

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF SEPTEMBER 2022

OCTOBER 24, 2022

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: October 18, 2022

Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of September 2022. The reports are as follows:

Executive Office	Section 1
Executive Director's Report	
Human Resources and Administration	Section 2
Human Resources	
Workers' Compensation	
Finance Division	Section 3
Financial Narrative Report	
Financial Statements and Activity	
Operations Division	Section 4
Procurement	
Redevelopment and Revitalization	
Housing Division	Section 5
Public Housing Operations	
Security Activities	
Section 8 Operations	
Resident Services	

EXECUTIVE OFFICE

Executive Director's Report

Congress Passes Stopgap Spending Bill through Mid-December

The Senate recently released its draft Department of Transportation and Department of Housing and Urban Development (HUD) joint funding bill. Final spending decisions will still need to be negotiated between House and Senate leadership, a process that is not expected to begin until after the midterm elections. The Transportation-HUD (THUD) bill received an additional \$8.01 billion over current funding levels, \$4.3 billion of which was allocated to HUD. HUD programs also benefitted from an estimated \$10.3 billion in funding from the Federal Housing Administration and the Government National Mortgage Association.

Congress averted a government shutdown by passing the Continuing Appropriations and Ukraine Supplemental Appropriations Act of 2023 on Sept. 30. The Democrat-led continuing resolution (CR) bill cleared Congress with limited support from Republicans. The CR extends the deadline for fiscal year 2023 funding bills through Dec. 16.

In response to recent natural disasters, the CR also includes \$2 billion for HUD's Community Development Block Grant Disaster Recovery (CDBG-DR) program and temporarily reauthorizes the National Flood Insurance program. Bipartisan support for Ukraine's response to Russia's ongoing invasion also led to the inclusion of \$12.4 billion for Ukraine aid in the final bill.

The debate over FY23 funding will continue following the November midterm elections. Congressional leadership still needs to determine topline budget issues such as the split between defense and non-defense spending.

Audit

Auditors from Jump, Perry and Company, L.L.P., will be discussing a site visit at RRHA. This is the annual independent audit for year ending September 30, 2022.

HUMAN RESOURCES & ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
SEPTEMBER 2022

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2022

HUMAN RESOURCES REPORT

EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	68
Regular Part-Time	3
<u>TOTAL</u>	<u>71</u>
Temp Agency Employee	3
<u>TOTAL</u>	<u>74</u>

Position Title

Division

Name

NEW HIRES

Accountant I	Finance	Maygen Harris
PR, Social Media, and Marketing Manager	Executive	Jasey Roberts
HCV Clerical Assistant	Housing	Nicole Barker
Maintenance Tech I	Housing	Chris Hicks

PROMOTIONS

Executive Administrative Assistant	Executive	Leanna Pagans
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SEPARATIONS

Executive Administrative Assistant	Executive
Maintenance Worker	Housing

TURNOVER

		Current Month
Turnover	Voluntary	2.90%
	Involuntary	0.00%
	Total Turnover	2.90%
Turnover by Job Category	Maintenance	50%
	Other NE	0%
	Exempt	50%

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2022

RECRUITING REPORT

OPEN POSITIONS

Position Title	Division	Status
Maintenance multiple openings	Housing	Posted / Screening / Interviewing
Jobs Plus Resident Ambassador	Housing	Posted / Screening / Interviewing
Assistant Property Manager	Housing	Posted / Screening / Interviewing
Clerical Assistant PH-Lansdowne	Housing	Currently filled by Temp. Employee
Clerical Assistant Receptionist	Executive	Currently filled by Temp. Employee
Clerical Assistant PH- Floater	Housing	Currently filled by Temp. Employee
HCV Specialist	Housing	Posted / Screening / Interviewing

APPLICATIONS SCREENED

	Applications	Phone Screen	Interviewed	Offered
Maintenance	17	11	3	1
HCV Specialist	8	0	0	0
Assist. Property Manager	12	4	0	1
Jobs Plus Ambassador	0	0	0	0
Accountant I	7	4	2	1
TOTAL	44	19	5	3
%		43%	26%	60%

Maintenance: Continuously seeing applications received increasing, many cannot meet the background screening requirements.

- 3 NCNS to scheduled interview.
- 1 offered, accepted, and NCNS to new hire orientation.

Accountant I: Applicant started September 26, 2022.

Assistant Property Manager- 1 offer made and received no response.

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2022

TRAINING REPORT

RRHA UNIVERSITY

# of employees completing a course	12
# of unique courses	25
# of courses completed	40
# of hours learning*	22
# of average minutes per course*	33

**University Courses only, does not include events, and external course records.*

User	Course	Completed
Anderson, Thomas	SP 050 - Introduction to OSHA	09/27/2022
Barker, Nicole	eL 100 - Welcome to eLearning	09/06/2022
Barker, Nicole	FH 100 - Federal Fair Housing Compliance	09/06/2022
Barker, Nicole	HR 130 - Drug-Free Workplace	09/06/2022
Barker, Nicole	RRHA COVID-19 Infectious Disease Prevention Policy	09/06/2022
Barnette, Eddie	HR 130 - Drug-Free Workplace	09/14/2022
Barnette, Eddie	HR 130 - Drug-Free Workplace (English/Spanish)	09/14/2022
Barnette, Eddie	PD 102 - Business Etiquette: Communication	09/13/2022
Bunting, Karen	HR 010 - Preventing Harassment	09/12/2022
Bunting, Karen	HR 130 - Drug-Free Workplace	09/12/2022
Goodman, Gregory	HR 010 - Preventing Harassment	09/14/2022
Harris, Maygen	eL 100 - Welcome to eLearning	09/26/2022
Harris, Maygen	FH 100 - Federal Fair Housing Compliance	09/26/2022
Harris, Maygen	HR 130 - Drug-Free Workplace	09/26/2022
Harris, Maygen	RRHA COVID-19 Infectious Disease Prevention Policy	09/26/2022
McCoy, Suzette	LS 180 - Difficult Conversations: Introduction	09/21/2022
McCoy, Suzette	LS 181 - Difficult Conversations Module 1: The Basics	09/21/2022
McCoy, Suzette	LS 182 - Difficult Conversations Module 2: When to Initiate	09/21/2022
McCoy, Suzette	LS 183 - Difficult Conversations Module 3: Importance of Preparation	09/21/2022
Paige, Raven	RSERV- Administering an Effective Family Self-Sufficiency Program	09/14/2022
Paige, Raven	RSERV- Case Management Tips	09/14/2022
Paige, Raven	RSERV- Tracking at a Glance for FSS	09/14/2022
Paige, Raven	RSERV- Yardi FSS Enrollment/Progress/Exit (FSS Addendum)	09/14/2022
Parsley, Steph	HR 130 - Drug-Free Workplace	09/09/2022

Parsley, Steph	LS 180 - Difficult Conversations: Introduction	09/14/2022
Parsley, Steph	LS 181 - Difficult Conversations Module 1: The Basics	09/14/2022
Parsley, Steph	LS 182 - Difficult Conversations Module 2: When to Initiate	09/14/2022
Parsley, Steph	LS 183 - Difficult Conversations Module 3: Importance of Preparation	09/15/2022
Parsley, Steph	LS 184 - Difficult Conversations Module 4: Self-Preparation	09/15/2022
Parsley, Steph	LS 185 - Difficult Conversations Module 5: Reactions and Outcomes	09/15/2022
Parsley, Steph	LS 186 - Difficult Conversations Module 6: Opening the Conversation	09/15/2022
Parsley, Steph	LS 187 - Difficult Conversations Module 7: During the Conversation	09/15/2022
Parsley, Steph	LS 188 - Difficult Conversations Module 8: Ending the Conversation	09/15/2022
Parsley, Steph	LS 189 - Difficult Conversations Module 9: Following Through	09/16/2022
Parsley, Steph	LS 220 - Defining Team Mission & Vision	09/14/2022
Parsley, Steph	LS 221 - Developing Team Goals	09/14/2022
Rice, Ashlee	HR 130 - Drug-Free Workplace	09/14/2022
Rowan, Lucie	HR 010 - Preventing Harassment	09/23/2022
Toth, Krisztina	HR 130 - Drug-Free Workplace	09/06/2022
Wanza, Stephanie	HR 130 - Drug-Free Workplace	09/09/2022

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2022

WORK COMP CLAIMS FY 2021-2022

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM ONLY</u>
October 2021	0	1
November 2021	0	1
December 2021	0	0
January 2022	1	1
February 2022	0	0
March 2022	0	0
April 2022	0	0
May 2022	0	0
June 2022	0	0
July 2022	0	0
August 2022	0	0
September 2022	0	0
FISCAL YEAR Total	1	3

FINANCE DIVISION

DEPARTMENT OF FINANCE

SEPTEMBER 30, 2022

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 24

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$610,000 due to the factors explained below:

Dwelling Rental is reporting a favorable variance of \$170,000 due to rent charges exceeding the amount budgeted at several AMP's.

Excess Utilities unfavorable balance is due to actual billings being under the amount budgeted due to tenants not exceeding the usage allowance.

Other Income is showing a favorable balance due to capital fund providing a funds to support Morningside operations, late fees and other tenant miscellaneous fees charged to the public housing tenants above the amount that was budgeted and miscellaneous revenue recorded for rebates and scrap metal sales.

Operating and Utility Subsidies are showing favorable variances due to budgeting less than the amount that is being received. HUD is currently funding the operating subsidy at 104.33% of estimated eligibility.

Administrative Expenses are under budget approximately \$119,000 mainly due to salaries being under the amount budgeted due to unfilled positions and due to training, computer and admin fees being under the amount that was budgeted.

Tenant Services is under budget approximately \$36,000 due to actual expenses being less than the amount budgeted due to salaries and benefits, misc. services and administrative costs all reporting favorable variances.

Utilities Expense is over budget \$339,000 due to all utility costs being over the amount budgeted.

Ordinary Maintenance is over budget approximately \$207,000 due to overages in both material and contract costs. Material and contract costs are over budget due to several projects have come to completion.

Protective Services is under budget due to the cameras for all sites have not been billed due to the installation schedule has not been completed.

General Expenses are under budget \$63,000 due to fewer bad debt write-offs than was budgeted.

Extraordinary Maintenance is over budget due to unbudgeted repairs for kitchens, windows, water lines and mold remediation incurred at Lincoln, elevator repairs at Morningside, HVAC and plumbing repairs at Jamestown,

Replacement of Equipment is over budget due to a heat boiler replacement expense incurred at Hunt Manor.

Central Office – page 35

The central office cost center is reporting a net income of approximately \$2.9 million related to the items discussed below:

Property Management Income is reporting a favorable variance of approximately 28,000 due to the HCV program leased more units than the amount that was budgeted. The HCV program received additional vouchers from HUD for a new program the Emergency Housing Vouchers (EHV) that was not in the 2022 budgets as they were received after the budgeting process was completed.

Service Fee Income is reporting an unfavorable balance of \$31,000 due to fewer services of central office staff provided to other funds than was budgeted.

Other Income is reporting a favorable variance of \$2.6 million mainly due to receiving in June the proceeds from the operating subsidy lawsuit, the rebate received on the credit cards being higher than the amount budgeted and \$14,000 that was received from FEMA for COVID19 expense reimbursement.

Administrative expenses are under budget approximately \$130,000 due mainly to salaries and benefits are under budget due to open positions in the central office, and legal, training, and travel are under budget due to less need for legal services than was budgeted and not traveling for training due to COVID19.

Ordinary Maintenance is over budget \$7,000 due to salaries and benefits are over budget due to merit increases, safety equipment and materials are over budget due to more PPE purchases than was budgeted and Janitorial expenses are over budget due to the actual costs per month is running higher than the amount budgeted.

Section 8 – page 36

Section 8 is reporting a net income of approximately \$416,000.

Admin Subsidy is reporting an unfavorable balance of approximately \$11,000 due to HUD paying less admin fee than RRHA's actual eligibility. Once HUD completes the Admin Fee reconciliation for the January through June time period then RRHA will receive additional Admin Fees.

Administration Expenses are reporting a favorable variance of approximately \$131,000 due to admin expenses being under the amount budgeted due to salaries and benefits, computer, and legal, training, and travel, Credit/Criminal reports, and Consultant Fees being under the amount that was budgeted.

Ordinary Maintenance is reporting an unfavorable variance of \$4,400 due to expenses incurred for a tenant to stay in a hotel from February to March related to a failed inspection and the unavailability of a replacement unit, and startup costs for the Emergency Housing Vouchers (EHV) that was awarded after the budgets were finalized.

City Activities – page 38

Grant Income-S. Jefferson Coop is income received from the City of Roanoke related to the expense reimbursement for cost incurred in the Administration expense category.

Administration variance is unfavorable due to wages and relocation costs incurred for 1255 Williamson Road which is a South Jefferson Redevelopment Project.

Homeownership Opportunities Program (HOP) – page 39

Capital Expenditures is under budget due to budgeting for the purchase of 2 new units and the renovation of 2-3 existing units while the actual expenses are for the purchase of 2 recent property purchases and the rehabilitation of one 5H house for public housing.

CASH ACTIVITY

AS OF SEPTEMBER 30, 2022

CASH ACTIVITY AS OF 09/30/22

UNRESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>BALANCE</u>	
Truist	Checking	22,194,839.26	**
Less:	Outstanding checks	(650,708.04)	
		<u>21,544,131.22</u>	

RESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>YIELD</u>	<u>BALANCE</u>	
Truist	Section 8 FSS Escrow	0.10%	43,877.39	**
Truist	Public Housing FSS Escrow	0.04%	101,141.08	**
Truist	SRAP Operating Fund	0.02%	151,296.76	**
Truist	SRAP Operating Reserve Fund	0.04%	896,098.76	**
			<u>1,192,413.99</u>	

** Indicates statement balance as of 09/30/22

BALANCE SHEETS

AS OF SEPTEMBER 30, 2022

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING CONSOLIDATED**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	10,530,507	10,221,384
Cash - restricted	109,683	99,642
Investments	0	0
Accounts Receivable	522,880	534,297
Notes & Mortgage Receivable	341,500	336,500
Due from other governments	0	0
Inventory	0	0
Other Assets	318,130	288,075
Interprogram-due from	0	0
Total Current Assets	<u>11,822,700</u>	<u>11,479,898</u>
Fixed Assets, net of depreciation	23,128,400	23,129,519
Total Noncurrent Assets	<u>23,128,400</u>	<u>23,129,519</u>
Total Assets	<u><u>34,951,100</u></u>	<u><u>34,609,417</u></u>

LIABILITIES

Accounts Payable	132,663	392
Accrued Liabilities	0	0
Due to other governments	140,443	151,720
Other Liabilities	344,252	345,907
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>617,358</u>	<u>498,019</u>

EQUITY

Investment in general fixed assets	24,656,615	24,656,615
Retained Earnings - current	1,322,484	1,153,849
Operating Reserve	8,356,828	8,356,828
Operating Reserve Used	(2,185)	(55,894)
Total Fund Equity	<u>34,333,742</u>	<u>34,111,398</u>
Total Liabilities and Fund Equity	<u><u>34,951,100</u></u>	<u><u>34,609,417</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

	Aug-22	Sep-22
ASSETS		
Cash - unrestricted	3,363,154	3,282,571
Cash - restricted	2,626	564
Investments	0	0
Accounts Receivable	176,631	192,885
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	92,643	86,787
Interprogram-due from	0	0
Total Current Assets	<u>3,635,054</u>	<u>3,562,807</u>
Fixed Assets, net of depreciation	1,904,757	1,904,757
Total Noncurrent Assets	<u>1,904,757</u>	<u>1,904,757</u>
Total Assets	<u><u>5,539,811</u></u>	<u><u>5,467,564</u></u>
LIABILITIES		
Accounts Payable	62,974	0
Accrued Liabilities	0	0
Due to other governments	19,540	22,297
Other Liabilities	44,747	46,756
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>127,261</u>	<u>69,053</u>
EQUITY		
Investment in general fixed assets	2,325,850	2,325,850
Retained Earnings - current	410,317	396,278
Operating Reserve	2,676,383	2,676,383
Operating Reserve Used	0	0
Total Fund Equity	<u>5,412,550</u>	<u>5,398,511</u>
Total Liabilities and Fund Equity	<u><u>5,539,811</u></u>	<u><u>5,467,564</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	1,715,283	1,566,415
Cash - restricted	72,257	54,667
Investments	0	0
Accounts Receivable	31,186	31,163
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	65,239	59,026
Interprogram-due from	0	0
Total Current Assets	<u>1,883,965</u>	<u>1,711,271</u>
Fixed Assets, net of depreciation	6,390,439	6,390,439
Total Noncurrent Assets	<u>6,390,439</u>	<u>6,390,439</u>
Total Assets	<u><u>8,274,404</u></u>	<u><u>8,101,710</u></u>

LIABILITIES

Accounts Payable	23,387	275
Accrued Liabilities	0	0
Due to other governments	11,966	12,953
Other Liabilities	86,262	75,955
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>121,615</u>	<u>89,183</u>

EQUITY

Investment in general fixed assets	6,834,215	6,834,215
Retained Earnings - current	118,689	-
Operating Reserve	1,199,885	1,199,885
Operating Reserve Used	0	(21,573)
Total Fund Equity	<u>8,152,789</u>	<u>8,012,527</u>
Total Liabilities and Fund Equity	<u><u>8,274,404</u></u>	<u><u>8,101,710</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

	Aug-22	Sep-22
ASSETS		
Cash - unrestricted	437,894	437,514
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	316,000	316,000
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>753,894</u>	<u>753,514</u>
Fixed Assets, net of depreciation	541,693	541,693
Total Noncurrent Assets	<u>541,693</u>	<u>541,693</u>
Total Assets	<u><u>1,295,587</u></u>	<u><u>1,295,207</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	756,079	756,079
Operating Reserve Used	(2,185)	(2,565)
Total Fund Equity	<u>1,295,587</u>	<u>1,295,207</u>
Total Liabilities and Fund Equity	<u><u>1,295,587</u></u>	<u><u>1,295,207</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	1,119,861	1,068,245
Cash - restricted	1,171	1,171
Investments	0	0
Accounts Receivable	69,932	66,379
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	37,273	33,914
Interprogram-due from	0	0
Total Current Assets	<u>1,228,237</u>	<u>1,169,709</u>
Fixed Assets, net of depreciation	<u>1,910,686</u>	<u>1,910,686</u>
Total Noncurrent Assets	<u>1,910,686</u>	<u>1,910,686</u>
Total Assets	<u><u>3,138,923</u></u>	<u><u>3,080,395</u></u>

LIABILITIES

Accounts Payable	16,151	0
Accrued Liabilities	0	0
Due to other governments	5,319	4,918
Other Liabilities	27,522	26,975
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>48,992</u>	<u>31,893</u>

EQUITY

Investment in general fixed assets	2,170,412	2,170,412
Retained Earnings - current	131,201	89,772
Operating Reserve	788,318	788,318
Operating Reserve Used	0	0
Total Fund Equity	<u>3,089,931</u>	<u>3,048,502</u>
Total Liabilities and Fund Equity	<u><u>3,138,923</u></u>	<u><u>3,080,395</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS	Aug-22	Sep-22
Cash - unrestricted	1,704,572	1,698,589
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	40,133	41,018
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	34,946	30,973
Interprogram-due from	0	0
Total Current Assets	1,779,651	1,770,580
Fixed Assets, net of depreciation	3,107,999	3,107,999
Total Noncurrent Assets	3,107,999	3,107,999
Total Assets	4,887,650	4,878,579
LIABILITIES		
Accounts Payable	23,775	103
Accrued Liabilities	0	0
Due to other governments	34,539	37,885
Other Liabilities	41,096	42,912
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	99,410	80,900
EQUITY		
Investment in general fixed assets	3,101,668	3,101,668
Retained Earnings - current	174,866	184,305
Operating Reserve	1,511,706	1,511,706
Operating Reserve Used	0	0
Total Fund Equity	4,788,240	4,797,679
Total Liabilities and Fund Equity	4,887,650	4,878,579

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	502,079	519,369
Cash - restricted	13,000	20,465
Investments	0	0
Accounts Receivable	82,035	83,696
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	31,548	28,239
Interprogram-due from	0	0
Total Current Assets	<u>628,662</u>	<u>651,769</u>
Fixed Assets, net of depreciation	<u>2,184,018</u>	<u>2,184,018</u>
Total Noncurrent Assets	<u>2,184,018</u>	<u>2,184,018</u>
Total Assets	<u><u>2,812,680</u></u>	<u><u>2,835,787</u></u>

LIABILITIES

Accounts Payable	628	14
Accrued Liabilities	0	0
Due to other governments	20,768	21,764
Other Liabilities	52,611	60,417
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>74,007</u>	<u>82,195</u>

EQUITY

Investment in general fixed assets	1,962,849	1,962,849
Retained Earnings - current	350,529	365,448
Operating Reserve	425,295	425,295
Operating Reserve Used	0	0
Total Fund Equity	<u>2,738,673</u>	<u>2,753,592</u>
Total Liabilities and Fund Equity	<u><u>2,812,680</u></u>	<u><u>2,835,787</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

	Aug-22	Sep-22
ASSETS		
Cash - unrestricted	(184,927)	(237,451)
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	16,898	17,429
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	18,526	16,447
Interprogram-due from	0	0
Total Current Assets	<u>(149,503)</u>	<u>(203,575)</u>
Fixed Assets, net of depreciation	751,170	751,170
Total Noncurrent Assets	<u>751,170</u>	<u>751,170</u>
Total Assets	<u><u>601,667</u></u>	<u><u>547,595</u></u>
LIABILITIES		
Accounts Payable	57	0
Accrued Liabilities	0	0
Due to other governments	21,187	22,918
Other Liabilities	35,520	35,034
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>56,764</u>	<u>57,952</u>
EQUITY		
Investment in general fixed assets	810,147	810,147
Retained Earnings - current	23,504	0
Operating Reserve	(288,748)	(288,748)
Operating Reserve Used	0	(31,756)
Total Fund Equity	<u>544,903</u>	<u>489,643</u>
Total Liabilities and Fund Equity	<u><u>601,667</u></u>	<u><u>547,595</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	646,355	647,870
Cash - restricted	16,881	19,630
Investments	0	0
Accounts Receivable	98,443	95,596
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	34,589	29,634
Interprogram-due from	0	0
Total Current Assets	<u>796,268</u>	<u>792,730</u>
Fixed Assets, net of depreciation	4,657,922	4,657,922
Total Noncurrent Assets	<u>4,657,922</u>	<u>4,657,922</u>
Total Assets	<u><u>5,454,190</u></u>	<u><u>5,450,652</u></u>

LIABILITIES

Accounts Payable	4,638	0
Accrued Liabilities	0	0
Due to other governments	22,782	24,368
Other Liabilities	38,188	40,252
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>65,608</u>	<u>64,620</u>

EQUITY

Investment in general fixed assets	4,956,739	4,956,739
Retained Earnings - current	7,060	4,510
Operating Reserve	424,783	424,783
Operating Reserve Used	0	0
Total Fund Equity	<u>5,388,582</u>	<u>5,386,032</u>
Total Liabilities and Fund Equity	<u><u>5,454,190</u></u>	<u><u>5,450,652</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

	Aug-22	Sep-22
ASSETS		
Cash - unrestricted	1,162,574	1,174,424
Cash - restricted	3,748	3,145
Investments	0	0
Accounts Receivable	7,841	7,409
Notes & Mortgage Receivable	25,500	20,500
Due from other governments	0	0
Inventory	0	0
Other Assets	3,366	3,055
Interprogram-due from	0	0
Total Current Assets	<u>1,203,029</u>	<u>1,208,533</u>
Fixed Assets, net of depreciation	905,294	906,413
Total Noncurrent Assets	<u>905,294</u>	<u>906,413</u>
Total Assets	<u><u>2,108,323</u></u>	<u><u>2,114,946</u></u>
LIABILITIES		
Accounts Payable	1,053	0
Accrued Liabilities	0	0
Due to other governments	2,283	2,539
Other Liabilities	17,404	16,806
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>20,740</u>	<u>19,345</u>
EQUITY		
Investment in general fixed assets	1,156,307	1,156,307
Retained Earnings - current	80,814	88,832
Operating Reserve	850,462	850,462
Operating Reserve Used	0	0
Total Fund Equity	<u>2,087,583</u>	<u>2,095,601</u>
Total Liabilities and Fund Equity	<u><u>2,108,323</u></u>	<u><u>2,114,946</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH SCATTERED SITES AT HURT PARK**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS	Aug-22	Sep-22
Cash - unrestricted	63,662	63,838
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(219)	(1,278)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>63,443</u>	<u>62,560</u>
Fixed Assets, net of depreciation	774,422	774,422
Total Noncurrent Assets	<u>774,422</u>	<u>774,422</u>
Total Assets	<u><u>837,865</u></u>	<u><u>836,982</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	2,059	2,078
Other Liabilities	902	800
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>2,961</u>	<u>2,878</u>
EQUITY		
Investment in general fixed assets	796,735	796,735
Retained Earnings - current	25,504	24,704
Operating Reserve	12,665	12,665
Operating Reserve Used	0	0
Total Fund Equity	<u>834,904</u>	<u>834,104</u>
Total Liabilities and Fund Equity	<u><u>837,865</u></u>	<u><u>836,982</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS	Aug-22	Sep-22
Cash - unrestricted	5,717,005	5,728,826
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	42,535	42,535
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	28,794	30,189
Interprogram-due from	0	0
Total Current Assets	5,788,334	5,801,550
Restricted Fixed Assets, net of depreciation	120,653	120,653
Total Noncurrent Assets	120,653	120,653
Total Assets	5,908,987	5,922,203
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	360,788	358,428
Due to other governments	0	0
Other Liabilities	33,786	1,873
Total Liabilities	394,574	360,301
EQUITY		
Investment in general fixed assets	120,653	120,653
Retained Earnings - current	2,917,853	2,965,342
Operating Reserve	2,475,907	2,475,907
Total Fund Equity	5,514,413	5,561,902
Total Liabilities and Fund Equity	5,908,987	5,922,203

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	2,302,398	2,293,877
Cash - restricted	909,175	1,091,273
Investments	0	0
Accounts receivable	4,539	4,539
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	26,846	24,550
Interprogram due from	0	0
Fixed assets net of depreciation	49,129	49,129
	<hr/>	<hr/>
Total Assets	3,292,087	3,463,368
	<hr/>	<hr/>

LIABILITIES

Accounts Payable	0	0
Accrued liabilities	44,373	44,252
Due to other governments	0	0
Other liabilities	165,742	184,577
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	210,115	228,829

EQUITY

Investment in general fixed assets	49,129	49,129
Retained Earnings - current	359,370	415,729
Operating Reserve	1,694,365	1,694,365
HAP Reserve	979,108	1,075,316
	<hr/>	<hr/>
Total fund equity	3,081,972	3,234,539
	<hr/>	<hr/>
Total Liabilities and Equity	3,292,087	3,463,368
	<hr/>	<hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY BLOCK GRANT / HOME INVESTMENT PARTNERSHIP**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS	Aug-22	Sep-22
Cash - unrestricted	153,413	153,113
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	58,808	58,808
Due from other governments	5,880	5,880
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	1,302,679	1,302,679
Total Assets	1,520,780	1,520,480
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	219,644	219,344
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	219,644	219,344
EQUITY		
Investment in general fixed assets	1,301,136	1,301,136
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	1,301,136	1,301,136
Total Liabilities and Fund Equity	1,520,780	1,520,480

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	706,391	704,903
Cash - restricted	0	0
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	83	0
Interprogram due from	0	0
Fixed assets, net of depreciation	534,877	535,409
Total Assets	<u>1,241,351</u>	<u>1,240,312</u>

LIABILITIES

Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	337,512	337,512
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	337,512	337,512

EQUITY

Investment in general fixed assets	534,877	534,877
Retained Earnings - current	(544)	(1,583)
Operating Reserve	369,506	369,506
Total Fund Equity	903,839	902,800
Total Liabilities and Fund Equity	<u>1,241,351</u>	<u>1,240,312</u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS	Aug-22	Sep-22
Cash - unrestricted	1,568,687	1,395,262
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	72,000	72,000
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	26,090	26,090
Total Assets	1,666,777	1,493,352
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	(119,867)	(293,292)
Operating Reserve	1,786,644	1,786,644
Total Fund Equity	1,666,777	1,493,352
Total Liabilities and Fund Equity	1,666,777	1,493,352

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	918,750	921,859
Investments	0	0
Accounts Receivable	3,200	1,138
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	3,247	2,928
Interprogram due from	0	0
Fixed assets net of depreciation	72,793	72,793
	<hr/>	<hr/>
Total Assets	997,990	998,718
	<hr/>	<hr/>

LIABILITIES

Accounts Payable	100	100
Accrued liabilities	5,902	5,902
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	6,002	6,002

EQUITY

Investment in general fixed assets	72,793	72,793
Retained Earnings - current	109,153	109,881
Operating Reserve	810,042	810,042
	<hr/>	<hr/>
Total fund equity	991,988	992,716
	<hr/>	<hr/>
Total Liabilities and Equity	997,990	998,718
	<hr/>	<hr/>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	85,256	85,256
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/>
Total Assets	85,256	85,256

LIABILITIES

Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	0	0

EQUITY

Investment in general fixed assets	0	0
Retained Earnings - current	(153)	(153)
Operating Reserve	85,409	85,409
	<hr/>	<hr/>
Total fund equity	85,256	85,256
	<hr/>	<hr/>
Total Liabilities and Equity	85,256	85,256

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS

	Aug-22	Sep-22
Cash - unrestricted	(11,495)	(11,941)
Investments	0	0
Accounts receivable	6,763	7,363
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,639	1,475
Interprogram due from	0	0
Fixed assets net of depreciation	0	0

Total Assets

(3,093) (3,103)

LIABILITIES

Accounts Payable	0	0
Accrued liabilities	10	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0

Total Liabilities

10 0

EQUITY

Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(3,103)	(3,103)

Total fund equity

(3,103) (3,103)

Total Liabilities and Equity

(3,093) (3,103)

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (567-572)**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

	Aug-22	Sep-22
ASSETS		
Cash - unrestricted	(5,136)	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	5,136	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	16,441,509	16,764,005
Total Noncurrent Assets	<u>16,441,509</u>	<u>16,764,005</u>
Total Assets	<u><u>16,441,509</u></u>	<u><u>16,764,005</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	16,441,509	16,764,005
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>16,441,509</u>	<u>16,764,005</u>
Total Liabilities and Fund Equity	<u><u>16,441,509</u></u>	<u><u>16,764,005</u></u>

* Due to timing

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JOBS PLUS GRANT 602**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

ASSETS	Aug-22	Sep-22
Cash - unrestricted	(107,994)	(13,225)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	107,994	13,225
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>0</u></u>	<u><u>0</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u><u>0</u></u>	<u><u>0</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS GRANTS**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2022

	Aug-22	Sep-22
ASSETS		
Cash - unrestricted	(45,744)	(12,060)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	45,744	12,060
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>0</u></u>	<u><u>0</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u><u>0</u></u>	<u><u>0</u></u>

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2021 – SEPTEMBER 30, 2022

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	3,436,000.00	3,436,000.00	3,605,889.50	169,889.50
Excess Utilities	111,000.00	111,000.00	93,333.68	(17,666.32)
Interest Income	-	-	33.28	33.28
Other Income	192,100.00	192,100.00	282,331.41	90,231.41
Operating Subsidy	4,207,416.00	4,207,416.00	4,434,714.50	227,298.50
Utilities Subsidy	1,637,248.00	1,637,248.00	1,777,934.00	140,686.00
Total Revenues	9,583,764.00	9,583,764.00	10,194,236.37	610,472.37
EXPENSES				
Administration	1,265,890.00	1,265,890.00	1,147,344.55	118,545.45
Central Office Property Management Fees	1,171,961.00	1,171,961.00	1,176,104.34	(4,143.34)
Central Office Bookkeeping Fees	114,316.00	114,316.00	114,718.00	(402.00)
Tenant Services	209,122.00	209,122.00	172,732.53	36,389.47
Utilities Expense	1,756,550.00	1,756,550.00	2,095,056.41	(338,506.41)
Ordinary Maintenance	2,945,532.00	2,945,532.00	3,152,307.74	(206,775.74)
Protective Services	283,525.00	283,525.00	155,818.47	127,706.53
General	561,202.00	561,202.00	498,406.45	62,795.55
P.I.L.O.T.	179,045.00	179,045.00	151,719.41	27,325.59
Extraordinary Maintenance	396,000.00	396,000.00	495,623.33	(99,623.33)
Replacement of Equipment	-	-	9,500.00	(9,500.00)
Capital Replacements	90,000.00	90,000.00	-	90,000.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	8,973,143.00	8,973,143.00	9,169,331.23	(196,188.23)
Diff In Oper Revenues & Expenses	610,621.00	610,621.00	1,024,905.14	414,284.14
Non-Oper. Revenues & Expenses				
Transfers In	25,000.00	25,000.00	-	(25,000.00)
Transfers Out	-	-	-	-
Reserve Used	38,991.00	38,991.00	55,894.29	16,903.29
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	127,500.00	127,500.00
Cost of Assets Disposed	-	-	(54,450.08)	(54,450.08)
	63,991.00	63,991.00	128,944.21	64,953.21
Difference in Revenue & Expense	674,612.00	674,612.00	1,153,849.35	479,237.35

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	830,000.00	830,000.00	807,332.00	(22,668.00)
Excess Utilities	50,000.00	50,000.00	38,395.28	(11,604.72)
Interest Income	-	-	0.31	0.31
Other Income	38,500.00	38,500.00	43,986.28	5,486.28
Operating Subsidy	919,222.00	919,222.00	1,039,994.00	120,772.00
Utilities Subsidy	452,751.00	452,751.00	508,669.00	55,918.00
Total Revenues	2,290,473.00	2,290,473.00	2,438,376.87	147,903.87
EXPENSES				
Administration	237,680.00	237,680.00	234,459.42	3,220.58
Central Office Property Management Fees	274,036.00	274,036.00	276,342.66	(2,306.66)
Central Office Bookkeeping Fees	26,730.00	26,730.00	26,955.00	(225.00)
Tenant Services	33,504.00	33,504.00	39,994.40	(6,490.40)
Utilities Expense	530,000.00	530,000.00	584,649.40	(54,649.40)
Ordinary Maintenance	560,199.00	560,199.00	571,132.97	(10,933.97)
Protective Services	72,700.00	72,700.00	87,555.82	(14,855.82)
General	116,400.00	116,400.00	108,347.03	8,052.97
P.I.L.O.T.	35,000.00	35,000.00	22,297.16	12,702.84
Extraordinary Maintenance	60,000.00	60,000.00	90,364.95	(30,364.95)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,946,249.00	1,946,249.00	2,042,098.81	(95,849.81)
Diff In Oper Revenues & Expenses	344,224.00	344,224.00	396,278.06	52,054.06
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	344,224.00	344,224.00	396,278.06	52,054.06

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	280,000.00	280,000.00	314,808.00	34,808.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	24,000.00	24,000.00	26,925.83	2,925.83
Operating Subsidy	767,577.00	767,577.00	783,093.00	15,516.00
Utilities Subsidy	157,215.00	157,215.00	168,227.00	11,012.00
Total Revenues	1,228,792.00	1,228,792.00	1,293,053.83	64,261.83
EXPENSES				
Administration	202,511.00	202,511.00	153,373.24	49,137.76
Central Office Property Management Fees	150,720.00	150,720.00	150,934.72	(214.72)
Central Office Bookkeeping Fees	14,702.00	14,702.00	14,722.00	(20.00)
Tenant Services	21,471.00	21,471.00	12,406.20	9,064.80
Utilities Expense	129,000.00	129,000.00	187,541.52	(58,541.52)
Ordinary Maintenance	507,674.00	507,674.00	548,648.32	(40,974.32)
Protective Services	34,150.00	34,150.00	34,192.59	(42.59)
General	76,655.00	76,655.00	55,964.36	20,690.64
P.I.L.O.T.	15,100.00	15,100.00	12,953.34	2,146.66
Extraordinary Maintenance	110,000.00	110,000.00	143,890.51	(33,890.51)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,261,983.00	1,261,983.00	1,314,626.80	(52,643.80)
Diff In Oper Revenues & Expenses	(33,191.00)	(33,191.00)	(21,572.97)	11,618.03
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	38,191.00	38,191.00	21,572.97	(16,618.03)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	38,191.00	38,191.00	21,572.97	(16,618.03)
Difference in Revenue & Expense	5,000.00	5,000.00	(0.00)	(5,000.00)

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	800.00	800.00	2,565.00	(1,765.00)
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	800.00	800.00	2,565.00	(1,765.00)
Diff In Oper Revenues & Expenses	(800.00)	(800.00)	(2,565.00)	(1,765.00)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	800.00	400.00	2,565.00	(2,165.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	800.00	400.00	2,565.00	(2,165.00)
Difference in Revenue & Expense	-	(400.00)	-	400.00

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	450,000.00	450,000.00	425,274.00	(24,726.00)
Excess Utilities	16,000.00	16,000.00	23,626.68	7,626.68
Interest Income	-	-	-	-
Other Income	11,500.00	11,500.00	16,378.17	4,878.17
Operating Subsidy	626,419.00	626,419.00	648,309.00	21,890.00
Utilities Subsidy	281,434.00	281,434.00	298,674.00	17,240.00
Total Revenues	1,385,353.00	1,385,353.00	1,412,261.85	26,908.85
EXPENSES				
Administration	196,474.00	196,474.00	180,960.76	15,513.24
Central Office Property Management Fees	157,114.00	157,114.00	157,546.62	(432.62)
Central Office Bookkeeping Fees	15,325.00	15,325.00	15,367.00	(42.00)
Tenant Services	22,335.00	22,335.00	34,771.61	(12,436.61)
Utilities Expense	300,000.00	300,000.00	379,079.10	(79,079.10)
Ordinary Maintenance	488,197.00	488,197.00	436,980.22	51,216.78
Protective Services	51,000.00	51,000.00	818.40	50,181.60
General	82,396.00	82,396.00	65,250.28	17,145.72
P.I.L.O.T.	16,600.00	16,600.00	4,918.26	11,681.74
Extraordinary Maintenance	45,000.00	45,000.00	37,297.52	7,702.48
Replacement of Equipment	-	-	9,500.00	(9,500.00)
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,374,441.00	1,374,441.00	1,322,489.77	51,951.23
Diff In Oper Revenues & Expenses	10,912.00	10,912.00	89,772.08	78,860.08
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	10,912.00	10,912.00	89,772.08	78,860.08

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	660,000.00	660,000.00	677,917.60	17,917.60
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	63,600.00	63,600.00	63,743.54	143.54
Operating Subsidy	457,553.00	457,553.00	426,160.00	(31,393.00)
Utilities Subsidy	235,709.00	235,709.00	255,055.00	19,346.00
Total Revenues	1,416,862.00	1,416,862.00	1,422,876.14	6,014.14
EXPENSES				
Administration	174,527.00	174,527.00	161,930.03	12,596.97
Central Office Property Management Fees	193,652.00	193,652.00	195,300.12	(1,648.12)
Central Office Bookkeeping Fees	18,889.00	18,889.00	19,050.00	(161.00)
Tenant Services	56,560.00	56,560.00	44,268.83	12,291.17
Utilities Expense	215,000.00	215,000.00	299,383.96	(84,383.96)
Ordinary Maintenance	346,855.00	346,855.00	375,774.22	(28,919.22)
Protective Services	50,000.00	50,000.00	16,096.63	33,903.37
General	75,059.00	75,059.00	77,920.60	(2,861.60)
P.I.L.O.T.	44,500.00	44,500.00	37,885.06	6,614.94
Extraordinary Maintenance	30,000.00	30,000.00	10,961.26	19,038.74
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,205,042.00	1,205,042.00	1,238,570.71	(33,528.71)
Diff In Oper Revenues & Expenses	211,820.00	211,820.00	184,305.43	(27,514.57)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	211,820.00	211,820.00	184,305.43	(27,514.57)

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	390,000.00	390,000.00	449,885.85	59,885.85
Excess Utilities	25,000.00	25,000.00	16,175.50	(8,824.50)
Interest Income	-	-	1.28	1.28
Other Income	17,000.00	17,000.00	43,941.95	26,941.95
Operating Subsidy	580,143.00	580,143.00	724,380.50	144,237.50
Utilities Subsidy	173,289.00	173,289.00	187,468.00	14,179.00
Total Revenues	1,185,432.00	1,185,432.00	1,421,853.08	236,421.08
EXPENSES				
Administration	142,393.00	142,393.00	146,259.00	(3,866.00)
Central Office Property Management Fees	137,018.00	137,018.00	137,709.49	(691.49)
Central Office Bookkeeping Fees	13,365.00	13,365.00	13,432.50	(67.50)
Tenant Services	22,143.00	22,143.00	12,818.80	9,324.20
Utilities Expense	223,000.00	223,000.00	232,506.06	(9,506.06)
Ordinary Maintenance	447,100.00	447,100.00	394,673.56	52,426.44
Protective Services	32,675.00	32,675.00	1,082.34	31,592.66
General	76,040.00	76,040.00	63,554.08	12,485.92
P.I.L.O.T.	19,200.00	19,200.00	21,763.60	(2,563.60)
Extraordinary Maintenance	40,000.00	40,000.00	32,605.25	7,394.75
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,152,934.00	1,152,934.00	1,056,404.68	96,529.32
Diff In Oper Revenues & Expenses	32,498.00	32,498.00	365,448.40	332,950.40
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	32,498.00	32,498.00	365,448.40	332,950.40

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	330,000.00	330,000.00	354,207.00	24,207.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	12,050.00	12,050.00	37,852.34	25,802.34
Operating Subsidy	214,868.00	214,868.00	201,259.00	(13,609.00)
Utilities Subsidy	126,192.00	126,192.00	130,875.00	4,683.00
Total Revenues	683,110.00	683,110.00	724,193.34	41,083.34
EXPENSES				
Administration	132,928.00	132,928.00	114,786.99	18,141.01
Central Office Property Management Fees	95,913.00	95,913.00	96,342.22	(429.22)
Central Office Bookkeeping Fees	9,356.00	9,356.00	9,397.00	(41.00)
Tenant Services	35,750.00	35,750.00	13,875.50	21,874.50
Utilities Expense	126,000.00	126,000.00	125,029.27	970.73
Ordinary Maintenance	182,810.00	182,810.00	281,928.54	(99,118.54)
Protective Services	23,000.00	23,000.00	15,775.87	7,224.13
General	37,811.00	37,811.00	36,664.75	1,146.25
P.I.L.O.T.	20,400.00	20,400.00	22,917.77	(2,517.77)
Extraordinary Maintenance	36,000.00	36,000.00	39,231.75	(3,231.75)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	699,968.00	699,968.00	755,949.66	(55,981.66)
Diff In Oper Revenues & Expenses	(16,858.00)	(16,858.00)	(31,756.32)	(14,898.32)
Non-Oper. Revenues & Expenses				
Transfers In	25,000.00	25,000.00	-	25,000.00
Transfers Out	-	-	-	-
Reserve Used	-	-	31,756.32	31,756.32
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	25,000.00	25,000.00	31,756.32	56,756.32
Difference in Revenue & Expense	8,142.00	8,142.00	-	41,858.00

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	456,000.00	456,000.00	520,870.05	64,870.05
Excess Utilities	20,000.00	20,000.00	15,136.22	(4,863.78)
Interest Income	-	-	-	-
Other Income	25,000.00	25,000.00	48,512.50	23,512.50
Operating Subsidy	539,029.00	539,029.00	499,314.00	(39,715.00)
Utilities Subsidy	209,622.00	209,622.00	226,647.00	17,025.00
Total Revenues	1,249,651.00	1,249,651.00	1,310,479.77	60,828.77
EXPENSES				
Administration	168,615.00	168,615.00	151,831.19	16,783.81
Central Office Property Management Fees	142,499.00	142,499.00	142,783.49	(284.49)
Central Office Bookkeeping Fees	13,900.00	13,900.00	13,927.50	(27.50)
Tenant Services	14,943.00	14,943.00	13,145.62	1,797.38
Utilities Expense	230,000.00	230,000.00	277,437.95	(47,437.95)
Ordinary Maintenance	359,335.00	359,335.00	497,478.34	(138,143.34)
Protective Services	20,000.00	20,000.00	296.82	19,703.18
General	83,651.00	83,651.00	83,719.21	(68.21)
P.I.L.O.T.	24,600.00	24,600.00	24,367.61	232.39
Extraordinary Maintenance	65,000.00	65,000.00	100,982.51	(35,982.51)
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,122,543.00	1,122,543.00	1,305,970.24	(183,427.24)
Diff In Oper Revenues & Expenses	127,108.00	127,108.00	4,509.53	(122,598.47)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	127,108.00	127,108.00	4,509.53	(122,598.47)

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	40,000.00	40,000.00	33,423.00	(6,577.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	0.47	0.47
Other Income	450.00	450.00	921.00	471.00
Operating Subsidy	102,605.00	102,605.00	102,866.00	261.00
Utilities Subsidy	1,036.00	1,036.00	2,319.00	1,283.00
Total Revenues	144,091.00	144,091.00	139,529.47	(4,561.53)
EXPENSES				
Administration	10,762.00	10,762.00	3,594.07	7,167.93
Central Office Property Management Fees	21,009.00	21,009.00	19,145.02	1,863.98
Central Office Bookkeeping Fees	2,049.00	2,049.00	1,867.00	182.00
Tenant Services	2,416.00	2,416.00	1,451.57	964.43
Utilities Expense	3,550.00	3,550.00	8,035.95	(4,485.95)
Ordinary Maintenance	52,562.00	52,562.00	39,859.84	12,702.16
Protective Services	-	-	-	-
General	13,190.00	13,190.00	6,965.46	6,224.54
P.I.L.O.T.	3,645.00	3,645.00	2,538.71	1,106.29
Extraordinary Maintenance	10,000.00	10,000.00	40,289.58	(30,289.58)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	119,183.00	119,183.00	123,747.20	(4,564.20)
Diff In Oper Revenues & Expenses	24,908.00	24,908.00	15,782.27	(9,125.73)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	127,500.00	127,500.00
Cost of Assets Disposed	-	-	(54,450.08)	(54,450.08)
	-	-	73,049.92	73,049.92
Difference in Revenue & Expense	24,908.00	24,908.00	88,832.19	63,924.19

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH SCATTERED SITES AT HURT PARK**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	22,172.00	22,172.00
Excess Utilities	-	-	-	-
Interest Income	-	-	31.22	31.22
Other Income	-	-	69.80	69.80
Operating Subsidy	-	-	9,339.00	9,339.00
Utilities Subsidy	-	-	-	-
Total Revenues	-	-	31,612.02	31,612.02
EXPENSES				
Administration	-	-	149.85	(149.85)
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	1,393.20	(1,393.20)
Ordinary Maintenance	-	-	3,266.73	(3,266.73)
Protective Services	-	-	-	-
General	-	-	20.68	(20.68)
P.I.L.O.T.	-	-	2,077.90	(2,077.90)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	-	-	6,908.36	(6,908.36)
Diff In Oper Revenues & Expenses	-	-	24,703.66	24,703.66
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	-	-	24,703.66	24,703.66

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	1,855,850.00	1,855,850.00	1,884,248.45	28,398.45
Service Fee Income	94,447.00	94,447.00	63,740.62	(30,706.38)
Asset Management & Bookkeeping Income	427,126.00	427,126.00	430,198.00	3,072.00
Interest Income	-	-	68.44	68.44
Other Income	1,900.00	1,900.00	2,626,875.40	2,624,975.40
Total Revenues	2,379,323.00	2,379,323.00	5,005,130.91	2,625,807.91
EXPENSES				
Administration	2,035,876.00	2,035,876.00	1,905,572.99	130,303.01
Tenant Services	7,970.00	7,970.00	5,382.00	2,588.00
Utilities Expense	33,800.00	33,800.00	30,320.03	3,479.97
Ordinary Maintenance	73,754.00	73,754.00	80,620.14	(6,866.14)
General	19,715.00	19,715.00	17,893.39	1,821.61
Extraordinary Maintenance	15,000.00	15,000.00	-	15,000.00
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,186,115.00	2,186,115.00	2,039,788.55	146,326.45
Difference in Revenue & Expense	193,208.00	193,208.00	2,965,342.36	2,772,134.36
Non-Operating Revenues and Expenses				
Nonexpend Equipment	10,000.00	10,000.00	-	10,000.00
Difference in Revenue & Expense	183,208.00	183,208.00	2,965,342.36	2,782,134.36

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Other Income	2,800.00	2,800.00	357.08	(2,442.92)
Adm Subsidy	1,371,291.00	1,371,291.00	1,359,882.00	(11,409.00)
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,374,091.00	1,374,091.00	1,360,239.08	(13,851.92)
EXPENSES				
Administration	1,044,332.00	1,044,332.00	913,637.67	130,694.33
Tenant Services	7,675.00	7,675.00	2,504.31	5,170.69
Utilities	6,700.00	6,700.00	6,063.98	636.02
Ordinary Maintenance	8,600.00	8,600.00	13,001.12	(4,401.12)
General	16,660.00	16,660.00	9,303.34	7,356.66
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,083,967.00	1,083,967.00	944,510.42	139,456.58
Diff In Oper Revenue & Expense	290,124.00	290,124.00	415,728.66	125,604.66
Non-Oper. Revenue				
Nonexpend Equipment	17,000.00	17,000.00	0.00	17,000.00
HAP Subsidy	14,160,000.00	14,160,000.00	14,489,545.09	329,545.09
HAP Payments	14,160,000.00	14,160,000.00	14,489,545.09	(329,545.09)
Diff in Non-Oper Revenue & Expense	17,000.00	17,000.00	0.00	17,000.00
Difference in Revenue & Expense	273,124.00	307,124.00	415,728.66	142,604.66

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2022 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
City of Roanoke CD Grants	0.00	0.00	0.00	0.00
City of Roanoke Other Grants	0.00	0.00	300.00	300.00
Other Revenue	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	300.00	300.00
EXPENSES				
Administration	0.00	0.00	300.00	(300.00)
Property Expenses	0.00	0.00	0.00	0.00
Other Expenses	0.00	0.00	0.00	0.00
Land Transfers	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	300.00	(300.00)
Diff in Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 3 months.

**YTD Actual is Revenue or Expense from 7/1/22 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	46,956.86	46,956.86
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	46,956.86	46,956.86
EXPENSES				
Administration	2,000.00	2,000.00	47,612.86	(45,612.86)
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	50.00	50.00	43.20	6.80
Maintenance Expense	1,170.00	1,170.00	790.00	380.00
General Expense	15.00	15.00	94.25	(79.25)
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	3,235.00	3,235.00	48,540.31	(45,305.31)
Diff in Oper. Revenues & Expenses	(3,235.00)	(3,235.00)	(1,583.45)	1,651.55
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Difference in Ttl Revenues & Expenses	(3,235.00)	(3,235.00)	(1,583.45)	1,651.55

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Gain (Loss) on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	200.00	200.00
Total Revenue	0.00	0.00	200.00	200.00
EXPENSES				
Administration	8,300.00	8,300.00	918.00	7,382.00
Tenant Services	6,000.00	6,000.00	0.00	6,000.00
Utilities	0.00	0.00	717.86	(717.86)
Ordinary & Contract Maintenance	3,676.00	3,676.00	600.00	3,076.00
General	0.00	0.00	0.00	0.00
Capital Expenditures	650,000.00	650,000.00	291,256.00	358,744.00
Total Expenses	667,976.00	667,976.00	293,491.86	374,484.14
Diff in Oper. Revenues & Expenses	(667,976.00)	(667,976.00)	(293,291.86)	(374,284.14)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Use of Reserves	667,976.00	667,976.00	293,291.86	374,284.14
Difference in Ttl Revenues & Expenses	0.00	0.00	0.00	0.00

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	40,000.00	40,000.00	43,520.00	3,520.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	200.00	200.00	48.31	(151.69)
Operating Subsidy	125,000.00	125,000.00	133,247.00	8,247.00
Total Revenues	165,200.00	165,200.00	176,815.31	11,615.31
EXPENSES				
Administration	34,350.00	34,350.00	32,867.12	1,482.88
Tenant Services	1,050.00	1,050.00	19.90	1,030.10
Utilities	4,060.00	4,060.00	2,645.57	1,414.43
Ordinary Maintenance	35,242.00	35,242.00	27,427.20	7,814.80
Protective Services	0.00	0.00	0.00	0.00
General	5,040.00	5,040.00	3,974.04	1,065.96
Extraordinary Maintenance	40,000.00	40,000.00	0.00	40,000.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Total Expenses	119,742.00	119,742.00	66,933.83	52,808.17
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	45,458.00	45,458.00	109,881.48	64,423.48

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenues	0.00	0.00	0.00	0.00
EXPENSES				
Administration	0.00	0.00	0.00	0.00
Tenant Services	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	42.90	(42.90)
Ordinary Maintenance	0.00	0.00	110.00	(110.00)
Protective Services	0.00	0.00	0.00	0.00
General	0.00	0.00	0.00	0.00
Interest Expense	0.00	0.00	0.00	0.00
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	152.90	(152.90)
Diff in Oper Revenue & Expense	0.00	0.00	(152.90)	(152.90)

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FY 2022 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	65,646.00	65,646.00	54,930.71	(10,715.29)
Other income	51,878.00	51,878.00	47,873.75	(4,004.25)
Total Revenues	117,524.00	117,524.00	102,804.46	(14,719.54)
EXPENSES				
Administration	41,479.00	41,479.00	27,996.47	13,482.53
Management Fees	65,646.00	65,646.00	54,930.71	10,715.29
Tenant Services	0.00	0.00	0.00	0.00
Utilities	150.00	150.00	119.11	30.89
Ordinary Maintenance	8,879.00	8,879.00	18,091.65	(9,212.65)
General	1,370.00	1,370.00	1,666.52	(296.52)
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	117,524.00	117,524.00	102,804.46	14,719.54
Difference in Revenue & Expense	0.00	0.00	0.00	(0.00)

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

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (568)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,302,705.00	3,278,545.00	184,800.91	(24,160.00)
Total Revenues	3,302,705.00	3,278,545.00	184,800.91	(24,160.00)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	8,000.00	8,000.00	0.00	0.00
Management Improvement	25,000.00	25,000.00	9,252.29	0.00
Administration	326,500.00	326,500.00	0.00	0.00
General Capital Activity	2,753,205.28	2,729,045.28	175,548.62	24,160.00
Collateralization or Debt Service	189,999.72	189,999.72	0.00	0.00
Total Expenses	3,302,705.00	3,278,545.00	184,800.91	24,160.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.
Grant effective dates May 29, 2018 to May 28, 2022

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (569)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,444,054.00	2,454,885.60	288,411.75	(989,168.40)
Total Revenues	3,444,054.00	2,454,885.60	288,411.75	(989,168.40)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	11,278.11	11,278.11	8,721.89
Administration	342,000.00	342,000.00	0.00	0.00
General Capital Activity	3,082,054.00	2,101,607.49	277,133.64	980,446.51
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	3,444,054.00	2,454,885.60	288,411.75	989,168.40
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.
Grant effective dates April 16, 2019 to April 15, 2023

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (570)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,729,394.00</u>	<u>3,052,149.32</u>	<u>1,069,563.61</u>	<u>(677,244.68)</u>
Total Revenues	3,729,394.00	3,052,149.32	1,069,563.61	(677,244.68)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	370,000.00	370,000.00	0.00	0.00
General Capital Activity	3,334,394.00	2,682,149.32	1,069,563.61	652,244.68
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,729,394.00	3,052,149.32	1,069,563.61	677,244.68
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.
Grant effective dates April 16, 2020 to April 15, 2024

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (572)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,836,496.00	3,283,467.94	3,194,387.56	(553,028.06)
Total Revenues	3,836,496.00	3,283,467.94	3,194,387.56	(553,028.06)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	25,000.00	25,000.00	25,000.00	0.00
Management Improvement	20,000.00	0.00	0.00	20,000.00
Administration	383,000.00	383,000.00	383,000.00	0.00
General Capital Activity	3,408,496.00	2,875,467.94	2,786,387.56	533,028.06
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	3,836,496.00	3,283,467.94	3,194,387.56	553,028.06
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.
Grant effective dates February 23, 2021 to February 22, 2025

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JOBS PLUS GRANT 602**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,300,000.00</u>	<u>240,636.80</u>	<u>208,421.88</u>	<u>(2,059,363.20)</u>
Total Revenues	2,300,000.00	240,636.80	208,421.88	(2,059,363.20)
EXPENSES				
Salaries	1,319,598.00	176,483.16	157,231.44	1,143,114.84
Staff Travel Costs	2,000.00	0.00	0.00	2,000.00
Administrative/Other Costs	83,360.00	6,508.44	6,508.44	76,851.56
Staff Training Costs	12,000.00	3,473.98	3,405.72	8,526.02
Supportive Services	35,120.00	16.00	16.00	35,104.00
Case Management	116,642.00	21,015.99	10,402.50	95,626.01
Computers/Software	42,780.00	18,970.23	16,688.78	23,809.77
Rent Incentives	<u>688,500.00</u>	<u>14,169.00</u>	<u>14,169.00</u>	<u>674,331.00</u>
Total Expenses	2,300,000.00	240,636.80	208,421.88	2,059,363.20
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.
Grant effective dates are June 1, 2021 to September 30, 2025.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS FY 2020 SERVICE COORDINATOR GRANT (688)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>396,978.00</u>	<u>138,767.81</u>	<u>98,445.28</u>	<u>(258,210.19)</u>
Total Revenues	396,978.00	138,767.81	98,445.28	(258,210.19)
EXPENSES				
Project Coordinator	346,178.00	117,454.79	84,612.67	228,723.21
Administrative Costs	35,800.00	19,046.45	11,566.04	16,753.55
Training Costs	<u>15,000.00</u>	<u>2,266.57</u>	<u>2,266.57</u>	<u>12,733.43</u>
Total Expenses	396,978.00	138,767.81	98,445.28	258,210.19
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.
Grant effective dates are June 01, 2021 to May 31, 2024.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
FY 2022 FSS GRANT (689)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	188,400.00	106,198.22	106,198.22	(82,201.78)
Total Revenues	188,400.00	106,198.22	106,198.22	(82,201.78)
EXPENSES				
Project Coordinator	188,400.00	106,198.22	106,198.22	82,201.78
Administrative Costs	0.00	0.00	0.00	0.00
Training Costs	0.00	0.00	0.00	0.00
Total Expenses	188,400.00	106,198.22	106,198.22	82,201.78
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/21 through 09/30/22.
Grant effective dates are January 01, 2022 to December 31, 2022.

OPERATIONS DIVISION

**PROCUREMENT
MONTHLY REPORT
SEPTEMBER 2022**

PROCUREMENT SEPTEMBER 2022 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

None

B. Solicitations Pending

RED-22-08-01

Invitation for Bids for Porch Repairs for Single-Story Apartment Units Villages at Lincoln, AMP 202 – Phase 2 was issued August 7, 2022. A pre-bid meeting was held August 16, 2022. Comments were received by August 23, 2022. One (1) responsive bid was submitted by September 6, 2022. Russell's Remodeling, LLC submitted the only responsive bid with an amount of \$464,010.50. Commissioners approved Resolution No. 4131 on September 26, 2022 accepting the bid submitted by Russell's Remodeling, LLC for the award of a contract. A contract with a fixed amount of \$464,010.50 is scheduled to be executed in early October, 2022.

RED-22-08-15

Invitation for Bids for Installation of Passive Radon Vents for Hunt Manor, AMP 259 was issued August 21, 2022. A pre-bid meeting was held August 30, 2022. Comments are due September 6, 2022. One (1) responsive bid was received by September 13, 2022. The bid is being evaluated.

RED-22-09-06

Invitation for Bids for Natural Gas Infrastructure Improvements for Bluestone Park, AMP 259 was issued September 18, 2022. A pre-bid meeting was held September 27, 2022. Comments are due October 4, 2022. Bids are due by October 11, 2022.

RED-22-09-06

Invitation for Bids for Heating System Replacement for Hunt Manor, AMP 259 was issued September 25, 2022. A pre-bid meeting is scheduled for October 11, 2022. Comments are

due October 18, 2022. Bids are due by October 25, 2022.

II. Operating Budget

A. Contracts Awarded

None

B. Solicitations Pending

None

III. Other Grants and Projects

A. Contracts Awarded

None

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
SEPTEMBER 2022

Redevelopment and Revitalization Department

September 2022 MONTHLY ACTIVITY REPORT

Former Melrose Library

RRHA and the City closed on the sale of the former Melrose Library property at 2607 Salem Turnpike, NW, on September 29. The property is now part of AMP 201. RRHA met with representatives from A/E firm Hughes Associates Architects & Engineers and a preliminary scope of services for design work for the building's renovation was submitted for RRHA to review.

Hughes Associates Architects & Engineers completed the design work for the EnVision Center Roof Replacement. Russell's Remodeling, LLC submitted the low bid for the project and was awarded a contract on December 28, 2020. Material submittals have been reviewed. The contractor has ordered materials. Delivery of some materials were delayed for several months. A notice to proceed was issued with an effective date of November 16, 2021. Roof replacement is complete.

Abatement of the asbestos floor tile in the building is complete.

Hughes Associates Architects & Engineers has completed the design work for improvements and modifications to the EnVision Center building, parking area and building access. G & H Contracting submitted the low bid for the renovations and was awarded a contract on August 31, 2021. Material submittals are in the process of being reviewed. Building permit has been obtained. A notice to proceed was issued with an effective date of November 15, 2021. Renovations to interior of the building are nearing completion with the majority of final building inspections receiving approval. Site work is complete with the exception of new property sign.

A zoning permit was granted by the City to allow the installation of a chain link fence that will border a community garden on the south side of the property. Installation of the fence posts is complete, and some plastic has been laid down on the site to prepare the garden. The garden is being created by Local Environmental Agricultural Project (LEAP) in partnership with RRHA. The garden will be used as an educational tool for children in the area, particularly Lansdowne residents, with classes and regular activities led by partner agencies. There are a number of agencies that will be partners in this project including the City's Gun Violence Prevention Commission, Family Services of Roanoke Valley, The Harvest Collective, LEAP, Virginia Tech, Community Arts Reach, Virginia Career Works, and potentially the resident artist program with the Roanoke Arts Commission.

Bluestone Avenue Development

RRHA acquired this property from Habitat for Humanity for \$10,000 in September after RRHA's site acquisition proposal was approved by the HUD field office months prior. The property is adjoined on both sides of Bluestone Avenue by RRHA's Bluestone Park property.

RRHA intends to use the site for the development of two (2) three 3-bedroom units of public housing. One (1) of the units will be wheelchair accessible per Section 504 requirements and

the other will be accessible for audio/visual impaired for residents who need such accommodations.

RRHA submitted a development proposal for two parcels to the HUD field office in May 2021, after which HUD advised that the Board of Commissioners would need to approve a resolution to accept the waiver established under several HUD notices pursuant to the CARES Act. The Board approved Resolution 4090, which RRHA in turn submitted to the field office. Last month, HUD approved the development proposal and a new declaration of trust has been recorded.

RRHA recently was notified that it will receive grant funds from Virginia Housing for public housing Capital Fund projects funded through the American Rescue Plan Act. The development of these units was included in that grant application. Design work that was previously done for the project in 2021 was updated to prepare for a bid process. An invitation for bids for construction of the duplex will be advertised in early October.

Homeownership Program

RRHA's Section 32 Program allows RRHA to sell certain public housing units to qualified low to moderate income first-time homebuyers. HUD gave approval for the five (5) single family homes that are included in the program several years ago. All five (5) of the single family homes were constructed during the time that the HOPE 6 Program was active. The Section 32 Program replaced the former 5(h) Homeownership Program that was in effect at that time.

Once a home is under contract for sale, RRHA makes improvements and repairs to the home so that the new homeowner should not have to make any significant repairs to the home for seven (7) years. Improvements or repairs may include such items as roof replacement (depending on the age and type of the roof), HVAC system upgrades, replacement of floor coverings, installation of new appliances and repairs to decks and porches. The improvements are funded by proceeds from previous sale of homes in RRHA's lease purchase and 5(h) Homeownership Programs. These funds may also be used to acquire existing homes in the City of Roanoke and make improvements and repairs to homes for qualified first-time homebuyers.

In October, 2020, RRHA sold the first of five (5) Section 32 homes. The house was located at 1841 Downing St., NW. RRHA closed on the sale of 501 21st St., NW in May, 2021. For both loans, RRHA took out a second mortgage for 20% of the loan, which is forgivable after ten years if the owner maintains it as their primary residence. In addition, the buyers benefitted from a forgivable down payment assistance loan from the Federal Home Loan Bank of Atlanta.

RRHA closed on the sale of 1720 Dupree Street, NW in August, which is the first sale in the Lease-Purchase program since 2016. There are two (2) qualified applicants for the lease-purchase program that are currently leasing units. Another is slated to move into a unit and sign an option as early as October. RRHA has received appraisals for the three (3) units.

Tenants must lease the property for at least six (6) months prior to signing a contract to purchase. There are seven (7) single-family homes left in the program, four of which are available to new applicants.

RRHA is also working with two (2) first-time homebuyers per Board Resolution 4064. The properties are 938 Peck Street, NW and 1606 Grayson Avenue, NW. Renovation work is

currently underway at both locations. Once the work is complete the properties will be sold to first-time buyers on terms consistent with the other homeownership programs. Both buyers have made deposits and signed letters of intent with RRHA to purchase the properties.

RRHA was recently notified that it will be awarded \$111,629 from the Roanoke Valley Alleghany Regional Commission. The funds were made available by Virginia Housing and will be used to build two (2) new homeownership units for first-time buyers of low-to-moderate income. One (1) of the units will be of universal design.

Loan Consolidation Program & Surplus Real Estate

The loans serviced by Truist (formerly Sun Trust) have been paid in full and certificates of satisfaction recorded. Thus, the service arrangement with Truist has ended.

Last month, a certificate was recorded on another outstanding loan of City HUD funds. This leaves only one (1) second mortgage loan in the program that RRHA has a lien on. The second mortgages in this program were with City HUD funds and were typically forgiven once the first loans were paid and all grant obligations were met.

RRHA currently owns 84 vacant parcels in the City. Of these, 77 are part of the Cherry Hill property between Gainsboro Road, 5th Street, and Orange and McDowell Avenues, NW. Recently, RRHA has been contacted about some of these properties and is discussing a possible sale with an interested party.

RRHA also has three (3) lots adjacent to the Park Street Square development on 5th Street, NW, that are used for utility connections. These three (3) lots are essentially undevelopable. There is one (1) lot in the Hackley development, two (2) on the 2500 block of Shenandoah Avenue, one (1) on Centre Avenue and one (1) at 1805 Rorer Ave, SW.

RRHA has advertised that the Cherry Hill lots are available for proposals.

Repositioning and Faircloth to RAD

Repositioning public housing is the conversion and transfer of ownership of public housing properties to housing that is subsidized with a long-term contract under the Section 8 Program. The properties go through a HUD authorized process and in the end are owned or controlled by a PHA or a PHA's non-profit affiliate after HUD releases the declaration of trust. The most common conversion method is the Rental Assistance Demonstration (RAD) Program, though there are several other methods of conversion, such as section 18 demolitions disposition or RAD/section 18 blends.

In late 2021, RRHA procured Dominion Due Diligence Group (D3G) to conduct a repositioning study of RRHA's public housing portfolio. The study was finished in June 2022 and presented to the Board of Commissioners in July. It provides RRHA with an evaluation of each property and a repositioning plan with a potential order and repositioning method for each property.

One action included in the study is using the *Faircloth to RAD* process as a means to create new affordable housing units in Roanoke. This method entails building new public housing units and converting them to the Section 8 Program with a long-term contract before

occupancy through the RAD process. RRHA has decided to pursue a Faircloth to RAD project to build 85-90 new units.

RRHA has been in discussions with Virginia Housing about acquiring the former Spanish Trace/Ashton Hill Apartments at 4301 Old Spanish Trail, NW, as a site to develop new Faircloth to RAD units. Recently, Virginia Housing advised that they intend to issue a request for proposals (RFP) for the site. RRHA is awaiting the release of the RFP and intends to submit a proposal, but is also looking into the acquisition of other properties.

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

Fund #	Total		Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
	Budgeted	Obligated					
VA36R01150111	\$165,582.00	\$165,582.00	\$0.00	\$165,582.00	\$0.00	29-Sep-2014	29-Sep-2016
VA36R01150212	\$266,474.00	\$266,474.00	\$0.00	\$266,474.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150213	\$150,166.00	\$150,166.00	\$0.00	\$150,166.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150214	\$157,624.00	\$157,624.00	\$0.00	\$157,624.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150215	\$172,897.00	\$172,897.00	\$0.00	\$172,897.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150216	\$179,479.00	\$179,479.00	\$0.00	\$179,479.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36P01150109	\$2,359,489.00	\$2,359,489.00	\$0.00	\$2,359,489.00	\$0.00	14-Sep-2011	14-Sep-2013
VA36P01150110	\$2,171,100.00	\$2,171,100.00	\$0.00	\$2,171,100.00	\$0.00	14-Jul-2012	14-Jul-2014
VA36P01150111	\$1,868,485.00	\$1,868,485.00	\$0.00	\$1,868,485.00	\$0.00	2-Aug-2013	2-Aug-2015
VA36P01150113	\$1,577,083.00	\$1,577,083.00	\$0.00	\$1,577,083.00	\$0.00	8-Sep-2015	8-Sep-2017
VA3F011CNP112	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	\$0.00	30-Sep-2019	30-Sep-2021
VA36P01150114	\$1,753,413.00	\$1,753,413.00	\$0.00	\$1,753,413.00	\$0.00	12-May-2016	12-May-2018
VA36P01150115	\$1,921,376.00	\$1,921,376.00	\$0.00	\$1,921,376.00	\$0.00	12-Apr-2017	12-Apr-2019
VA36P01150116	\$1,996,769.00	\$1,996,769.00	\$0.00	\$1,996,769.00	\$0.00	12-Apr-2018	12-Apr-2020
VA36P01150117	\$2,066,639.00	\$2,066,639.00	\$0.00	\$2,066,639.00	\$0.00	15-Aug-2020	15-Aug-2022
VA36E01150117	\$250,000.00	\$250,000.00	\$0.00	\$250,000.00	\$0.00	13-Aug-2018	13-Aug-2019
VA36P01150118	\$3,302,705.00	\$3,302,705.00	\$0.00	\$3,278,545.00	\$24,160.00	28-May-2021	28-May-2023
VA36P01150119	\$3,444,054.00	\$3,444,054.00	\$0.00	\$2,454,885.60	\$989,168.40	15-Apr-2022	15-Apr-2024
VA36P01150120	\$3,729,394.00	\$3,695,500.71	\$33,893.29	\$3,052,149.32	\$677,244.68	25-Mar-2023	25-Mar-2025
VA36E01150120	\$275,000.00	\$275,000.00	\$0.00	\$275,000.00	\$0.00	21-Sep-2021	21-Sep-2022
VA36P01150121	\$3,836,496.00	\$3,792,899.94	\$43,596.06	\$3,283,467.94	\$553,028.06	22-Feb-2023	22-Feb-2025
VA36P01150122	\$4,741,515.00	\$0.00	\$4,741,515.00	\$0.00	\$4,741,515.00	11-May-2024	11-May-2026
Totals	\$31,844,225.00	\$31,766,735.65	\$77,489.35	\$29,600,623.86	\$2,243,601.14		
				93.0%			

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

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

City of Roanoke Redevelopment and Housing Authority

Contracts Administered by the Operations Division

Status Report as of 9/30/22

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 569-2007-1-7 (project 200701)	Bathroom Renovations, Phase 2 Hunt Manor Original Contract Amount \$565,430.00	Russell's Remodeling, LLC	N/A	9/12/22		\$565,430.00	3%	3%	Work is complete in two (2) units. Work scheduled to start in October in three (3) vacant units.
contract 570-2101-1-7 (project 201004)	HVAC Improvements for Morningside Manor Original Contract Amount \$439,200.00	Valley Boiler & Mechanical, Inc.	Hughes Associates Architects & Engineers	4/19/21	#1 (\$24,262.00) + time	\$463,462.00	97%	100%	Work is nearing completion.
contract 202-2101-1-7 (project 210201)	Installation of Bathroom Exhaust Fans for Villages at Lincoln Original Contract Amount \$175,500.00	Russell's Remodeling, LLC	N/A	6/13/22	#1 (\$6,300.00)	\$181,800.00	85%	80%	Work is complete in 130 of 153 units.
contract 572-2101-1-7 (project 210402)	Security Measures for RRHA Central Administration Building Original Contract Amount \$527,000.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	1/12/22	#1 (\$9790.00) + time #2 time #3 time	\$536,790.00	65%	99%	Delays continue to be experienced in delivery of materials and subcontracted work.
contract 572-2103-1-7 (project 210701)	Envision Center Renovations Original Contract Amount \$974,500.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	11/15/21	#1 time #2 (\$19,038.11) + time #3 (\$2949.53) + time #4 (\$5,823.13) + time #5 (\$1,324.94) + time #6 (\$59,300.00) + time	\$1,062,935.71	95%	84%	Interior renovations are nearing completion. City has given approvals on 3 of 5 inspections. Exterior work is complete except for construction of new property sign.
contract 570-2201-1-5 (project 210801)	Open End A & E Services Original Contract Amount \$175,000.00	Hughes Associates Architects & Engineers	N/A	12/1/21		\$175,000.00	50%	40%	Design work is complete for natural gas infrastructure improvements for Bluestone Park.
contract 572-2201-1-7 (project 211002)	Porch Repairs for Single-Story Apartment Units for Villages at Lincoln Original Contract Amount \$305,322.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	5/24/22	#1 (\$1,575.00) #2 (\$-20,100.00)	\$286,797.00	100%	71%	Work is complete.
contract 572-2202-1-7 (project 211101)	Heating Systems Replacement for Indian Rock Village Original Contract Amount \$547,816.00	Control Maintenance, Inc.	Hughes Associates Architects & Engineers	5/23/22	#1 (\$12,335.00)	\$560,151.00	98%	87%	Punch List work is being performed.
contract 569-2201-1-7 (project 211001)	Window Replacement for Melrose Towers Original Contract Amount \$1,130,425.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD	#1 (\$71,792.00) + time	\$1,202,217.00	0%	0%	Most of materials for project have been delivered.

City of Roanoke Redevelopment and Housing Authority
Derelict Structures
Status Report as of 9/30/22

Address or Tax Map #	Status	Resolution Approved	Closing	Demo Rehab	PROJECT STATUS
427 Gilmer Avenue, NW Tax Map # 2011417	House Purchased	04/21/08 No. 3471	07/23/08	Rehab	RRHA is working with the City of Roanoke to plan for disposition of 427 Gilmer.

HOUSING DIVISION

**PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
SEPTEMBER 2022**

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

RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	1	299	9000	63	8937	99.30%	0.70%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	4	161	4950	49	4901	99.01%	0.99%
Hunt Manor/Bluestone Park	259	172	12	160	5160	49	5111	99.05%	0.95%
Melrose Towers	206	212	1	211	6360	42	6318	99.34%	0.66%
Jamestown Place	207	150	5	145	4500	38	4462	99.16%	0.84%
Morningside	208	105	2	103	3150	14	3136	99.56%	0.44%
Indian Rock Village/63 Scattered	210	148	5	143	4440	41	4399	99.08%	0.92%
The Villages at Lincoln- 24 Transitional/Homeownership	215	21	0	21	630	0	630	100.00%	0.00%
Indian Rock Village/OFFP	458	8	0	8	240	0	240	100.00%	0.00%
Portfolio Total:		1281	30	1251	38430	296	38134	99.23%	0.77%

*The Occupancy Rate for the Villages at Lincoln includes The Villages at Lincoln Transitional Homeownership.

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	*23	720	0	720	100.00%	0.00%
Portfolio Total:		24	23	720	0	720	100.00%	0.00%

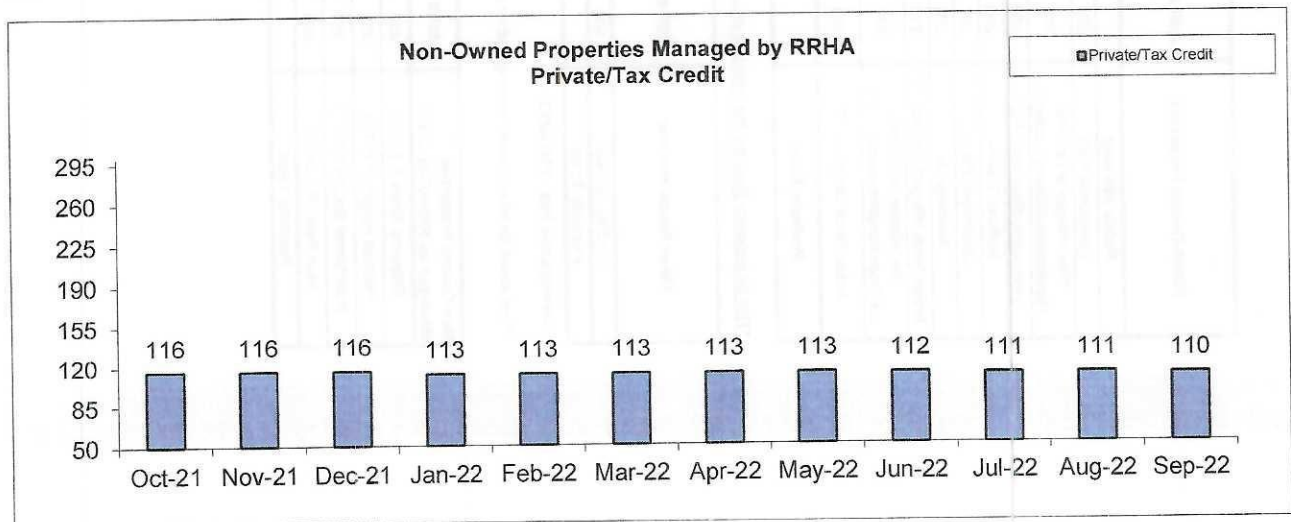
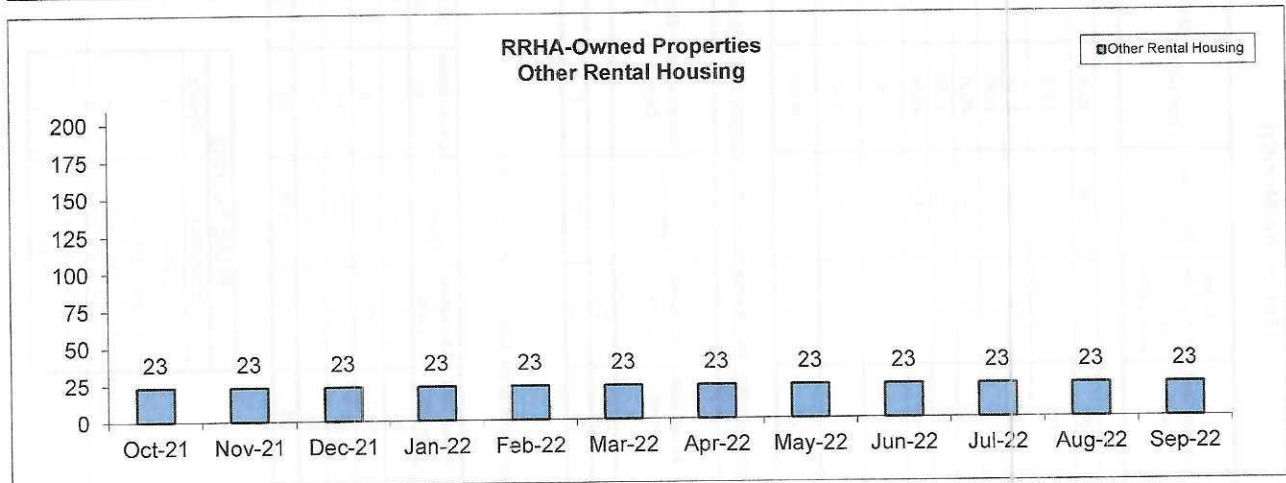
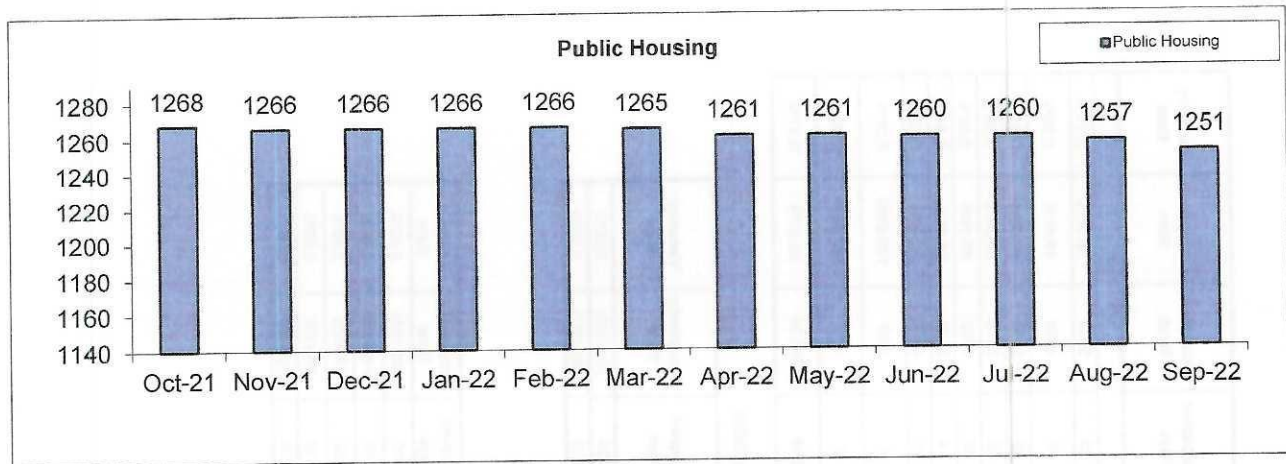
*Casualty Loss Fire - 05/03/2021

**Unit count for other Rental Housing further reduced due to the Sale of Jamison properties.

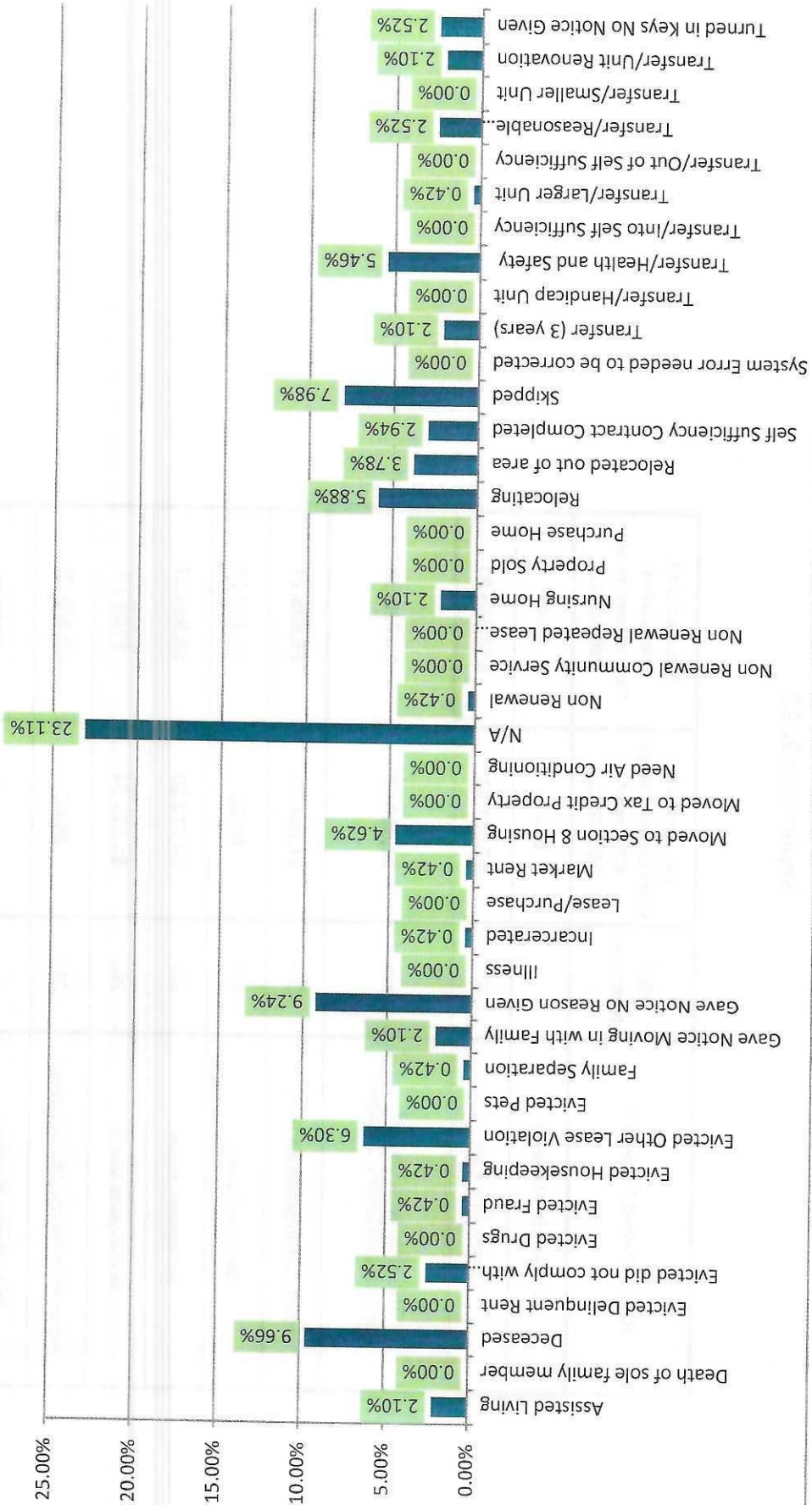
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	30	900	0	900	100.00%	0.00%
Hillcrest Heights (LIHTC)	456	24	23	720	10	710	98.61%	1.39%
Park Street Square (LIHTC)	457	25	18	750	18	732	97.60%	2.40%
Hurt Park LP (LIHTC)	459	40	39	1200	7	1193	99.42%	0.58%
Portfolio Total:		119	110	3570	35	3535	99.02%	0.98%

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

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



Public Housing Move-out Analysis 10/1/2021-9/30/2022



**Monthly
Management Report
Charges vs. Receipts
September 2022**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Charge-Offs as of 09/01/2022	Vacated Unit Cumulative Collections as of 09/01/2022
Non-Public Housing		\$0.00	\$0.00
Lansdowne Park	201	\$7,051.83	\$13,885.81
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$4,694.42	\$1,762.35
Hunt Manor/Bluestone Park	259	\$1,084.72	\$5,835.21
Melrose Towers	206	\$0.00	\$1,317.23
Jamestown Place	207	\$4,772.20	\$5,984.37
Morningside Manor	208	\$1,625.34	\$104.72
Indian Rock Village / 53 Scattered	210	\$0.00	\$8,659.23
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$502.00	\$266.88
Public Housing	TOTAL	\$19,730.51	\$37,815.80

**Fiscal Year to Date
Public Housing Inspections
10/01/21 - 9/30/2022**

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300	300	0	100%
202	Villages at Lincoln	165	165	0	100%
259	Hunt Manor/Bluestone Park	172	172	0	100%
206	Melrose Towers	212	212	0	100%
207	Jamestown Place	150	150	0	100%
208	Morningside Manor	105	105	0	100%
210	Indian Rock Village/68 Scattered	148	148	0	100%
215	Villages at Lincoln - Scattered	21	21	0	100%
458	Indian Rock/OFFP	8	8		100%
	Total	1281	1281	0	100%
A Property is identified as a Performing Property if an annual inspection has occurred on 100% of units and systems.					

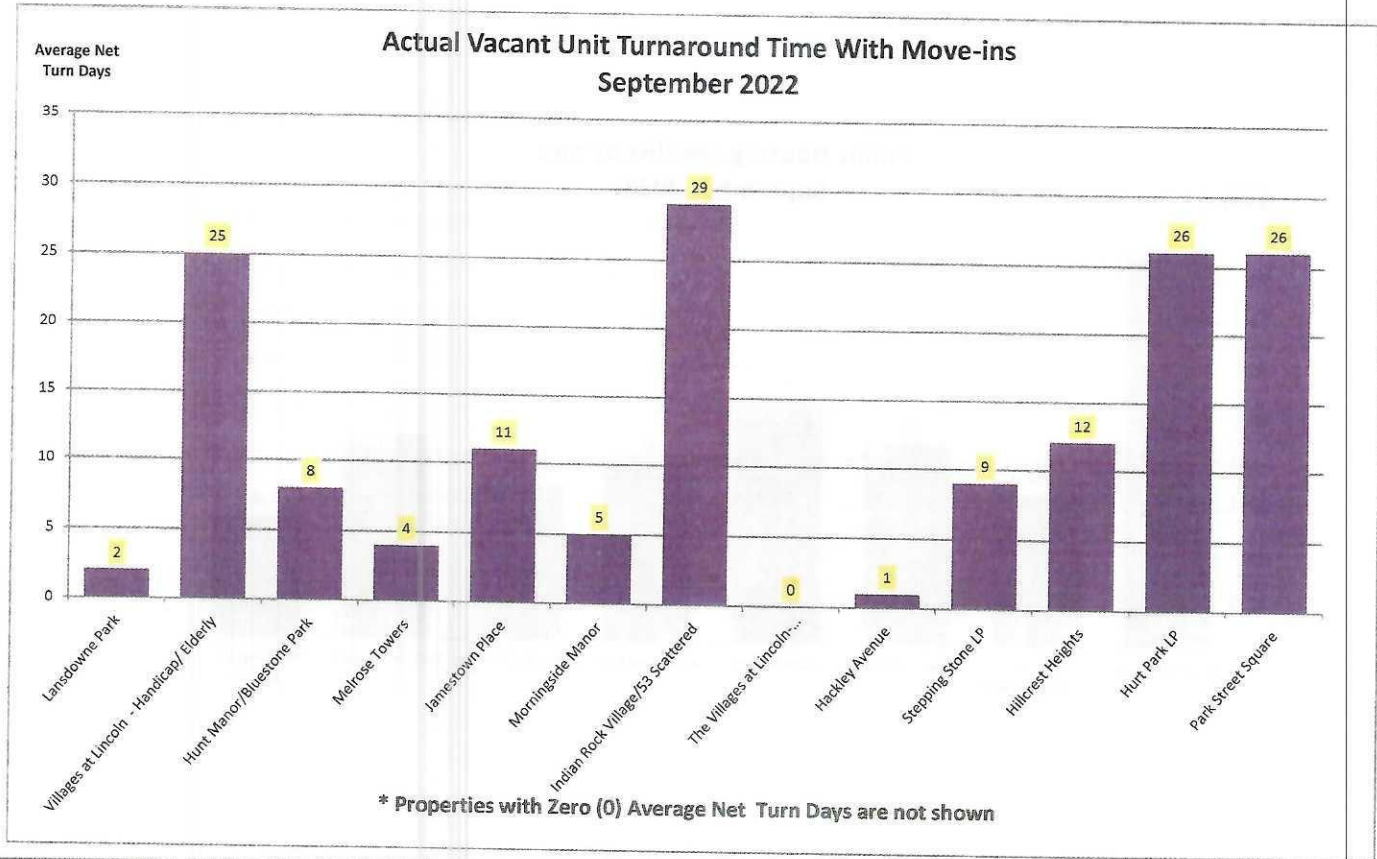
Utility Consumption Report

October 2021 - September 2022

Consumption and Costs as of August 31, 2022

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	37.38	61.60	70.60	169.58	164.56	103.05%		
202	165	98.71	3.47	62.86	165.04	164.56	100.29%		
259	172	40.52	52.24	91.71	184.47	164.56	112.10%		
206	212	48.36	29.66	41.24	119.26	164.56	72.47%		
207	150	37.82	34.41	55.09	127.32	164.56	77.37%		
208	105	42.87	31.00	27.84	101.71	164.56	61.81%		
210	156	50.91	57.04	76.69	184.64	164.56	112.20%		
215	21	N/A	N/A	N/A	N/A	164.56	N/A		
Total Units: 1281		50.99	49.08	64.49		164.56			
Average Cost PUM:									

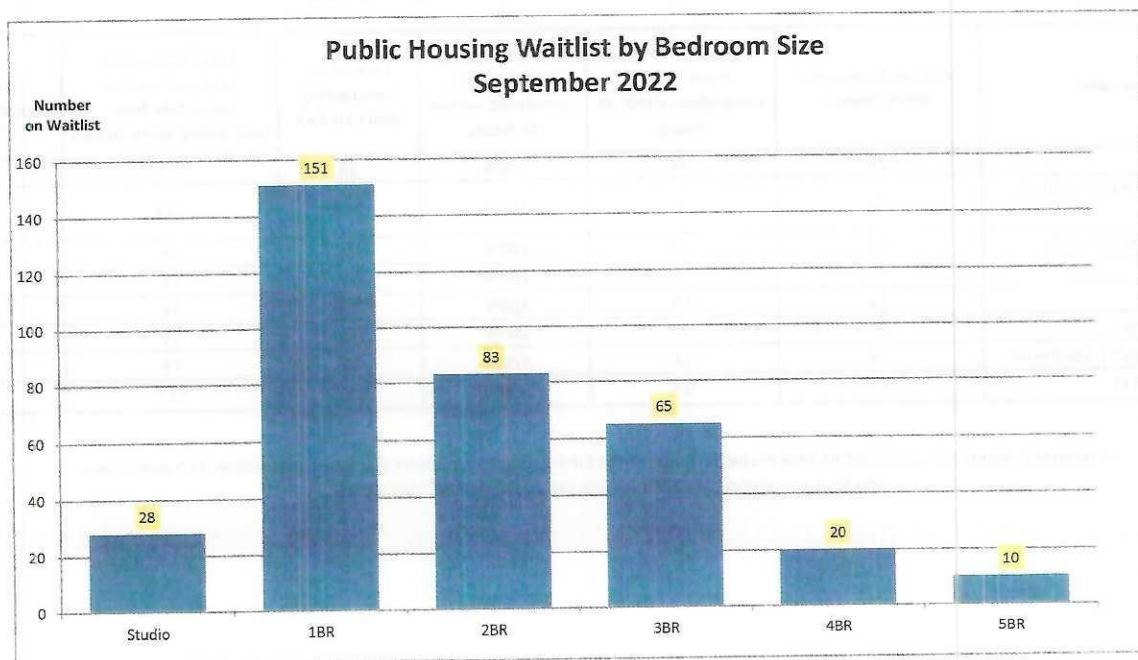
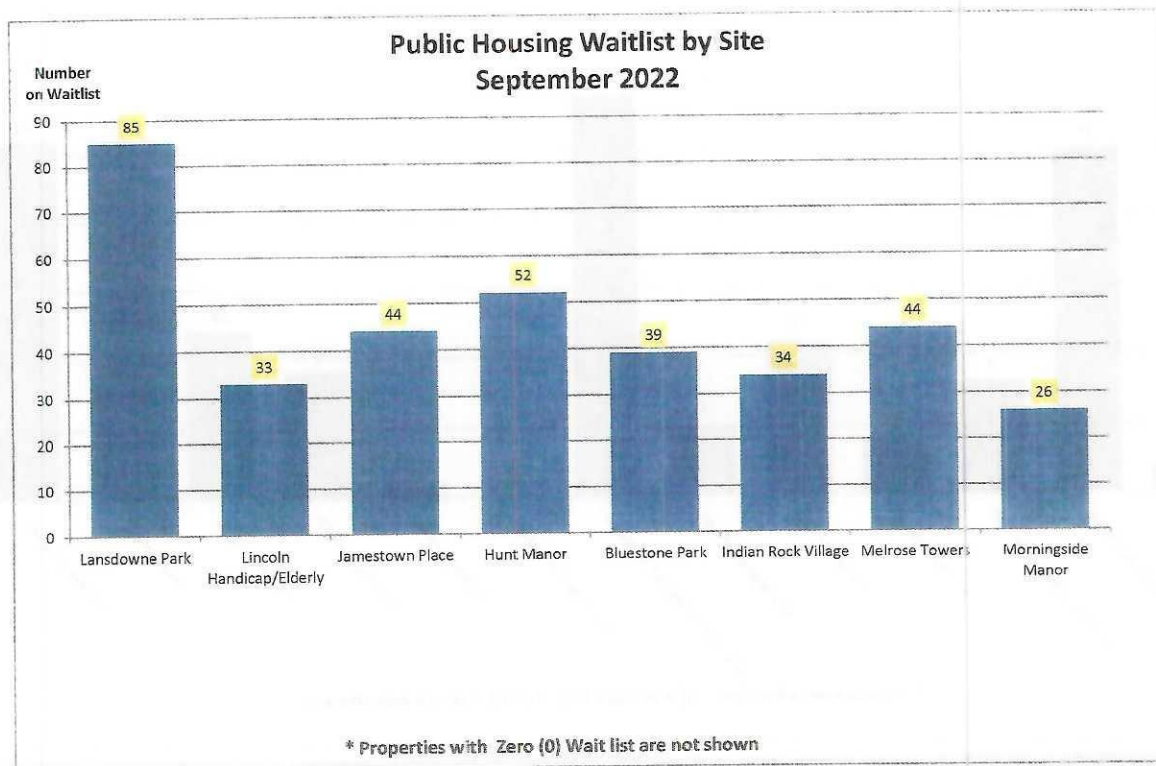
Consumption									
AMP	Number of Units	Gas		Electric		Water		Percent Difference	Percent Difference
		THERMS PUM	RRHA PUM Average	KWH PUM	RRHA PUM Average	Usage PUM	RRHA PUM Average		
201	300	63.21	44.83	529	608	8.02	6.39	87.01%	125.51%
202	165	N/A	44.83	909	608	5.18	6.39	149.51%	81.06%
259	172	48.60	44.83	534	608	8.28	6.39	87.83%	129.58%
206	212	29.62	44.83	632	608	4.20	6.39	103.95%	65.73%
207	150	35.54	44.83	464	608	6.12	6.39	76.32%	95.77%
208	105	32.05	44.83	545	608	2.62	6.39	89.64%	41.00%
210	148	50.41	44.83	533	608	6.52	6.39	87.66%	102.03%
215	23	N/A	44.83	N/A	608	N/A	6.39	N/A	N/A
Total Units:		1275						608	Average water usage PUM: 6.39
Average THERM PUM:		44.83		Average KWH PUM:					
Note: AMP 202 - Residential units do not use gas utility - HVAC is total electric (heat pumps).									
Note: AMP 202 - Administration building and maintenance shop use gas utility.									
Note: AMP 208 - Residential units have central air conditioning.									
Note: AMP 210 - Includes 21 scattered sites - residents pay utilities - no utility data available.									
Note: AMP 215 - Transitional/Homeownership - residents pay utilities - no utility data available.									
Note: Stormwater Utility Fee for RRHA public housing properties for FY 2022 = \$36,127,616.80									



Work Order Report from September 2022

Development	Number Emergency Work Orders	Number Emergency Work Orders completed within 24 hours	% of Emergency Work Orders completed within 24 hours	Total Non-Emergency Work Orders	Total Number of calendar days to complete Non-Emergency Work Orders	Average Completion Days
Lansdowne Park	28	28	100%	43	43	1
Village at Lincoln/Handicapped/ Elderly Cottages	4	4	100%	248	248	1
Hunt Manor/Bluestone Park	20	20	100%	58	58	1
Melrose Towers	7	7	100%	43	43	1
Jamestown Place	13	13	100%	32	32	1
Morningside Manor	8	8	100%	35	35	1
Indian Rock Village/53 Scattered	13	13	100%	58	58	1
Total	93	93	100%	517	517	1

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



SECURITY ACTIVITIES
MONTHLY REPORT
SEPTEMBER 2022

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	1	3	0	0	0	0	0	4	2	9
Arson	0	0	0	0	0	0	0	0	0	1
Auto Theft	0	2	0	0	0	0	0	0	0	2
Burglary	0	5	0	0	0	3	0	0	0	2
Homicide/Murder	0	0	0	0	0	0	0	0	0	0
Larceny	1	6	1	7	0	2	1	2	0	20
Rape	0	0	0	0	0	0	0	0	0	1
Robbery	0	0	0	0	0	0	0	0	0	0
Part I Crime Total	2	16	1	7	0	5	1	6	2	35
Destruction of Property	0	5	1	1	1	2	0	2	4	27
Disorderly Persons	0	1	0	0	0	1	0	0	0	6
Domestic Aggravated Assault	0	1	0	0	0	1	0	2	0	6
Domestic Disorder	1	15	0	0	1	18	0	3	0	23
Domestic Simple Assault	2	14	0	0	0	7	0	3	2	35
Drug Offense	0	4	0	0	0	6	0	3	0	4
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0
Fraud	0	1	0	0	0	0	0	1	0	1
Gambling	0	0	0	0	0	0	0	0	0	0
Intimidation	2	3	0	0	0	2	0	1	0	7
Liquor Law	0	2	0	0	0	0	0	0	1	3
Loitering	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	1	1	0	1
Simple Assault	0	8	0	2	0	4	0	4	3	25
Suicide/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	2	5	0	0	0	3	0	1	1	7
Trespassing	0	0	0	1	0	1	0	0	0	1
Weapons	1	6	0	0	0	1	0	0	2	20
Part II Crime Total	8	65	1	4	2	46	1	21	13	166
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	10	81	2	11	2	51	2	27	15	201

Public Housing Criminal Activity for the Month of September 2022 and the Fiscal Year 10/01/21 - 09/30/22

	Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	3	0	1	0	1
Arson	0	0	0	0	0	0
Auto Theft	0	2	0	1	0	0
Burglary	0	1	0	1	0	1
Homicide/Murder	0	0	0	0	0	0
Larceny	0	10	0	0	0	4
Rape	0	0	0	0	0	0
Robbery	0	1	0	0	0	0
Part I Crime Total	0	17	0	3	0	6
Destruction of Property	1	16	2	4	0	0
Disorderly Persons	0	0	1	1	0	1
Domestic Aggravated Assault	0	1	1	2	0	0
Domestic Disorder	1	9	0	5	0	1
Domestic Simple Assault	1	10	2	8	0	6
Drug Offense	1	7	0	0	0	5
Family Offense (nonviolent)	0	0	0	0	0	0
Forgery	0	0	0	0	0	0
Fraud	1	2	0	1	0	2
Gambling	0	0	0	0	0	0
Intimidation	0	5	0	0	0	4
Liquor Law	0	1	0	1	0	0
Loitering	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0
Sex Offense	0	1	0	0	0	1
Simple Assault	1	8	1	4	0	6
Suicide/Attempt	0	1	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0
Towed Vehicle	0	7	0	0	0	0
Trespassing	0	1	0	1	1	2
Weapons	0	7	0	2	0	0
Part II Crime Total	6	76	7	29	1	28
Auto Accident	0	0	0	0	0	0
Fire	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0
Area Total	6	93	7	32	1	34

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - September 2022

Part I Crime	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD
	No. Per Household	Site		Community	Site					
Jamestown Place	0.0116	0.0133	115.15%	0.1181	0.1067	90.30%	0.0867	23.03%	0.0522	126.29% ↓
Morningside Manor	0.0116	0.0095	82.25%	0.1181	0.0667	56.44%	0.0095	601.75%	0.0772	53.01% ↓
Indian Rock Village	0.0116	0.0000	0.00%	0.1181	0.0625	52.91%	0.0625	0.00%	0.0772	53.01% ↓
Bluestone	0.0097	0.0132	136.12%	0.1115	0.0789	70.78%	0.0395	99.87%	0.0776	43.74% ↓
Lansdowne Park	0.0057	0.0067	115.95%	0.0763	0.1167	152.97%	0.1433	18.59%	0.0576	32.41% ↓
Villages at Lincoln	0.0057	0.0000	0.00%	0.0763	0.1030	135.09%	0.0909	13.34%	0.0576	32.41% ↓
Hunt Manor	0.0057	0.0000	0.00%	0.0763	0.0313	40.97%	0.0729	57.13%	0.0576	32.41% ↓
Melrose Towers	0.0057	0.0000	0.00%	0.0763	0.0283	37.11%	0.0236	19.92%	0.0576	32.41% ↓

Part II Crime	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD
	No. Per Household	Site		Community	Site					
Jamestown Place	0.0246	0.0533	216.76%	0.2541	0.4333	170.56%	0.5067	14.48%	0.2103	20.81% ↑
Morningside Manor	0.0246	0.0095	38.71%	0.2541	0.0381	14.99%	0.0762	50.01%	0.2103	20.81% ↑
Indian Rock Village	0.0246	0.0250	101.61%	0.2541	0.5750	226.32%	0.3625	58.62%	0.2103	20.81% ↑
Bluestone	0.0131	0.0132	100.14%	0.1608	0.2763	171.86%	0.3421	19.23%	0.1411	13.94% ↓
Lansdowne Park	0.0172	0.0433	252.18%	0.2026	0.5533	273.08%	0.5467	1.21%	0.1870	8.36% ↓
Villages at Lincoln	0.0172	0.0364	211.62%	0.2026	0.4606	227.31%	0.4000	15.15%	0.1870	8.36% ↓
Hunt Manor	0.0172	0.0729	424.35%	0.2026	0.3021	149.08%	0.3021	0.01%	0.1870	8.36% ↓
Melrose Towers	0.0172	0.0047	27.45%	0.2026	0.1321	65.18%	0.0425	210.77%	0.1870	8.36% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
SEPTEMBER 2022

**Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
December 2021**

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of December 2021, reported at 84%. Currently, there are ninety two (92) Vouchers, out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2021, is 99%.

Inspections

During the month of December 2021 the HCV Housing Quality Standards (HQS) Inspector(s) conducted a total of eighty three (83) inspections. This includes a total of forty (40) biennials and forty two (42) initial inspections processed for moving families, in the HCV Program. One (1) special inspection and zero (0) re-inspections were conducted. In addition, there were also two (2) HQS Quality Control Inspections that were conducted during the month of December 2021.

Housing Choice Voucher Waiting List

For the month of December 2021, the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers, including twenty five (25) applicants. There were two (2) port ins and two (2) port outs recorded for the month of December 2021.

Tenant Briefings

RRHA will continue to monitor funding based on funding allocation for CY 2018, the CARES Act of 2019 and issuance of vouchers depending on funding availability. RRHA will continue to issue HUD-VASH vouchers that were awarded to RRHA in 2015, 2016, & 2018. The HCV Clerical Assistant and Client Specialists provided customer service to a total of three hundred ninety four (394) clients; including three hundred fifty five (355) tenants/applicants and thirty nine (39) landlords, during the month of December 2021. This number represents scheduled appointments and walk-in participants, such as landlords and HCV clients to sign leases, contracts or to drop off recertification paperwork, etc.

Landlord Briefings

The HCV staff has daily contact with current and prospective landlords with regard to explaining and answering various questions concerning the HCV Program and compliance. Daily landlord recruitment has been successful and is a strong suit for the HCV Team. In addition, RRHA continues to offer support to our HCV Landlords with any inquiries regarding the Landlord Portal, etc.

Voucher Issuance Briefings

The Housing Choice Voucher Department conducted numerous group and individual voucher briefings during the month of December 2021. Voucher briefings were performed with no more than 10 persons per briefing and strict adherence to social distancing guidelines, due to the COVID-19 pandemic restrictions.

Homeownership

The program currently has eleven (11) HCV participants in the Homeownership Program. The Housing Choice Voucher (HCV) homeownership program allows families that are assisted under the HCV program to use their voucher to buy a home and receive monthly assistance in meeting homeownership expenses. Funding through the HCV program is used to assist with the mortgage payments.

Veteran Affairs Supportive Housing (VASH)

The Veterans Affairs Supportive Housing (VASH) program was created by a partnership between HUD and the Veterans Administration for the sole purpose of providing housing for homeless veterans. HUD's total allocation of vouchers to RRHA for this program, is one hundred and eighteen (118) vouchers. For the month of December 2021, this program has ninety five (95) leased vouchers. There are nine (9) searching for housing and two (two) veterans pending HQS inspection. Pending passed HQS inspection would result in ninety seven (97) leased participants. Referrals are steadily being received from the Department of Veterans Affairs-Salem VA Medical Center.

Mainstream Vouchers

The Mainstream Voucher program was awarded an additional fifty (50) Vouchers for the FY 2021, increasing the total allocation of vouchers for this program, to one hundred and eighty seven (187) vouchers. For the month of December 2021, this program has one hundred and thirty two (132) leased participants. There are twenty nine (29) searching for housing and three (3) pending HQS inspection. Pending passed HQS inspection would result in one hundred and thirty five (135) leased participants. Referrals are steadily being received from the Homeless Assistance Team and Blue Ridge Behavioral Healthcare.

Family Unification Program (FUP)

HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty one (81) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority to serve this population. For the month of December 2021, this program has seventy seven (77) leased participants. There are eight (8) currently searching for housing and two (2) pending HQS inspection. Pending passed HQS inspection would result in seventy nine (79) leased participants. Referrals are no longer being accepted from the Roanoke City and Roanoke County Departments of Social Services (DSS) due to over-issuance of the allocated vouchers of eighty one (81). Should the eight (8) searching for housing result in pending HQS inspection, the total leased participants would be eighty seven (87).

Emergency Housing Voucher Program (EHV)

The Emergency Housing Voucher program is specifically designed for households who are homeless; at risk of homelessness; recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. Effective July 1, 2021 a total of twenty six (26) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority. All referrals for the program come through our Continuum of Care (CoC) community partner. For the month of December 2021, this program has fourteen (14) leased participants. There are currently eleven (11) families searching for immediate housing and one (1) pending HQS inspection.

HCV HQS Inspection Department Monthly Activity Report September 2022

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	46	34	73.91%	12	26.09%
INITIALS	95	70	73.68%	25	26.32%
COMPLAINT	1	0	0.00%	1	100.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	7	4	57.14%	3	42.86%
HQS QUALITY CONTROL	12	11	91.67%	1	8.33%

TOTAL INSPECTIONS SCHEDULED	161
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	7.67
AVERAGE INSPECTIONS PER FIELD DAY	7.67
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	21

**Program Voucher Issuance By Month/Bedroom Size
September 2022**

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued
October-21	14	6	1	0	0	0	21
November-21	21	15	8	0	0	0	44
December-21	15	4	4	1	1	0	25
January-22	25	6	5	0	0	0	36
February-22	15	1	3	0	0	0	19
March-22	23	0	0	0	1	0	24
April-22	8	2	5	0	0	0	15
May-22	19	7	2	0	1	0	29
June-22	26	20	10	1	2	0	59
July-22	13	7	4	1	0	0	25
August-22	29	19	26	5	0	0	79
September-22	18	5	2	2	2	0	29
TOTALS	226	92	70	10	7	0	405

Waitlist Applicant September 2022

Month	Number Selected / Interview	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-21	27	0	0	0	0	11	30	
November-21	44	0	0	0	0	44	0	
December-21	25	0	0	0	0	25	19	
January-22	36	0	0	0	0	36	0	
February-22	19	0	0	0	0	19	0	
March-22	24	0	0	0	0	24	0	
April-22	15	0	0	0	0	15	0	
May-22	156	0	0	0	28	0	128	
June-22	155	0	0	0	17	0	138	
July-22	0	0	0	0	0	0	0	Specialist Position became vacant; no families were pulled to give remaining Specialists time to process prior month's waitlist lottery pull
August-22	81	2	0	0	0	79	55	
September-22	55	0	0	0	0	29	26	
TOTALS	582	2	0	0	45	253	370	
Meanings								
NS = No Show								
PC = Preference Change, goes back on wait list								
Pending = Still waiting on information for qualification								
VB = Voucher Briefing								
WD = Withdrawn								
WD Mail = Withdrawn for Mail Returned								
WD Other = Withdrawn for owing debt, criminal history, or over income, etc.								

Waitlist Purge

Number of Purge Forms Mailed	1,582
Number of Responses Received	576
Number of Mail Returned by Postmaster with No Forwarding Address	361
Number of Families Requesting To Be Removed	3
Number of Families Removed Due to Recent Voucher Issuance	6
Number of Families Removed Due to Death	2
Number of Undeliverable, No Contact Information Provided by Family	3
Number of Nonresponsive Families	629
Number of Families Removed from Waitlist	-1,004
Number of Families Remaining on 2019 HCV Waitlist	578
Number of Families Remaining on 2019 HCV Waitlist as of 7/31/2022	304

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS											
	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
HOUSING CHOICE VOUCHERS	ALLOCATED	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888
	LEASED	43,478	43,509	43,537	43,568	43,598	43,629	43,659	43,690	43,721		
MAINSTREAM Fund 310, 321, 322, 324, 327	ALLOCATED	187	187	187	187	187	187	187	187	187	187	187
	LEASED	43,478	43,509	43,537	43,568	43,598	43,629	43,659	43,690	43,721		
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35
	LEASED	43,478	43,509	43,537	43,568	43,598	43,629	43,659	43,690	43,721		
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25
	LEASED	43,478	43,509	43,537	43,568	43,598	43,629	43,659	43,690	43,721		
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31
	LEASED	-	-	-	-	-	-	-	-	-	-	-
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (10) Fund 315	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-
VASH (5) D Fund 326	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5
	LEASED	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VASH (5) E Fund 328	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-
EMERGENCY HOUSING VOUCHER Fund 360	ALLOCATED	26	26	26	26	26	26	26	26	26	26	26
	LEASED	-	-	-	-	-	-	-	-	-	-	-

VOUCHER UNITS LEASED

CY 2022

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION MOVE - IN MOVE - OUT
JANUARY	2,092	1,786	306	97	10 2
FEBRUARY	2,092	1,785	307	81	12 9
MARCH	2,092	1,776	316	96	15 5
APRIL	2,092	1,778	314	55	11 5
MAY	2,092	1,781	311	104	13 2
JUNE	2,092	1,791	301	146	16 7
JULY	2,092	1,777	315	128	19 9
AUGUST	2,092	1,784	308	178	24 4
SEPTEMBER	2,092	1,782	310	158	32 5
OCTOBER			-		
NOVEMBER			-		
DECEMBER			-		

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	YTD
FUNDING RECEIVED	\$ 1,061,516	\$ 1,133,875	\$ 1,086,075	\$ 1,098,756	\$ 1,094,331	\$ 1,241,000	\$ 1,112,329	\$ 1,216,619	\$ 1,106,739	\$ 1,106,739	\$ 1,102,121	\$ 1,086,162	\$ 13,448,262
ACTUAL HAP EXPENSE	\$ 1,115,249	\$ 1,109,572	\$ 1,098,776	\$ 1,090,803	\$ 1,114,757	\$ 1,096,277	\$ 1,127,397	\$ 1,067,136	\$ 1,134,427	\$ 1,099,799	\$ 1,137,969	\$ 1,135,782	\$ 13,327,944
VARIANCE	\$ (53,733)	\$ 24,303	\$ (12,701)	\$ 7,953	\$ (20,426)	\$ 144,723	\$ (15,068)	\$ 151,483	\$ (27,688)	\$ 6,940	\$ (35,848)	\$ (49,620)	\$ 120,318
PERCENT VARIANCE	-5.06%	2.14%	-1.17%	0.72%	-1.87%	11.66%	-1.35%	12.43%	-2.50%	0.63%	-3.25%	-4.57%	0.89%
YTD VARIANCE	\$ (53,733)	\$ (29,430)	\$ (42,131)	\$ (34,178)	\$ (54,604)	\$ 90,119	\$ 75,052	\$ 226,534	\$ 198,846	\$ 205,786	\$ 169,938	\$ 120,318	\$ 120,318
PUC													
HUD FUNDED PUC	\$ 508.63	\$ 543.30	\$ 520.40	\$ 525.22	\$ 523.10	\$ 593.21	\$ 531.71	\$ 582.51	\$ 529.03	\$ 529.03	\$ 526.83	\$ 519.20	\$ 536.02
ACTUAL PUC	\$ 633.30	\$ 626.17	\$ 616.94	\$ 610.75	\$ 624.51	\$ 617.27	\$ 634.08	\$ 598.84	\$ 633.40	\$ 618.91	\$ 637.87	\$ 637.36	\$ 624.11
VARIANCE	\$ (124.67)	\$ (82.87)	\$ (96.54)	\$ (85.53)	\$ (101.41)	\$ (24.06)	\$ (102.38)	\$ (16.33)	\$ (104.37)	\$ (89.87)	\$ (111.05)	\$ (118.17)	\$ (88.09)
PERCENT VARIANCE	-19.69%	-13.23%	-15.65%	-14.00%	-16.24%	-3.90%	-16.15%	-2.73%	-16.48%	-14.52%	-17.41%	-18.54%	-14.11%
UNITS													
HUD BASELINE UNITS	2,087	2,087	2,087	2,082	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	25,089
HUD FUNDED UNITS	2,087	2,087	2,087	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	25,089
FUNDED UNITS BASED ON ACTUAL HAP													
ACTUAL UNITS LEASED	1,676	1,811	1,760	1,799	1,752	2,010	1,754	2,035	1,747	1,788	1,728	1,704	21,566
VARIANCE TO BUDGET	1,761	1,772	1,781	1,786	1,785	1,776	1,778	1,782	1,791	1,777	1,784	1,782	21,355
VARIANCE TO BASELINE	(85)	39	(21)	13	(33)	234	(24)	253	(44)	11	(56)	(78)	211
YTD VAR TO BASELINE	411	276	327	293	340	82	338	57	345	304	364	388	3,523
VARIANCE FUNDED	411	687	1,014	1,307	1,646	1,728	2,066	2,123	2,467	2,771	3,135	3,523	3,523
YTD VAR TO FUNDED	326	315	306	306	307	316	314	310	301	315	308	310	3,734
ADMIN FEES	326	641	947	1,253	1,560	1,876	2,190	2,500	2,801	3,116	3,424	3,734	3,734
ADMIN FUNDS													
ACTUAL EXPENSE	\$ 103,586	\$ 90,786	\$ 92,324	\$ 98,562	\$ 98,562	\$ 121,832	\$ 96,291	\$ 163,358	\$ 99,799	\$ 99,799	\$ 99,799	\$ 124,131	\$ 1,288,829
VARIANCE	\$ 67,855	\$ 65,041	\$ 83,498	\$ 97,916	\$ 70,091	\$ 79,697	\$ 72,193	\$ 83,973	\$ 71,023	\$ 99,542	\$ 79,692	\$ 78,686	\$ 949,208
PERCENT	\$ 35,731	\$ 25,744	\$ 8,827	\$ 646	\$ 28,471	\$ 42,136	\$ 24,098	\$ 79,385	\$ 28,776	\$ 257	\$ 20,107	\$ 45,445	\$ 339,621
CUMULATIVE VARIANCE	\$ 65,51%	\$ 71.64%	\$ 90.44%	\$ 99.34%	\$ 71.11%	\$ 65.42%	\$ 74.97%	\$ 51.40%	\$ 71.17%	\$ 99.74%	\$ 79.85%	\$ 63.39%	\$ 73.65%
	\$ 35,731	\$ 61,475	\$ 70,302	\$ 70,948	\$ 99,418	\$ 141,554	\$ 165,652	\$ 245,037	\$ 273,813	\$ 274,070	\$ 294,177	\$ 339,621	\$ 339,621

THIS SHEET INCLUDES HCY, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	YTD
FUNDING BUDGET	\$ 1,093,266	\$ 1,093,266	\$ 1,093,266	\$ 1,164,356	\$ 1,138,018	\$ 1,036,889	\$ 1,036,889	\$ 1,036,889	\$ 1,036,889				
FUNDING RECEIVED	\$ 1,098,756	\$ 1,094,331	\$ 1,241,000	\$ 1,112,329	\$ 1,218,619	\$ 1,106,739	\$ 1,106,739	\$ 1,102,121	\$ 1,086,162				\$ 9,729,726
VARIANCE	\$ (5,490)	\$ (5,065)	\$ (147,734)	\$ 52,027	\$ (80,601)	\$ (69,850)	\$ (69,850)	\$ (65,232)	\$ (49,273)				\$ 10,166,796
PERCENT VARIANCE	-0.50%	-0.10%	-13.51%	4.47%	-7.08%	-6.74%	-6.74%	-6.29%	-4.75%				\$ (437,070)
YTD VARIANCE	\$ (5,490)	\$ (5,566)	\$ (154,290)	\$ (102,263)	\$ (182,864)	\$ (252,714)	\$ (322,565)	\$ (387,797)	\$ (437,070)				\$ (874,141)
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,098,756	\$ 1,094,331	\$ 1,241,000	\$ 1,112,329	\$ 1,218,619	\$ 1,106,739	\$ 1,106,739	\$ 1,102,121	\$ 1,086,162				\$ 10,166,796
ACTUAL HAP EXPENSE	\$ 1,090,803	\$ 1,114,757	\$ 1,096,277	\$ 1,127,397	\$ 1,067,136	\$ 1,134,427	\$ 1,099,799	\$ 1,137,969	\$ 1,135,782				\$ 10,004,347
VARIANCE	\$ 7,953	\$ (20,426)	\$ 144,723	\$ (15,068)	\$ 151,483	\$ (27,689)	\$ 6,940	\$ (35,848)	\$ (49,620)				\$ 162,449
PERCENT VARIANCE	0.72%	-1.87%	11.66%	-1.35%	12.43%	-2.50%	0.63%	-3.25%	-4.57%				\$ 162,449
YTD VARIANCE	\$ 7,953	\$ (12,473)	\$ 132,250	\$ 117,183	\$ 268,665	\$ 240,977	\$ 247,917	\$ 212,069	\$ 162,449				\$ 162,449
PUC													
HUD FUNDED PUC	\$ 525.22	\$ 523.10	\$ 593.21	\$ 531.71	\$ 582.51	\$ 529.03	\$ 529.03	\$ 526.83	\$ 519.20				\$ 404.99
ACTUAL PUC	\$ 610.75	\$ 624.51	\$ 617.27	\$ 634.08	\$ 598.84	\$ 633.40	\$ 618.91	\$ 637.87	\$ 637.36				\$ 623.67
VARIANCE	\$ (85.53)	\$ (101.41)	\$ (24.06)	\$ (102.38)	\$ (16.33)	\$ (104.37)	\$ (89.87)	\$ (111.05)	\$ (118.17)				\$ (218.69)
PERCENT VARIANCE	-14.00%	-16.24%	-3.90%	-16.15%	-2.73%	-16.48%	-14.52%	-17.41%	-18.54%				-35.06%
UNITS													
HUD BASELINE UNITS	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092				25,104
FUNDED UNITS	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092				25,104
ON ACTUAL HAP	1,799	1,752	2,010	1,754	2,035	1,747	1,788	1,728	1,704				16,301
ACTUAL UNITS LEASED	1,786	1,785	1,776	1,778	1,782	1,791	1,777	1,784	1,782				16,041
VARIANCE TO BUDGET	13	(33)	234	(24)	253	(44)	11	(56)	(78)				260
YTD VAR TO BASELINE	293	340	82	338	57	345	304	364	388				8,803
VARIANCE FUNDED	293	307	714	1,052	1,109	1,454	1,758	2,122	2,510				8,803
YTD VAR TO FUNDED	306	307	316	314	310	301	315	308	310				9,063
ADMIN	306	613	929	1,243	1,553	1,854	2,169	2,477	2,787				9,063
HUD FUNDED FEES	88,562	98,562	121,832	96,291	163,358	99,799	99,799	99,799	124,131				1,002,133
ACTUAL EXPENSE	97,916	70,091	79,697	72,193	83,973	71,023	89,542	79,692	78,886				\$ 732,813
VARIANCE	\$ 646	\$ 28,471	\$ 42,136	\$ 24,098	\$ 79,385	\$ 28,776	\$ 257	\$ 20,107	\$ 45,445				\$ 269,320
PERCENT	99.34%	71.11%	65.42%	74.97%	51.40%	71.17%	99.74%	79.85%	63.39%				73.13%
CUMULATIVE VARIANCE	\$ 646	\$ 29,116	\$ 71,252	\$ 95,350	\$ 174,735	\$ 203,511	\$ 203,768	\$ 223,875	\$ 269,320				\$ 269,320

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
SEPTEMBER 2022

2022 Family Self-Sufficiency (Grant Funded)

Grant Period - 01/01/22-12/31/22

Coordinators: Raven Paige, Ashlee Rice , Steph Parsley

Current Number of Part 118

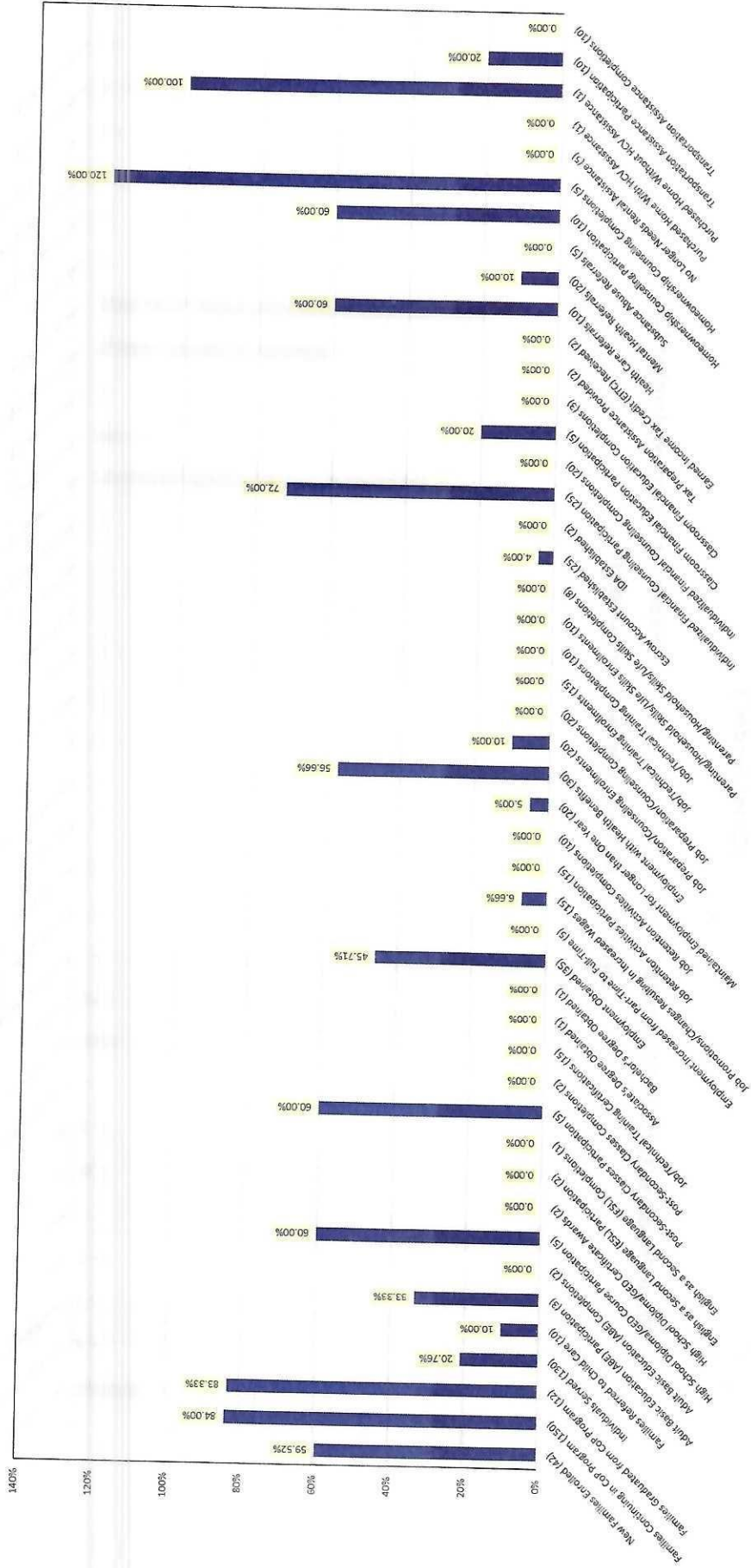
Total Amount in Escrow 138,815.74

September 2022

Total Number of Participants With Escrow Account: 39

FSS Completions: 2

FSS Terminations: 2

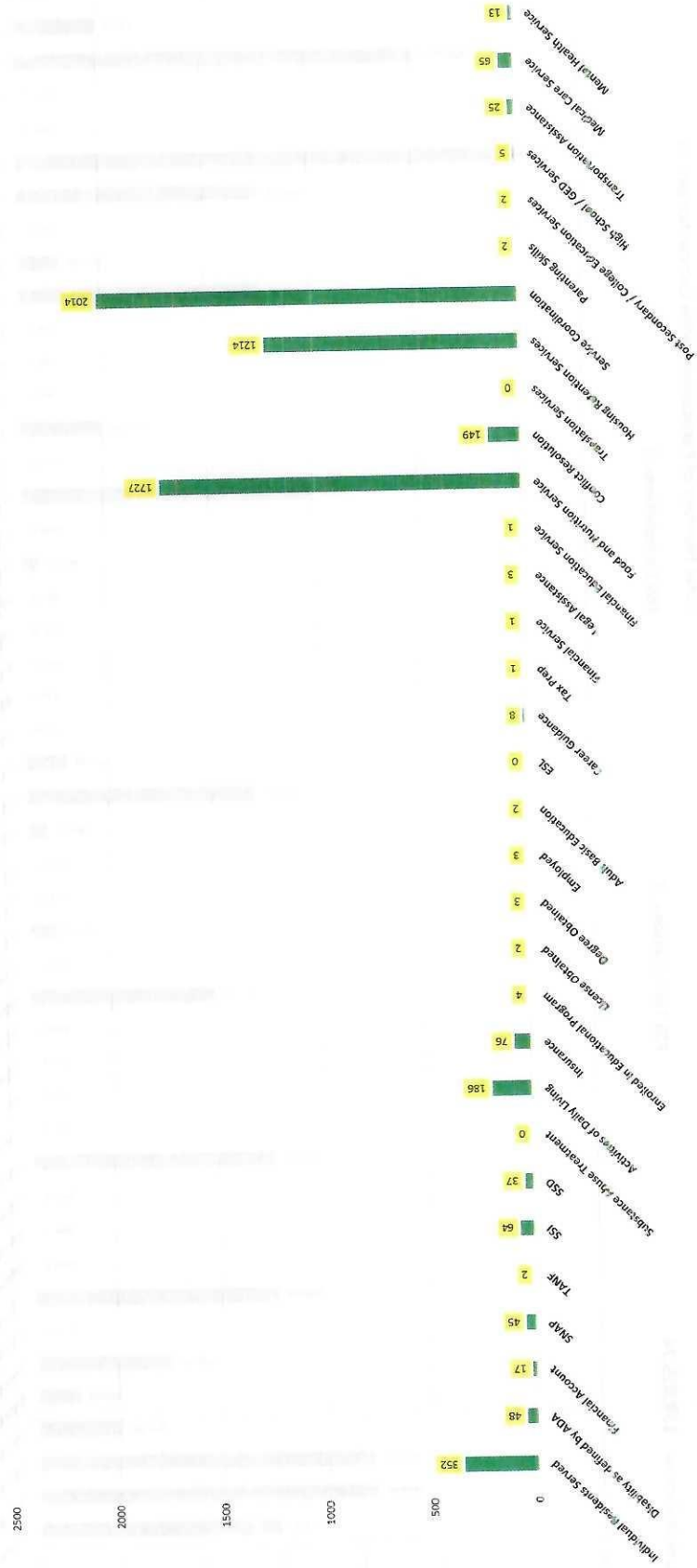


202 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

Reporting Period: September 2022

Grant Period: 6/1/2021 - 5/30/2024

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan
*GED - General Education Development

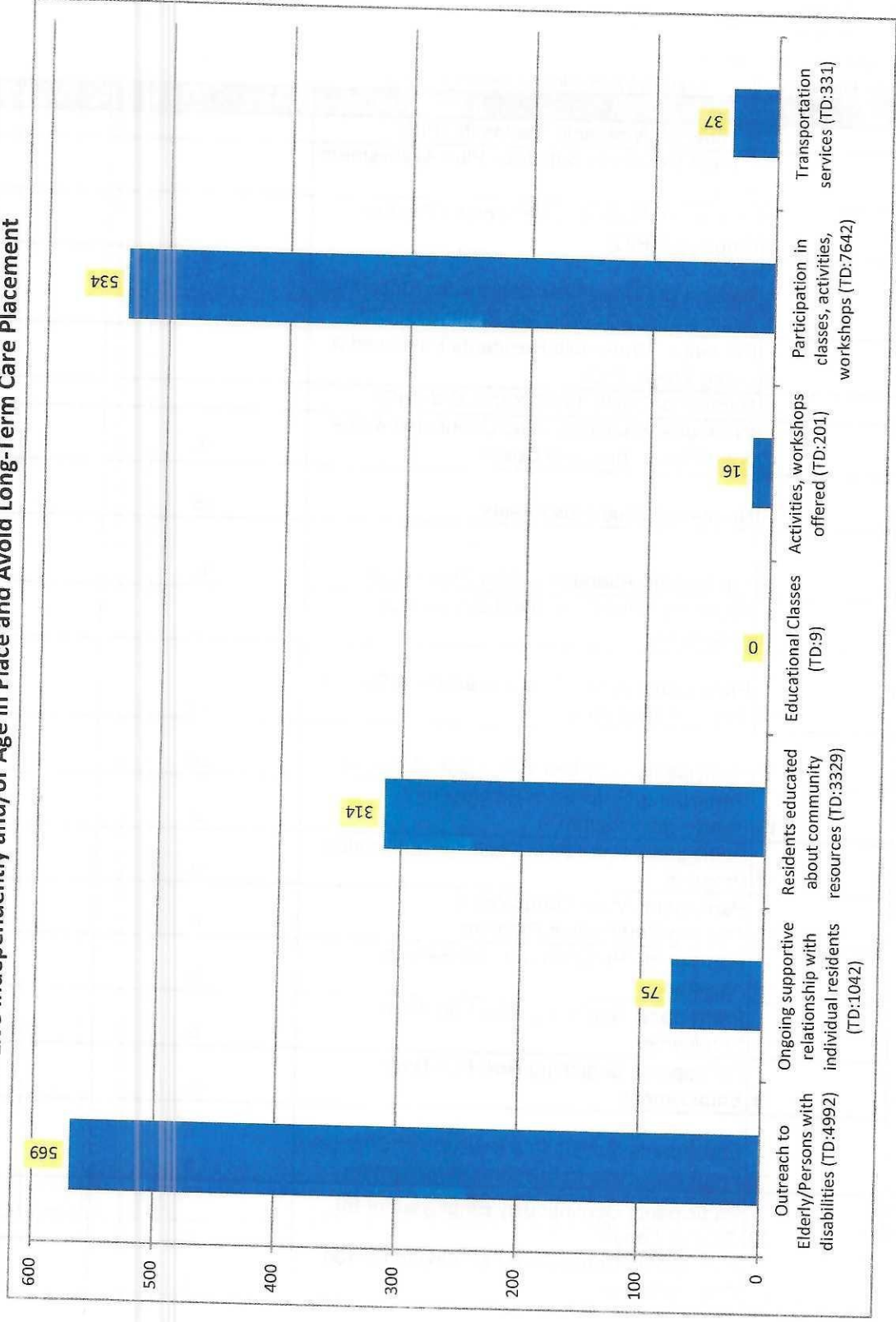
Elderly & Disabled - Melrose Towers (Operations Funded)

Coordinator: Barbara James

September 2022

Outcome Goals:

- Improved Living Conditions / Quality of Life
- Live Independently and/or Age in Place and Avoid Long-Term Care Placement



Jobs Plus Board Report September 2022

September 2022; Q3

Jobs Plus Report

Grant Period: 4/26/20-6/30/2025

Program Manager- Melissa Gish

Case Managers Brianna Ferrell, Sylvia Williams, Deidra Preston

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		284
2	Current Residents with Jobs Plus Assessment (CM)		55
3	Percent of Work-able Residents Who Are Employed (PIC)		40.84% Data: 116/284
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		47.27% Data: 26/55
5	Percent of Work-able Residents Employed at Living Wage (PIC)		0.00% Data: 0/284
6	Number of Youth 14-17 Years Old (PIC)		88
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 2
8	Number of Jobs Plus Events	15	Quarter: 11 Total: 29
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 18
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 16 Total: 55
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 27 Total: 55
12	Participants Who Met with a Case Manager	20	Quarter: 41 Total: 55
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 2 Total: 7
14	Participants Enrolled in Training/Certification Program	0	Quarter: 0 Total: 0
15	Participants Who Completed a Training/Certification Program	0	Quarter: 0 Total: 0
16	Participants Provided with Job Search Assistance	15	Quarter: 10 Total: 25
17	Participants Beginning New Part-Time Employment	5	Quarter: 4 Total: 7
18	Participants Beginning New Full-Time Employment	5	Quarter: 4 Total: 8
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 2 Total: 2
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 7
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 5

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 21 Need: 7
23	Participants Enrolled in a High School Equivalency Program	2	Quarter: 0 Total: 0
24	Participants Who Received a High School Equivalency Credential	0	Quarter: 0 Total: 0
25	Participants Enrolled in a College Degree Program	1	Need: 1 Quarter: 0 Total: 0
26	Participants Who Graduated from a College Degree Program	0	Quarter: 0 Total: 0
27	Participants Receiving Financial Coaching or Education	4	Need: 24 Quarter: 4 Total: 8
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 8 Quarter: 1 Total: 2
30	Participants Receiving Legal Assistance	0	Need: 0 Quarter: 0 Total: 0
31	Participants with Access to Physical Health Care	1	Need: 2 Quarter: 1 Total: 1
32	Participants with Access to Behavioral Health Care	1	Need: 9 Quarter: 4 Total: 10
33	Participants Receiving Child Care Assistance	2	Need: 5 Quarter: 0 Total: 1
34	Participants Receiving Transportation Assistance	4	Need: 8 Quarter: 3 Total: 8
35	Youth Employed in Jobs/Internships	0	Quarter: 0 Total: 0
36	Youth Receiving Financial Literacy Information	0	Quarter: 0 Total: 0
37	Youth Enrolled in Job Training Opportunities	0	Quarter: 0 Total: 0
38	Youth Enrolled in Extracurricular Educational Opportunities	0	Quarter: 0 Total: 0
39	Individuals Enrolled in JPEID	20	Quarter: 8 Total: 39
40	Households Enrolled in JPEID	20	Quarter: 8 Total: 38
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 0