City of Roanoke Redevelopment and Housing Authority

RRHA
CITY of ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
PARTNERS IN PROGRESS

Monthly Operations Report

For the Month of June 2019

July 22, 2019

RRHA
CITY of ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
PARTNERS IN PROGRESS

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: July 16, 2019

Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of June 2019. The reports are as follows:

Executive Office ..... Section 1
- Executive Director's Report

Human Resources and Administration ..... Section 2
- Human Resources
- Workers' Compensation
- Section 3 Activities

Finance Division ..... Section 3
- Financial Narrative Report
- Financial Statements and Activity

Operations Division ..... Section 4
- Procurement
- Redevelopment and Revitalization

Housing Division ..... Section 5
- Public Housing Operations
- Security Activities
- Section 8 Operations
- Resident Services

Executive Office

Executive Director's Report

Federal Budget

No additional action has been taken regarding Congressional Transportation Housing and Urban Development (T-HUD) funding bills for FY 2020 as of the date of this report. We are still pending the Senate vote.

RRHA Agency Plan

Following approval by Commissioners at the May 20, 2019 meeting, the 2019 Annual Plan update to the 2015-2019 Agency Plan was submitted to HUD on May 21, 2019.

On July 3rd RRHA received HUD approval of the authority's Fiscal Year beginning October 1, 2019 Annual Plan. Approved Annual Plan documents will be available at all sites no later than October 1, 2019.

FY 2020 Operating Budget

Management staff has completed the first draft of RRHA operating budgets for FY 2020. Budgets are currently under review by the Finance Department. A final federal budget has not been approved so funding amounts, projected for budgeting purposes, are estimates, based on amounts included in the President's budget proposal and House funding bill.

A public hearing will be scheduled for August 26, 2019, to occur immediately preceding the regular Board meeting, for Commissioners to receive public comments on the proposed operating budgets. Proposed budgets will be provided to Commissioners for review prior to that meeting. A presentation providing explanation of the proposed budget will be provided at the beginning of the public hearing.

2017 Emergency and Safety Grant

In 2017 RRHA applied and was awarded $250,000 via HUD's Emergency and Safety grant to improve the lighting and camera operations throughout our developments. As of July 2019 RRHA added four additional cameras in seven of our developments totaling twenty-eight new cameras. The new cameras were placed in areas that caused safety concerns and in the high-rise elevators. RRHA was also able to improve the outside lighting in four of our family developments. These lights replaced older lighting with LED bulbs and new lighting was placed in areas, that tenants requested better visibility throughout the surrounding the developments.

YARDI Software

YARDI trainers will be on site from July 16th through July 19th to train RRHA staff on the sample conversion. The pilot conversion is scheduled for the first week in August 2019 and trainings will occur during the second week in August. The final conversion is scheduled for the first week in October 2019 with trainings occurring throughout the month of October to prepare us for implementation on November 1, 2019.

Human Resources and Administration Division

HUMAN RESOURCES

MONTHLY REPORT

JUNE 2019

HUMAN RESOURCES MONTHLY ACTIVITY REPORT

Employee Census as of June 30, 2019

RRHA Regular F/T	RRHA Regular P/T	RRHA Temp F/T-P/T	Total
69	5	2	76

Staffing Changes

New Hires		
Name	**Title**	**Status**
Amanda Jane Holland	Family Self-Sufficiency Coordinator	Full-Time
Monique Marshall	Jobs-Plus Administrative Assistant	Full-Time
Vanessa Mills	Jobs-Plus Case Manager	Temporary
David Sheppard	Mechanic	Full-Time
Jeffrey Smith	Laborer	Temporary

Terminations		
Name	**Title**	**Status**
Michael Fagg	Laborer	Full-Time
Glenda Edwards Goh	Executive Director	Full-Time
Jada Hodnett	Jobs-Plus Case Manager	Full-Time
Spencer Jones	Mechanic	Full-Time
Patricia Vaughn	Accountant I – Accounts Payable	Full-Time

Contract Agency Temporaries: 4

Recruitment

Number of new position vacancies published this month: 5

Number of open positions as of month end: 6

Applications received this month: 60

Applications received by Residents: 6

Turnover (2018-2019 Fiscal Year)

	Jun-19	YTD Total	Annualized	Prior Year	Difference
Monthly Turnover	**7%**	**29%**	**38%**	**36%**	**2%↑**
Involuntary	4%	16%	21%	16%	5%↑
Voluntary	3%	13%	17%	21%	4%↓
Maintenance	3%	12%	16%	19%	3%↓
Exempt	1%	1%	0%	0%	0%
Other Non-Exempt	3%	16%	21%	17%	4%↑

RRHA Employee Training
June 2019

Employee	Course Taken	Status
Austin, Jackie	FH 100 - Federal Fair Housing Compliance	Completed: 6/24/2019
Brammer, Amy	HR 130 - Drug-Free Workplace - RRHA	Completed: 6/4/2019
Bridgman, Sarah	eL 100 - Welcome to eLearning	Completed: 6/5/2019
Bridgman, Sarah	eL 150 - eLearning Scavenger Hunt	Completed: 6/5/2019
Crow, Betsy	eL 200 - eLearning Authoring Tools	Completed: 6/12/2019
Crow, Betsy	eL Templates	Completed: 6/12/2019
Crow, Betsy	Interactions of FMLA, ADA, and WC - Supervisor Training	Completed: 6/14/2019
Davis, Pamela	External Record: Income & Assets Verification & Calculation Requirements	Completed: 6/25/2019
Gao, Yu	FH 100 - Federal Fair Housing Compliance	Completed: 6/24/2019
Gibson, Julie	External Record: NEOGOV University - Insight Silver Belt	Completed: 6/17/2019
Gibson, Julie	External Record: Leadership & Management Skills for Women (Pryor)	Completed: 6/28/2019
Goodman, Gregory	eL 100 - Welcome to eLearning	Completed: 6/4/2019
Green, Wanda	eL 100 - Welcome to eLearning	Completed: 6/25/2019
Green, Wanda	eL 150 - eLearning Scavenger Hunt	Completed: 6/25/2019
Green, Wanda	FH 100 - Federal Fair Housing Compliance	Completed: 6/25/2019
Hall, Crystal	Interactions of FMLA, ADA, and WC - Supervisor Training	Completed: 6/24/2019
Henegar, Angela	External Record: Income & Assets Verification & Calculation Requirements	Completed: 6/25/2019
Holland, Amanda	eL 100 - Welcome to eLearning	Completed: 6/10/2019
Holland, Amanda	RSERV- Introduction to RRHA Resident Services	Completed: 6/11/2019
Holland, Amanda	RSERV- Administering an Effective Family Self-Sufficiency Program	Completed: 6/11/2019
Holland, Amanda	RSERV- Using Brain Science to Create Pathways Out of Poverty	Completed: 6/13/2019
Holland, Amanda	RSERV- Mandated Reporting- Child Protective Services	Completed: 6/13/2019
Holland, Amanda	RSERV- Mandated Reporting- Adult Protective Services	Completed: 6/13/2019
Holland, Amanda	RSERV- Spent: Looking for Change	Completed: 6/14/2019
Holland, Amanda	RSERV- RRHA Family-Self Sufficiency Program Action Plan	Completed: 6/11/2019
Holland, Amanda	RSERV- The Psychology of Self-Motivation	Completed: 6/13/2019
Holland, Amanda	RSERV- Tracking at a Glance for FSS	Completed: 6/13/2019
Holland, Amanda	HR 130 - Drug-Free Workplace - RRHA	Completed: 6/14/2019
Holland, Amanda	RSERV- VAWA	Completed: 6/14/2019
Holland, Amanda	RSERV- An Introduction to Motivational Interviewing	Completed: 6/13/2019
Holland, Amanda	RSERV- Case Management Tips	Completed: 6/11/2019
Holland, Amanda	RSERV- Drafting a MOU	Completed: 6/14/2019
Holland, Amanda	RSERV- Bridges Out of Poverty	Completed: 6/13/2019
Holland, Amanda	RSERV- EF401: Administering & Using the Adult Executive Skills Profile	Completed: 6/25/2019
Holland, Amanda	RSERV- EF101: Executive Function Skills- What They Are and Why They Matter	Completed: 6/17/2019
Holland, Amanda	RSERV- EF301: Using an EF-Informed Goal Achievement Framework	Completed: 6/20/2019

RRHA Employee Training
June 2019

Holland, Amanda	RSERV- Job Skills Assessment		Completed: 6/13/2019
Holland, Amanda	RSERV- FSS Enrollment/Progress/Exit (FSS Addendum)		Completed: 6/13/2019
Marshall, Monique	HR 130 - Drug-Free Workplace - RRHA		Completed: 6/20/2019
Martin, Kelly	External Record: Leadership & Management Skills for Women (Pryor)		Completed: 6/28/2019
Martin, Robert	HR 130 - Drug-Free Workplace - RRHA		Completed: 6/4/2019
McCoy, Suzzette	eL 100 - Welcome to eLearning		Completed: 6/21/2019
Mills, Vanessa	FH 100 - Federal Fair Housing Compliance		Completed: 6/24/2019
Mills, Vanessa	HR 130 - Drug-Free Workplace - RRHA		Completed: 6/20/2019
Niebles, Cristian	eL 150 - eLearning Scavenger Hunt		Completed: 6/4/2019
Paige, Joyce	HR 130 - Drug-Free Workplace - RRHA		Completed: 6/4/2019
Paige, Sherelle	External Record: Income & Assets Verification & Calculation Requirements		Completed: 6/25/2019
Poindexter, Stephen	HR 130 - Drug-Free Workplace - RRHA		Completed: 6/5/2019
Porchea, Tammy	HR 130 - Drug-Free Workplace - RRHA		Completed: 6/6/2019
Scott, Keri	External Record: I-9 and E-Verify (RVSHRM)		Completed: 6/25/2019
Sheppard, David	FH 120 - Federal Fair Housing Compliance for Maintenance (English/Spanish)		Completed: 6/26/2019
Sheppard, David	HR 130 - Drug-Free Workplace - RRHA		Completed: 6/26/2019
Sullivan, Tanya	eL 100 - Welcome to eLearning		Completed: 6/7/2019
Sullivan, Tanya	eL 150 - eLearning Scavenger Hunt		Completed: 6/17/2019
Tagle, Karen	eL 100 - Welcome to eLearning		Completed: 6/20/2019
Wilkinson, Jr., Jerry	BT 100 - Getting Started with Voyager 7S		Completed: 6/25/2019
Wilkinson, Jr., Jerry	eL 100 - Welcome to eLearning		Completed: 6/4/2019
Wilkinson, Jr., Jerry	eL 150 - eLearning Scavenger Hunt		Completed: 6/4/2019
Williams, Debra	External Record: Virginia-Specific Ethics Course 2019 (VSCPA)		Completed: 6/20/2019
Wills, Melissa	External Record: Form I-9 and E-Verify (RVSHRM)		Completed: 6/25/2019
Wills, Melissa	External Record: NEOGOV University - Insight White Belt		Completed: 6/20/2019

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

Workers' Compensation Loss Run

Monthly Activity Summary for

Fiscal Year 2018 - 2019

Month	Lost Work Time	Medical Claim Only
October 2018	0	1
November 2018	0	0
December 2018	0	0
January 2019	0	0
February 2019	1	0
March 2019	0	0
April 2019	0	2
May 2019	0	0
June 2019	0	0
July 2019		
August 2019		
September 2019		
FY Total	1	3

SECTION 3 ACTIVITIES

MONTHLY REPORT

JUNE 2019

SECTION 3 AND OTHER EMPLOYMENT, JOB TRAINING BUSINESS ACTIVITIES

MONTHLY REPORT – June 2019

SECTION 3 ACTIVITIES

Activity		Month	YTD
Employment	*Covered contracts*	1	**27**
	RRHA	2	**10**
Total number of contracts and POs awarded (section 3 and non-section 3 businesses)	*Section 3*	22	**180**
	Non-section 3	16	**176**
	Total	38	**356**
Business Outreach (pre-bid conferences, information sessions/ calls, meetings with potential employers)		1	21

EMPLOYMENT AND JOB TRAINING ACTIVITIES

Activity	Referrals		Hired	
	Month	YTD	Month	YTD
Employment (new hires of section 3 residents under non-covered contracts)	3	**35**	3	**44**
Job Fairs (section 3 residents referred to job fairs)	5	**43**		

Activity	Referrals		Enrolled		Completed	
	Month	YTD	Month	YTD	Month	YTD
Job Training Programs (for section 3 residents)	2	**45**	1	**8**	0	**4**

Finance Division

DEPARTMENT OF FINANCE

JUNE 30, 2019

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 23

Public Housing sites are reporting a net income of approximately $427,000 through June 30th due to the factors explained below.

Operating Subsidy was budgeted at 90%, however, we received 94.74% of Subsidy for October through December. The amount of subsidy budgeted was 90% of the 2018 eligible subsidy amount. Starting in January 2019 subsidy will not be drawn down for all of the AMPs due to the HOTMA project that has been initiated for the 2019 and 2020 fiscal years. At the September 24, 2018 board meeting Resolution No. 3975 was approved to amend the Annual Plan to include using a portion of operating subsidy to fund capital activities as allowed by HUD in Notice PIH 2018-03 issued on February 28, 2018. The total amount projected to be funded for capital activities through the operating subsidy is $820,000 and affects four AMPs (Villages at Lincoln, Hunt Manor, Melrose Towers, and Hunt Manor). Drawdowns will begin after the HOTMA amounts have been reserved in HUDs Electronic Line of Credit Control System (eloccs). Operating Subsidy is being paid for calendar year 2019 at 97.18%.

Other Income is $52,000 over budget mainly due to billing for fire damage to a unit at Villages at Lincoln.

Total expenses are reporting a favorable variance of approximately $34,000. Administrative Expenses are under budget approximately $58,000 due to salary and benefits and computer hardware/software expenses being under budget. New computers are scheduled to be ordered in the next few months. Utilities Expense is over under budget approximately $9,000 due to gas costs being under budget. Ordinary Maintenance is over budget approximately $191,000 due to contract costs being over budget. Most contract expenses are over budget including electrical, building, HVAC, painting, trash removal, plumbing repairs, and inspections. . Currently, there have been many projects that have been going on and charged to operations. Protective Services is over budget $45,000 as a result of payments made over the amount budgeted to date for police services over the baseline. General Expenses is over budget approximately $18,000 due to tenant bad debt expenses written off at Villages at Lincoln related to the fire damaged unit. Extraordinary Maintenance is under budget approximately $228,000 due to insurance proceeds received for the fire damaged unit and for vehicle repairs that have partially been completed.

Transfers in and Out on the Revenue and Expense Statements are the result of year end entries that were made to some of the AMPs in order for them to have positive cash for REAC scores and were reversed in November.

Reserve used to date is approximately $446,000 due to the HOTMA project discussed above.

Central Office – page 37

The central office cost center is reporting a net income of approximately $285,000.

Administrative expenses are under budget approximately $194,000 due to most all expense categories being under the amount budgeted.

The replacement of equipment is under budget approximately $60,000 for software costs associated with the implementation. At the time budgets were being prepared RRHA was in the process of asking for updated proposals and was uncertain of actual costs for the implementation.

Section 8 – page 38

Section 8 is reporting net income of approximately $90,000 due to most expense categories being under budget with the exception of Replacement of Equipment which is $8,000 over budget due to invoice billings in December for the software implementation. Budget should catch up by year end. In addition, HUD completed their reconciliation of Admin Fees for the period of January 1st through September 30th 2018 and RRHA received an additional $11,300. In addition, the 2019 funding proration for Admin Fees increased and additional admin fees for the Mainstream 2 program were received in the amount of $6,000 which was not included in the budget since this is a new program.

Administration Expenses are reporting a favorable variance of $69,000 due to salary and benefits being under the amount budgeted.

Tenant Services has a favorable variance of approximately $8,600 due to most all expense categories being under budget.

Replacement of Equipment is reporting an unfavorable variance due to the software implementation.

Jamison & Downing - page 8

The note to purchase these properties was paid off in January. The funds to pay this note off were due to the insurance proceeds that were received that was related to the fire incident described below.

Other income has a favorable balance of $64,328 that is related to insurance proceeds received in January 2019. Proceeds were used to pay off the loan.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Public Housing Consolidated

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	9,542,623	9,482,423
Cash - restricted	52,250	57,750
Investments	0	0
Accounts Receivable	40,696	46,129
Notes & Mortgage Receivable	316,000	316,000
Due from other governments	0	0
Inventory	0	0
Other Assets	40,827	284,120
Interprogram-due from	0	0
Total Current Assets	9,992,396	10,186,422
Fixed Assets, net of depreciation	26,945,049	26,945,049
Total Noncurrent Assets	26,945,049	26,945,049
Total Assets	36,937,445	37,131,471
LIABILITIES		
Accounts Payable	46,770	72,788
Accrued Liabilities	552,662	552,662
Due to other governments	279,444	293,402
Other Liabilities	207,773	211,807
Interprogram-due to	0	0
Bonds & Notes Payable	109,174	93,735
Total Liabilities	1,195,823	1,224,394
EQUITY		
Investment in general fixed assets	26,835,875	26,851,314
Retained Earnings - current	396,042	427,218
Operating Reserve	9,090,002	9,074,563
Operating Reserve Used	(580,297)	(446,018)
Total Fund Equity	35,741,622	35,907,077
Total Liabilities and Fund Equity	36,937,445	37,131,471

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Lansdowne Park

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	2,894,933	2,798,019
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	21,826	16,971
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	4,248	63,532
Interprogram-due from	0	0
Total Current Assets	2,921,007	2,878,522
Fixed Assets, net of depreciation	3,338,900	3,338,900
Total Noncurrent Assets	3,338,900	3,338,900
Total Assets	6,259,907	6,217,422
LIABILITIES		
Accounts Payable	15,040	16,794
Accrued Liabilities	164,311	164,311
Due to other governments	74,747	76,598
Other Liabilities	30,613	30,183
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	284,711	287,886
EQUITY		
Investment in general fixed assets	3,338,900	3,338,900
Retained Earnings - current	722,930	677,270
Operating Reserve	1,913,366	1,913,366
Operating Reserve Used	0	0
Total Fund Equity	5,975,196	5,929,536
Total Liabilities and Fund Equity	6,259,907	6,217,422

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Villages at Lincoln

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	1,556,783	1,568,418
Cash - restricted	25,713	28,423
Investments	0	0
Accounts Receivable	(1,580)	1,285
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	1,861	34,845
Interprogram-due from	0	0
Total Current Assets	1,582,777	1,632,971
Fixed Assets, net of depreciation	7,877,229	7,877,229
Total Noncurrent Assets	7,877,229	7,877,229
Total Assets	9,460,006	9,510,200
LIABILITIES		
Accounts Payable	3,123	3,087
Accrued Liabilities	79,811	79,811
Due to other governments	13,970	15,086
Other Liabilities	43,656	46,216
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	140,560	144,200
EQUITY		
Investment in general fixed assets	7,877,229	7,877,229
Retained Earnings - current	430,000	430,000
Operating Reserve	1,230,493	1,230,493
Operating Reserve Used	(218,276)	(171,722)
Total Fund Equity	9,319,446	9,366,000
Total Liabilities and Fund Equity	9,460,006	9,510,200

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Hurt Park

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	444,736	444,106
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	316,000	316,000
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	760,736	760,106
Fixed Assets, net of depreciation	541,693	541,693
Total Noncurrent Assets	541,693	541,693
Total Assets	1,302,429	1,301,799
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	541,693	541,693
Retained Earnings - current	440,000	440,000
Operating Reserve	321,681	321,681
Operating Reserve Used	(945)	(1,575)
Total Fund Equity	1,302,429	1,301,799
Total Liabilities and Fund Equity	1,302,429	1,301,799

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Hunt Manor and Bluestone Park

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	**May-19**	**Jun-19**
Cash - unrestricted	768,991	801,190
Cash - restricted	557	557
Investments	0	0
Accounts Receivable	4,401	9,652
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	7,506	42,487
Interprogram-due from	0	0
Total Current Assets	781,455	853,886
Fixed Assets, net of depreciation	2,346,999	2,346,999
Total Noncurrent Assets	2,346,999	2,346,999
Total Assets	3,128,454	3,200,885
LIABILITIES		
Accounts Payable	6,236	12,481
Accrued Liabilities	80,322	80,322
Due to other governments	26,696	28,659
Other Liabilities	18,629	18,829
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	131,883	140,291
EQUITY		
Investment in general fixed assets	2,346,999	2,346,999
Retained Earnings - current	0	0
Operating Reserve	770,440	770,440
Operating Reserve Used	(120,868)	(56,845)
Total Fund Equity	2,996,571	3,060,594
Total Liabilities and Fund Equity	3,128,454	3,200,885

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Melrose Towers

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	1,433,741	1,443,101
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	798	(2,163)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	2,057	38,618
Interprogram-due from	0	0
Total Current Assets	1,436,596	1,479,556
Fixed Assets, net of depreciation	2,846,425	2,846,425
Total Noncurrent Assets	2,846,425	2,846,425
Total Assets	4,283,021	4,325,981
LIABILITIES		
Accounts Payable	12,651	15,867
Accrued Liabilities	83,338	83,338
Due to other governments	63,109	66,357
Other Liabilities	35,758	34,703
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	194,856	200,265
EQUITY		
Investment in general fixed assets	2,846,425	2,846,425
Retained Earnings - current	0	32,668
Operating Reserve	1,246,623	1,246,623
Operating Reserve Used	(4,883)	0
Total Fund Equity	4,088,165	4,125,716
Total Liabilities and Fund Equity	4,283,021	4,325,981

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Jamestown Place

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	1,446,585	1,409,290
Cash - restricted	1,513	1,801
Investments	0	0
Accounts Receivable	7,413	8,471
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	6,547	35,958
Interprogram-due from	0	0
Total Current Assets	1,462,058	1,455,520
Fixed Assets, net of depreciation	2,508,105	2,508,105
Total Noncurrent Assets	2,508,105	2,508,105
Total Assets	3,970,163	3,963,625
LIABILITIES		
Accounts Payable	2,807	11,208
Accrued Liabilities	73,364	73,364
Due to other governments	28,483	30,139
Other Liabilities	18,163	18,151
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	122,817	132,862
EQUITY		
Investment in general fixed assets	2,508,105	2,508,105
Retained Earnings - current	0	0
Operating Reserve	1,537,334	1,537,334
Operating Reserve Used	(198,093)	(214,676)
Total Fund Equity	3,847,346	3,830,763
Total Liabilities and Fund Equity	3,970,163	3,963,625

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Morningside Manor

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	(8,686)	(43,454)
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(126)	677
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	1,944	21,021
Interprogram-due from	0	0
Total Current Assets	(6,868)	(21,756)
Fixed Assets, net of depreciation	1,010,616	1,010,616
Total Noncurrent Assets	1,010,616	1,010,616
Total Assets	1,003,748	988,860
LIABILITIES		
Accounts Payable	1,965	4,247
Accrued Liabilities	25,277	25,277
Due to other governments	32,909	34,498
Other Liabilities	15,300	15,545
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	75,451	79,567
EQUITY		
Investment in general fixed assets	1,010,616	1,010,616
Retained Earnings - current	(254,020)	(273,024)
Operating Reserve	171,701	171,701
Operating Reserve Used	0	0
Total Fund Equity	928,297	909,293
Total Liabilities and Fund Equity	1,003,748	988,860

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Indian Rock Village

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	240,799	257,406
Cash - restricted	24,467	26,769
Investments	0	0
Accounts Receivable	8,586	9,662
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	15,943	40,964
Interprogram-due from	0	0
Total Current Assets	289,795	334,801
Fixed Assets, net of depreciation	5,149,677	5,149,677
Total Noncurrent Assets	5,149,677	5,149,677
Total Assets	5,439,472	5,484,478
LIABILITIES		
Accounts Payable	4,519	8,675
Accrued Liabilities	39,575	39,575
Due to other governments	29,874	31,956
Other Liabilities	40,854	43,180
Interprogram-due to	0	0
Bonds & Notes Payable	109,174	93,735
Total Liabilities	223,996	217,121
EQUITY		
Investment in general fixed assets	5,040,503	5,055,942
Retained Earnings - current	(973,213)	(957,364)
Operating Reserve	1,185,418	1,169,979
Operating Reserve Used	(37,232)	(1,200)
Total Fund Equity	5,215,476	5,267,357
Total Liabilities and Fund Equity	5,439,472	5,484,478

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Lease Purchase Homes

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	764,741	804,347
Cash - restricted	0	200
Investments	0	0
Accounts Receivable	(622)	1,574
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	721	6,695
Interprogram-due from	0	0
Total Current Assets	764,840	812,816
Fixed Assets, net of depreciation	1,325,405	1,325,405
Total Noncurrent Assets	1,325,405	1,325,405
Total Assets	2,090,245	2,138,221
LIABILITIES		
Accounts Payable	429	429
Accrued Liabilities	6,664	6,664
Due to other governments	9,656	10,109
Other Liabilities	4,800	5,000
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	21,549	22,202
EQUITY		
Investment in general fixed assets	1,325,405	1,325,405
Retained Earnings - current	30,345	77,668
Operating Reserve	712,946	712,946
Operating Reserve Used	0	0
Total Fund Equity	2,068,696	2,116,019
Total Liabilities and Fund Equity	2,090,245	2,138,221

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Central Office

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	2,077,124	2,071,470
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	769,211	769,211
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	2,375	18,243
Interprogram-due from	0	0
Total Current Assets	2,848,710	2,858,924
Restricted Fixed Assets, net of depreciation	126,900	127,300
Total Noncurrent Assets	126,900	127,300
Total Assets	2,975,610	2,986,224
LIABILITIES		
Accounts Payable	46,921	47,014
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	880,625	853,417
Total Liabilities	1,285,974	1,258,859
EQUITY		
Investment in general fixed assets	126,900	127,300
Retained Earnings - current	247,013	284,742
Operating Reserve	1,315,723	1,315,323
Total Fund Equity	1,689,636	1,727,365
Total Liabilities and Fund Equity	2,975,610	2,986,224

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Section 8

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	1,789,943	1,569,636
Cash - restricted	198,105	199,171
Investments	0	0
Accounts receivable	17,949	16,297
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	2,040	16,719
Interprogram due from	0	0
Fixed assets net of depreciation	95,983	95,983
Total Assets	2,104,020	1,897,806
LIABILITIES		
Accounts Payable	42,178	47,527
Accrued liabilities	275,423	277,710
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	317,601	325,237
EQUITY		
Investment in general fixed assets	95,983	95,983
Retained Earnings - current	72,767	90,418
Operating Reserve	1,617,669	1,386,168
Total fund equity	1,786,419	1,572,569
Total Liabilities and Equity	2,104,020	1,897,806

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

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	120,335	118,934
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	459,222	459,222
Due from other governments	6,044	7,315
Inventory	0	0
Other assets	0	130
Interprogram due from	0	0
Fixed assets, net of depreciation	4,545,094	4,545,094
Total Assets	5,130,695	5,130,695
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	587,144	587,144
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	587,144	587,144
EQUITY		
Investment in general fixed assets	4,543,551	4,543,551
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	4,543,551	4,543,551
Total Liabilities and Fund Equity	5,130,695	5,130,695

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
City Activities Program

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	685,797	1,890,050
Cash - restricted	0	0
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	23,567	21,900
Due from other governments	0	0
Inventory	0	0
Other assets	0	362
Interprogram due from	0	0
Fixed assets, net of depreciation	2,204,558	707,252
Total Assets	2,913,922	2,619,564
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	385,000	1,590,391
Other liabilities	1,500	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	386,500	1,590,391
EQUITY		
Investment in general fixed assets	2,217,548	2,217,548
Retained Earnings - current	(15,449)	(1,513,698)
Operating Reserve	325,323	325,323
Total Fund Equity	2,527,422	1,029,173
Total Liabilities and Fund Equity	2,913,922	2,619,564

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Homeownership Opportunities Program

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	1,817,389	1,817,389
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	72,000	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	65,553	65,553
Total Assets	1,954,942	1,954,942
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	(352)	(352)
Operating Reserve	1,955,294	1,955,294
Total Fund Equity	1,954,942	1,954,942
Total Liabilities and Fund Equity	1,954,942	1,954,942

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Hackley

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	610,527	612,947
Investments	0	0
Accounts Receivable	(725)	379
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	402	4,025
Interprogram due from	0	0
Fixed assets net of depreciation	91,338	91,338
Total Assets	701,542	708,689
LIABILITIES		
Accounts Payable	683	683
Accrued liabilities	9,358	9,358
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	10,041	10,041
EQUITY		
Investment in general fixed assets	91,338	91,338
Retained Earnings - current	64,939	72,086
Operating Reserve	535,224	535,224
Total fund equity	691,501	698,648
Total Liabilities and Equity	701,542	708,689

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Jamison & Downing

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	(15)	574
Investments	0	0
Accounts receivable	(25)	(25)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	33	429
Interprogram due from	0	0
Fixed assets net of depreciation	108,731	108,731
Total Assets	108,724	109,709
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	1,144	1,144
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	1,144	1,144
EQUITY		
Investment in general fixed assets	108,731	108,731
Retained Earnings - current	68,460	69,445
Operating Reserve	(69,611)	(69,611)
Total fund equity	107,580	108,565
Total Liabilities and Equity	108,724	109,709

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Private Management

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	(20,352)	(21,971)
Investments	0	0
Accounts receivable	16,992	17,375
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	135	1,370
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(3,225)	(3,226)
LIABILITIES		
Accounts Payable	9	9
Accrued liabilities	29,669	29,669
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	29,678	29,678
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	(332)	(332)
Operating Reserve	(32,571)	(32,572)
Total fund equity	(32,903)	(32,904)
Total Liabilities and Equity	(3,225)	(3,226)

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Capital Fund Program (565-568, 272-277)

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19	
Cash - unrestricted	(10,000)	(81,435)	*
Investments	0	0	
Accounts Receivable	0	0	
Notes & Mortgage Receivable	0	0	
Due from other governments	10,000	81,435	
Inventory	0	0	
Other Assets	0	0	
Interprogram-due from			
Total Current Assets	0	0	
Fixed Assets, net of depreciation	6,567,922	6,771,889	
Total Noncurrent Assets	6,567,922	6,771,889	
Total Assets	6,567,922	6,771,889	
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	6,567,922	6,771,889	
Retained Earnings - current	0	0	
Operating Reserve	0	0	
Total Fund Equity	6,567,922	6,771,889	
Total Liabilities and Fund Equity	6,567,922	6,771,889	

* Due to timing

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Jobs Plus Grant

Balance Sheet
(unaudited)

June 30, 2019

ASSETS	May-19	Jun-19
Cash - unrestricted	(59,968)	(78,045)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	59,968	78,045
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

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ALL PUBLIC HOUSING SITES

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	3,223,000.00	2,417,250.00	2,493,346.58	76,096.58
Excess Utilities	76,500.00	57,375.00	62,840.16	5,465.16
Interest Income	-	-	-	-
Other Income	239,865.00	179,898.75	230,793.87	50,895.12
Operating Subsidy	2,472,443.00	1,854,332.25	2,046,469.00	192,136.75
Utilities Subsidy	1,767,397.00	1,325,547.75	1,131,118.25	(194,429.50)
Total Revenues	7,779,205.00	5,834,403.75	5,964,567.86	130,164.11
EXPENSES				
Administration	1,125,752.00	844,314.00	786,777.50	57,536.50
Central Office Property Management Fees	975,315.00	731,486.25	773,717.42	(42,231.17)
Central Office Bookkeeping Fees	113,603.00	85,202.25	86,032.50	(830.25)
Tenant Services	229,728.00	172,296.00	165,771.96	6,524.04
Utilities Expense	1,939,150.00	1,454,362.50	1,444,988.00	9,374.50
Ordinary Maintenance	2,499,553.00	1,874,664.75	2,065,848.74	(191,183.99)
Protective Services	136,400.00	102,300.00	147,230.71	(44,930.71)
General	543,357.00	407,517.75	425,949.38	(18,431.63)
P.I.L.O.T.	136,035.00	102,026.25	111,119.88	(9,093.63)
Extraordinary Maintenance	395,500.00	296,625.00	68,643.48	227,981.52
Replacement of Equipment	110,000.00	82,500.00	44,180.58	38,319.42
Capital Replacements	-	-	-	-
Interest on Notes/Bonds Payable	6,623.05	4,967.29	5,743.09	775.80
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	8,211,016.05	6,158,262.04	6,126,003.24	33,810.40
Diff In Oper Revenues & Expenses	(431,811.05)	(323,858.29)	(161,435.38)	163,974.51
Non-Oper.Revenue				
Transfers In	-	-	1,375,000.00	1,375,000.00
Transfers Out	-	-	(1,375,000.00)	(1,375,000.00)
Reserve Used	680,413.00	510,309.75	446,018.06	(64,291.69)
Other Income-trf from Capital Fund	190,180.68	142,635.51	142,635.51	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	870,593.68	652,945.26	588,653.57	(64,291.69)
Difference in Revenue & Expense	438,782.63	329,086.97	427,218.19	99,682.82

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LANSDOWNE PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	690,000.00	517,500.00	573,574.85	56,074.85
Excess Utilities	20,000.00	15,000.00	27,341.55	12,341.55
Interest Income	-	-	-	-
Other Income	65,613.00	49,209.75	50,000.36	790.61
Operating Subsidy	895,817.00	671,862.75	632,669.00	(39,193.75)
Utilities Subsidy	503,897.00	377,922.75	352,148.50	(25,774.25)
Total Revenues	2,175,327.00	1,631,495.25	1,635,734.26	4,239.01
EXPENSES				
Administration	229,334.00	172,000.50	153,917.29	18,083.21
Central Office Property Management Fees	229,486.00	172,114.50	182,046.02	(9,931.52)
Central Office Bookkeeping Fees	26,730.00	20,047.50	20,242.50	(195.00)
Tenant Services	37,074.00	27,805.50	22,458.19	5,347.31
Utilities Expense	535,500.00	401,625.00	429,985.21	(28,360.21)
Ordinary Maintenance	521,890.00	391,417.50	476,514.50	(85,097.00)
Protective Services	43,400.00	32,550.00	35,800.88	(3,250.88)
General	121,410.00	91,057.50	98,385.63	(7,328.13)
P.I.L.O.T.	17,450.00	13,087.50	17,093.12	(4,005.62)
Extraordinary Maintenance	171,000.00	128,250.00	16,625.00	111,625.00
Replacement of Equipment	18,824.00	14,118.00	10,395.43	3,722.57
Capital Replacements	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,952,098.00	1,464,073.50	1,463,463.77	609.73
Diff In Oper Revenues & Expenses	223,229.00	167,421.75	172,270.49	4,848.74
Non-Oper. Revenue/Expenses				
Transfers In	-	-	505,000.00	505,000.00
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	-	-	-	-
	-	-	505,000.00	505,000.00
Difference in Revenue & Expense	223,229.00	167,421.75	677,270.49	509,848.74

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH VILLAGES AT LINCOLN

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	300,000.00	225,000.00	177,777.59	(47,222.41)
Excess Utilities	2,000.00	1,500.00	396.87	(1,103.13)
Interest Income	-	-	-	-
Other Income	39,052.00	29,289.00	52,202.56	22,913.56
Operating Subsidy	316,502.00	237,376.50	270,476.00	33,099.50
Utilities Subsidy	159,783.00	119,837.25	73,635.00	(46,202.25)
Total Revenues	817,337.00	613,002.75	574,488.02	(38,514.73)
EXPENSES				
Administration	109,596.00	82,197.00	96,075.24	(13,878.24)
Central Office Property Management Fees	126,217.00	94,662.75	100,163.25	(5,500.50)
Central Office Bookkeeping Fees	14,702.00	11,026.50	11,137.50	(111.00)
Tenant Services	25,642.00	19,231.50	13,820.81	5,410.69
Utilities Expense	170,000.00	127,500.00	130,136.20	(2,636.20)
Ordinary Maintenance	379,168.00	284,376.00	220,789.88	63,586.12
Protective Services	15,000.00	11,250.00	25,347.46	(14,097.46)
General	65,419.00	49,064.25	77,230.90	(28,166.65)
P.I.L.O.T.	13,200.00	9,900.00	4,764.14	5,135.86
Extraordinary Maintenance	109,000.00	81,750.00	60,630.26	21,119.74
Replacement of Equipment	10,352.00	7,764.00	5,717.48	2,046.52
Capital Replacements	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,038,296.00	778,722.00	745,813.12	32,908.88
Diff In Oper Revenues & Expenses	(220,959.00)	(165,719.25)	(171,325.10)	(5,605.85)
Non-Oper.Revenue				
Transfers In	-	-	430,000.00	430,000.00
Transfers Out	-	-	-	-
Reserve Used	221,000.00	165,750.00	171,721.97	5,971.97
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	-	-	-	-
	221,000.00	165,750.00	601,721.97	435,971.97
Difference in Revenue & Expense	41.00	30.75	430,396.87	430,366.12

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HURT PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	8,925.00	6,693.75	1,575.00	5,118.75
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	8,925.00	6,693.75	1,575.00	5,118.75
Diff In Oper Revenues & Expenses	(8,925.00)	(6,693.75)	(1,575.00)	5,118.75
Non-Oper.Revenue				
Transfers In	-	-	440,000.00	440,000.00
Transfers Out	-	-	-	-
Reserve Used	8,925.00	-	1,575.00	1,575.00
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	8,925.00	-	441,575.00	441,575.00
Difference in Revenue & Expense	-	(6,693.75)	440,000.00	446,693.75

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HUNT MANOR AND BLUESTONE PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	448,000.00	336,000.00	373,678.77	37,678.77
Excess Utilities	12,500.00	9,375.00	8,592.39	(782.61)
Interest Income	-	-	-	-
Other Income	10,200.00	7,650.00	13,961.71	6,311.71
Operating Subsidy	325,836.00	244,377.00	306,718.00	62,341.00
Utilities Subsidy	285,332.00	213,999.00	176,241.75	(37,757.25)
Total Revenues	1,081,868.00	811,401.00	879,192.62	67,791.62
EXPENSES				
Administration	171,915.00	128,936.25	134,404.38	(5,468.13)
Central Office Property Management Fees	131,572.00	98,679.00	104,343.62	(5,664.62)
Central Office Bookkeeping Fees	15,325.00	11,493.75	11,602.50	(108.75)
Tenant Services	30,213.00	22,659.75	21,211.08	1,448.67
Utilities Expense	338,000.00	253,500.00	247,357.06	6,142.94
Ordinary Maintenance	391,912.00	293,934.00	319,228.78	(25,294.78)
Protective Services	10,000.00	7,500.00	28,629.08	(21,129.08)
General	78,910.00	59,182.50	58,421.77	760.73
P.I.L.O.T.	12,250.00	9,187.50	13,491.41	(4,303.91)
Extraordinary Maintenance	50,500.00	37,875.00	(8,611.78)	46,486.78
Replacement of Equipment	10,792.00	8,094.00	5,960.05	2,133.95
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,241,389.00	931,041.75	936,037.95	(4,996.20)
Diff In Oper Revenues & Expenses	(159,521.00)	(119,640.75)	(56,845.33)	62,795.42
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	160,000.00	120,000.00	56,845.33	(63,154.67)
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	160,000.00	120,000.00	56,845.33	(63,154.67)
Difference in Revenue & Expense	479.00	359.25	(0.00)	(359.25)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MELROSE TOWERS

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	625,000.00	468,750.00	476,732.12	7,982.12
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	70,000.00	52,500.00	49,082.18	(3,417.82)
Operating Subsidy	152,884.00	114,663.00	165,951.00	51,288.00
Utilities Subsidy	270,355.00	202,766.25	148,538.75	(54,227.50)
Total Revenues	1,118,239.00	838,679.25	840,304.05	1,624.80
EXPENSES				
Administration	171,160.00	128,370.00	119,976.47	8,393.53
Central Office Property Management Fees	162,170.00	121,627.50	128,694.60	(7,067.10)
Central Office Bookkeeping Fees	18,889.00	14,166.75	14,310.00	(143.25)
Tenant Services	53,015.00	39,761.25	39,348.63	412.62
Utilities Expense	275,000.00	206,250.00	186,165.35	20,084.65
Ordinary Maintenance	311,716.00	233,787.00	214,436.92	19,350.08
Protective Services	25,000.00	18,750.00	14,665.80	4,084.20
General	78,770.00	59,077.50	53,635.79	5,441.71
P.I.L.O.T.	35,000.00	26,250.00	29,056.68	(2,806.68)
Extraordinary Maintenance	65,000.00	48,750.00	-	48,750.00
Replacement of Equipment	13,304.00	9,978.00	7,346.11	2,631.89
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,209,024.00	906,768.00	807,636.35	99,131.65
Diff In Oper Revenues & Expenses	(90,785.00)	(68,088.75)	32,667.70	100,756.45
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	91,000.00	68,250.00	-	(68,250.00)
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	91,000.00	68,250.00	-	(68,250.00)
Difference in Revenue & Expense	215.00	161.25	32,667.70	32,506.45

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	367,000.00	275,250.00	293,985.29	18,735.29
Excess Utilities	22,000.00	16,500.00	16,541.15	41.15
Interest Income	-	-	-	-
Other Income	15,000.00	11,250.00	16,706.66	5,456.66
Operating Subsidy	174,856.00	131,142.00	170,589.00	39,447.00
Utilities Subsidy	181,702.00	136,276.50	69,676.00	(66,600.50)
Total Revenues	760,558.00	570,418.50	567,498.10	(2,920.40)
EXPENSES				
Administration	139,551.00	104,663.25	90,180.98	14,482.27
Central Office Property Management Fees	114,743.00	86,057.25	90,988.52	(4,931.27)
Central Office Bookkeeping Fees	13,365.00	10,023.75	10,117.50	(93.75)
Tenant Services	22,132.00	16,599.00	13,783.63	2,815.37
Utilities Expense	227,000.00	170,250.00	176,007.25	(5,757.25)
Ordinary Maintenance	313,340.00	235,005.00	314,683.67	(79,678.67)
Protective Services	16,000.00	12,000.00	18,776.15	(6,776.15)
General	67,845.00	50,883.75	48,986.45	1,897.30
P.I.L.O.T.	16,200.00	12,150.00	13,451.92	(1,301.92)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	9,408.00	7,056.00	5,197.72	1,858.28
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	939,584.00	704,688.00	782,173.79	(77,485.79)
Diff In Oper Revenues & Expenses	(179,026.00)	(134,269.50)	(214,675.69)	(80,406.19)
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	180,000.00	135,000.00	214,675.69	79,675.69
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	180,000.00	135,000.00	214,675.69	79,675.69
Difference in Revenue & Expense	974.00	730.50	-	(730.50)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MORNINGSIDE MANOR

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	328,000.00	246,000.00	247,939.81	1,939.81
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	16,500.00	12,375.00	19,659.88	7,284.88
Operating Subsidy	145,149.00	108,861.75	108,762.00	(99.75)
Utilities Subsidy	151,073.00	113,304.75	111,775.50	(1,529.25)
Total Revenues	640,722.00	480,541.50	488,137.19	7,595.69
EXPENSES				
Administration	119,242.00	89,431.50	72,761.58	16,669.92
Central Office Property Management Fees	80,320.00	60,240.00	63,675.86	(3,435.86)
Central Office Bookkeeping Fees	9,356.00	7,017.00	7,080.00	(63.00)
Tenant Services	35,581.00	26,685.75	26,590.62	95.13
Utilities Expense	139,000.00	104,250.00	99,574.16	4,675.84
Ordinary Maintenance	194,666.00	145,999.50	167,248.88	(21,249.38)
Protective Services	8,000.00	6,000.00	3,956.56	2,043.44
General	39,110.00	29,332.50	26,798.16	2,534.34
P.I.L.O.T.	18,900.00	14,175.00	14,836.57	(661.57)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	6,592.00	4,944.00	3,638.40	1,305.60
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	650,767.00	488,075.25	486,160.79	1,914.46
Diff In Oper Revenues & Expenses	(10,045.00)	(7,533.75)	1,976.40	9,510.15
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	(275,000.00)	(275,000.00)
Reserve Used	10,200.00	7,650.00	-	(7,650.00)
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	10,200.00	7,650.00	(275,000.00)	(282,650.00)
Difference in Revenue & Expense	155.00	116.25	(273,023.60)	(273,139.85)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	395,000.00	296,250.00	311,991.58	15,741.58
Excess Utilities	20,000.00	15,000.00	9,968.20	(5,031.80)
Interest Income	-	-	-	-
Other Income	20,000.00	15,000.00	28,355.82	13,355.82
Operating Subsidy	402,171.00	301,628.25	330,787.00	29,158.75
Utilities Subsidy	207,179.00	155,384.25	167,730.75	12,346.50
Total Revenues	1,044,350.00	783,262.50	848,833.35	65,570.85
EXPENSES				
Administration	160,834.00	120,625.50	106,644.04	13,981.46
Central Office Property Management Fees	113,213.00	84,909.75	89,843.40	(4,933.65)
Central Office Bookkeeping Fees	13,187.00	9,890.25	9,990.00	(99.75)
Tenant Services	22,587.00	16,940.25	26,728.02	(9,787.77)
Utilities Expense	253,000.00	189,750.00	173,771.85	15,978.15
Ordinary Maintenance	334,517.00	250,887.75	341,971.49	(91,083.74)
Protective Services	19,000.00	14,250.00	20,054.78	(5,804.78)
General	81,610.00	61,207.50	55,339.55	5,867.95
P.I.L.O.T.	16,200.00	12,150.00	14,818.79	(2,668.79)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	39,288.00	29,466.00	5,128.41	24,337.59
Interest on Notes/Bonds Payable	6,623.05	4,967.29	5,743.09	(775.80)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,060,059.05	795,044.29	850,033.42	(54,989.13)
Diff In Oper Revenues & Expenses	(15,709.05)	(11,781.79)	(1,200.07)	10,581.72
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	(1,100,000.00)	(1,100,000.00)
Reserve Used	9,288.00	6,966.00	1,200.07	(5,765.93)
Other Income-trf from Capital Fund	190,180.68	142,635.51	142,635.51	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	199,468.68	149,601.51	(956,164.42)	(1,105,765.93)
Difference in Revenue & Expense	183,759.63	137,819.72	(957,364.49)	(1,095,184.21)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	70,000.00	52,500.00	37,666.57	(14,833.43)
Excess Utilities	-	-	396.87	396.87
Interest Income	-	-	-	-
Other Income	3,500.00	2,625.00	824.70	(1,800.30)
Operating Subsidy	59,228.00	44,421.00	60,517.00	16,096.00
Utilities Subsidy	8,076.00	6,057.00	31,372.00	25,315.00
Total Revenues	140,804.00	105,603.00	130,777.14	25,174.14
EXPENSES				
Administration	24,120.00	18,090.00	12,817.52	5,272.48
Central Office Property Management Fees	17,594.00	13,195.50	13,962.15	(766.65)
Central Office Bookkeeping Fees	2,049.00	1,536.75	1,552.50	(15.75)
Tenant Services	3,484.00	2,613.00	1,830.98	782.02
Utilities Expense	1,650.00	1,237.50	1,990.92	(753.42)
Ordinary Maintenance	43,419.00	32,564.25	9,399.62	23,164.63
Protective Services	-	-	-	-
General	10,283.00	7,712.25	7,151.13	561.12
P.I.L.O.T.	6,835.00	5,126.25	3,607.25	1,519.00
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	1,440.00	1,080.00	796.98	283.02
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	110,874.00	83,155.50	53,109.05	30,046.45
Diff In Oper Revenues & Expenses	29,930.00	22,447.50	77,668.09	55,220.59
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	29,930.00	22,447.50	77,668.09	55,220.59

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	1,597,085.00	1,197,813.75	1,228,811.99	30,998.24
Service Fee Income	183,044.00	137,283.00	126,141.75	(11,141.25)
Asset Management & Bookkeeping Income	434,633.00	325,974.75	310,830.00	(15,144.75)
Interest Income	-	-	-	-
Other Income	500.00	375.00	2,127.87	1,752.87
Total Revenues	2,215,262.00	1,661,446.50	1,667,911.61	6,465.11
EXPENSES				
Administration	1,997,904.00	1,498,428.00	1,304,471.11	193,956.89
Tenant Services	-	-	-	-
Utilities Expense	28,700.00	21,525.00	22,473.46	(948.46)
Ordinary Maintenance	62,952.00	47,214.00	33,888.05	13,325.95
General	19,405.00	14,553.75	15,095.07	(541.32)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	90,000.00	67,500.00	7,242.17	60,257.83
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,198,961.00	1,649,220.75	1,383,169.86	266,050.89
Difference in Revenue & Expense	16,301.00	12,225.75	284,741.75	272,516.00
Non-Oper.Revenue				
Other Income-trf from Public Housing	-	-	-	-
Difference in Revenue & Expense	16,301.00	12,225.75	284,741.75	272,516.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Other Income	9,540.00	7,155.00	7,113.04	(41.96)
Adm Subsidy	1,044,078.00	783,058.50	808,120.00	25,061.50
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,053,618.00	790,213.50	815,233.04	25,019.54
EXPENSES				
Administration	947,055.00	710,291.25	641,444.34	68,846.91
Tenant Service	13,397.00	10,047.75	1,475.78	8,571.97
Utilities	5,950.00	4,462.50	4,494.66	(32.16)
Ordinary Maintenance	8,000.00	6,000.00	3,082.45	2,917.55
General	15,185.00	11,388.75	10,455.52	933.23
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	75,000.00	56,250.00	63,862.62	(7,612.62)
Total Expenses	1,064,587.00	798,440.25	724,815.37	73,624.88
Diff In Oper Revenue & Expense	(10,969.00)	(8,226.75)	90,417.67	98,644.42
Non-Oper.Revenue				
Reserve Used	11,000.00	8,250.00	0.00	8,250.00
HAP Subsidy	12,000,000.00	9,000,000.00	8,629,776.74	(370,223.26)
HAP Payments	12,000,000.00	9,000,000.00	8,629,776.74	370,223.26
Diff in Non-Oper Revenue & Expense	11,000.00	8,250.00	0.00	8,250.00
Difference in Revenue & Expense	31.00	23.25	90,417.67	106,894.42

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY DEVELOPMENT BLOCK GRANT

REVENUE and EXPENSE STATEMENT
(unaudited)

July 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
City of Roanoke CD Grants	4,600.00	4,600.00	5,128.28	528.28
City of Roanoke Other Grants	133.00	133.00	122.83	(10.17)
Other Revenue	4,954.00	4,954.00	778.06	(4,175.94)
Total Revenue	9,687.00	9,687.00	6,029.17	(3,657.83)
EXPENSES				
Administration	4,600.00	4,600.00	5,128.28	(528.28)
Property Expenses	133.00	133.00	122.83	10.17
Other Expenses	4,954.00	4,954.00	778.06	4,175.94
Land Transfers	0.00	0.00	0.00	0.00
Total Expenses	9,687.00	9,687.00	6,029.17	3,657.83
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	0.00	0.00
Total Non-Operational Expenses	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 7/1/18 through 06/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ACTIVITIES PROGRAM

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	1,872.00	1,404.00	1,046.80	(357.20)
Grant Income -S. Jefferson Coop.	0.00	0.00	13,116.87	13,116.87
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	1,872.00	1,404.00	14,163.67	12,759.67
EXPENSES				
Administration	11,500.00	8,625.00	6,556.28	2,068.72
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	87.00	87.00	64.80	22.20
Maintenance Expense	1,798.00	150.00	1,550.50	(1,400.50)
General Expense	12.00	12.00	0.00	12.00
Capital Expenditures	0.00	0.00	12,893.61	(12,893.61)
Total Expenses	13,397.00	8,874.00	21,065.19	(12,191.19)
Difference in Oper. Revenue & Expense	(11,525.00)	(7,470.00)	(6,901.52)	568.48
Non-Operational Revenues and Expenses				
SJ Program Income	24,252.00	24,252.00	36,375.03	12,123.03
Returns to City	(24,252.00)	(24,252.00)	(1,236,558.76)	(1,212,306.76)
Proceeds from Property Sales	0.00	0.00	1,203,683.73	1,203,683.73
Cost of Disposed Property	0.00	0.00	(1,510,296.01)	(1,510,296.01)
Total Non-Operational Revenues and Expenses	0.00	0.00	(1,506,796.01)	(1,506,796.01)
Difference in Ttl Revenues & Expenses	(11,525.00)	(7,470.00)	(1,513,697.53)	(1,506,227.53)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HOMEOWNERSHIP OPPORTUNITIES PROGRAM

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Gain (Loss) on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	0.00	0.00	351.85	(351.85)
Utilities	0.00	0.00	0.00	0.00
Ordinary & Contract Maintenance	0.00	0.00	0.00	0.00
General	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	351.85	(351.85)
Difference in Oper Revenue & Expense	0.00	0.00	(351.85)	(351.85)
Non-Operating Revenues				
Transfers In	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	38,500.00	28,875.00	25,494.00	(3,381.00)
Interest Income	0.00	0.00	0.00	0.00
Other Income	100.00	75.00	(90.59)	(165.59)
Operating Subsidy	105,000.00	78,750.00	91,375.00	12,625.00
Total Revenues	143,600.00	107,700.00	116,778.41	9,078.41
EXPENSES				
Administration	34,159.00	25,619.25	22,044.60	3,574.65
Tenant Services	1,925.00	1,443.75	37.39	1,406.36
Utilities	2,700.00	2,025.00	1,428.07	596.93
Ordinary Maintenance	33,320.00	24,990.00	17,381.17	7,608.83
Protective Services	0.00	0.00	0.00	0.00
General	4,490.00	3,367.50	2,969.37	398.13
Extraordinary Maintenance	45,500.00	34,125.00	0.00	34,125.00
Replacement of Equipment	0.00	0.00	831.63	(831.63)
Total Expenses	122,094.00	91,570.50	44,692.23	46,878.27
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	21,506.00	16,129.50	72,086.18	55,956.68

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JAMISON & DOWNING

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	14,100.00	10,575.00	10,575.00	-
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	64,328.85	64,328.85
Total Revenues	14,100.00	10,575.00	74,903.85	64,328.85
EXPENSES				
Administration	2,157.00	1,617.75	1,127.24	490.51
Tenant Services	0.00	0.00	0.00	0.00
Utilities	2,800.00	2,100.00	1,358.65	741.35
Ordinary Maintenance	4,270.00	3,202.50	1,385.33	1,817.17
Protective Services	0.00	0.00	0.00	0.00
General	695.00	521.25	295.56	225.69
Interest Expense	2,851.00	2,138.25	1,292.04	846.21
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	12,773.00	9,579.75	5,458.82	4,120.93
Dif in Oper Revenue & Expense	1,327.00	995.25	69,445.03	68,449.78

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	FY 2019 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	74,483.00	55,862.25	53,999.17	(1,863.08)
Other income	160,658.00	120,493.50	109,544.84	(10,948.66)
Total Revenues	235,141.00	176,355.75	163,544.01	(12,811.74)
EXPENSES				
Administration	90,518.00	67,888.50	71,234.97	(3,346.47)
Management Fees	74,483.00	55,862.25	53,999.17	1,863.08
Tenant Services	0.00	0.00	0.00	0.00
Utilities	150.00	112.50	90.84	21.66
Ordinary Maintenance	66,790.00	50,092.50	37,117.29	12,975.21
General	3,200.00	2,400.00	1,434.04	965.96
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	235,141.00	176,355.75	163,876.31	12,479.44
Difference in Revenue & Expense	0.00	0.00	(332.30)	(332.30)

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.
**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (566)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	1,996,769.00	1,988,247.41	112,545.72	(8,521.59)
Total Revenues	1,996,769.00	1,988,247.41	112,545.72	(8,521.59)
EXPENSES				
Management Improvement	15,000.00	6,478.41	1,350.00	8,521.59
Administration	199,676.00	199,676.00	0.00	0.00
Audit Costs	2,500.00	2,500.00	0.00	0.00
Fees & Costs	225,000.00	225,000.00	53,702.27	0.00
Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements	260,175.00	260,175.00	0.00	0.00
Dwelling Structures	967,412.32	967,412.32	2,161.76	0.00
Dwelling Equipment	11,825.00	11,825.00	0.00	0.00
Non-Dwelling Structures	125,000.00	125,000.00	55,331.69	0.00
Development Activity	0.00	0.00	0.00	0.00
Collaterization or Debt Service	190,180.68	190,180.68	0.00	0.00
Total Expenses	1,996,769.00	1,988,247.41	112,545.72	8,521.59
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates are April 13, 2016 to April 12, 2020

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (567)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	2,066,639.00	1,750,055.72	880,993.79	(316,583.28)
Total Revenues	2,066,639.00	1,750,055.72	880,993.79	(316,583.28)
EXPENSES				
Management Improvement	20,000.00	0.00	0.00	20,000.00
Administration	206,663.00	206,663.00	0.00	0.00
Audit Costs	2,500.00	2,500.00	2,500.00	0.00
Fees & Costs	262,000.00	101,592.94	101,152.94	160,407.06
Site Acquisition	75,000.00	0.00	0.00	75,000.00
Site Improvements	257,000.00	236,334.00	118,141.44	20,666.00
Dwelling Structures	707,895.32	667,385.10	422,454.24	40,510.22
Dwelling Equipment	145,315.00	145,315.00	635.00	0.00
Non-Dwelling Structures	200,085.00	200,085.00	188,565.00	0.00
Development Activities	0.00	0.00	0.00	0.00
Collaterization or Debt Service	190,180.68	190,180.68	47,545.17	0.00
Total Expenses	2,066,639.00	1,750,055.72	880,993.79	316,583.28
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates are August 16, 2017 to August 15, 2021

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (568)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,302,705.00	1,427,771.19	1,427,771.19	(1,874,933.81)
Total Revenues	3,302,705.00	1,427,771.19	1,427,771.19	(1,874,933.81)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	8,000.00	8,000.00	8,000.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	326,500.00	326,500.00	326,500.00	0.00
General Capital Activity	2,753,205.28	998,180.85	998,180.85	1,755,024.43
Collaterization or Debt Service	189,999.72	95,090.34	95,090.34	94,909.38
Total Expenses	3,302,705.00	1,427,771.19	1,427,771.19	1,874,933.81
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates May 29, 2018 to May 28, 2022

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	266,474.00	100,070.99	0.00	(166,403.01)
Total Revenues	266,474.00	100,070.99	0.00	(166,403.01)
EXPENSES				
Development Activity	266,474.00	100,070.99	0.00	166,403.01
Total Expenses	266,474.00	100,070.99	0.00	166,403.01
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates March 12, 2012 to July 29, 2020.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
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 10/1/18 through 6/30/19.
Grant effective dates September 9, 2013 to October 29, 2020.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (274)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	157,624.00	0.00	0.00	(157,624.00)
Total Revenues	157,624.00	0.00	0.00	(157,624.00)
EXPENSES				
Development Activity	157,624.00	0.00	0.00	157,624.00
Total Expenses	157,624.00	0.00	0.00	157,624.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates May 13, 2014 to October 29, 2020.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (275)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	172,897.00	0.00	0.00	(172,897.00)
Total Revenues	172,897.00	0.00	0.00	(172,897.00)
EXPENSES				
Development Activity	172,897.00	0.00	0.00	172,897.00
Total Expenses	172,897.00	0.00	0.00	172,897.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates April 13, 2015 to October 29, 2020.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND REPLACEMENT HOUSING PROGRAM (276)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	179,749.00	0.00	0.00	(179,749.00)
Total Revenues	179,749.00	0.00	0.00	(179,749.00)
EXPENSES				
Development Activity	179,749.00	0.00	0.00	179,749.00
Total Expenses	179,749.00	0.00	0.00	179,749.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates April 13, 2016 to April 12, 2020.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (277)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	250,000.00	250,000.00	229,643.31	0.00
Total Revenues	250,000.00	250,000.00	229,643.31	0.00
EXPENSES				
Fees & Costs	20,356.69	20,356.69	0.00	0.00
Site Improvements	229,643.31	229,643.31	229,643.31	0.00
Total Expenses	250,000.00	250,000.00	229,643.31	0.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates are August 14, 2017 to August 13, 2019

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
JOBS PLUS GRANT

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,000,000.00	2,194,982.88	332,041.53	(805,017.12)
Total Revenues	3,000,000.00	2,194,982.88	332,041.53	(805,017.12)
EXPENSES				
Salaries	963,000.00	836,205.57	171,230.65	126,794.43
Supportive Services	50,000.00	6,485.33	451.25	43,514.67
Case Management	698,100.00	439,592.67	40,298.55	258,507.33
Training Costs	20,725.00	13,814.25	4,891.54	6,910.75
Travel Costs	13,675.00	9,660.20	0.00	4,014.80
Computers/Related Equip	64,500.00	58,309.04	0.00	6,190.96
Technical Assistance	0.00	0.00	0.00	0.00
Administrative/Other Costs	240,000.00	187,140.82	20,859.54	52,859.18
Rent Incentives	950,000.00	643,775.00	94,310.00	306,225.00
Total Expenses	3,000,000.00	2,194,982.88	332,041.53	805,017.12
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates are May 14, 2015 to September 30, 2021.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
ROSS FY 2015 SERVICE COORDINATOR GRANT (683)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2018 - June 30, 2019

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	373,296.00	190,019.65	49,677.04	(183,276.35)
Total Revenues	373,296.00	190,019.65	49,677.04	(183,276.35)
EXPENSES				
Project Coordinator	301,296.00	158,586.63	43,716.10	142,709.37
Training Costs	12,000.00	5,628.82	0.00	6,371.18
Administrative Costs	60,000.00	25,804.20	5,960.94	34,195.80
Total Expenses	373,296.00	190,019.65	49,677.04	183,276.35
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/18 through 6/30/19.
Grant effective dates are July 01, 2017 to June 30, 2020.

Operations Division

PROCUREMENT

MONTHLY REPORT

JUNE 2019

PROCUREMENT JUNE MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

B. Solicitations Pending

II. Operating Budget

A. Contracts Awarded

B. Solicitations Pending

FIN-19-04-16 **Request for Proposals for Professional Audit Services** was issued April 28, 2019. Comments were received by May 15, 2019. Four (4) responsive proposals were received by May 31, 2019. Proposals are being evaluated.

RED-19-04-24 **Invitation for Bid for Repair Service for RRHA Owned High Voltage Primary and Secondary Electrical Systems for Public Housing Developments and Other RRHA-Owned Properties** was issued April 28, 2019. Comments were received by May 14, 2019. One (1) responsive bid was received by May 28, 2019 and opened on May 29, 2019. Davis H. Elliot Construction Co., Inc. submitted the only responsive bid. Commissioners approved Resolution No. 4014 on June 24, 2019 accepting the bid submitted by Davis H. Elliot Construction Co., Inc. A contract with a not-to-exceed amount of $195,000.00 is scheduled to be executed in early July 2019.

III. Other Grants and Projects

A. Contracts Awarded

B. Solicitations Pending

RED-18-05-25 **Invitation for Bid for New Construction of Four Public Housing Duplexes** was issued

July 8, 2018. A pre-bid meeting was held July 17, 2018. Comments were received by July 24, 2018. Two (2) responsive bids were received by July 31, 2018 and opened on August 1, 2018. G & H Contracting, Inc. submitted the low bid. Commissioners approved Resolution No. 3979 on September 24, 2018 accepting the bid submitted by G & H Contracting, Inc., for the award of a contract with a fixed amount of $1,667,000.00, contingent upon HUD approval of RRHA Development Plan for RHF 2nd Increment and HUD approval of RRHA Operating Fund Financing Program Plan related to the project. RRHA received approval from HUD for the Development Plan on October 29, 2018. At the request of HUD, RRHA submitted a Request for Extension for obligation of RHF 2nd Increment funds due to delay in receiving approval of Operating Fund Financing Program Plan on October 29, 2018. On April 4, 2019, HUD gave approval for RRHA's Request for Extension for obligation of RHF 2nd Increment funds with a new obligation date of October 29, 2019.

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION

MONTHLY ACTIVITY REPORT

JUNE 2019

Redevelopment and Revitalization Department
June 2019 MONTHLY ACTIVITY REPORT

Choice Neighborhoods

Rental Assistance Demonstration (RAD)

RRHA received a Commitment to Housing Assistance Payments (CHAP) from HUD in response to the submission of an application for the Rental Assistance Demonstration Program (RAD) to convert the 300 units at Lansdowne Park from public housing to Section 8 project based vouchers as part of implementing the Choice Neighborhoods plan. Per RAD regulations, RRHA submitted a multiphase application for six (6) phases. The first phase is 40 units and identifies the 2600 – 2900 blocks of Salem Turnpike as the units to be replaced. Since the CHAP has been issued RRHA will either have to submit a financing plan within 180 days or apply for Low-Income Housing Tax Credits in March 2020.

HUD has assigned a Transaction Manager (TM) to RRHA to provide technical assistance for the RAD Project. RRHA staff is having regular scheduled conference calls with the TM to ask questions and review milestones, obligations and deadlines. RRHA staff submitted a Front End Fair Housing and Equal Opportunity (FHEO) New Construction review for new development at the Lansdowne Park and Horton Park sites. The FHEO office will determine if the site meets the required standards for poverty and minority concentrations. RRHA addressed these issues in the review by noting that the area is part of a Choice Neighborhoods plan and that the City has invested several million dollars of HUD entitlement funds in the neighborhood since 2015. If the site does not receive FHEO approval, RRHA will need to change its plans for Lansdowne. RRHA is awaiting the FHEO decision before committing any more resources to its current RAD application.

RRHA intends to discuss all of its options with the TM before moving forward with the process. It is still possible for RRHA to opt out of the program, or make significant changes to the application. The earliest RRHA could apply for Low-Income Housing Tax Credits in conjunction with the RAD application is March 2020.

Melrose Library

In February the City released a Request for Proposal (RFP) for the current library property, and RRHA submitted a proposal by the April 15, 2019 deadline. The proposal listed potential uses of the site to include the development of an EnVision Center if HUD selects RRHA for that initiative, and/or new for RRHA staff and non-profit partners in alignment with the Choice Neighborhoods Plan. The City has not yet made a decision on the proposal.

The City of Roanoke has announced that the new Melrose branch library that is currently under construction within Goodwill's building will be open on July 22, 2019. The current library is now closed. A sidewalk/shared use path from the old library to the new location is currently under construction. This project impacts the design of the extension of Forest Park Boulevard and the land in Horton Park RRHA intends to develop as part of the Choice Neighborhoods Plan.

Kiwanis Playground

The Kiwanis Club of Roanoke has been meeting at RRHA for over a year with City and RRHA staff to discuss possibilities for a playground in the Lansdowne area. Kiwanis would like to create this playground as a community build project by 2020 and dedicate the playground to the City as a public park.

The Kiwanis Club has presented their idea several times to the City Manager and City Council. Kiwanis has selected a company to hire for providing the equipment and has briefed City Council twice on the project. After surveying the community, the club decided on a site near Forest Park Academy, close to the new library location at Goodwill. Kiwanis has been awarded $84,500 of Community Development Block Grant (CDBG) funds by the City. RRHA provided a letter of support for the CDBG application. RRHA will continue to work with the group as fundraising for the playground is underway.

Operating Fund Financing Program (OFFP)

RRHA applied to HUD to use a portion of its operating reserves through the Operating Fund Finance Program (OFFP). Per HUD central office direction, the application was divided into two phases; 1) Section 504 modifications to existing public housing units, and 2) development of new public housing units. RRHA has an agreement with Virginia Community Capital (VCC) to finance loans at a rate of 2.00% for up to five (5) years. This agreement was amended in December 2016 with the rate being increased by .25% due to HUD requirements to which VCC had to adjust.

RRHA received approval in February from HUD of the first application to do the Section 504 modifications, and had 60 days to close on the financing and construction contracts. The deadline was met. The loan was closed and contracts executed for Section 504 Modifications to nine (9) public housing units. Work on two (2) of these projects will be underway soon. Work on one (1) of the projects will not start until early Fall due to the awarded contractor's current backlog of work.

For the second phase of the OFFP, RRHA reduced the scope of the project to eight (8) units, to be constructed on lots in the Hurt Park Townhomes subdivision. The second phase of the OFFP will serve as required leverage for the second increment of RHF Funds received from the demolition of Hurt Park, which will also be used to finance the development of the eight (8) units. The development proposal for the eight (8) units has been approved by the Richmond Field Office. HUD granted RRHA an extension for the OFFP approval as it pertains to the RHF obligation deadline. The extension requires the funds to be obligated by October 29, 2019.

RRHA has a construction contract ready to execute for the project, pending OFFP approval. RRHA is currently working on legal issues with HUD staff to finalize the OFFP approval, and working with VCC on getting the loan documents prepared to close as soon as possible thereafter.

RRHA received notice from the HUD field office that the development plan for the two (2) units planned for construction on RRHA properties adjacent to Villages at Lincoln, was not approved due to not passing the site and neighborhood standards review by the Fair Housing division. RRHA will determine what to do with the two (2) properties in question at 1702 and 1706 Downing Street, NW, and may use homeownership funds to develop new units. The existing house at 1706 Downing Street was significantly damaged by fire in October 2018. Proceeds from the insurance claim for the fire provided enough funding to pay the mortgage balances on the

properties. RRHA intends to raze the two (2) houses and regrade the lots for future redevelopment.

The development of the ten (10) new public housing units were intended to further the Choice Neighborhoods plan to replace units at Lansdowne Park. However, if RRHA continues with its RAD application, the units will not be able to replace Lansdowne units.

RRHA submitted a site acquisition proposal to the HUD field office for a parcel adjoined by the Bluestone Park development. If approved, the site will be used for the future development of either a single-family or duplex building for public housing. In December RRHA received a notice from the Fair Housing and Equal Opportunity department of the HUD field office advising that the site is eligible for new development. RRHA was advised by the field office that a significant plan amendment will need to be made to RRHA's Annual Plan for the proposal to be approved. Rather than doing a significant amendment, RRHA included this acquisition in the 2019 Annual Plan update to the 2015-2019 Agency Plan. RRHA will be working with the HUD field office to get the site acquisition proposal approved.

In addition, RRHA has identified additional lots in the Bluestone Park area and has executed an option for the properties. Due diligence activities for the options will begin in July.

Derelict Structures Program

RRHA continues to work with the Gainsboro Southwest Community Organization (GSCO) on the potential transfer of 427 Gilmer Avenue, which was purchased with City CDBG funds. GSCO is no longer partnering with REACH, a non-profit organization that has some experience in renovating older houses with volunteer labor. GSCO submitted a pro forma and a letter of support from a contractor in January. However, GSCO has not submitted anything to demonstrate financial wherewithal. The City has advised that a 10-year affordability period would need to be maintained.

In January RRHA submitted a CDBG application to the City for $25,000. The funds would be used for lead and asbestos surveys and abatement, tree and vegetation removal, and a survey. The City notified RRHA that it would not receive the funds.

RRHA has advised GSCO that new proposals will be considered this year if they cannot demonstrate the capacity to complete the project. The site continues to be advertised on RRHA's web page.

Loan Consolidation Program & Surplus Real Estate

RRHA continues to work with the City on the loan consolidation program and the disposition of surplus real estate RRHA is holding for the City.

RRHA currently owns 84 vacant parcels in the City. Of these, 77 are part of the Cherry Hill property between Gainsboro Road, 5th Street, and Orange and Cherry Avenues, NW. Three (3) are lots adjacent to the Park Street Square development on 5th Street, NW, and are used for utility connections. These three (3) lots are essentially undevelopable. There is one (1) lot in the Hackley development, two (2) on the 2500 block of Shenandoah Avenue and one (1) at 1805 Rorer Ave, SW. RRHA is working on a contract to purchase five (5) lots on the 2700 block of Centre Ave, NW, but the seller has been non-responsive for months.

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

6/30/2019

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
VA36R01150111	$165,582.00	$165,582.00	$0.00	$165,582.00	$0.00	29-Sep-2014	29-Sep-2016
VA36R01150212	$266,474.00	$107,618.08	$158,855.92	$100,070.99	$166,403.01	29-Oct-2018	29-Oct-2020
VA36R01150213	$150,166.00	$0.00	$150,166.00	$0.00	$150,166.00	29-Oct-2018	29-Oct-2020
VA36R01150214	$157,624.00	$0.00	$157,624.00	$0.00	$157,624.00	29-Oct-2018	29-Oct-2020
VA36R01150215	$172,897.00	$0.00	$172,897.00	$0.00	$172,897.00	29-Oct-2018	29-Oct-2020
VA36R01150216	$179,479.00	$0.00	$179,479.00	$0.00	$179,479.00	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	$1,868,485.00	$0.00	2-Aug-2013	2-Aug-2015
VA36P01150113	$1,577,083.00	$1,577,083.00	$0.00	$1,577,083.00	$0.00	8-Sep-2015	8-Sep-2017
VA3F011CNP112	$200,000.00	$200,000.00	$0.00	$200,000.00	$0.00	30-Sep-2019	30-Sep-2021
VA36P01150114	$1,753,413.00	$1,753,413.00	$0.00	$1,753,413.00	$0.00	12-May-2016	12-May-2018
VA36P01150115	$1,921,376.00	$1,921,376.00	$0.00	$1,921,376.00	$0.00	12-Apr-2017	12-Apr-2019
VA36P01150116	$1,996,769.00	$1,996,769.00	$0.00	$1,988,247.41	$8,521.59	12-Apr-2018	12-Apr-2020
VA36P01150117	$2,066,639.00	$1,971,639.00	$95,000.00	$1,747,436.15	$319,202.85	16-Aug-2019	16-Aug-2021
VA36E01150117	$250,000.00	$250,000.00	$0.00	$250,000.00	$0.00	13-Aug-2018	13-Aug-2019
VA36P01150118	$3,302,705.00	$2,741,586.69	$561,118.31	$1,426,821.19	$1,875,883.81	28-May-2020	28-May-2022
Totals	$20,559,281.00	$19,084,140.77	$1,475,140.23	$17,529,103.74	$3,030,177.26		
		92.8%		**85.3%**			

VA36R01150111 (Closing Documentation Submitted to HUD for Approval 4/19/2016)

City of Roanoke Redevelopment and Housing Authority
Contracts Administered by the Redevelopment and Revitalization Department
Status Report as of 6/30/19

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 566-1703-1-7 (project 170901)	Open End A & E Services Original Contract Amount $135,000.00	LMW, P. C.	N/A	11/28/17		$135,000.00	75%	76%	Plans for correcting storm drainage problems at Jamestown Place is under review at the city. Design work for modifications to rear driveway at Morningside Manor is underway.
contract 277-1801-1-7 (project 180201)	Site Lighting Modifications for Hunt Manor, Jamestown Place, Bluestone Park and Indian Rock Village Original Contract Amount $218,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	4/23/19	#1 ($2,795.00)	$220,795.00	90%	76%	Work is nearing completion.
contract 568-1801-1-7 (project 180501)	Replacement of Forced Draft Closed Circuit Cooler and HVAC Controls for RRHA Central Administration Building Original Contract Amount $273,150.00	Valley Boiler & Mechanical, Inc.	Hughes Associates Architects & Engineers	10/17/18	#1 ($24,975.41) + time #2 ($23,537.91) + time #3 time #4 ($8009.70) + time	$321,663.32	98%	100%	Work is substantially complete. Punch list is being addressed.
contract 567-1802-1-7 (project 180401)	HVAC Upgrades for Villages at Lincoln Administration Building Original Contract Amount $353,800.00	Valley Boiler & Mechanical, Inc.	LMW, P. C.	10/15/18	#1 time #2 time	$353,800.00	99%	100%	Project is substantially complete. Punch list is being addressed.
contract 568-1802-1-7 (project 180802)	Electrical Infrastructure Improvements-Phase 2 for Hunt Manor Original Contract Amount $225,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		$225,000.00	0%	0%	Work is scheduled to start later in July.
contract 568-1901-1-7 (project 180901)	Roof Replacement for Melrose Towers Original Contract Amount $448,892.00	Melvin T. Morgan Roofing & Sheet Metal Co., Inc.	LMW, P. C.	2/18/19	#1 ($3,493.00) + time	$452,385.00	99%	100%	Punch has been given to contractor.
contract 567-1901-1-7 (project 181101)	Open End A & E Services Original Contract Amount $135,000.00	Hughes Associates Architects & Engineers	N/A	2/26/19		$135,000.00	20%	16%	Design work is continuing for Improvements to Emergency Electrical System for Morningside Manor. Design work for Section 504 Modifications to an efficiency unit at Melrose Towers is complete.
contract 216-1901-1-7 (project 190301)	Section 504/ADA Modifications for Four Apartment Units at Melrose Towers Original Contract Amount $260,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		$260,000.00	0%	0%	Materials submittals are being reviewed.
contract 216-1902-1-7 (project 190302)	Section 504/ADA Modifications for Four Apartment Units at Jamestown Place Original Contract Amount $600,000.00	Russell's Remodeling, LLC	LMW, P. C.	TBD		$600,000.00	0%	0%	Work tentatively scheduled to start late Summer/early Fall.
contract 568-1902-1-7 (project 190201)	Bathroom Renovations for Hunt Manor Phase 1 Original Contract Amount $325,000.00	Gibraltar Construction Co., Inc.	N/A	TBD		$325,000.00	0%	0%	Contractor submitting paperwork for project.

City of Roanoke Redevelopment and Housing Authority
Derelict Structures
Status Report as of 6/30/19

Address or Tax Map #	Status	Resolution Approved	Closing	Demo Rehab	PROJECT STATUS
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.

Housing Division

PUBLIC HOUSING PROGRAM

MONTHLY OPERATIONS REPORT

JUNE 2019

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

RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	0	300	9000	92	8908	***98.98%***	1.02%
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	0	165	4950	56	4894	***98.87%***	1.13%
Hunt Manor/Bluestone Park	259	172	1	171	5160	12	5148	***99.77%***	0.23%
Melrose Towers	206	212	6	206	6360	36	6324	***99.43%***	0.57%
Jamestown Place	207	150	1	149	4500	78	4422	***98.27%***	1.73%
Morningside Manor	208	105	2	103	3150	0	3150	***100.00%***	0.00%
Indian Rock Village/53 Scattered	210	148	0	148	4440	32	4408	***99.28%***	0.72%
The Villages at Lincoln- 24 Transitional/Homeownership	215	23	0	23	690	0	690	***100.00%***	0.00%
Portfolio Total:		1275	10	1265	38250	306	37944	***99.20%***	0.80%

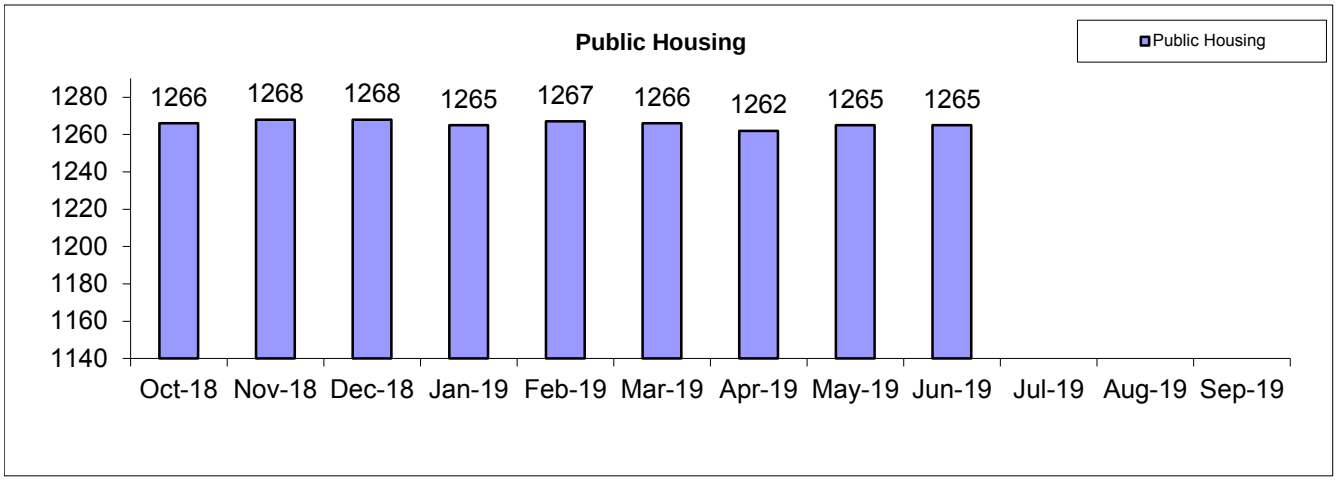
Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	24	720	0	720	***100.00%***	0.00%
Jamison Avenue	420	3	3	90	0	90	***100.00%***	0.00%
Portfolio Total:		27	27	810	0	810	***100.00%***	0.00%

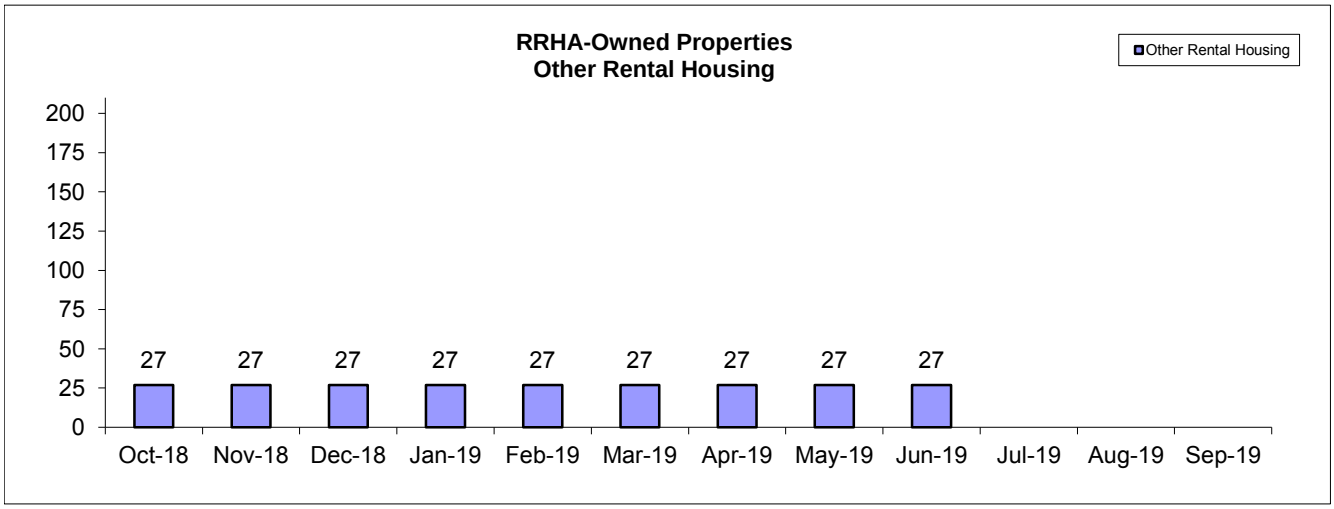
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate	
Stepping Stone (LIHTC)	455	30	30	900	0	900	***100.00%***	***0.00%***	
Hillcrest Heights (LIHTC)	456	24	24	720	7	713	***99.03%***	***0.97%***	
Park Street Square (LIHTC)	457	25	25	750	0	750	***100.00%***	***0.00%***	
Hurt Park LP (LIHTC)	459	40	40	1200	23	1177	***98.08%***	1.92%	
McCray Court (LIHTC)	470	68	68	2040	1	2039	***99.95%***	***0.05%***	
Gilmer Housing (LIHTC)	471	20	18	600	0	600	***100.00%***	***0.00%***	*
Portfolio Total:		207	205	6210	31	6179	***99.50%***	0.50%	

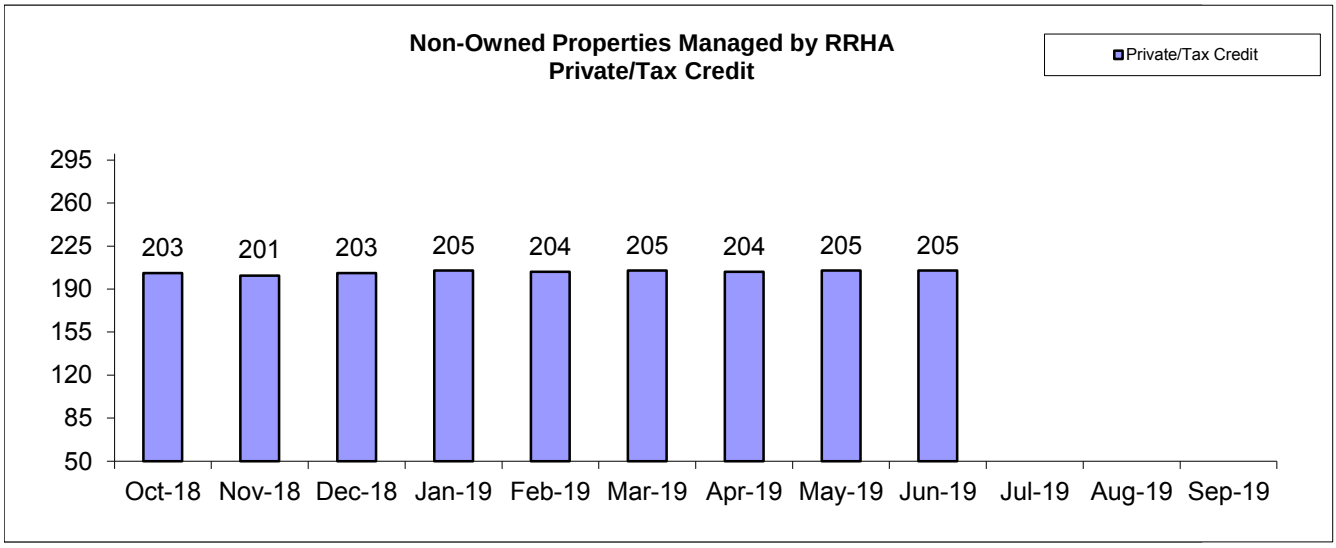
PHAS Scoring	
Occupancy	**Points**
≥ 98%	16
< 98% but ≥ 96%	12
< 96% but ≥ 94%	8
< 94% but ≥ 92%	4
< 92% but ≥ 90%	1
< 90%	0

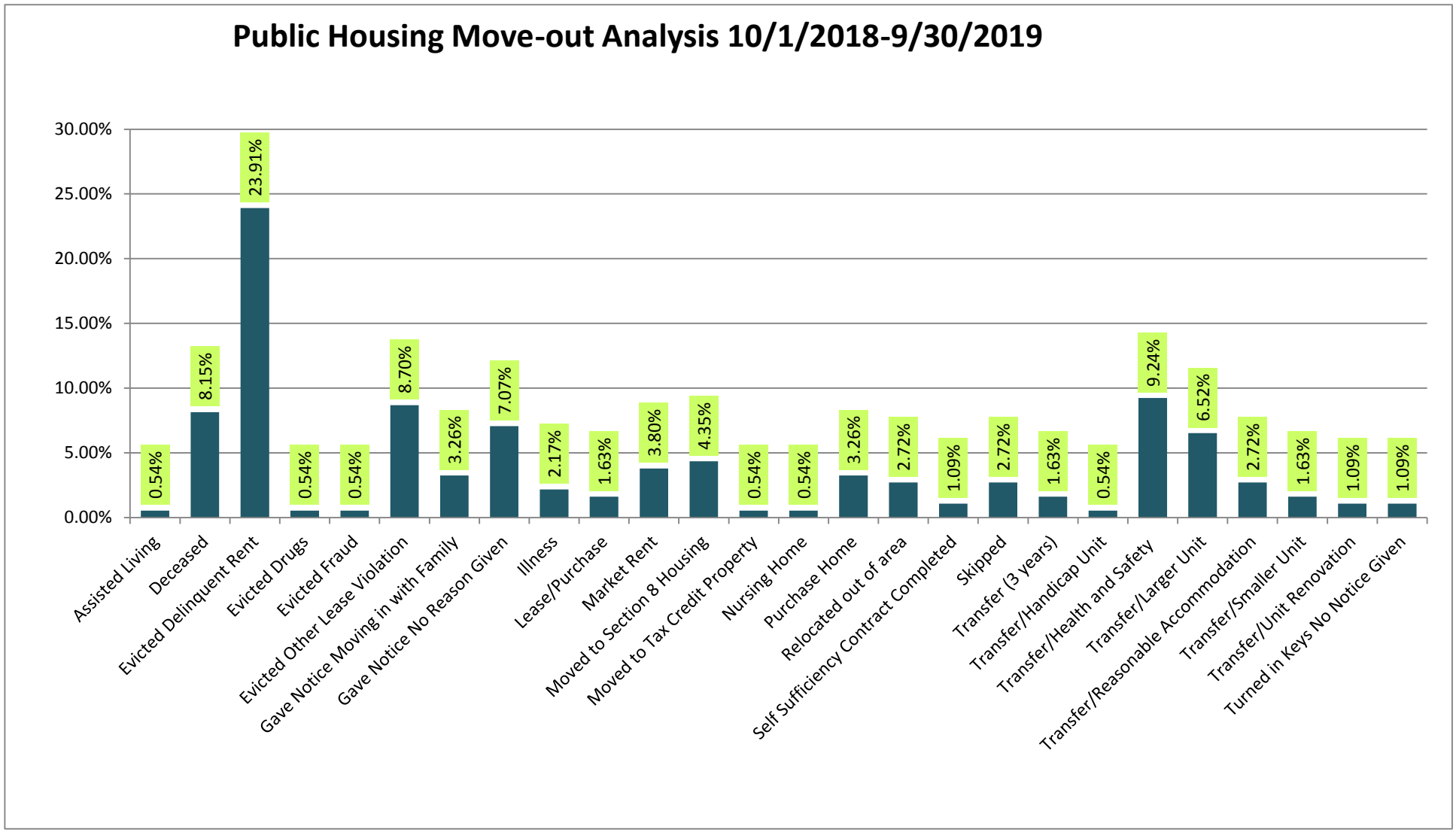
*** 821 & 823 Gilmer are undergoing substantial rehab**

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








Public Housing Move-out Analysis 10/1/2018-9/30/2019
30.00%
25.00%
20.00%
15.00%
10.00%
5.00%
0.00%
0.54%
8.15%
23.91%
0.54%
0.54%
8.70%
3.26%
7.07%
2.17%
1.63%
3.80%
4.35%
0.54%
0.54%
3.26%
2.72%
1.09%
2.72%
1.63%
0.54%
9.24%
6.52%
2.72%
1.63%
1.09%
1.09%
Assisted Living
Deceased
Evicted Delinquent Rent
Evicted Drugs
Evicted Fraud
Evicted Other Lease Violation
Gave Notice Moving in with Family
Gave Notice No Reason Given
Illness
Lease/Purchase
Market Rent
Moved to Section 8 Housing
Moved to Tax Credit Property
Nursing Home
Purchase Home
Relocated out of area
Self Sufficiency Contract Completed
Skipped
Transfer (3 years)
Transfer/Handicap Unit
Transfer/Health and Safety
Transfer/Larger Unit
Transfer/Reasonable Accommodation
Transfer/Smaller Unit
Transfer/Unit Renovation
Turned in Keys No Notice Given

Roanoke Redevelopment & Housing Authority

Partners in Progress

2624 Salem Turnpike NW
Roanoke VA 24017
(540) 983-9281

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Development:Bluestone Park — Beginning Balance: $-20,331.08

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-320.00	$20.00	$247.76	$0.00	$-52.24
N/A	$0.00	$0.00	$381.03	$-436.03	$-55.00
Other Charges	$0.00	$-625.15	$625.15	$0.00	$0.00
Rent Charges	$-21,207.00	$1,101.00	$17,471.13	$456.26	$-2,178.61
Utility Charges	$0.00	$0.00	$0.00	$-20.23	$-20.23
Total:	$-21,527.00	$495.85	$18,725.07	$0.00	-$2,306.08
Ending Balance					-$22,637.16

Development:Hunt Manor — Beginning Balance: $-24,396.87

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-470.00	$70.00	$248.26	$0.00	$-151.74
Legal Charges	$0.00	$0.00	$72.86	$0.00	$72.86
Maintenance Charges	$0.00	$0.00	$49.56	$0.00	$49.56
N/A	$0.00	$0.00	$290.86	$-137.86	$153.00
Rent Charges	$-22,721.00	$2,332.08	$17,166.17	$237.86	$-2,984.89
Security Deposits	$-300.00	$100.00	$300.00	$-100.00	$0.00
Utility Charges	$0.00	$21.78	$282.68	$0.00	$304.46
Total:	$-23,491.00	$2,523.86	$18,410.39	$0.00	-$2,556.75
Ending Balance					-$26,953.62

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Development:Indian Village — Beginning Balance: $-27,127.55

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-420.00	$0.00	$371.82	$16.95	$-31.23
Legal Charges	$0.00	$0.00	$184.00	$0.00	$184.00
Maintenance Charges	$-442.50	$349.45	$0.00	$93.05	$0.00
N/A	$0.00	$0.00	$734.90	$-724.90	$10.00
Other Charges	$-843.34	$170.52	$672.82	$0.00	$0.00
Rent Charges	$-23,118.12	$-1,066.26	$20,373.02	$773.51	$-3,037.85
Security Deposits	$-100.00	$175.00	$100.00	$-175.00	$0.00
Total:	$-24,923.96	$-371.29	$22,436.56	$-16.39	-$2,875.08
Ending Balance					-$30,002.63

Development:Jamestown Place — Beginning Balance: $-31,012.17

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-560.00	$150.00	$324.64	$20.00	$-65.36
Legal Charges	$0.00	$46.00	$1.93	$0.00	$47.93
Maintenance Charges	$-57.00	$0.00	$27.69	$0.00	$-29.31
N/A	$0.00	$0.00	$718.45	$-1,243.49	$-525.04
Other Deposits	$0.00	$300.00	$0.00	$-300.00	$0.00
Rent Charges	$-39,134.00	$-4,679.41	$30,220.27	$1,847.86	$-11,745.28
Security Deposits	$-300.00	$300.00	$200.00	$-300.00	$-100.00
Utility Charges	$0.00	$0.00	$250.97	$0.00	$250.97
Total:	$-40,051.00	$-3,883.41	$31,743.95	$24.37	-$12,166.09
Ending Balance					-$43,178.26

Development:Lansdowne Park — Beginning Balance: $-39,316.78

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-1,500.00	$610.00	$1,085.61	$10.00	$205.61
Legal Charges	$0.00	$232.36	$157.31	$0.00	$389.67
Maintenance Charges	$-1,480.02	$746.96	$252.94	$-16.68	$-496.80
N/A	$0.00	$0.00	$2,638.73	$-5,488.09	$-2,849.36
Other Charges	$-2,789.23	$2,421.20	$666.37	$0.00	$298.34
Rent Charges	$-115,281.00	$14,493.18	$43,068.39	$6,554.75	$-51,164.68
Security Deposits	$-800.00	$1,230.00	$708.00	$-1,230.00	$-92.00
Utility Charges	$0.00	$476.70	$327.34	$0.00	$804.04
Total:	$-121,850.25	$20,210.40	$48,904.69	$-170.02	-$52,905.18
Ending Balance					-$92,221.96

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Development:Melrose Towers — Beginning Balance: $-53,380.97

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-230.00	$80.00	$65.00	$1.00	$-84.00
Maintenance Charges	$-167.72	$185.26	$493.36	$9.00	$519.90
N/A	$0.00	$0.00	$2,412.59	$-2,509.68	$-97.09
Other Deposits	$-340.00	$0.00	$169.55	$0.00	$-0.45
Rent Charges	$-54,714.00	$934.00	$51,915.88	$2,785.68	$921.56
Security Deposits	$-500.00	$200.00	$600.00	$-200.00	$100.00
Total:	$-55,951.72	$1,399.26	$55,656.38	$86.00	$1,189.92
Ending Balance					-$52,021.05

Development:Morningside Manor — Beginning Balance: $-27,861.76

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-90.00	$10.00	$24.00	$0.00	$-56.00
Maintenance Charges	$0.00	$10.06	$83.58	$0.00	$93.64
N/A	$0.00	$0.00	$77.42	$-87.42	$-10.00
Other Deposits	$-75.00	$0.00	$55.00	$20.00	$-30.00
Rent Charges	$-27,842.00	$-221.00	$26,744.00	$67.42	$-1,251.58
Total:	$-28,007.00	$-200.94	$26,984.00	$0.00	-$1,223.94
Ending Balance					-$29,115.70

Development:Scattered Site — Beginning Balance: $-21,915.10

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-290.00	$20.00	$205.11	$8.00	$-56.89
Legal Charges	$0.00	$0.00	$82.00	$0.00	$82.00
N/A	$0.00	$0.00	$63.26	$-63.26	$0.00
Other Charges	$0.00	$-27.26	$27.26	$0.00	$0.00
Rent Charges	$-18,031.60	$-931.28	$16,843.75	$59.26	$-2,059.87
Security Deposits	$-100.00	$0.00	$200.00	$0.00	$100.00
Utility Charges	$0.00	$-53.76	$53.76	$0.00	$0.00
Total:	$-18,421.60	$-992.30	$17,475.14	$4.00	-$1,934.76
Ending Balance					-$23,849.86

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Development:Villages at Lincoln — Beginning Balance: $2,138.99

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-370.00	$41.00	$127.66	$20.00	$-181.34
Maintenance Charges	$-312.00	$-16.00	$16.68	$172.00	$-139.32
N/A	$0.00	$0.00	$379.56	$-515.33	$-135.77
Other Charges	$-3,798.18	$3,054.36	$743.82	$0.00	$0.00
Other Deposits	$0.00	$50.00	$0.00	$-50.00	$0.00
Rent Charges	$-28,179.50	$-22,815.02	$22,498.10	$362.33	$-28,134.09
Security Deposits	$-100.00	$200.00	$100.00	$-200.00	$0.00
Total:	$-32,759.68	$-19,485.66	$23,865.82	$-211.00	-$28,590.52
Ending Balance					-$26,451.53

Development:Villages at Lincoln Homeownership — Beginning Balance: $920.89

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-70.00	$0.00	$15.00	$0.00	$-55.00
N/A	$0.00	$0.00	$63.00	$-66.40	$-3.40
Rent Charges	$-7,241.00	$-3,434.92	$2,937.00	$66.40	$-7,672.52
Total:	$-7,311.00	$-3,434.92	$3,015.00	$0.00	-$7,730.92
Ending Balance					-$6,810.03

Total for all Developments — Beginning Balance: $-242,282.40

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-4,320.00	$1,001.00	$2,714.86	$75.95	$-528.19
Legal Charges	$0.00	$278.36	$498.10	$0.00	$776.46
Maintenance Charges	$-2,459.24	$1,275.73	$923.81	$257.37	$-2.33
N/A	$0.00	$0.00	$7,759.80	$-11,272.46	$-3,512.66
Other Charges	$-7,430.75	$4,993.67	$2,735.42	$0.00	$298.34
Other Deposits	$-415.00	$350.00	$224.55	$-330.00	$-170.45
Rent Charges	$-357,469.22	$-14,287.63	$249,237.71	$13,211.33	$-109,307.81
Security Deposits	$-2,200.00	$2,205.00	$2,208.00	$-2,205.00	$8.00
Utility Charges	$0.00	$444.72	$914.75	$-20.23	$1,339.24
Total:	$-374,294.21	$-3,739.15	$267,217.00	$-283.04	-$111,099.40
Ending Balance					-$353,381.80

End of Report

Roanoke Redevelopment & Housing Authority

Partners in Progress

2624 Salem Turnpike NW
Roanoke VA 24017
(540) 983-9281

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Development:Hackley Avenue Apartments — Beginning Balance: $125.32

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Maintenance Charges	$0.00	$0.00	$14.34	$0.00	$14.34
N/A	$0.00	$0.00	$286.66	$-1,027.66	$-741.00
Rent Charges	$-6,374.00	$-121.00	$1,903.00	$1,027.66	$-3,564.34
Total:	$-6,374.00	$-121.00	$2,204.00	$0.00	-$4,291.00
Ending Balance					-$4,165.68

Total for all Developments — Beginning Balance: $125.32

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Maintenance Charges	$0.00	$0.00	$14.34	$0.00	$14.34
N/A	$0.00	$0.00	$286.66	$-1,027.66	$-741.00
Rent Charges	$-6,374.00	$-121.00	$1,903.00	$1,027.66	$-3,564.34
Total:	$-6,374.00	$-121.00	$2,204.00	$0.00	-$4,291.00
Ending Balance					-$4,165.68

End of Report

Roanoke Redevelopment & Housing Authority

Partners in Progress

2624 Salem Turnpike NW
Roanoke VA 24017
(540) 983-9281

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Development:Gilmer Housing — Beginning Balance: $-5,964.01

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$0.00	$0.00	$60.00	$0.00	$60.00
Legal Charges	$0.00	$-46.00	$0.00	$0.00	$-46.00
N/A	$0.00	$0.00	$686.00	$-1,441.66	$-755.66
Rent Charges	$-18,720.00	$-1,409.20	$9,706.00	$1,441.66	$-8,981.54
Total:	$-18,720.00	$-1,455.20	$10,452.00	$0.00	-$9,723.20
Ending Balance					-$15,687.21

Development:Hillcrest Heights — Beginning Balance: $-2,919.48

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-225.00	$25.00	$124.00	$0.00	$-76.00
Maintenance Charges	$-24.68	$0.00	$0.00	$0.00	$-24.68
N/A	$0.00	$0.00	$750.32	$-1,477.64	$-727.32
Rent Charges	$-25,814.00	$498.64	$10,772.18	$1,477.64	$-13,065.54
Total:	$-26,063.68	$523.64	$11,646.50	$0.00	-$13,893.54
Ending Balance					-$16,813.02

Development:Hurt Park Townhomes — Beginning Balance: $-4,980.69

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-475.00	$25.00	$91.71	$0.00	$-358.29
N/A	$0.00	$0.00	$1,938.98	$-4,573.96	$-2,634.98
Rent Charges	$-40,462.00	$308.00	$16,931.31	$4,573.96	$-18,648.73
Security Deposits	$0.00	$0.00	$125.00	$0.00	$125.00
Total:	$-40,937.00	$333.00	$19,087.00	$0.00	-$21,517.00
Ending Balance					-$26,497.69

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Development:Jamison Avenue Apartments — Beginning Balance: $0.00

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-25.00	$0.00	$25.00	$0.00	$0.00
Rent Charges	$-2,350.00	$0.00	$1,175.00	$0.00	$-1,175.00
Total:	$-2,375.00	$0.00	$1,200.00	$0.00	-$1,175.00
Ending Balance					-$1,175.00

Development:McCray Court — Beginning Balance: $-8,643.35

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
N/A	$0.00	$0.00	$333.00	$-698.00	$-365.00
Rent Charges	$-67,200.00	$1,020.00	$31,034.00	$535.30	$-34,610.70
Security Deposits	$-250.00	$250.00	$0.00	$-250.00	$-250.00
Total:	$-67,450.00	$1,270.00	$31,367.00	$-412.70	-$35,225.70
Ending Balance					-$43,869.05

Development:Park Street Square — Beginning Balance: $-4,397.48

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$0.00	$75.00	$0.67	$0.00	$75.67
N/A	$0.00	$0.00	$337.36	$-630.39	$-293.03
Other Charges	$-310.00	$0.00	$0.00	$310.00	$0.00
Rent Charges	$-26,129.00	$641.00	$11,955.97	$320.39	$-13,211.64
Total:	$-26,439.00	$716.00	$12,294.00	$0.00	-$13,429.00
Ending Balance					-$17,826.48

Development:Stepping Stone — Beginning Balance: $-6,174.62

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-350.00	$0.00	$31.00	$0.00	$-319.00
N/A	$0.00	$0.00	$423.00	$-857.00	$-434.00
Rent Charges	$-32,278.00	$0.00	$12,951.00	$857.00	$-18,470.00
Total:	$-32,628.00	$0.00	$13,405.00	$0.00	-$19,223.00
Ending Balance					-$25,397.62

AR Transaction Summary

Reporting Transaction Summary from 06/01/2019 to 06/30/2019 by Report Group

Total for all Developments Beginning Balance: $-33,079.63

Report Group	Charges	Charge Adjustments	Receipts	Receipt Adjustments	Total
Fees	$-1,075.00	$125.00	$332.38	$0.00	$-617.62
Legal Charges	$0.00	$-46.00	$0.00	$0.00	$-46.00
Maintenance Charges	$-24.68	$0.00	$0.00	$0.00	$-24.68
N/A	$0.00	$0.00	$4,468.66	$-9,678.65	$-5,209.99
Other Charges	$-310.00	$0.00	$0.00	$310.00	$0.00
Rent Charges	$-212,953.00	$1,058.44	$94,525.46	$9,205.95	$-108,163.15
Security Deposits	$-250.00	$250.00	$125.00	$-250.00	$-125.00
Total:	$-214,612.68	$1,387.44	$99,451.50	$-412.70	-$114,186.44
Ending Balance					-$147,266.07

End of Report

Monthly
Management Report
Charges vs. Receipts
June 2019

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Charge-Offs as of 06/30/19	Vacated Unit Cumulative Collections as of 06/30/2019	
Non-Public Housing		**$0.00**	**$2,065.71**	
Lansdowne Park	201	**$21,108.62**	**$11,521.12**	
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	**$34,972.51**	**$3,843.56**	$31,275 was due to a tenant caused fire. Unit has been placed in HUD casualty loss status, and contractors are repairing the unit.
Hunt Manor/Bluestone Park	259	**$12,998.06**	**$6,341.93**	
Melrose Towers	206	**$3,647.33**	**$1,766.31**	
Jamestown Place	207	**$8,811.73**	**$5,190.66**	
Morningside Manor	208	**$1,041.37**	**$211.00**	
Indian Rock Village / 53 Scattered	210	**$6,608.15**	**$6,050.97**	
The Villages at Lincoln- 24 Transitional/Homeownership	215	**$0.00**	**$0.00**	
Public Housing	**TOTAL**	**$89,187.77**	**$36,991.26**	

Fiscal Year to Date
Public Housing Inspections
10/01/18 - 9/30/2019

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/68 Scattered	148	148	0	***100%***
215	Villages at Lincoln - Scattered	23	23	0	***100%***
	Total	1275	1275	0	***100%***

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

2019 Annual UPCS Inspections will be completed between April and June 2019.

Utility Consumption Report
October 2018 - September 2019
Consumption and Costs as of May 31, 2019

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	35.95	69.65	70.57	176.17	158.89	***110.88%***
202	165	104.10	4.82	56.64	165.56	158.89	***104.20%***
259	172	37.77	49.90	76.00	163.67	158.89	***103.01%***
206	212	39.98	28.90	29.95	98.83	158.89	***62.20%***
207	150	35.81	34.10	60.57	130.48	158.89	***82.12%***
208	105	54.63	30.38	24.06	109.07	158.89	***68.64%***
210	148	41.55	55.90	55.26	152.71	158.89	***96.11%***
215	23	N/A	N/A	N/A	N/A	158.89	N/A
Total Units:	1275						
Average Cost PUM:		50.88	50.62	57.39		158.89	

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	103.15	72.20	142.87%	562	614	***91.53%***	7.33	5.69	128.82%
202	165	N/A	72.20	N/A	988	614	160.91%	5.26	5.69	***92.44%***
259	172	68.31	72.20	***94.61%***	531	614	***86.48%***	6.88	5.69	120.91%
206	212	42.63	72.20	***59.04%***	585	614	***95.28%***	3.05	5.69	***53.60%***
207	150	50.20	72.20	***69.53%***	522	614	***85.02%***	6.79	5.69	***119.33%***
208	105	44.76	72.20	***61.99%***	765	614	124.59%	2.31	5.69	***40.60%***
210	148	68.99	72.20	***95.55%***	476	614	***77.52%***	5.04	5.69	***88.58%***
215	23	N/A	72.20	N/A	N/A	614	N/A	N/A	5.69	N/A
Total Units:	1275									

Average THERM PUM: 72.20 Average KWH PUM: 614 Average water usage PUM: 5.69

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

Note: AMP 202 - Administration building and maintenance shop use gas utility.

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

Note: AMP 210 - Includes 21 scattered sites - residents pay utilities - no utility data available.

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

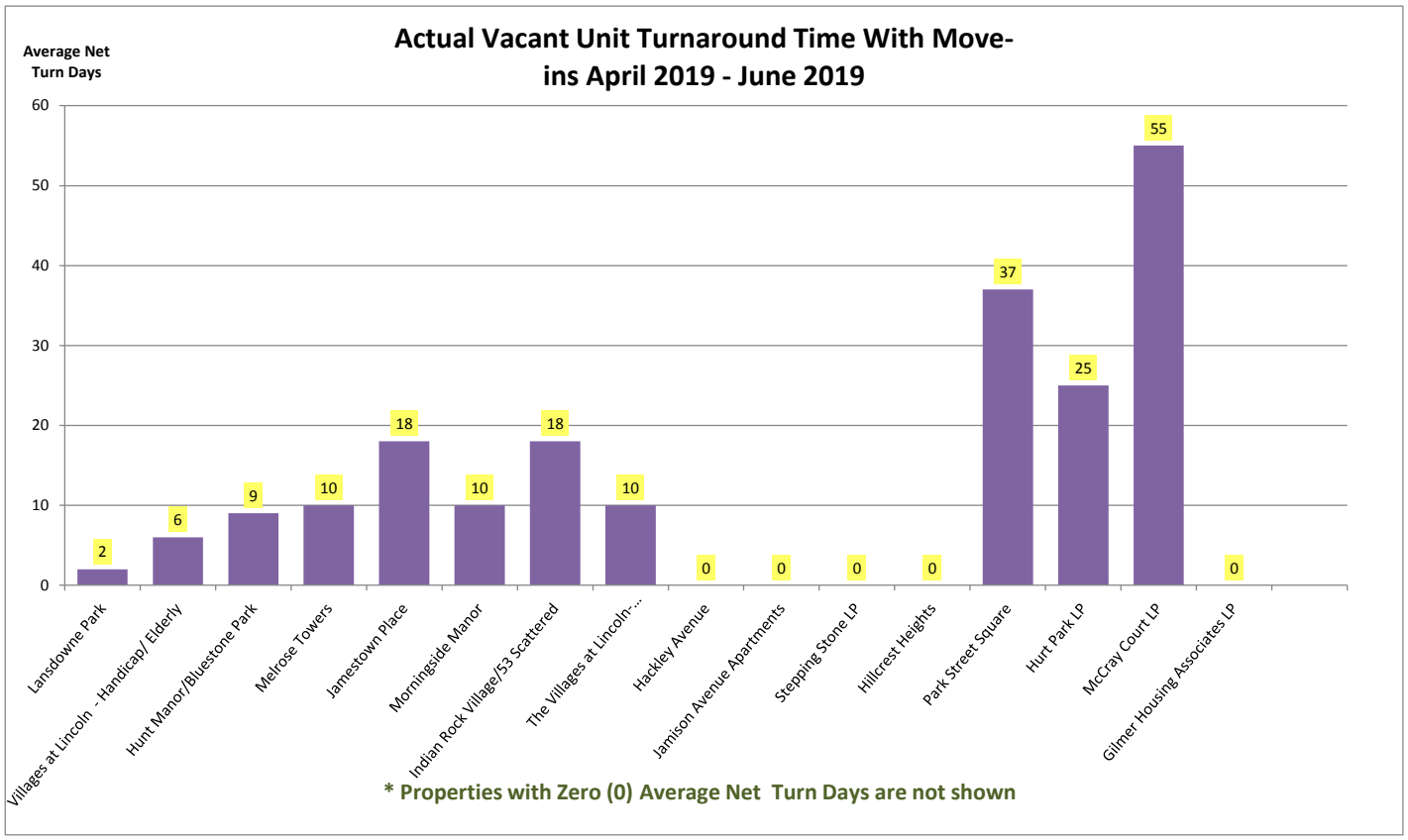
Note: Stormwater Utility Fee for RRHA public housing properties for FY 2018 = $31,611.50

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

SECURITY ACTIVITIES

MONTHLY REPORT

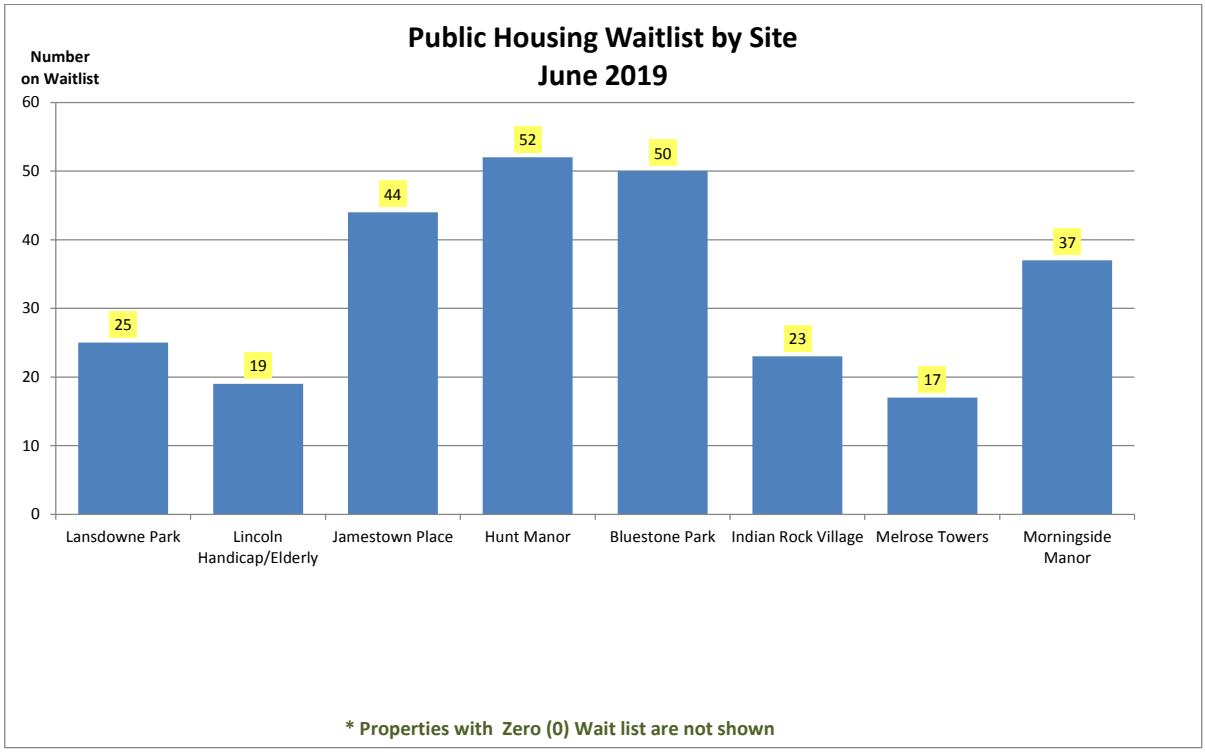
JUNE 2019

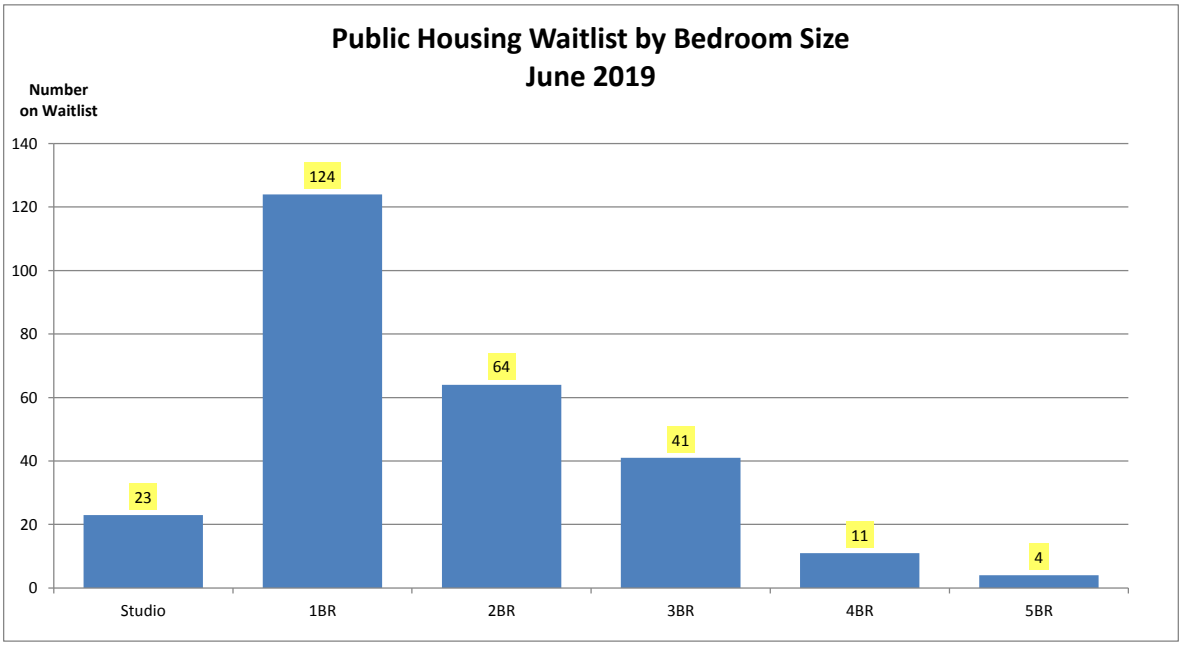


Work Order Report from 4/1/19 to 6/30/19

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	5	5	***100%***	323	323	***1***
Village at Lincoln/Handicapped/ Elderly Cottages	55	55	***100%***	140	140	***1***
Hunt Manor/Bluestone Park	14	14	***100%***	92	92	***1***
Melrose Towers	4	4	***100%***	200	200	***1***
Jamestown Place	47	47	***100%***	102	102	***1***
Morningside Manor	1	1	***100%***	89	89	***1***
Indian Rock Village/53 Scattered	18	18	***100%***	117	117	***1***
Total	144	144	***100%***	1063	1,063	***1***

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.


Public Housing Waitlist by Site
June 2019
Number on Waitlist
60
50
40
30
20
10
0
25
19
44
52
50
23
17
37
Lansdowne Park
Lincoln Handicap/Elderly
Jamestown Place
Hunt Manor
Bluestone Park
Indian Rock Village
Melrose Towers
Morningside Manor
* Properties with Zero (0) Wait list are not shown


Public Housing Waitlist by Bedroom Size
June 2019
Number on Waitlist
140
120
100
80
60
40
20
0
23
124
64
41
11
4
Studio
1BR
2BR
3BR
4BR
5BR

Public Housing Criminal Activity for the Month of June 2019 and the Fiscal Year 10/01/18 - 09/30/19

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	0	0	0	0	2	0	1	1	6
Arson	0	0	0	0	0	1	0	1	0	0
Auto Theft	0	0	0	0	0	0	0	0	0	4
Burglary	0	1	0	0	0	0	0	1	0	4
Homicide/Murder	0	0	0	0	0	0	0	0	0	0
Larceny	0	9	0	0	1	3	0	1	1	15
Rape	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	1
Part 1 Crime Total	0	10	0	0	1	6	0	4	2	30
Destruction of Property	0	5	0	0	0	1	1	3	3	18
Disorderly Persons	0	4	0	0	0	0	0	0	0	2
Domestic Disorder	0	11	0	1	0	5	1	5	0	21
Drug Offense	0	3	0	0	0	1	1	3	0	9
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	1
Fraud	0	2	0	0	0	0	0	0	1	3
Gambling	0	0	0	0	0	0	0	0	0	0
Intimidation	0	4	0	0	0	0	0	0	3	8
Liquor Law	0	0	0	0	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	1	0	0	0	1	0	0	0	0
Simple Assault	3	19	1	2	0	6	1	6	6	45
Sucide/Attempt	0	0	0	0	0	1	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0
Towed Vehicle	0	4	0	0	0	3	0	1	0	8
Trespassing	0	0	0	0	0	1	0	2	0	11
Weapons	0	0	0	0	0	0	0	1	0	5
Part II Crime Total	3	53	1	3	0	19	4	21	13	131
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	3	63	1	3	1	25	4	25	15	161

Public Housing Criminal Activity for the Month of June 2019 and the Fiscal Year 10/01/18 - 09/30/19

	Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	4	0	0	0	2
Arson	0	1	0	0	0	0
Auto Theft	1	2	0	0	0	0
Burglary	0	1	0	0	0	0
Homicide/Murder	0	0	0	0	0	0
Larceny	1	10	0	1	0	2
Rape	0	0	0	0	0	0
Robbery	0	0	0	1	0	1
Part 1 Crime Total	2	18	0	2	0	5
Destruction of Property	1	10	2	3	0	3
Disorderly Persons	0	0	0	0	0	0
Domestic Disorder	0	8	1	13	0	0
Drug Offense	2	13	0	0	0	0
Family Offense (nonviolent)	0	0	0	0	0	0
Forgery	0	0	0	0	0	0
Fraud	0	2	0	0	0	1
Gambling	0	0	0	0	0	0
Intimidation	0	4	0	1	0	0
Liquor Law	1	2	0	0	0	0
Loitering	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0
Sex Offense	0	0	0	1	0	0
Simple Assault	3	19	3	8	1	1
Sucide/Attempt	0	2	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0
Towed Vehicle	0	6	1	2	0	1
Trespassing	0	3	1	1	0	2
Weapons	1	1	0	0	0	0
Part II Crime Total	8	70	8	29	1	8
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	10	88	8	31	1	13

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - June 2019

Part I Crime	MONTH No. Per Household Community	MONTH No. Per Household Site	Site Rate Compared to Community	YEAR TO DATE No. Per Household Community	YEAR TO DATE No. Per Household Site	Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD
Jamestown Place	0.0106	0.0000	0.00%	0.0852	0.0667	78.27%	0.0667	-0.05% ↓	0.0695	22.55% ↑
Morningside Manor	0.0106	0.0000	0.00%	0.0852	0.0000	0.00%	0.0476	-100.00% ↓	0.0695	22.55% ↑
Indian Rock Village	0.0106	0.0125	118.18%	0.0852	0.0750	88.06%	0.0625	20.00% ↑	0.0695	22.55% ↑
Bluestone	0.0097	0.0000	0.00%	0.0837	0.0526	62.90%	0.0789	-33.29% ↓	0.0542	54.38% ↑
Lansdowne Park	0.0077	0.0067	86.22%	0.0604	0.1000	165.55%	0.0833	20.05% ↑	0.0367	64.59% ↑
Villages at Lincoln	0.0077	0.0121	156.76%	0.0604	0.1091	180.60%	0.0970	12.46% ↑	0.0367	64.59% ↑
Hunt Manor	0.0077	0.0000	0.00%	0.0604	0.0208	34.49%	0.1146	-81.82% ↓	0.0367	64.59% ↑
Melrose Towers	0.0077	0.0000	0.00%	0.0604	0.0236	39.04%	0.0377	-37.44% ↓	0.0367	64.59% ↑

Part II Crime	MONTH No. Per Household Community	MONTH No. Per Household Site	Site Rate Compared to Community	YEAR TO DATE No. Per Household Community	YEAR TO DATE No. Per Household Site	Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD
Jamestown Place	0.0210	0.0200	95.05%	0.1944	0.3533	181.77%	0.1867	89.25% ↑	0.1554	25.09% ↑
Morningside Manor	0.0210	0.0095	45.26%	0.1944	0.0286	14.70%	0.0574	-50.22% ↓	0.1554	25.09% ↑
Indian Rock Village	0.0210	0.0000	0.00%	0.1944	0.2375	122.18%	0.2500	-5.00% ↓	0.1554	25.09% ↑
Bluestone	0.0163	0.0526	322.66%	0.1419	0.2763	194.73%	0.5132	-46.16% ↓	0.0895	58.54% ↑
Lansdowne Park	0.0208	0.0433	208.15%	0.1816	0.4367	240.44%	0.4433	-1.50% ↓	0.1250	45.29% ↑
Villages at Lincoln	0.0208	0.0485	232.90%	0.1816	0.4242	233.60%	0.4242	0.01% ↑	0.1250	45.29% ↑
Hunt Manor	0.0208	0.0833	400.29%	0.1816	0.3021	166.33%	0.2813	7.39% ↑	0.1250	45.29% ↑
Melrose Towers	0.0208	0.0047	22.66%	0.1816	0.0377	20.78%	0.0283	33.34% ↑	0.1250	45.29% ↑

SECTION 8 PROGRAMS

MONTHLY OPERATIONS REPORT

JUNE 2019

Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
June 2019

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of June 2019 reporting period is 90.8%. The average percent of the Housing Assistance Payments (HAP) budget authority expense for fiscal year 2019 is 94.5%. RRHA is currently issuing vouchers in order to maintain our utilization for 2019.

Inspections

During the month of June 2019 the HCV Housing Quality Standards (HQS) Inspector conducted a total of two hundred twenty-one (221) inspections. This also includes a total of twenty-six (26) initial inspections approved and processed for moving families in the HCV Program. During the month of June we conducted four (4) inspections for ARCH. This includes zero (4) initial inspections and zero (0) re-inspections.

Housing Choice Voucher Waiting List

For the month of July 2019, the HCV Department scheduled five (5) initial interviews. There is one (1) additional voucher briefings scheduled for July 2019.

Homeownership

The program currently has ten (10) Section 8 participants in the Homeownership Program. 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 one hundred and eight (108) vouchers. For the month of June 2019, this program has one hundred (100) leased participants, four (4) searching for housing and zero (0) port outs.

Mainstream Vouchers

The total allocation of vouchers to RRHA for this program is eighty-six (86) vouchers. For the month of April, this program has forty-three (43) leased participants. Letters were sent out in June to 46 applicants to come in for initial interviews. Around 20 came in for their initial appointments. Voucher briefings have been completed for 8 and the rest will be scheduled as soon as their information is brought back in. Our goal is to have all of our Mainstream vouchers utilized by the end of August 2019.

Tenant Briefings

RRHA will continue to monitor funding based on funding allocation for CY 2018 and issue vouchers depending on funding availability. RRHA will continue to issue HUD-VASH vouchers that were awarded to RRHA in 2015, 2016 & 2018. The HCV Client

Specialists provided customer service to five hundred eighty (580) HCV participants/owners during the month of June 2019. 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 regards to describing and answering questions concerning the HCV Program. In addition, RRHA continues to offer support to our HCV Landlords with any questions they June have regarding the Landlord Portal. There were four (4) landlord briefings scheduled for June 2019.

Voucher Issuance Briefings

The Housing Choice Voucher Department did not have any group voucher briefings during the month of June 2019. All voucher briefings are being done on an individual basis to get vouchers out and leased up quickly.

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 City of 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 forty-eight (48) families under lease.

HCV HQS Inspection Department
Monthly Activity Report
June 2019

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
ANNUAL	103	63	61.17%	40	38.83%
INITIALS	26	23	88.46%	3	11.54%
COMPLAINT	6	4	66.67%	2	33.33%
EMERGENCY	4	1	25.00%	3	75.00%
HQS REINSPECTIONS	28	17	60.71%	11	39.29%
HQS QUALITY CONTROL	0	0	0.00%	0	0.00%

TOTAL INSPECTIONS SCHEDULED	221
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	11.05
AVERAGE INSPECTIONS PER FIELD DAY	11.05
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	20

Section 8 Department
Waitlist Activity
June 2019

BEDROOM SIZE	TOTAL BEDROOMS
0 BEDROOMS	**0**
1 BEDROOMS	**25**
2 BEDROOMS	**24**
3 BEDROOMS	**4**
4 BEDROOMS	**2**
5 BEDROOMS	**0**
6 BEDROOMS	**0**
7 BEDROOMS	**0**
8 BEDROOMS	**0**
TOTAL REMAINING ON WAIT LIST	**55**

Program Voucher Issuance By Month/Bedroom Size

June 2019

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued	Cumulative
October-18	0	3	3	3	0	0	9	9
November-18	0	0	0	0	0	0	0	0
December-18	2	5	2	1	0	0	10	10
January-19	2	1	3	2	0	0	8	8
February-19	4	1	0	0	0	0	5	5
March-19	1	2	3	1	0	0	7	7
April-19	2	3	5	1	0	0	11	11
May-19	0	3	2	0	0	0	5	5
June-19	**2**	**2**	**1**	**2**	**0**	**0**	**7**	**7**
July-19	0	0	0	0	0	0	0	0
August-19	0	0	0	0	0	0	0	0
September-19	0	0	0	0	0	0	0	0
TOTALS	13	20	19	10	0	0	62	62

Waitlist Applicant
June 2019

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 2018	41	0	0	0	0	0	22	
November 2018	0	0	0	0	3	3	12	
December 2018	0	0	0	0	0	0	8	
January 2019	0	0	0	0	0	0	7	
February 2019	0	0	0	0	0	0	2	
March 2019	48	6	1	0	9	32	1	
April 2019	10	0	0	0	3	16	1	
May 2019	10	0	0	0	0	0	13	
June 2019	**0**	**0**	**0**	**0**	**0**	**10**	**15**	
July 2019	0	0	0	0	0	0	0	
August 2019	0	0	0	0	0	0	0	
September 2019	0	0	0	0	0	0	0	
TOTALS	**109**	**6**	**1**	**0**	**15**	**61**	**81**	

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 (CY)

PROGRAM NAME	UNIT MONTHS	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19
HOUSING CHOICE	ALLOCATED	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888
VOUCHERS	LEASED	1,649	1,636	1,632	1,623	1,604	1,596	-	-	-	-	-	-
MAINSTREAM	ALLOCATED	86	86	86	86	86	86	86	86	86	86	86	86
1 & 2	LEASED	43	43	43	43	43	43	-	-	-			
VASH (35)	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	33	32	31	29	29	30	-	-	-			
VASH (25)	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	24	23	23	24	25	25	-	-	-			
FUP (31)	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	17	17	16	15	15	15	-	-	-			
FUP (50)	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	34	34	33	34	34	33	-	-	-			
VASH (10)	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	9	10	10	10	10	10	-	-	-			
VASH (10) B	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	8	10	10	10	10	-	-	-			
VASH (10) C	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	9	9	8	8	10	10	-	-	-			
VASH (8)	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	8	7	8	8	8	8	-	-	-			
VASH (5)	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	5	5	5	5	5	5	-	-	-			
VASH (5) B	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	1	2	2	2	2	2	-	-	-			

VOUCHER UNITS LEASED
CY 2019

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION MOVE - IN	MOVE - OUT
JANUARY	2,077	1,797	280	6	6	14
FEBRUARY	2,077	1,783	294	23	5	16
MARCH	2,077	1,778	299	28	7	12
APRIL	2,077	1,768	309	26	10	13
MAY	2,077	1,752	325	26	7	12
JUNE	2,077	1,744	333	39	7	23
JULY			-			
AUGUST			-			
SEPTEMBER			-			
OCTOBER			-			
NOVEMBER			-			
DECEMBER			-			

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	YTD
FUNDING RECEIVED	$1,006,361	$964,318	$1,004,161	$ 972,029	$ 972,029	$ 960,703	$ 958,699	$ 956,380	$ 675,872				$ 8,470,552
ACTUAL HAP EXPENSE	$949,521	$933,227	$940,415	$ 939,538	$ 931,747	$ 923,510	$ 932,342	$ 938,353	$ 920,968				$ 8,409,621
VARIANCE	$ 56,840	$ 31,091	$ 63,746	$ 32,491	$ 40,282	$ 37,193	$ 26,357	$ 18,027	$ (245,096)				$ 60,931
PERCENT VARIANCE	5.65%	3.22%	6.35%	3.34%	4.14%	3.87%	2.75%	1.88%	-36.26%				0.72%
YTD VARIANCE	$ 56,840	$ 87,931	$ 151,677	$ 184,168	$ 224,450	$ 261,643	$ 288,000	$ 306,027	$ 60,931				$ 60,931
PUC													
HUD FUNDED PUC	$ 484.53	$ 464.28	$ 483.47	$ 468.00	$ 468.00	$ 462.54	$ 461.58	$ 460.46	$ 325.41				$ 453.14
ACTUAL PUC	$ 531.35	$ 520.77	$ 525.96	$ 522.84	$ 522.57	$ 519.41	$ 527.34	$ 535.59	$ 528.08				$ 525.96
VARIANCE	$ (46.82)	$ (56.49)	$ (42.49)	$ (54.84)	$ (54.58)	$ (56.87)	$ (65.76)	$ (75.13)	$ (202.67)				$ (72.82)
PERCENT VARIANCE	-8.81%	-10.85%	-8.08%	-10.49%	-10.44%	-10.95%	-12.47%	-14.03%	-38.38%				-13.85%
UNITS													
HUD BASELINE UNITS	2,077	2,077	2,077	2,077	2,077	2,077	2,077	2,077	2,077				18,693
HUD FUNDED UNITS	2,077	2,077	2,077	2,077	2,077	2,077	2,077	2,077	2,077				18,693
FUNDED UNITS BASED ON ACTUAL HAP	1,894	1,852	1,909	1,859	1,860	1,850	1,818	1,786	1,280				16,107
ACTUAL UNITS LEASED	1,787	1,792	1,788	1,797	1,783	1,778	1,768	1,752	1,744				15,989
VARIANCE TO BUDGET	107	60	121	62	77	72	50	34	(464)				118
VARIANCE TO BASELINE	183	225	168	*218*	217	227	259	291	797				2,586
YTD VAR TO BASELINE	183	408	576	794	1,011	1,238	1,497	1,789	2,586				2,586
VARIANCE FUNDED	290	285	289	280	294	299	309	325	333				2,704
YTD VAR TO FUNDED	290	575	864	1,144	1,438	1,737	2,046	2,371	2,704				2,704
ADMIN FEES													
HUD FUNDS	$ 83,102	$ 90,122	$ 85,842	$ 85,442	$ 91,626	$ 84,918	$ 84,918	$ 84,918	$ 85,389				$ 776,277
ACTUAL EXPENSE	$ 71,300	$ 73,378	$ 138,271	$ 81,155	$ 69,882	$ 80,194	$ 66,291	$ 63,763	$ 69,699				$ 713,934
VARIANCE	$ 11,802	$ 16,744	$ (52,429)	$ 4,287	$ 21,744	$ 4,724	$ 18,627	$ 21,155	$ 15,690				$ 62,343
PERCENT	85.80%	81.42%	161.08%	94.98%	76.27%	94.44%	78.06%	75.09%	81.63%				91.97%
CUMULATIVE VARIANCE	$ 11,802	$ 28,546	$ (23,883)	$ (19,596)	$ 2,148	$ 6,872	$ 25,499	$ 46,654	$ 62,343				$ 62,343

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	YTD
FUNDING BUDGET	$ 967,748	$ 967,748	$ 967,748	$ 965,744	$ 965,744	$ 1,014,272							$ 5,849,003
FUNDING RECEIVED	$ 972,029	$ 972,029	$ 960,703	$ 958,699	$ 956,380	$ 675,872							$ 5,495,712
VARIANCE	$ (4,282)	$ (4,282)	$ 7,045	$ 7,045	$ 9,364	$ 338,400							$ 353,291
PERCENT VARIANCE	-0.44%	-0.44%	0.73%	0.73%	0.97%	33.36%							6.04%
YTD VARIANCE	$ (4,282)	$ (8,563)	$ (1,519)	$ 5,527	$ 14,891	$ 353,291							$ 353,291
REVENUE VS EXPENSE													
FUNDING RECEIVED	$ 972,029	$ 972,029	$ 960,703	$ 958,699	$ 956,380	$ 675,872							$ 5,495,712
ACTUAL HAP EXPENSE	$ 939,538	$ 931,747	$ 923,510	$ 932,342	$ 938,353	$ 920,968							$ 5,586,458
VARIANCE	$ 32,491	$ 40,282	$ 37,193	$ 26,357	$ 18,027	$ (245,096)							$ (90,746)
PERCENT VARIANCE	3.34%	4.14%	3.87%	2.75%	1.88%	-36.26%							-1.65%
YTD VARIANCE	$ 32,491	$ 72,774	$ 109,966	$ 136,323	$ 154,350	$ (90,746)							$ (90,746)
PUC													
HUD FUNDED PUC	$ 468.00	$ 468.00	$ 462.54	$ 461.58	$ 460.46	$ 325.41							$ 441.00
ACTUAL PUC	$ 522.84	$ 522.57	$ 519.41	$ 527.34	$ 535.59	$ 528.08							$ 525.93
VARIANCE	$ (54.84)	$ (54.58)	$ (56.87)	$ (65.76)	$ (75.13)	$ (202.67)							$ (84.94)
PERCENT VARIANCE	-10.49%	-10.44%	-10.95%	-12.47%	-14.03%	-38.38%							-16.15%
UNITS													
HUD BASELINE UNITS	2,077	2,077	2,077	2,077	2,077	2,077							12,462
HUD FUNDED UNITS	2,077	2,077	2,077	2,077	2,077	2,077							12,462
FUNDED UNITS BASED ON ACTUAL HAP	1,859	1,860	1,850	1,818	1,786	1,280							10,449
ACTUAL UNITS LEASED	1,797	1,783	1,778	1,768	1,752	1,744							10,622
VARIANCE TO BUDGET	62	77	72	50	34	(464)							(173)
VARIANCE TO BASELINE	218	217	227	259	291	797							2,013
YTD VAR TO BASELINE	218	435	662	921	1,213	2,010							2,013
VARIANCE FUNDED	280	294	299	309	325	333							1,840
YTD VAR TO FUNDED	280	574	873	1,182	1,507	1,840							1,840
ADMIN													
HUD FUNDED FEES	85,442	91,626	84,918	84,918	84,918	85,389							517,211
ACTUAL EXPENSE	81,155	69,882	80,194	66,291	63,763	69,699							$ 430,985
VARIANCE	$ 4,287	$ 21,744	$ 4,724	$ 18,627	$ 21,155	$ 15,690							$ 86,226
PERCENT	94.98%	76.27%	94.44%	78.06%	75.09%	81.63%							83.33%
CUMULATIVE VARIANCE	$ 4,287	$ 26,031	$ 30,754	$ 49,381	$ 70,536	$ 86,226							$ 86,226

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT

JUNE 2019

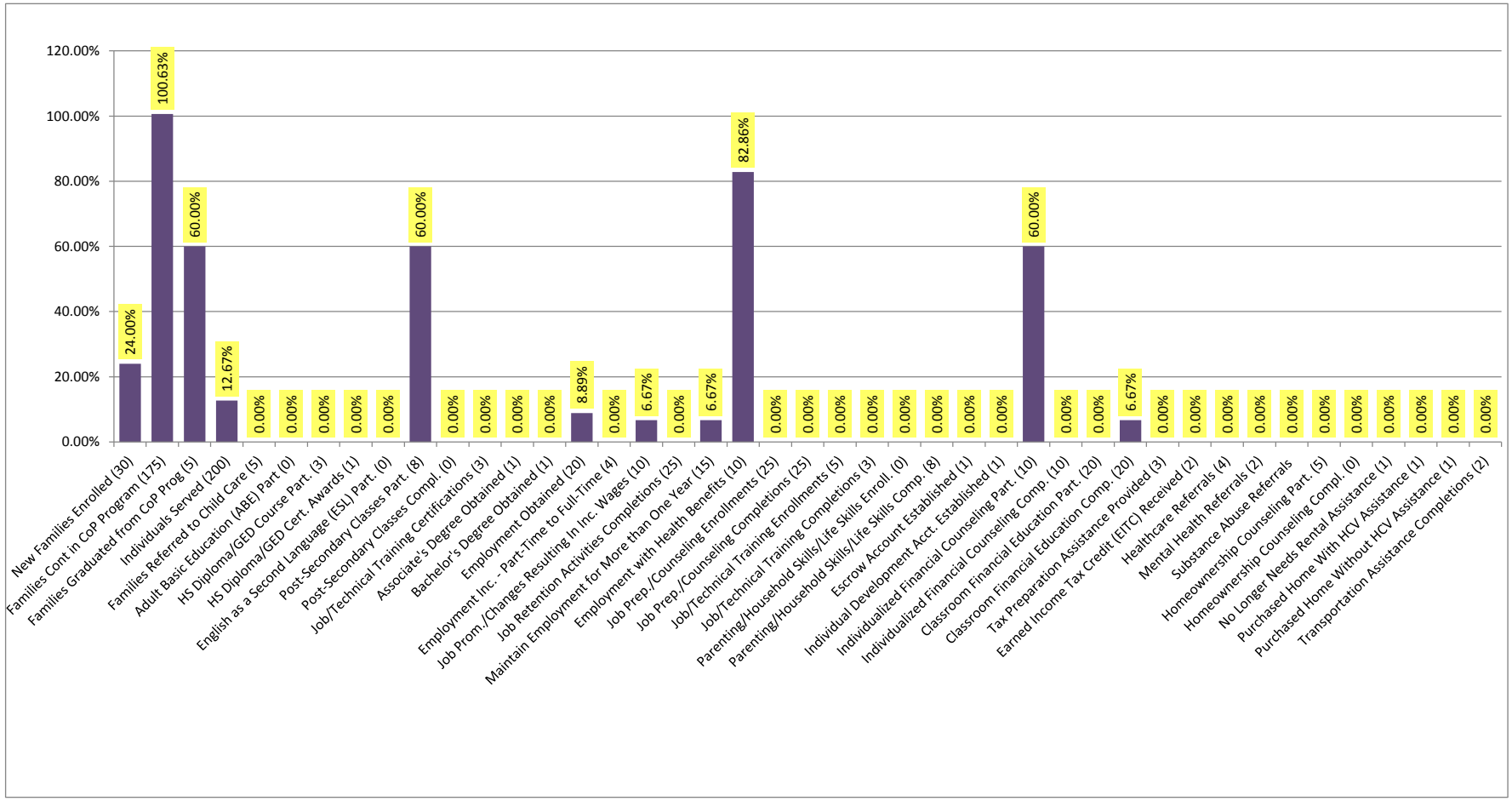
2018 Family Self-Sufficiency (*Grant Funded*)

Grant Period- 01/01/19 - 12/31/19 **June 2019**

Coordinators: Amanda Jane Holland, Greg Goodman

Current Number of Participants - 162 **Number with Escrow Accounts - 78**

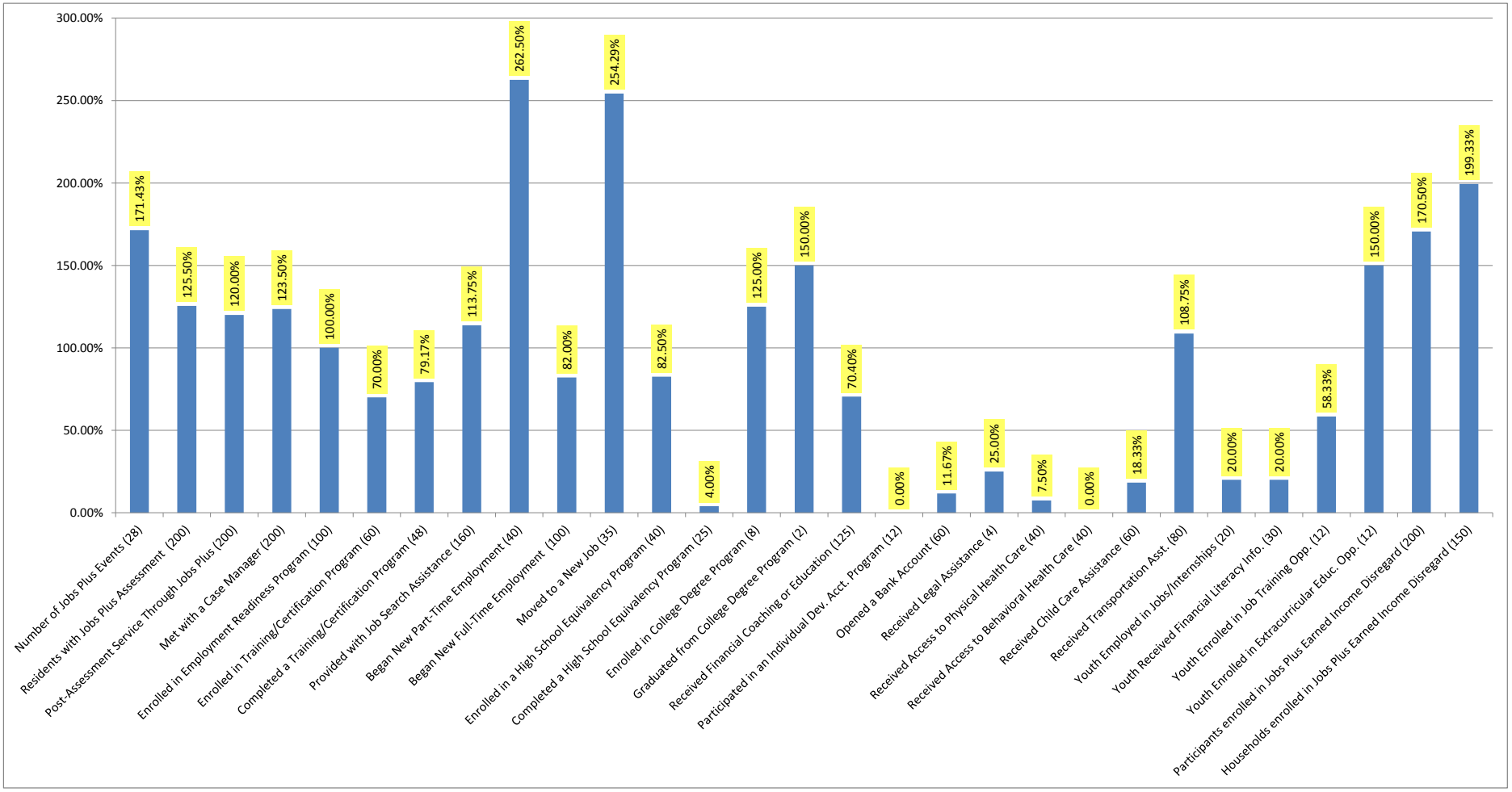
Total Amount in Escrow - $152,716.90 **FSS Program Terminations - 3** **FSS Program Graduations - 1**



Jobs Plus Monthly Report - June 2019

Program Manager: Yvonne Thomas **Case Managers: Sarah Bridgman, Vanessa Mills, Yvonne Thomas** **Grant Period: 4/2/2015 - 4/1/2019**

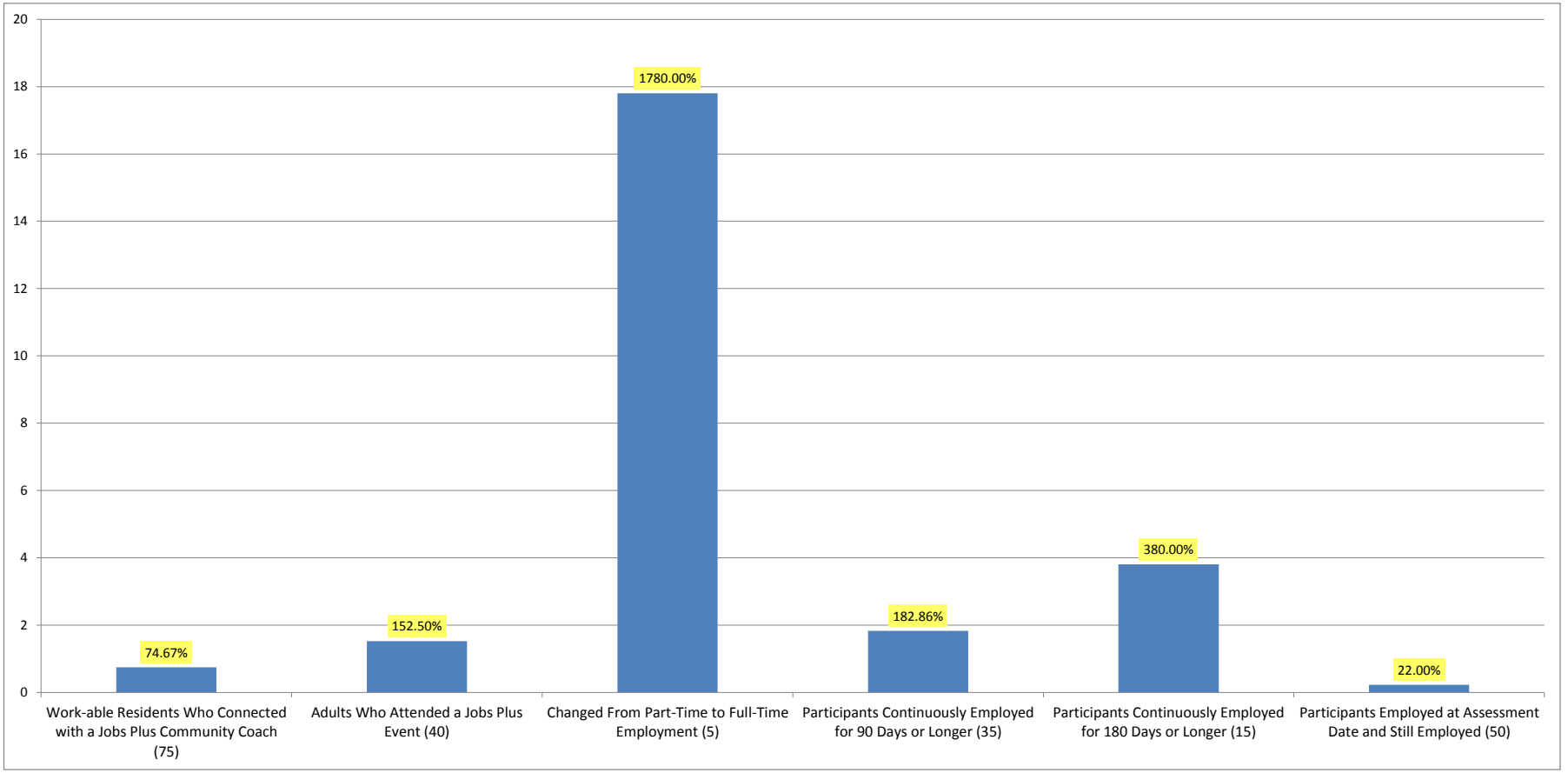
Percent of Work-able Residents Who Are Employed	**48.43%**
Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed	**54.27%**
Percent of Work-able Residents with a Jobs Plus Assessment Employed at Living Wage	**2.44%**



Jobs Plus Quarterly Report April - June 2019

Program Manager: Yvonne Thomas **Case Managers: Sarah Bridgman, Vanessa Mills, Yvonne Thomas** **Grant Period: 4/2/2015 - 4/1/2019**

Percent of Work-able Residents Who Are Employed	**48.43%**
Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed	**54.27%**
Percent of Work-able Residents with a Jobs Plus Assessment Employed at Living Wage	**2.44%**

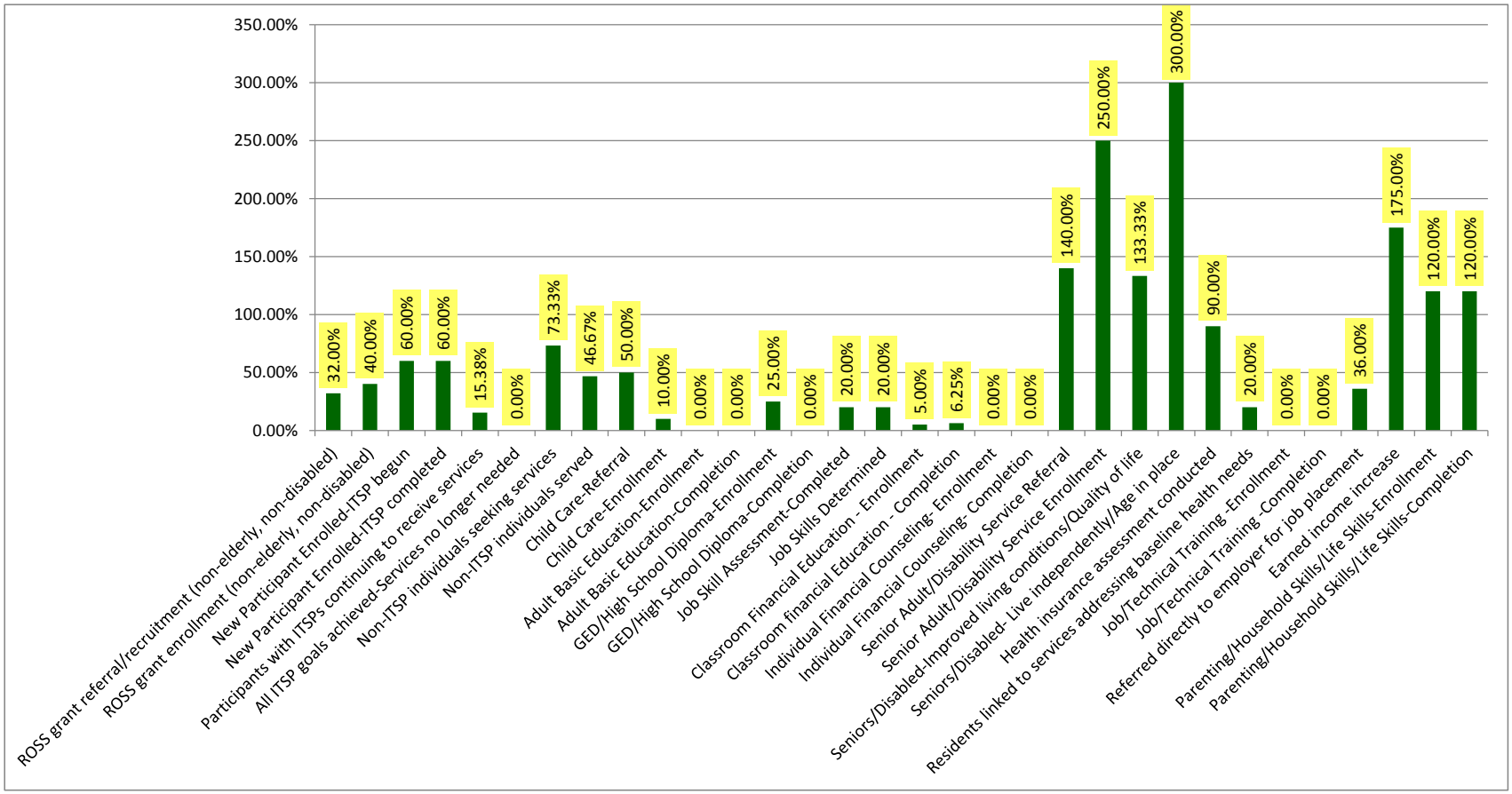


2015 ROSS Service Coordinator - Indian Rock Village, Jamestown, Bluestone & Hunt (*Grant Funded*)

June 2019

Grant Period: 7/1/17 - 6/30/2019 **Reporting Period: 7/1/18 - 6/30/19**

Service Coordinators: Vacant



*** ITSP - Individual Training and Service Plan**

*** GED - General Education Development**

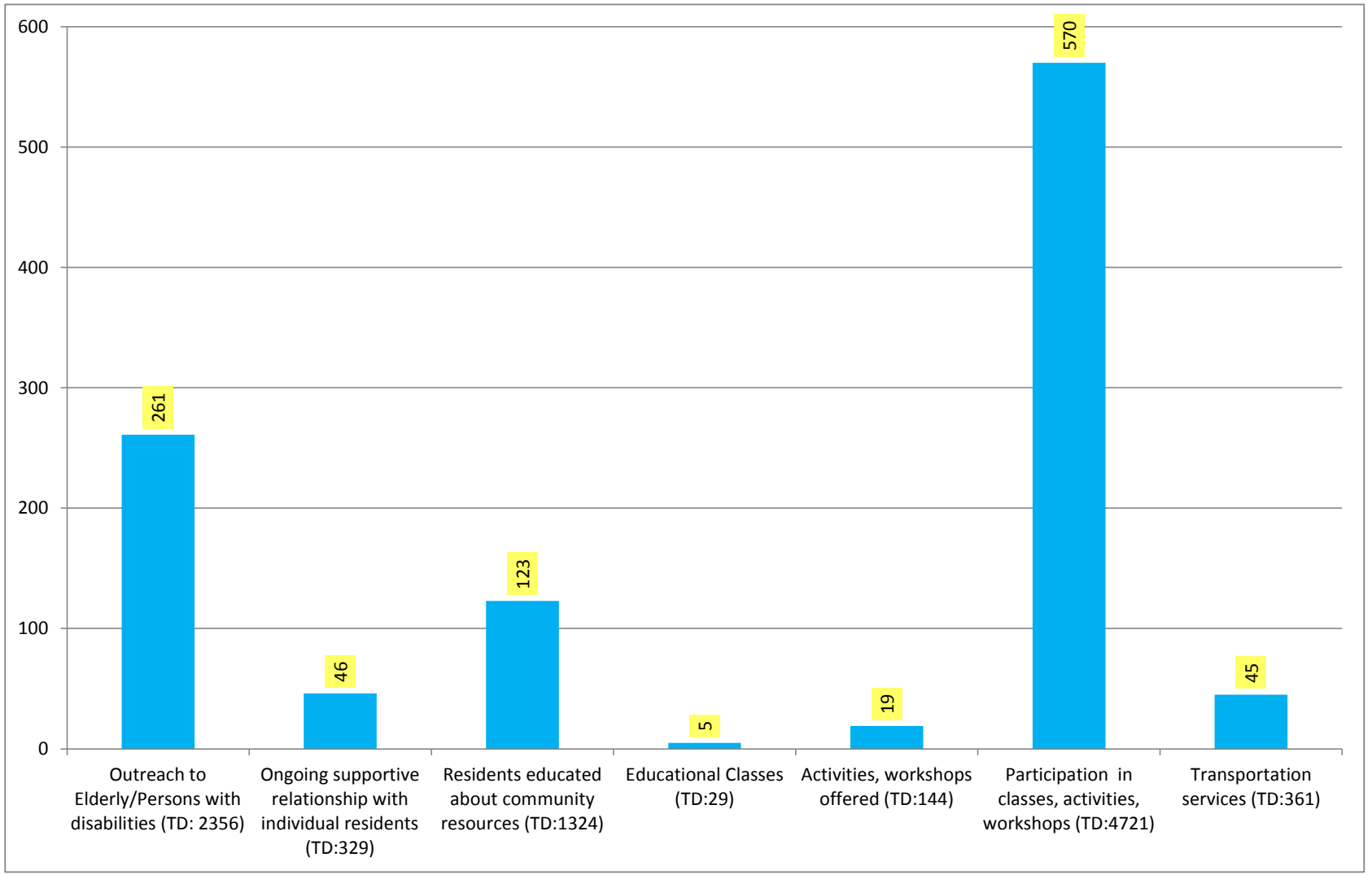
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Coordinator: Barbara James **June 2019**

Outcome Goals:

· Improved Living Conditions / Quality of Life

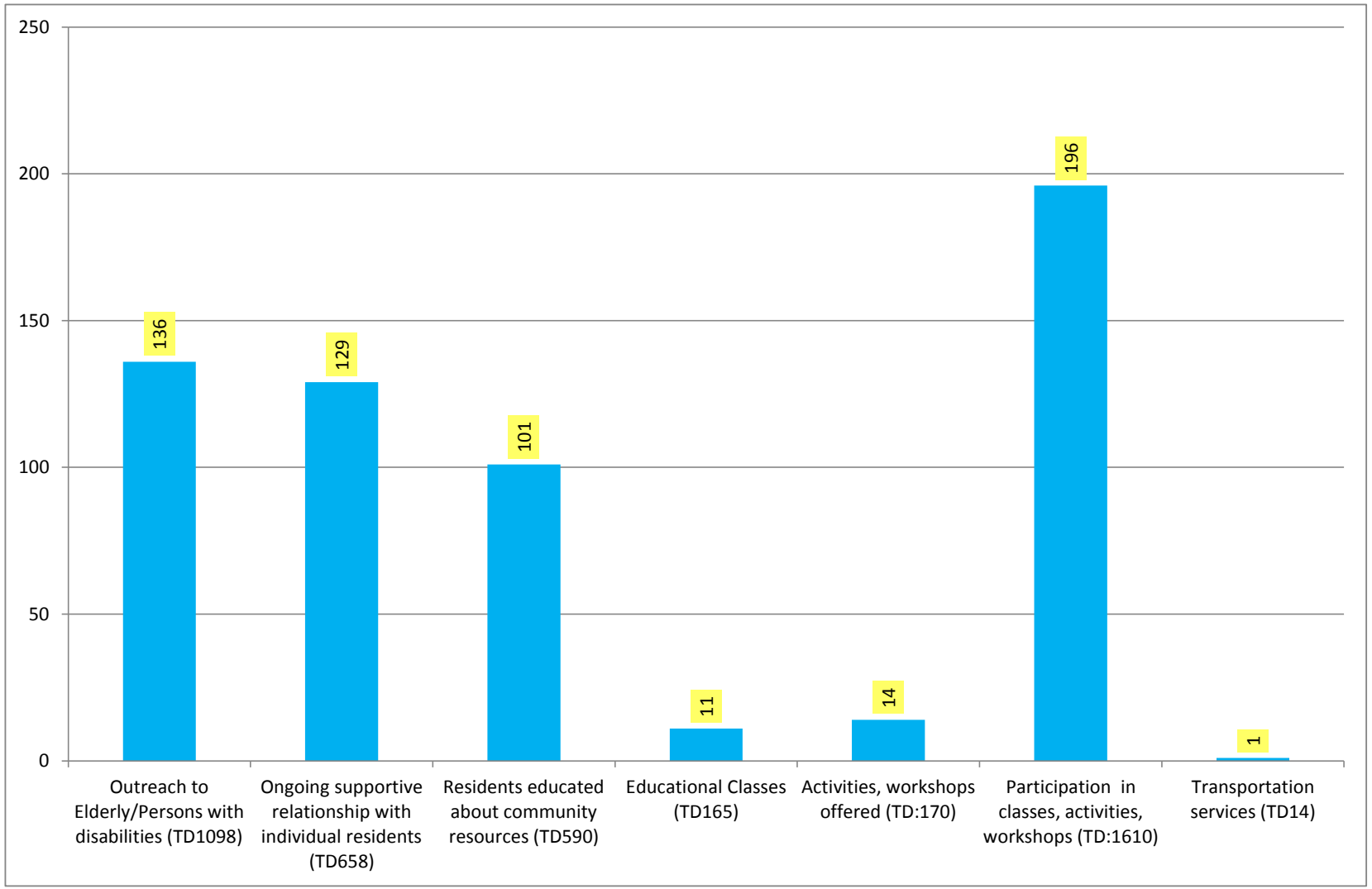
· Live Independently and/or Age in Place and Avoid Long-Term Care Placement



Elderly & Disabled - Morningside Manor (*Operations Funded*)

Coordinator: Tammy Porchea **June** **2019**

Outcome Goals:

· Improved Living Conditions / Quality of Life

· Live Independently and/or Age in Place and Avoid Long-Term Care Placement