Roanoke Redevelopment and Housing Authority

Monthly Operations Report

For the Month of March 2014

April 28, 2014

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Partners in Progress

MEMORANDUM

To: Board of Commissioners

From: Glenda Edwards Goh, Executive Director

Date: April 21, 2014

Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of March 2014. The reports are as follows:

Executive Office……Section 1
- Executive Director's Report
- Human Resources
- Workers' Compensation

Finance Division……Section 2
- Financial Narrative Report
- Financial Statements and Activity

Operations Division……Section 3
- Procurement
- Section 3 Activities
- Redevelopment and Modernization

Housing Division……Section 4
- Public Housing Operations
- Security Activities
- Section 8 Operations
- Resident Services

Executive Office

Executive Director's Report

Federal Budget

HUD informed RRHA of calendar year 2014 funding amount for the Housing Choice Voucher (HCV) program on April 1, 2014. The amount for Housing Assistance Payments increased substantially over calendar year 2013, and RRHA has begun the process of issuing vouchers to families on the waiting list.

RRHA Agency Plan

The planning process for the HUD-required 2014 Annual Plan update to the 2010-2014 Agency Plan began in late February 2014. This process focuses on the HUD-funded Public Housing and Housing Choice Voucher programs. Community meetings were held between February 25 and March 6, 2014 at all public housing sites and with HCV participants and landlords. Additional comments were received by email, phone, and letters. All comments and responses have been included as an attachment to the draft 2014 Annual Plan.

A draft of the 2014 Annual Plan has been completed and made available at all RRHA sites, City offices, and on the RRHA website for a 45-day public comment period. The draft has also been provided to Commissioners and to all active resident councils. The RRHA Board of Commissioners is required to hold a public hearing prior to adoption of the 2014 Annual Plan update to the 2010-2014 Agency Plan. The public hearing will be scheduled to coincide with the regular meeting of the Board of Commissioners on May 19, 2014. The 2014 Annual Plan must be submitted to HUD by July 18, 2014.

Public Housing Flat Rent Provision

Section 210 of the 2014 Appropriations Act, signed by the President on January 17, 2014 amended the United States Housing Act of 1937 to create new rules for flat rents for public housing residents. The Act requires housing authorities to comply with the new requirements by June 1, 2014. Specifically, the Act requires housing authorities to establish flat rents at no less than 80 percent of fair market rent (FMR). HUD will issue a notice providing implementation guidance. Pending that guidance, RRHA staff have begun the process of comparing RRHA's current flat rent schedule with HUD's published FMR for the area. Families in public housing are given the option of choosing income-based rent or flat rent at each annual reexamination.

Choice Neighborhoods Community Event

RRHA will host a community event on April 15, 2014 at Goodwill to receive additional community input for the Choice Neighborhoods planning process. Staff from Wallace Roberts and Todd, LLC (WRT) will present design concepts developed from the needs assessment and community input, and community members in attendance will be invited to give feedback regarding the concepts presented. Commissioners are welcome to attend the community event. Additional details are available in the event flyer on RRHA's website at www.rkehousing.org/redevelopment/choice-neighborhoods.

HUMAN RESOURCES
MONTHLY REPORT
MARCH 2014

HUMAN RESOURCES MARCH MONTHLY ACTIVITY REPORT

Employee Census as of March 2014

RRHA Regular F/T	RRHA Regular P/T	RRHA Temp F/T – P/T	Total
70	2	1	73

Staffing Changes

New Hires:

NAME	TITLE	STATUS
Melanie Farrelly	Administrative Assistant I - Capital Improvements	Regular Full-Time
Melinda Hayes-Ramsey	Family Self-Sufficiency Coordinator	Regular Full-Time
Chenita Jackson	Activity Coordinator	Regular Part-Time

Terminations:

NAME	TITLE	STATUS
Molly Whalen	Activity Coordinator	Regular Part-Time
Michelle Deel	Human Resources Coordinator	Regular Full-Time

Contract Agency Temporaries 9

Recruitment

Number of new position vacancies published this month: 3
Number of open positions as of month end: 3

Applications received this month: 29
Position applied for by Residents: 1

Employee/Board Training – IN STATE

TRAINING: **E-Verify – US Citizenship and Immigration Services Tutorial** **DATE:** 03/13/2014

ATTENDEES: Dawn Fields

Employee/Board Training – OUT OF STATE

No out of state training to report.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

Workers' Compensation Loss Run

Monthly Activity Summary for

Fiscal Year 2013 - 2014

Month	Lost Work Time	Medical Claim Only
October 2013	0	2
November 2013	0	0
December 2013	0	0
January 2014	1	1
February 2014	0	0
March 2014	0	0
April 2014		
May 2014		
June 2014		
July 2014		
August 2014		
September 2014		

Finance Division

DEPARTMENT OF FINANCE

MARCH 31, 2014

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 23

Public Housing sites are reporting a net income of approximately $604,000. Dwelling Rental is reporting a favorable variance of approximately $69,000 due to the occupancy rates being in the 99% - 100% range. Excess utilities are also reporting a favorable variance due to billings exceeding amounts above established consumption levels.

Total expenses are reporting favorable variances of $293,000. The unfavorable variance in Replacement of Equipment is related to the purchase of vehicles from the COCC to be used at the sites in an effort to control costs related to vehicle purchases. The unfavorable variance in Betterments and Additions is related to prior year improvements that were completed during the 2014 fiscal year. The unfavorable variance in PILOT expenses is due the higher occupancy percentages than the amount budgeted. The budget is based on a conservative estimated occupancy rate of 98% whereas most all sites are at 99% or above for occupancy.

Central Office – page 33

The central office cost center is reporting a net income of approximately $119,000.

Total Revenues are reporting favorable variances of approximately $37,000 due to the property management fees being over budget. The low rent program is currently at a 99% - 100% occupancy rate which is a contributor to the overall management fees billed. Service fees unfavorable variance is due to the lack of services billed out for the first six months of the fiscal year.

Total Expenses are approximately $81,000 under budget with most all categories reporting favorable variances with Administrative expenses showing the largest favorable variance which can be attributed to salaries and benefits, and miscellaneous expenses under the amounts budgeted.

Section 8 – page 34

Section 8 is reporting a net loss of approximately ($17,000) due to the administrative fee revenue being prorated to 69% for the first quarter of the fiscal year. Admin expenses for the 2014 calendar year are estimated to be received in the 75% range.

All expenses are showing favorable variances.

CDBG – page 36

The unfavorable variance in the amount of $208,500 is the result of the 1st property transferred back to the City since the Board adopted the resolution to transfer property purchased with CDBG funding that has no current development plan.

DEPARTMENT OF FINANCE

MARCH 31, 2014

MONTHLY FINANCIAL STATEMENTS AND ACTIVITY REPORT

CASH ACTIVITY AS OF 3/31/14

NON RESTRICTED CHECKING ACCOUNTS			
BANK	**TYPE OF ACCOUNT**	**BALANCE**	
SunTrust Bank	Checking	**10,916,449.00**	**
Less:	Outstanding checks	(80,809.80)	**
SunTrust Bank	Section 8	(26,757.34)	**
		10,808,881.86	

RESTRICTED CASH ACCOUNTS				
BANK	**TYPE OF ACCOUNT**	**YIELD**	**BALANCE**	
US Bank/Evergreen Money Market	Capital Fund Revenue Bond	0.02%	352,831.09	*
SunTrust Bank	Section 8 FSS Escrow	0.10%	124,395.90	**
SunTrust Bank	Public Housing FSS Escrow	0.05%	66,712.10	**
SunTrust Bank	Funding Loan Account	0%	12,242.86	**
SunTrust Bank	Mortgage Loan Loss Reserve	0%	132,443.16	**
			688,625.11	

INVESTMENTS	MATURITY DATE	YIELD	PRINCIPAL VALUE
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 Mtg Corp Agency Corp Med Term Note	11/13/14	1.25%	600,000.00
			1,600,000.00

* Indicates statement balance as of 2/28/14
** Indicates statement balance as of 3/31/14

BALANCE SHEETS

AS OF MARCH 31, 2014

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Public Housing Consolidated

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	6,399,769	6,524,654
Cash - restricted	449,921	446,873
Investments	1,016,591	1,015,883
Accounts Receivable	76,486	49,040
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	245,527	244,316
Interprogram-due from	0	0
Total Current Assets	8,188,294	8,280,766
Fixed Assets, net of depreciation	27,505,960	27,505,960
Total Noncurrent Assets	27,505,960	27,505,960
Total Assets	35,694,254	35,786,726
LIABILITIES		
Accounts Payable	0	10,952
Accrued Liabilities	147,555	150,300
Due to other governments	166,863	172,294
Other Liabilities	232,638	229,453
Interprogram-due to	0	0
Bonds & Notes Payable	325,421	325,421
Total Liabilities	872,477	888,420
EQUITY		
Investment in general fixed assets	27,180,539	27,180,539
Retained Earnings - current	503,830	603,640
Operating Reserve	7,198,936	7,198,936
Operating Reserve Used	(61,528)	(84,809)
Total Fund Equity	34,821,777	34,898,306
Total Liabilities and Fund Equity	35,694,254	35,786,726

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Lansdowne Park

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	1,487,471	1,516,810
Cash - restricted	6,021	6,547
Investments	119,770	119,856
Accounts Receivable	49,960	44,286
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	25,936	24,782
Interprogram-due from	0	0
Total Current Assets	1,689,158	1,712,281
Fixed Assets, net of depreciation	4,637,810	4,637,810
Total Noncurrent Assets	4,637,810	4,637,810
Total Assets	6,326,968	6,350,091
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	33,592	34,077
Due to other governments	20,681	19,651
Other Liabilities	37,264	37,990
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	91,537	91,718
EQUITY		
Investment in general fixed assets	4,637,810	4,637,810
Retained Earnings - current	190,743	213,685
Operating Reserve	1,406,878	1,406,878
Operating Reserve Used	0	0
Total Fund Equity	6,235,431	6,258,373
Total Liabilities and Fund Equity	6,326,968	6,350,091

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Villages at Lincoln

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	1,046,131	1,074,234
Cash - restricted	415,460	416,387
Investments	84,234	84,884
Accounts Receivable	-202	-1,774
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	137,370	137,194
Interprogram-due from	0	0
Total Current Assets	1,682,993	1,710,925
Fixed Assets, net of depreciation	10,948,218	10,948,218
Total Noncurrent Assets	10,948,218	10,948,218
Total Assets	12,631,211	12,659,143
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	24,809	25,214
Due to other governments	21,267	22,961
Other Liabilities	51,502	52,524
Interprogram-due to	0	0
Bonds & Notes Payable	325,421	325,421
Total Liabilities	422,999	426,120
EQUITY		
Investment in general fixed assets	10,622,797	10,622,797
Retained Earnings - current	84,764	109,575
Operating Reserve	1,500,651	1,500,651
Operating Reserve Used	0	0
Total Fund Equity	12,208,212	12,233,023
Total Liabilities and Fund Equity	12,631,211	12,659,143

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Hurt Park

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	165,092	172,905
Cash - restricted	0	0
Investments	514,578	513,979
Accounts Receivable	6,510	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	686,180	686,884
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	686,180	686,884
LIABILITIES		
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
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	3,518	4,222
Operating Reserve	682,662	682,662
Operating Reserve Used	0	0
Total Fund Equity	686,180	686,884
Total Liabilities and Fund Equity	686,180	686,884

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Hunt Manor and Bluestone Park

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	874,249	903,601
Cash - restricted	6,726	6,726
Investments	70,394	71,401
Accounts Receivable	7,195	4,408
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	14,890	14,197
Interprogram-due from	0	0
Total Current Assets	973,454	1,000,333
Fixed Assets, net of depreciation	1,988,577	1,988,577
Total Noncurrent Assets	1,988,577	1,988,577
Total Assets	2,962,031	2,988,910
LIABILITIES		
Accounts Payable	0	6,641
Accrued Liabilities	24,391	24,839
Due to other governments	17,066	17,188
Other Liabilities	25,803	25,503
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	67,260	74,171
EQUITY		
Investment in general fixed assets	1,988,577	1,988,577
Retained Earnings - current	83,416	103,384
Operating Reserve	822,778	822,778
Operating Reserve Used	0	0
Total Fund Equity	2,894,771	2,914,739
Total Liabilities and Fund Equity	2,962,031	2,988,910

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Melrose Towers

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	749,151	768,150
Cash - restricted	0	0
Investments	60,321	60,698
Accounts Receivable	1,725	(1,892)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	16,760	17,199
Interprogram-due from	0	0
Total Current Assets	827,957	844,155
Fixed Assets, net of depreciation	1,890,696	1,890,696
Total Noncurrent Assets	1,890,696	1,890,696
Total Assets	2,718,653	2,734,851
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	22,838	23,214
Due to other governments	45,038	47,246
Other Liabilities	38,731	37,459
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	106,607	107,919
EQUITY		
Investment in general fixed assets	1,890,696	1,890,696
Retained Earnings - current	32,951	47,837
Operating Reserve	688,399	688,399
Operating Reserve Used	0	0
Total Fund Equity	2,612,046	2,626,932
Total Liabilities and Fund Equity	2,718,653	2,734,851

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Jamestown Place

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	1,239,059	1,249,738
Cash - restricted	11,053	10,377
Investments	99,769	98,752
Accounts Receivable	2,434	(2,210)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	16,288	16,513
Interprogram-due from	0	0
Total Current Assets	1,368,603	1,373,170
Fixed Assets, net of depreciation	3,027,916	3,027,916
Total Noncurrent Assets	3,027,916	3,027,916
Total Assets	4,396,519	4,401,086
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	18,196	18,500
Due to other governments	22,785	24,104
Other Liabilities	26,921	27,419
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	67,902	70,023
EQUITY		
Investment in general fixed assets	3,027,916	3,027,916
Retained Earnings - current	75,863	78,309
Operating Reserve	1,224,838	1,224,838
Operating Reserve Used	0	0
Total Fund Equity	4,328,617	4,331,063
Total Liabilities and Fund Equity	4,396,519	4,401,086

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Morningside Manor

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	380,584	377,278
Cash - restricted	0	0
Investments	30,645	29,812
Accounts Receivable	1,004	430
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	8,489	9,263
Interprogram-due from	0	0
Total Current Assets	420,722	416,783
Fixed Assets, net of depreciation	880,482	880,482
Total Noncurrent Assets	880,482	880,482
Total Assets	1,301,204	1,297,265
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	17,216	17,528
Due to other governments	19,708	20,026
Other Liabilities	19,025	18,925
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	55,949	56,479
EQUITY		
Investment in general fixed assets	880,482	880,482
Retained Earnings - current	0	0
Operating Reserve	382,461	382,461
Operating Reserve Used	(17,688)	(22,157)
Total Fund Equity	1,245,255	1,240,786
Total Liabilities and Fund Equity	1,301,204	1,297,265

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Indian Rock Village

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	157,848	148,588
Cash - restricted	3,280	3,460
Investments	12,710	11,741
Accounts Receivable	7,889	4,812
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	22,779	22,432
Interprogram-due from	0	0
Total Current Assets	204,506	191,033
Fixed Assets, net of depreciation	2,406,798	2,406,798
Total Noncurrent Assets	2,406,798	2,406,798
Total Assets	2,611,304	2,597,831
LIABILITIES		
Accounts Payable	0	4,311
Accrued Liabilities	2,475	2,824
Due to other governments	13,647	14,046
Other Liabilities	18,512	18,792
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	34,634	39,973
EQUITY		
Investment in general fixed assets	2,406,798	2,406,798
Retained Earnings - current	0	0
Operating Reserve	213,712	213,712
Operating Reserve Used	(43,840)	(62,652)
Total Fund Equity	2,576,670	2,557,858
Total Liabilities and Fund Equity	2,611,304	2,597,831

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Lease Purchase Homes

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	300,184	313,350
Cash - restricted	7,381	3,376
Investments	24,170	24,760
Accounts Receivable	(29)	980
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	3,015	2,736
Interprogram-due from	0	0
Total Current Assets	334,721	345,202
Fixed Assets, net of depreciation	1,725,463	1,725,463
Total Noncurrent Assets	1,725,463	1,725,463
Total Assets	2,060,184	2,070,665
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	4,038	4,104
Due to other governments	6,671	7,072
Other Liabilities	14,880	10,841
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	25,589	22,017
EQUITY		
Investment in general fixed assets	1,725,463	1,725,463
Retained Earnings - current	32,575	46,628
Operating Reserve	276,557	276,557
Operating Reserve Used	0	0
Total Fund Equity	2,034,595	2,048,648
Total Liabilities and Fund Equity	2,060,184	2,070,665

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Central Office

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	1,708,676	1,700,400
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	207,434	210,897
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	9,423	18,881
Interprogram-due from	0	0
Total Current Assets	1,925,533	1,930,178
Restricted Fixed Assets, net of depreciation	24,747	24,747
Total Noncurrent Assets	24,747	24,747
Total Assets	1,950,280	1,954,925
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	70,771	72,192
Due to other governments	0	0
Other Liabilities	310,430	300,750
Total Liabilities	381,201	372,942
EQUITY		
Investment in general fixed assets	24,747	24,747
Retained Earnings - current	106,033	118,937
Operating Reserve	1,438,299	1,438,299
Total Fund Equity	1,569,079	1,581,983
Total Liabilities and Fund Equity	1,950,280	1,954,925

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Section 8

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	1,295,338	1,350,070
Investments	0	0
Accounts receivable	45,635	61,458
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	136,591	137,194
Interprogram due from	0	0
Fixed assets net of depreciation	35,078	35,078
Total Assets	1,512,642	1,583,800
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	249,543	255,195
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	249,543	255,195
EQUITY		
Investment in general fixed assets	35,078	35,078
Retained Earnings - current	(13,647)	(16,961)
Operating Reserve	1,241,668	1,310,488
Total fund equity	1,263,099	1,328,605
Total Liabilities and Equity	1,512,642	1,583,800

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

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	52,378	51,630
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	2,396,733	2,393,576
Due from other governments	10,915	14,947
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	5,388,875	5,388,875
Total Assets	7,848,901	7,849,028
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	2,461,569	2,461,696
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	2,461,569	2,461,696
EQUITY		
Investment in general fixed assets	5,387,332	5,387,332
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	5,387,332	5,387,332
Total Liabilities and Fund Equity	7,848,901	7,849,028

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
City Activities Program

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	582,116	580,872
Cash - restricted	145,394	147,116
Investments	0	0
Accounts receivable	37,432	37,432
Notes & Mortgages Receivable	933,084	921,922
Due from other governments	15,252	15,252
Inventory	0	0
Other assets	86	66
Interprogram due from	0	0
Fixed assets, net of depreciation	2,616,701	2,595,519
Total Assets	4,330,065	4,298,179
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	853,964	854,024
Other liabilities	945	945
Bonds & Notes payable	597,723	585,574
Interprogram due to	0	0
Total Liabilities	1,452,632	1,440,543
EQUITY		
Investment in general fixed assets	2,616,701	2,595,519
Retained Earnings - current	(5,206)	(3,821)
Operating Reserve	265,938	265,938
Total Fund Equity	2,877,433	2,857,636
Total Liabilities and Fund Equity	4,330,065	4,298,179

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Homeownership Opportunities Program

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	1,214,805	1,214,691
Investments	615,365	613,545
Accounts receivable	0	0
Accrued Interest Receivable	7,500	10,000
Notes & Mortgages Receivable	87,000	72,000
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	40,660	40,661
Total Assets	1,965,330	1,950,897
LIABILITIES		
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
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	2,718	3,285
Operating Reserve	1,962,612	1,962,612
Total Fund Equity	1,965,330	1,965,897
Total Liabilities and Fund Equity	1,965,330	1,965,897

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Hackley

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	372,699	379,960
Investments	0	0
Accounts Receivable	(917)	(1,384)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	2,373	2,545
Interprogram due from	0	0
Fixed assets net of depreciation	148,558	148,558
Total Assets	522,713	529,679
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	17,784	15,984
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	17,784	15,984
EQUITY		
Investment in general fixed assets	148,558	148,558
Retained Earnings - current	41,386	50,152
Operating Reserve	314,985	314,985
Total fund equity	504,929	513,695
Total Liabilities and Equity	522,713	529,679

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Jamison & Downing

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	(401,844)	(401,814)
Investments	0	0
Accounts receivable	658	(6)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	214	202
Interprogram due from	0	0
Fixed assets net of depreciation	150,960	150,960
Total Assets	(250,012)	(250,658)
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	1,975	1,975
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	101,946	101,078
Interprogram due to	0	0
Total Liabilities	104,760	103,053
EQUITY		
Investment in general fixed assets	39,375	39,375
Retained Earnings - current	488	684
Operating Reserve	(394,635)	(393,770)
Total fund equity	(354,772)	(353,711)
Total Liabilities and Equity	(250,012)	(250,658)

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Private Management

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	(156,144)	(162,122)
Investments	0	0
Accounts receivable	17,827	17,925
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,453	7,951
Interprogram due from	0	0
Fixed assets net of depreciation	840	840
Total Assets	(136,024)	(135,406)
LIABILITIES		
Accounts Payable	89	89
Accrued liabilities	11,194	11,196
Due to other governments	0	0
Other liabilities	3,778	3,778
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	15,061	15,063
EQUITY		
Investment in general fixed assets	840	840
Retained Earnings - current	0	0
Operating Reserve	(151,925)	(151,309)
Total fund equity	(151,085)	(150,469)
Total Liabilities and Equity	(136,024)	(135,406)

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Private Development

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	(441,743)	(441,743)
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(441,743)	(441,743)
LIABILITIES		
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
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(441,743)	(441,743)
Total fund equity	(441,743)	(441,743)
Total Liabilities and Equity	(441,743)	(441,743)

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Capital Fund Program (561-563, 258-273)

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	(1,891)	(13,376) *
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	1,891	13,376
Inventory	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	0	0
Fixed Assets, net of depreciation	2,299,698	2,395,127
Total Noncurrent Assets	2,299,698	2,395,127
Total Assets	2,299,698	2,395,127
LIABILITIES		
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
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	2,299,698	2,395,127
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	2,299,698	2,395,127
Total Liabilities and Fund Equity	2,299,698	2,395,127

* Due to timing

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CHOICE NEIGHBORHOODS PLANNING GRANT (662)

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	(3,972)	(47,397)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	3,972	47,397
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Fixed Assets, net of depreciation	0	0
Total Assets	0	0
LIABILITIES		
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
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	0	0

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS Grants (674, 676, 678)

Balance Sheet
(unaudited)

March 31, 2014

ASSETS	**Feb-14**	**Mar-14**
Cash - unrestricted	(42,786)	(13,976) *
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	42,786	13,976
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	0	0
LIABILITIES		
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
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	0	0

* Due to timing

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

MARCH 1, 2014 – MARCH 31, 2014

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ALL PUBLIC HOUSING SITES

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	2,883,400.00	1,441,700.00	1,510,995.93	69,295.93
Excess Utilities	99,800.00	49,900.00	106,423.27	56,523.27
Interest Income	19,393.00	9,696.50	11,381.84	1,685.34
Other Income	177,800.00	88,900.00	96,164.86	7,264.86
Operating Subsidy	3,141,849.00	1,570,924.50	1,508,705.00	(62,219.50)
Utilities Subsidy	1,821,026.00	910,513.00	869,901.50	(40,611.50)
Total Revenues	8,143,268.00	4,071,634.00	4,103,572.40	31,938.40
EXPENSES				
Administration	1,271,197.00	635,598.50	505,674.01	129,924.49
Central Office Property Management Fees	852,836.00	426,418.00	432,360.18	(5,942.18)
Central Office Bookkeeping Fees	111,220.00	55,610.00	56,385.00	(775.00)
Tenant Services	216,919.00	108,459.50	80,023.77	28,435.73
Utilities Expense	2,021,650.00	1,010,825.00	1,093,727.48	(82,902.48)
Ordinary Maintenance	2,529,202.00	1,264,601.00	1,118,627.46	145,973.54
General	514,016.00	257,008.00	232,914.71	24,093.29
P.I.L.O.T.	96,155.00	48,077.50	52,369.17	(4,291.67)
Extraordinary Maintenance	88,275.00	44,137.50	-	44,137.50
Replacement of Equipment	-	-	8,240.00	(8,240.00)
Capital Replacements	54,000.00	27,000.00	-	27,000.00
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	4,418.58	(4,418.58)
Total Expenses	7,755,470.00	3,877,735.00	3,584,740.36	292,994.64
Diff In Oper Revenues & Expenses	387,798.00	193,899.00	518,832.04	324,933.04
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	84,808.95	84,808.95
Other Income-trf from Capital Fund	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	84,808.95	84,808.95
Difference in Revenue & Expense	387,798.00	193,899.00	603,640.99	409,741.99

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LANSDOWNE PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	605,000.00	302,500.00	340,964.57	38,464.57
Excess Utilities	33,000.00	16,500.00	40,468.27	23,968.27
Interest Income	1,950.00	975.00	1,373.59	398.59
Other Income	31,000.00	15,500.00	19,501.79	4,001.79
Operating Subsidy	828,918.00	414,459.00	397,730.00	(16,729.00)
Utilities Subsidy	513,415.00	256,707.50	243,769.50	(12,938.00)
Total Revenues	2,013,283.00	1,006,641.50	1,043,807.72	37,166.22
EXPENSES				
Administration	301,828.00	150,914.00	102,445.52	48,468.48
Central Office Property Management Fees	202,895.00	101,447.50	103,287.96	(1,840.46)
Central Office Bookkeeping Fees	26,460.00	13,230.00	13,470.00	(240.00)
Tenant Services	35,845.00	17,922.50	12,704.52	5,217.98
Utilities Expense	601,000.00	300,500.00	315,256.25	(14,756.25)
Ordinary Maintenance	651,923.00	325,961.50	221,295.00	104,666.50
General	127,150.00	63,575.00	51,545.36	12,029.64
P.I.L.O.T.	3,700.00	1,850.00	6,617.66	(4,767.66)
Extraordinary Maintenance	25,775.00	12,887.50	-	12,887.50
Replacement of Equipment	-	-	3,500.00	(3,500.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,976,576.00	988,288.00	830,122.27	158,165.73
Diff In Oper Revenues & Expenses	36,707.00	18,353.50	213,685.45	195,331.95
Non-Oper. Revenue/Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	36,707.00	18,353.50	213,685.45	195,331.95

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH VILLAGES AT LINCOLN

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	280,000.00	140,000.00	151,786.97	11,786.97
Excess Utilities	-	-	-	-
Interest Income	1,450.00	725.00	926.40	201.40
Other Income	22,000.00	11,000.00	7,580.92	(3,419.08)
Operating Subsidy	559,512.00	279,756.00	259,542.00	(20,214.00)
Utilities Subsidy	142,585.00	71,292.50	73,205.00	1,912.50
Total Revenues	1,005,547.00	502,773.50	493,041.29	(9,732.21)
EXPENSES				
Administration	169,083.00	84,541.50	72,791.44	11,750.06
Central Office Property Management Fees	111,592.00	55,796.00	56,474.82	(678.82)
Central Office Bookkeeping Fees	14,553.00	7,276.50	7,365.00	(88.50)
Tenant Services	23,820.00	11,910.00	7,648.33	4,261.67
Utilities Expense	144,000.00	72,000.00	73,963.99	(1,963.99)
Ordinary Maintenance	370,268.00	185,134.00	130,907.05	54,226.95
General	62,850.00	31,425.00	26,533.43	4,891.57
P.I.L.O.T.	13,600.00	6,800.00	7,782.30	(982.30)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	909,766.00	454,883.00	383,466.36	71,416.64
Diff In Oper Revenues & Expenses	95,781.00	47,890.50	109,574.93	61,684.43
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	95,781.00	47,890.50	109,574.93	61,684.43

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HURT PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	8,443.00	4,221.50	4,221.74	0.24
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
Total Revenues	8,443.00	4,221.50	4,221.74	0.24
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
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	-	-	-	-
Total Expenses	-	-	-	-
Diff In Oper Revenues & Expenses	8,443.00	4,221.50	4,221.74	0.24
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	8,443.00	4,221.50	4,221.74	0.24

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HUNT MANOR AND BLUESTONE PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	395,400.00	197,700.00	212,502.12	14,802.12
Excess Utilities	21,800.00	10,900.00	22,607.92	11,707.92
Interest Income	1,150.00	575.00	825.13	250.13
Other Income	13,000.00	6,500.00	9,592.19	3,092.19
Operating Subsidy	484,908.00	242,454.00	232,323.00	(10,131.00)
Utilities Subsidy	295,194.00	147,597.00	142,392.50	(5,204.50)
Total Revenues	1,211,452.00	605,726.00	620,242.86	14,516.86
EXPENSES				
Administration	167,298.00	83,649.00	64,457.95	19,191.05
Central Office Property Management Fees	116,327.00	58,163.50	59,062.77	(899.27)
Central Office Bookkeeping Fees	15,170.00	7,585.00	7,702.50	(117.50)
Tenant Services	20,699.00	10,349.50	8,274.90	2,074.60
Utilities Expense	332,000.00	166,000.00	188,625.33	(22,625.33)
Ordinary Maintenance	374,078.00	187,039.00	153,659.18	33,379.82
General	70,616.00	35,308.00	30,427.39	4,880.61
P.I.L.O.T.	8,520.00	4,260.00	4,648.47	(388.47)
Extraordinary Maintenance	27,500.00	13,750.00	-	13,750.00
Replacement of Equipment	54,000.00	27,000.00	-	27,000.00
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,186,208.00	593,104.00	516,858.49	76,245.51
Diff In Oper Revenues & Expenses	25,244.00	12,622.00	103,384.37	90,762.37
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	25,244.00	12,622.00	103,384.37	90,762.37

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MELROSE TOWERS

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	594,000.00	297,000.00	297,031.82	31.82
Excess Utilities	-	-	-	-
Interest Income	1,900.00	950.00	1,366.34	416.34
Other Income	61,000.00	30,500.00	31,994.05	1,494.05
Operating Subsidy	308,464.00	154,232.00	150,978.00	(3,254.00)
Utilities Subsidy	253,511.00	126,755.50	118,625.75	(8,129.75)
Total Revenues	1,218,875.00	609,437.50	599,995.96	(9,441.54)
EXPENSES				
Administration	170,315.00	85,157.50	72,719.01	12,438.49
Central Office Property Management Fees	143,379.00	71,689.50	72,750.15	(1,060.65)
Central Office Bookkeeping Fees	18,698.00	9,349.00	9,487.50	(138.50)
Tenant Services	61,873.00	30,936.50	24,585.14	6,351.36
Utilities Expense	280,000.00	140,000.00	154,716.30	(14,716.30)
Ordinary Maintenance	366,537.00	183,268.50	166,122.83	17,145.67
General	73,220.00	36,610.00	36,727.58	(117.58)
P.I.L.O.T.	31,400.00	15,700.00	14,231.55	1,468.45
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	818.58	(818.58)
Total Expenses	1,145,422.00	572,711.00	552,158.64	20,552.36
Diff In Oper Revenues & Expenses	73,453.00	36,726.50	47,837.32	11,110.82
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	73,453.00	36,726.50	47,837.32	11,110.82

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	350,000.00	175,000.00	169,191.24	(5,808.76)
Excess Utilities	22,000.00	11,000.00	17,941.74	6,941.74
Interest Income	2,500.00	1,250.00	1,844.96	594.96
Other Income	20,300.00	10,150.00	8,714.04	(1,435.96)
Operating Subsidy	409,233.00	204,616.50	193,857.00	(10,759.50)
Utilities Subsidy	240,553.00	120,276.50	113,853.25	(6,423.25)
Total Revenues	1,044,586.00	522,293.00	505,402.23	(16,890.77)
EXPENSES				
Administration	181,316.00	90,658.00	72,062.49	18,595.51
Central Office Property Management Fees	101,448.00	50,724.00	50,838.84	(114.84)
Central Office Bookkeeping Fees	13,230.00	6,615.00	6,630.00	(15.00)
Tenant Services	16,647.00	8,323.50	7,791.06	532.44
Utilities Expense	243,000.00	121,500.00	119,554.77	1,945.23
Ordinary Maintenance	315,909.00	157,954.50	126,971.12	30,983.38
General	64,810.00	32,405.00	32,886.94	(481.94)
P.I.L.O.T.	12,900.00	6,450.00	6,757.82	(307.82)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	3,600.00	(3,600.00)
Total Expenses	949,260.00	474,630.00	427,093.04	47,536.96
Diff In Oper Revenues & Expenses	95,326.00	47,663.00	78,309.19	30,646.19
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	95,326.00	47,663.00	78,309.19	30,646.19

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MORNINGSIDE MANOR

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	303,000.00	151,500.00	154,305.48	2,805.48
Excess Utilities	-	-	-	-
Interest Income	600.00	300.00	380.66	80.66
Other Income	11,500.00	5,750.00	4,262.31	(1,487.69)
Operating Subsidy	135,772.00	67,886.00	69,885.00	1,999.00
Utilities Subsidy	138,928.00	69,464.00	64,507.50	(4,956.50)
Total Revenues	589,800.00	294,900.00	293,340.95	(1,559.05)
EXPENSES				
Administration	105,032.00	52,516.00	49,830.33	2,685.67
Central Office Property Management Fees	71,013.00	35,506.50	36,116.28	(609.78)
Central Office Bookkeeping Fees	9,261.00	4,630.50	4,710.00	(79.50)
Tenant Services	35,755.00	17,877.50	13,536.14	4,341.36
Utilities Expense	156,000.00	78,000.00	99,123.47	(21,123.47)
Ordinary Maintenance	157,025.00	78,512.50	90,227.75	(11,715.25)
General	38,510.00	19,255.00	16,435.93	2,819.07
P.I.L.O.T.	14,700.00	7,350.00	5,518.20	1,831.80
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	587,296.00	293,648.00	315,498.10	(21,850.10)
Diff In Oper Revenues & Expenses	2,504.00	1,252.00	(22,157.15)	(23,409.15)
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	22,157.15	22,157.15
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	22,157.15	22,157.15
Difference in Revenue & Expense	2,504.00	1,252.00	-	(1,252.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	313,000.00	156,500.00	158,740.57	2,240.57
Excess Utilities	23,000.00	11,500.00	25,405.34	13,905.34
Interest Income	400.00	200.00	175.60	(24.40)
Other Income	16,000.00	8,000.00	7,326.15	(673.85)
Operating Subsidy	349,277.00	174,638.50	170,342.00	(4,296.50)
Utilities Subsidy	227,491.00	113,745.50	108,906.75	(4,838.75)
Total Revenues	929,168.00	464,584.00	470,896.41	6,312.41
EXPENSES				
Administration	163,966.00	81,983.00	67,329.51	14,653.49
Central Office Property Management Fees	89,950.00	44,975.00	45,547.92	(572.92)
Central Office Bookkeeping Fees	11,731.00	5,865.50	5,940.00	(74.50)
Tenant Services	18,773.00	9,386.50	4,858.88	4,527.62
Utilities Expense	262,250.00	131,125.00	141,623.82	(10,498.82)
Ordinary Maintenance	266,733.00	133,366.50	225,880.60	(92,514.10)
General	65,305.00	32,652.50	33,375.27	(722.77)
P.I.L.O.T.	7,375.00	3,687.50	4,252.21	(564.71)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	4,740.00	(4,740.00)
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	886,083.00	443,041.50	533,548.21	(90,506.71)
Diff In Oper Revenues & Expenses	43,085.00	21,542.50	(62,651.80)	(84,194.30)
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	62,651.80	62,651.80
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	62,651.80	62,651.80
Difference in Revenue & Expense	43,085.00	21,542.50	-	(21,542.50)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	43,000.00	21,500.00	26,473.16	4,973.16
Excess Utilities	-	-	-	-
Interest Income	1,000.00	500.00	267.42	(232.58)
Other Income	3,000.00	1,500.00	7,193.41	5,693.41
Operating Subsidy	65,765.00	32,882.50	34,048.00	1,165.50
Utilities Subsidy	9,349.00	4,674.50	4,641.25	(33.25)
Total Revenues	122,114.00	61,057.00	72,623.24	11,566.24
EXPENSES				
Administration	12,359.00	6,179.50	4,037.76	2,141.74
Central Office Property Management Fees	16,232.00	8,116.00	8,281.44	(165.44)
Central Office Bookkeeping Fees	2,117.00	1,058.50	1,080.00	(21.50)
Tenant Services	3,507.00	1,753.50	624.80	1,128.70
Utilities Expense	3,400.00	1,700.00	863.55	836.45
Ordinary Maintenance	26,729.00	13,364.50	3,563.93	9,800.57
General	11,555.00	5,777.50	4,982.81	794.69
P.I.L.O.T.	3,960.00	1,980.00	2,560.96	(580.96)
Extraordinary Maintenance	35,000.00	17,500.00	-	17,500.00
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	114,859.00	57,429.50	25,995.25	31,434.25
Diff In Oper Revenues & Expenses	7,255.00	3,627.50	46,627.99	43,000.49
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed			-	
	-	-	-	-
Difference in Revenue & Expense	7,255.00	3,627.50	46,627.99	43,000.49

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	1,262,907.00	631,453.50	682,832.61	51,379.11
Service Fee Income	300,746.00	150,373.00	134,965.01	(15,407.99)
Asset Management & Bookkeeping Income	402,130.00	201,065.00	204,277.50	3,212.50
Interest Income	-	-	-	-
Other Income	8,712.00	4,356.00	2,807.30	(1,548.70)
Total Revenues	1,974,495.00	987,247.50	1,024,882.42	37,634.92
EXPENSES				
Administration	1,818,814.00	909,407.00	821,057.89	88,349.11
Tenant Services	6,212.00	3,106.00	-	3,106.00
Utilities Expense	30,800.00	15,400.00	16,770.88	(1,370.88)
Ordinary Maintenance	94,750.00	47,375.00	56,180.81	(8,805.81)
General	23,425.00	11,712.50	11,659.20	53.30
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	5,017.00	(5,017.00)
Proceeds from Sale of Equipment	-	-	(4,740.00)	4,740.00
Betterments & Additions	-	-	-	-
Total Expenses	1,974,001.00	987,000.50	905,945.78	81,054.72
Difference in Revenue & Expense	494.00	247.00	118,936.64	118,689.64
Non-Oper.Revenue				
Other Income-trf from Public Housing	-	-	-	-
Difference in Revenue & Expense	494.00	247.00	118,936.64	118,689.64

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Other Income	460.00	230.00	3,315.56	3,085.56
Adm Subsidy	897,699.00	448,849.50	404,691.91	(44,157.59)
FSS Subsidy	51,462.00	25,731.00	25,517.00	(214.00)
Total Revenues	949,621.00	474,810.50	433,524.47	(41,286.03)
EXPENSES				
Administration	856,306.00	428,153.00	411,684.52	16,468.48
Tenant Service	58,721.00	29,360.50	24,772.10	4,588.40
Utilities	6,973.00	3,486.50	3,354.17	132.33
Ordinary Maintenance	12,100.00	6,050.00	4,497.38	1,552.62
General	13,130.00	6,565.00	6,177.61	387.39
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Betterment's & Additions	0.00	0.00	0.00	0.00
Total Expenses	947,230.00	473,615.00	450,485.78	23,129.22
Diff In Oper Revenue & Expense	2,391.00	1,195.50	(16,961.31)	(18,156.81)
HAP Subsidy	8,574,109.34	4,287,054.67	5,022,909.72	735,855.05
HAP Payments	8,574,109.34	4,287,054.67	5,022,909.72	(735,855.05)
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	2,391.00	1,195.50	(16,961.31)	(18,156.81)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY DEVELOPMENT BLOCK GRANT

REVENUE and EXPENSE STATEMENT
(unaudited)

July 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
City of Roanoke CD Grants	7,000.00	5,250.00	35,671.04	30,421.04
City of Roanoke Other Grants	3,423.00	3,423.00	4,258.48	835.48
Other Revenue	63,454.00	62,667.00	101,468.26	38,801.26
Total Revenue	73,877.00	71,340.00	141,397.78	70,057.78
EXPENSES				
Administration	7,000.00	5,250.00	4,123.29	1,126.71
Property Expenses	3,423.00	3,423.00	4,258.48	(835.48)
Other Expenses	63,454.00	62,667.00	133,016.01	(70,349.01)
Land Transfers	0.00	0.00	0.00	0.00
Total Expenses	73,877.00	71,340.00	141,397.78	(70,057.78)
Difference in Revenue & Expense	0.00	0.00	0.00	0.00
Non-Operating Revenues and Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Land	0.00	0.00	208,500.00	208,500.00
Total Non-Operational Expenses	0.00	0.00	208,500.00	208,500.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 7/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ACTIVITIES PROGRAM

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	30,996.00	15,498.00	19,998.82	4,500.82
Grant Income -S. Jefferson Coop.	0.00	0.00	2,331.83	2,331.83
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	30,996.00	15,498.00	22,330.65	6,832.65
EXPENSES				
Administration	0.00	0.00	2,990.10	(2,990.10)
Debt Interest Expense	35,423.00	17,711.50	18,707.17	(995.67)
Utilities	0.00	0.00	0.00	0.00
Maintenance Expense	0.00	0.00	150.00	(150.00)
General Expense	453.00	226.50	12.24	214.26
Capital Expenditures	0.00	0.00	4,292.29	(4,292.29)
Total Expenses	35,876.00	17,938.00	26,151.80	(8,213.80)
Difference in Revenue & Expense	(4,880.00)	(2,440.00)	(3,821.15)	(1,381.15)
Non-Operational Revenues and Expenses				
SJ Program Income	0.00	0.00	34,250.02	(34,250.02)
Returns to City	0.00	0.00	(34,250.02)	34,250.02
Cost of Disposed Property	0.00	0.00	(22,467.58)	22,467.58

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HOMEOWNERSHIP OPPORTUNITIES PROGRAM

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Gain (Loss) on Home Sale	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	15,000.00	15,000.00
Gain (Loss) on Investment	0.00	0.00	(10,913.64)	(10,913.64)
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	4,086.36	4,086.36
EXPENSES				
Administration	0.00	0.00	199.50	(199.50)
Utilities	0.00	0.00	0.00	0.00
Ordinary & Contract Maintenance	0.00	0.00	602.00	(602.00)
General	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	801.50	(801.50)
Difference in Oper Revenue & Expense	0.00	0.00	3,284.86	3,284.86
Non-Operating Revenues				
Transfers In	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Dwelling Rental	56,114.00	28,057.00	18,977.00	(9,080.00)
Interest Income	0.00	0.00	0.00	0.00
Other Income	100.00	50.00	69.75	19.75
Operating Subsidy	77,000.00	38,500.00	50,681.00	12,181.00
Total Revenues	133,214.00	66,607.00	69,727.75	3,120.75
EXPENSES				
Administration	40,612.00	20,306.00	13,451.19	6,854.81
Tenant Services	0.00	0.00	0.00	0.00
Utilities	400.00	200.00	0.00	200.00
Ordinary Maintenance	22,954.00	11,477.00	4,082.18	7,394.82
Protective Services	0.00	0.00	0.00	0.00
General	4,954.00	2,477.00	2,042.04	434.96
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	68,920.00	34,460.00	19,575.41	14,884.59
Difference in Revenue & Expense	64,294.00	32,147.00	50,152.34	18,005.34

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JAMISON & DOWNING

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Dwelling Rental	13,740.00	6,870.00	6,882.00	12.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	200.00	200.00
Total Revenues	13,740.00	6,870.00	7,082.00	212.00
EXPENSES				
Administration	887.00	443.50	115.91	327.59
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,750.00	875.00	1,934.96	(1,059.96)
Ordinary Maintenance	3,130.00	1,565.00	421.63	1,143.37
Protective Services	0.00	0.00	0.00	0.00
General	750.00	375.00	309.94	65.06
Interest Expense	7,054.00	3,527.00	3,614.92	(87.92)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	13,571.00	6,785.50	6,397.36	388.14
Dif in Oper Revenue & Expense	169.00	84.50	684.64	600.14

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Interest Income	0.00	0.00	0.00	0.00
Management Fees	86,041.00	43,020.50	35,411.31	(7,609.19)
Other income	208,843.00	104,421.50	74,162.97	(30,258.53)
Total Revenues	294,884.00	147,442.00	109,574.28	(37,867.72)
EXPENSES				
Administration	128,285.00	64,142.50	37,589.18	26,553.32
Management Fees	86,041.00	43,020.50	35,411.31	7,609.19
Tenant Services	0.00	0.00	1,715.02	(1,715.02)
Utilities	150.00	75.00	612.19	(537.19)
Ordinary Maintenance	77,932.00	38,966.00	32,956.58	6,009.42
General	2,476.00	1,238.00	1,290.00	(52.00)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	294,884.00	147,442.00	109,574.28	37,867.72
Difference in Revenue & Expense	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE DEVELOPMENT

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	FY 2014 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
Total Revenues	0.00	0.00	0.00	-
EXPENSES				
Administration	0.00	0.00	0.00	0.00
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	0.00	0.00
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (561)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	1,868,485.00	1,799,279.41	324,414.50	(69,205.59)
Total Revenues	1,868,485.00	1,799,279.41	324,414.50	(69,205.59)
EXPENSES				
Management Improvement	42,187.50	9,273.35	9,273.35	32,914.15
Administration	186,848.00	186,848.00	0.00	0.00
Audit Costs	2,500.00	2,500.00	49.97	0.00
Fees & Costs	185,000.00	128,822.08	95,767.60	56,177.92
Site Improvements	245,400.00	265,400.00	10,000.00	(20,000.00)
Dwelling Structures	713,737.00	741,293.48	209,323.58	(27,556.48)
Dwelling Equipment	140,000.00	112,330.00	0.00	27,670.00
Collaterization or Debt Service	352,812.50	352,812.50	0.00	0.00
Total Expenses	1,868,485.00	1,799,279.41	324,414.50	69,205.59
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are August 3, 2011 to August 05, 2015

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (562)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	1,779,968.00	1,057,251.30	250,981.65	(722,716.70)
Total Revenues	1,779,968.00	1,057,251.30	250,981.65	(722,716.70)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	0.00	0.00	20,000.00
Administration	177,996.00	177,996.00	0.00	0.00
Audit Costs	2,500.00	2,450.03	2,450.03	49.97
Fees & Costs	216,000.00	33,746.00	30,606.00	182,254.00
Site Acquisition	6,000.00	0.00	0.00	6,000.00
Site Improvements	175,000.00	174,285.75	14,912.58	714.25
Dwelling Structures	797,222.00	290,655.52	203,013.04	506,566.48
Dwelling Equipment	36,000.00	28,868.00	0.00	7,132.00
Relocation Costs	0.00	0.00	0.00	0.00
Collaterization or Debt Service	349,250.00	349,250.00	0.00	0.00
Total Expenses	1,779,968.00	1,057,251.30	250,981.65	722,716.70
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are March 12, 2012 to March 11, 2016

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (563)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	1,577,083.00	178,115.50	178,115.50	(1,398,967.50)
Total Revenues	1,577,083.00	178,115.50	178,115.50	(1,398,967.50)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	157,708.00	157,708.00	157,708.00	0.00
Audit Costs	2,500.00	0.00	0.00	2,500.00
Fees & Costs	145,000.00	0.00	0.00	145,000.00
Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements	352,025.00	9,787.50	9,787.50	342,237.50
Dwelling Structures	392,000.00	2,375.00	2,375.00	389,625.00
Dwelling Equipment	158,000.00	820.00	820.00	157,180.00
Relocation Costs	0.00	0.00	0.00	0.00
Collaterization or Debt Service	344,850.00	7,425.00	7,425.00	337,425.00
Total Expenses	1,577,083.00	178,115.50	178,115.50	1,398,967.50
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are August 9, 2013 to August 09, 2017

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	197,911.00	58,634.84	58,634.84	(139,276.16)
Total Revenues	197,911.00	58,634.84	58,634.84	(139,276.16)
EXPENSES				
Development Activity	197,911.00	58,634.84	58,634.84	139,276.16
Total Expenses	197,911.00	58,634.84	58,634.84	139,276.16
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are September 19, 2007 to September 29, 2015.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	198,644.00	0.00	0.00	(198,644.00)
Total Revenues	198,644.00	0.00	0.00	(198,644.00)
EXPENSES				
Development Activity	198,644.00	0.00	0.00	198,644.00
Total Expenses	198,644.00	0.00	0.00	198,644.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are May 24, 2008 to October 29, 2015.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	171,949.00	0.00	0.00	(171,949.00)
Total Revenues	171,949.00	0.00	0.00	(171,949.00)
EXPENSES				
Development Activity	171,949.00	0.00	0.00	171,949.00
Total Expenses	171,949.00	0.00	0.00	171,949.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates September 15, 2009 to October 29, 2015.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (261)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	187,080.00	0.00	0.00	(187,080.00)
Total Revenues	187,080.00	0.00	0.00	(187,080.00)
EXPENSES				
Development Activity	187,080.00	0.00	0.00	187,080.00
Total Expenses	187,080.00	0.00	0.00	187,080.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates July 15, 2010 to October 29, 2015.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (262)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	155,838.00	0.00	0.00	(155,838.00)
Total Revenues	155,838.00	0.00	0.00	(155,838.00)
EXPENSES				
Development Activity	155,838.00	0.00	0.00	155,838.00
Total Expenses	155,838.00	0.00	0.00	155,838.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates August 3, 2011 to October 29, 2015.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (269)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	189,962.00	11,333.22	11,333.22	(178,628.78)
Total Revenues	189,962.00	11,333.22	11,333.22	(178,628.78)
EXPENSES				
Development Activity	189,962.00	11,333.22	11,333.22	178,628.78
Total Expenses	189,962.00	11,333.22	11,333.22	178,628.78
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates April 2, 2010 to July 29, 2015.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (270)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	194,133.00	0.00	0.00	(194,133.00)
Total Revenues	194,133.00	0.00	0.00	(194,133.00)
EXPENSES				
Development Activity	194,133.00	0.00	0.00	194,133.00
Total Expenses	194,133.00	0.00	0.00	194,133.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates July 15, 2010 to October 29, 2015.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (271)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	165,582.00	0.00	0.00	(165,582.00)
Total Revenues	165,582.00	0.00	0.00	(165,582.00)
EXPENSES				
Development Activity	165,582.00	0.00	0.00	165,582.00
Total Expenses	165,582.00	0.00	0.00	165,582.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates August 3, 2011 to October 29, 2015.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (272)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	266,474.00	0.00	0.00	(266,474.00)
Total Revenues	266,474.00	0.00	0.00	(266,474.00)
EXPENSES				
Development Activity	266,474.00	0.00	0.00	266,474.00
Total Expenses	266,474.00	0.00	0.00	266,474.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates March 12, 2012 to March 11, 2016.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (273)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	150,166.00	0.00	0.00	(150,166.00)
Total Revenues	150,166.00	0.00	0.00	(150,166.00)
EXPENSES				
Development Activity	150,166.00	0.00	0.00	150,166.00
Total Expenses	150,166.00	0.00	0.00	150,166.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates August 9, 2013 to August 9, 2017.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CHOICE NEIGHBORHOODS PLANNING GRANT (662)

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
HUD Grants	200,000.00	127,110.63	113,786.34	(72,889.37)
Total Revenues	200,000.00	127,110.63	113,786.34	(72,889.37)
EXPENSES				
Capacity Building	5,000.00	0.00	0.00	5,000.00
Administration	30,000.00	39,803.63	26,479.34	(9,803.63)
Planning	165,000.00	87,307.00	87,307.00	77,693.00
Total Expenses	200,000.00	127,110.63	113,786.34	72,889.37
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are 10/11/2012 to 10/11/2014

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
ROSS SERVICE COORDINATOR (674)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	398,034.00	354,759.78	52,061.13	(43,274.22)
Total Revenues	398,034.00	354,759.78	52,061.13	(43,274.22)
EXPENSES				
Project Coordinator	326,034.00	293,520.45	36,126.99	32,513.55
Training Costs	12,000.00	5,462.80	0.00	6,537.20
Administrative Costs	60,000.00	55,776.53	15,934.14	4,223.47
Total Expenses	398,034.00	354,759.78	52,061.13	43,274.22
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are June 12, 2010 to June 30, 2014.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
ROSS FY 2011 PH FSS GRANT (676)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	110,000.00	110,000.00	28,791.49	0.00
Total Revenues	110,000.00	110,000.00	28,791.49	0.00
EXPENSES				
Project Coordinator	110,000.00	110,000.00	28,791.49	0.00
Total Expenses	110,000.00	110,000.00	28,791.49	0.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are September 16, 2011 to March 17, 2014.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
ROSS FY 2012 PH FSS GRANT (678)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2013 - March 31, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	110,000.00	13,772.07	13,772.07	(96,227.93)
Total Revenues	110,000.00	13,772.07	13,772.07	(96,227.93)
EXPENSES				
Project Coordinator	110,000.00	13,772.07	13,772.07	96,227.93
Total Expenses	110,000.00	13,772.07	13,772.07	96,227.93
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/13 through 3/31/14.
Grant effective dates are September 25, 2012 to December 18, 2016.

Operations Division

PROCUREMENT
MONTHLY REPORT
MARCH 2014

PROCUREMENT MARCH MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-13-11-25 **Invitation for Bid for Repairs to Brick Veneer – Phase 2 for Melrose Towers, AMP 206** was issued December 29, 2013. A pre-bid meeting was held January 8, 2014. Comments were received January 14, 2014. Four (4) responsive bids were received January 21, 2014 and opened January 22, 2014. Simpson Unlimited, Inc. was the lowest responsive and responsible bidder. RRHA Board of Commissioners approved Resolution No. 3779 on February 24, 2014, accepting the bid from Simpson Unlimited, Inc. A contact with a fixed amount of $187,000 was executed March 7, 2014.

B. Solicitations Pending

RED-13-08-06 **Invitation for Bid for New Construction of Three Single-Family Scattered Sites, AMP 210** was issued August 25, 2013. A pre-bid meeting was held September 4, 2013. Comments were received by September 10, 2013. Two (2) responsive bids were received on September 17, 2013 and opened on September 18, 2013. The amount of the low bid received was beyond funding limits and, therefore, rejected. The project specifications were re-evaluated and the project was re-solicited.

RED-14-03-11 **Invitation for Bid for New Construction of Four Single-Family Scattered Sites, AMP 210** was issued March 16, 2014. A pre-bid meeting was held March 26, 2014. Comments are due April 2, 2014. Bids are due April 8, 2014.

RED-14-03-18 **Invitation for Bid for New Construction of Four Duplex Scattered Sites, AMP 210** was issued March 23, 2014. A pre-bid meeting is scheduled April 2, 2014. Comments are due April 8, 2014. Bids are due April 15, 2014.

II. Operating Budget

A. Contracts Awarded

B. Solicitations Pending

III. Other Grants and Projects

A. Contracts Awarded

B. Solicitations Pending

IV. Protests

SECTION 3 ACTIVITIES
MONTHLY REPORT
MARCH 2014

EMPLOYMENT, JOB TRAINING, AND SECTION 3 ACTIVITIES
MONTHLY REPORT – MARCH 2014

Employment Services	***Activity***		***Outcomes***	
	Referrals		***Hired***	
	Month	***YTD***	***Month***	***YTD***
Employment (All Companies)	5	45	6	31
Job Fairs	5	29		

Training Services	***Activity***		***Outcomes***			
	Referrals		***Enrolled***		***Completed***	
	Month	***YTD***	***Month***	***YTD***	***Month***	***YTD***
Job Training Programs	0	5	0	3	1	4

Section 3 Activities	***Number of Companies***	
	Month	***YTD***
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)	6	12
Number of Section 3 business concerns participating in RRHA procurement processes	9	7*

*YTD is an unduplicated count. Businesses participating in multiple procurements throughout the course of the year are only counted once in the YTD total.

REDEVELOPMENT AND MODERNIZATION
MONTHLY ACTIVITY REPORT
MARCH 2014

Redevelopment and Modernization Department
MARCH 2014 MONTHLY ACTIVITY REPORT

Choice Neighborhoods

On March 21, 2014, RRHA staff met with the Council of Community Services to receive an overview of the Loudon-Melrose/Shenandoah West Needs Assessment. As required by the 2012 Choice Neighborhoods Planning Grant, the Needs Assessment is the result of a comprehensive survey to better design solutions for children and families living in the target community. The input from the Needs Assessment will inform development of the Transformation Plan that will address the housing, neighborhood and supportive services for people residing in the community.

Derelict Structures Program

Seven (7) of the lots acquired through the Derelict Structures Program will be used for construction of new public housing, scattered sites units, using Replacement Housing Factor (RHF) funds. Site plans for the single-family and semi-attached units are complete. The Department of Historic Preservation completed their analysis of the lots which completed the environmental review process.

Replacement Housing Factor

RRHA staff is currently planning the construction of seven (7) single-family and eight (8) semi-detached public housing units to be built on eleven (11) scattered sites. The units will be built utilizing $1.4 million of RHF funds that have accumulated since 2007. Preliminary work has begun to submit the remaining requirements for the Full Development Proposal to HUD. This includes: house plans, site layouts, and environmental reviews.

Surplus Real Estate

RRHA staff completed the transfer of Tax Parcels 2740301, 2751102, 2110517, 2110515, 2110514, 2110513, and 2110512. The transfer of these lots was authorized by Board of Commissioner's Resolution No. 3647.

City of Roanoke Redevelopment and Housing Authority
Capital Fund Summaries
Open Choice Neighborhoods and Capital Fund

3/31/2014

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
VA36RO1150109	$189,962.00	$60,797.00	$129,165.00	$11,333.22	$178,628.78	29-Jun-2014	29-Jun-2016
VA36RO1150110	$194,133.00	$0.00	$194,133.00	$0.00	$194,133.00	29-Jun-2014	29-Jun-2016
VA36RO1150111	$165,582.00	$0.00	$165,582.00	$0.00	$165,582.00	29-Jun-2014	29-Jun-2016
VA36RO1150207	$197,911.00	$106,266.00	$91,645.00	$58,634.84	$139,276.16	29-Jun-2014	29-Jul-2015
VA36RO1150208	$198,644.00	$0.00	$198,644.00	$0.00	$154,632.01	29-Jun-2014	29-Jun-2016
VA36RO1150209	$171,949.00	$0.00	$171,949.00	$0.00	$171,949.00	29-Jun-2014	29-Jun-2016
VA36RO1150210	$187,080.00	$0.00	$187,080.00	$0.00	$187,080.00	29-Jun-2014	29-Jun-2016
VA36RO1150211	$155,838.00	$0.00	$155,838.00	$0.00	$155,838.00	29-Jun-2014	29-Jun-2016
VA36RO1150212	$266,474.00	$0.00	$266,474.00	$0.00	$266,474.00	29-Oct-2018	29-Oct-2020
VA36RO1150213	$150,166.00	$0.00	$150,166.00	$0.00	$150,166.00	29-Oct-2018	29-Oct-2020
VA36P01150109	$2,359,489.00	$2,359,489.00	$0.00	$2,359,489.00	$0.00	14-Sep-2011	14-Sep-2013
VA36P01150110	$2,171,100.00	$2,171,100.00	$0.00	$2,171,100.00	$0.00	14-Jul-2012	14-Jul-2014
VA36P01150111	$1,868,485.00	$1,868,485.00	$0.00	$1,799,279.41	$69,205.59	2-Aug-2013	2-Aug-2015
VA36P01150112	$1,779,968.00	$1,779,968.00	$0.00	$1,057,251.30	$722,716.70	11-Mar-2014	11-Mar-2016
VA36P01150113	$1,577,083.00	$605,118.50	$971,964.50	$178,115.50	$1,398,967.50	8-Sep-2015	8-Sep-2017
VA3E011CNP112	$200,000.00	$195,000.00	$5,000.00	$66,389.41	$133,610.59	30-Sep-2019	30-Sep-2021
Totals	$11,833,864.00	$9,146,223.50	$2,687,640.50	$7,701,592.68	$4,088,259.33		
		77.3%		**65.1%**			

NOTE: VA36P01150109 (100% obligated August 2011) (100% expended May 2013)
VA36P01150110 (100% obligated April 2012) (100% expended September 2013)
VA36P01150111 (100% obligated July 2013)
VA36P01150112 (100% obligated March 2014)

City of Roanoke Redevelopment and Housing Authority
Contracts Administered by the Redevelopment and Modernization Department Status Report as of 3/31/14

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 562-1402-1-7 (project 120504)	Develop House Plans for RHF Original Contract Amount: $61,903.00	Community Design Studio, LLC	N/A	07/29/13		#1 ($1,210.00)	$66,063.00	65%	100%	Construction documents for the semi-attached units are 100% complete .
contract 562-1401-1-7 (project 130701)	Open End A & E Services Original Contract Amount: $125,000.00	Martin & Co.	N/A	09/27/13			$125,000.00	35%	25%	Section 504 assessment work for public housing properties is continuing. Assessment of hot water heating system for Melrose Towers is being performed.
contract 561-1304-1-7	Green Physical Needs Assessment Original Contract Amount: $72,500.00	EMG Corporation	N/A	07/31/13			$72,500.00	99%	100%	EMG is entering data into HUD's GPNA tool. Updated Section 504 Plan is due Mid-April.
contract 662-1301-1-7	Master Planning Services - Choice Neighborhoods Original Contract Amount: $210,160.00	Wallace, Roberts, & Todd, LLC	N/A	08/14/13		#1 ($31,540.00)	$210,160.00	33%	50%	WRT is 25% complete on conceptual housing site plans and has assisted RRHA in development of a Transformation Plan Outline with Content. WRT is 25% complete on conceptual neighborhood master plans.
Contract 562-1403-1-7 (project 131102)	Repairs to Brick Veneer-Phase 2 Melrose Towers	Simpson Unlimited, Inc.	LMW, P.C.	TBD			$187,000.00	0%	0%	Pre-Constuction meeting is scheduled for April 23, 2014.

City of Roanoke Redevelopment and Housing Authority
Derelict Structures
Status Report as of 3/31/14

Address or Tax Map #	Status	Resolution Approved	Closing	Demo Rehab	PROJECT STATUS
1631 Rorer Avenue, SW Tax Map # 1211709	Lot Purchased	04/27/09 No. 3539	07/14/09	Vacant Land	IFB#: RED-14-03-18 was issued for the construction of a semi-attached unit on this lot.
1623 Rorer Avenue, SW Tax Map # 1211711	Lot Purchased	04/27/09 No. 3539	07/14/09	Vacant Land	IFB#: RED-14-03-11 was issued for the construction of a single-family unit on this lot.
1801 Rorer Avenue, SW Tax Map # 1312215	House Purchased	04/21/08 No. 3473	11/12/08	01/02/09 Demo	IFB#: RED-14-03-18 was issued for the construction of a semi-attached unit on this lot.
702 10th Street, NW Tax Map # 2120817	House Purchased	04/21/08 No. 3472	04/07/09	07/21/09 Demo	IFB#: RED-14-03-11 was issued for the construction of a single-family unit on this lot.
427 Gilmer Avenue, NW Tax Map # 2011417	House Purchased	04/21/08 No. 3471	07/23/08	Rehab	RRHA is working with the City of Roanoke to plan for disposition of 427 Gilmer.
1302 Salem Avenue Tax Map # 1212006	House Purchased	08/18/08 No. 3497	12/04/08	Demo	RRHA Board of Commissioners authorized conveyance to City of Roanoke by Resolution No. 3754 on 8/26/13.
0 Gilmer Tax Map # 2111212	Lot Purchased	07/16/07 No. 3431	08/15/07	Vacant Land	IFB#: RED-14-03-11 was issued for the construction of a single-family unit on this lot.

Housing Division

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
MARCH 2014

Actual Vacant Unit Turnaround Time with Move-ins from 03/01/14 to 03/31/14

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
Public Housing													
Lansdowne Park	201	124	72	52	5	0	0	30	6	22	4	52	***10***
The Villages at Lincoln/ Handicapped/ Elderly Cottages	202	22	0	22	2	6	3	14	7	2	1	22	***11***
Hunt Manor/Bluestone Park	259	16	0	16	2	0	0	12	6	4	2	16	***8***
Melrose Towers	206	252	129	123	6	6	1	69	12	48	8	123	***21***
Jamestown Place	207	524	419	105	5	6	1	90	18	9	2	105	***21***
Morningside Manor	208	13	0	13	2	4	2	4	2	5	3	13	***7***
Indian Rock Village/53 Scattered	210	422	352	70	5	47	9	2	0	21	4	70	***14***
The Villages at Lincoln- 24 Transitional/Homeownership	215	11	0	11	1	1	1	10	10	0	0	11	***11***
	Total	1384	972	412	28	70	3	231	8	111	4	412	***15***
Other Rental Housing													
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***
	Total	0	0	0	0	0	0	0	0	0	0	0	***0***

Non-Owned Properties Managed by RRHA													
Private/Tax Credit													
Stepping Stone LP	455	0	0	0	0	0	0	0	0	0	0	0	***0***
Hillcrest Heights	456	63	0	63	1	0	0	34	34	29	29	63	63
Park Street Square	457	0	0	0	0	0	0	0	0	0	0	0	***0***
Hurt Park LP	459	135	0	135	1	1	1	37	37	97	97	135	135
McCray Court LP	470	0	0	0	0	0	0	0	0	0	0	0	***0***
Gilmer Housing Associates LP	471	0	0	0	0	0	0	0	0	0	0	0	***0***
Total		198	0	198	2	1	1	71	36	126	63	198	99

A Property is identified as a PERFORMING Property if the Average Turnaround is less than 30 days.

Actual Vacant Unit Turnaround Time with Move-ins from 10/01/13 to 03/31/14

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
Public Housing													
Lansdowne Park	201	347	72	275	20	16	1	194	10	65	3	275	***14***
The Villages at Lincoln/ Handicapped/ Elderly Cottages	202	201	0	201	14	22	2	113	8	66	5	201	***14***
Hunt Manor/Bluestone Park	259	168	0	168	18	26	1	125	7	17	1	168	***9***
Melrose Towers	206	752	300	452	27	12	0	289	11	151	6	452	***17***
Jamestown Place	207	4384	3883	501	22	25	1	226	10	250	11	501	***23***
Morningside Manor	208	42	0	42	4	6	2	18	5	18	5	42	***11***
Indian Rock Village/53 Scattered	210	866	631	235	18	58	3	92	5	85	5	235	***13***
The Villages at Lincoln- 24 Transitional/Homeownership	215	11	0	11	1	1	1	10	10	0	0	11	***11***
	Total	6771	4886	1885	124	166	1	1067	9	652	5	1885	***15***
Other Rental Housing													
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***
	Total	0	0	0	0	0	0	0	0	0	0	0	***0***

Non-Owned Properties Managed by RRHA													
Private/Tax Credit													
Stepping Stone LP	455	181	0	181	1	3	3	67	67	111	111	181	181
Hillcrest Heights	456	96	0	96	2	3	2	64	32	29	15	96	48
Park Street Square	457	457	0	457	5	31	6	213	43	213	43	457	91
Hurt Park LP	459	135	0	135	1	1	1	37	37	97	97	135	135
McCray Court LP	470	751	0	751	8	34	4	284	36	433	54	751	94
Gilmer Housing Associates LP	471	497	0	497	4	11	3	144	36	342	86	497	124
	Total	2117	0	2117	21	83	4	809	39	1225	58	2117	101

A Property is identified as a PERFORMING Property if the Average Turnaround is less than 30 days.

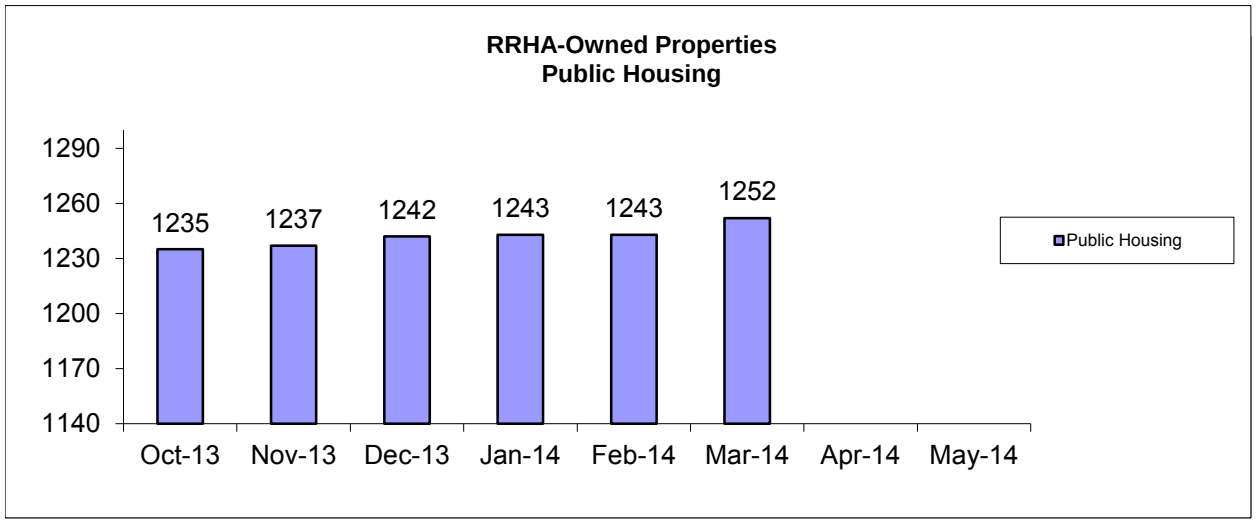
Monthly Management Report
Occupancy Comparison
(1st of the Month)

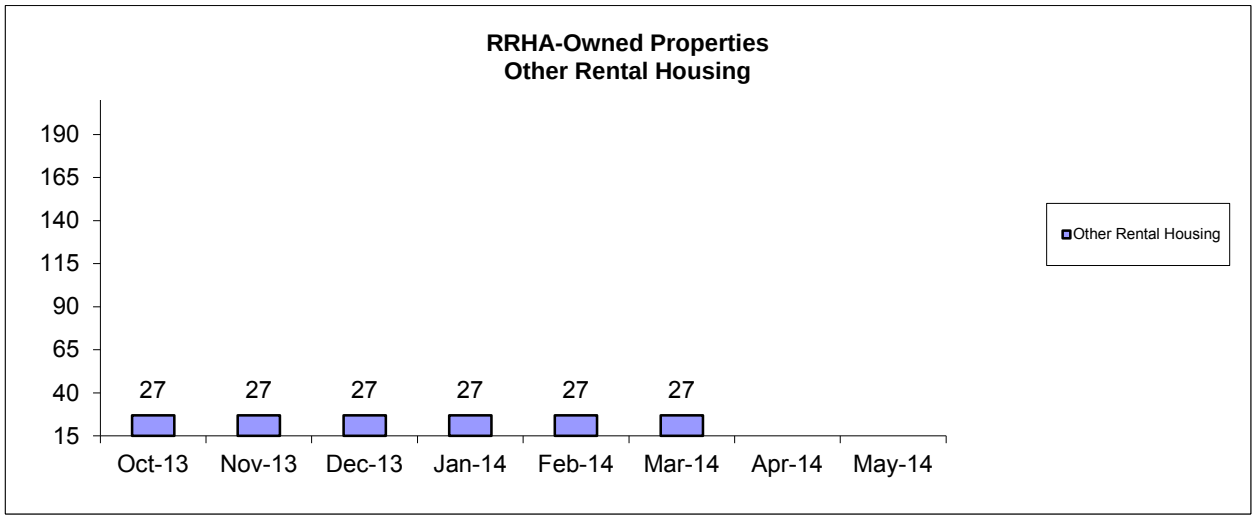
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing								
Lansdowne Park	201	300	300	9300	43	9257	***99.54%***	0.46%
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	165	5115	23	5092	***99.55%***	0.45%
Hunt Manor/Bluestone Park	259	172	169	5332	24	5308	***99.55%***	0.45%
Melrose Towers	206	212	211	6572	88	6484	***98.66%***	1.34%
Jamestown Place	207	150	149	4650	54	4596	***98.84%***	1.16%
Morningside Manor	208	105	105	3255	15	3240	***99.54%***	0.46%
Indian Rock Village/53 Scattered	210	133	131	4123	50	4073	***98.79%***	1.21%
The Villages at Lincoln- 24 Transitional/Homeownership	215	24	24	744	12	732	***98.39%***	1.61%
Portfolio Total:		1261	1254	39091	309	38782	***99.21%***	0.79%
Other Rental Housing								
Hackley Avenue	400	24	24	744	0	744	***100.00%***	0.00%
Jamison Avenue	420	2	2	62	0	62	***100.00%***	0.00%
Downing St.	425	1	1	31	0	31	***100.00%***	0.00%
Portfolio Total:		27	27	837	0	837	***100.00%***	0.00%

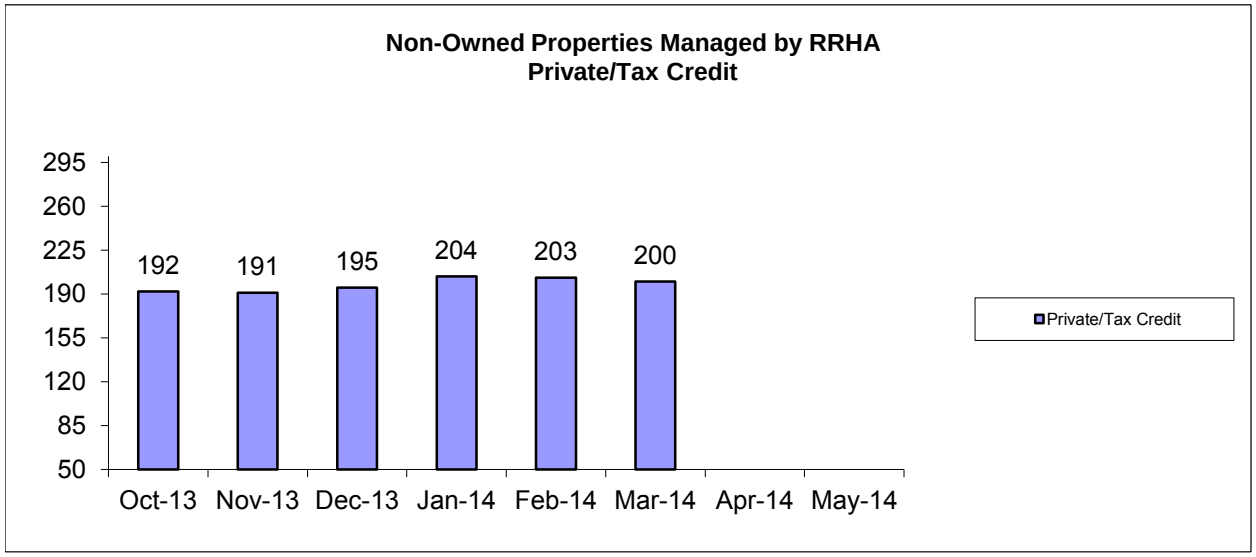
Non-Owned Properties Managed by RRHA	AMP #	Actual Unit Count	Adjusted Unit Count	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Private/Tax Credit								
Stepping Stone (LIHTC)	455	30	30	930	7	923	***99.25%***	0.75%
Hillcrest Heights (LIHTC)	456	24	24	744	6	738	***99.19%***	0.81%
Park Street Square (LIHTC)	457	25	25	775	12	763	***98.45%***	1.55%
Hurt Park LP (LIHTC)	459	40	40	1240	134	1106	89.19%	10.81%
McCray Court (LIHTC)	470	68	68	2108	0	2108	***100.00%***	0.00%
Gilmer Housing (LIHTC)	471	20	20	620	30	590	95.16%	4.84%
Portfolio Total:		207	207	6417	189	6228	97.05%	2.95%

PHAS Scoring	
Occupancy	**Points**
≥ 98%	16
< 98% but ≥ 96%	12
< 96% but ≥ 94%	8
< 94% but ≥ 92%	4
< 92% but ≥ 90%	1
< 90%	0

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







Occupancy Summary Report
03/01/14 to 03/31/14

RRHA-Owned Properties	AMP #	Actual Unit Count	Available Units	Exempt Units	New Leases	Transfers *	Vacates	Units Occupied
Public Housing								
Lansdowne Park	201	300	300	0	5	0	4	300
The Villages at Lincoln Handicapped/Elderly Cottages	202	165	165	0	2	0	1	165
Hunt Manor/Bluestone Park	259	172	169	3	2	1	2	169
Melrose Towers	206	212	211	1	6	1	3	210
Jamestown Place	207	150	149	1	5	1	2	149
Morningside Manor	208	105	105	0	2	0	2	105
Indian Rock Village/53 Scattered	210	133	131	2	2	2	0	130
The Villages at Lincoln- 24 Transitional/Homeownership	215	24	24	0	2	0	1	24
Public Housing		1261	1254	7	26	5	15	1252
Other Rental Housing								
Hackley Avenue	400	24	24	0	0	0	0	24
Jamison Avenue	420	2	2	0	0	0	0	2
Downing St.	425	1	1	0	0	0	0	1
Other Rental Housing		27	27	0	0	0	0	27

Non-Owned Properties Managed by RRHA								
Private/Tax Credit								
Stepping Stone (LIHTC)	455	30	30	0	0	0	1	29
Hillcrest Heights (LIHTC)	456	24	24	0	1	0	0	24
Park Street Square (LIHTC)	457	25	25	0	0	0	1	24
Hurt Park (LIHTC)	459	40	40	0	1	0	3	36
McCray Court (LIHTC)	470	68	68	0	0	0	0	68
Gilmer Housing (LIHTC)	471	20	20	0	0	0	1	19
Private/Tax Credit		207	207	0	2	0	6	200

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

Public Housing Occupancy vs. Waitlist
03/31/14

AMP #	Lansdowne Park							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
201	1 Bedroom	54	54	0	0	0	0	23
	2 Bedroom	148	148	0	0	0	0	9
	3 Bedroom	78	78	0	0	0	0	13
	4 Bedroom	20	19	1	1	0	0	0
	5 Bedroom	0	0	0	0	0	0	0
	Total	**300**	**299**	**1**	**1**	**0**	**0**	**45**

AMP #	Jamestown Place							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
207	1 Bedroom	20	19	1	0	1	0	17
	2 Bedroom	34	33	1	1	0	0	14
	3 Bedroom	70	66	4	2	2	0	1
	4 Bedroom	18	16	2	2	0	0	2
	5 Bedroom	8	8	0	0	0	0	2
	Total	**150**	**142**	**8**	**5**	**3**	**0**	**36**

AMP #	The Villages at Lincoln/Handicapped/Elderly Cottages							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
202	1 Bedroom	41	41	0	0	0	0	51
	2 Bedroom	72	71	1	0	1	0	43
	3 Bedroom	48	48	0	0	0	0	37
	4 Bedroom	4	4	0	0	0	0	9
	5 Bedroom	0	0	0	0	0	0	0
	Total	**165**	**164**	**1**	**0**	**1**	**0**	**140**

AMP #	The Villages at Lincoln- Transitional/Homeownership							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
215	1 Bedroom	0	0	0	0	0	0	0
	2 Bedroom	0	0	0	0	0	0	0
	3 Bedroom	24	24	0	0	0	0	0
	4 Bedroom	0	0	0	0	0	0	0
	5 Bedroom	0	0	0	0	0	0	0
	Total	**24**	**24**	**0**	**0**	**0**	**0**	**0**

AMP #	Hunt Manor							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
259	1 Bedroom	24	23	1	1	0	0	38
	2 Bedroom	32	32	0	0	0	0	10
	3 Bedroom	28	28	0	0	0	0	15
	4 Bedroom	0	0	0	0	0	0	0
	5 Bedroom	12	12	0	0	0	0	6
	Total	**96**	**95**	**1**	**1**	**0**	**0**	**69**

	Bluestone Park							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	10	10	0	0	0	0	5
	2 Bedroom	22	22	0	0	0	0	32
	3 Bedroom	32	32	0	0	0	0	4
	4 Bedroom	10	10	0	0	0	0	3
	5 Bedroom	2	2	0	0	0	0	0
	Total	**76**	**76**	**0**	**0**	**0**	**0**	**44**

Public Housing Occupancy vs. Waitlist
03/31/14

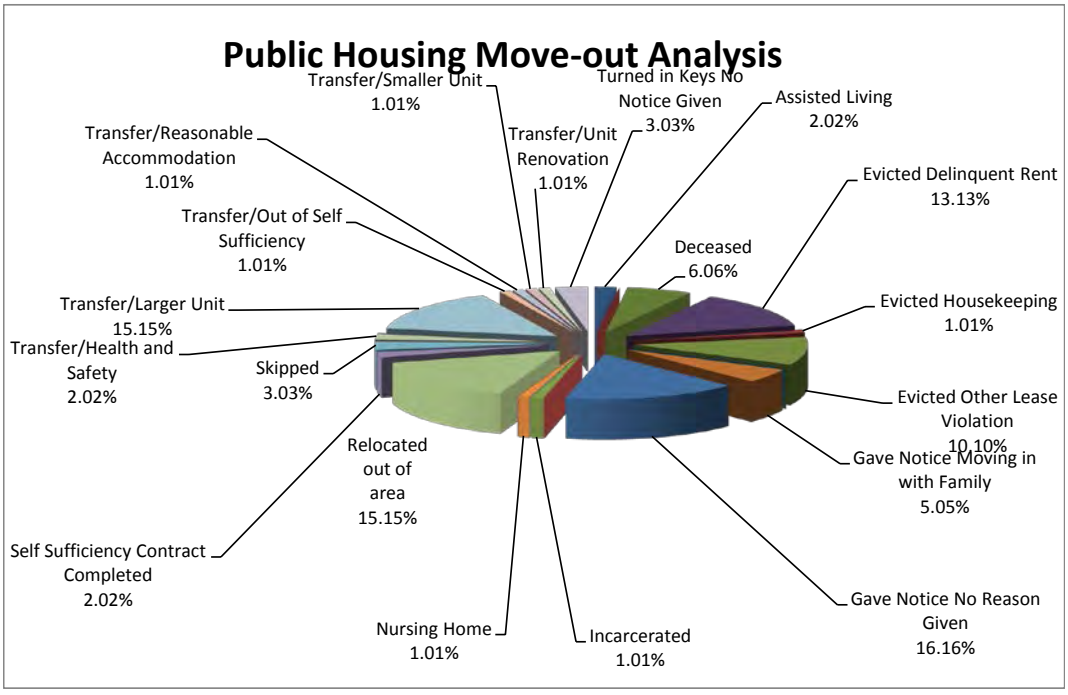
AMP #	Indian Rock Village							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	8	8	0	0	0	0	5
	2 Bedroom	16	16	0	0	0	0	2
	3 Bedroom	36	36	0	0	0	0	0
	4 Bedroom	14	13	1	1	0	0	1
	5 Bedroom	6	6	0	0	0	0	0
	Total	**80**	**79**	**1**	**1**	**0**	**0**	**8**
210								
	53 Scattered							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	1	1	0	0	0	0	0
	2 Bedroom	44	42	2	2	0	0	4
	3 Bedroom	8	8	0	0	0	0	2
	Total	**53**	**51**	**2**	**2**	**0**	**0**	**6**

AMP #	Melrose Towers							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	Studio	126	123	3	2	1	0	18
206	1 Bedroom	70	70	0	0	0	0	10
	2 Bedroom	16	16	0	0	0	0	2
	Total	**212**	**209**	**3**	**2**	**1**	**0**	**30**

AMP #	Morningside Manor							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	Studio	64	64	0	0	0	0	11
208	1 Bedroom	41	41	0	0	0	0	8
	Total	**105**	**105**	**0**	**0**	**0**	**0**	**19**

Public Housing Move-out Analysis for Period 10/01/13 to 03/31/14

Vacate Reason	# of Clients	% of Clients
Assisted Living	2	2.02%
Death of sole family member	0	0.00%
Deceased	6	6.06%
Evicted Delinquent Rent	13	13.13%
Evicted did not comply with Recertication	0	0.00%
Evicted Drugs	0	0.00%
Evicted Fraud	0	0.00%
Evicted Housekeeping	1	1.01%
Evicted Other Lease Violation	10	10.10%
Evicted Pets	0	0.00%
Family Separation	0	0.00%
Gave Notice Moving in with Family	5	5.05%
Gave Notice No Reason Given	16	16.16%
Illness	0	0.00%
Incarcerated	1	1.01%
Lease/Purchase	0	0.00%
Market Rent	0	0.00%
Moved to Section 8 Housing	0	0.00%
Moved to Tax Credit Property	0	0.00%
Need Air Conditioning	0	0.00%
Non Renewal	0	0.00%
Non Renewal Community Service	0	0.00%
Non Renewal Repeated Lease Violation	0	0.00%
Nursing Home	1	1.01%
Property Sold	0	0.00%
Purchase Home	0	0.00%
Relocated out of area	15	15.15%
Self Sufficiency Contract Completed	2	2.02%
Skipped	3	3.03%
System Error needed to be corrected	0	0.00%
Transfer (3 years)	0	0.00%
Transfer/Handicap Unit	0	0.00%
Transfer/Health and Safety	2	2.02%
Transfer/Into Self Sufficiency	0	0.00%
Transfer/Larger Unit	15	15.15%
Transfer/Out of Self Sufficiency	1	1.01%
Transfer/Reasonable Accommodation	1	1.01%
Transfer/Smaller Unit	1	1.01%
Transfer/Unit Renovation	1	1.01%
Turned in Keys No Notice Given	3	3.03%
	99	100.00%



Monthly
Management Report
Charges vs. Receipts
MARCH 2014

RRHA-Owned Properties	AMP Number	Balance Forward	Rent Charges	Late Fee Charges	Retro Rent Charges	Other Charges	Occupied Unit Total Charges	Occupied Unit Collections	Occupied Unit Ending Balance	% Uncollected Total Charges	% Uncollected Rent	Vacated Unit Cumulative Charge-Offs as of 2/28/14	Vacated Unit Cumulative Collections as of 2/28/14
Public Housing	Hurt Park												
Lansdowne Park	201	48,106.38	56,317.00	0.00	-1,507.84	1,980.86	104,896.40	59,534.23	45,362.17	43.24%	0.00%	$6,674.56	$6,008.89
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	-2,338.72	27,471.71	0.00	0.00	1,313.82	26,446.81	29,592.53	-3,145.72	***-11.89%***	0.00%	$1,423.12	$246.13
Hunt Manor/Bluestone Park	259	8,065.79	35,236.92	0.00	-111.00	448.62	43,640.33	38,385.34	5,254.99	12.04%	0.00%	$5,018.52	$2,018.22
Melrose Towers	206	-1,157.64	48,509.38	0.00	7.55	1,335.27	48,694.56	52,266.23	-3,571.67	***-7.33%***	0.00%	$6,331.41	$629.94
Jamestown Place	207	1,249.34	30,810.52	0.00	207.36	2,084.01	34,351.23	34,256.11	95.12	***0.28%***	0.00%	$7,679.28	$838.42
Morningside Manor	208	-165.93	25,337.00	0.00	0.00	393.30	25,564.37	25,174.72	389.65	***1.52%***	0.64%	$102.31	$0.00
Indian Rock Village/53 Scattered	210	8,751.60	28,519.71	0.00	-314.42	1,447.91	38,404.80	32,510.34	5,894.46	15.35%	0.00%	$8,482.17	$334.00
The Villages at Lincoln- 24 Transitional/Homeownership	215	-208.68	4,218.61	0.00	34.52	4,614.02	8,658.47	7,648.54	1,009.93	11.66%	0.00%	$84.53	$60.00
Public Housing		62,302.14	256,420.85	0.00	-1,683.83	13,617.81	330,656.97	279,368.04	51,288.93	15.51%	0.00%	$35,795.90	$10,135.60
Other Rental Housing													
Hackley Avenue	400	95.74	3,626.00	0.00	-54.00	374.00	4,041.74	4,412.50	-370.76	***-9.17%***	0.00%		
Jamison Avenue	420	-25.00	850.00	0.00	0.00	0.00	825.00	850.00	-25.00	***-3.03%***	0.00%		
Downing Street	425	664.00	297.00	0.00	0.00	25.00	986.00	986.00	0.00	***0.00%***	0.00%		
Other Rental Housing		734.74	4,773.00	0.00	-54.00	399.00	5,852.74	6,248.50	-395.76	-6.76%	0.00%		

Non-Owned Properties Managed by RRHA											
Private/Tax Credit											
Stepping Stone (LIHTC)	455	491.56	15,785.00	0.00	0.00	200.00	16,476.56	15,592.00	884.56	5.37%	1.22%
Hillcrest Heights (LIHTC)	456	1,198.74	13,166.45	0.00	0.00	425.00	14,790.19	14,655.45	134.74	***0.91%***	0.00%
Park Street Square (LIHTC)	457	2,778.50	11,460.00	0.00	0.00	240.00	14,478.50	13,052.00	1,426.50	9.85%	0.00%
Hurt Park (LIHTC)	459	-961.73	20,118.00	0.00	0.00	607.00	19,763.27	14,697.00	5,066.27	25.63%	26.95%
McCray Court (LIHTC)	470	-625.00	31,270.00	0.00	0.00	250.00	30,895.00	32,114.00	-1,219.00	***-3.95%***	0.00%
Gilmer Housing (LIHTC)	471	4,110.72	9,305.00	0.00	0.00	58.25	13,473.97	10,768.18	2,705.79	20.08%	0.00%
Private/Tax Credit		6,992.79	101,104.45	0.00	60.00	1,780.25	109,877.49	100,878.63	8,998.86	8.19%	0.22%

PHAS Scoring Tenant Accounts Receivable (TAR)

TAR	Points
<1.5%	5
≥ 1.5% but < 2.5%	2
≥ 2.5%	0

Fiscal Year to Date
Public Housing Inspections
10/01/13 - 03/31/2014

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300	300	0	***100%***
202	Villages at Lincoln	165	165	0	***100%***
259	Hunt Manor/Bluestone Park	172	172	0	***100%***
206	Melrose Towers	212	212	0	***100%***
207	Jamestown Place	150	150	0	***100%***
208	Morningside Manor	105	105	0	***100%***
210	Indian Rock Village/53 Scattered	133	133	0	***100%***
215	Villages at Lincoln - Scattered	24	24	0	***100%***
	Total	1261	1261	0	***100%***

A Property is identified as a Performing Property if an annual inspection has occurred on 100% of units and systems.

Note: RRHA has outsourced annual inspections. The contract requires that inspections of all units be completed prior to September 30, 2014.

Public Housing Work Order Report from 03/01/14 to 03/31/14

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	35	35	***100%***	165	586	***4***
Village at Lincoln/Handicapped/ Elderly Cottages	5	5	***100%***	72	172	***2***
Hunt Manor/Bluestone Park	3	3	***100%***	85	186	***2***
Melrose Towers	5	5	***100%***	65	533	***8***
Jamestown Place	3	3	***100%***	74	130	***2***
Morningside Manor	0	0	***100%***	30	41	***1***
Indian Rock Village/53 Scattered	4	4	***100%***	43	78	***2***
Total	55	55	***100%***	534	1726.00	***3***

Work Order Report from 10/01/13 to 03/31/14

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	263	263	***100%***	937	3934	***4***
Village at Lincoln/Handicapped/ Elderly Cottages	83	83	***100%***	497	1011	***2***
Hunt Manor/Bluestone Park	57	57	***100%***	611	1420	***2***
Melrose Towers	34	34	***100%***	511	2847	***6***
Jamestown Place	34	34	***100%***	471	773	***2***
Morningside Manor	23	23	***100%***	160	342	***2***
Indian Rock Village/53 Scattered	47	47	***100%***	311	679	***2***
Total	541	541	***100%***	3498	11,006	***3***

A Property is identified as a PERFORMING Property if 98% of the Emergency Work Orders are completed within 24 hours or less and Non-Emergency Work Orders are completed in less than 25 days.

Utility Consumption Report
October 2013 - September 2014
Consumption and Costs as of February 28, 2014

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	36.99	92.75	60.28	190.02	184.12	***103.20%***
202	165	151.89	7.75	27.76	187.40	184.12	***101.78%***
259	172	41.12	78.54	77.01	196.67	184.12	***106.82%***
206	212	42.96	44.48	40.17	127.61	184.12	***69.31%***
207	150	33.85	50.41	53.61	137.87	184.12	***74.88%***
208	105	54.92	50.44	61.52	166.88	184.12	***90.64%***
210	133	47.40	78.54	67.48	193.42	184.12	***105.05%***
215	24	N/A	N/A	N/A	N/A	184.12	N/A
Total Units:	1261						
Average Cost PUM:		56.17	72.98	54.97		184.12	

Consumption

	Gas				Electric			Water		
AMP	**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	119.81	91.82	130.48%	541	669	***80.87%***	7.23	6.41	***112.79%***
202	165	N/A	91.82	N/A	1,395	669	208.52%	2.68	6.41	***41.81%***
259	172	94.52	91.82	***102.94%***	546	669	***81.61%***	8.27	6.41	129.02%
206	212	57.38	91.82	***62.49%***	583	669	***87.14%***	4.82	6.41	***75.20%***
207	150	64.99	91.82	***70.78%***	467	669	***69.81%***	6.74	6.41	***105.15%***
208	105	65.02	91.82	***70.81%***	741	669	***110.76%***	8.41	6.41	131.20%
210	133	94.52	91.82	***102.94%***	546	669	***81.61%***	7.16	6.41	***111.70%***
215	24	N/A	91.82	N/A	N/A	669	N/A	N/A	6.41	N/A
Total Units:	1261									

Average THERM PUM: 91.82 Average KWH PUM: 669 Average water usage PUM: 6.41

Note: AMP 202 - Residential units do not use gas utility - HVAC is total electric (heat pumps).

Note: AMP 202 - Admin. Building and Maint. Shop use gas utility.

Note: AMP 208 - Residential units have central air conditioning.

Note: AMP 215 - **Transitional/Homeownership - residents pay utilities - no utility data available.**

A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.

SECURITY ACTIVITIES
MONTHLY REPORT
MARCH 2014

Public Housing Criminal Activity for the Month of March 2014 and the Fiscal Year 10/01/13 - 02/28/14

	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	1	2	0	0	0	0	0	0	2	5
Arson	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	1	0	0	0	2	0	0	0	1
Burglary	0	1	0	1	1	2	2	2	1	6
Homicide/Murder	0	0	0	0	0	0	0	0	0	0
Larceny	0	4	0	4	0	2	2	7	0	7
Rape	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	1	3
Part 1 Crime Total	1	8	0	5	1	6	4	9	4	22
Destruction of Property	1	11	0	1	0	2	0	2	4	15
Disorderly Persons	0	1	0	0	0	0	0	0	0	1
Domestic Disorder	2	10	2	3	2	8	2	6	8	45
Drug Offense	0	0	0	1	0	1	0	1	1	8
Family Offense (nonviolent)	0	0	0	2	0	0	0	0	0	1
Forgery	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	2	1	1	0	0	0	2
Gambling	0	0	0	0	0	0	0	0	0	0
Intimidation	0	6	0	3	1	5	0	0	0	6
Liquor Law	0	0	0	1	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	9	1	2	1	4	0	3	1	30
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 Vehicle	1	5	0	0	0	2	0	0	2	8
Trespassing	0	0	0	2	0	0	1	1	1	5
Weapons	0	0	0	0	0	0	0	0	0	0
Part II Crime Total	4	42	3	17	5	23	3	13	17	121
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	50	3	22	6	29	7	22	21	143

Public Housing Criminal Activity for the Month of March 2014 and the Fiscal Year 10/01/13 - 02/28/14

	Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	1	0	0	0	0
Arson	0	0	0	0	0	0
Auto Theft	0	0	0	0	0	1
Burglary	0	0	0	0	0	0
Homicide/Murder	0	0	0	0	0	0
Larceny	0	2	1	1	2	7
Rape	0	0	0	0	0	0
Robbery	0	0	0	0	0	0
Part 1 Crime Total	0	3	1	1	2	8
Destruction of Property	1	4	1	3	0	3
Disorderly Persons	0	1	0	1	1	1
Domestic Disorder	2	8	1	6	1	6
Drug Offense	0	3	1	2	1	6
Family Offense (nonviolent)	0	0	0	2	0	0
Forgery	0	0	0	0	0	0
Fraud	1	1	0	0	0	0
Gambling	0	0	0	0	0	0
Intimidation	0	3	0	0	0	1
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	0
Simple Assault	1	7	3	11	0	6
Sucide/Attempt	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0
Towed Vehicle	3	5	1	2	0	2
Trespassing	0	1	0	1	0	4
Weapons	0	1	0	0	0	0
Part II Crime Total	8	34	7	28	3	29
Auto Accident	0	0	0	0	0	0
Fire	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0
Area Total	8	37	8	29	5	37

Public Housing Community vs. Site
Part 1 and Part II Crimes Percentage
March 2014

	MONTH			YEAR TO DATE		
	No. Per Household		Site Rate Compared to	No. Per Household		Site Rate Compared to
Part I Crime	**Community**	**Site**	**Community**	**Community**	**Site**	**Community**
Jamestown Place	0.006985	0.006667	***95.44%***	0.052832	0.0533	***100.95%***
Morningside Manor	0.006985	0.000000	***0.00%***	0.052832	0.0476	***90.13%***
Indian Rock Village	0.006985	0.012500	178.95%	0.052832	0.0750	141.96%
Bluestone	0.011343	0.052632	464.00%	0.077780	0.1184	152.25%
Lansdowne Park	0.006969	0.013333	191.32%	0.047195	0.0733	155.38%
Villages at Lincoln	0.006969	0.000000	***0.00%***	0.047195	0.0182	***38.53%***
Hunt Manor	0.006969	0.010417	149.47%	0.047195	0.0104	***22.07%***
Melrose Towers	0.006969	0.009434	135.37%	0.047195	0.0377	***79.96%***

	No. Per Household		Site Rate Compared to	No. Per Household		Site Rate Compared to
Part II Crime	**Community**	**Site**	**Community**	**Community**	**Site**	**Community**
Jamestown Place	0.024257	0.026667	***109.93%***	0.145288	0.2800	192.72%
Morningside Manor	0.024257	0.028571	***117.79%***	0.145288	0.1619	***111.44%***
Indian Rock Village	0.024257	0.062500	257.66%	0.145288	0.2875	197.88%
Bluestone	0.009824	0.039474	401.82%	0.086085	0.1711	198.70%
Lansdowne Park	0.019760	0.056667	286.77%	0.145466	0.4033	277.27%
Villages at Lincoln	0.019760	0.048485	245.37%	0.145466	0.2061	141.66%
Hunt Manor	0.019760	0.072917	369.01%	0.145466	0.2917	200.51%
Melrose Towers	0.019760	0.014151	***71.61%***	0.136792	0.1368	***100.00%***

A property is identified as a PERFORMING Property if incidence of Part I and Part II crimes does not exceed 120% of surrounding community rate.

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
MARCH 2014

Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
March 2014

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of March 2014 reporting period is 87%. The average utilization rate for the department for fiscal year 2014 is 89.4%. The average percent of the Housing Assistance Payments (HAP) budget authority expense for fiscal year 2014 is 90.3%.

Inspections

During the month of March 2014, the HCV Housing Quality Standards (HQS) Inspectors conducted a total of 259 inspections and five (5) quality control inspections. This also includes a total of eleven (11) initial inspections approved and processed for new admissions and moving families in the HCV Program.

Housing Choice Voucher Waiting List

For the month of March the HCV Department scheduled zero (0) families from the HCV waiting list for interviews to determine their eligibility. Based on recent funding notification the HCV Department will start interviewing families from the waitlist in April.

Homeownership

The program currently has eleven (11) Section 8 participants in the Homeownership Program for the month of March 2014. Funding through the HCV program is used to assist 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 seventy (70) vouchers. For the month of March 2014, this program has sixty-five (65) participants and zero searching for housing.

Tenant Briefings

The Housing Choice Voucher Department did not conduct a voucher briefing during the month of March 2014. RRHA intends to start issuing vouchers based on the recent funding notification for CY 2014 and will also continue to issue vouchers for HUD-VASH and Family Unification Program (FUP) referrals. The HCV Client Specialists provided customer service to 540 HCV participants/owners during the month of March 2014. This number represents scheduled appointments and walk-in participants such as landlords and HCV clients to sign leases and contracts or to drop off paperwork.

Landlord Briefings
The Section 8 staff has daily contact with current and prospective landlords in regard to describing and answering questions concerning the HCV Program.

Voucher Issuance Briefings
There were zero (0) Housing Choice Vouchers issued in March 2014.

Family Unification Program (FUP)
HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty-one (81) vouchers have been allocated to the Roanoke Redevelopment and Housing Authority to serve this population. All referrals for the program come through the Roanoke City and Roanoke County Departments of Social Services (DSS). Currently, there are sixty-nine (69) families under lease; three (3) additional families are searching for housing and four (4) families are waiting on eligibility approval. The Section 8 staff continues to work with the City and County of Roanoke DSS to achieve full utilization of the voucher allocation.

HCV HQS Inspection Department
Monthly Activity Report
March 2014

HCV HQS INSPECTION DEPARTMENT: MONTHLY ACTIVITY REPORT					
INSPECTION TYPE	**# COMPLETE**	**# PASSED**	**% PASSED**	**# FAILED**	**% FAILED**
ANNUAL	173	122	70.52%	51	29.48%
INITIALS	11	10	90.90%	1	0.10%
COMPLAINT	6	2	33.33%	4	66.67%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	69	52	75.36%	17	24.64%
HQS QUALITY CONTROL	5	3	60.00%	2	40.00%

TOTAL INSPECTIONS SCHEDULED	259
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	6.17
AVERAGE INSPECTIONS PER FIELD DAY	12.33
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	21

Section 8 Department
Waitlist Activity Report
March 2014

BEDROOM SIZE	TOTAL BEDROOMS
0 BEDROOMS	0
1 BEDROOMS	314
2 BEDROOMS	334
3 BEDROOMS	188
4 BEDROOMS	39
5 BEDROOMS	5
6 BEDROOMS	0
7 BEDROOMS	0
TOTAL REMAINING ON WAIT LIST	879

Addition of TAP waiting list families

Program Voucher Issuance By Month/Bedroom Size

March 2014

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued	Cumulative
October-13	0	0	0	0	0	0	0	0
November-13	0	0	0	0	0	0	0	0
December-13	0	0	0	0	0	0	0	0
January-14	0	0	0	0	0	0	0	0
February-14	0	0	0	0	0	0	0	0
March-14	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
April-14								
May-14								
June-14								
July-14								
August-14								
September-13								
TOTALS	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

Waitlist Applicant Status
March 2014

Month	Number Selected / Interviewed Off Wait-list	Number of NS WD	Number of Mail Ret.	Number of PC	Number of Other WD	Number Okay to Issue	Number of Files Pending	Notes
October - 13	0	0	0	0	0	0	0	
November - 13	0	0	0	0	0	0	0	
December - 13	0	0	0	0	0	0	0	
January - 14	0	0	0	0	0	0	0	
February - 14	0	0	0	0	0	0	0	
March - 14	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
April - 15								
May-14								
June - 14								
July - 14								
August - 14								
September - 14								
TOTALS	**0**	**0**	**0**	**0**	**0**	**0**	**0**	
Meanings								

NS = No Show
PC = Preference Change, goes back on wait list
Pending = Still waiting on information for qualification
VB = Voucher Briefing
WD = Withdrawn
WD Mail = Withdrawn for Mail Returned
WD Other = Withdrawn for owing debt, criminal history, or over income, etc.

SECTION 8 MONTHLY STATISTIC REPORT

PROGRAM NAME	ACTIVITY	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	**Mar-14**	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14
HOUSING CHOICE	UNIT MONTHS ALLOCATED	1,745	1,745	1,745	1,745	1,828	**1,828**						
VOUCHERS	UNIT MONTHS LEASED	1,590	1,579	1,573	1,558	1,608	**1,587**						
MAINSTREAM	ALLOCATED	46	46	46	46	46	**46**						
	LEASED	44	42	42	42	42	**43**						
VETERANS SUPPORTIVE HOUSING	ALLOCATED	35	35	35	35	35	**35**						
VASH (35)	LEASED	35	35	33	32	33	**33**						
VETERANS SUPPORTIVE HOUSING	ALLOCATED	25	25	25	25	25	**25**						
VASH (25)	LEASED	22	22	23	25	23	**22**						
FAMILY UNIFICATION PROGRAM	ALLOCATED	31	31	31	31	31	**31**						
FUP (31)	LEASED	29	28	27	25	25	**25**						
FAMILY UNIFICATION PROGRAM	ALLOCATED	50	50	50	50	50	**50**						
FUP (50)	LEASED	43	46	46	47	45	**44**						
VETERANS SUPPORTIVE HOUSING	ALLOCATED	10	10	10	10	10	**10**						
VASH (10)	LEASED	9	10	10	10	10	**10**						
SHELTER PLUS	ALLOCATED	28	28	28	31	33	**33**						
	LEASED	27	29	31	31	33	**33**						

VOUCHER UNITS LEASED
FY 2014

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED
OCTOBER	1,896	1,728	168
NOVEMBER	1,896	1,720	176
DECEMBER	1,896	1,712	184
JANUARY	1,896	1,697	199
FEBRUARY	1,979	1,744	235
MARCH	**1,979**	**1,721**	**258**
APRIL	-	-	-
MAY	-	-	-
JUNE	-	-	-
JULY	-	-	-
AUGUST	-	-	-
SEPTEMBER	-	-	-
TOTALS	**11,542**	**10,322**	**1220**

*Added vouchers transferred from TAP 2/1/14

SECTION 8 FY 2013 MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-13	Nov-13	Dec-13	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	YTD
BUDGET AUTHORITY	$ 821,046	$ 1,282,623	$ 746,047	$ 817,316	$ 867,130	**$ 844,543**							$ 5,378,705
ACTUAL HAP EXPENSE	$ 831,557	$ 846,771	$ 811,197	$ 783,801	$ 801,974	**$ 779,939**							$ 4,855,238
VARIANCE	$ (10,511)	$ 435,852	$ (65,150)	$ 33,515	$ 65,156	**$ 64,604**							$ 523,467
PERCENT VARIANCE	-1.28%	33.98%	-8.73%	4.10%	7.51%	**7.65%**							9.73%
YTD VARIANCE	$ (10,511)	$ 425,341	$ 360,192	$ 393,707	$ 458,863	**$ 523,467**							$ 523,467
PUC													
HUD FUNDED PUC	$ 433.04	$ 676.49	$ 393.48	$ 431.07	$ 438.17	**$ 426.75**							$ 466.01
ACTUAL PUC	$ 481.23	$ 492.31	$ 473.83	$ 461.87	$ 459.85	**$ 453.19**							$ 470.38
VARIANCE	$ (48.18)	$ 184.18	$ (80.35)	$ (30.80)	$ (21.68)	**$ (26.44)**							$ (4.37)
PERCENT VARIANCE	-10.01%	37.41%	-16.96%	-6.67%	-4.72%	**-5.83%**							-0.93%
UNITS													
HUD BASELINE UNITS	1,896	1,896	1,896	1,896	1,979	**1,979**							11,542
HUD FUNDED UNITS	1,896	1,896	1,896	1,896	1,979	**1,979**							11,542
FUNDED UNITS BASED ON ACTUAL HAP	1,706	2,605	1,575	1,770	1,886	**1,864**							11,405
ACTUAL UNITS LEASED	1,728	1,720	1,712	1,697	1,744	**1,721**							10,322
VARIANCE TO BUDGET	(22)	885	(137)	73	142	**143**							1,083
VARIANCE TO BASELINE	190	(709)	321	126	93	**115**							137
YTD VAR TO BASELINE	190	(519)	(198)	(72)	22	**137**							137
VARIANCE FUNDED	168	176	184	199	235	**258**							1,220
YTD VAR TO FUNDED	168	344	528	727	962	**1,220**							1,220
ADMIN FEES													
HUD FUNDS	$ 50,990	$ 62,058	$ 62,058	$ 73,541	$ 65,815	**$ 71,539**							$ 386,001
ACTUAL EXPENSE	$ 63,716	$ 88,788	$ 61,126	$ 80,528	$ 65,551	**$ 80,880**							$ 440,590
VARIANCE	$ (12,726)	$ (26,730)	$ 932	$ (6,987)	$ 264	**$ (9,341)**							$ (54,589)
PERCENT	124.96%	143.07%	98.50%	109.50%	99.60%	**113.06%**							114.14%
CUMULATIVE VARIANCE	$ (12,726)	$ (39,456)	$ (38,524)	$ (45,511)	$ (45,248)	**$ (54,589)**							$ (54,589)

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY 2014 MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14	YTD
BUDGET AUTHORITY	$ 817,316	$ 867,130	**$ 844,543**										$ 2,528,989
ACTUAL HAP SPENT	$ 783,801	$ 801,974	**$ 779,939**										$ 2,365,714
VARIANCE	$ 33,515	$ 65,156	**$ 64,604**										$ 163,275
PERCENT VARIANCE	4.10%	7.51%	**7.65%**										6.46%
YTD VARIANCE	$ 33,515	$ 98,671	**$ 163,275**										$ 163,275
PUC													
HUD FUNDED PUC	$ 431.07	$ 438.17	**$ 426.75**										$ 432.01
ACTUAL PUC	$ 461.87	$ 459.85	**$ 453.19**										$ 458.29
VARIANCE	$ (30.80)	$ (21.68)	**$ (26.44)**										$ (26.28)
PERCENT VARIANCE	-6.67%	-4.72%	**-5.83%**										-5.74%
UNITS													
HUD BASELINE UNITS	1,896	1,979	**1,979**										5,854
HUD FUNDED UNITS	1,896	1,979	**1,979**										5,854
FUNDED UNITS BASED ON ACTUAL HAP	1,770	1,886	**1,864**										5,519
ACTUAL UNITS LEASED	1,697	1,744	**1,721**										5,162
VARIANCE TO BUDGET	73	142	**143**										357
VARIANCE TO BASELINE	126	93	**115**										335
YTD VAR TO BASELINE	126	220	**335**										335
VARIANCE FUNDED	199	235	**258**										692
YTD VAR TO FUNDED	199	434	**692**										692
ADMIN													
HUD FUNDED FEES	73,541	65,815	**71,539**										210,895
ACTUAL EXPENSE	80,528	65,551	**80,880**										$ 226,960
VARIANCE	$ (6,987)	$ 264	**$ (9,341)**										$ (16,065)
PERCENT	109.50%	99.60%	**113.06%**										107.62%
CUMULATIVE VARIANCE	$ (6,987)	$ (6,724)	**$ (16,065)**										$ (16,065)

THIS SHEET INCLUDES HCV, VASH, & FUP

Resident Services Report
MARCH 2014

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2014**

Current Number of Participants: **120** Number of Persons with Escrow Accounts: **51** Total in Escrow: **$72,017.75**

Coordinators: **Gloria Charlton/ Melinda Hayes-Ramsey** FSS Program Termination: **5** FSS Program Completion: **1**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	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.	Case Management-Service Coordination-New FSS Contracts of Participation Executed- 22 Contracts	0	4	4	Self-Sufficiency-Increase or maintain involvement in the community |Persons	0	0	**A. Tools for Measurement** Intake log Recruitment log **B. Where Data Maintained** Agency database Individual case records **C. Source of Data** Employment Records Progress reports **D. Frequency of Collection** Monthly **E. Processing of Data** Computer spreadsheets Manual tallies
	Case Management-Service Coordination-Individual Training Service Plans (ITSPs) developed -22 Persons	0	4	4	Employment-Job placement |Persons	0	0	
	Case Management-Service Coordination-Needs assessments conducted- 22 Persons	0	4	4	Self-Sufficiency-Earned income increased-Households |Households	0	0	

This is the first reporting period for grant no. 678

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2014**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	Month	TD	Outcome Goal	Month	TD	
	Employment Opportunities-Other-Persons 22 Persons	0	0	0	Employment-Job Placement -10 Persons	0	0	Same as above
	Employment-Employment/Career counseling-Enrolled- 7 Persons	0	0	0	Employment-Employment obtained above minimum wage -3 Persons	2	2	
	Financial Literacy-Financial literacy/Financial management education-Enrolled -15 Persons	0	0	0	Financial Literacy-Monthly bills paid on time for a six month period – 7 Persons	0	0	
	Training-Vocational training-Enrolled -7 Persons	0	0	0	Employment-Full time equivalent (FTE) –3 FTE	2	2	
	Employment Opportunities-Section 3-Available jobs (FTE) | 10 Available jobs	0	0	0	Employment-Section 3-Employment obtained part-time-3 Persons	0	0	

This is the first reporting period for grant no. 678

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2014**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	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.	Policy Priority-Capacity Building and Knowledge Sharing-Meet with local PCC (minimum 4 meetings per year) and conduct gap analysis- 4 Meetings	0	0	0	Policy Priority-Capacity Building and Knowledge Sharing-Number of education/ training services available from partners added as a result of the gap analysis – 4 Services	0	0	Same as above
	Training-Employment-Job training classes-Completed – 7 Persons	0	2	2	Employment-Job placement – 2 Persons	2	2	
	Financial Literacy-Financial literacy/Financial management education-Enrolled – 7 Persons	0	0	0	Financial Literacy-Escrow accounts with positive balances-Accounts – 3 Accounts	0	0	
	Housing-Pre-purchase homeownership education/counseling-Attended – 6 Persons	0	0	0	Financial Literacy-Checking/ Savings account established- 3 |Persons	0	0	

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2014**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	Month	TD	Outcome Goal	Month	TD	
	Financial Literacy-IDA accounts established- 3 Persons	0	0	0	Financial Literacy-IDA account deposits-3 Persons	0	0	Same as above
	Youth-Mentoring relationships established- 12 Persons	0	0	0	Youth-GPA for children improved by .50 or more 5 Persons	2	2	

Family Self-Sufficiency – Housing Choice Voucher – GRANT FUNDED

Grant Period: 1/01/14 – 12/31/14 **March 2014**

Current Number of Participants: **75** Number of Persons with Escrow Accounts: **30** Total in Escrow: **$113,219.30**

Coordinator: **Yvonne Thomas** FSS Program Termination: 1 FSS Program Completion: 1

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 link new FSS program participants to services and economic opportunities that will lead to employment and economic self-sufficiency. 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.	Child Care-Families linked to Child Care Services (1)	0	1				**A. Tools for Measurement** Program specific form(s) Plans
	Education-Participation in High school/GED program (3)	2	3	Education-Certification from technical school (2)	0	1	**B. Where Data Maintained** Individual case records Specialized database
	Education-Participation in Post-secondary classes (5)	0	5				**C. Source of Data** Employment records Referrals
	Employment-job retention activities (8)	0	1				
	Financial Literacy-Escrow accounts established (4)	2	2	Employment-Employment obtained - including apprenticeships (6)	1	1	**D. Frequency of Collection** Quarterly Annually
	Financial Literacy-Tax preparation assistance provided (2)	1	2	Employment-Employment increased from part-time to full-time- 35+ hours (5)	0	0	**E. Processing of Data** Computer Spreadsheets Relational database
	Financial Literacy-IDA accounts (not escrow) established (2)	0	0	Employment-Promotion/new job resulting in increased hourly wage (3)	0	2	

Family Self-Sufficiency – Housing Choice Voucher – GRANT FUNDED

Grant Period: 1/01/14 – 12/31/14 **March 2014**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Same as above	Financial Literacy Individualized counseling (3)	1	4	Employment-Maintain employment greater than one year (4)	0	0	Same as above
	Financial Literacy – Classroom setting financial education-participation (7)	11	11				
	Health-Referral for mental health services (2)	1	1				
	Housing-Homeownership counseling (6)	1	6	Housing- Purchased home with HCV Homeownership Assistance (1)	0	0	
	Service Coordination-New families enrolled-new COP (15)	3	11				
	Service Coordination-Families continuing to receive service coordination (55)	0	83				
	Service Coordination-Families graduated (2)	1	1				
	Service Coordination-Individuals served – unduplicated count (80)	0	83				
	Training-Job Preparation/Counseling –soft skills enrolled (15)	0	0				

Family Self-Sufficiency – Housing Choice Voucher – GRANT FUNDED

Grant Period: 1/01/14 – 12/31/14 **March 2014**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Same as above	Training-Job preparation/counseling (soft skills)-Completed (5)	0	0				Same as above
	Training-Job Training (for specific job/type of job)-Enrolled (2)	0	0				
	Training-Job Training (for specific job/type of job)-Completed (2)	0	0				
	Training-Parenting/Household Skills/Life Skills (non-job training)-Enrolled (7)	0	0				
	Training-Parenting/Household Skills/Life Skills (non-job training)-Completed	0	0				

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

Grant Period: 6/16/10 – 6/15/14 **Reporting Period: 6/16/12 – 6/15/14** **March 2014**

Coordinator: **Deidre Myers (Indian Village) and Deborah Davoll (Jamestown)**

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)	0	10	Education-GED obtained (3)	0	3	**A. Tools for Measurement** Database Intake log Interviews Bank accounts Post Tests **B. Where Data Maintained** Agency Database Individual case records School Specialized database **C. Source of Data** Counseling reports GED certification/diploma Placements Financial reports Employment Records Work plan reports **D. Frequency of Collection** Monthly **E. Processing of Data** Computer Spreadsheets Manual tallies
	Education-GED program - Completed (3)	0	6	Education-Functional literacy increased (4)	0	6	
	Education-Literacy class - Enrolled (5)	0	2				
	Education-Literacy class-Completed (3)	0	2				
	Education-ESL class - Enrolled (5)	0	10				
	Education-ESL class - Completed (3)	0	1				

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

Grant Period: 6/16/10 – 6/15/14 **Reporting Period: 6/16/12 – 6/15/14** **March 2014**

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	35	Financial-Credit Counseling Completed (10)	0	6	**A. Tools for Measurement** Database Intake log Interviews Plans **B. Where Data Maintained** Agency Database Individual case records School Training Center **C. Source of Data** Escrow accounts Progress reports GED certification/diploma Placements Employment Records **D. Frequency of Collection** Upon incident Monthly Quarterly Biannually Annually **E. Processing of Data** Statistical databases Computer Spreadsheets Manual tallies
	Financial literacy class-Completed (10)	0	35	Self-Sufficiency - Earned Income increased (8)	1	16	
	Financial credit counseling-Enrolled (15)	0	6	Financial-Budget created and maintained (10)	0	0	
	Education-Life Skills class – Enrolled (12)	0	35				
	Education-Life Skills class - Completed (10)	0	35				

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

Grant Period: 6/16/10 – 6/15/14 **Reporting Period: 6/16/12 – 6/15/14** **March 2014**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
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.	Youth-Leadership Programs for youth offered (8)	0	34	Youth-Leadership skills enhanced (8)	0	17	**A. Tools for Measurement** Database Intake log Interviews Bank accounts Post Tests **B. Where Data Maintained** Agency Database Individual case records School Specialized database **C. Source of Data** Counseling reports GED certification/diploma Placements Financial reports Employment Records Work plan reports **D. Frequency of Collection** Monthly **E. Processing of Data** Computer Spreadsheets Manual tallies
	Youth-Mentoring relationships established (5)	0	29	Youth-Mentoring relationships ongoing more than 6 months (4)	0	5	
	Youth-Tutoring program for school - age students - Enrolled (10)	0	17	Youth-GPA for children improved by .50 or more (8)	0	2	
	Youth-Computer classes for school - age students - Completed (10)	0	1				

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

Grant Period: 6/16/10 – 6/15/14 **Reporting Period: 6/16/12 – 6/15/14** **March 2014**

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)	2	12	Employment-Employment Obtained (10)	1	18	**A. Tools for Measurement** Database Intake log Interviews Plans **B. Where Data Maintained** Agency Database Individual case records School Training Center **C. Source of Data** Escrow accounts Progress reports GED certification/diploma Placements Employment Records **D. Frequency of Collection** Upon incident Monthly Quarterly Biannually Annually **E. Processing of Data** Statistical databases Computer Spreadsheets Manual tallies
	Education-Adult computer classes - Completed (12)	2	12	Employment - Employment obtained above minimum wage (7)	0	12	
	Employment-Skills assessment (20)	0	12				
	Employment-Job readiness class - Soft skills - Enrolled (15)	0	15				
	Employment-Job readiness class - Soft skills - Completed (12)	0	18				

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

Grant Period: 6/16/10 – 6/15/14 **Reporting Period: 6/16/12 – 6/15/14** **March 2014**

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	10	Employment-Maintain employment for three to six months (7)	1	14	Same as above
	Employment-Job training classes - Completed (12)	0	6	Employment-Maintain employment for 6 months - one year (4)	0	8	
				Employment-Promotion resulting in increased hourly wage dollars (2)	0	1	

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

Grant Period: 6/16/10 – 6/15/14 **Reporting Period: 6/16/12 – 6/15/14** **March 2014**

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	12	Housing-Moving from public housing to non-assisted rental housing (8)	0	1	Same as above
	Homeownership-Pre-purchase homeownership counseling / training Completed (8)	0	12	Housing-Homes purchased through partner homeownership opportunities (3)	0	0	
	Outreach-Outreach to single heads of household (25)	2	33				