA staff continued to participate in the Roanoke Neighborhood Revitalization Partnership (RNRP), including Total Action Against Poverty (TAP), Habitat for Humanity, and Rebuilding Together, which is addressing the revitalization of the Hurt Park neighborhood.

The Partnership is applying for a bridge application of CDBG and Home funds to allow further revitalization in various City locations until a new targeted area is designated by City Council.

#### South Jefferson Redevelopment Area (SJRA)

##### B&B Holdings Property

Relocation payments have been made to both tenants on the property. The property has been vacated and preliminary assessment for future planned demolition has begun by the prospective purchaser.

#### Gainsboro Redevelopment Area

##### Gainsboro Redevelopment Plan

The Board of Commissioners approved Resolution No. 3599 on June 28, 2010 that amended the Redevelopment Plan to comply with changes in the Code of Virginia effective July 1, 2010. City Council approved the Amendment by Resolution No. 38956-092010 on September 20, 2010.

**City of Roanoke Redevelopment and Housing Authority  
Capital Fund Summaries  
Open Hope VI and Capital Fund**

1/31/2011

Fund #	Total	Total	Balance	Total	Balance	Obligation	Expenditure
	Budgeted	Obligated	Unobligated	Expended	Available	End Date	End Date
VA36URDO111198	\$15,373,939.81	\$15,301,842.98	\$72,096.83	\$15,299,245.29	\$74,694.52	30-Sep-2013	30-Sep-2015
VA36RO1150109	\$189,962.00	\$0.00	\$189,962.00	\$0.00	\$189,962.00	2-Apr-2012	2-Apr-2014
VA36RO1150110	\$194,133.00	\$0.00	\$194,133.00	\$0.00	\$194,133.00	14-Jul-2012	14-Jul-2014
VA36RO1150207	\$197,911.00	\$0.00	\$197,911.00	\$0.00	\$197,911.00	29-Oct-2012	29-Oct-2014
VA36RO1150208	\$198,644.00	\$0.00	\$198,644.00	\$0.00	\$198,644.00	29-Oct-2012	29-Oct-2014
VA36RO1150209	\$171,949.00	\$0.00	\$171,949.00	\$0.00	\$171,949.00	14-Sep-2011	14-Sep-2013
VA36RO1150210	\$187,080.00	\$0.00	\$187,080.00	\$0.00	\$187,080.00	14-Jul-2012	14-Jul-2014
VA36PO1150106	\$2,036,187.00	\$2,036,187.00	\$0.00	\$2,036,187.00	\$0.00	17-Jul-2008	17-Jul-2010
VA36PO1150107	\$2,364,895.00	\$2,364,895.00	\$0.00	\$2,238,402.15	\$126,492.85	12-Sep-2009	12-Sep-2011
VA36PO1150108	\$2,369,436.00	\$2,369,436.00	\$0.00	\$2,206,614.97	\$162,821.03	12-Jun-2010	12-Jun-2012
VA36PO1150109	\$2,359,489.00	\$1,219,647.04	\$1,139,841.96	\$694,587.80	\$1,664,901.20	14-Sep-2011	14-Sep-2013
VA36PO1150110	\$2,171,100.00	\$793,620.65	\$1,377,479.35	\$367,227.56	\$1,803,872.44	14-Jul-2012	14-Jul-2014
VA36S01150109	\$3,250,682.00	\$3,250,682.00	\$0.00	\$3,164,745.39	\$85,936.61	18-Mar-2010	18-Mar-2012
<b>Totals</b>	<b>\$31,065,407.81</b>	<b>\$27,336,310.67</b>	<b>\$3,729,097.14</b>	<b>\$26,007,010.16</b>	<b>\$5,058,397.65</b>		
		<b>88.0%</b>		<b>83.7%</b>			

NOTE: HUD approved VA36P01150110 on 7/15/10.

VA36RO1150110 and VA36RO1150210 approved by HUD 6/23/2010.

VA36S01150109 is funding received from the American Recovery and Reinvestment Act.  
Administration costs can only be obligated as they are incurred.

City of Roanoke Redevelopment and Housing Authority  
 Contracts Administered by Real Estate Development Division  
 Status Report as of 01/31/11

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Completion Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 550-0902-1-10 (project 081101)	Property Wide Surveillance Camera System for Eight Public Housing Sites.  Original Contract Amount: \$705,309.80	Dynamark Security, Inc.	RRHA in-house	09/02/09		#1 - \$55,751.50 #2 - Time only	\$761,017.30	88%	90%	Cameras installed at main entrance to Hunt Manor, Bluestone Park, Indian Rock Village, Jamestown, and the lobby of RRHA Central office. Installation work complete for Lansdowne Park Development. Camera installation at Villages at Lincoln delayed until electrical panels are installed to provide power.
contract 550-1001-1-7 (project 091101)	Elevator Upgrades at Melrose Towers  Original Contract Amount \$353,068.00	South End Construction Inc.	The Lane Group	08/02/10		#1 - \$453.29 #2 - Time only #3 - Time only #4 - \$10,153.43/time #5 - \$15,556.25 #6 - \$5,774.98/time	\$353,521.29	95%	95%	Elevator inspector has completed final inspection. Contractor has list of items to correct.
contract 509-1006-1-7 (project 100401)	Window Replacement for Lansdowne Park Phase I.  Original Contract Amount: \$405,764.48	Cook Siding & Window Co., Inc.	RRHA in-house	11/08/10		#1 - Not to exceed \$24,860.00 and 42 day calendar extension	\$405,764.48	15%	36%	Installation of replacement windows in 18 apartments completed (4 buildings) on 30th St. and Salem Turnpike. The small screens for the bathrooms and some of the bedrooms were manufactured to the wrong size and had to be reordered. The Contractor will have to finish removing old caulk and repair screw anchor holes where the old storm windows were attached.
contract 551-1101-1-7 (project 100901)	Replacement of Range Ventilation for Bluestone Park  Original Contract Amount: \$99,750.00	Russell's Remodeling, LLC	RRHA in-house	11/29/10			\$99,750.00	69%	46%	At the end of January, the Contractors had roughed in and installed range hoods on the interior of 62 apartments. Due to the inclement weather, only 35 have been completed on the exterior.
contract 551-1102-1-7 (project 100902)	Replacement of Entrance and Screen Doors for Hunt Manor  Original Contract Amount: \$159,000.00	Price Buildings, Inc.	RRHA in-house	TBD			\$159,000.00	0%	0%	Contractor providing submittals for review.
contract 551-1103-1-7 (project 101101)	Plumbing & Interior Renovations in 4 units for Hunt Manor  Original Contract Amount: \$69,000.00	GHT General Contractor	RRHA in-house	01/17/11			\$69,000.00	20%	35%	The sewer and drain piping under the concrete floor have been replaced in two of the apartments in Building #805 and the wood sub flooring installed upstairs in all four units. Removal of the concrete flooring and digging up old pipes underway in the second set of apartments in Building #803.

City of Roanoke Redevelopment and Housing Authority  
Derelict Structures  
Status Report as of 01/31/11

Address or Tax Map #	Status	Resolution Approved	Closing	Demo Rehab	PROJECT STATUS
1623 Rorer Avenue, SW	House purchased.	11/27/06 No. 3391	08/14/07	06/8/08 - Demo	RRHA acquired the property on August 14, 2007. Demolition was completed in June 2008.
1801 Rorer Avenue, SW	House purchased.	4/21/08 No. 3473	11/12/08	01/02/09 - Demo	RRHA acquired the property on November 12, 2008. Demolition was completed in January 2009.
702 10th Street, NW	House purchased.	4/21/08 No. 3472	04/07/09	07/21/09 - Demo	RRHA acquired the property on April 7, 2009. Demolition was completed in July 2009. RRHA and City staff have met to discuss a possible development activity for the vacant lot. RRHA staff attended the Officer at Home Program meeting with the Police Department and City Staff in February 2010.
427 Gilmer Avenue, NW	House purchased.	4/21/08 No. 3471	07/23/08	Rehab	RRHA acquired the property on July 23, 2008. The house is anticipated to be conveyed to someone who will renovate it.
29 14th Street, SW and 1817 Rorer Avenue, SW	2 lots purchased at tax sale.	6/28/10 No. 3594 1/25/10 No. 3574	5/19/10 and 5/13/10	New Construction	RRHA received the two deeds for the vacant lots from the real estate tax sale on May 13 and 19, 2010. Plan is to convey to the housing partners to provide affordable homeownership opportunity. Resolution No. 3594 was approved by the Board of Commissioners on June 28, 2010 to convey the vacant lot at 29 14th Street, SW to Habitat for Humanity by Deed of Gift. RRHA staff are working to resolve title issues prior to conveyance.
1311 Salem Avenue, SW	Purchase has been completed	10/25/10 No. 3617	TBD	Rehab	Resolution No. 3617 was approved by the Board of Commissioners on October 25, 2010 and deeds are being drafted to transfer property to Habitat for Humanity.

**Roanoke Redevelopment & Housing Authority**

Located in City of Roanoke, Virginia's 6th Congressional District, USA – DUNS 101721843, NAICS 531110, SIC 9531

American Recovery and Reinvestment Act (ARRA)

Transparency and Accountability Requirements for Recipients of Recovery Act Funds: Informal Report for Month Ending January 31, 2011

Capital Fund Recovery Grant (CFRG) Grant	Amount of Recovery Funds Received	Obligated Amount	Unobligated Amount	Expended Amount
VA36S01150109	\$3,250,682.00	\$3,250,682.00	\$0.00	\$3,164,745.39

**Detailed List of all Projects:**

Property	Project	Description	Evaluation of the completion Status (Percentage)	Estimate of the Number of Jobs		Infrastructure Investments
				Created	Retained	
Lansdowne Park AMP 201	Security - Surveillance Cameras	Installation of surveillance cameras at targeted problem areas on development. Data recording equipment and local system controls located at site manager's office. Live data stream accessible by local police department.	Project complete.	3	3	N/A
	Security - Site lighting	Replacement of and addition to existing site lighting. Energy conserving lighting to be installed.	Project complete.			N/A
	Landscaping	Installation of landscaping at 300 residential units to increase curb appeal.	Project moved to Capital Fund Grant for FY 2009 due to obligation of ARRA Funds prior to awarding contract.			N/A
	Entrance Doors - ECM	Replacement of 600 entrance and screen doors. Existing entrance doors at end of life cycle, to be replaced with insulated doors.	Project completed.	0	2	N/A
Villages at Lincoln AMP 202	Security - Surveillance Cameras	Installation of surveillance cameras at targeted problem areas on development. Data recording equipment and local system controls located at site manager's office. Live data stream accessible by local police department.	Camera installation at Villages at Lincoln delayed until electrical panels are installed to provide power.	See info for AMP 201.	See info for AMP 201.	N/A
	Admin. Building Windows - ECM	Replacement of single-glazed steel sash windows with "Energy Star" qualified windows.	Project complete.		4	N/A
	Access - Admin. Storefront Doors - ECM	Replace single-glazed "storefront" entrance with thermopane "storefront" system providing automatic entrance door operation to increase accessibility.	Project complete.			N/A
Melrose Towers AMP 206	Security - Surveillance Cameras	Installation of surveillance cameras at targeted problem areas on development. Data recording equipment and local system controls located at site manager's office. Live data stream accessible by local police department.	Project complete.	See info for AMP 201.	See info for AMP 201.	N/A
	Accessibility - Front Doors	Replace automatic entrance door system. Replace single-glazed "storefront" with thermopane "storefront" entrance.	Project complete.	0	0	N/A
	Elevators	Replace controls and hoisting equipment and increase capacity for two-elevator, nine-story apartment building.	Final inspection has been completed by elevator inspector. Contractor has list of items for correction.	1	0	N/A
	Bathroom - GFCI	Install GFCI receptacles in 212 residential bathrooms	Project moved to Capital Fund Grant for FY 2009 due to obligation of ARRA Funds prior to bidding work.			N/A

Property	Project	Description	Evaluation of the completion Status (Percentage)	Estimate of the Number of Jobs		Infrastructure Investments
				Created	Retained	
Jamestown Place AMP 207	Security - Surveillance Cameras	Installation of surveillance cameras at targeted problem areas on development. Data recording equipment and local system controls located at site manager's office. Live data stream accessible by local police department.	Project complete.	See info for AMP 201.	See info for AMP 201.	N/A
	Entrance Doors - ECM	Replacement of 300 entrance and screen doors. Existing doors at end of life cycle. New entrance doors to be insulated.	Project complete.	0	0	N/A
Morningside Manor AMP 208	Security - Surveillance Cameras	Installation of surveillance cameras at targeted problem areas on development. Data recording equipment and local system controls located at site manager's office. Live data stream accessible by local police department.	Project complete.	See info for AMP 201.	See info for AMP 201.	N/A
	Bathroom Upgrades	Complete renovation of 100 residential bathrooms. Installation of new tubs, low flow rate fixtures, "Energy Star" qualified lighting and GFCI receptacles.	Project complete.		5	N/A
Indian Rock Village Scattered Sites AMP 210	Security - Surveillance Cameras	Installation of surveillance cameras at targeted problem areas on development. Data recording equipment and local system controls located at site manager's office. Live data stream accessible by local police department.	Project complete.	See info for AMP 201.	See info for AMP 201.	N/A
	Landscaping	Installation of landscaping at 80 residential units to increase curb appeal.	Project complete.	0	2	N/A
	Window Replacement - ECM	Replacement of windows in 35 residential units with "Energy Star" qualified windows.	Project complete.	0	0	N/A
	Replace Domestic Hot Water Heater - ECM	Installation of "Energy Star" qualified gas-fired domestic hot water heaters in 47 apartment units.	Project complete.	0	0	N/A
	HVAC Upgrades - ECM	Installation of high-efficiency gas-fired forced air furnaces in 47 apartment units.	Project complete.			N/A
Hunt Manor Bluestone Park AMP 259	Security - Surveillance Cameras	Installation of surveillance cameras at targeted problem areas on development. Data recording equipment and local system controls located at site manager's office. Live data stream accessible by local police department.	Project complete.	See info for AMP 201.	See info for AMP 201.	N/A
	Landscaping	Installation of landscaping at 168 apartment units to increase curb appeal.	Project complete.	0	4	N/A
All	Management Fee		Obligated - \$324,775.61 Expensed - \$276,884.49	N/A	N/A	N/A