City of Roanoke Redevelopment and Housing Authority

Monthly Operations Report

For the Month of March 2015

April 27, 2015

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Partners in Progress
www.rkehousing.org

MEMORANDUM

To: Board of Commissioners

From: Glenda Edwards Goh, Executive Director

Date: April 21, 2015

Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of March 2015. The reports are as follows:

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

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

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

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

Executive Office

Executive Director's Report

Federal Budget

The U.S. House of Representatives passed a budget resolution for FY 2016 on March 25, 2015, and the U.S. Senate passed a budget resolution for FY 2016 on March 27, 2015. Both the Senate and House resolutions differ substantially from the President's budget proposal. Both resolutions adhere to the FY 2016 discretionary spending caps imposed by the Budget Control Act of 2011 (BCA). The House and Senate plans also call for further cuts to non-defense discretionary spending below BCA levels and reforms to entitlement programs. According to the National Association of Housing and Redevelopment Officials (NAHRO), this will force appropriators to make steep cuts, including likely cuts to Transportation, Housing and Urban Development (T-HUD) programs. Once allocations for the 12 appropriations bills are made, including the T-HUD funding level, the extent of the funding cuts to HUD programs should become more apparent.

Jobs Plus Pilot Program

Jane Vincent, HUD's Region III Administrator, visited RRHA on April 2, 2015, to announce that RRHA is one of 9 housing authorities nationwide to receive a Jobs Plus Pilot Program grant. RRHA partnered with Goodwill and other organizations to apply for these funds, which will allow participants to receive job training as well as work incentives. This grant will provide $3 million over a 4-year period to support residents of Lansdowne Park in achieving their employment goals. Following the media event, attendees were invited to tour Goodwill Industries to see some of the programs and facilities that will be available to Jobs Plus participants. These grant resources will support many Lansdowne families in improving their lives.

Other HUD officials attending the event included Carrie Schmidt, Director of the Richmond HUD Field office; Catherine Lamberg, PIH Director, HUD-Richmond; Jim Peluso, Portfolio Management Specialist, HUD-Richmond; and Lisa Wolfe, Regional Public Affairs Officer. Elected officials attending included U.S. Congressman Bob Goodlatte, Gwen Mason, representing U.S. Senator Tim Kaine, Chris Monioudis, representing U.S. Senator Mark Warner, State Senator John Edwards, Delegate Sam Rasoul and Roanoke City Mayor David Bowers. RRHA Commissioners attending included Andy Anguiano, Gail Burruss, Dan Karnes, Duane Smith, and Vice-Chair Gilbert Butler. RRHA staff provided HUD officials with a tour of the Choice Neighborhoods community while they were in Roanoke.

RRHA Agency Plan

The planning process for the HUD-required 2015-2019 Agency Plan began in early March 2015. This process focuses on the HUD-funded Public Housing and Housing Choice Voucher programs. Community meetings were held between March 3 and March 16, 2015 at all public housing sites and with HCV participants and landlords. All comments and responses have been included as an attachment to the draft 2015-2019 Agency Plan.

A draft of the 2015-2019 Agency Plan has been completed and made available at all RRHA sites, City offices, and on the RRHA website for a 45-day public comment period. The draft has also been provided to Commissioners and to all active resident councils. The RRHA Board of Commissioners is required to hold a public hearing prior to adoption of the 2015-2019 Agency Plan. The public hearing will be scheduled to coincide with the regular meeting of the Board of Commissioners on May 18, 2015. The 2015-2019 Agency Plan must be submitted to HUD by July 18, 2015.

HUMAN RESOURCES
MONTHLY REPORT
MARCH 2015

HUMAN RESOURCES MARCH MONTHLY ACTIVITY REPORT

Employee Census as of March 2015

RRHA Regular F/T	RRHA Regular P/T	RRHA Temp F/T – P/T	Total
67	3	0	70

Staffing Changes

New Hires:

NAME	TITLE	STATUS
Deidre Rayburn	Family Self-Sufficiency Coordinator	Regular Full-time
Radames Rivera	Mechanic	Regular Full-time

Terminations:

NAME	TITLE	STATUS
Christine Okrasinski	Assistant Site Manager	Regular Full-time
Lanell Otey	HCV Housing Inspector	Regular Full-time
Regina Tabb-Jackson	Section 3 Coordinator	Regular Full-time

Contract Agency Temporaries 11

Recruitment

Number of new position vacancies published this month: 4
Number of open positions as of month end: 4

Applications received this month: 57
Position applied for by Residents: 1

Employee/Board Training – IN STATE

TRAINING:	**Low Income Housing Tax Credit Program: Quadel Consulting – Workshop**		**DATE:**	**2/17/2015 – 2/19/2015**
ATTENDEES:	Kathleen Beveridge	Chenita Jackson	Suzzette McCoy	Justina Megginson
TRAINING:	**Mandated Reporters: Recognizing and Reporting Abuse, Neglect, and Exploitation of Adults: Virginia Department of Social Services - Webinar**		**DATE:**	**3/5/2015, 3/6/2015**
ATTENDEES:	Deborah Davoll	Barbara James	Marlene Starkey	
TRAINING:	**Mandated Reporters: Recognizing and Reporting Child Abuse and Neglect: Virginia Department of Social Services - Webinar**		**DATE:**	**3/5/2015, 3/9/2015, 3/31/2015**
ATTENDEES:	Deborah Davoll	Barbara James	Deidre Rayburn	Marlene Starkey

Employee/Board Training – IN STATE (cont'd)

TRAINING:	**Virginia Contracting Associate: Virginia Institute of Procurement – Certification Class**		**DATE:**	**3/10/2015 – 3/12/2015**
ATTENDEES:	Kathleen Agee			

TRAINING:	**Lockout-Tagout – Basic Training: VML Insurance Program - DVD**		**DATE:**	**3/26/2015**
ATTENDEES:	Sean Blackwell	James Booker	Tony Coronado	Bryan Daniel
	James Dickerson	Scott Dinkel	Michael Guertin	Ernest Grogan
	Jimmy Harrison	Jonathan Jones	Spencer Jones	Michael Leonard
	Cristian Niebles	Gwen Parker	Ricky Pruett	Chris Richards
	Radames Rivera	Tina Robertson	Tanya Sullivan	Jay Wilkinson
	Chris Willeford			

TRAINING:	**Good Housekeeping: Keeping Your Workplace Safe: VML Insurance Program - DVD**		**DATE:**	**3/26/2015**
ATTENDEES:	Sean Blackwell	James Booker	Tony Coronado	Bryan Daniel
	James Dickerson	Scott Dinkel	Michael Guertin	Ernest Grogan
	Jimmy Harrison	Jonathan Jones	Spencer Jones	Michael Leonard
	Cristian Niebles	Gwen Parker	Ricky Pruett	Chris Richards
	Radames Rivera	Tina Robertson	Tanya Sullivan	Jay Wilkinson
	Chris Willeford			

Employee/Board Training – OUT OF STATE

TRAINING:	**HCV & Public Housing Rent Calculation Workshop: Nan McKay and Associates, Inc. – Charleston, WV**		**DATE:**	**3/10/2015 – 3/12/2015**
ATTENDEES:	Leah Christoff	Meghan Grey	Rodney Price	

TRAINING:	**2015 NAHRO Washington Conference - Building Communities Together: New Leadership and New Opportunities – Washington, DC**	**DATE:**	**3/15/2015 – 3/17/2015**
ATTENDEES:	Glenda Edwards Goh		

TRAINING:	**Hearing Officer Workshop: Nan McKay and Associates, Inc. – Charlotte, NC**		**DATE:**	**3/19/2015**
ATTENDEES:	Kathleen Agee	Christina Back	Kathleen Beveridge	

TRAINING:	**Leadership Development Program: Center for Creative Leadership – Greensboro, NC**	**DATE:**	**3/30/2015 – 4/3/2015**
ATTENDEES:	David Bustamante		

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

Workers' Compensation Loss Run

Monthly Activity Summary for

Fiscal Year 2014 - 2015

Month	Lost Work Time	Medical Claim Only
October 2014	0	1
November 2014	0	0
December 2014	1	0
January 2015	0	0
February 2015	0	0
March 2015	0	0
April 2015		
May 2015		
June 2015		
July 2015		
August 2015		
September 2015		

Finance Division

DEPARTMENT OF FINANCE

MARCH 31, 2015

MONTHLY FINANCIAL STATEMENTS AND ACTIVITY REPORT

DEPARTMENT OF FINANCE

MARCH 31, 2015

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 24

Public Housing sites are reporting a net income of approximately $248,000. Dwelling Rental Revenues are over budget approximately $19,000 due to the occupancy rates remaining in the 99%- 100% range with the budget being based on 98% occupancy.

Total expenses are reporting favorable variances of $736,000. The unfavorable variance in Central Office Property Management Fees and Central Office Bookkeeping fees is related to the higher occupancy rates at the sites. The favorable variance in Utilities expense is due to the mild fall weather we have been experiencing. There was a noticeable jump in utility expenses due to the colder weather in the winter months. The favorable variance in Ordinary Maintenance expenses is due to expenses that were budgeted but have not been incurred to date. General expenses are over budget $18,000 due to the collection losses being higher than the amount budgeted. Extraordinary Maintenance is reporting a credit amount in the actual year to date column due to insurance proceeds that were received related to fires that have happened at the Villages at Lincoln, Hunt Manor, and Melrose Towers. This amount will be offset with the expenses incurred to complete the repairs to the units. Melrose Towers fire expenses have been completed and recorded. Replacement of equipment expenses incurred costs for the purchase of a 2015 Ford F250 truck for Lansdowne Park and a new engine for the 2011 F250 truck at Lincoln, and also for the dump trucks that were purchased for three sites. Betterments and additions reported an unfavorable variance due to the riser work continuation that has been occurring at Jamestown. A large amount of the work was completed during 2014 and the work has continued into the 2015 year. It was anticipated that the work would be completed during the 2014 fiscal year and was not budgeted for during the 2015 fiscal year.

Balance Sheet

Accounts Receivable for the public housing sites dropped approximately $55,000 from February to March. During the month of February RRHA implemented an enhanced tenant accounting module. RRHA staff are working with the software vendor to identify the reason for the decrease in accounts receivable amounts at the AMP sites. The issues could not be resolved before the reports were needed to be finalized and distributed for review. We are anticipating to have this issue resolved before the May reports are distributed.

Notes and Bonds Payable - The Authority incurred an $850,000 loan from Freedom First Credit Union to be used to fund a portion of the Replacement Housing Units that are currently under construction. The Authority pledged a portion of its Capital Funds as a method of repayment through HUD's Capital Fund Financing Program (CFFP). Interest is reflected on the revenue and expense statement in the amount of $ 10,482.

Central Office – page 34

The central office cost center is reporting net income of approximately $79,000 attributable to most all administrative expense categories being under budget.

Total Revenues for the six months ended March 31st are over budget approximately $13,000 due to Service Fee Income being over budget approximately $25,000. The need for central office services has been greater than the amount budgeted.

Total Expenses are approximately $54,000 under budget due to most all Administrative expenses categories being under budget.

Betterments and Additions has an unfavorable variance due to the purchase of property options for the Choice Neighborhoods initiative that the Authority hopes to undertake. This is expense was not included in the budgeting process and was not known at the time the budgets were prepared.

Section 8 – page 35

Section 8 is reporting a net loss of approximately ($44,000).

Total Revenues are under budget by almost $45,000 due mainly to the amounts received for Admin Subsidy. The budget for Admin Subsidy was 82% while we are currently receiving 79.8%. Also, FSS Subsidy is no longer received as a direct revenue to the Section 8 program but rather is being funded thru the ROSS grant program.

Total expenses are under budget approximately $1,200 due to favorable balance being reported on the Tenant Services line item. Administrative expenses are reporting an unfavorable variance of almost $13,000 due to salaries and benefits. Additional staff has been hired during the past few months.

Hackley-page 39

Hackley is reporting an unfavorable variance in Operating Subsidy revenue line item of $8,600 due to not receiving the operating subsidy for the month of March. RRHA implemented a new enhanced tenant accounting module to be able to transmit the monthly voucher request to the HUD designated vendor. There remain some system issues that RRHA staff are working to resolve with the software and HUD vendors. This resulted in Hackley reporting a loss of $3,900.

CASH ACTIVITY

AS OF MARCH 31, 2015

CASH ACTIVITY AS OF 3/31/15

NON RESTRICTED CHECKING ACCOUNTS			
BANK	**TYPE OF ACCOUNT**		**BALANCE**
SunTrust Bank	Checking		**13,453,430.11** **
Less:	Outstanding checks		(124,802.25) **
			13,328,627.86

RESTRICTED CASH ACCOUNTS				
BANK	**TYPE OF ACCOUNT**	**YIELD**	**BALANCE**	
Freedom First FCU	Share Account	0%	5.00	*
SunTrust Bank	Section 8 FSS Escrow	0.10%	96,129.33	**
SunTrust Bank	Public Housing FSS Escrow	0.05%	63,286.13	**
SunTrust Bank	Funding Loan Account	0%	9,223.07	**
SunTrust Bank	Mortgage Loan Loss Reserve	0%	94,914.06	**
			263,557.59	

INVESTMENTS	MATURITY DATE	YIELD	PRINCIPAL VALUE
FHL Bank Cons Bond	03/11/16	1.62%	500,000.00
FHL Bank Cons Bond	09/11/15	1.48%	500,000.00
			1,000,000.00

* Indicates statement balance as of 2/28/15
** Indicates statement balance as of 3/31/15

BALANCE SHEETS

AS OF MARCH 31, 2015

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Public Housing Consolidated

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	Feb-15	Mar-15	
Cash - unrestricted	7,645,129	7,585,920	
Cash - restricted	914,257	907,974	
Investments	1,008,092	1,007,384	
Accounts Receivable	83,706	29,121	*
Notes & Mortgage Receivable	0	0	
Due from other governments	0	0	
Inventory	0	0	
Other Assets	248,736	222,801	
Interprogram-due from	0	0	
Total Current Assets	9,899,920	9,753,200	
Fixed Assets, net of depreciation	28,415,380	28,415,380	
Total Noncurrent Assets	28,415,380	28,415,380	
Total Assets	38,315,300	38,168,580	
LIABILITIES			
Accounts Payable	0	27,174	
Accrued Liabilities	166,736	169,375	
Due to other governments	164,716	171,160	
Other Liabilities	230,577	222,973	
Interprogram-due to	0	0	
Bonds & Notes Payable	824,631	811,875	
Total Liabilities	1,386,660	1,402,557	
EQUITY			
Investment in general fixed assets	28,415,380	28,415,380	
Retained Earnings - current	353,807	248,261	
Operating Reserve	8,164,704	8,164,704	
Operating Reserve Used	(5,251)	(62,322)	
Total Fund Equity	36,928,640	36,766,023	
Total Liabilities and Fund Equity	38,315,300	38,168,580	

* Note: In March a required upgrade to our tenant accounting system was installed. After the upgrade, system errors were discovered. We are researching the issues and working with the software vendor to resolve them. The accounts receivable balances shown have been affected by these errors and are not accurate as of March 31, 2015.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Lansdowne Park

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	1,711,350	1,699,284
Cash - restricted	3,089	2,720
Investments	114,800	114,985
Accounts Receivable	50,270	25,818 *
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	24,114	18,499
Interprogram-due from	0	0
Total Current Assets	1,903,623	1,861,306
Fixed Assets, net of depreciation	5,169,394	5,169,394
Total Noncurrent Assets	5,169,394	5,169,394
Total Assets	7,073,017	7,030,700
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	43,069	43,797
Due to other governments	20,569	20,501
Other Liabilities	34,023	33,654
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	97,661	97,952
EQUITY		
Investment in general fixed assets	5,169,394	5,169,394
Retained Earnings - current	20,695	0
Operating Reserve	1,785,267	1,785,267
Operating Reserve Used	0	(21,913)
Total Fund Equity	6,975,356	6,932,748
Total Liabilities and Fund Equity	7,073,017	7,030,700

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Villages at Lincoln

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**	
Cash - unrestricted	1,565,833	1,533,201	
Cash - restricted	40,343	39,076	
Investments	105,041	103,772	
Accounts Receivable	8,354	8,465	*
Notes & Mortgage Receivable	0	0	
Due from other governments	0	0	
Inventory	0	0	
Other Assets	136,484	133,258	
Interprogram-due from	0	0	
Total Current Assets	1,856,055	1,817,772	
Fixed Assets, net of depreciation	10,344,105	10,344,105	
Total Noncurrent Assets	10,344,105	10,344,105	
Total Assets	12,200,160	12,161,877	
LIABILITIES			
Accounts Payable	0	0	
Accrued Liabilities	27,940	28,224	
Due to other governments	19,462	20,260	
Other Liabilities	56,488	55,402	
Interprogram-due to	0	0	
Bonds & Notes Payable	0	0	
Total Liabilities	103,890	103,886	
EQUITY			
Investment in general fixed assets	10,344,105	10,344,105	
Retained Earnings - current	69,720	31,441	
Operating Reserve	1,682,445	1,682,445	
Operating Reserve Used	0	0	
Total Fund Equity	12,096,270	12,057,991	
Total Liabilities and Fund Equity	12,200,160	12,161,877	

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Hurt Park

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	181,221	189,034
Cash - restricted	0	0
Investments	507,396	506,797
Accounts Receivable	6,510	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	695,127	695,831
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	695,127	695,831
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	3,518	4,222
Operating Reserve	691,609	691,609
Operating Reserve Used	0	0
Total Fund Equity	695,127	695,831
Total Liabilities and Fund Equity	695,127	695,831

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Hunt Manor and Bluestone Park

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	964,930	972,319
Cash - restricted	0	186
Investments	64,730	65,827
Accounts Receivable	8,786	(2,800) *
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	15,224	11,623
Interprogram-due from	0	0
Total Current Assets	1,053,670	1,047,155
Fixed Assets, net of depreciation	2,546,810	2,546,810
Total Noncurrent Assets	2,546,810	2,546,810
Total Assets	3,600,480	3,593,965
LIABILITIES		
Accounts Payable	0	5,838
Accrued Liabilities	25,531	25,826
Due to other governments	17,540	17,755
Other Liabilities	18,469	18,680
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	61,540	68,099
EQUITY		
Investment in general fixed assets	2,546,810	2,546,810
Retained Earnings - current	62,339	49,265
Operating Reserve	929,791	929,791
Operating Reserve Used	0	0
Total Fund Equity	3,538,940	3,525,866
Total Liabilities and Fund Equity	3,600,480	3,593,965

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Melrose Towers

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	958,675	956,584
Cash - restricted	0	0
Investments	64,310	64,726
Accounts Receivable	2,140	(7,698) *
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	16,057	12,434
Interprogram-due from	0	0
Total Current Assets	1,041,182	1,026,046
Fixed Assets, net of depreciation	1,964,903	1,964,903
Total Noncurrent Assets	1,964,903	1,964,903
Total Assets	3,006,085	2,990,949
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	26,898	27,322
Due to other governments	44,962	47,432
Other Liabilities	39,013	37,105
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	110,873	111,859
EQUITY		
Investment in general fixed assets	1,964,903	1,964,903
Retained Earnings - current	97,035	80,913
Operating Reserve	833,274	833,274
Operating Reserve Used	0	0
Total Fund Equity	2,895,212	2,879,090
Total Liabilities and Fund Equity	3,006,085	2,990,949

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Jamestown Place

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**	
Cash - unrestricted	1,361,131	1,326,059	
Cash - restricted	14,940	9,676	
Investments	91,307	89,755	
Accounts Receivable	569	3,382	*
Notes & Mortgage Receivable	0	0	
Due from other governments	0	0	
Inventory	0	0	
Other Assets	18,010	14,420	
Interprogram-due from	0	0	
Total Current Assets	1,485,957	1,443,292	
Fixed Assets, net of depreciation	3,156,135	3,156,135	
Total Noncurrent Assets	3,156,135	3,156,135	
Total Assets	4,642,092	4,599,427	
LIABILITIES			
Accounts Payable	0	8,494	
Accrued Liabilities	20,816	21,057	
Due to other governments	20,079	21,145	
Other Liabilities	31,811	26,602	
Interprogram-due to	0	0	
Bonds & Notes Payable	0	0	
Total Liabilities	72,706	77,298	
EQUITY			
Investment in general fixed assets	3,156,135	3,156,135	
Retained Earnings - current	36,209	0	
Operating Reserve	1,377,042	1,377,042	
Operating Reserve Used	0	(11,048)	
Total Fund Equity	4,569,386	4,522,129	
Total Liabilities and Fund Equity	4,642,092	4,599,427	

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Morningside Manor

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**	
Cash - unrestricted	338,793	326,915	
Cash - restricted	0	0	
Investments	22,726	22,126	
Accounts Receivable	1,923	1,229	*
Notes & Mortgage Receivable	0	0	
Due from other governments	0	0	
Inventory	0	0	
Other Assets	8,811	6,917	
Interprogram-due from	0	0	
Total Current Assets	372,253	357,187	
Fixed Assets, net of depreciation	1,257,931	1,257,931	
Total Noncurrent Assets	1,257,931	1,257,931	
Total Assets	1,630,184	1,615,118	
LIABILITIES			
Accounts Payable	0	7,948	
Accrued Liabilities	20,071	20,366	
Due to other governments	18,539	19,214	
Other Liabilities	18,540	18,666	
Interprogram-due to	0	0	
Bonds & Notes Payable	0	0	
Total Liabilities	57,150	66,194	
EQUITY			
Investment in general fixed assets	1,257,931	1,257,931	
Retained Earnings - current	0	0	
Operating Reserve	320,354	320,354	
Operating Reserve Used	(5,251)	(29,361)	
Total Fund Equity	1,573,034	1,548,924	
Total Liabilities and Fund Equity	1,630,184	1,615,118	

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Indian Rock Village

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**	
Cash - unrestricted	215,172	227,230	
Cash - restricted	850,616	850,843	
Investments	14,435	15,368	
Accounts Receivable	4,672	2,789	*
Notes & Mortgage Receivable	0	0	
Due from other governments	0	0	
Inventory	0	0	
Other Assets	27,165	23,444	
Interprogram-due from	0	0	
Total Current Assets	1,112,060	1,119,674	
Fixed Assets, net of depreciation	2,338,915	2,338,915	
Total Noncurrent Assets	2,338,915	2,338,915	
Total Assets	3,450,975	3,458,589	
LIABILITIES			
Accounts Payable	0	4,894	
Accrued Liabilities	(1,763)	(1,434)	
Due to other governments	17,234	18,124	
Other Liabilities	20,464	20,791	
Interprogram-due to	0	0	
Bonds & Notes Payable	824,631	811,875	
Total Liabilities	860,566	854,250	
EQUITY			
Investment in general fixed assets	2,338,915	2,338,915	
Retained Earnings - current	39,885	53,815	
Operating Reserve	211,609	211,609	
Operating Reserve Used	0	0	
Total Fund Equity	2,590,409	2,604,339	
Total Liabilities and Fund Equity	3,450,975	3,458,589	

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH Lease Purchase Homes

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**	
Cash - unrestricted	348,024	355,294	
Cash - restricted	5,269	5,473	
Investments	23,347	24,028	*
Accounts Receivable	482	(2,064)	
Notes & Mortgage Receivable	0	0	
Due from other governments	0	0	
Inventory	0	0	
Other Assets	2,871	2,206	
Interprogram-due from	0	0	
Total Current Assets	379,993	384,937	
Fixed Assets, net of depreciation	1,637,187	1,637,187	
Total Noncurrent Assets	1,637,187	1,637,187	
Total Assets	2,017,180	2,022,124	
LIABILITIES			
Accounts Payable	0	0	
Accrued Liabilities	4,174	4,217	
Due to other governments	6,331	6,729	
Other Liabilities	11,769	12,073	
Interprogram-due to	0	0	
Bonds & Notes Payable	0	0	
Total Liabilities	22,274	23,019	
EQUITY			
Investment in general fixed assets	1,637,187	1,637,187	
Retained Earnings - current	24,406	28,605	
Operating Reserve	333,313	333,313	
Operating Reserve Used	0	0	
Total Fund Equity	1,994,906	1,999,105	
Total Liabilities and Fund Equity	2,017,180	2,022,124	

* See the note on consolidated Public Housing Statement

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Central Office

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	1,887,769	1,913,829
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	236,109	239,556
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	15,026	4,936
Interprogram-due from	0	0
Total Current Assets	2,138,904	2,158,321
Restricted Fixed Assets, net of depreciation	24,058	24,058
Total Noncurrent Assets	24,058	24,058
Total Assets	2,162,962	2,182,379
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	77,019	78,469
Due to other governments	0	0
Other Liabilities	347,191	336,426
Total Liabilities	424,210	414,895
EQUITY		
Investment in general fixed assets	24,058	24,058
Retained Earnings - current	49,838	78,570
Operating Reserve	1,664,856	1,664,856
Total Fund Equity	1,738,752	1,767,484
Total Liabilities and Fund Equity	2,162,962	2,182,379

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Section 8

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	784,410	807,542
Investments	0	0
Accounts receivable	74,741	78,705
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	129,337	110,755
Interprogram due from	0	0
Fixed assets net of depreciation	24,395	24,395
Total Assets	1,012,883	1,021,397
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	195,425	194,075
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	195,425	194,075
EQUITY		
Investment in general fixed assets	24,395	24,395
Retained Earnings - current	(35,019)	(43,601)
Operating Reserve	828,082	846,528
Total fund equity	817,458	827,322
Total Liabilities and Equity	1,012,883	1,021,397

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

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	175,387	176,182
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	1,781,451	1,779,451
Due from other governments	13,469	13,500
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	4,861,619	4,861,619
Total Assets	6,831,926	6,830,752
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	1,971,850	1,970,676
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	1,971,850	1,970,676
EQUITY		
Investment in general fixed assets	4,860,076	4,860,076
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	4,860,076	4,860,076
Total Liabilities and Fund Equity	6,831,926	6,830,752

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
City Activities Program

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	625,282	631,557
Cash - restricted	95,284	103,361
Investments	0	0
Accounts receivable	37,432	37,432
Notes & Mortgages Receivable	666,329	633,825
Due from other governments	15,252	15,252
Inventory	0	0
Other assets	77	221
Interprogram due from	0	0
Fixed assets, net of depreciation	2,545,965	2,545,985
Total Assets	3,985,621	3,967,633
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	735,498	743,562
Other liabilities	137	0
Bonds & Notes payable	445,623	422,286
Interprogram due to	0	0
Total Liabilities	1,181,258	1,165,848
EQUITY		
Investment in general fixed assets	2,545,965	2,545,985
Retained Earnings - current	2,861	263
Operating Reserve	255,537	255,537
Total Fund Equity	2,804,363	2,801,785
Total Liabilities and Fund Equity	3,985,621	3,967,633

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Homeownership Opportunities Program

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	1,859,691	1,859,691
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	23,603	23,603
Total Assets	1,955,294	1,955,294
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	(3,141)	(3,141)
Operating Reserve	1,958,435	1,958,435
Total Fund Equity	1,955,294	1,955,294
Total Liabilities and Fund Equity	1,955,294	1,955,294

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Hackley

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	402,484	398,979
Investments	0	0
Accounts Receivable	1,043	(2,990)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,427	1,026
Interprogram due from	0	0
Fixed assets net of depreciation	132,840	132,840
Total Assets	537,794	529,855
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	6,733	6,835
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	6,733	6,835
EQUITY		
Investment in general fixed assets	132,840	132,840
Retained Earnings - current	4,095	(3,946)
Operating Reserve	394,126	394,126
Total fund equity	531,061	523,020
Total Liabilities and Equity	537,794	529,855

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Jamison & Downing

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	(409,904)	(410,179)
Investments	0	0
Accounts receivable	1,767	1,742
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	227	168
Interprogram due from	0	0
Fixed assets net of depreciation	143,989	143,989
Total Assets	(263,921)	(264,280)
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	2,281	2,281
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	93,780	90,596
Interprogram due to	0	0
Total Liabilities	96,061	92,877
EQUITY		
Investment in general fixed assets	50,209	53,393
Retained Earnings - current	2,726	3,271
Operating Reserve	(412,917)	(413,821)
Total fund equity	(359,982)	(357,157)
Total Liabilities and Equity	(263,921)	(264,280)

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Private Management

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	(159,523)	(160,207)
Investments	0	0
Accounts receivable	23,379	23,888
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,231	466
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(134,913)	(135,853)
LIABILITIES		
Accounts Payable	89	89
Accrued liabilities	10,423	10,539
Due to other governments	0	0
Other liabilities	3,103	3,103
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	13,615	13,731
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(148,528)	(149,584)
Total fund equity	(148,528)	(149,584)
Total Liabilities and Equity	(134,913)	(135,853)

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Private Development

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	(441,743)	(441,743)
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(441,743)	(441,743)
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(441,743)	(441,743)
Total fund equity	(441,743)	(441,743)
Total Liabilities and Equity	(441,743)	(441,743)

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
Capital Fund Program (562-564, 258-274)

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	(25,347)	(350) *
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	25,347	350
Inventory	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	0	0
Fixed Assets, net of depreciation	2,776,026	2,944,545
Total Noncurrent Assets	2,776,026	2,944,545
Total Assets	2,776,026	2,944,545
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	2,776,026	2,944,545
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	2,776,026	2,944,545
Total Liabilities and Fund Equity	2,776,026	2,944,545

* Due to timing

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

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	Feb-15	Mar-15
Cash - unrestricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Fixed Assets, net of depreciation	0	0
Total Assets	0	0
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	0	0

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS Grants (677, 678, 680)

Balance Sheet
(unaudited)

March 31, 2015

ASSETS	**Feb-15**	**Mar-15**
Cash - unrestricted	(24,525)	(25,621) *
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	24,525	25,621
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	0	0
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	0	0

* Due to timing

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

MARCH 1, 2015 – MARCH 31, 2015

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ALL PUBLIC HOUSING SITES

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	2,993,430.00	1,496,715.00	1,515,823.79	19,108.79
Excess Utilities	132,000.00	66,000.00	46,454.40	(19,545.60)
Interest Income	15,933.00	7,966.50	7,270.37	(696.13)
Other Income	170,200.00	85,100.00	107,710.08	22,610.08
Operating Subsidy	3,266,595.00	1,633,297.50	1,516,877.00	(116,420.50)
Utilities Subsidy	1,703,232.00	851,616.00	776,739.50	(74,876.50)
Total Revenues	8,281,390.00	4,140,695.00	3,970,875.14	(169,819.86)
EXPENSES				
Administration	1,236,153.00	618,076.50	519,803.38	98,273.12
Central Office Property Management Fees	852,836.00	426,418.00	431,670.06	(5,252.06)
Central Office Bookkeeping Fees	111,220.00	55,610.00	56,295.00	(685.00)
Tenant Services	204,117.00	102,058.50	68,532.08	33,526.42
Utilities Expense	2,150,300.00	1,075,150.00	1,052,136.28	23,013.72
Ordinary Maintenance	3,351,398.00	1,675,699.00	1,206,219.90	469,479.10
General	529,395.00	264,697.50	282,963.85	(18,266.35)
P.I.L.O.T.	97,513.00	48,756.50	50,994.80	(2,238.30)
Extraordinary Maintenance	251,700.00	125,850.00	(31,010.64)	156,860.64
Replacement of Equipment	310,000.00	155,000.00	170,250.05	(15,250.05)
Capital Replacements	-	-	-	-
Interest on Notes/Bonds Payable	-	-	10,482.39	10,482.39
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	14,144.11	(14,144.11)
Total Expenses	9,094,632.00	4,547,316.00	3,832,481.26	735,799.52
Diff In Oper Revenues & Expenses	(813,242.00)	(406,621.00)	138,393.88	565,979.66
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	899,000.00	449,500.00	62,322.06	(387,177.94)
Other Income-trf from Capital Fund	-	-	47,545.17	47,545.17
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	899,000.00	449,500.00	109,867.23	(339,632.77)
Difference in Revenue & Expense	85,758.00	42,879.00	248,261.11	226,346.89

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

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LANSDOWNE PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	681,930.00	340,965.00	324,719.14	(16,245.86)
Excess Utilities	45,000.00	22,500.00	18,912.86	(3,587.14)
Interest Income	1,790.00	895.00	778.03	(116.97)
Other Income	37,000.00	18,500.00	24,378.74	5,878.74
Operating Subsidy	861,564.00	430,782.00	424,339.00	(6,443.00)
Utilities Subsidy	475,261.00	237,630.50	228,489.75	(9,140.75)
Total Revenues	2,102,545.00	1,051,272.50	1,021,617.52	(29,654.98)
EXPENSES				
Administration	275,786.00	137,893.00	115,689.01	22,203.99
Central Office Property Management Fees	202,895.00	101,447.50	102,885.39	(1,437.89)
Central Office Bookkeeping Fees	26,460.00	13,230.00	13,417.50	(187.50)
Tenant Services	32,639.00	16,319.50	16,065.72	253.78
Utilities Expense	613,000.00	306,500.00	304,747.71	1,752.29
Ordinary Maintenance	984,511.00	492,255.50	340,066.68	152,188.82
General	133,347.00	66,673.50	78,189.79	(11,516.29)
P.I.L.O.T.	11,393.00	5,696.50	3,888.43	1,808.07
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	100,000.00	50,000.00	68,580.05	(18,580.05)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,380,031.00	1,190,015.50	1,043,530.28	146,485.22
Diff In Oper Revenues & Expenses	(277,486.00)	(138,743.00)	(21,912.76)	116,830.24
Non-Oper. Revenue/Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	287,000.00	143,500.00	21,912.76	(121,587.24)
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	287,000.00	143,500.00	21,912.76	(121,587.24)
Difference in Revenue & Expense	9,514.00	4,757.00	(0.00)	(4,757.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH VILLAGES AT LINCOLN

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	290,000.00	145,000.00	132,342.43	(12,657.57)
Excess Utilities	-	-	836.41	836.41
Interest Income	1,265.00	632.50	669.53	37.03
Other Income	22,000.00	11,000.00	12,947.37	1,947.37
Operating Subsidy	556,602.00	278,301.00	253,230.00	(25,071.00)
Utilities Subsidy	131,513.00	65,756.50	59,399.25	(6,357.25)
Total Revenues	1,001,380.00	500,690.00	459,424.99	(41,265.01)
EXPENSES				
Administration	159,505.00	79,752.50	60,824.24	18,928.26
Central Office Property Management Fees	111,592.00	55,796.00	56,302.29	(506.29)
Central Office Bookkeeping Fees	14,553.00	7,276.50	7,342.50	(66.00)
Tenant Services	22,830.00	11,415.00	5,229.01	6,185.99
Utilities Expense	154,000.00	77,000.00	84,009.77	(7,009.77)
Ordinary Maintenance	386,687.00	193,343.50	133,972.41	59,371.09
General	61,960.00	30,980.00	30,197.30	782.70
P.I.L.O.T.	13,600.00	6,800.00	4,897.51	1,902.49
Extraordinary Maintenance	-	-	(8,537.29)	8,537.29
Replacement of Equipment	55,000.00	27,500.00	53,746.00	(26,246.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	979,727.00	489,863.50	427,983.74	61,879.76
Diff In Oper Revenues & Expenses	21,653.00	10,826.50	31,441.25	20,614.75
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	21,653.00	10,826.50	31,441.25	20,614.75

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HURT PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	8,443.00	4,221.50	4,221.74	0.24
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
Total Revenues	8,443.00	4,221.50	4,221.74	0.24
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	-	-	-	-
Diff In Oper Revenues & Expenses	8,443.00	4,221.50	4,221.74	0.24
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	8,443.00	4,221.50	4,221.74	0.24

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HUNT MANOR AND BLUESTONE PARK

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	414,000.00	207,000.00	216,435.00	9,435.00
Excess Utilities	27,000.00	13,500.00	8,805.05	(4,694.95)
Interest Income	1,065.00	532.50	292.66	(239.84)
Other Income	10,700.00	5,350.00	9,102.95	3,752.95
Operating Subsidy	510,022.00	255,011.00	233,192.00	(21,819.00)
Utilities Subsidy	274,475.00	137,237.50	125,564.50	(11,673.00)
Total Revenues	1,237,262.00	618,631.00	593,392.16	(25,238.84)
EXPENSES				
Administration	159,050.00	79,525.00	71,581.12	7,943.88
Central Office Property Management Fees	116,327.00	58,163.50	58,832.73	(669.23)
Central Office Bookkeeping Fees	15,170.00	7,585.00	7,672.50	(87.50)
Tenant Services	18,645.00	9,322.50	6,325.16	2,997.34
Utilities Expense	367,000.00	183,500.00	174,175.31	9,324.69
Ordinary Maintenance	464,494.00	232,247.00	192,585.74	39,661.26
General	64,780.00	32,390.00	42,251.68	(9,861.68)
P.I.L.O.T.	7,400.00	3,700.00	5,106.48	(1,406.48)
Extraordinary Maintenance	93,200.00	46,600.00	(15,903.80)	62,503.80
Replacement of Equipment	40,000.00	20,000.00	1,500.00	18,500.00
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,346,066.00	673,033.00	544,126.92	128,906.08
Diff In Oper Revenues & Expenses	(108,804.00)	(54,402.00)	49,265.24	103,667.24
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	110,000.00	55,000.00	-	(55,000.00)
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	110,000.00	55,000.00	-	(55,000.00)
Difference in Revenue & Expense	1,196.00	598.00	49,265.24	48,667.24

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MELROSE TOWERS

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	594,000.00	297,000.00	305,826.27	8,826.27
Excess Utilities	-	-	-	-
Interest Income	905.00	452.50	349.19	(103.31)
Other Income	63,000.00	31,500.00	37,420.58	5,920.58
Operating Subsidy	312,035.00	156,017.50	134,269.00	(21,748.50)
Utilities Subsidy	251,764.00	125,882.00	114,376.00	(11,506.00)
Total Revenues	1,221,704.00	610,852.00	592,241.04	(18,610.96)
EXPENSES				
Administration	175,791.00	87,895.50	83,991.75	3,903.75
Central Office Property Management Fees	143,379.00	71,689.50	72,750.15	(1,060.65)
Central Office Bookkeeping Fees	18,698.00	9,349.00	9,487.50	(138.50)
Tenant Services	48,378.00	24,189.00	19,001.11	5,187.89
Utilities Expense	324,000.00	162,000.00	135,265.07	26,734.93
Ordinary Maintenance	380,911.00	190,455.50	128,776.08	61,679.42
General	78,128.00	39,064.00	48,673.58	(9,609.58)
P.I.L.O.T.	27,000.00	13,500.00	17,056.12	(3,556.12)
Extraordinary Maintenance	85,000.00	42,500.00	(4,673.05)	47,173.05
Replacement of Equipment	-	-	1,000.00	(1,000.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,281,285.00	640,642.50	511,328.31	129,314.19
Diff In Oper Revenues & Expenses	(59,581.00)	(29,790.50)	80,912.73	110,703.23
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	60,000.00	30,000.00	-	(30,000.00)
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	60,000.00	30,000.00	-	(30,000.00)
Difference in Revenue & Expense	419.00	209.50	80,912.73	80,703.23

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	340,000.00	170,000.00	184,566.10	14,566.10
Excess Utilities	27,000.00	13,500.00	10,100.50	(3,399.50)
Interest Income	1,475.00	737.50	684.85	(52.65)
Other Income	13,000.00	6,500.00	11,017.98	4,517.98
Operating Subsidy	424,846.00	212,423.00	197,780.00	(14,643.00)
Utilities Subsidy	211,028.00	105,514.00	88,858.00	(16,656.00)
Total Revenues	1,017,349.00	508,674.50	493,007.43	(15,667.07)
EXPENSES				
Administration	164,307.00	82,153.50	65,365.78	16,787.72
Central Office Property Management Fees	101,448.00	50,724.00	51,068.88	(344.88)
Central Office Bookkeeping Fees	13,230.00	6,615.00	6,660.00	(45.00)
Tenant Services	22,338.00	11,169.00	4,349.48	6,819.52
Utilities Expense	223,000.00	111,500.00	124,331.83	(12,831.83)
Ordinary Maintenance	348,095.00	174,047.50	162,141.19	11,906.31
General	75,280.00	37,640.00	27,631.67	10,008.33
P.I.L.O.T.	14,400.00	7,200.00	7,033.48	166.52
Extraordinary Maintenance	20,000.00	10,000.00	-	10,000.00
Replacement of Equipment	55,000.00	27,500.00	45,424.00	(17,924.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	10,049.39	(10,049.39)
Total Expenses	1,037,098.00	518,549.00	504,055.70	14,493.30
Diff In Oper Revenues & Expenses	(19,749.00)	(9,874.50)	(11,048.27)	(1,173.77)
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	20,000.00	10,000.00	11,048.27	1,048.27
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	20,000.00	10,000.00	11,048.27	1,048.27
Difference in Revenue & Expense	251.00	125.50	-	(125.50)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MORNINGSIDE MANOR

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	308,000.00	154,000.00	155,510.85	1,510.85
Excess Utilities	-	-	-	-
Interest Income	445.00	222.50	149.06	(73.44)
Other Income	8,500.00	4,250.00	4,849.22	599.22
Operating Subsidy	153,428.00	76,714.00	64,300.00	(12,414.00)
Utilities Subsidy	132,557.00	66,278.50	61,777.50	(4,501.00)
Total Revenues	602,930.00	301,465.00	286,586.63	(14,878.37)
EXPENSES				
Administration	125,327.00	62,663.50	49,968.55	12,694.95
Central Office Property Management Fees	71,013.00	35,506.50	36,116.28	(609.78)
Central Office Bookkeeping Fees	9,261.00	4,630.50	4,710.00	(79.50)
Tenant Services	37,466.00	18,733.00	12,995.90	5,737.10
Utilities Expense	196,000.00	98,000.00	98,406.35	(406.35)
Ordinary Maintenance	414,878.00	207,439.00	90,103.04	117,335.96
General	36,660.00	18,330.00	17,862.09	467.91
P.I.L.O.T.	11,200.00	5,600.00	5,710.45	(110.45)
Extraordinary Maintenance	-	-	75.00	(75.00)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	901,805.00	450,902.50	315,947.66	134,954.84
Diff In Oper Revenues & Expenses	(298,875.00)	(149,437.50)	(29,361.03)	120,076.47
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	299,000.00	149,500.00	29,361.03	(120,138.97)
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	299,000.00	149,500.00	29,361.03	(120,138.97)
Difference in Revenue & Expense	125.00	62.50	(0.00)	(62.50)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	317,500.00	158,750.00	176,025.91	17,275.91
Excess Utilities	33,000.00	16,500.00	7,799.58	(8,700.42)
Interest Income	175.00	87.50	(44.94)	(132.44)
Other Income	12,000.00	6,000.00	7,305.67	1,305.67
Operating Subsidy	367,370.00	183,685.00	172,669.00	(11,016.00)
Utilities Subsidy	221,426.00	110,713.00	97,126.50	(13,586.50)
Total Revenues	951,471.00	475,735.50	460,881.72	(14,853.78)
EXPENSES				
Administration	162,931.00	81,465.50	69,157.48	12,308.02
Central Office Property Management Fees	89,950.00	44,975.00	45,547.92	(572.92)
Central Office Bookkeeping Fees	11,731.00	5,865.50	5,940.00	(74.50)
Tenant Services	18,287.00	9,143.50	3,900.88	5,242.62
Utilities Expense	269,500.00	134,750.00	130,020.69	4,729.31
Ordinary Maintenance	341,492.00	170,746.00	148,902.54	21,843.46
General	68,275.00	34,137.50	33,156.11	981.39
P.I.L.O.T.	8,100.00	4,050.00	5,380.48	(1,330.48)
Extraordinary Maintenance	43,500.00	21,750.00	(1,971.50)	23,721.50
Replacement of Equipment	60,000.00	30,000.00	-	30,000.00
Capital Replacements	-	-	-	-
Interest on Notes/Bonds Payable	-	-	10,482.39	(10,482.39)
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	4,094.72	(4,094.72)
Total Expenses	1,073,766.00	536,883.00	454,611.71	82,271.29
Diff In Oper Revenues & Expenses	(122,295.00)	(61,147.50)	6,270.01	67,417.51
Non-Oper.Revenue				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	123,000.00	61,500.00	-	(61,500.00)
Other Income-trf from Capital Fund	-	-	47,545.17	47,545.17
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	123,000.00	61,500.00	47,545.17	(13,954.83)
Difference in Revenue & Expense	705.00	352.50	53,815.18	53,462.68

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	48,000.00	24,000.00	20,398.09	(3,601.91)
Excess Utilities	-	-	-	-
Interest Income	370.00	185.00	170.25	(14.75)
Other Income	4,000.00	2,000.00	687.57	(1,312.43)
Operating Subsidy	80,728.00	40,364.00	37,098.00	(3,266.00)
Utilities Subsidy	5,208.00	2,604.00	1,148.00	(1,456.00)
Total Revenues	138,306.00	69,153.00	59,501.91	(9,651.09)
EXPENSES				
Administration	13,456.00	6,728.00	3,225.45	3,502.55
Central Office Property Management Fees	16,232.00	8,116.00	8,166.42	(50.42)
Central Office Bookkeeping Fees	2,117.00	1,058.50	1,065.00	(6.50)
Tenant Services	3,534.00	1,767.00	664.82	1,102.18
Utilities Expense	3,800.00	1,900.00	1,179.55	720.45
Ordinary Maintenance	30,330.00	15,165.00	9,672.22	5,492.78
General	10,965.00	5,482.50	5,001.63	480.87
P.I.L.O.T.	4,420.00	2,210.00	1,921.85	288.15
Extraordinary Maintenance	10,000.00	5,000.00	-	5,000.00
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	94,854.00	47,427.00	30,896.94	16,530.06
Diff In Oper Revenues & Expenses	43,452.00	21,726.00	28,604.97	6,878.97
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	43,452.00	21,726.00	28,604.97	6,878.97

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	1,295,670.00	647,835.00	641,712.69	(6,122.31)
Service Fee Income	350,014.00	175,007.00	200,246.88	25,239.88
Asset Management & Bookkeeping Income	417,520.00	208,760.00	202,635.00	(6,125.00)
Interest Income	-	-	-	-
Other Income	2,500.00	1,250.00	1,043.85	(206.15)
Total Revenues	2,065,704.00	1,032,852.00	1,045,638.42	12,786.42
EXPENSES				
Administration	1,892,921.00	946,460.50	861,181.80	85,278.70
Tenant Services	-	-	-	-
Utilities Expense	34,200.00	17,100.00	16,078.45	1,021.55
Ordinary Maintenance	95,865.00	47,932.50	56,908.88	(8,976.38)
General	20,065.00	10,032.50	6,919.71	3,112.79
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	25,980.00	(25,980.00)
Total Expenses	2,043,051.00	1,021,525.50	967,068.84	54,456.66
Difference in Revenue & Expense	22,653.00	11,326.50	78,569.58	67,243.08
Non-Oper.Revenue				
Other Income-trf from Public Housing	-	-	-	-
Difference in Revenue & Expense	22,653.00	11,326.50	78,569.58	67,243.08

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Other Income	2,000.00	1,000.00	470.79	(529.21)
Adm Subsidy	936,675.00	468,337.50	436,583.37	(31,754.13)
FSS Subsidy	50,592.00	25,296.00	12,649.00	(12,647.00)
Total Revenues	989,267.00	494,633.50	449,703.16	(44,930.34)
EXPENSES				
Administration	905,737.00	452,868.50	465,654.03	(12,785.53)
Tenant Service	54,400.00	27,200.00	13,391.64	13,808.36
Utilities	6,945.00	3,472.50	3,215.76	256.74
Ordinary Maintenance	9,115.00	4,557.50	4,183.72	373.78
General	12,750.00	6,375.00	6,858.92	(483.92)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Betterment's & Additions	0.00	0.00	0.00	0.00
Total Expenses	988,947.00	494,473.50	493,304.07	1,169.43
Diff In Oper Revenue & Expense	320.00	160.00	(43,600.91)	(43,760.91)
HAP Subsidy	8,574,109.34	4,287,054.67	4,864,422.49	577,367.82
HAP Payments	8,574,109.34	4,287,054.67	4,864,422.49	(577,367.82)
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	320.00	160.00	(43,600.91)	(43,760.91)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY DEVELOPMENT BLOCK GRANT

REVENUE and EXPENSE STATEMENT
(unaudited)

July 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
City of Roanoke CD Grants	0.00	0.00	7,901.76	7,901.76
City of Roanoke Other Grants	1,000.00	1,000.00	904.98	(95.02)
Other Revenue	63,975.00	1,630.50	88,858.31	87,227.81
Total Revenue	64,975.00	2,630.50	97,665.05	95,034.55
EXPENSES				
Administration	0.00	0.00	809.37	(809.37)
Property Expenses	1,000.00	1,000.00	904.98	95.02
Other Expenses	63,975.00	1,630.50	95,950.70	(94,320.20)
Land Transfers	0.00	0.00	0.00	0.00
Total Expenses	64,975.00	2,630.50	97,665.05	(95,034.55)
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 9 months.
**YTD Actual is Revenue or Expense from 7/1/14 through 03/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ACTIVITIES PROGRAM

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	27,907.00	13,953.50	11,557.75	(2,395.75)
Grant Income -S. Jefferson Coop.	0.00	0.00	2,602.40	2,602.40
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	1,130.42	1,130.42
Total Revenue	27,907.00	13,953.50	15,290.57	1,337.07
EXPENSES				
Administration	5,000.00	2,500.00	7,078.70	(4,578.70)
Debt Interest Expense	26,056.00	13,028.00	15,192.90	(2,164.90)
Utilities	0.00	0.00	0.00	0.00
Maintenance Expense	600.00	300.00	695.00	(395.00)
General Expense	25.00	12.50	9.82	2.68
Capital Expenditures	0.00	0.00	35,250.92	(35,250.92)
Total Expenses	31,681.00	15,840.50	58,227.34	(42,386.84)
Difference in Revenue & Expense	(3,774.00)	(1,887.00)	(42,936.77)	(41,049.77)
Non-Operational Revenues and Expenses				
SJ Program Income	58,500.00	24,250.00	27,750.02	3,500.02
Returns to City	(58,500.00)	(24,250.00)	(27,750.02)	(3,500.02)
Proceeds from Property Sales	0.00	0.00	43,200.00	43,200.00
Cost of Disposed Property	0.00	0.00	(43,806.77)	(43,806.77)
Total Non-Operational Revenues and Expense	0.00	0.00	(606.77)	(606.77)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HOMEOWNERSHIP OPPORTUNITIES PROGRAM

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Gain (Loss) on Sale of Property	0.00	0.00	(2,057.90)	(2,057.90)
Interest Income	0.00	0.00	5,000.00	5,000.00
Gain (Loss) on Investment	0.00	0.00	(6,083.63)	(6,083.63)
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	(3,141.53)	(3,141.53)
EXPENSES				
Administration	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	0.00	0.00
Ordinary & Contract Maintenance	0.00	0.00	0.00	0.00
General	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	0.00	0.00
Difference in Oper Revenue & Expense	0.00	0.00	(3,141.53)	(3,141.53)
Non-Operating Revenues				
Transfers In	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Dwelling Rental	38,400.00	19,200.00	16,879.01	(2,320.99)
Interest Income	0.00	0.00	0.00	0.00
Other Income	100.00	50.00	226.17	176.17
Operating Subsidy	102,408.00	51,204.00	42,576.00	(8,628.00)
Total Revenues	140,908.00	70,454.00	59,681.18	(10,772.82)
EXPENSES				
Administration	35,772.00	17,886.00	19,009.06	(1,123.06)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	400.00	200.00	224.92	(24.92)
Ordinary Maintenance	19,205.00	9,602.50	8,718.75	883.75
Protective Services	0.00	0.00	0.00	0.00
General	5,510.00	2,755.00	2,114.40	640.60
Extraordinary Maintenance	3,080.00	1,540.00	33,560.00	(32,020.00)
Replacement of Equipment	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	63,967.00	31,983.50	63,627.13	(31,643.63)
Difference in Revenue & Expense	76,941.00	38,470.50	(3,945.95)	(42,416.45)

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JAMISON & DOWNING

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Dwelling Rental	13,740.00	6,870.00	8,212.00	1,342.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	120.00	120.00
Total Revenues	13,740.00	6,870.00	8,332.00	1,462.00
EXPENSES				
Administration	804.00	402.00	101.10	300.90
Tenant Services	0.00	0.00	0.00	0.00
Utilities	3,725.00	1,862.50	970.24	892.26
Ordinary Maintenance	2,894.00	1,447.00	397.12	1,049.88
Protective Services	0.00	0.00	0.00	0.00
General	787.00	393.50	335.22	58.28
Interest Expense	6,400.00	3,200.00	3,257.06	(57.06)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	14,610.00	7,305.00	5,060.74	2,244.26
Dif in Oper Revenue & Expense	(870.00)	(435.00)	3,271.26	3,706.26

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Interest Income	0.00	0.00	0.00	0.00
Management Fees	81,442.00	40,721.00	36,702.30	(4,018.70)
Other income	106,127.00	53,063.50	90,151.29	37,087.79
Total Revenues	187,569.00	93,784.50	126,853.59	33,069.09
EXPENSES				
Administration	57,361.00	28,680.50	64,342.88	(35,662.38)
Management Fees	81,442.00	40,721.00	36,702.30	4,018.70
Tenant Services	0.00	0.00	0.00	0.00
Utilities	150.00	75.00	68.39	6.61
Ordinary Maintenance	45,916.00	22,958.00	24,806.84	(1,848.84)
General	2,700.00	1,350.00	933.18	416.82
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	187,569.00	93,784.50	126,853.59	(33,069.09)
Difference in Revenue & Expense	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE DEVELOPMENT

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	FY 2015 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
Dwelling Rental	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Other income	0.00	0.00	0.00	0.00
Total Revenues	0.00	0.00	0.00	-
EXPENSES				
Administration	0.00	0.00	0.00	0.00
Tenant Services	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	0.00	0.00
Ordinary Maintenance	0.00	0.00	0.00	0.00
General	0.00	0.00	0.00	0.00
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 6 months.
**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (562)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	1,779,968.00	1,741,946.92	133,090.46	(38,021.08)
Total Revenues	1,779,968.00	1,741,946.92	133,090.46	(38,021.08)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	615.44	0.00	19,384.56
Administration	177,996.00	177,996.00	0.00	0.00
Audit Costs	2,500.00	2,500.00	0.00	0.00
Fees & Costs	185,888.25	176,151.73	85,413.83	9,736.52
Site Acquisition	36,000.00	39,500.00	39,500.00	(3,500.00)
Site Improvements	182,243.75	182,243.75	0.00	0.00
Dwelling Structures	797,222.00	784,822.00	8,176.63	12,400.00
Dwelling Equipment	28,868.00	28,868.00	0.00	0.00
Relocation Costs	0.00	0.00	0.00	0.00
Collaterization or Debt Service	349,250.00	349,250.00	0.00	0.00
Total Expenses	1,779,968.00	1,741,946.92	133,090.46	38,021.08
Difference in Revenue & Expenses	0.00	0.00	0.00	(0.00)

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are March 12, 2012 to March 11, 2016

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (563)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	1,577,083.00	1,008,122.87	149,862.82	(568,960.13)
Total Revenues	1,577,083.00	1,008,122.87	149,862.82	(568,960.13)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	0.00	0.00	10,000.00
Administration	157,708.00	157,708.00	0.00	0.00
Audit Costs	2,500.00	2,500.00	2,500.00	0.00
Fees & Costs	145,000.00	9,003.25	9,003.25	135,996.75
Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements	207,314.62	115,021.00	60,087.50	92,293.62
Dwelling Structures	312,000.00	247,058.09	30,373.54	64,941.91
Dwelling Equipment	134,133.38	131,982.53	47,898.53	2,150.85
Development Activities	263,577.00	0.00	0.00	263,577.00
Collaterization or Debt Service	344,850.00	344,850.00	0.00	0.00
Total Expenses	1,577,083.00	1,008,122.87	149,862.82	568,960.13
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are September 9, 2013 to September 8, 2017

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
CAPITAL FUND PROGRAM (564)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	1,753,413.00	463,210.14	459,660.14	(1,290,202.86)
Total Revenues	1,753,413.00	463,210.14	459,660.14	(1,290,202.86)
EXPENSES				
Management Improvement	20,000.00	0.00	0.00	20,000.00
Administration	175,341.00	175,341.00	175,341.00	0.00
Audit Costs	2,500.00	0.00	0.00	2,500.00
Fees & Costs	155,000.00	0.00	0.00	155,000.00
Site Improvements	162,000.00	88,412.00	88,412.00	73,588.00
Dwelling Structures	798,572.00	151,911.97	148,361.97	646,660.03
Non-Dwelling Structures	240,000.00	0.00	0.00	240,000.00
Collaterization or Debt Service	200,000.00	47,545.17	47,545.17	152,454.83
Total Expenses	1,753,413.00	463,210.14	459,660.14	1,290,202.86
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are May 13, 2014 to May 12, 2018

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

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

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are October 30, 2010 to July 29, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	171,949.00	53,087.33	53,087.33	(118,861.67)
Total Revenues	171,949.00	53,087.33	53,087.33	(118,861.67)
EXPENSES				
Development Activity	171,949.00	53,087.33	53,087.33	118,861.67
Total Expenses	171,949.00	53,087.33	53,087.33	118,861.67
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates September 15, 2009 to September 29, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

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

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates July 15, 2010 to September 29, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

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

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates August 3, 2011 to September 29, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	189,962.00	14,518.17	1,132.50	(175,443.83)
Total Revenues	189,962.00	14,518.17	1,132.50	(175,443.83)
EXPENSES				
Development Activity	189,962.00	14,518.17	1,132.50	175,443.83
Total Expenses	189,962.00	14,518.17	1,132.50	175,443.83
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates April 2, 2010 to July 29, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	194,133.00	8,750.00	8,750.00	(185,383.00)
Total Revenues	194,133.00	8,750.00	8,750.00	(185,383.00)
EXPENSES				
Development Activity	194,133.00	8,750.00	8,750.00	185,383.00
Total Expenses	194,133.00	8,750.00	8,750.00	185,383.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates July 15, 2010 to September 29, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

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

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates August 3, 2011 to September 29, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

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

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
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, 2014 - March 31, 2015

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

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates March 12, 2013 to July 29, 2021.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
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 10/1/14 through 3/31/15.
Grant effective dates March 20, 2014 to May 12, 2018.

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

REVENUE AND EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
HUD Grants	200,000.00	200,000.00	18,138.00	0.00
Total Revenues	200,000.00	200,000.00	18,138.00	-
EXPENSES				
Capacity Building	5,000.00	5,000.00	0.00	0.00
Administration	30,000.00	30,000.00	0.00	0.00
Planning	165,000.00	165,000.00	18,138.00	0.00
Total Expenses	200,000.00	200,000.00	18,138.00	0.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are 10/11/2012 to 10/11/2014

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
ROSS FY 2012 SERVICE COORDINATOR GRANT (677)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	407,816.00	83,454.62	46,745.00	(324,361.38)
Total Revenues	407,816.00	83,454.62	46,745.00	(324,361.38)
EXPENSES				
Project Coordinator	335,816.00	60,707.48	39,581.53	275,108.52
Training Costs	12,000.00	3,049.10	0.00	8,950.90
Administrative Costs	60,000.00	19,698.04	7,163.47	40,301.96
Total Expenses	407,816.00	83,454.62	46,745.00	324,361.38
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are September 06, 2012 to February 01, 2016.

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

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	110,000.00	103,463.88	41,917.24	(6,536.12)
Total Revenues	110,000.00	103,463.88	41,917.24	(6,536.12)
EXPENSES				
Project Coordinator	110,000.00	103,463.88	41,917.24	6,536.12
Total Expenses	110,000.00	103,463.88	41,917.24	6,536.12
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are September 25, 2012 to December 18, 2016.

ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
ROSS FY 2014 FSS GRANT (680)

REVENUE and EXPENSE STATEMENT
(unaudited)

October 1, 2014 - March 31, 2015

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	160,113.00	15,424.40	15,424.40	(144,688.60)
Total Revenues	160,113.00	15,424.40	15,424.40	(144,688.60)
EXPENSES				
Project Coordinator	160,113.00	15,424.40	15,424.40	144,688.60
Total Expenses	160,113.00	15,424.40	15,424.40	144,688.60
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/1/14 through 3/31/15.
Grant effective dates are January 8, 2015 to January 8, 2016.

Operations Division

PROCUREMENT
MONTHLY REPORT
MARCH 2015

PROCUREMENT MARCH MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

B. Solicitations Pending

Request for Quotation for Section 504 Modifications to Four Community Room Kitchens was issued to eight (8) contractors on January 30, 2015. A site visit was held February 10, 2015. Comments were received February 12, 2015. Two (2) responsive quotations were received on March 6, 2015. Quotations are being evaluated.

II. Operating Budget

A. Contracts Awarded

B. Solicitations Pending

III. Other Grants and Projects

A. Contracts Awarded

B. Solicitations Pending

IV. Protests

SECTION 3 ACTIVITIES
MONTHLY REPORT
MARCH 2015

EMPLOYMENT, JOB TRAINING, AND SECTION 3 ACTIVITIES
MONTHLY REPORT – MARCH 2015

Employment Services	***Activity***		***Outcomes***	
	Referrals		***Hired***	
	Month	***YTD***	***Month***	***YTD***
Employment (All Companies)	3	59	3	30
Job Fairs	14	108		

Training Services	***Activity***		***Outcomes***			
	Referrals		***Enrolled***		***Completed***	
	Month	***YTD***	***Month***	***YTD***	***Month***	***YTD***
Job Training Programs	3	11	3	7	2	5

Section 3 Activities	***Number of Companies***	
	Month	***YTD***
Companies employing Public Housing and Housing Choice Voucher Participants	0	0
Outreach to Business (Section 3 information sessions; pre-bid conferences; meetings with potential employers)	0	10
Number of Section 3 business concerns participating in RRHA procurement processes	10	12*

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

REDEVELOPMENT AND MODERNIZATION
MONTHLY ACTIVITY REPORT
MARCH 2015

Redevelopment and Modernization Department
March 2015 MONTHLY ACTIVITY REPORT

Choice Neighborhoods

On Thursday March 19, 2015 community stakeholders met to discuss the Melrose Library design and the placement of a community center on the Horton Park site. RRHA staff met with Roanoke City Director of Libraries to discuss specific plans and timeframes regarding the rehabilitation of the Melrose Library. RRHA staff is also working with the Roanoke Neighborhood Revitalization Partnership (RNRP) to discuss specific housing strategies in the targeted Choice Neighborhoods Community.

Derelict Structures Program

Five (5) of the lots acquired through the Derelict Structures Program will be used for construction of new public housing scattered sites units, using Replacement Housing Factor (RHF) funds. Construction has started on three (3) of the lots. RRHA staff has also re-engaged the City of Roanoke staff in discussion regarding the disposition of a lot located on Gilmer Avenue.

Replacement Housing Factor

Construction of single-family houses located on 10th Street, Jamison Avenue, and two (2) lots on Patterson Avenue, as well as construction of the duplex units on two (2) lots located on Rorer Avenue, is continuing. A total of 15 units will built at the completion of the project.

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.

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

3/31/2015

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
VA36R01150109	$189,962.00	$189,962.00	$0.00	$14,518.17	$175,443.83	29-Sep-2014	29-Sep-2016
VA36R01150110	$194,133.00	$194,133.00	$0.00	$8,750.00	$185,383.00	29-Sep-2014	29-Sep-2016
VA36R01150111	$165,582.00	$165,582.00	$0.00	$0.00	$165,582.00	29-Sep-2014	29-Sep-2016
VA36R01150207	$197,911.00	$197,911.00	$0.00	$197,911.00	$0.00	29-Sep-2014	29-Sep-2016
VA36R01150208	$198,644.00	$198,644.00	$0.00	$198,644.00	$0.00	29-Sep-2014	29-Sep-2016
VA36R01150209	$171,949.00	$171,949.00	$0.00	$52,737.33	$119,211.67	29-Sep-2014	29-Sep-2016
VA36R01150210	$187,080.00	$187,080.00	$0.00	$0.00	$187,080.00	29-Sep-2014	29-Sep-2016
VA36R01150211	$155,838.00	$155,838.00	$0.00	$0.00	$155,838.00	29-Sep-2014	29-Sep-2016
VA36R01150212	$266,474.00	$0.00	$266,474.00	$0.00	$266,474.00	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	$157,264.00	$0.00	$157,264.00	$0.00	$157,264.00	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
VA36P01150112	$1,779,968.00	$1,779,968.00	$0.00	$1,741,946.92	$38,021.08	11-Mar-2014	11-Mar-2016
VA36P01150113	$1,577,083.00	$1,513,889.97	$63,193.03	$1,008,122.87	$568,960.13	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	$665,021.06	$1,088,391.94	$479,058.53	$1,274,354.47	12-May-2016	12-May-2018
Totals	$13,744,541.00	$12,019,052.03	$1,725,488.97	$10,300,762.82	$3,443,778.18		
		87.4%		**74.9%**			

NOTE: VA36P01150109 (Closing Documentation Submitted to HUD for Approval 5/30/2013)
VA36P01150110 (Closing Documentation Submitted to HUD for Approval 9/30/2013)
VA36P01150111 (Closing Documentation Submitted to HUD for Approval 8/14/2014)
VA36P01150112 (100% obligated March 2014)
VA36R01150109 (100% obligated September 2014)
VA36R01150110 (100% obligated September 2014)
VA36R01150111 (100% obligated September 2014)
VA36R01150207 (100% obligated September 2014)
VA36R01150208 (100% obligated September 2014)
VA36R01150209 (100% obligated September 2014)
VA36R01150210 (100% obligated September 2014)
VA36R01150211 (100% obligated September 2014)

City of Roanoke Redevelopment and Housing Authority
Contracts Administered by the Redevelopment and Modernization Department Status Report as of 3/31/15

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Completion Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 562-1402-1-7 (project 120504)	Develop House Plans for RHF Original Contract Amount: $61,903.00	Community Design Studio, LLC	N/A	7/29/13		#1 ($1,210.00) #2 ($2,950.00) #3 ($1,400.00)	$67,463.00	84%	71%	A&E firm has started construction administrative services.
contract 562-1401-1-7 (project 130701)	Open End A & E Services Original Contract Amount: $125,000.00	Martin & Co. Architects, Inc.	N/A	9/27/13			$125,000.00	78%	75%	A/E firm performing design work for section 504 compliance for equipment installed in apartment units for audio/visually impaired.
contract 563-1402-1-7 (project 140601)	Site Improvements Hunt Manor Original Contract Amount $139,980.00	Russell's Remodeling, LLC	RRHA	11/03/14		#1 (Time Extension) #2 ($3450.00)	$143,430.00	87%	71%	Site improvements near completion. Inclement weather delayed progress. Extension on project required due to compliance with City of Roanoke Planning Department requirements.
contract 269-1401-1-7 (project 140301)	New Construction of Seven Single Family Scattered Sites Original Contract Amount: $1,247,000.00	Total Action Against Poverty	LMW, P.C.	11/07/14			$1,247,000.00	57%	60%	Construction activities continue on four houses.
contract 258-1401-1-7 (project 140302)	New Construction of Four Duplex Scattered Sites Original Contract Amount: $1,043,900.00	G & H Contracting, Inc.	CHP Design Studio, LLC	1/5/15			$1,043,900.00	42%	40%	Construction activities continue on two of the duplex units.
contract 563-1403-1-7 (project 140701)	Open End A & E Services Original Contract Amount: $125,000.00	Hughes Associates Architects & Engineers	N/A	10/8/14			$125,000.00	26%	25%	A/E firm is developing plans for accessible routes to playgrounds for Jamestown Place and Indian Rock Village.
contract 202-1501-1-7 (project 141101)	Warehouse Re-Roofing for Villages at Lincoln Original Contract Amount: $183,611.00	John T. Morgan Roofing and Sheet Metal Co., Inc.	Hughes Associates Architects & Engineers	TBD			$183,611.00	0%	0%	Materials submittals are being reviewed by A/E firm.

City of Roanoke Redevelopment and Housing Authority
Derelict Structures
Status Report as of 3/31/15

Address or Tax Map #	Status	Resolution Approved	Closing	Demo Rehab	PROJECT STATUS
1631 Rorer Avenue, SW Tax Map # 1211709	Lot Purchased	04/27/09 No. 3539	07/14/09	Vacant Land	Construction of duplex unit started.
1623 Rorer Avenue, SW Tax Map # 1211711	Lot Purchased	04/27/09 No. 3539	07/14/09	Vacant Land	Permit process completed for unit construction.
1801 Rorer Avenue, SW Tax Map # 1312215	House Purchased	04/21/08 No. 3473	11/12/08	01/02/09 Demo	Construction of duplex unit started.
702 10th Street, NW Tax Map # 2120817	House Purchased	04/21/08 No. 3472	04/07/09	07/21/09 Demo	Construction single-family unit started.
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.
0 Gilmer Tax Map # 2111212	Lot Purchased	07/16/07 No. 3431	08/15/07	Vacant Land	Permit process completed for unit construction.

Housing Division

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
MARCH 2015

Actual Vacant Unit Turnaround Time with Move-ins from 3/01/15 to 3/31/15

RRHA-Owned Properties	AMP #	Turnaround Days V12400	Exempt V12500 V12600	Actual Turn Days	Lease Units V12700	Average Downtime V12800	Average Net Downtime V12800	Make Ready time V12900	Average Net Make Ready time V12900	Lease Up Time V13000	Average Net Lease Up Time V13000	Average Turnaround Days V13100	Average Net Turn Days
Public Housing													
Lansdowne Park	201	83	0	83	3	7	2	68	23	8	3	83	***28***
The Villages at Lincoln/ Handicapped/ Elderly Cottages	202	44	0	44	3	30	10	8	3	6	2	44	***15***
Hunt Manor/Bluestone Park	259	241	174	67	6	9	2	46	8	12	2	67	***11***
Melrose Towers	206	72	0	72	4	0	0	45	11	27	7	72	***18***
Jamestown Place	207	159	0	159	11	22	2	74	7	63	6	159	***14***
Morningside Manor	208	22	0	22	2	0	0	13	7	9	5	22	***11***
Indian Rock Village/53 Scattered	210	38	0	38	2	2	1	34	17	2	1	38	***19***
The Villages at Lincoln- 24 Transitional/Homeownership	215	0	0	0	0	0	0	0	0	0	0	0	***0***
	Total	659	174	485	31	70	2	288	9	127	4	485	***16***
Other Rental Housing													
Hackley Avenue	400	0	0	0	0	0	0	0	0	0	0	0	***0***
Jamison Avenue Apartments	420	0	0	0	0	0	0	0	0	0	0	0	***0***
Downing Street Properties	425	0	0	0	0	0	0	0	0	0	0	0	***0***
	Total	0	0	0	0	0	0	0	0	0	0	0	***0***

Non-Owned Properties Managed by RRHA													
Private/Tax Credit													
Stepping Stone LP	455	0	0	0	0	0	0	0	0	0	0	0	***0***
Hillcrest Heights	456	0	0	0	0	0	0	0	0	0	0	0	***0***
Park Street Square	457	0	0	0	0	0	0	0	0	0	0	0	***0***
Hurt Park LP	459	47	0	47	1	10	10	12	12	25	25	47	47
McCray Court LP	470	0	0	0	0	0	0	0	0	0	0	0	***0***
Gilmer Housing Associates LP	471	0	0	0	0	0	0	0	0	0	0	0	***0***
Total		47	0	47	1	10	10	12	12	25	25	47	***47***

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

Actual Vacant Unit Turnaround Time with Move-ins from 10/01/14 to 3/31/15

RRHA Owned Properties	AMP #	Turnaround Days V12400	Exempt V12500 V12600	Actual Turn Days	Lease Units V12700	Downtime V12800	Average Net Downtime V12800	Make Ready time V12900	Average Net Make Ready time V12900	Lease Up Time V13000	Average Net Lease Up Time V13000	Turnaround Days V13100	Average Net Turn Days
Public Housing													
Lansdowne Park	201	654	0	654	30	53	2	462	15	139	5	654	***22***
The Villages at Lincoln/ Handicapped/ Elderly Cottages	202	455	0	455	21	190	9	213	10	52	2	455	***22***
Hunt Manor/Bluestone Park	259	688	371	317	27	51	2	207	8	59	2	317	***12***
Melrose Towers	206	451	0	451	24	7	0	250	10	194	8	451	***19***
Jamestown Place	207	911	511	400	22	61	3	166	8	173	8	400	***18***
Morningside Manor	208	94	0	94	5	4	1	55	11	35	7	94	***19***
Indian Rock Village/53 Scattered	210	386	108	278	15	63	4	170	11	45	3	278	***19***
The Villages at Lincoln- 24 Transitional/Homeownership	215	33	0	33	1	19	19	14	14	0	0	33	33
	Total	3672	990	2682	145	448	3	1537	11	697	5	2682	***18***
Other Rental Housing													
Hackley Avenue	400	0	0	0	0	0	0	0	0	0	0	0	***0***
Jamison Avenue Apartments	420	0	0	0	0	0	0	0	0	0	0	0	***0***
Downing Street Properties	425	0	0	0	0	0	0	0	0	0	0	0	***0***
	Total	0	0	0	0	0	0	0	0	0	0	0	***0***

Non-Owned Properties Managed by RRHA													
Private/Tax Credit													
Stepping Stone LP	455	0	0	0	0	0	0	0	0	0	0	0	***0***
Hillcrest Heights	456	0	0	0	0	0	0	0	0	0	0	0	***0***
Park Street Square	457	233	0	233	3	55	18	75	25	103	34	233	78
Hurt Park LP	459	321	0	321	6	37	6	110	18	174	29	321	54
McCray Court LP	470	78	0	78	1	2	2	3	3	73	73	78	78
Gilmer Housing Associates LP	471	0	0	0	0	0	0	0	0	0	0	0	***0***
	Total	632	0	632	10	94	9	188	19	350	35	632	63

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

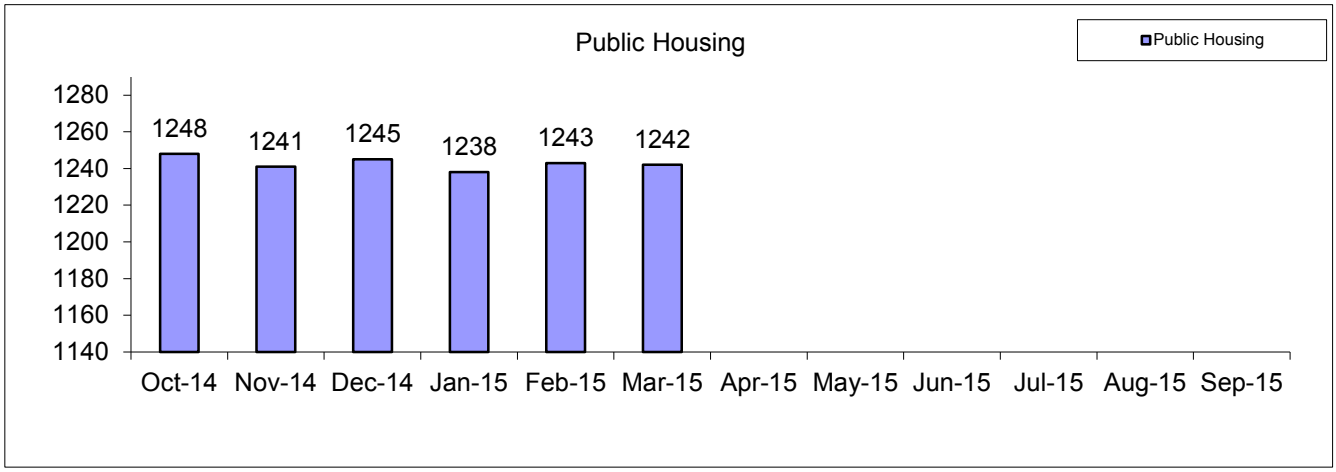
Monthly Management Report
Occupancy Comparison
(1st of the Month)

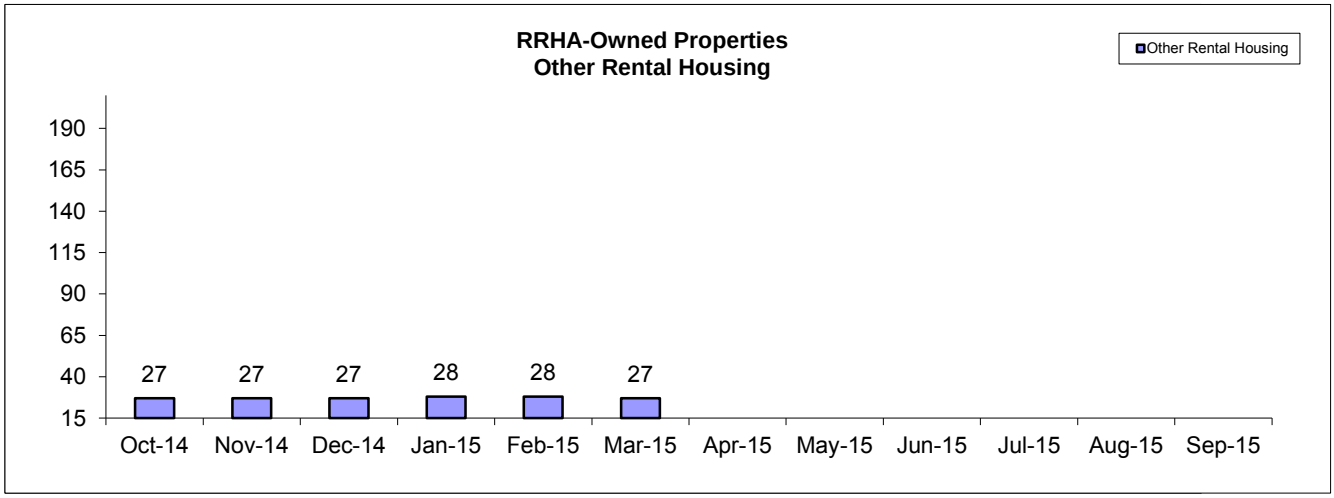
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing								
Lansdowne Park	201	300	300	9300	84	9216	***99.10%***	0.90%
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	164	5115	67	5048	***98.69%***	1.31%
Hunt Manor/Bluestone Park	259	172	168	5332	74	5258	***98.61%***	1.39%
Melrose Towers	206	212	208	6572	51	6521	***99.22%***	0.78%
Jamestown Place	207	150	150	4650	165	4485	96.45%	3.55%
Morningside Manor	208	105	105	3255	24	3231	***99.26%***	0.74%
Indian Rock Village/53 Scattered	210	133	133	4123	9	4114	***99.78%***	0.22%
The Villages at Lincoln- 24 Transitional/Homeownership	215	24	24	744	36	708	95.16%	4.84%
Portfolio Total:		1261	1252	39091	510	38581	***98.70%***	1.30%
Other Rental Housing								
Hackley Avenue	400	24	24	744	21	723	97.18%	2.82%
Jamison Avenue	420	2	2	62	0	62	***100.00%***	0.00%
Downing St.	425	1	1	31	0	31	***100.00%***	0.00%
Portfolio Total:		27	27	837	21	816	97.49%	2.51%

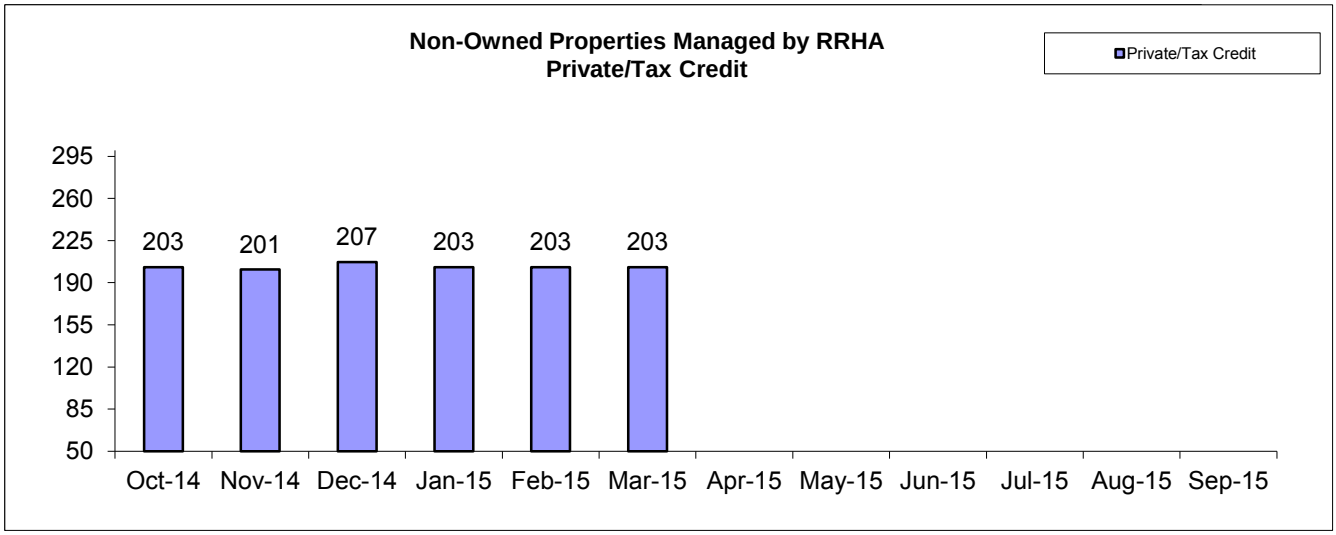
Non-Owned Properties Managed by RRHA	AMP #	Actual Unit Count	Adjusted Unit Count	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Private/Tax Credit								
Stepping Stone (LIHTC)	455	30	30	930	0	930	***100.00%***	0.00%
Hillcrest Heights (LIHTC)	456	24	24	744	0	744	***100.00%***	0.00%
Park Street Square (LIHTC)	457	25	25	775	0	775	***100.00%***	0.00%
Hurt Park LP (LIHTC)	459	40	40	1240	9	1231	***99.27%***	0.73%
McCray Court (LIHTC)	470	68	68	2108	93	2015	95.59%	4.41%
Gilmer Housing (LIHTC)	471	20	20	620	8	612	***98.71%***	1.29%
Portfolio Total:		207	207	6417	110	6307	***98.29%***	1.71%

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

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







Occupancy Summary Report
3/01/15 to 3/31/15

RRHA-Owned Properties	AMP #	Actual Unit Count	Available Units	Exempt Units	New Leases	Transfers *	Vacates	Units Occupied
Public Housing								
Lansdowne Park	201	300	300	0	3	1	2	298
The Villages at Lincoln Handicapped/Elderly Cottages	202	165	164	1	3	1	1	162
Hunt Manor/Bluestone Park	259	172	170	3	6	3	3	167
Melrose Towers	206	212	208	4	4	0	3	208
Jamestown Place	207	150	150	0	11	8	6	147
Morningside Manor	208	105	105	0	2	0	2	105
Indian Rock Village/53 Scattered	210	133	133	0	2	0	1	133
The Villages at Lincoln- 24 Transitional/Homeownership	215	24	24	0	0	0	0	22
Public Housing		1261	1254	8	31	13	18	1242
Other Rental Housing								
Hackley Avenue	400	24	24	0	0	0	1	23
Jamison Avenue	420	3	3	0	0	0	0	3
Downing St.	425	1	1	0	0	0	0	1
Other Rental Housing		28	28	0	0	0	1	27

Non-Owned Properties Managed by RRHA								
Private/Tax Credit								
Stepping Stone (LIHTC)	455	30	30	0	0	0	0	30
Hillcrest Heights (LIHTC)	456	24	24	0	0	0	0	24
Park Street Square (LIHTC)	457	25	25	0	0	0	0	25
Hurt Park (LIHTC)	459	40	40	0	1	0	0	40
McCray Court (LIHTC)	470	68	68	0	0	0	0	65
Gilmer Housing (LIHTC)	471	20	20	0	0	0	1	19
Private/Tax Credit		207	207	0	1	0	1	203

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

Public Housing Occupancy vs. Waitlist
3/31/15

AMP #	Lansdowne Park							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
201	1 Bedroom	54	54	0	0	0	0	9
	2 Bedroom	148	147	1	0	0	1	27
	3 Bedroom	78	77	1	0	1	0	15
	4 Bedroom	20	20	0	0	0	0	3
	5 Bedroom	0	0	0	0	0	0	0
	Total	**300**	**298**	**2**	**0**	**1**	**1**	**54**

AMP #	Jamestown Place							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
207	1 Bedroom	20	20	0	0	0	0	8
	2 Bedroom	34	33	1	0	1	0	16
	3 Bedroom	70	68	2	0	1	1	5
	4 Bedroom	18	18	0	0	0	0	5
	5 Bedroom	8	8	0	0	0	0	2
	Total	**150**	**147**	**3**	**0**	**2**	**1**	**36**

AMP #	The Villages at Lincoln/Handicapped/Elderly Cottages							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
202	1 Bedroom	41	40	1	1	0	0	6
	2 Bedroom	72	72	0	0	0	0	12
	3 Bedroom	48	46	2	0	2	0	49
	4 Bedroom	4	4	0	0	0	0	5
	5 Bedroom	0	0	0	0	0	0	0
	Total	**165**	**162**	**3**	**1**	**2**	**0**	**72**

AMP #	The Villages at Lincoln- Transitional/Homeownership							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
215	1 Bedroom	0	0	0	0	0	0	0
	2 Bedroom	0	0	0	0	0	0	0
	3 Bedroom	24	22	2	0	2	0	0
	4 Bedroom	0	0	0	0	0	0	0
	5 Bedroom	0	0	0	0	0	0	0
	Total	**24**	**22**	**2**	**0**	**2**	**0**	**0**

AMP #	Hunt Manor							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	24	22	2	0	2	0	6
	2 Bedroom	32	32	0	0	0	0	2
	3 Bedroom	28	27	1	1	0	0	1
	4 Bedroom	0	0	0	0	0	0	0
	5 Bedroom	12	11	1	1	0	0	2
	Total	**96**	**92**	**4**	**2**	**2**	**0**	**11**

259	Bluestone Park							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	10	10	0	0	0	0	1
	2 Bedroom	22	22	0	0	0	0	6
	3 Bedroom	32	30	2	1	1	0	1
	4 Bedroom	10	10	0	0	0	0	0
	5 Bedroom	2	2	0	0	0	0	0
	Total	**76**	**74**	**2**	**1**	**1**	**0**	**8**

Public Housing Occupancy vs. Waitlist
3/31/15

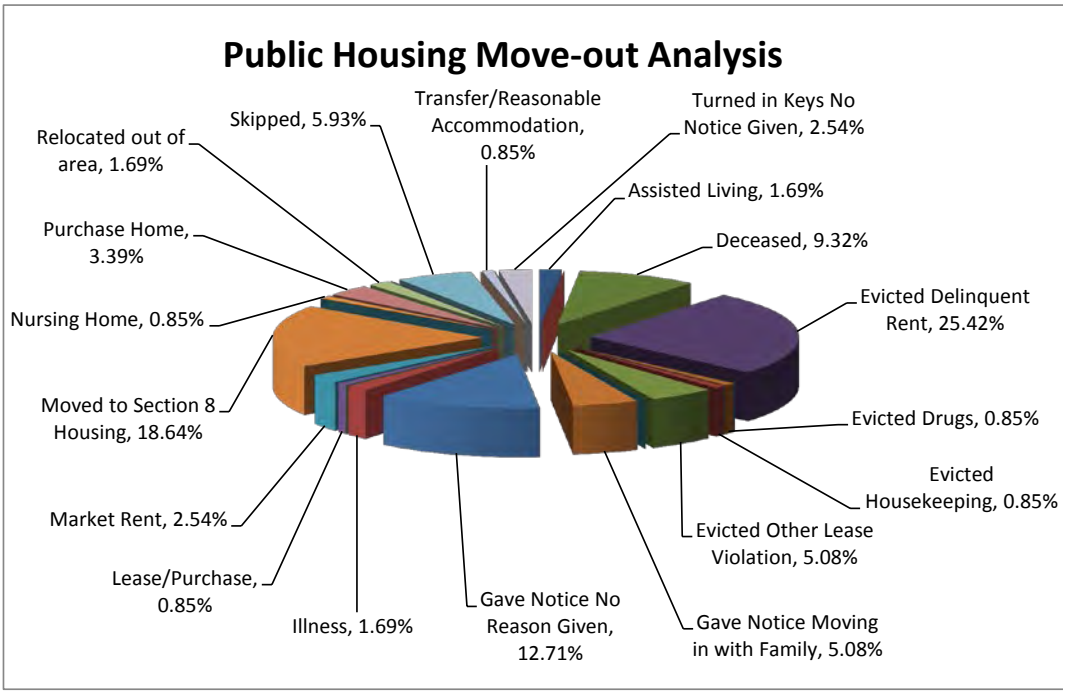
AMP #	Indian Rock Village							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	8	8	0	0	0	0	20
	2 Bedroom	16	16	0	0	0	0	11
	3 Bedroom	36	36	0	0	0	0	5
	4 Bedroom	14	14	0	0	0	0	1
	5 Bedroom	6	6	0	0	0	0	0
	Total	**80**	**80**	**0**	**0**	**0**	**0**	**37**
210								
	53 Scattered							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	1 Bedroom	1	1	0	0	0	0	13
	2 Bedroom	44	44	0	0	0	0	7
	3 Bedroom	8	8	0	0	0	0	15
	Total	**53**	**53**	**0**	**0**	**0**	**0**	**35**

AMP #	Melrose Towers							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	Studio	126	123	3	3	0	0	15
206	1 Bedroom	70	69	1	1	0	0	10
	2 Bedroom	16	16	0	0	0	0	1
	Total	**212**	**208**	**4**	**4**	**0**	**0**	**26**

AMP #	Morningside Manor							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
	Studio	64	64	0	0	0	0	10
208	1 Bedroom	41	41	0	0	0	0	3
	Total	**105**	**105**	**0**	**0**	**0**	**0**	**13**

Public Housing Move-out Analysis for Period 10/01/14 to 3/31/15

Vacate Reason	# of Clients	% of Clients
Assisted Living	2	1.69%
Death of sole family member	0	0.00%
Deceased	11	9.32%
Evicted Delinquent Rent	30	25.42%
Evicted did not comply with Recertication	0	0.00%
Evicted Drugs	1	0.85%
Evicted Fraud	0	0.00%
Evicted Housekeeping	1	0.85%
Evicted Other Lease Violation	6	5.08%
Evicted Pets	0	0.00%
Family Separation	0	0.00%
Gave Notice Moving in with Family	6	5.08%
Gave Notice No Reason Given	15	12.71%
Illness	2	1.69%
Incarcerated	0	0.00%
Lease/Purchase	1	0.85%
Market Rent	3	2.54%
Moved to Section 8 Housing	22	18.64%
Moved to Tax Credit Property	0	0.00%
Need Air Conditioning	0	0.00%
Non Renewal	0	0.00%
Non Renewal Community Service	0	0.00%
Non Renewal Repeated Lease Violation	0	0.00%
Nursing Home	1	0.85%
Property Sold	0	0.00%
Purchase Home	4	3.39%
Relocated out of area	2	1.69%
Self Sufficiency Contract Completed	0	0.00%
Skipped	7	5.93%
System Error needed to be corrected	0	0.00%
Transfer (3 years)	0	0.00%
Transfer/Handicap Unit	0	0.00%
Transfer/Health and Safety	0	0.00%
Transfer/Into Self Sufficiency	0	0.00%
Transfer/Larger Unit	0	0.00%
Transfer/Out of Self Sufficiency	0	0.00%
Transfer/Reasonable Accommodation	1	0.85%
Transfer/Smaller Unit	0	0.00%
Transfer/Unit Renovation	0	0.00%
Turned in Keys No Notice Given	3	2.54%
	118	100.00%



Monthly
Management Report
Charges vs. Receipts
March 2015

RRHA-Owned Properties	AMP Number	Balance Forward	Rent Charges	Late Fee Charges	Retro Rent Charges	Other Charges	Occupied Unit Total Charges	Occupied Unit Collections	Occupied Unit Ending Balance	% Uncollected Total Charges	% Uncollected Rent	Vacated Unit Cumulative Charge-Offs as of 3/31/15	Vacated Unit Cumulative Collections as of 3/31/15
Public Housing	Hurt Park												0.00
Lansdowne Park	201	60,752.09	44,616.62	0.00	613.33	10,334.83	116,316.87	69,768.23	46,548.64	40.02%	0.00%	$24,865.78	$9,836.73
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	7,904.00	25,017.08	0.00	48.60	272.15	33,241.83	24,650.45	8,591.38	25.85%	1.47%	$4,790.73	$129.00
Hunt Manor/Bluestone Park	259	13,751.26	33,767.47	0.00	502.48	255.45	48,276.66	40,508.57	7,768.09	16.09%	0.00%	$11,760.63	$4,636.44
Melrose Towers	206	311.70	50,287.71	0.00	0.00	803.25	51,402.66	48,582.45	2,820.21	5.49%	3.39%	$13,251.67	$997.24
Jamestown Place	207	-802.44	31,360.60	0.00	192.00	3,976.63	34,726.79	31,874.41	2,852.38	8.21%	0.00%	$3,963.66	$1,262.03
Morningside Manor	208	1,441.68	25,570.54	0.00	273.93	100.00	27,386.15	25,848.04	1,538.11	5.62%	0.00%	$1,708.62	$8.75
Indian Rock Village/53 Scattered	210	2,833.18	31,442.96	0.00	5.00	3,972.49	38,253.63	38,553.63	-300.00	***-0.78%***	0.00%	$8,562.77	$1,168.55
The Villages at Lincoln- 24 Transitional/Homeownership	215	1,285.49	4,849.51	0.00	-86.97	53.50	6,101.53	6,121.71	-20.18	***-0.33%***	0.00%	$14.76	$0.00
Public Housing		87,476.96	246,912.49	0.00	1,548.37	19,768.30	355,706.12	285,907.49	69,798.63	19.62%	0.00%	$68,918.62	$18,038.74
Other Rental Housing													
Hackley Avenue	400	427.00	2,691.94	0.00	0.00	300.00	3,418.94	3,308.00	110.94	3.24%	0.00%		
Jamison Avenue	420	600.00	1,580.00	0.00	0.00	0.00	2,180.00	2,180.00	0.00	***0.00%***	0.00%		
Downing Street	425	661.00	297.00	0.00	0.00	0.00	958.00	322.00	636.00	66.39%	0.00%		
Other Rental Housing		1,688.00	4,568.94	0.00	0.00	300.00	6,556.94	5,810.00	746.94	***11.39%***	0.00%		

Non-Owned Properties Managed by RRHA											
Private/Tax Credit											
Stepping Stone (LIHTC)	455	6,170.65	16,285.00	0.00	0.00	-25.00	22,430.65	17,955.00	4,475.65	19.95%	0.00%
Hillcrest Heights (LIHTC)	456	5,226.14	13,260.00	0.00	0.00	50.00	18,536.14	13,373.00	5,163.14	27.85%	0.00%
Park Street Square (LIHTC)	457	4,924.54	11,590.00	0.00	0.00	161.00	16,675.54	10,406.00	6,269.54	37.60%	10.22%
Hurt Park (LIHTC)	459	5,183.08	21,001.10	0.00	0.00	839.00	27,023.18	23,361.00	3,662.18	13.55%	0.00%
McCray Court (LIHTC)	470	659.70	30,015.00	0.00	0.00	70.00	30,744.70	28,282.00	2,462.70	8.01%	5.77%
Gilmer Housing (LIHTC)	471	11,008.41	9,420.00	0.00	0.00	139.00	20,567.41	8,443.50	12,123.91	58.95%	10.37%
Private/Tax Credit		33,172.52	101,571.10	0.00	60.00	1,234.00	135,977.62	101,820.50	34,157.12	25.12%	0.00%

PHAS Scoring Tenant Accounts Receivable (TAR)

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

Fiscal Year to Date
Public Housing Inspections
10/01/14 - 3/31/2015

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

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

Note: RRHA has outsourced annual inspections. The contract requires that inspections of all units be completed prior to September 30, 2015. Inspections are scheduled to begin April 2015

Public Housing Work Order Report from 3/01/15 to 3/31/15

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	13	13	***100%***	192	574	***3***
Village at Lincoln/Handicapped/ Elderly Cottages	4	4	***100%***	52	89	***2***
Hunt Manor/Bluestone Park	6	6	***100%***	71	236	***3***
Melrose Towers	1	1	***100%***	127	753	***6***
Jamestown Place	0	0	***100%***	83	205	***2***
Morningside Manor	0	0	***100%***	31	126	***4***
Indian Rock Village/53 Scattered	0	0	***100%***	32	66	***2***
Total	24	24	***100%***	588	2049.00	***3***

Work Order Report from 10/01/14 to 3/31/15

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	122	122	***100%***	874	3423	***4***
Village at Lincoln/Handicapped/ Elderly Cottages	40	40	***100%***	317	1355	***4***
Hunt Manor/Bluestone Park	69	69	***100%***	417	1217	***3***
Melrose Towers	43	43	***100%***	490	3274	***7***
Jamestown Place	85	85	***100%***	436	1079	***2***
Morningside Manor	16	16	***100%***	172	571	***3***
Indian Rock Village/53 Scattered	46	45	***98%***	220	692	***3***
Total	421	420	***100%***	2926	11,611	***4***

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

Utility Consumption Report
October 2014 - September 2015
Consumption and Costs as of February 28, 2015

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	38.16	85.86	58.36	182.38	179.45	***101.63%***
202	165	153.62	8.03	62.50	224.15	179.45	124.91%
259	172	40.78	70.92	65.57	177.27	179.45	***98.79%***
206	212	40.37	36.73	31.77	108.87	179.45	***60.67%***
207	150	35.98	51.91	55.42	143.31	179.45	***79.86%***
208	105	57.34	50.87	55.11	163.32	179.45	***91.01%***
210	133	44.54	77.11	54.59	176.24	179.45	***98.21%***
215	24	N/A	N/A	N/A	N/A	179.45	N/A
Total Units:	1261						
Average Cost PUM:		56.41	68.21	54.83		179.45	

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	112.96	88.47	127.68%	527	647	***81.45%***	6.62	5.90	***112.20%***
202	165	N/A	88.47	N/A	1,389	647	214.68%	5.90	5.90	***100.00%***
259	172	93.21	88.47	***105.36%***	520	647	***80.37%***	6.61	5.90	***112.03%***
206	212	48.30	88.47	***54.59%***	521	647	***80.53%***	3.66	5.90	***62.03%***
207	150	68.23	88.47	***77.12%***	478	647	***73.88%***	6.87	5.90	***116.44%***
208	105	66.89	88.47	***75.61%***	743	647	***114.84%***	6.43	5.90	***108.98%***
210	133	92.56	88.47	***104.62%***	471	647	***72.80%***	4.88	5.90	***82.71%***
215	24	N/A	88.47	N/A	N/A	647	N/A	N/A	5.90	N/A
Total Units:	1261									

Average THERM PUM: 88.47 Average KWH PUM: 647 Average water usage PUM: 5.90

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

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

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

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

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

SECURITY ACTIVITIES
MONTHLY REPORT
MARCH 2015

Public Housing Criminal Activity for the Month of March 2015 and the Fiscal Year 10/01/14 - 09/30/15

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	1	1	0	0	0	0	0	0	1	8
Arson	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	0	0	0	0	0	0	0	2	2
Burglary	0	1	0	0	0	0	0	2	0	2
Homicide/Murder	0	0	0	0	0	0	0	0	0	0
Larceny	2	5	1	2	0	1	0	0	1	11
Rape	0	0	0	0	0	0	0	0	2	2
Robbery	0	0	0	0	0	0	0	0	0	0
Part 1 Crime Total	3	7	1	2	0	1	0	2	6	25
Destruction of Property	0	4	0	0	0	2	0	1	3	12
Disorderly Persons	0	0	0	0	0	0	0	0	3	6
Domestic Disorder	2	15	0	0	3	9	0	6	8	23
Drug Offense	0	3	0	0	0	0	0	0	2	11
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	0	0	1	0	0	0	0
Gambling	0	0	0	0	0	0	0	0	0	0
Intimidation	1	4	0	0	0	3	1	2	0	3
Liquor Law	0	0	0	0	0	0	0	0	0	3
Loitering	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	0
Simple Assault	2	12	0	0	0	4	0	0	3	22
Sucide/Attempt	0	0	0	0	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0
Towed Vehicle	0	3	0	1	0	2	0	1	0	8
Trespassing	0	0	0	0	0	0	0	0	1	2
Weapons	0	1	0	0	0	0	0	0	0	4
Part II Crime Total	5	42	0	1	3	21	1	10	20	94
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	8	49	1	3	3	22	1	12	26	119

Public Housing Criminal Activity for the Month of March 2015 and the Fiscal Year 10/01/14 - 09/30/15

	Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	1	0	1	0	0
Arson	0	0	0	0	0	1
Auto Theft	0	0	0	0	0	0
Burglary	0	1	1	1	0	0
Homicide/Murder	0	0	0	0	0	0
Larceny	0	4	0	0	1	5
Rape	0	0	0	0	0	0
Robbery	0	0	0	0	0	0
Part 1 Crime Total	0	6	1	2	1	6
Destruction of Property	0	5	0	0	0	0
Disorderly Persons	0	0	0	0	0	0
Domestic Disorder	1	8	1	3	0	0
Drug Offense	0	4	0	1	1	1
Family Offense (nonviolent)	0	1	0	0	0	0
Forgery	0	0	0	0	0	0
Fraud	0	0	0	0	0	0
Gambling	0	0	0	0	0	0
Intimidation	1	4	0	0	0	2
Liquor Law	0	0	0	0	0	0
Loitering	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0
Simple Assault	2	12	0	3	2	4
Sucide/Attempt	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0
Towed Vehicle	2	6	0	2	0	0
Trespassing	0	0	0	0	1	1
Weapons	0	0	0	0	0	0
Part II Crime Total	6	40	1	9	4	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	6	46	2	11	5	14

Public Housing Community vs. Site
Part 1 and Part II Crimes Percentage
MARCH 2015

	MONTH			YEAR TO DATE		
	No. Per Household		Site Rate Compared to	No. Per Household		Site Rate Compared to
Part I Crime	**Community**	**Site**	**Community**	**Community**	**Site**	**Community**
Jamestown Place	0.007682	0.020000	260.35%	0.047094	0.0467	***99.09%***
Morningside Manor	0.007682	0.009524	123.98%	0.047094	0.0190	***40.45%***
Indian Rock Village	0.007682	0.000000	***0.00%***	0.047094	0.0125	***26.54%***
Bluestone	0.007703	0.000000	***0.00%***	0.049917	0.0263	***52.72%***
Lansdowne Park	0.006279	0.020000	318.55%	0.034036	0.0833	244.84%
Villages at Lincoln	0.006279	0.000000	***0.61%***	0.034036	0.0364	***106.84%***
Hunt Manor	0.006279	0.010417	165.91%	0.034036	0.0208	***61.21%***
Melrose Towers	0.006279	0.004717	***75.13%***	0.034036	0.0283	***83.15%***

	No. Per Household		Site Rate Compared to	No. Per Household		Site Rate Compared to
Part II Crime	**Community**	**Site**	**Community**	**Community**	**Site**	**Community**
Jamestown Place	0.030171	0.033333	***110.48%***	0.140281	0.2800	199.60%
Morningside Manor	0.030171	0.000000	***0.00%***	0.140281	0.0095	***6.79%***
Indian Rock Village	0.030171	0.037500	124.29%	0.140281	0.2625	187.13%
Bluestone	0.014348	0.013158	91.70%	0.075668	0.1316	173.89%
Lansdowne Park	0.024651	0.066667	270.44%	0.128676	0.3133	243.51%
Villages at Lincoln	0.024651	0.036364	147.51%	0.128676	0.2424	188.40%
Hunt Manor	0.024651	0.010417	***42.26%***	0.128676	0.0938	***72.86%***
Melrose Towers	0.024651	0.018868	***76.54%***	0.128676	0.0377	***29.33%***

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

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
MARCH 2015

Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
March 2015

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of March 2015 reporting period is 84.2%. The average percent of the Housing Assistance Payments (HAP) budget authority expense for fiscal year 2015 is 86%.

Inspections

During the month of March 2015, the HCV Housing Quality Standards (HQS) Inspector conducted a total of 259 inspections and Five (5) quality control inspections. This also includes a total of forty-four (44) initial inspections approved and processed for new admissions and moving families in the HCV Program.

Housing Choice Voucher Waiting List

For the month of March the HCV Department scheduled forty (40) families from the HCV waiting list for interviews to determine their eligibility.

Homeownership

The program currently has ten (10) Section 8 participants in the Homeownership Program for the month of March 2015 and one family in the financing phase of the program. Funding through the HCV program is utilized 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 eighty (80) vouchers. For the month of March 2015, this program has seventy-five (75) leased participants; and three (3) searching for housing.

Tenant Briefings

The Housing Choice Voucher Department conducted one voucher briefing session for the month of March 2015. RRHA will continue to monitor funding and issue vouchers based on funding allocation for CY 2015 and will continue to issue vouchers for HUD-VASH and Family Unification Program (FUP) referrals. The HCV Client Specialists provided customer service to 834 HCV participants/owners during the month of March 2015. This number represents scheduled appointments and walk-in visits 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 with regard to describing and answering questions concerning the HCV Program.

Voucher Issuance Briefings
There were thirty-six (36) Housing Choice Vouchers issued in March 2015.

Family Unification Program (FUP)
HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty-one (81) vouchers have been allocated to the Roanoke Redevelopment and Housing Authority to serve this population. All referrals for the program come through the Roanoke City and Roanoke County Departments of Social Services (DSS). Currently, there are sixty-nine (69) families under lease; three (3) families are searching, and two (2) families are scheduled for eligibility interviews. The Section 8 staff continues to work with the City and County of Roanoke DSS to achieve full utilization of the voucher allocation.

HCV HQS Inspection Department
Monthly Activity Report
March 2015

INSPECTION TYPE	# COMPLETE	# PASSED	% PASSED	# FAILED	% FAILED
ANNUAL	160	134	83.75%	26	16.25%
INITIALS	53	44	83.02%	9	16.98%
COMPLAINT	5	2	40.00%	3	60.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	41	32	78.05%	9	21.95%
HQS QUALITY CONTROL	5	2	40.00%	3	60.00%

TOTAL INSPECTIONS SCHEDULED	259
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	11.77
AVERAGE INSPECTIONS PER FIELD DAY	11.77
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	22

Section 8 Department
Waitlist Activity Report
March 2015

BEDROOM SIZE	TOTAL BEDROOMS
0 BEDROOMS	0
1 BEDROOMS	42
2 BEDROOMS	28
3 BEDROOMS	7
4 BEDROOMS	3
5 BEDROOMS	0
6 BEDROOMS	0
7 BEDROOMS	0
TOTAL REMAINING ON WAIT LIST	80

Program Voucher Issuance By Month/Bedroom Size

March 2015

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued	Cumulative
October-14	6	6	6	1	0	0	19	19
November-14	4	9	6	1	0	0	20	39
December-14	7	3	8	0	0	0	18	57
January-15	14	14	10	0	0	0	38	95
February-15	13	17	11	3	0	0	44	139
March-15	**7**	**13**	**10**	**6**	**0**	**0**	**36**	**175**
April-15								
May-15								
June-15								
July-15								
August-15								
September-15								
TOTALS	**51**	**62**	**51**	**11**	**0**	**0**	**175**	

Waitlist Applicant Status
March 2015

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-14	50	14	10	0	8	18	0	
November - 14	50	23	0	0	9	18	0	
December - 14	62	12	0	0	4	44	2	
January - 15	50	4	0	0	8	38	0	
February - 15	48	12	0	0	3	28	5	
March - 15	**40**	**0**	**0**	**0**	**4**	**18**	**18**	
April - 15								
May-15								
June - 15								
July - 15								
August - 15								
September - 15								
TOTALS	**300**	**65**	**10**	**0**	**36**	**164**	**25**	

Meanings

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

SECTION 8 MONTHLY STATISTIC REPORT

PROGRAM NAME	ACTIVITY	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	**Mar-15**	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15
HOUSING CHOICE	UNIT MONTHS ALLOCATED	1,888	1,888	1,888	1,888	1,888	**1,888**						
VOUCHERS	UNIT MONTHS LEASED	1,518	1,530	1,548	1,531	1,568	**1,581**						
MAINSTREAM	ALLOCATED	46	46	46	46	46	**46**						
	LEASED	40	41	46	46	46	**46**						
VASH (35)	ALLOCATED	35	35	35	35	35	**35**						
VASH (35)	LEASED	33	34	33	35	35	**34**						
VASH (25)	ALLOCATED	25	25	25	25	25	**25**						
VASH (25)	LEASED	20	20	21	25	23	**24**						
FUP (31)	ALLOCATED	31	31	31	31	31	**31**						
FUP (31)	LEASED	29	30	29	29	29	**28**						
FUP (50)	ALLOCATED	50	50	50	50	50	**50**						
FUP (50)	LEASED	45	45	44	44	41	**41**						
VASH (10)	ALLOCATED	10	10	10	10	10	**10**						
VASH (10)	LEASED	9	9	10	10	9	**10**						
VASH (10) B	ALLOCATED	10	10	10	10	10	**10**						
VASH (10) B	LEASED	0	0	2	5	6	**7**						
SHELTER PLUS	ALLOCATED	46	45	43	42	42	**42**						
	LEASED	46	45	43	42	42	**39**						

VOUCHER UNITS LEASED

FY 2015

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION MOVE - IN	MOVE - OUT
OCTOBER	2,049	1,654	395	71	27	17
NOVEMBER	2,049	1,668	381	74	22	8
DECEMBER	2,049	1,687	362	42	24	11
JANUARY	2,049	1,679	370	76	12	4
FEBRUARY	2,049	1,711	338	85	30	3
MARCH	**2,049**	**1,725**	**324**	**82**	**31**	**7**
APRIL	-	-	-			
MAY	-	-	-			
JUNE	-	-	-			
JULY	-	-	-			
AUGUST	-	-	-			
SEPTEMBER	-	-	-			
TOTALS	**12,294**	**10,124**	**2170**	**430**	**146**	**50**

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	YTD
FUNDING RECEIVED	$809,211	$ 766,107	$ 212,743	$ 802,172	$ 798,882	**$ 798,882**							$4,187,997
ACTUAL HAP EXPENSE	$762,456	$ 756,915	$ 769,338	$ 786,783	$ 808,647	**$ 796,391**							$4,680,531
VARIANCE	$ 46,755	$ 9,192	$ (556,595)	$ 15,389	$ (9,765)	**$ 2,491**							$ (492,534)
PERCENT VARIANCE	5.78%	1.20%	-261.63%	1.92%	-1.22%	**0.31%**							-11.76%
YTD VARIANCE	$ 46,755	$ 55,947	$ (500,648)	$(485,259)	$ (495,025)	**$ (492,534)**							$ (492,534)
PUC													
HUD FUNDED PUC	$ 394.93	$ 373.89	$ 103.83	$ 391.49	$ 389.89	**$ 389.89**							$ 340.65
ACTUAL PUC	$ 460.98	$ 453.79	$ 456.04	$ 468.60	$ 472.62	**$ 461.68**							$ 462.32
VARIANCE	$ (66.05)	$ (79.89)	$ (352.21)	$ (77.11)	$ (82.73)	**$ (71.79)**							$ (121.67)
PERCENT VARIANCE	-14.33%	-17.61%	-77.23%	-16.45%	-17.50%	**-15.55%**							-26.32%
UNITS													
HUD BASELINE UNITS	2,049	2,049	2,049	2,049	2,049	**2,049**							12,294
HUD FUNDED UNITS	2,049	2,049	2,049	2,049	2,049	**2,049**							12,294
FUNDED UNITS BASED ON ACTUAL HAP	1,755	1,688	467	1,712	1,690	**1,730**							9,043
ACTUAL UNITS LEASED	1,654	1,668	1,687	1,679	1,711	**1,725**							10,124
VARIANCE TO BUDGET	101	20	(1,220)	33	(21)	**5**							(1,081)
VARIANCE TO BASELINE	294	361	1,582	*337*	359	**319**							3,251
YTD VAR TO BASELINE	294	654	2,237	2,574	2,933	**3,251**							3,251
VARIANCE FUNDED	395	381	362	370	338	**324**							2,170
YTD VAR TO FUNDED	395	776	1,138	1,508	1,846	**2,170**							2,170
ADMIN FEES													
HUD FUNDS	$ 71,858	$ 71,521	$ 71,521	$ 70,561	$ 65,982	**$ 65,982**							$ 417,425
ACTUAL EXPENSE	$ 98,018	$ 64,096	$ 76,352	$ 84,245	$ 79,168	**$ 51,120**							$ 452,998
VARIANCE	$ (26,160)	$ 7,425	$ (4,831)	$ (13,684)	$ (13,186)	**$ 14,862**							$ (35,573)
PERCENT	136.41%	89.62%	106.75%	119.39%	119.98%	**77.47%**							108.52%
CUMULATIVE VARIANCE	$ (26,160)	$ (18,735)	$ (23,566)	$ (37,250)	$ (50,436)	**$ (35,573)**							$ (35,573)

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-15	Feb-15	Mar-15	Apr-15	May-15	Jun-15	Jul-15	Aug-15	Sep-15	Oct-15	Nov-15	Dec-15	YTD
FUNDING BUDGET	$ 800,177	$ 800,177	**$ 800,177**										$ 2,400,532
FUNDING RECEIVED	$ 802,172	$ 798,882	**$ 798,882**										$ 2,399,936
VARIANCE	$ (1,995)	$ 1,295	**$ 1,295**										$ 596
PERCENT VARIANCE	-0.25%	0.16%	**0.16%**										0.02%
YTD VARIANCE	$ (1,995)	$ (699)	**$ 596**										$ 1,192
REVENUE VS EXPENSE													
FUNDING RECEIVED	$ 802,172	$ 798,882	**$ 798,882**										$ 2,399,936
ACTUAL HAP EXPENSE	$ 786,783	$ 808,647	**$ 796,391**										$ 2,391,822
VARIANCE	$ 15,389	$ (9,765)	**$ 2,491**										$ 8,114
PERCENT VARIANCE	1.92%	-1.22%	**0.31%**										0.34%
YTD VARIANCE	$ 15,389	$ 5,623	**$ 8,114**										$ 8,114
PUC													
HUD FUNDED PUC	$ 391.49	$ 389.89	**$ 389.89**										$ 390.42
ACTUAL PUC	$ 468.60	$ 472.62	**$ 461.68**										$ 467.63
VARIANCE	$ (77.11)	$ (82.73)	**$ (71.79)**										$ (77.21)
PERCENT VARIANCE	-16.45%	-17.50%	**-15.55%**										-16.50%
UNITS													
HUD BASELINE UNITS	2,049	2,049	**2,049**										6,147
HUD FUNDED UNITS	2,049	2,049	**2,049**										6,147
FUNDED UNITS BASED ON ACTUAL HAP	1,712	1,690	**1,730**										5,133
ACTUAL UNITS LEASED	1,679	1,711	**1,725**										5,115
VARIANCE TO BUDGET	33	(21)	**5**										18
VARIANCE TO BASELINE	337	359	**319**										1,014
YTD VAR TO BASELINE	337	696	**1,014**										1,014
VARIANCE FUNDED	370	338	**324**										1,032
YTD VAR TO FUNDED	370	708	**1,032**										1,032
ADMIN													
HUD FUNDED FEES	70,561	65,982	**65,982**										202,525
ACTUAL EXPENSE	84,245	79,168	**51,120**										$ 214,533
VARIANCE	$ (13,684)	$ (13,186)	**$ 14,862**										$ (12,008)
PERCENT	119.39%	119.98%	**77.47%**										105.93%
CUMULATIVE VARIANCE	$ (13,684)	$ (26,870)	**$ (12,008)**										$ (12,008)

THIS SHEET INCLUDES HCV, VASH, & FUP

Resident Services Report
MARCH 2015

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2015**

Current Number of Participants 101 Number of Persons with Escrow Accounts: **39** Total in Escrow: $72,201.75

Coordinators: **Gloria Charlton/ Vacant** FSS Program Termination: 3 FSS Program Completion: 0

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	Month	TD	Outcome Goal	Month	TD	
There is a need to link new FSS program participants to services and economic opportunities that will lead to employment and economic self-sufficiency.	Case Management-Service Coordination-New FSS Contracts of Participation Executed- 22 Contracts	22	1	30	Self-Sufficiency-Increase or maintain involvement in the community |Persons-16	0	17	**A. Tools for Measurement** Intake log Recruitment log **B. Where Data Maintained** Agency database Individual case records **C. Source of Data** Employment Records Progress reports **D. Frequency of Collection** Monthly **E. Processing of Data** Computer spreadsheets Manual tallies
	Case Management-Service Coordination-Individual Training Service Plans (ITSPs) developed -22 Persons	22	1	30	Employment-Job placement |Persons-10	0	10	
	Case Management-Service Coordination-Needs assessments conducted- 22 Persons	22	1	30	Self-Sufficiency-Earned income increased-Households |Households-7	0	12	

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2015**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	Month	TD	Outcome Goal	Month	TD	
	Employment Opportunities-Other-Persons 22 Persons	22	1	24	Employment-Job Placement -10 Persons	0	4	Same as above
	Employment-Employment/Career counseling-Enrolled- 7 Persons	7	0	8	Employment-Employment obtained above minimum wage - 3 Persons	0	19	
	Financial Literacy-Financial literacy/Financial management education-Enrolled -15 Persons	15	0	15	Financial Literacy-Monthly bills paid on time for a six month period – 7 Persons	0	2	
	Training-Vocational training-Enrolled -7 Persons	7	0	2	Employment-Full time equivalent (FTE) –3 FTE	0	15	
	Employment Opportunities-Section 3-Available jobs (FTE) | 10 Available jobs	10	0	0	Employment-Section 3-Employment obtained part-time-3 Persons	0	0	

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2015**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	Month	TD	Outcome Goal	Month	TD	
There is a need to maintain on-going linkages to services and economic opportunities for existing FSS program participants in order to support their transition to employment and economic self-sufficiency.	Policy Priority-Capacity Building and Knowledge Sharing-Meet with local PCC (minimum 4 meetings per year) and conduct gap analysis- 4 Meetings	4	0	4	Policy Priority-Capacity Building and Knowledge Sharing-Number of education/ training services available from partners added as a result of the gap analysis – 4 Services	0	5	Same as above
	Training-Employment-Job training classes-Completed – 7 Persons	7	0	19	Employment-Job placement – 2 Persons	0	4	
	Financial Literacy-Financial literacy/Financial management education-Enrolled – 7 Persons	7	0	14	Financial Literacy-Escrow accounts with positive balances-Accounts – 3 Accounts	0	59	
	Housing-Pre-purchase homeownership education/counseling-Attended – 6 Persons	6	3	19	Financial Literacy-Checking/ Savings account established- 3 |Persons	0	3	

Family Self-Sufficiency – Public Housing – GRANT FUNDED

Period: 03/17/14 – 03/16/15 **March 2015**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
Planning		Intervention			Impact			Accountability
		Output Goal	Month	TD	Outcome Goal	Month	TD	
	Financial Literacy-IDA accounts established- 3 Persons	3	0	2	Financial Literacy-IDA account deposits-3 Persons	0	2	Same as above
	Youth-Mentoring relationships established- 12 Persons	12	0	55	Youth-GPA for children improved by .50 or more 5 Persons	0	5	

Family Self-Sufficiency – 2014 Combined HCV and PH – GRANT FUNDED

Grant Period: 1/01/15 – 12/31/15 **March 2015**

Current Number of Participants: **73** Number of Persons with Escrow Accounts: **38** Total in Escrow: **$100,413.22**

Coordinators: **Yvonne Thomas, Marlene Starkey** FSS Program Termination: **0** FSS Program Completion: **0**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need to link new FSS program participants to services and economic opportunities that will lead to employment and economic self-sufficiency. There is a need to maintain on-going linkages to services and economic opportunities for existing FSS program participants in order to support their transition to employment and economic self-sufficiency.	Child Care-Families linked to Child Care Services (5)	1	2	Education-Associates degree obtained (4)	0	0	**A. Tools for Measurement** Program specific form(s) Plans **B. Where Data Maintained** Individual case records Specialized database **C. Source of Data** Employment records Referrals **D. Frequency of Collection** Quarterly Annually **E. Processing of Data** Computer Spreadsheets Relational database
	Education-Participation in Adult Basic Education (2)	0	2	Education-Bachelor's degree obtained (1)	0	0	
	Education-Participation in ESL classes (2)	0	0	Education- Adult Basic Education-completed (2)	0	0	
	Education-Participation in High School/GED program (7)	0	3	Education-Certification from technical school (4)	4	4	
	Education-Participation in Post-secondary classes (8)	2	9	Education-ESL Completed (2)	0	0	
	Employment-job retention activities (22)	0	0	Education-GED/High School diploma obtained (3)	0	0	
	Financial Literacy-Escrow accounts established (8)	1	1	Employment-Employment obtained (including apprenticeship) (12)	0	4	
	Financial Literacy-Tax preparation assistance provided (6)	1	4	Employment-Employment increased from part-time to full-time- 32+ hours (8)	0	0	

Family Self-Sufficiency – 2014 Combined HCV and PH – GRANT FUNDED

Grant Period: 1/01/15 – 12/31/15 **March 2015**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Same as above	Financial Literacy-IDA accounts (not escrow) established (5)	0	0	Employment-Promotion/new job resulting in increased hourly wage (6)	0	4	Same as above
	Financial Literacy Individualized counseling (10)	3	4	Employment-Maintain employment greater than one year (12)	2	9	
	Financial Literacy – Classroom setting financial education-participation (20)	1	2	Employment-Employer-Provided health benefits obtained (4)	0	4	
	Health-Referral for health care services (physical/dental) (3)	1	1	Financial Literacy-EITC received (1)	0	2	
	Health-Referral for mental health services (2)	0	0	Housing-Increased earned income results in no longer needing rental assistance (1)	0	0	
	Health-Referral for substance abuse services (0)	0	0	Housing- Purchased home with HCV Homeownership Assistance (1)	0	0	
	Housing-Homeownership counseling (15)	2	5	Housing-Purchased home without HCV Homeownership Assistance (2)	0	0	
	Service Coordination-New families enrolled-new COP (30)	1	8				

Family Self-Sufficiency – 2014 Combined HCV and PH – GRANT FUNDED

Grant Period: 1/01/15 – 12/31/15 **March 2015**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Same as above	Service Coordination-Families continuing to receive service coordination (175)	73	73				Same as above
	Service Coordination-Families graduated (6)	0	1				
	Service Coordination-Individuals served – unduplicated count (235)	77	77				
	Training-Job Preparation/Counseling –soft skills enrolled (25)	0	2				
	Training-Job preparation/counseling (soft skills)-Completed (25)	0	1				
	Training-Job Training (for specific job/type of job)-Enrolled (6)	4	5				
	Training-Job Training (for specific job/type of job)-Completed (5)	4	4				
	Training-Parenting/Household Skills/Life Skills (non-job training)-Enrolled (10)	0	0				

Family Self-Sufficiency – 2014 Combined HCV and PH – GRANT FUNDED

Grant Period: 1/01/15 – 12/31/15 **March 2015**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Same as above	Training-Parenting/Household Skills/Life Skills (non-job training)-Completed (8)	0	0				
	Transportation-Transportation services to enable service provision/employment (2)	0	0				

PROGRAM: **2012 ROSS Service Coordinator – Indian Village, Jamestown & Lansdowne – GRANT FUNDED**

Grant Period: 6/16/14 – 12/08/2016 **Reporting Period: 6/16/14 – 12/08/2016** **March 2015**

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

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Residents lack skills and training in employability, access to the Internet and computer technology, educational programs, as well as supportive services and programs designed to promote economic self-sufficiency.	Policy Priority-Capacity Building and Knowledge Sharing-Meet with local PCC (minimum 4 meetings per year) and conduct gap analysis | 4 Meetings	0	2	Policy Priority-Capacity Building and Knowledge Sharing-Number of new Supportive Service Partners providing services as a result of the gap analysis | 8 Partners	0	5	**A. Tools for Measurement** Database Intake log Interviews Bank accounts Post Tests **B. Where Data Maintained** Agency Database Individual case records School Specialized database **C. Source of Data** Counseling reports GED certification/diploma Placements Financial reports Employment Records Work plan reports **D. Frequency of Collection** Monthly **E. Processing of Data** Computer Spreadsheets Manual tallies
	Policy Priority-Job Creation/Employment-Partnership with Workforce Investment Board (WIB) to establish apprenticeship programs and/or job opportunities | 5 Partnerships	0	1	Policy Priority-Job Creation/Employment-Number of job placements as a result of partnerships with the Workforce Investment Board | 10 FTE	0	0	
There is a need for families residing in Public and Indian Housing to receive training in financial management and life skills training.	Employment-Skills assessment | 40 Persons	2	21	Employment-Job placement | 20 Persons	3	14	
	Employment-Employment/Career counseling-Enrolled | 50 Persons	0	0				

PROGRAM: **2012 ROSS Service Coordinator – Indian Village, Jamestown & Lansdowne – GRANT FUNDED**

Grant Period: 6/16/14 – 6/15/17 **Reporting Period: 6/16/14 – 6/15/17** **March 2015**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
	Training-Employment-Job training classes-Enrolled | 25 Persons	0	3				**A. Tools for Measurement** Database Intake log Interviews Bank Accounts Post tests **B. Where Data Maintained** Agency Database Individual case records Specialized Database **C. Source of Data** Counseling reports Employment records GED certification/diploma Financial records Work plan reports **D. Frequency of Collection** Monthly **E. Processing of Data** Computer Spreadsheets Manual tallies
There is a need for families residing in Public and Indian housing to obtain a High School diploma or GED or two-year or 4-year degree in order to qualify for employment opportunities at a living wage.	Education-GED program-Enrolled | 20 Persons	0	1	Education-GED obtained | 5 Persons	0	0	
	Education-ESL classes-Enrolled | 40 Persons	2	11	Self-Sufficiency-Increase or maintain involvement in the community | 40 Persons	2	3	
There is a need for families residing in Public and Indian housing to receive training in financial management and life skills training.	Financial Literacy-Financial literacy/Financial management education-Enrolled | 24 Persons	0	25	Financial Literacy-Credit score improved |18 Persons	0	0	
				Financial Literacy-Checking/Savings account established | 8 Persons	0	2	
Residents lack the knowledge to move to market rate rental housing and/or purchase a home.	Housing-Pre-purchase homeownership education/ counseling-Attended | 20 Persons	0	0				

PROGRAM: **2012 ROSS Service Coordinator – Indian Village, Jamestown & Lansdowne – GRANT FUNDED**

Grant Period: 6/16/14 – 6/15/17 **Reporting Period: 6/16/14 – 6/15/17** **March 2015**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Children and teens in Public and Indian Housing need support in reaching their educational potential which may be advanced from tutoring, mentoring or other school support programs.	Youth-Leadership Programs for youth offered | 50 Persons	3	25	Youth-Leadership skills enhanced | 8 Persons	0	10	**A. Tools for Measurement** Database Intake log Interviews Bank accounts Post Tests **B. Where Data Maintained** Agency Database Individual case records School Specialized database **C. Source of Data** Counseling reports GED certification/diploma Placements Financial reports Employment Records Work plan reports **D. Frequency of Collection** Monthly **E. Processing of Data** Computer Spreadsheets Manual tallies
	Youth-Summer programs for youth offered | 45 Persons	0	76				
	Youth-Mentoring relationships established | 25 Persons	0	16				

PROGRAM: **Elderly & Disabled – Melrose Towers –OPERATIONS FUNDED**

Coordinator: **Barbara James** **MARCH 2015**

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Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	**Programming**			**Impact**			**Accountability**
	Measure	**Month**	**TD**	**Outcome Goal**	**Month**	**TD**	
There is a need for services to enable disabled and elderly residents to remain living independently and/or age in place.	Outreach to Elderly and/or persons with disabilities	0	0	Improved living conditions /quality of life	0	0	**A. Tools for Measurement** Database Intake log Interviews Plans
	Ongoing supportive relationship with individual residents	7	13	Improved living conditions/quality of life	7	13	**B. Where Data Maintained** Agency Database Individual case records School Training Center
	Residents educated about community resources	0	3	Live independently and/or age in place and avoid long term care placement	0	3	**C. Source of Data** Escrow accounts Progress reports GED certification/diploma Placements Employment Records
	Financial literacy or computer training, job training, classes, etc. offered	0	0	Live independently and/or age in place and avoid long term care placement	0	0	**D. Frequency of Collection** Upon incident Monthly Quarterly Biannually Annually
	Classes, activity, workshops offered	25	58	Live independently and/or age in place and avoid long term care placement	84	226	**E. Processing of Data** Statistical databases Computer Spreadsheets Manual tallies
	Participation in classes, activities, workshops	405	970	Live independently and/or age in place and avoid long term care placement	84	226	
	Transportation services	27	47	Live independently and/or age in place and avoid long term care placement	27	47	

PROGRAM: **Elderly & Disabled – Morningside Manor –OPERATIONS FUNDED**

Coordinator: **Ruth Robertson-Gouge** **March 2015**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for services to enable disabled and elderly residents to remain living independently and/or age in place.	Outreach to Elderly and/or persons with disabilities	0	0	Improved living conditions /quality of life	0	0	**A. Tools for Measurement** Database Intake log Interviews Plans **B. Where Data Maintained** Agency Database Individual case records School Training Center **C. Source of Data** Escrow accounts Progress reports GED certification/diploma Placements Employment Records **D. Frequency of Collection** Upon incident Monthly Quarterly Biannually Annually **E. Processing of Data** Statistical databases Computer Spreadsheets Manual tallies
	Ongoing supportive relationship with individual residents	15	41	Improved living conditions/quality of life	8	29	
	Residents educated about community resources	5	20	Live independently and/or age in place and avoid long term care placement	5	20	
	Financial literacy or computer training, job training, classes, etc. offered	1	1	Live independently and/or age in place and avoid long term care placement	3	6	
	Classes, activity, workshops offered	11	36	Live independently and/or age in place and avoid long term care placement	0	0	
	Participation in classes, activities, workshops	92	258	Live independently and/or age in place and avoid long term care placement	41	112	
	Transportation services	0	0	Live independently and/or age in place and avoid long term care placement	0	0	