

ROANOKE  
REDEVELOPMENT AND  
HOUSING AUTHORITY

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MONTHLY OPERATIONS REPORT

FOR THE MONTH OF FEBRUARY 2014

March 24, 2014



# **MEMORANDUM**

To: Board of Commissioners  
From: Glenda Edwards Goh, Executive Director  
Date: March 17, 2014  
Subject: Monthly Operations Reports

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

Executive Office.....	Section 1
Executive Director's Report	
Human Resources	
Workers' Compensation	
Finance Division.....	Section 2
Financial Narrative Report	
Financial Statements and Activity	
Operations Division.....	Section 3
Procurement	
Section 3 Activities	
Redevelopment and Modernization	
Housing Division.....	Section 4
Public Housing Operations	
Security Activities	
Section 8 Operations	
Resident Services	

# EXECUTIVE OFFICE

# Executive Director's Report

## Federal Budget

HUD has informed housing authorities that notification of final funding amounts for the Housing Choice Voucher (HCV) and Public Housing programs for calendar year 2014 will occur by March 18, 2014.

The President's FY 2015 proposed budget was released on March 4, 2014. The proposal includes increases in funding for the HCV and Public Housing programs, as compared to 2014 funding levels. The National Association of Housing and Redevelopment Officials (NAHRO) projects that the proposed amounts would provide renewal funding for all existing vouchers in the HCV program and a proration of approximately 83% for administrative fees. The funding proration for Public Housing is estimated to be a little higher than 89%.

As reported by NAHRO, according to HUD's FY 2014 Congressional Justifications, "In calendar year 2012, HUD transferred the administration of the HCV program from 29 PHAs to other agencies because those PHAs determined they were unable to sustain future operations with such deep prorations of administrative fee funding. Transfers in 2012 exceeded the number of transfers that took place over the course of each of the three preceding calendar years (2011 - 25 transfers, 2010 - 24 transfers, and 2009 - 16 transfers) and 2013 transfers are on pace to do the same." HUD also noted "the process of transitioning administration of programs that essentially go out of business to other administering entities can be extremely disruptive to families and owners in the impacted communities."

## RRHA Agency Plan

RRHA has begun the planning process for the 2014 Annual Plan update to the 2010-2014 Agency Plan required by HUD. The planning process focuses on the HUD-funded Public Housing and Section 8 programs. Community meetings were held to gather input from residents of all public housing sites as well as Section 8 participants and landlords between February 25 and March 6, 2014.

The RRHA Board of Commissioners is required to hold a public hearing prior to adoption of the 2014 Annual Plan update to the 2010-2014 Agency Plan, which must be submitted to HUD by July 18, 2014. The public hearing will be scheduled on the date of the May regular meeting.

## REAC Physical Inspections

The HUD Real Estate Assessment Center (REAC) annual physical inspection completed at Melrose Towers on February 14, 2014, resulted in a score of 88. The score for Melrose Towers on the most recent previous inspection on September 13, 2012 was 54. The inspection of Indian Rock Village and Scattered Sites on February 25, 2014 resulted in a score of 95. The most recent previous inspection score for these properties was 82 on January 4, 2012.

HUMAN RESOURCES  
MONTHLY REPORT  
FEBRUARY 2014



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

**TRAINING:** Revitalizing Neighborhoods Through Housing and Economic  
Development – Virginia Housing Development Authority

**DATE:** 02/27/2014 – 02/28/2014

**ATTENDEES:** Desi Wynter

**Employee/Board Training – OUT OF STATE**

**No out of state training to report.**

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**

**Workers' Compensation Loss Run**

**Monthly Activity Summary for**

**Fiscal Year 2013 - 2014**

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



# FINANCE DIVISION

DEPARTMENT OF FINANCE

FEBRUARY 28, 2014

FINANCIAL NARRATIVE REPORT

# FINANCE REPORT

## Public Housing –Page 23

Public Housing sites are reporting a net income of approximately \$504,000. Dwelling Rental is reporting a favorable variance of approximately \$56,000 due to the occupancy rates at most all sites above 98%. Excess utilities are also reporting a favorable variance due to billings exceeding amounts above established consumption levels.

Total expenses are reporting favorable variances \$281,000. The unfavorable variance in Replacement of Equipment is related to the purchase of vehicles from the COCC to be used at the sites in an effort to control costs related to vehicle purchases. The unfavorable variance in Betterments and Additions is related to prior year improvements that were completed during the 2014 fiscal year. The unfavorable variance in PILOT expenses is due the higher occupancy percentages than the amount budgeted. The budget is based on a conservative estimated occupancy rate of 98% whereas most all sites are at 99% or above for occupancy.

## Central Office – page 33

The central office cost center is reporting a net income of approximately \$106,000.

Total Revenues are reporting favorable variances of approximately \$38,000 due to the property management fees being over budget. The low rent program is currently at a 99% occupancy rate which is a contributor to the overall management fees billed. Service fees unfavorable variance is due to the lack of services billed out for the first five months of the fiscal year.

Total Expenses are approximately \$68,000 under budget with most all categories reporting favorable variances with Administrative expenses showing the largest favorable variance which can be attributed to salaries and benefits, and miscellaneous expenses under the amounts budgeted.

## Section 8 – page 34

Section 8 is reporting a net loss of approximately (\$14,000) due to the administrative fee revenue being prorated to 69% for the first quarter of the fiscal year. Admin expenses for the 2014 calendar year are estimated to be received in the 75% range.

All expenses are showing favorable variances.

## CDBG – page 36

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

DEPARTMENT OF FINANCE

FEBRUARY 28, 2014

MONTHLY FINANCIAL STATEMENTS  
AND ACTIVITY REPORT

## CASH ACTIVITY AS OF 2/28/14

NON RESTRICTED CHECKING ACCOUNTS		
BANK	TYPE OF ACCOUNT	BALANCE
SunTrust Bank	Checking	<b>10,991,263.43</b>
Less:	Outstanding checks	(311,957.02)
SunTrust Bank	Section 8	(21,085.35)
		<b>10,658,221.06</b>

RESTRICTED CASH ACCOUNTS			
BANK	TYPE OF ACCOUNT	YIELD	BALANCE
US Bank/Evergreen Money Market	Capital Fund Revenue Bond	0.02%	352,826.75
SunTrust Bank	Section 8 FSS Escrow	0.10%	124,385.85
SunTrust Bank	Public Housing FSS Escrow	0.05%	69,765.36
SunTrust Bank	Funding Loan Account	0%	12,795.17
SunTrust Bank	Mortgage Loan Loss Reserve	0%	132,580.06
			<b>692,353.19</b>

INVESTMENTS	MATURITY DATE	YIELD	PRINCIPAL VALUE
FHL Bank Cons Bond	03/11/16	1.62%	500,000.00
FHL Bank Cons Bond	09/11/15	1.48%	500,000.00
FHL Mtg Corp Agency Corp Med Term Note	11/13/14	1.25%	600,000.00
			<b>1,600,000.00</b>

\* Indicates statement balance as of 1/31/14

\*\* Indicates statement balance as of 2/28/14

# BALANCE SHEETS

AS OF FEBRUARY 28, 2014



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	6,386,126	6,399,769
Cash - restricted	447,403	449,921
Investments	1,017,300	1,016,591
Accounts Receivable	81,284	76,486
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	269,608	245,527
Interprogram-due from	0	0
<b>Total Current Assets</b>	8,201,721	8,188,294
 Fixed Assets, net of depreciation	 27,505,960	 27,505,960
<b>Total Noncurrent Assets</b>	27,505,960	27,505,960
 <b>Total Assets</b>	 35,707,681	 35,694,254
 <b>LIABILITIES</b>		
Accounts Payable	96,852	0
Accrued Liabilities	144,813	147,555
Due to other governments	163,071	166,863
Other Liabilities	231,097	232,638
Interprogram-due to	0	0
Bonds & Notes Payable	325,421	325,421
<b>Total Liabilities</b>	961,254	872,477
 <b>EQUITY</b>		
Investment in general fixed assets	27,180,539	27,180,539
Retained Earnings - current	406,206	503,830
Operating Reserve	7,198,936	7,198,936
Operating Reserve Used	(39,254)	(61,528)
<b>Total Fund Equity</b>	34,746,427	34,821,777
 <b>Total Liabilities and Fund Equity</b>	 35,707,681	 35,694,254

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	1,467,964	1,487,471
Cash - restricted	5,931	6,021
Investments	118,485	119,770
Accounts Receivable	49,046	49,960
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	31,388	25,936
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,672,814	1,689,158
 Fixed Assets, net of depreciation	 4,637,810	 4,637,810
<b>Total Noncurrent Assets</b>	4,637,810	4,637,810
 <b>Total Assets</b>	6,310,624	6,326,968
 <b>LIABILITIES</b>		
Accounts Payable	32,768	0
Accrued Liabilities	33,109	33,592
Due to other governments	19,553	20,681
Other Liabilities	37,149	37,264
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	122,579	91,537
 <b>EQUITY</b>		
Investment in general fixed assets	4,637,810	4,637,810
Retained Earnings - current	143,357	190,743
Operating Reserve	1,406,878	1,406,878
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	6,188,045	6,235,431
 <b>Total Liabilities and Fund Equity</b>	6,310,624	6,326,968



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	1,028,321	1,046,131
Cash - restricted	415,259	415,460
Investments	82,999	84,234
Accounts Receivable	2,995	-202
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	140,590	137,370
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,670,164	1,682,993
 Fixed Assets, net of depreciation	 10,948,218	 10,948,218
<b>Total Noncurrent Assets</b>	10,948,218	10,948,218
 <b>Total Assets</b>	12,618,382	12,631,211
 <b>LIABILITIES</b>		
Accounts Payable	8,393	0
Accrued Liabilities	24,405	24,809
Due to other governments	20,652	21,267
Other Liabilities	51,496	51,502
Interprogram-due to	0	0
Bonds & Notes Payable	325,421	325,421
<b>Total Liabilities</b>	430,367	422,999
 <b>EQUITY</b>		
Investment in general fixed assets	10,622,797	10,622,797
Retained Earnings - current	64,567	84,764
Operating Reserve	1,500,651	1,500,651
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	12,188,015	12,208,212
 <b>Total Liabilities and Fund Equity</b>	12,618,382	12,631,211

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

**Balance Sheet  
(unaudited)**

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	165,092	165,092
Cash - restricted	0	0
Investments	515,176	514,578
Accounts Receivable	5,208	6,510
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	685,476	686,180
 Fixed Assets, net of depreciation	 0	 0
<b>Total Noncurrent Assets</b>	0	0
 <b>Total Assets</b>	685,476	686,180
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	2,814	3,518
Operating Reserve	682,662	682,662
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	685,476	686,180
 <b>Total Liabilities and Fund Equity</b>	685,476	686,180

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	869,476	874,249
Cash - restricted	6,723	6,726
Investments	70,179	70,394
Accounts Receivable	7,553	7,195
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	17,855	14,890
Interprogram-due from	0	0
<b>Total Current Assets</b>	971,786	973,454
Fixed Assets, net of depreciation	1,988,577	1,988,577
<b>Total Noncurrent Assets</b>	1,988,577	1,988,577
<b>Total Assets</b>	2,960,363	2,962,031
 <b>LIABILITIES</b>		
Accounts Payable	11,784	0
Accrued Liabilities	23,943	24,391
Due to other governments	17,643	17,066
Other Liabilities	25,869	25,803
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	79,239	67,260
 <b>EQUITY</b>		
Investment in general fixed assets	1,988,577	1,988,577
Retained Earnings - current	69,769	83,416
Operating Reserve	822,778	822,778
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	2,881,124	2,894,771
<b>Total Liabilities and Fund Equity</b>	2,960,363	2,962,031



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	756,546	749,151
Cash - restricted	0	0
Investments	61,064	60,321
Accounts Receivable	3,834	1,725
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	20,014	16,760
Interprogram-due from	0	0
<b>Total Current Assets</b>	841,458	827,957
 Fixed Assets, net of depreciation	 1,890,696	 1,890,696
<b>Total Noncurrent Assets</b>	1,890,696	1,890,696
 <b>Total Assets</b>	2,732,154	2,718,653
 <b>LIABILITIES</b>		
Accounts Payable	17,729	0
Accrued Liabilities	22,462	22,838
Due to other governments	43,357	45,038
Other Liabilities	40,669	38,731
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	124,217	106,607
 <b>EQUITY</b>		
Investment in general fixed assets	1,890,696	1,890,696
Retained Earnings - current	28,842	32,951
Operating Reserve	688,399	688,399
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	2,607,937	2,612,046
 <b>Total Liabilities and Fund Equity</b>	2,732,154	2,718,653

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	1,246,102	1,239,059
Cash - restricted	9,175	11,053
Investments	100,578	99,769
Accounts Receivable	4,997	2,434
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	19,559	16,288
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,380,411	1,368,603
Fixed Assets, net of depreciation	3,027,916	3,027,916
<b>Total Noncurrent Assets</b>	3,027,916	3,027,916
<b>Total Assets</b>	4,408,327	4,396,519
<b>LIABILITIES</b>		
Accounts Payable	18,788	0
Accrued Liabilities	17,893	18,196
Due to other governments	23,291	22,785
Other Liabilities	24,543	26,921
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	84,515	67,902
<b>EQUITY</b>		
Investment in general fixed assets	3,027,916	3,027,916
Retained Earnings - current	71,058	75,863
Operating Reserve	1,224,838	1,224,838
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	4,323,812	4,328,617
<b>Total Liabilities and Fund Equity</b>	4,408,327	4,396,519

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	393,637	380,584
Cash - restricted	0	0
Investments	31,772	30,645
Accounts Receivable	1,153	1,004
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	10,367	8,489
Interprogram-due from	0	0
<b>Total Current Assets</b>	436,929	420,722
Fixed Assets, net of depreciation	880,482	880,482
<b>Total Noncurrent Assets</b>	880,482	880,482
<b>Total Assets</b>	1,317,411	1,301,204
 <b>LIABILITIES</b>		
Accounts Payable	922	0
Accrued Liabilities	16,903	17,216
Due to other governments	18,999	19,708
Other Liabilities	18,725	19,025
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	55,549	55,949
 <b>EQUITY</b>		
Investment in general fixed assets	880,482	880,482
Retained Earnings - current	0	0
Operating Reserve	382,461	382,461
Operating Reserve Used	(1,081)	(17,688)
<b>Total Fund Equity</b>	1,261,862	1,245,255
<b>Total Liabilities and Fund Equity</b>	1,317,411	1,301,204



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	165,617	157,848
Cash - restricted	3,099	3,280
Investments	13,368	12,710
Accounts Receivable	6,943	7,889
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	26,160	22,779
Interprogram-due from	0	0
<b>Total Current Assets</b>	215,187	204,506
 Fixed Assets, net of depreciation	 2,406,798	 2,406,798
<b>Total Noncurrent Assets</b>	2,406,798	2,406,798
 <b>Total Assets</b>	 2,621,985	 2,611,304
 <b>LIABILITIES</b>		
Accounts Payable	6,288	0
Accrued Liabilities	2,126	2,475
Due to other governments	13,303	13,647
Other Liabilities	17,931	18,512
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	39,648	34,634
 <b>EQUITY</b>		
Investment in general fixed assets	2,406,798	2,406,798
Retained Earnings - current	0	0
Operating Reserve	213,712	213,712
Operating Reserve Used	(38,173)	(43,840)
<b>Total Fund Equity</b>	2,582,337	2,576,670
 <b>Total Liabilities and Fund Equity</b>	 2,621,985	 2,611,304

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**PH Lease Purchase Homes**

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	293,371	300,184
Cash - restricted	7,216	7,381
Investments	23,679	24,170
Accounts Receivable	(445)	(29)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	3,675	3,015
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>327,496</b>	<b>334,721</b>
 Fixed Assets, net of depreciation	 1,725,463	 1,725,463
<b>Total Noncurrent Assets</b>	<b>1,725,463</b>	<b>1,725,463</b>
 <b>Total Assets</b>	<b>2,052,959</b>	<b>2,060,184</b>
 <b>LIABILITIES</b>		
Accounts Payable	180	0
Accrued Liabilities	3,972	4,038
Due to other governments	6,273	6,671
Other Liabilities	14,715	14,880
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>25,140</b>	<b>25,589</b>
 <b>EQUITY</b>		
Investment in general fixed assets	1,725,463	1,725,463
Retained Earnings - current	25,799	32,575
Operating Reserve	276,557	276,557
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<b>2,027,819</b>	<b>2,034,595</b>
 <b>Total Liabilities and Fund Equity</b>	<b>2,052,959</b>	<b>2,060,184</b>



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	1,694,766	1,708,676
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	203,972	207,434
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	12,646	9,423
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>1,911,384</u>	<u>1,925,533</u>
 Restricted Fixed Assets, net of depreciation	 24,747	 24,747
<b>Total Noncurrent Assets</b>	<u>24,747</u>	<u>24,747</u>
 <b>Total Assets</b>	 <u><u>1,936,131</u></u>	 <u><u>1,950,280</u></u>
 <b>LIABILITIES</b>		
Accounts Payable	4,531	0
Accrued Liabilities	69,350	70,771
Due to other governments	0	0
Other Liabilities	320,110	310,430
<b>Total Liabilities</b>	<u>393,991</u>	<u>381,201</u>
 <b>EQUITY</b>		
Investment in general fixed assets	24,747	24,747
Retained Earnings - current	79,094	106,033
Operating Reserve	1,438,299	1,438,299
<b>Total Fund Equity</b>	<u>1,542,140</u>	<u>1,569,079</u>
 <b>Total Liabilities and Fund Equity</b>	 <u><u>1,936,131</u></u>	 <u><u>1,950,280</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Section 8**

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	1,222,063	1,295,338
Investments	0	0
Accounts receivable	46,924	45,635
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	136,007	136,591
Interprogram due from	0	0
Fixed assets net of depreciation	35,078	35,078
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,440,072</b>	<b>1,512,642</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	241,469	249,543
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>141,739</b>	<b>249,543</b>
<b>EQUITY</b>		
Investment in general fixed assets	35,078	35,078
Retained Earnings - current	(20,564)	(13,647)
Operating Reserve	1,283,819	1,241,668
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>1,298,333</b>	<b>1,263,099</b>
<b>Total Liabilities and Equity</b>	<b>1,440,072</b>	<b>1,512,642</b>
	<hr/> <hr/>	<hr/> <hr/>

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	49,981	52,378
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	2,399,122	2,396,733
Due from other governments	10,705	10,915
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	5,385,460	5,388,875
	<hr/>	<hr/>
<b>Total Assets</b>	<b>7,845,268</b>	<b>7,848,901</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	29	0
Accrued liabilities	0	0
Due to other governments	2,461,322	2,461,569
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>2,461,351</b>	<b>2,461,569</b>
<b>EQUITY</b>		
Investment in general fixed assets	5,383,917	5,387,332
Retained Earnings - current	0	0
Operating Reserve	0	0
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>5,383,917</b>	<b>5,387,332</b>
	<hr/>	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>7,845,268</b>	<b>7,848,901</b>
	<hr/> <hr/>	<hr/> <hr/>



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	576,845	582,116
Cash - restricted	145,730	145,394
Investments	0	0
Accounts receivable	37,432	37,432
Notes & Mortgages Receivable	944,957	933,084
Due from other governments	15,252	15,252
Inventory	0	0
Other assets	106	86
Interprogram due from	0	0
Fixed assets, net of depreciation	2,614,955	2,616,701
	<hr/>	<hr/>
<b>Total Assets</b>	<b>4,335,277</b>	<b>4,330,065</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	848,423	853,964
Other liabilities	945	945
Bonds & Notes payable	609,882	597,723
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>1,459,250</b>	<b>1,452,632</b>
<b>EQUITY</b>		
Investment in general fixed assets	2,614,955	2,616,701
Retained Earnings - current	(4,866)	(5,206)
Operating Reserve	265,938	265,938
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>2,876,027</b>	<b>2,877,433</b>
	<hr/>	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>4,335,277</b>	<b>4,330,065</b>
	<hr/> <hr/>	<hr/> <hr/>

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	1,214,891	1,214,805
Investments	617,183	615,365
Accounts receivable	0	0
Accrued Interest Receivable	5,000	7,500
Notes & Mortgages Receivable	87,000	87,000
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	40,660	40,660
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,964,734</b>	<b>1,965,330</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	85	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>85</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	2,037	2,718
Operating Reserve	1,962,612	1,962,612
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>1,964,649</b>	<b>1,965,330</b>
<b>Total Liabilities and Fund Equity</b>	<b>1,964,734</b>	<b>1,965,330</b>
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**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**Hackley**

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	364,946	372,699
Investments	0	0
Accounts Receivable	(1,012)	(917)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	2,766	2,373
Interprogram due from	0	0
Fixed assets net of depreciation	148,558	148,558
	<hr/>	<hr/>
<b>Total Assets</b>	<b>515,258</b>	<b>522,713</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	19,284	17,784
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>18,723</b>	<b>17,784</b>
<b>EQUITY</b>		
Investment in general fixed assets	148,558	148,558
Retained Earnings - current	32,431	41,386
Operating Reserve	315,546	314,985
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>496,535</b>	<b>504,929</b>
<b>Total Liabilities and Equity</b>	<b>515,258</b>	<b>522,713</b>
	<hr/> <hr/>	<hr/> <hr/>



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	(400,318)	(401,844)
Investments	0	0
Accounts receivable	683	658
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	272	214
Interprogram due from	0	0
Fixed assets net of depreciation	150,960	150,960
	<hr/>	<hr/>
<b>Total Assets</b>	<b>(248,403)</b>	<b>(250,012)</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	1,975	1,975
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	102,785	102,785
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>104,760</b>	<b>104,760</b>
<b>EQUITY</b>		
Investment in general fixed assets	39,375	39,375
Retained Earnings - current	1,258	488
Operating Reserve	(393,796)	(394,635)
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>(353,163)</b>	<b>(354,772)</b>
<b>Total Liabilities and Equity</b>	<b>(248,403)</b>	<b>(250,012)</b>
	<hr/> <hr/>	<hr/> <hr/>

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	(155,168)	(156,144)
Investments	0	0
Accounts receivable	15,406	17,827
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	2,267	1,453
Interprogram due from	0	0
Fixed assets net of depreciation	840	840
	<hr/>	<hr/>
<b>Total Assets</b>	<b>(136,655)</b>	<b>(136,024)</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	230	89
Accrued liabilities	11,333	11,194
Due to other governments	0	0
Other liabilities	3,778	3,778
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>15,341</b>	<b>15,061</b>
<b>EQUITY</b>		
Investment in general fixed assets	840	840
Retained Earnings - current	0	0
Operating Reserve	(152,836)	(151,925)
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>(151,996)</b>	<b>(151,085)</b>
<b>Total Liabilities and Equity</b>	<b>(136,655)</b>	<b>(136,024)</b>
	<hr/> <hr/>	<hr/> <hr/>



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
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
	<hr/>	<hr/>
<b>Total Assets</b>	<b>(441,743)</b>	<b>(441,743)</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(441,743)	(441,743)
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>(441,743)</b>	<b>(441,743)</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>Total Liabilities and Equity</b>	<b>(441,743)</b>	<b>(441,743)</b>

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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	(137,451)	(1,891) *
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	137,451	1,891
Inventory	0	0
Other Assets	0	0
Interprogram-due from		
<b>Total Current Assets</b>	0	0
 Fixed Assets, net of depreciation	 2,228,938	 2,299,698
<b>Total Noncurrent Assets</b>	2,228,938	2,299,698
 <b>Total Assets</b>	2,228,938	2,299,698
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	2,228,938	2,299,698
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	2,228,938	2,299,698
<b>Total Liabilities and Fund Equity</b>	2,228,938	2,299,698

\* Due to timing

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

**Balance Sheet  
(unaudited)**

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	(52,500)	(3,972)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	52,500	3,972
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Fixed Assets, net of depreciation	0	0
	<hr/>	<hr/>
<b>Total Assets</b>	<b>0</b>	<b>0</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>0</b>	<b>0</b>
<b>Total Liabilities and Fund Equity</b>	<b>0</b>	<b>0</b>
	<hr/> <hr/>	<hr/> <hr/>



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

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

**February 28, 2014**

<b>ASSETS</b>	<b>Jan-14</b>	<b>Feb-14</b>
Cash - unrestricted	(24,965)	(42,786) *
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	24,965	42,786
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	0	0
 Fixed Assets, net of depreciation	 0	 0
<b>Total Noncurrent Assets</b>	0	0
 <b>Total Assets</b>	0	0
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	0	0
 <b>Total Liabilities and Fund Equity</b>	0	0

\* Due to timing

# REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

FEBRUARY 1, 2014 – FEBRUARY 28, 2014

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	2,883,400.00	1,201,416.67	1,256,946.86	55,530.19
Excess Utilities	99,800.00	41,583.33	107,240.34	65,657.01
Interest Income	19,393.00	8,080.42	10,054.36	1,973.94
Other Income	177,800.00	74,083.33	74,817.31	733.98
Operating Subsidy	3,141,849.00	1,309,103.75	1,233,012.00	(76,091.75)
Utilities Subsidy	<u>1,821,026.00</u>	<u>758,760.83</u>	<u>710,447.50</u>	<u>(48,313.33)</u>
<b>Total Revenues</b>	<b>8,143,268.00</b>	<b>3,393,028.33</b>	<b>3,392,518.37</b>	<b>(509.96)</b>
<b>EXPENSES</b>				
Administration	1,271,197.00	529,665.42	422,323.75	107,341.67
Central Office Property Management Fees	852,836.00	355,348.33	359,426.16	(4,077.83)
Central Office Bookkeeping Fees	111,220.00	46,341.67	46,873.33	(531.66)
Tenant Services	216,919.00	90,382.92	54,864.70	35,518.22
Utilities Expense	2,021,650.00	842,354.17	894,815.38	(52,461.21)
Ordinary Maintenance	2,529,202.00	1,053,834.17	916,543.56	137,290.61
General	514,016.00	214,173.33	195,774.82	18,398.51
P.I.L.O.T.	96,155.00	40,064.58	46,937.18	(6,872.60)
Extraordinary Maintenance	88,275.00	36,781.25	-	36,781.25
Replacement of Equipment	-	-	8,240.00	(8,240.00)
Capital Replacements	54,000.00	22,500.00	-	22,500.00
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	<u>-</u>	<u>-</u>	<u>4,418.58</u>	<u>(4,418.58)</u>
<b>Total Expenses</b>	<b>7,755,470.00</b>	<b>3,231,445.83</b>	<b>2,950,217.46</b>	<b>281,228.37</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>387,798.00</b>	<b>161,582.50</b>	<b>442,300.91</b>	<b>280,718.41</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	61,528.58	61,528.58
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	<u>-</u>	<u>-</u>	<u>61,528.58</u>	<u>61,528.58</u>
<b>Difference in Revenue &amp; Expense</b>	<b>387,798.00</b>	<b>161,582.50</b>	<b>503,829.49</b>	<b>342,246.99</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	605,000.00	252,083.33	286,447.41	34,364.08
Excess Utilities	33,000.00	13,750.00	40,781.23	27,031.23
Interest Income	1,950.00	812.50	1,225.46	412.96
Other Income	31,000.00	12,916.67	15,316.48	2,399.81
Operating Subsidy	828,918.00	345,382.50	325,663.00	(19,719.50)
Utilities Subsidy	513,415.00	213,922.92	199,599.50	(14,323.42)
<b>Total Revenues</b>	<b>2,013,283.00</b>	<b>838,867.92</b>	<b>869,033.08</b>	<b>30,165.16</b>
<b>EXPENSES</b>				
Administration	301,828.00	125,761.67	86,700.90	39,060.77
Central Office Property Management Fees	202,895.00	84,539.58	86,092.47	(1,552.89)
Central Office Bookkeeping Fees	26,460.00	11,025.00	11,227.50	(202.50)
Tenant Services	35,845.00	14,935.42	8,228.05	6,707.37
Utilities Expense	601,000.00	250,416.67	250,754.90	(338.23)
Ordinary Maintenance	651,923.00	271,634.58	181,787.91	89,846.67
General	127,150.00	52,979.17	42,351.06	10,628.11
P.I.L.O.T.	3,700.00	1,541.67	7,647.37	(6,105.70)
Extraordinary Maintenance	25,775.00	10,739.58	-	10,739.58
Replacement of Equipment	-	-	3,500.00	(3,500.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,976,576.00</b>	<b>823,573.33</b>	<b>678,290.16</b>	<b>145,283.17</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>36,707.00</b>	<b>15,294.58</b>	<b>190,742.92</b>	<b>175,448.34</b>
<b>Non-Oper. Revenue/Expenses</b>				
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	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>36,707.00</b>	<b>15,294.58</b>	<b>190,742.92</b>	<b>175,448.34</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	280,000.00	116,666.67	125,235.87	8,569.20
Excess Utilities	-	-	-	-
Interest Income	1,450.00	604.17	816.20	212.03
Other Income	22,000.00	9,166.67	7,088.55	(2,078.12)
Operating Subsidy	559,512.00	233,130.00	212,239.00	(20,891.00)
Utilities Subsidy	142,585.00	59,410.42	59,863.00	452.58
<b>Total Revenues</b>	<b>1,005,547.00</b>	<b>418,977.92</b>	<b>405,242.62</b>	<b>(13,735.30)</b>
<b>EXPENSES</b>				
Administration	169,083.00	70,451.25	59,047.32	11,403.93
Central Office Property Management Fees	111,592.00	46,496.67	46,985.67	(489.00)
Central Office Bookkeeping Fees	14,553.00	6,063.75	6,127.50	(63.75)
Tenant Services	23,820.00	9,925.00	4,897.27	5,027.73
Utilities Expense	144,000.00	60,000.00	64,360.62	(4,360.62)
Ordinary Maintenance	370,268.00	154,278.33	110,708.60	43,569.73
General	62,850.00	26,187.50	22,263.67	3,923.83
P.I.L.O.T.	13,600.00	5,666.67	6,087.53	(420.86)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>909,766.00</b>	<b>379,069.17</b>	<b>320,478.18</b>	<b>58,590.99</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>95,781.00</b>	<b>39,908.75</b>	<b>84,764.44</b>	<b>44,855.69</b>
<b>Non-Oper.Revenue</b>				
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	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>95,781.00</b>	<b>39,908.75</b>	<b>84,764.44</b>	<b>44,855.69</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	8,443.00	3,517.92	3,518.10	0.18
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Revenues</b>	8,443.00	3,517.92	3,518.10	0.18
<b>EXPENSES</b>				
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	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenses</b>	-	-	-	-
<b>Diff In Oper Revenues &amp; Expenses</b>	8,443.00	3,517.92	3,518.10	0.18
<b>Non-Oper.Revenue</b>				
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	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Difference in Revenue &amp; Expense</b>	8,443.00	3,517.92	3,518.10	0.18

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	<b>FY 2014 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	395,400.00	164,750.00	176,685.95	11,935.95
Excess Utilities	21,800.00	9,083.33	22,882.56	13,799.23
Interest Income	1,150.00	479.17	737.93	258.76
Other Income	13,000.00	5,416.67	8,426.35	3,009.68
Operating Subsidy	484,908.00	202,045.00	189,311.00	(12,734.00)
Utilities Subsidy	295,194.00	122,997.50	116,030.50	(6,967.00)
<b>Total Revenues</b>	<b>1,211,452.00</b>	<b>504,771.67</b>	<b>514,074.29</b>	<b>9,302.62</b>
<b>EXPENSES</b>				
Administration	167,298.00	69,707.50	55,998.64	13,708.86
Central Office Property Management Fees	116,327.00	48,469.58	48,469.59	(0.01)
Central Office Bookkeeping Fees	15,170.00	6,320.83	6,320.83	0.00
Tenant Services	20,699.00	8,624.58	4,107.30	4,517.28
Utilities Expense	332,000.00	138,333.33	154,308.63	(15,975.30)
Ordinary Maintenance	374,078.00	155,865.83	131,144.32	24,721.51
General	70,616.00	29,423.33	25,783.38	3,639.95
P.I.L.O.T.	8,520.00	3,550.00	4,525.99	(975.99)
Extraordinary Maintenance	27,500.00	11,458.33	-	11,458.33
Replacement of Equipment	54,000.00	22,500.00	-	22,500.00
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,186,208.00</b>	<b>494,253.33</b>	<b>430,658.68</b>	<b>63,594.65</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>25,244.00</b>	<b>10,518.33</b>	<b>83,415.61</b>	<b>72,897.28</b>
<b>Non-Oper.Revenue</b>				
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	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>25,244.00</b>	<b>10,518.33</b>	<b>83,415.61</b>	<b>72,897.28</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	594,000.00	247,500.00	247,448.95	(51.05)
Excess Utilities	-	-	-	-
Interest Income	1,900.00	791.67	1,294.80	503.13
Other Income	61,000.00	25,416.67	25,577.10	160.43
Operating Subsidy	308,464.00	128,526.67	122,131.00	(6,395.67)
Utilities Subsidy	253,511.00	105,629.58	95,959.75	(9,669.83)
<b>Total Revenues</b>	<b>1,218,875.00</b>	<b>507,864.58</b>	<b>492,411.60</b>	<b>(15,452.98)</b>
<b>EXPENSES</b>				
Administration	170,315.00	70,964.58	59,496.33	11,468.25
Central Office Property Management Fees	143,379.00	59,741.25	60,615.54	(874.29)
Central Office Bookkeeping Fees	18,698.00	7,790.83	7,905.00	(114.17)
Tenant Services	61,873.00	25,780.42	18,624.63	7,155.79
Utilities Expense	280,000.00	116,666.67	127,212.45	(10,545.78)
Ordinary Maintenance	366,537.00	152,723.75	141,630.68	11,093.07
General	73,220.00	30,508.33	31,134.17	(625.84)
P.I.L.O.T.	31,400.00	13,083.33	12,023.65	1,059.68
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	818.58	(818.58)
<b>Total Expenses</b>	<b>1,145,422.00</b>	<b>477,259.17</b>	<b>459,461.03</b>	<b>17,798.14</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>73,453.00</b>	<b>30,605.42</b>	<b>32,950.57</b>	<b>2,345.15</b>
<b>Non-Oper.Revenue</b>				
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	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>73,453.00</b>	<b>30,605.42</b>	<b>32,950.57</b>	<b>2,345.15</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	350,000.00	145,833.33	139,304.04	(6,529.29)
Excess Utilities	22,000.00	9,166.67	18,022.18	8,855.51
Interest Income	2,500.00	1,041.67	1,721.31	679.64
Other Income	20,300.00	8,458.33	7,593.07	(865.26)
Operating Subsidy	409,233.00	170,513.75	161,336.00	(9,177.75)
Utilities Subsidy	240,553.00	100,230.42	94,753.25	(5,477.17)
<b>Total Revenues</b>	<b>1,044,586.00</b>	<b>435,244.17</b>	<b>422,729.85</b>	<b>(12,514.32)</b>
<b>EXPENSES</b>				
Administration	181,316.00	75,548.33	56,755.69	18,792.64
Central Office Property Management Fees	101,448.00	42,270.00	42,269.85	0.15
Central Office Bookkeeping Fees	13,230.00	5,512.50	5,512.50	-
Tenant Services	16,647.00	6,936.25	4,845.20	2,091.05
Utilities Expense	243,000.00	101,250.00	102,934.16	(1,684.16)
Ordinary Maintenance	315,909.00	131,628.75	97,922.43	33,706.32
General	64,810.00	27,004.17	27,587.95	(583.78)
P.I.L.O.T.	12,900.00	5,375.00	5,439.21	(64.21)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	3,600.00	(3,600.00)
<b>Total Expenses</b>	<b>949,260.00</b>	<b>395,525.00</b>	<b>346,866.99</b>	<b>48,658.01</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>95,326.00</b>	<b>39,719.17</b>	<b>75,862.86</b>	<b>36,143.69</b>
<b>Non-Oper.Revenue</b>				
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	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>95,326.00</b>	<b>39,719.17</b>	<b>75,862.86</b>	<b>36,143.69</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	303,000.00	126,250.00	128,824.00	2,574.00
Excess Utilities	-	-	-	-
Interest Income	600.00	250.00	343.52	93.52
Other Income	11,500.00	4,791.67	3,837.01	(954.66)
Operating Subsidy	135,772.00	56,571.67	55,736.00	(835.67)
Utilities Subsidy	138,928.00	57,886.67	51,446.50	(6,440.17)
<b>Total Revenues</b>	589,800.00	245,750.00	240,187.03	(5,562.97)
<b>EXPENSES</b>				
Administration	105,032.00	43,763.33	42,810.43	952.90
Central Office Property Management Fees	71,013.00	29,588.75	30,135.24	(546.49)
Central Office Bookkeeping Fees	9,261.00	3,858.75	3,930.00	(71.25)
Tenant Services	35,755.00	14,897.92	10,673.84	4,224.08
Utilities Expense	156,000.00	65,000.00	76,817.97	(11,817.97)
Ordinary Maintenance	157,025.00	65,427.08	74,696.03	(9,268.95)
General	38,510.00	16,045.83	13,611.35	2,434.48
P.I.L.O.T.	14,700.00	6,125.00	5,200.60	924.40
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	587,296.00	244,706.67	257,875.46	(13,168.79)
<b>Diff In Oper Revenues &amp; Expenses</b>	2,504.00	1,043.33	(17,688.43)	(18,731.76)
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	17,688.43	17,688.43
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	17,688.43	17,688.43
<b>Difference in Revenue &amp; Expense</b>	2,504.00	1,043.33	-	(1,043.33)

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	313,000.00	130,416.67	130,598.64	181.97
Excess Utilities	23,000.00	9,583.33	25,554.37	15,971.04
Interest Income	400.00	166.67	159.77	(6.90)
Other Income	16,000.00	6,666.67	6,225.64	(441.03)
Operating Subsidy	349,277.00	145,532.08	139,327.00	(6,205.08)
Utilities Subsidy	227,491.00	94,787.92	89,077.75	(5,710.17)
<b>Total Revenues</b>	<b>929,168.00</b>	<b>387,153.33</b>	<b>390,943.17</b>	<b>3,789.84</b>
<b>EXPENSES</b>				
Administration	163,966.00	68,319.17	58,038.22	10,280.95
Central Office Property Management Fees	89,950.00	37,479.17	37,956.60	(477.43)
Central Office Bookkeeping Fees	11,731.00	4,887.92	4,950.00	(62.08)
Tenant Services	18,773.00	7,822.08	2,956.73	4,865.35
Utilities Expense	262,250.00	109,270.83	117,622.79	(8,351.96)
Ordinary Maintenance	266,733.00	111,138.75	175,704.62	(64,565.87)
General	65,305.00	27,210.42	28,961.34	(1,750.92)
P.I.L.O.T.	7,375.00	3,072.92	3,853.02	(780.10)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	4,740.00	(4,740.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>886,083.00</b>	<b>369,201.25</b>	<b>434,783.32</b>	<b>(65,582.07)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>43,085.00</b>	<b>17,952.08</b>	<b>(43,840.15)</b>	<b>(61,792.23)</b>
<b>Non-Oper.Revenue</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	43,840.15	43,840.15
Other Income-trf from Capital Fund	-	-	-	-
Other Income-trf to Central Office	-	-	-	-
Other Income-Lease Payments	-	-	-	-
Other Income-Replacement Housing	-	-	-	-
	-	-	43,840.15	43,840.15
<b>Difference in Revenue &amp; Expense</b>	<b>43,085.00</b>	<b>17,952.08</b>	<b>(0.00)</b>	<b>(17,952.08)</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH LEASE PURCHASE HOMES**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	<b>FY 2014 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	43,000.00	17,916.67	22,402.00	4,485.33
Excess Utilities	-	-	-	-
Interest Income	1,000.00	416.67	237.27	(179.40)
Other Income	3,000.00	1,250.00	753.11	(496.89)
Operating Subsidy	65,765.00	27,402.08	27,269.00	(133.08)
Utilities Subsidy	9,349.00	3,895.42	3,717.25	(178.17)
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<b>Total Revenues</b>	122,114.00	50,880.83	54,378.63	3,497.80
<b>EXPENSES</b>				
Administration	12,359.00	5,149.58	3,476.22	1,673.36
Central Office Property Management Fees	16,232.00	6,763.33	6,901.20	(137.87)
Central Office Bookkeeping Fees	2,117.00	882.08	900.00	(17.92)
Tenant Services	3,507.00	1,461.25	531.68	929.57
Utilities Expense	3,400.00	1,416.67	803.86	612.81
Ordinary Maintenance	26,729.00	11,137.08	2,948.97	8,188.11
General	11,555.00	4,814.58	4,081.90	732.68
P.I.L.O.T.	3,960.00	1,650.00	2,159.81	(509.81)
Extraordinary Maintenance	35,000.00	14,583.33	-	14,583.33
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenses</b>	114,859.00	47,857.92	21,803.64	26,054.28
<b>Diff In Oper Revenues &amp; Expenses</b>	7,255.00	3,022.92	32,574.99	29,552.07
<b>Non-Oper.Revenue</b>				
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	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Difference in Revenue &amp; Expense</b>	7,255.00	3,022.92	32,574.99	29,552.07

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Property Management Income	1,262,907.00	526,211.25	577,184.10	50,972.85
Service Fee Income	300,746.00	125,310.83	110,478.41	(14,832.42)
Asset Management & Bookkeeping Income	402,130.00	167,554.17	170,345.00	2,790.83
Interest Income	-	-	-	-
Other Income	8,712.00	3,630.00	2,754.80	(875.20)
<b>Total Revenues</b>	<b>1,974,495.00</b>	<b>822,706.25</b>	<b>860,762.31</b>	<b>38,056.06</b>
<b>EXPENSES</b>				
Administration	1,818,814.00	757,839.17	689,440.88	68,398.29
Tenant Services	6,212.00	2,588.33	-	2,588.33
Utilities Expense	30,800.00	12,833.33	13,555.60	(722.27)
Ordinary Maintenance	94,750.00	39,479.17	46,757.16	(7,277.99)
General	23,425.00	9,760.42	9,716.00	44.42
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	(4,740.00)	4,740.00
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,974,001.00</b>	<b>822,500.42</b>	<b>754,729.64</b>	<b>67,770.78</b>
<b>Difference in Revenue &amp; Expense</b>	<b>494.00</b>	<b>205.83</b>	<b>106,032.67</b>	<b>105,826.84</b>
<b>Non-Oper.Revenue</b>				
Other Income-trf from Public Housing	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>494.00</b>	<b>205.83</b>	<b>106,032.67</b>	<b>105,826.84</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
SECTION 8**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Interest Income	0.00	0.00	0.00	0.00
Other Income	460.00	191.67	2,517.79	2,326.12
Adm Subsidy	897,699.00	374,041.25	330,040.28	(44,000.97)
FSS Subsidy	51,462.00	21,442.50	21,301.00	(141.50)
<b>Total Revenues</b>	<b>949,621.00</b>	<b>395,675.42</b>	<b>353,859.07</b>	<b>(41,816.35)</b>
<b>EXPENSES</b>				
Administration	856,306.00	356,794.17	335,736.96	21,057.21
Tenant Service	58,721.00	24,467.08	20,921.93	3,545.15
Utilities	6,973.00	2,905.42	2,711.13	194.29
Ordinary Maintenance	12,100.00	5,041.67	2,988.16	2,053.51
General	13,130.00	5,470.83	5,148.00	322.83
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
<b>Total Expenses</b>	<b>947,230.00</b>	<b>394,679.17</b>	<b>367,506.18</b>	<b>27,172.99</b>
<b>Diff In Oper Revenue &amp; Expense</b>	<b>2,391.00</b>	<b>996.25</b>	<b>(13,647.11)</b>	<b>(14,643.36)</b>
HAP Subsidy	8,574,109.34	3,572,545.56	4,214,239.83	641,694.27
HAP Payments	8,574,109.34	3,572,545.56	4,214,239.83	(641,694.27)
<b>Diff in Non-Oper Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Revenue &amp; Expense</b>	<b>2,391.00</b>	<b>996.25</b>	<b>(13,647.11)</b>	<b>(14,643.36)</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
COMMUNITY DEVELOPMENT BLOCK GRANT**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

July 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
City of Roanoke CD Grants	7,000.00	4,666.67	18,547.41	13,880.74
City of Roanoke Other Grants	3,423.00	3,423.00	4,258.48	835.48
Other Revenue	63,454.00	62,404.67	101,340.78	38,936.11
<b>Total Revenue</b>	<b>73,877.00</b>	<b>70,494.33</b>	<b>124,146.67</b>	<b>53,652.34</b>
<b>EXPENSES</b>				
Administration	7,000.00	4,666.67	3,992.66	674.01
Property Expenses	3,423.00	3,423.00	4,258.48	(835.48)
Other Expenses	63,454.00	62,404.67	115,895.53	(53,490.86)
Land Transfers	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>73,877.00</b>	<b>70,494.33</b>	<b>124,146.67</b>	<b>(53,652.34)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Non-Operating Revenues and Expenses</b>				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Land	0.00	0.00	208,500.00	208,500.00
<b>Total Non-Operational Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>208,500.00</b>	<b>208,500.00</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 8 months.

\*\*YTD Actual is Revenue or Expense from 7/1/13 through 2/28/13.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	30,996.00	12,915.00	14,339.87	1,424.87
Grant Income -S. Jefferson Coop.	0.00	0.00	1,849.98	1,849.98
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>30,996.00</b>	<b>12,915.00</b>	<b>16,189.85</b>	<b>3,274.85</b>
<b>EXPENSES</b>				
Administration	0.00	0.00	2,471.67	(2,471.67)
Debt Interest Expense	35,423.00	14,759.58	15,757.14	(997.56)
Utilities	0.00	0.00	0.00	0.00
Maintenance Expense	0.00	0.00	150.00	(150.00)
General Expense	453.00	188.75	10.20	178.55
Capital Expenditures	0.00	0.00	3,007.07	(3,007.07)
<b>Total Expenses</b>	<b>35,876.00</b>	<b>14,948.33</b>	<b>21,396.08</b>	<b>(6,447.75)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>(4,880.00)</b>	<b>(2,033.33)</b>	<b>(5,206.23)</b>	<b>(3,172.90)</b>
<b>Non-Operational Revenues and Expenses</b>				
SJ Program Income	0.00	0.00	33,708.35	(33,708.35)
Returns to City	0.00	0.00	(33,708.35)	33,708.35
Cost of Disposed Property	0.00	0.00	0.00	0.00

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	FY 2014 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Gain (Loss) on Home Sale	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	12,500.00	12,500.00
Gain (Loss) on Investment	0.00	0.00	(9,094.70)	(9,094.70)
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>3,405.30</b>	<b>3,405.30</b>
<b>EXPENSES</b>				
Administration	0.00	0.00	85.50	(85.50)
Utilities	0.00	0.00	0.00	0.00
Ordinary & Contract Maintenance	0.00	0.00	602.00	(602.00)
General	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>687.50</b>	<b>(687.50)</b>
<b>Difference in Oper Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>2,717.80</b>	<b>2,717.80</b>
<b>Non-Operating Revenues</b>				
Transfers In	0.00	0.00	0.00	0.00

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>FY 2014 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
Dwelling Rental	56,114.00	23,380.83	15,405.00	(7,975.83)
Interest Income	0.00	0.00	0.00	0.00
Other Income	100.00	41.67	36.00	(5.67)
Operating Subsidy	<u>77,000.00</u>	<u>32,083.33</u>	<u>42,708.00</u>	<u>10,624.67</u>
<b>Total Revenues</b>	<b>133,214.00</b>	<b>55,505.83</b>	<b>58,149.00</b>	<b>2,643.17</b>
<b>EXPENSES</b>				
Administration	40,612.00	16,921.67	11,667.11	5,254.56
Tenant Services	0.00	0.00	0.00	0.00
Utilities	400.00	166.67	0.00	166.67
Ordinary Maintenance	22,954.00	9,564.17	3,394.46	6,169.71
Protective Services	0.00	0.00	0.00	0.00
General	4,954.00	2,064.17	1,701.70	362.47
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Betterments & Additions	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	<b>68,920.00</b>	<b>28,716.67</b>	<b>16,763.27</b>	<b>11,953.40</b>
<b>Difference in Revenue &amp; Expense</b>	<b>64,294.00</b>	<b>26,789.17</b>	<b>41,385.73</b>	<b>14,596.56</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>FY 2014 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
Dwelling Rental	13,740.00	5,725.00	5,735.00	10.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	175.00	175.00
<b>Total Revenues</b>	<b>13,740.00</b>	<b>5,725.00</b>	<b>5,910.00</b>	<b>185.00</b>
<b>EXPENSES</b>				
Administration	887.00	369.58	105.54	264.04
Tenant Services	0.00	0.00	0.00	0.00
Utilities	1,750.00	729.17	1,615.80	(886.63)
Ordinary Maintenance	3,130.00	1,304.17	418.86	885.31
Protective Services	0.00	0.00	0.00	0.00
General	750.00	312.50	257.63	54.87
Interest Expense	7,054.00	2,939.17	3,024.48	(85.31)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>13,571.00</b>	<b>5,654.58</b>	<b>5,422.31</b>	<b>232.27</b>
<b>Dif in Oper Revenue &amp; Expense</b>	<b>169.00</b>	<b>70.42</b>	<b>487.69</b>	<b>417.27</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>FY 2014 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
Interest Income	0.00	0.00	0.00	0.00
Management Fees	86,041.00	35,850.42	29,684.17	(6,166.25)
Other income	208,843.00	87,017.92	61,578.25	(25,439.67)
<b>Total Revenues</b>	<b>294,884.00</b>	<b>122,868.33</b>	<b>91,262.42</b>	<b>(31,605.91)</b>
<b>EXPENSES</b>				
Administration	128,285.00	53,452.08	31,377.84	22,074.24
Management Fees	86,041.00	35,850.42	29,684.17	6,166.25
Tenant Services	0.00	0.00	1,219.10	(1,219.10)
Utilities	150.00	62.50	612.19	(549.69)
Ordinary Maintenance	77,932.00	32,471.67	27,294.12	5,177.55
General	2,476.00	1,031.67	1,075.00	(43.33)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>294,884.00</b>	<b>122,868.33</b>	<b>91,262.42</b>	<b>31,605.91</b>
<b>Difference in Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE DEVELOPMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>FY 2014 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
Dwelling Rental	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Other income	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-</b>
<b>EXPENSES</b>				
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
<b>Total Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

\*YTD Budget is Annual Budget divided by 12, then multiplied by 5 months.

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.



**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (561)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

REVENUES	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
Income	1,868,485.00	1,794,913.67	320,048.76	(73,571.33)
<b>Total Revenues</b>	1,868,485.00	1,794,913.67	320,048.76	(73,571.33)
<b>EXPENSES</b>				
Management Improvement	42,187.50	8,173.35	8,173.35	34,014.15
Administration	186,848.00	186,848.00	0.00	0.00
Audit Costs	2,500.00	2,500.00	49.97	0.00
Fees & Costs	185,000.00	125,556.34	92,501.86	59,443.66
Site Improvements	245,400.00	265,400.00	10,000.00	(20,000.00)
Dwelling Structures	713,737.00	741,293.48	209,323.58	(27,556.48)
Dwelling Equipment	140,000.00	112,330.00	0.00	27,670.00
Collateralization or Debt Service	352,812.50	352,812.50	0.00	0.00
<b>Total Expenses</b>	1,868,485.00	1,794,913.67	320,048.76	73,571.33
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are August 3, 2011 to August 05, 2015

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (562)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	1,779,968.00	986,193.65	179,924.00	(793,774.35)
<b>Total Revenues</b>	1,779,968.00	986,193.65	179,924.00	(793,774.35)
 <b>EXPENSES</b>				
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	0.00	0.00	20,000.00
Administration	177,996.00	177,996.00	0.00	0.00
Audit Costs	2,500.00	2,450.03	2,450.03	49.97
Fees & Costs	216,000.00	14,786.00	11,646.00	201,214.00
Site Acquisition	6,000.00	0.00	0.00	6,000.00
Site Improvements	175,000.00	174,285.75	14,912.58	714.25
Dwelling Structures	797,222.00	238,557.87	150,915.39	558,664.13
Dwelling Equipment	36,000.00	28,868.00	0.00	7,132.00
Relocation Costs	0.00	0.00	0.00	0.00
Collateralization or Debt Service	349,250.00	349,250.00	0.00	0.00
<b>Total Expenses</b>	1,779,968.00	986,193.65	179,924.00	793,774.35
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are March 12, 2012 to March 11, 2016

**ROANOKE REDEVELOPMENT and HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (563)**

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>1,577,083.00</u>	<u>168,315.50</u>	<u>168,315.50</u>	<u>(1,408,767.50)</u>
<b>Total Revenues</b>	1,577,083.00	168,315.50	168,315.50	(1,408,767.50)
 <b>EXPENSES</b>				
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	157,708.00	157,708.00	157,708.00	0.00
Audit Costs	2,500.00	0.00	0.00	2,500.00
Fees & Costs	145,000.00	0.00	0.00	145,000.00
Site Acquisition	0.00	0.00	0.00	0.00
Site Improvements	352,025.00	9,787.50	9,787.50	342,237.50
Dwelling Structures	392,000.00	0.00	0.00	392,000.00
Dwelling Equipment	158,000.00	820.00	820.00	157,180.00
Relocation Costs	0.00	0.00	0.00	0.00
Collateralization or Debt Service	<u>344,850.00</u>	<u>0.00</u>	<u>0.00</u>	<u>344,850.00</u>
<b>Total Expenses</b>	1,577,083.00	168,315.50	168,315.50	1,408,767.50
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are August 9, 2013 to August 09, 2017

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>197,911.00</u>	<u>41,003.99</u>	<u>41,003.99</u>	<u>(156,907.01)</u>
<b>Total Revenues</b>	197,911.00	41,003.99	41,003.99	(156,907.01)
 <b>EXPENSES</b>				
Development Activity	<u>197,911.00</u>	<u>41,003.99</u>	<u>41,003.99</u>	<u>156,907.01</u>
<b>Total Expenses</b>	197,911.00	41,003.99	41,003.99	156,907.01
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are September 19, 2007 to September 29, 2015.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

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

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are May 24, 2008 to October 29, 2015.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

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

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates September 15, 2009 to October 29, 2015.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>187,080.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(187,080.00)</u>
<b>Total Revenues</b>	187,080.00	0.00	0.00	(187,080.00)
 <b>EXPENSES</b>				
Development Activity	<u>187,080.00</u>	<u>0.00</u>	<u>0.00</u>	<u>187,080.00</u>
<b>Total Expenses</b>	187,080.00	0.00	0.00	187,080.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates July 15, 2010 to October 29, 2015.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>155,838.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(155,838.00)</u>
<b>Total Revenues</b>	155,838.00	0.00	0.00	(155,838.00)
 <b>EXPENSES</b>				
Development Activity	<u>155,838.00</u>	<u>0.00</u>	<u>0.00</u>	<u>155,838.00</u>
<b>Total Expenses</b>	155,838.00	0.00	0.00	155,838.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates August 3, 2011 to October 29, 2015.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

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

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates April 2, 2010 to July 29, 2015.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>194,133.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(194,133.00)</u>
<b>Total Revenues</b>	194,133.00	0.00	0.00	(194,133.00)
<b>EXPENSES</b>				
Development Activity	<u>194,133.00</u>	<u>0.00</u>	<u>0.00</u>	<u>194,133.00</u>
<b>Total Expenses</b>	194,133.00	0.00	0.00	194,133.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates July 15, 2010 to October 29, 2015.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>165,582.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(165,582.00)</u>
<b>Total Revenues</b>	165,582.00	0.00	0.00	(165,582.00)
 <b>EXPENSES</b>				
Development Activity	<u>165,582.00</u>	<u>0.00</u>	<u>0.00</u>	<u>165,582.00</u>
<b>Total Expenses</b>	165,582.00	0.00	0.00	165,582.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates August 3, 2011 to October 29, 2015.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>266,474.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(266,474.00)</u>
<b>Total Revenues</b>	266,474.00	0.00	0.00	(266,474.00)
<b>EXPENSES</b>				
Development Activity	<u>266,474.00</u>	<u>0.00</u>	<u>0.00</u>	<u>266,474.00</u>
<b>Total Expenses</b>	266,474.00	0.00	0.00	266,474.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates March 12, 2012 to March 11, 2016.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

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

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates August 9, 2013 to August 9, 2017.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
HUD Grants	200,000.00	79,713.70	66,389.41	(120,286.30)
<b>Total Revenues</b>	<b>200,000.00</b>	<b>79,713.70</b>	<b>66,389.41</b>	<b>(120,286.30)</b>
<b>EXPENSES</b>				
Capacity Building	5,000.00	0.00	0.00	5,000.00
Administration	30,000.00	38,171.70	24,847.41	(8,171.70)
Planning	165,000.00	41,542.00	41,542.00	123,458.00
<b>Total Expenses</b>	<b>200,000.00</b>	<b>79,713.70</b>	<b>66,389.41</b>	<b>120,286.30</b>
<b>Difference in Revenue &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are 10/11/2012 to 10/11/2014

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	398,034.00	342,845.15	40,146.50	(55,188.85)
<b>Total Revenues</b>	398,034.00	342,845.15	40,146.50	(55,188.85)
<b>EXPENSES</b>				
Project Coordinator	326,034.00	285,927.58	28,534.12	40,106.42
Training Costs	12,000.00	5,462.80	0.00	6,537.20
Administrative Costs	60,000.00	51,454.77	11,612.38	8,545.23
<b>Total Expenses</b>	398,034.00	342,845.15	40,146.50	55,188.85
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are June 12, 2010 to June 30, 2014.

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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>110,000.00</u>	<u>110,000.00</u>	<u>28,791.49</u>	<u>0.00</u>
<b>Total Revenues</b>	110,000.00	110,000.00	28,791.49	0.00
<b>EXPENSES</b>				
Project Coordinator	<u>110,000.00</u>	<u>110,000.00</u>	<u>28,791.49</u>	<u>0.00</u>
<b>Total Expenses</b>	110,000.00	110,000.00	28,791.49	0.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are September 16, 2011 to March 17, 2014.



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

**REVENUE and EXPENSE STATEMENT  
(unaudited)**

October 1, 2013 - February 28, 2014

<b>REVENUES</b>	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
Income	<u>110,000.00</u>	<u>9,635.35</u>	<u>9,635.35</u>	<u>(100,364.65)</u>
<b>Total Revenues</b>	110,000.00	9,635.35	9,635.35	(100,364.65)
 <b>EXPENSES</b>				
Project Coordinator	<u>110,000.00</u>	<u>9,635.35</u>	<u>9,635.35</u>	<u>100,364.65</u>
<b>Total Expenses</b>	110,000.00	9,635.35	9,635.35	100,364.65
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/1/13 through 2/28/14.  
Grant effective dates are September 25, 2012 to December 18, 2016.

# OPERATIONS DIVISION

PROCUREMENT  
MONTHLY REPORT  
FEBRUARY 2014

# PROCUREMENT FEBRUARY MONTHLY ACTIVITY REPORT

## I. Capital Fund

### A. Contracts Awarded

**RED-13-11-21**

**Invitation for Bid for Lighting Upgrades for Melrose Towers, AMP 206** was issued December 29, 2013. A pre-bid meeting was held January 7, 2014. Comments were received by January 14, 2014. Three (3) responsive bids were received on January 21, 2014 and opened January 22, 2014. Russell's Remodeling, LLC was the lowest responsive and responsible bidder. A purchase order with a fixed amount of \$99,900 was awarded February 11, 2014.

### B. Solicitations Pending

**RED-13-08-06**

**Invitation for Bid for New Construction of Three Single-Family Scattered Sites, AMP 210** was issued August 25, 2013. A pre-bid meeting was held September 4, 2013. Comments were received by September 10, 2013. Two (2) responsive bids were received on September 17, 2013 and opened on September 18, 2013. Bids are continuing to be evaluated.

**RED-13-11-25**

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

## II. Operating Budget



A. Contracts Awarded

B. Solicitations Pending

**III. Other Grants and Projects**

A. Contracts Awarded

B. Solicitations Pending

**IV. Protests**

SECTION 3 ACTIVITIES  
MONTHLY REPORT  
FEBRUARY 2014

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

<b>Employment Services</b>	<b>Activity</b>		<b>Outcomes</b>	
	<b>Referrals</b>		<b>Hired</b>	
	<b>Month</b>	<b>YTD</b>	<b>Month</b>	<b>YTD</b>
Employment (All Companies)	2	40	2	25
Job Fairs	3	24		

<b>Training Services</b>	<b>Activity</b>		<b>Outcomes</b>			
	<b>Referrals</b>		<b>Enrolled</b>		<b>Completed</b>	
	<b>Month</b>	<b>YTD</b>	<b>Month</b>	<b>YTD</b>	<b>Month</b>	<b>YTD</b>
Job Training Programs	0	5	1	3	2	3

<b>Section 3 Activities</b>	<b>Number of Companies</b>	
	<b>Month</b>	<b>YTD</b>
Companies employing Public Housing and Housing Choice Voucher Participants	0	9
Outreach to Business (Section 3 information sessions; pre-bid conferences; meetings with potential employers)	4	6
Number of Section 3 business concerns participating in RRHA procurement processes	8	6*

\*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  
FEBRUARY 2014



# **Redevelopment and Modernization Department**

## **February 2014 MONTHLY ACTIVITY REPORT**

### **Choice Neighborhoods**

On February 25, 2014, RRHA staff held a conference call with Mr. Woo Kim of Wallace Roberts and Todd to review preliminary design concepts for the Choice Neighborhoods target community. The design concepts were drafted from community input received during the community meeting held on January 16, 2014. RRHA staff provided feedback on the concept. WRT will create a presentation to share with stakeholders and the community that will elaborate on the community concepts and best practices. The intended purpose is to gather more feedback to chart RRHA's path forward.

The Council of Community Services has completed a draft of the needs assessment for the People component of the Choice Neighborhoods Transformation Plan. Needs assessment information has been shared with community partner organizations that have agreed to take lead roles in development of the People goals and strategies to be included in the Transformation Plan.

### **Derelict Structures Program**

Seven (7) of the lots acquired through the Derelict Structures Program will be used for construction of new public housing, scattered sites units, using Replacement Housing Factor (RHF) funds. Site plans for the single-family units are complete. The environmental review process for the lots is ongoing.

### **Replacement Housing Factor**

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

### **Surplus Real Estate**

RRHA staff completed the transfer of 502 Williamson Road to City of Roanoke. The transfer of this lot was authorized by Board Resolution No. 3754. Action by City Council to approve the City receiving transfer of other properties approved for conveyance by the RRHA Board of Commissioners is anticipated to occur in late March 2014.

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

2/28/2014

<b>Fund #</b>	<b>Total Budgeted</b>	<b>Total Obligated</b>	<b>Balance Unobligated</b>	<b>Total Expended</b>	<b>Balance Available</b>	<b>Obligation End Date</b>	<b>Expenditure End Date</b>
<b>VA36RO1150109</b>	\$189,962.00	\$60,797.00	\$129,165.00	\$11,333.22	\$178,628.78	29-Jun-2014	29-Jun-2016
<b>VA36RO1150110</b>	\$194,133.00	\$0.00	\$194,133.00	\$0.00	\$194,133.00	29-Jun-2014	29-Jun-2016
<b>VA36RO1150111</b>	\$165,582.00	\$0.00	\$165,582.00	\$0.00	\$165,582.00	29-Jun-2014	29-Jun-2016
<b>VA36RO1150207</b>	\$197,911.00	\$106,266.00	\$91,645.00	\$41,003.99	\$156,907.01	29-Jun-2014	29-Jun-2016
<b>VA36RO1150208</b>	\$198,644.00	\$0.00	\$198,644.00	\$0.00	\$154,632.01	29-Jun-2014	29-Jun-2016
<b>VA36RO1150209</b>	\$171,949.00	\$0.00	\$171,949.00	\$0.00	\$171,949.00	29-Jun-2014	29-Jun-2016
<b>VA36RO1150210</b>	\$187,080.00	\$0.00	\$187,080.00	\$0.00	\$187,080.00	29-Jun-2014	29-Jun-2016
<b>VA36RO1150211</b>	\$155,838.00	\$0.00	\$155,838.00	\$0.00	\$155,838.00	29-Jun-2014	29-Jun-2016
<b>VA36RO1150212</b>	\$266,474.00	\$0.00	\$266,474.00	\$0.00	\$266,474.00	29-Oct-2018	29-Oct-2020
<b>VA36RO1150213</b>	\$150,166.00	\$0.00	\$150,166.00	\$0.00	\$150,166.00	29-Oct-2018	29-Oct-2020
<b>VA36P01150109</b>	\$2,359,489.00	\$2,359,489.00	\$0.00	\$2,359,489.00	\$0.00	14-Sep-2011	14-Sep-2013
<b>VA36P01150110</b>	\$2,171,100.00	\$2,171,100.00	\$0.00	\$2,171,100.00	\$0.00	14-Jul-2012	14-Jul-2014
<b>VA36P01150111</b>	\$1,868,485.00	\$1,868,485.00	\$0.00	\$1,794,913.67	\$73,571.33	2-Aug-2013	2-Aug-2015
<b>VA36P01150112</b>	\$1,779,968.00	\$1,657,146.95	\$122,821.05	\$986,193.65	\$793,774.35	11-Mar-2014	11-Mar-2016
<b>VA36P01150113</b>	\$1,577,083.00	\$570,719.50	\$1,006,363.50	\$175,740.50	\$1,401,342.50	8-Sep-2015	8-Sep-2017
<b>VA3E011CNP112</b>	\$200,000.00	\$195,000.00	\$5,000.00	\$66,389.41	\$133,610.59	30-Sep-2019	30-Sep-2021
<b>Totals</b>	<b>\$11,833,864.00</b>	<b>\$8,989,003.45</b>	<b>\$2,844,860.55</b>	<b>\$7,606,163.44</b>	<b>\$4,183,688.57</b>		
		<b>76.0%</b>		<b>64.3%</b>			

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

**City of Roanoke Redevelopment and Housing Authority**  
**Contracts Administered by the Redevelopment and Modernization Department Status Report as of 2/28/14**

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Completion Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 561-1301-1-7 (project 130101)	Bathroom Upgrades for 47 Scattered Sites  Original Contract Amount: \$338,400	Russell's Remodeling, LLC	RRHA in-house	08/07/13		#1 \$6476.00, #2 \$2192.00	\$347,028.00	100%	100%	Project closeout in process.
contract 562-1301-1-7 (project 130301)	Replacement of Domestic Hot Water Heaters - Villages At Lincoln  Original Contract Amount: \$126,110.00	Valley Boiler & Mechanical, Inc.	RRHA in-house	09/09/13		#1 (\$16,247.42)	\$109,892.78	100%	100%	Project closeout in process.
contract 562-1402-1-7 (project 120504)	Develop House Plans for RHF  Original Contract Amount: \$61,903.00	Community Design Studio, LLC	N/A	07/29/13		#1 (\$1,210.00)	\$63,112.00	30%	34%	Construction documents for the semi-attached units are 80% complete . The plans need to be reviewed by a mechanical engineer for HVAC sizing and ductwork layout requirements as well as confirmation of house plans designs with energy modeling results.
contract 562-1401-1-7 (project 130701)	Open End A & E Services  Original Contract Amount: \$125,000.00	Martin & Co.	N/A	09/27/13			\$125,000.00	30%	21%	Section 504 assessment work for public housing properties is continuing.
contract 561-1304-1-7	Green Physical Needs Assessment  Original Contract Amount: \$72,500.00	EMG Corporation	N/A	07/31/13			\$72,500.00	99%	100%	Final reports have been received for all AMP groups. EMG is entering data into HUD's GPNA tool.
contract 662-1301-1-7	Master Planning Services - Choice Neighborhoods  Original Contract Amount: \$210,160.00	Wallace, Roberts, & Todd, LLC	N/A	08/14/13		#1 (\$31,540.00)	\$210,160.00	30%	58%	WRT is 25% complete on conceptual housing site plans and has assisted RRHA in development of a Transformation Plan Outline with Content. WRT is 25% complete on conceptual neighborhood master plans.

**City of Roanoke Redevelopment and Housing Authority  
Derelict Structures  
Status Report as of 2/28/14**

<b>Address or Tax Map #</b>	<b>Status</b>	<b>Resolution Approved</b>	<b>Closing</b>	<b>Demo Rehab</b>	<b>PROJECT STATUS</b>
1627 Rorer Avenue, SW Tax Map # 1211710	House Purchased	11/27/06 No. 3391	08/14/07	06/8/08 Demo	Special Exception Application to re-zone the lot was approved by the City of Roanoke Board of Zoning Appeals. New address of the lot is 1631 Rorer Ave.
1629 Rorer Avenue, SW Tax Map # 1211709	Lot Purchased	04/27/09 No. 3539	07/14/09	Vacant Land	
1623 Rorer Avenue, SW Tax Map # 1211711	Lot Purchased	04/27/09 No. 3539	07/14/09	Vacant Land	Single-family house and site plan reviewed by City of Roanoke Planning Department for compliance with Neighborhood Design Regulations. A&E firm is making amendments to plan for final submission and approval.
1801 Rorer Avenue, SW Tax Map # 1312215	House Purchased	04/21/08 No. 3473	11/12/08	01/02/09 Demo	Special Exception Application to re-zone the lot was approved by the City of Roanoke Board of Zoning Appeals.
702 10th Street, NW Tax Map # 2120817	House Purchased	04/21/08 No. 3472	04/07/09	07/21/09 Demo	House plans are complete. RRHA is procuring a contractor to build a single-family house on this lot.
427 Gilmer Avenue, NW Tax Map # 2011417	House Purchased	04/21/08 No. 3471	07/23/08	Rehab	RRHA is working with the City of Roanoke to plan for disposition of 427 Gilmer.
1302 Salem Avenue Tax Map # 1212006	House Purchased	08/18/08 No. 3497	12/04/08	Demo	RRHA Board of Commissioners authorized conveyance to City of Roanoke by Resolution No. 3754 on 8/26/13.
0 Gilmer Tax Map # 2111212	Lot Purchased	07/16/07 No. 3431	08/15/07	Vacant Land	House plans are complete. RRHA is procuring a contractor to build a single-family house on this lot.



# HOUSING DIVISION

**PUBLIC HOUSING PROGRAM  
MONTHLY OPERATIONS REPORT  
FEBRUARY 2014**

**Actual Vacant Unit Turnaround Time with Move-ins from 02/01/14 to 02/28/14**

<b>RRHA-Owned Properties</b>	<b>AMP #</b>	<b>Turnaround Days V12400</b>	<b>Exempt V12500 V12600</b>	<b>Actual Turn Days</b>	<b>Lease Units V12700</b>	<b>Average Downtime V12800</b>	<b>Average Net Downtime V12800</b>	<b>Make Ready time V12900</b>	<b>Average Net Make Ready time V12900</b>	<b>Lease Up Time V13000</b>	<b>Average Net Lease Up Time V13000</b>	<b>Average Turnaround Days V13100</b>	<b>Average Net Turn Days</b>
<b>Public Housing</b>													
Lansdowne Park	201	52	0	52	3	2	1	48	16	2	1	52	17
The Villages at Lincoln/ Handicapped/ Elderly Cottages	202	81	0	81	4	7	2	43	11	31	8	81	20
Hunt Manor/Bluestone Park	259	14	0	14	1	0	0	14	14	0	0	14	14
Melrose Towers	206	44		44	3	1	0	35	12	8	3	44	15
Jamestown Place	207	1358	1252	106	5	7	1	57	11	42	8	106	21
Morningside Manor	208	0	0	0	0	0	0	0	0	0	0	0	0
Indian Rock Village/53 Scattered	210	24	0	24	1	3	3	21	21	0	0	24	24
The Villages at Lincoln- 24 Transitional/Homeownership	215	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		1573	1252	321	17	20	1	218	13	83	5	321	19
<b>Other Rental Housing</b>													
Hackley Avenue	400	0	0	0	0	0	0	0	0	0	0	0	0
Jamison Avenue Apartments	420	0	0	0	0	0	0	0	0	0	0	0	0
Downing Street Properties	425	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		0	0	0	0	0	0	0	0	0	0	0	0

<b>Non-Owned Properties Managed by RRHA</b>													
<b>Private/Tax Credit</b>													
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	0	0	0	0	0	0	0	0	0	0	0	0
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
<b>Total</b>		0	0	0	0	0	0	0	0	0	0	0	0

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

**Actual Vacant Unit Turnaround Time with Move-ins from 10/01/13 to 02/28/14**

<b>RRHA Owned Properties</b>	<b>AMP #</b>	<b>Turnaround Days V12400</b>	<b>Exempt V12500 V12600</b>	<b>Actual Turn Days</b>	<b>Lease Units V12700</b>	<b>Downtime V12800</b>	<b>Average Net Downtime V12800</b>	<b>Make Ready time V12900</b>	<b>Average Net Make Ready time V12900</b>	<b>Lease Up Time V13000</b>	<b>Average Net Lease Up Time V13000</b>	<b>Turnaround Days V13100</b>	<b>Average Net Turn Days</b>
<b>Public Housing</b>													
Lansdowne Park	201	223	0	223	15	16	1	164	11	43	3	223	15
The Villages at Lincoln/ Handicapped/ Elderly Cottages	202	179	0	179	12	16	1	99	8	64	5	179	15
Hunt Manor/Bluestone Park	259	152	0	152	16	26	2	113	7	13	1	152	10
Melrose Towers	206	500	171	329	21	6	0	220	10	103	5	329	16
Jamestown Place	207	3860	3464	396	17	19	1	136	8	241	14	396	23
Morningside Manor	208	29	0	29	2	2	1	14	7	13	7	29	15
Indian Rock Village/53 Scattered	210	444	279	165	13	11	1	90	7	64	5	165	13
The Villages at Lincoln- 24 Transitional/Homeownership	215	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		5387	3914	1473	96	96	1	836	9	541	6	1473	15
<b>Other Rental Housing</b>													
Hackley Avenue	400	0	0	0	0	0	0	0	0	0	0	0	0
Jamison Avenue Apartments	420	0	0	0	0	0	0	0	0	0	0	0	0
Downing Street Properties	425	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total</b>		0	0	0	0	0	0	0	0	0	0	0	0

<b>Non-Owned Properties Managed by RRHA</b>													
<b>Private/Tax Credit</b>													
Stepping Stone LP	455	181	0	181	1	3	3	67	67	111	111	181	181
Hillcrest Heights	456	33	0	33	1	3	3	30	30	0	0	33	33
Park Street Square	457	457	0	457	5	31	6	213	43	213	43	457	91
Hurt Park LP	459	0	0	0	0	0	0	0	0	0	0	0	0
McCray Court LP	470	751	0	751	8	34	4	284	36	433	54	751	94
Gilmer Housing Associates LP	471	497	0	497	4	11	3	144	36	342	86	497	124
<b>Total</b>		1919	0	1919	19	82	4	738	39	1099	58	1919	101

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



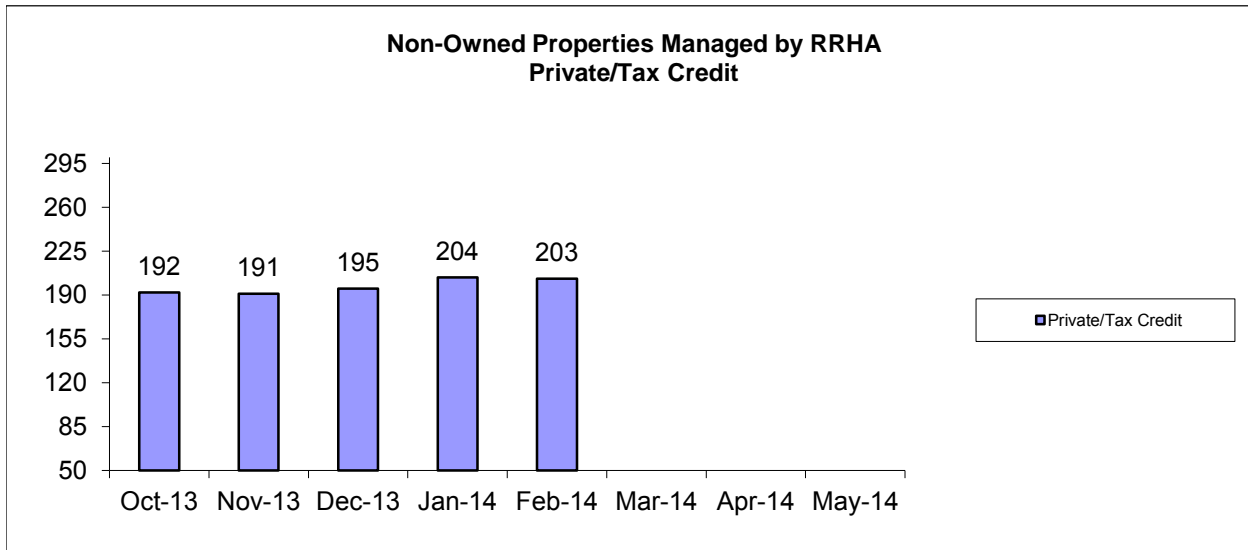
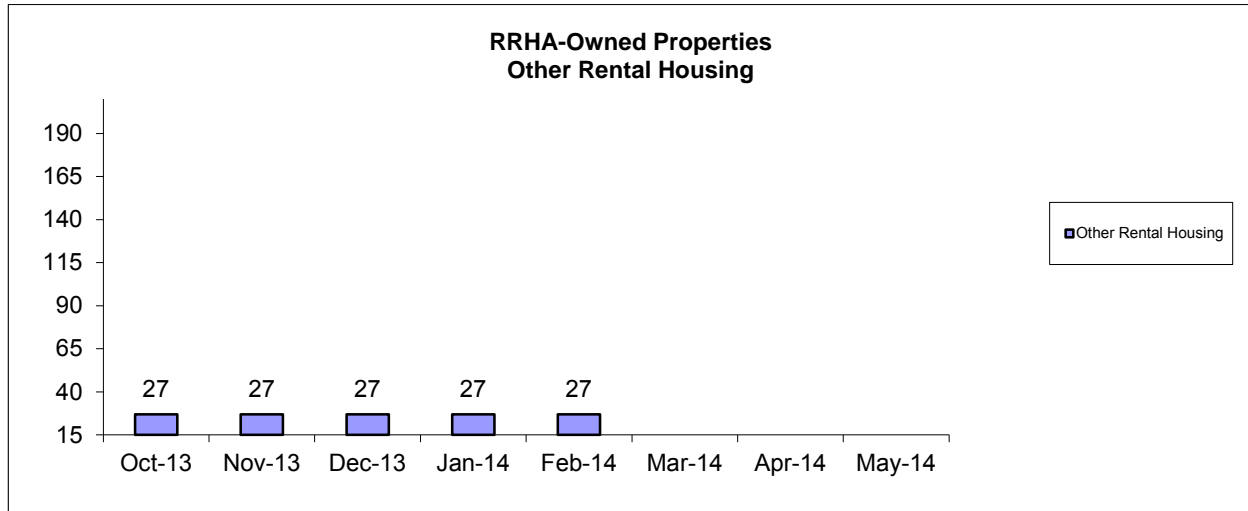
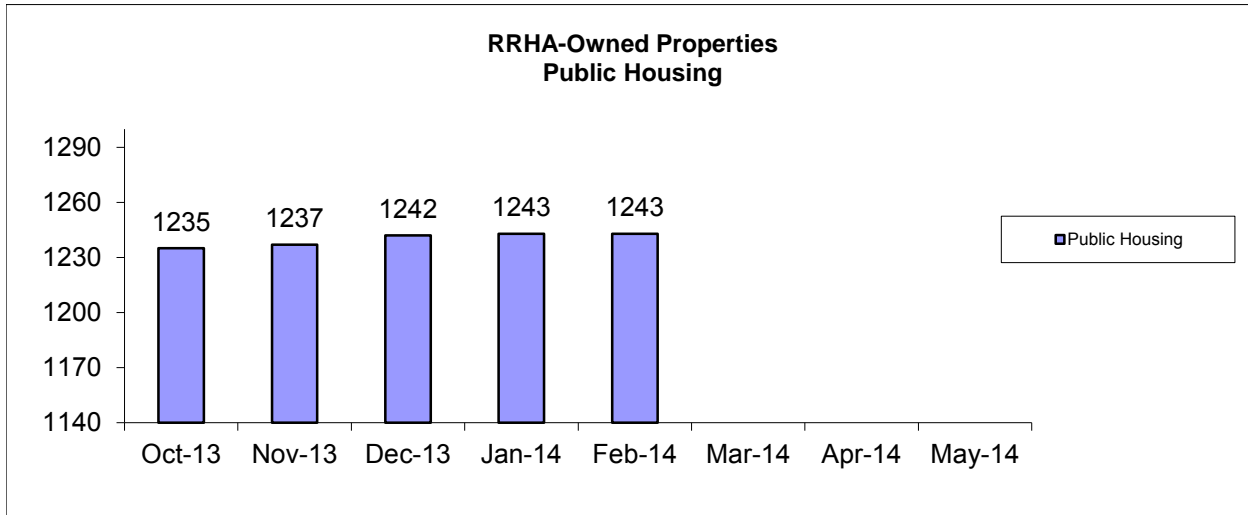
**Monthly Management Report  
Occupancy Comparison  
(1st of the Month)**

<b>RRHA-Owned Properties</b>	<b>AMP #</b>	<b>Actual Unit Count</b>	<b>Adjusted Unit Count</b>	<b>Total Days</b>	<b>Unoccupied Days</b>	<b>Occupied Days</b>	<b>Occupancy Rate</b>	<b>Vacancy Rate</b>
<b>Public Housing</b>								
Lansdowne Park	201	300	299	8400	56	8344	<b>99.33%</b>	0.67%
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	165	4620	82	4538	<b>98.23%</b>	1.77%
Hunt Manor/Bluestone Park	259	172	171	4816	15	4801	<b>99.69%</b>	0.31%
Melrose Towers	206	212	210	5936	83	5853	<b>98.60%</b>	1.40%
Jamestown Place	207	150	146	4200	106	4094	97.48%	2.52%
Morningside Manor	208	105	105	2940	0	2940	<b>100.00%</b>	0.00%
Indian Rock Village/53 Scattered	210	133	130	3724	53	3671	<b>98.58%</b>	1.42%
The Villages at Lincoln- 24 Transitional/Homeownership	215	24	24	672	0	672	<b>100.00%</b>	0.00%
<b>Portfolio Total:</b>		1261	1250	35308	395	34913	<b>98.88%</b>	1.12%
<b>Other Rental Housing</b>								
Hackley Avenue	400	24	24	672	0	672	<b>100.00%</b>	0.00%
Jamison Avenue	420	2	2	56	0	56	<b>100.00%</b>	0.00%
Downing St.	425	1	1	28	0	28	<b>100.00%</b>	0.00%
<b>Portfolio Total:</b>		27	27	756	0	756	<b>100.00%</b>	0.00%

<b>Non-Owned Properties Managed by RRHA</b>	<b>AMP #</b>	<b>Actual Unit Count</b>	<b>Adjusted Unit Count</b>	<b>Total Days</b>	<b>Unoccupied Days</b>	<b>Occupied Days</b>	<b>Occupancy Rate</b>	<b>Vacancy Rate</b>
<b>Private/Tax Credit</b>								
Stepping Stone (LIHTC)	455	30	30	840	0	840	<b>100.00%</b>	0.00%
Hillcrest Heights (LIHTC)	456	24	24	672	28	644	95.83%	4.17%
Park Street Square (LIHTC)	457	25	25	700	0	700	<b>100.00%</b>	0.00%
Hurt Park LP (LIHTC)	459	40	40	1120	56	1064	95.00%	5.00%
McCray Court (LIHTC)	470	68	68	1904	0	1904	<b>100.00%</b>	0.00%
Gilmer Housing (LIHTC)	471	20	20	560	0	560	<b>100.00%</b>	0.00%
<b>Portfolio Total:</b>		207	207	5796	84	5712	98.55%	1.45%

<b>PHAS Scoring</b>	
<b>Occupancy</b>	<b>Points</b>
≥ 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  
02/01/14 to 02/28/14**

<b>RRHA-Owned Properties</b>	<b>AMP #</b>	<b>Actual Unit Count</b>	<b>Available Units</b>	<b>Exempt Units</b>	<b>New Leases</b>	<b>Transfers *</b>	<b>Vacates</b>	<b>Units Occupied</b>
<b><i>Public Housing</i></b>								
Lansdowne Park	201	300	300	0	4	2	3	299
The Villages at Lincoln Handicapped/Elderly Cottages	202	165	165	0	4	1	3	164
Hunt Manor/Bluestone Park	259	172	171	1	1	0	1	170
Melrose Towers	206	212	210	2	3	0	4	208
Jamestown Place	207	150	148	5	5	1	1	144
Morningside Manor	208	105	105	0	0	0	0	105
Indian Rock Village/53 Scattered	210	133	130	3	1	0	0	129
The Villages at Lincoln-24 Transitional/Homeownership	215	24	24	0	0	0	0	24
<b>Public Housing</b>		1261	1253	11	18	4	12	1243
<b><i>Other Rental Housing</i></b>								
Hackley Avenue	400	24	24	0	0	0	0	24
Jamison Avenue	420	2	2	0	0	0	0	2
Downing St.	425	1	1	0	0	0	0	1
<b>Other Rental Housing</b>		27	27	0	0	0	0	27

<b>Non-Owned Properties Managed by RRHA</b>	<b>AMP #</b>	<b>Actual Unit Count</b>	<b>Available Units</b>	<b>Exempt Units</b>	<b>New Leases</b>	<b>Transfers *</b>	<b>Vacates</b>	<b>Units Occupied</b>
<b><i>Private/Tax Credit</i></b>								
Stepping Stone (LIHTC)	455	30	30	0	0	0	0	30
Hillcrest Heights (LIHTC)	456	24	24	0	0	0	0	23
Park Street Square (LIHTC)	457	25	25	0	0	0	0	25
Hurt Park (LIHTC)	459	40	40	0	0	0	0	38
McCray Court (LIHTC)	470	68	68	0	0	0	0	68
Gilmer Housing (LIHTC)	471	20	20	0	0	0	1	19
<b>Private/Tax Credit</b>		207	207	0	0	0	1	203

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

**Public Housing Occupancy vs. Waitlist  
02/28/14**

		<b>Lansdowne Park</b>						
<b>AMP #</b>	<b>Unit Type</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Rehab</b>	<b>Make Ready</b>	<b>Ready</b>	<b>Waitlist</b>
<b>201</b>	1 Bedroom	54	54	0	0	0	0	24
	2 Bedroom	148	148	0	0	0	0	14
	3 Bedroom	78	78	0	0	0	0	13
	4 Bedroom	20	19	1	1	0	0	0
	5 Bedroom	0	0	0	0	0	0	0
	<b>Total</b>	<b>300</b>	<b>299</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>51</b>

		<b>Jamestown Place</b>						
<b>AMP #</b>	<b>Unit Type</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Rehab</b>	<b>Make Ready</b>	<b>Ready</b>	<b>Waitlist</b>
<b>207</b>	1 Bedroom	20	19	1	0	1	0	16
	2 Bedroom	34	33	1	1	0	0	5
	3 Bedroom	70	66	4	2	2	0	3
	4 Bedroom	18	16	2	2	0	0	2
	5 Bedroom	8	8	0	0	0	0	0
	<b>Total</b>	<b>150</b>	<b>142</b>	<b>8</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>26</b>

		<b>The Villages at Lincoln/Handicapped/Elderly Cottages</b>						
<b>AMP #</b>	<b>Unit Type</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Rehab</b>	<b>Make Ready</b>	<b>Ready</b>	<b>Waitlist</b>
<b>202</b>	1 Bedroom	41	41	0	0	0	0	52
	2 Bedroom	72	71	1	0	1	0	44
	3 Bedroom	48	48	0	0	0	0	36
	4 Bedroom	4	4	0	0	0	0	8
	5 Bedroom	0	0	0	0	0	0	0
	<b>Total</b>	<b>165</b>	<b>164</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>140</b>

		<b>Hunt Manor</b>						
<b>AMP #</b>	<b>Unit Type</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Rehab</b>	<b>Make Ready</b>	<b>Ready</b>	<b>Waitlist</b>
<b>259</b>	1 Bedroom	24	23	1	1	0	0	38
	2 Bedroom	32	32	0	0	0	0	11
	3 Bedroom	28	28	0	0	0	0	14
	4 Bedroom	0	0	0	0	0	0	0
	5 Bedroom	12	12	0	0	0	0	6
	<b>Total</b>	<b>96</b>	<b>95</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>69</b>

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

		<b>Bluestone Park</b>						
<b>AMP #</b>	<b>Unit Type</b>	<b>Total Units</b>	<b>Occupied Units</b>	<b>Vacant Units</b>	<b>Mod Rehab</b>	<b>Make Ready</b>	<b>Ready</b>	<b>Waitlist</b>
<b>259</b>	1 Bedroom	10	10	0	0	0	0	5
	2 Bedroom	22	22	0	0	0	0	32
	3 Bedroom	32	32	0	0	0	0	4
	4 Bedroom	10	10	0	0	0	0	3
	5 Bedroom	2	2	0	0	0	0	0
	<b>Total</b>	<b>76</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>44</b>

**Public Housing Occupancy vs. Waitlist  
02/28/14**

AMP #	Indian Rock Village							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
210	1 Bedroom	8	8	0	0	0	0	6
	2 Bedroom	16	16	0	0	0	0	3
	3 Bedroom	36	36	0	0	0	0	2
	4 Bedroom	14	13	1	1	0	0	1
	5 Bedroom	6	6	0	0	0	0	0
	<b>Total</b>	<b>80</b>	<b>79</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>12</b>
	<b>53 Scattered</b>							
Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist	
1 Bedroom	1	1	0	0	0	0	0	
2 Bedroom	44	42	2	2	0	0	6	
3 Bedroom	8	8	0	0	0	0	3	
<b>Total</b>	<b>53</b>	<b>51</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>9</b>	

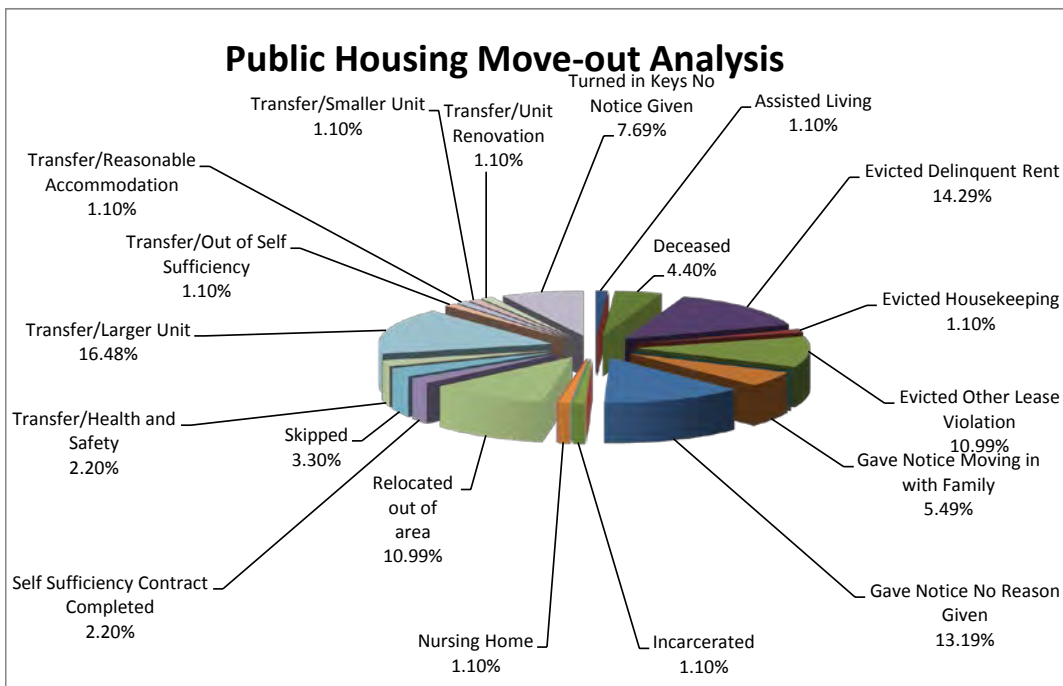
AMP #	Melrose Towers							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
206	Studio	126	123	3	2	1	0	17
	1 Bedroom	70	70	0	0	0	0	10
	2 Bedroom	16	16	0	0	0	0	2
	<b>Total</b>	<b>212</b>	<b>209</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>29</b>

AMP #	Morningside Manor							
	Unit Type	Total Units	Occupied Units	Vacant Units	Mod Rehab	Make Ready	Ready	Waitlist
208	Studio	64	64	0	0	0	0	12
	1 Bedroom	41	41	0	0	0	0	12
	<b>Total</b>	<b>105</b>	<b>105</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>



**Public Housing Move-out Analysis for Period 10/01/13 to 02/28/14**

<u>Vacate Reason</u>	<u># of Clients</u>	<u>% of Clients</u>
Assisted Living	1	1.10%
Death of sole family member	0	0.00%
Deceased	4	4.40%
Evicted Delinquent Rent	13	14.29%
Evicted did not comply with Recertication	0	0.00%
Evicted Drugs	0	0.00%
Evicted Fraud	0	0.00%
Evicted Housekeeping	1	1.10%
Evicted Other Lease Violation	10	10.99%
Evicted Pets	0	0.00%
Family Separation	0	0.00%
Gave Notice Moving in with Family	5	5.49%
Gave Notice No Reason Given	12	13.19%
Illness	0	0.00%
Incarcerated	1	1.10%
Lease/Purchase	0	0.00%
Market Rent	0	0.00%
Moved to Section 8 Housing	0	0.00%
Moved to Tax Credit Property	0	0.00%
Need Air Conditioning	0	0.00%
Non Renewal	0	0.00%
Non Renewal Community Service	0	0.00%
Non Renewal Repeated Lease Violation	0	0.00%
Nursing Home	1	1.10%
Property Sold	0	0.00%
Purchase Home	0	0.00%
Relocated out of area	10	10.99%
Self Sufficiency Contract Completed	2	2.20%
Skipped	3	3.30%
System Error needed to be corrected	0	0.00%
Transfer (3 years)	0	0.00%
Transfer/Handicap Unit	0	0.00%
Transfer/Health and Safety	2	2.20%
Transfer/Into Self Sufficiency	0	0.00%
Transfer/Larger Unit	15	16.48%
Transfer/Out of Self Sufficiency	1	1.10%
Transfer/Reasonable Accommodation	1	1.10%
Transfer/Smaller Unit	1	1.10%
Transfer/Unit Renovation	1	1.10%
Turned in Keys No Notice Given	7	7.69%
	<b>91</b>	<b>100.00%</b>



**Monthly  
Management Report  
Charges vs. Receipts  
February 2014**

RRHA-Owned Properties	AMP Number	Balance Forward	Rent Charges	Late Fee Charges	Retro Rent Charges	Other Charges	Occupied Unit Total Charges	Occupied Unit Collections	Occupied Unit Ending Balance	% Uncollected Total Charges	% Uncollected Rent	Vacated Unit Cumulative Charge-Offs as of 2/28/14	Vacated Unit Cumulative Collections as of 2/28/14
<b>Public Housing</b>													
	Hurt Park												
Lansdowne Park	201	48,770.58	57,219.14	0.00	-1,923.00	19,624.59	123,691.31	74,476.94	49,214.37	39.79%	0.00%	\$5,089.92	\$3,452.35
The Villages at Lincoln/Handicapped/Elderly Cottages	202	905.64	29,092.29	0.00	36.07	2,167.45	32,201.45	34,735.17	-2,533.72	-7.87%	0.00%	\$1,423.12	\$146.13
Hunt Manor/Bluestone Park	259	8,390.92	36,378.29	0.00	-528.00	7,426.99	51,668.20	43,602.49	8,065.71	15.61%	0.00%	\$4,884.52	\$2,018.22
Melrose Towers	206	1,027.75	48,412.46	0.00	7.57	963.57	50,411.35	51,499.50	-1,088.15	-2.16%	0.00%	\$5,769.05	\$592.50
Jamestown Place	207	-196.42	28,236.50	0.00	-17.00	6,116.07	34,139.15	32,298.98	1,840.17	5.39%	0.00%	\$6,665.75	\$838.42
Morningside Manor	208	309.36	25,684.00	0.00	-28.00	120.00	26,085.36	26,251.29	-165.93	-0.64%	0.00%	\$0.00	\$0.00
Indian Rock Village/53 Scattered	210	7,526.06	26,595.29	0.00	-131.00	8,045.73	42,036.08	33,351.80	8,684.28	20.66%	0.00%	\$8,482.17	\$334.00
The Villages at Lincoln-24 Transitional/Homeownership	215	-550.16	4,431.00	0.00	0.00	1,310.69	5,191.53	5,365.69	-174.16	-3.35%	0.00%	\$0.00	\$60.00
<b>Public Housing</b>		<b>66,183.73</b>	<b>256,048.97</b>	<b>0.00</b>	<b>-2,583.36</b>	<b>45,775.09</b>	<b>365,424.43</b>	<b>301,581.86</b>	<b>63,842.57</b>	<b>17.47%</b>	<b>0.00%</b>	<b>\$32,314.53</b>	<b>\$7,441.62</b>
<b>Other Rental Housing</b>													
Hackley Avenue	400	0.74	3,117.00	0.00	0.00	119.00	3,236.74	3,141.00	95.74	2.96%	0.00%		
Jamison Avenue	420	0.00	850.00	0.00	0.00	0.00	850.00	875.00	-25.00	-2.94%	0.00%		
Downing Street	425	664.00	297.00	0.00	0.00	25.00	986.00	322.00	664.00	67.34%	0.00%		
<b>Other Rental Housing</b>		<b>664.74</b>	<b>4,264.00</b>	<b>0.00</b>	<b>0.00</b>	<b>144.00</b>	<b>5,072.74</b>	<b>4,338.00</b>	<b>734.74</b>	<b>14.48%</b>	<b>0.00%</b>		

<b>Non-Owned Properties Managed by RRHA</b>													
<b>Private/Tax Credit</b>													
Stepping Stone (LIHTC)	455	4,573.10	16,285.00	0.00	0.00	317.00	21,175.10	18,537.54	2,637.56	12.46%	0.00%		
Hillcrest Heights (LIHTC)	456	1,228.22	12,680.00	0.00	0.00	322.41	14,230.63	13,031.89	1,198.74	8.42%	0.00%		
Park Street Square (LIHTC)	457	4,463.50	11,520.00	0.00	0.00	325.00	16,308.50	11,120.00	5,188.50	31.81%	3.47%		
Hurt Park (LIHTC)	459	11,674.02	19,324.00	0.00	0.00	500.00	31,498.02	32,459.75	-961.73	-3.05%	0.00%		
McCray Court (LIHTC)	470	-144.00	29,030.00	0.00	0.00	0.00	28,886.00	29,511.00	-625.00	-2.16%	0.00%		
Gilmer Housing (LIHTC)	471	4,724.22	8,255.00	0.00	0.00	224.25	13,203.47	9,092.75	4,110.72	31.13%	0.00%		
<b>Private/Tax Credit</b>		<b>26,519.06</b>	<b>97,094.00</b>	<b>0.00</b>	<b>60.00</b>	<b>1,688.66</b>	<b>125,301.72</b>	<b>113,752.93</b>	<b>11,548.79</b>	<b>9.22%</b>	<b>0.00%</b>		

**PHAS Scoring Tenant Accounts Receivable (TAR)**

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

**Fiscal Year to Date  
Public Housing Inspections**

10/01/13 - 02/28/2014

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

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

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

**Public Housing Work Order Report from 02/01/14 to 02/28/14**

<b>Development</b>	<b>Number Emergency Work Orders</b>	<b>Number Emergency Work Orders completed within 24 hours</b>	<b>% of Emergency Work Orders completed within 24 hours</b>	<b>Total Non- Emergency Work Orders</b>	<b>Total Number of calendar days to complete Non- Emergency Work Orders</b>	<b>Average Completion Days</b>
Lansdowne Park	18	18	<b>100%</b>	135	505	<b>4</b>
Village at Lincoln/Handicapped/ Elderly Cottages	1	1	<b>100%</b>	58	92	<b>2</b>
Hunt Manor/Bluestone Park	6	6	<b>100%</b>	88	226	<b>3</b>
Melrose Towers	5	5	<b>100%</b>	79	416	<b>5</b>
Jamestown Place	4	4	<b>100%</b>	51	95	<b>2</b>
Morningside Manor	4	4	<b>100%</b>	19	26	<b>1</b>
Indian Rock Village/53 Scattered	3	3	<b>100%</b>	62	141	<b>2</b>
<b>Total</b>	<b>41</b>	<b>41</b>	<b>100%</b>	<b>492</b>	<b>1,501</b>	<b>3</b>

**Work Order Report from 10/01/13 to 02/28/14**

<b>Development</b>	<b>Number Emergency Work Orders</b>	<b>Number Emergency Work Orders completed within 24 hours</b>	<b>% of Emergency Work Orders completed within 24 hours</b>	<b>Total Non- Emergency Work Orders</b>	<b>Total Number of calendar days to complete Non- Emergency Work Orders</b>	<b>Average Completion Days</b>
Lansdowne Park	228	228	<b>100%</b>	785	3348	<b>4</b>
Village at Lincoln/Handicapped/ Elderly Cottages	78	78	<b>100%</b>	426	877	<b>2</b>
Hunt Manor/Bluestone Park	54	54	<b>100%</b>	533	1234	<b>2</b>
Melrose Towers	29	29	<b>100%</b>	458	2314	<b>5</b>
Jamestown Place	31	31	<b>100%</b>	400	643	<b>2</b>
Morningside Manor	23	23	<b>100%</b>	131	301	<b>2</b>
Indian Rock Village/53 Scattered	43	43	<b>100%</b>	269	601	<b>2</b>
<b>Total</b>	<b>486</b>	<b>486</b>	<b>100%</b>	<b>3002</b>	<b>9,318</b>	<b>3</b>

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

## Utility Consumption Report

### October 2013 - September 2014

#### Consumption and Costs as of January 31, 2014

Utility Costs							
AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	37.96	88.89	60.57	187.42	186.08	100.72%
202	165	125.78	6.38	24.41	156.57	186.08	84.14%
259	172	41.57	75.93	78.29	195.79	186.08	105.22%
206	212	43.29	43.50	40.28	127.07	186.08	68.29%
207	150	34.46	49.43	60.75	144.64	186.08	77.73%
208	105	55.30	50.33	49.86	155.49	186.08	83.56%
210	133	47.98	73.34	70.96	192.28	186.08	103.33%
215	24	N/A	N/A	N/A	N/A	186.08	N/A
Total Units:		1261					
Average Cost PUM:		59.60	70.60	55.88			186.08

Consumption											
AMP	Gas				Electric			Water			
	Number of Units	THERMS PUM	RRHA PUM Average	Percent Difference	KWH PUM	RRHA PUM Average	Percent Difference	Usage PUM	RRHA PUM Average	Percent Difference	
201	300	114.95	88.63	129.70%	555	657	84.47%	7.28	7.18	101.39%	
202	165	N/A	88.63	N/A	1,157	657	176.10%	2.32	7.18	32.31%	
259	172	89.33	88.63	100.79%	527	657	80.21%	8.27	7.18	115.18%	
206	212	56.17	88.63	63.38%	593	657	90.26%	4.81	7.18	66.99%	
207	150	63.78	88.63	71.96%	479	657	72.91%	7.65	7.18	106.55%	
208	105	64.94	88.63	73.27%	745	657	113.39%	6.73	7.18	93.73%	
210	133	89.29	88.63	100.74%	527	657	80.21%	7.98	7.18	111.14%	
215	24	N/A	88.63	N/A	N/A	657	N/A	N/A	7.18	N/A	
Total Units:		1261									
Average THERM PUM:		88.63		Average KWH PUM:		657		Average water usage PUM:		7.18	
<p><b>Note: AMP 202 - Residential units do not use gas utility - HVAC is total electric (heat pumps).</b></p> <p><b>Note: AMP 202 - Admin. Building and Maint. Shop use gas utility.</b></p> <p><b>Note: AMP 208 - Residential units have central air conditioning.</b></p> <p><b>Note: AMP 215 - Transitional/Homeownership - residents pay utilities - no utility data available.</b></p>											

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



SECURITY ACTIVITIES  
MONTHLY REPORT  
FEBRUARY 2014

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

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	1	0	0	0	0	0	0	0	3
Arson	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	1	0	0	0	2	0	0	0	1
Burglary	0	1	0	1	0	1	0	0	0	5
Homicide/Murder	0	0	0	0	0	0	0	0	0	0
Larceny	0	4	1	4	0	2	1	5	1	7
Rape	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	2
Part 1 Crime Total	0	7	1	5	0	5	1	5	1	18
Destruction of Property	2	10	0	1	0	2	1	2	1	11
Disorderly Persons	0	1	0	0	0	0	0	0	0	1
Domestic Disorder	1	8	1	1	1	6	2	4	9	37
Drug Offense	0	0	0	1	0	1	1	1	0	7
Family Offense (nonviolent)	0	0	0	2	0	0	0	0	0	1
Forgery	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	1	2	0	0	0	0	1	2
Gambling	0	0	0	0	0	0	0	0	0	0
Intimidation	1	6	0	3	1	4	0	0	1	6
Liquor Law	0	0	0	1	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	0
Simple Assault	1	9	0	1	1	3	0	3	4	29
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	4	0	0	0	2	0	0	1	6
Trespassing	0	0	0	2	0	0	0	0	0	4
Weapons	0	0	0	0	0	0	0	0	0	0
Part II Crime Total	5	38	2	14	3	18	4	10	17	104
Auto Accident	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0
Area Total	5	45	3	19	3	23	5	15	18	122

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

	Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	1	0	0	0	0
Arson	0	0	0	0	0	0
Auto Theft	0	0	0	0	0	1
Burglary	0	0	0	0	0	0
Homicide/Murder	0	0	0	0	0	0
Larceny	0	2	0	0	0	5
Rape	0	0	0	0	0	0
Robbery	0	0	0	0	0	0
<b>Part 1 Crime Total</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>
Destruction of Property	0	3	0	2	1	3
Disorderly Persons	0	1	0	1	0	0
Domestic Disorder	1	6	0	5	0	5
Drug Offense	1	3	0	1	1	5
Family Offense (nonviolent)	0	0	0	2	0	0
Forgery	0	0	0	0	0	0
Fraud	0	0	0	0	0	0
Gambling	0	0	0	0	0	0
Intimidation	2	3	0	0	0	1
Liquor Law	0	0	0	0	0	0
Loitering	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0
Simple Assault	1	6	2	8	0	6
Sucide/Attempt	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0
Towed Vehicle	0	2	0	1	0	2
Trespassing	0	1	0	1	0	4
Weapons	0	1	0	0	0	0
<b>Part II Crime Total</b>	<b>5</b>	<b>26</b>	<b>2</b>	<b>21</b>	<b>2</b>	<b>26</b>
Auto Accident	0	0	0	0	0	0
Fire	0	0	0	0	0	0
<b>Part III Crime Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Area Total</b>	<b>5</b>	<b>29</b>	<b>2</b>	<b>21</b>	<b>2</b>	<b>32</b>

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

Part I Crime	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community
	No. Per Household			No. Per Household		
	Community	Site	Community	Community	Site	Community
Jamestown Place	0.009017	0.013333	147.87%	0.045847	0.0400	<b>87.25%</b>
Morningside Manor	0.009017	0.019048	211.24%	0.045847	0.0286	<b>62.32%</b>
Indian Rock Village	0.009017	0.012500	138.63%	0.045847	0.0500	<b>109.06%</b>
Bluestone	0.009216	0.026316	285.54%	0.066437	0.0526	<b>79.22%</b>
Lansdowne Park	0.006616	0.026667	403.06%	0.040226	0.0433	<b>107.73%</b>
Villages at Lincoln	0.006616	0.000000	<b>0.00%</b>	0.040226	0.0140	<b>34.69%</b>
Hunt Manor	0.006616	0.000000	<b>0.00%</b>	0.040226	0.0000	<b>0.00%</b>
Melrose Towers	0.006616	0.014151	213.89%	0.040226	0.0189	<b>46.90%</b>

Part II Crime	No. Per Household		Site Rate Compared to Community	No. Per Household		Site Rate Compared to Community
	Community	Site		Community	Site	
	Jamestown Place	0.025146	0.033333	132.56%	0.121031	0.1667
Morningside Manor	0.025146	0.038095	151.50%	0.121031	0.0857	<b>70.82%</b>
Indian Rock Village	0.025146	0.037500	149.13%	0.121031	0.1500	123.93%
Bluestone	0.020154	0.000000	<b>0.00%</b>	0.076261	0.0526	<b>69.02%</b>
Lansdowne Park	0.029375	0.073333	249.64%	0.125706	0.2167	172.36%
Villages at Lincoln	0.029375	0.027907	<b>95.00%</b>	0.125706	0.0791	<b>62.90%</b>
Hunt Manor	0.029375	0.062500	212.76%	0.125706	0.1250	<b>99.44%</b>
Melrose Towers	0.029375	0.033019	112.40%	0.125706	0.0991	<b>78.80%</b>

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  
FEBRUARY 2014



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

**Program Utilization**

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of February 2014 reporting period is 88.1%. The average utilization rate for the department for fiscal year 2014 is 89.9%. The average percent of the Housing Assistance Payments (HAP) budget authority expense for fiscal year 2014 is 89.9%.

**Inspections**

During the month of February 2014, the HCV Housing Quality Standards (HQS) Inspectors conducted a total of 206 inspections and four (4) quality control inspections. This also includes a total of sixteen (16) initial inspections approved and processed for new admissions and moving families in the HCV Program.

**Housing Choice Voucher Waiting List**

Based on the fact that calendar year 2014 funding amounts are not yet known, the HCV Department scheduled zero (0) families from the HCV waiting list for interviews to determine their eligibility.

**Homeownership**

The program currently has eleven (11) Section 8 participants in the Homeownership Program for the month of February 2014. Funding through the HCV program is used to assist with the mortgage payments.

**Veteran Affairs Supportive Housing (VASH)**

This program was created by a partnership between HUD and the Veterans Administration for the sole purpose of providing housing for homeless veterans. HUD's total allocation of vouchers to RRHA for this program is seventy (70) vouchers. For the month of February 2014, this program has sixty-seven (67) participants and one (1) searching for housing.

**Tenant Briefings**

The Housing Choice Voucher Department did not conduct a voucher briefing during the month of February 2014. RRHA does not anticipate the issuance of additional vouchers, with the exception of HUD-VASH and Family Unification Program (FUP) referrals, pending notification from HUD of calendar year 2014 funding. The HCV Client Specialists provided customer service to 530 HCV participants/owners during the month of February 2014. This number represents scheduled appointments and walk-in participants such as landlords and HCV clients to sign leases and contracts or to drop off paperwork.

### **Landlord Briefings**

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

### **Voucher Issuance Briefings**

There were zero (0) Housing Choice Vouchers issued in February 2014.

### **Family Unification Program (FUP)**

HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty-one (81) vouchers have been allocated to the Roanoke Redevelopment and Housing Authority to serve this population. All referrals for the program come through the Roanoke City and Roanoke County Departments of Social Services (DSS). Currently, there are seventy-four (74) families under lease; one (1) additional family is searching for housing and three (3) families are waiting on eligibility approval. The Section 8 staff continues to work with the City and County of Roanoke DSS to achieve full utilization of the voucher allocation.

**HCV HQS Inspection Department  
Monthly Activity Report  
February 2014**

<b>HCV HQS INSPECTION DEPARTMENT: MONTHLY ACTIVITY REPORT</b>					
<b>INSPECTION TYPE</b>	<b># COMPLETE</b>	<b># PASSED</b>	<b>% PASSED</b>	<b># FAILED</b>	<b>% FAILED</b>
ANNUAL	144	97	67.36%	47	32.64%
INITIALS	16	15	93.75%	1	6.25%
COMPLAINT	5	0	0.00%	5	100.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	41	28	68.29%	13	31.71%
HQS QUALITY CONTROL	4	3	75.00%	1	25.00%

TOTAL INSPECTIONS SCHEDULED	206
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	6.06
AVERAGE INSPECTIONS PER FIELD DAY	12.12
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	17

## Section 8 Department Waitlist Activity Report February 2014

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

Addition of TAP waiting list families

### Program Voucher Issuance By Month/Bedroom Size February 2014

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

## Waitlist Applicant Status February 2014

Month	Number Selected / Interviewed Off Wait-list	Number of NS WD	Number of Mail Ret.	Number of PC	Number of Other WD	Number Okay to Issue	Number of Files Pending	Notes
October - 13	0	0	0	0	0	0	0	
November - 13	0	0	0	0	0	0	0	
December - 13	0	0	0	0	0	0	0	
January - 14	0	0	0	0	0	0	0	
<b>February - 14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
March - 14								
April - 15								
May-14								
June - 14								
July - 14								
August - 14								
September - 14								
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Meanings</b>								
<b>NS = No Show</b> <b>PC = Preference Change, goes back on wait list</b> <b>Pending = Still waiting on information for qualification</b> <b>VB = Voucher Briefing</b> <b>WD = Withdrawn</b> <b>WD Mail = Withdrawn for Mail Returned</b> <b>WD Other = Withdrawn for owing debt, criminal history, or over income, etc.</b>								



## SECTION 8 MONTHLY STATISTIC REPORT

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

## VOUCHER UNITS LEASED FY 2014

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED
OCTOBER	1,896	1,728	168
NOVEMBER	1,896	1,720	176
DECEMBER	1,896	1,712	184
<b>JANUARY</b>	1,896	1,697	199
FEBRUARY	<b>1,979</b>	<b>1,744*</b>	<b>235</b>
MARCH	-	-	-
APRIL	-	-	-
MAY	-	-	-
JUNE	-	-	-
JULY	-	-	-
AUGUST	-	-	-
SEPTEMBER	-	-	-
<b>TOTALS</b>	<b>9,563</b>	<b>8,601</b>	<b>962</b>

\*Added vouchers transferred from TAP 2/1/14

**SECTION 8 FY 2013 MONTHLY HAP EXPENDITURE ANALYSIS**

<b>HAP</b>	<b>Oct-13</b>	<b>Nov-13</b>	<b>Dec-13</b>	<b>Jan-14</b>	<b>Feb-14</b>	<b>Mar-14</b>	<b>Apr-14</b>	<b>May-14</b>	<b>Jun-14</b>	<b>Jul-14</b>	<b>Aug-14</b>	<b>Sep-14</b>	<b>YTD</b>
BUDGET AUTHORITY	\$ 821,046	\$ 1,282,623	\$ 746,047	\$ 817,316	\$ 867,130								\$ 4,534,162
ACTUAL HAP EXPENSE	\$ 831,557	\$ 846,771	\$ 811,197	\$ 783,801	\$ 801,974								\$ 4,075,299
VARIANCE	\$ (10,511)	\$ 435,852	\$ (65,150)	\$ 33,515	\$ 65,156								\$ 458,863
PERCENT VARIANCE	-1.28%	33.98%	-8.73%	4.10%	7.51%								10.12%
YTD VARIANCE	\$ (10,511)	\$ 425,341	\$ 360,192	\$ 393,707	\$ 458,863								\$ 458,863
<b>PUC</b>													
HUD FUNDED PUC	\$ 433.04	\$ 676.49	\$ 393.48	\$ 431.07	\$ 438.17								\$ 474.14
ACTUAL PUC	\$ 481.23	\$ 492.31	\$ 473.83	\$ 461.87	\$ 459.85								\$ 473.82
VARIANCE	\$ (48.18)	\$ 184.18	\$ (80.35)	\$ (30.80)	\$ (21.68)								\$ 0.32
PERCENT VARIANCE	-10.01%	37.41%	-16.96%	-6.67%	-4.72%								0.07%
<b>UNITS</b>													
HUD BASELINE UNITS	1,896	1,896	1,896	1,896	1,979								9,563
HUD FUNDED UNITS	1,896	1,896	1,896	1,896	1,979								9,563
FUNDED UNITS BASED ON ACTUAL HAP	1,706	2,605	1,575	1,770	1,886								9,541
ACTUAL UNITS LEASED	1,728	1,720	1,712	1,697	1,744								8,601
VARIANCE TO BUDGET	(22)	885	(137)	73	142								940
VARIANCE TO BASELINE	190	(709)	321	126	93								22
YTD VAR TO BASELINE	190	(519)	(198)	(72)	22								22
VARIANCE FUNDED	168	176	184	199	235								962
YTD VAR TO FUNDED	168	344	528	727	962								962
<b>ADMIN FEES</b>													
HUD FUNDS	\$ 50,990	\$ 62,058	\$ 62,058	\$ 73,541	\$ 65,815								\$ 314,462
ACTUAL EXPENSE	\$ 63,716	\$ 88,788	\$ 61,126	\$ 80,528	\$ 65,389								\$ 359,548
VARIANCE	\$ (12,726)	\$ (26,730)	\$ 932	\$ (6,987)	\$ 426								\$ (45,086)
PERCENT	124.96%	143.07%	98.50%	109.50%	99.35%								114.34%
CUMULATIVE VARIANCE	\$ (12,726)	\$ (39,456)	\$ (38,524)	\$ (45,511)	\$ (45,086)								\$ (45,086)

**THIS SHEET INCLUDES HCV, VASH, & FUP**

**SECTION 8 CY 2014 MONTHLY HAP EXPENDITURE ANALYSIS**

<b>HAP</b>	<b>Jan-14</b>	<b>Feb-14</b>	<b>Mar-14</b>	<b>Apr-14</b>	<b>May-14</b>	<b>Jun-14</b>	<b>Jul-14</b>	<b>Aug-14</b>	<b>Sep-14</b>	<b>Oct-14</b>	<b>Nov-14</b>	<b>Dec-14</b>	<b>YTD</b>
BUDGET AUTHORITY	\$ 817,316	\$ 867,130											\$ 1,684,446
ACTUAL HAP SPENT	\$ 783,801	\$ 801,974											\$ 1,585,775
VARIANCE	\$ 33,515	\$ 65,156											\$ 98,671
PERCENT VARIANCE	4.10%	7.51%											5.86%
YTD VARIANCE	\$ 33,515	\$ 98,671											\$ 98,671
<b>PUC</b>													
HUD FUNDED PUC	\$ 431.07	\$ 438.17											\$ 434.70
ACTUAL PUC	\$ 461.87	\$ 459.85											\$ 460.85
VARIANCE	\$ (30.80)	\$ (21.68)											\$ (26.15)
PERCENT VARIANCE	-6.67%	-4.72%											-5.67%
<b>UNITS</b>													
HUD BASELINE UNITS	1,896	1,979											3,875
HUD FUNDED UNITS	1,896	1,979											3,875
FUNDED UNITS BASED ON ACTUAL HAP	1,770	1,886											3,655
ACTUAL UNITS LEASED	1,697	1,744											3,441
VARIANCE TO BUDGET	73	142											214
VARIANCE TO BASELINE	126	93											220
YTD VAR TO BASELINE	126	220											220
VARIANCE FUNDED	199	235											434
YTD VAR TO FUNDED	199	434											434
<b>ADMIN</b>													
HUD FUNDED FEES	73,541	65,815											139,356
ACTUAL EXPENSE	80,528	65,389											\$ 145,918
VARIANCE	\$ (6,987)	\$ 426											\$ (6,562)
PERCENT	109.50%	99.35%											104.71%
CUMULATIVE VARIANCE	\$ (6,987)	\$ (6,562)											\$ (6,562)

THIS SHEET INCLUDES HCV, VASH, & FUP

Resident Services Report  
FEBRUARY 2014



**Family Self-Sufficiency – Public Housing – GRANT FUNDED**

Period: 11/16/12 – 03/17/14

February 2014

Current Number of Participants: **121** Number of Persons with Escrow Accounts: **51** Total in Escrow: **\$69,520.64**

Coordinators: **Gloria Charlton**

FSS Program Termination: **0**

FSS Program Completion: **1**

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	Accountability
There is a need to link new Family Self-Sufficiency (FSS) program participants to services and economic opportunities that will lead to employment and economic self-sufficiency.	Case Management-Service Coordination-Individual Training Service Plans (ITSPs) developed Persons	40	2	40	Case Management-Service Coordination-Contract completed – (10 Households)	2	40	<b>A. Tools for Measurement</b> Database Intake log Interviews Phone log  <b>B. Where Data Maintained</b> Agency database Individual case records  <b>C. Source of Data</b> Counseling reports Escrow accounts General Equivalency Diploma (GED) certification / Diploma Mortgage documents  <b>D. Frequency of Collection</b> Upon incident Monthly Daily  <b>E. Processing of Data</b> Statistical database Manual tallies
	Policy Priority-Job Creation / Employment-Partnership with Workforce Investment Board (WIB) to establish apprenticeship programs and or job opportunity partnerships	5	0	5	Policy Priority-Job Creation / Employment-Number of job placements as a result of partnerships with the Workforce Investment Board Full Time Equivalent (FTE) (10 Persons)	0	0	

**Family Self-Sufficiency – Public Housing – GRANT FUNDED**

Period: 11/16/12 – 03/17/14

February 2014

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	Accountability
Same as above	Employment-Skills Assessment Persons	10	0	6	New - Employment-Enrollment in Job Readiness and Job Training Classes (7 Persons)	1	8	Same as above
	Training-Employment-Job Readiness / Employability Classes Completed Persons	7	0	8	Employment-Job Placement (5 Persons)	0	8	
	Employment-Job Retention Activities-Persons	20	0	5	Employment-Maintain employment for three to six months (10 Persons)	2	10	
					Employment-Maintain employment for three to six months (7 Persons)	3	9	

**Family Self-Sufficiency – Public Housing – GRANT FUNDED**

Period: 11/16/12 – 03/17/14

February 2014

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	Accountability
Same as above	Transportation-Transportation services related to grant activities provided Persons	15	0	5	Employment-FTE (7 Persons)	2	12	Same as above
	Financial Literacy-Financial literacy / Financial management education-Enrolled Persons	20	2	14	Financial Literacy-Earned Income increased (7 Households)	0	10	
	Housing-Post-Purchase Homeownership Education / Counseling-Attended Persons	5	0	3	Financial Literacy-Credit score improved (5 Persons)	0	1	
	Youth-Mentoring relationships established Persons	20	0	22	Youth-GPA for children improved by .50 or more (10 Persons)	0	3	

**Family Self-Sufficiency – Public Housing – GRANT FUNDED**

Period: 11/16/12 – 03/17/14

February 2014

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			Accountability
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	
There is a need to maintain on-going linkages to services and economic opportunities for existing FSS program participants in order to support their transition to employment and economic self-sufficiency.	Employment-Skills Assessment Persons	10	1	14	Employment-Job Placement (4 Persons)	0	4	Same as above
	Policy Priority-Capacity Building and Knowledge Sharing-Meet with local Program Coordinating Committee (PCC) (minimum 4 meetings per year) and conduct gap analysis Meetings	4	0	5	Policy Priority-Capacity Building and Knowledge Sharing-Number of new Supportive Service Partners providing services as a result of the gap analysis (5 Partners)	0	2	
	Training-Employment-Job training classes-Completed Persons	10	0	22	Employment-Job Placement (4 Persons)	0	4	
	Employment-Job retention activities Persons	10	3	13	Employment-Maintain employment 6 months to 1 year (5 Persons)	2	28	

**Family Self-Sufficiency – Public Housing – GRANT FUNDED**

Period: 11/16/12 – 03/17/14

February 2014

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	Accountability
Same as above	Transportation-Transportation services related to grant activities provided Persons	10	1	19	Employment-FTE (5 Persons)	0	13	Same as above
	Financial Literacy-Financial management counseling-Enrolled Persons	10	1	21	Financial Literacy-Earned income increased-Dollars (5 Persons)	0	21	
	Housing-Pre-Purchase Homeownership Education / Counseling-Attended Persons	5	0	13	Financial Literacy-Credit score improved (3 Persons)	0	7	
	Housing-Post-Purchase Homeownership Education / Counseling-Attended Persons	3	1	12	Financial Literacy-Monthly bills paid on time for a six month period (3 Persons)	0	12	

**Family Self-Sufficiency – Public Housing – GRANT FUNDED**

Period: 11/16/12 – 03/17/14

February 2014

Problem, Need, Situation	Service or Activity	Benchmarks			Outcomes			Evaluation Tools
		Intervention			Impact			Accountability
Planning		Output Goal	Month	TD	Outcome Goal	Month	TD	
Same as above	Youth-Mentoring relationships established Persons	10	0	60	Youth-Grade Point Average (GPA) for children improved by ½ grade (.50) or more (6 Persons)	0	13	Same as above



**Family Self-Sufficiency – Housing Choice Voucher – GRANT FUNDED**

Grant Period: 1/01/14 – 12/31/14

February 2014

Current Number of Participants: 73

Number of Persons with Escrow Accounts: 30

Total in Escrow: \$111,195.30

Coordinator: Yvonne Thomas

FSS Program Termination: 7

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

**Family Self-Sufficiency – Housing Choice Voucher – GRANT FUNDED**

Grant Period: 1/01/14 – 12/31/14

February 2014

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Same as above	Financial Literacy Individualized counseling (3)	0	3	Employment-Maintain employment greater than one year (4)	0	0	Same as above
	Financial Literacy – Classroom setting financial education-participation (7)	0	0				
	Health-Referral for mental health services (2)	0	0				
	Housing- Homeownership counseling (6)	0	5	Housing- Purchased home with HCV Homeownership Assistance (1)	0	0	
	Service Coordination-New families enrolled-new COP (15)	2	8				
	Service Coordination-Families continuing to receive service coordination (55)	0	83				
	Service Coordination-Families graduated (2)	0	0				
	Service Coordination-Individuals served – unduplicated count (80)	0	83				
	Training-Job Preparation/Counseling –soft skills enrolled (15)	0	0				

**Family Self-Sufficiency – Housing Choice Voucher – GRANT FUNDED**

Grant Period: 1/01/14 – 12/31/14

February 2014

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

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

**Grant Period: 6/16/10 – 6/15/14**

**Reporting Period: 6/16/12 – 6/15/14**

**February 2014**

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

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for families residing in Public and Indian Housing to pass the GED in order to qualify for employment opportunities.	Education-GED program - Enrolled (5)	0	10	Education-GED obtained (3)	0	3	<b>A. Tools for Measurement</b> Database Intake log Interviews Bank accounts Post Tests  <b>B. Where Data Maintained</b> Agency Database Individual case records School Specialized database  <b>C. Source of Data</b> Counseling reports GED certification/diploma Placements Financial reports Employment Records Work plan reports  <b>D. Frequency of Collection</b> Monthly  <b>E. Processing of Data</b> Computer Spreadsheets Manual tallies
	Education-GED program - Completed (3)	0	6	Education-Functional literacy increased (4)	0	6	
	Education-Literacy class - Enrolled (5)	0	2				
	Education-Literacy class-Completed (3)	0	2				
	Education-ESL class - Enrolled (5)	0	10				
	Education-ESL class - Completed (3)	0	1				

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

**Grant Period: 6/16/10 – 6/15/14**

**Reporting Period: 6/16/12 – 6/15/14**

**February 2014**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for families residing in Public and Indian Housing to receive training in financial management and life skills training.	Financial literacy class-Enrolled (12)	3	35	Financial-Credit Counseling Completed (10)	0	6	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Financial literacy class-Completed (10)	3	35	Self-Sufficiency - Earned Income increased (8)	0	15	
	Financial credit counseling-Enrolled (15)	0	6	Financial-Budget created and maintained (10)	0	0	
	Education-Life Skills class – Enrolled (12)	0	35				
	Education-Life Skills class - Completed (10)	0	35				

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

Grant Period: 6/16/10 – 6/15/14

Reporting Period: 6/16/12 – 6/15/14

February 2014

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



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

**Grant Period: 6/16/10 – 6/15/14**

**Reporting Period: 6/16/12 – 6/15/14**

**February 2014**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Residents lack skills and training in employability, access to the internet and computer technology, educational programs, as well as supportive services and programs designed to promote economic self-sufficiency.	Education-Adult computer classes - Enrolled (15)	0	10	Employment- Employment Obtained (10)	0	17	<b>A. Tools for Measurement</b> Database Intake log Interviews Plans  <b>B. Where Data Maintained</b> Agency Database Individual case records School Training Center  <b>C. Source of Data</b> Escrow accounts Progress reports GED certification/diploma Placements Employment Records  <b>D. Frequency of Collection</b> Upon incident Monthly Quarterly Biannually Annually  <b>E. Processing of Data</b> Statistical databases Computer Spreadsheets Manual tallies
	Education-Adult computer classes - Completed (12)	0	6	Employment - Employment obtained above minimum wage (7)	0	12	
	Employment-Skills assessment (20)	0	12				
	Employment-Job readiness class - Soft skills - Enrolled (15)	0	15				
	Employment-Job readiness class - Soft skills - Completed (12)	3	18				

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

**Grant Period: 6/16/10 – 6/15/14**

**Reporting Period: 6/16/12 – 6/15/14**

**February 2014**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
There is a need for families residing in Public and Indian Housing to gain employment through job training and mentoring programs.	Employment-Job training classes - Enrolled (15)	0	10	Employment-Maintain employment for three to six months (7)	0	13	Same as above
	Employment-Job training classes - Completed (12)	2	6	Employment-Maintain employment for 6 months - one year (4)	0	8	
				Employment-Promotion resulting in increased hourly wage dollars (2)	0	1	

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

**Grant Period: 6/16/10 – 6/15/14**

**Reporting Period: 6/16/12 – 6/15/14**

**February 2014**

Problem, Need, Situation	Service or Activities/Output			Outcome			Evaluation Tools
Planning	Programming			Impact			Accountability
	Measure	Month	TD	Outcome Goal	Month	TD	
Residents lack the knowledge to move to market rate rental housing and/or purchase a home.	Homeownership-Pre-purchase homeownership counseling / training Enrolled (10)	0	12	Housing-Moving from public housing to non-assisted rental housing (8)	0	1	Same as above
	Homeownership-Pre-purchase homeownership counseling / training Completed (8)	0	12	Housing-Homes purchased through partner homeownership opportunities (3)	0	0	
	Outreach-Outreach to single heads of household (25)	0	31				

## **Melrose Towers and Morningside Manor**

RRHA has replaced the full-time Service Coordinator position serving both Melrose Towers and Morningside Manor with two part-time Activity Coordinators. The Activity Coordinators will focus less on service coordination for individuals and more on organizing and planning social, recreational and educational activities, events, and opportunities for residents, thereby encouraging independence and better addressing the needs of residents.

Both positions have now been filled. The start date for the Coordinator for Melrose Towers is March 4, 2014. Morningside Manor's Coordinator has an anticipated start date during the week of March 24, 2014. Each will serve twenty hours a week.