

# CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



## MONTHLY OPERATIONS REPORT

FOR THE MONTH OF DECEMBER 2022

JANUARY 23, 2023

## **MEMORANDUM**

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: January 17, 2023

Subject: Monthly Operations Reports

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

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

# EXECUTIVE OFFICE

# **Executive Director's Report**

## **Federal Budget**

On December 20, House Appropriations Committee Chair Rosa DeLauro (D-CT) and Senate Appropriations Committee Chairman Patrick Leahy (D-VT) released the Consolidated Appropriations Act, 2023 with all 12 appropriations bills for FY 23 including T-HUD. The measure was approved by the Senate and House days afterwards and will fund federal agencies through September of 2023. The two chambers also adopted another short term continuing resolution to fund the government until President Biden signs the omnibus before December 30.

The House Appropriations Committee press release states that the Act provides \$1.7 trillion in discretionary funds, including \$858 billion in defense funding and \$800 billion in non-defense (NDD) funding, a \$68 billion, or 9.3 percent, increase over last year. The NDD figure is inclusive of veterans' health care funding. Republicans exclude this figure and therefore present a lower figure for NDD.

Appropriations for HUD Programs the bill provides a total of \$61.8 billion, or \$8.1 billion (or 15 percent) more than FY 22-enacted levels, for HUD programs, though many accounts are only level funded

## **Audit**

Auditors from Jump, Perry and Company, L.L.P., conducted field work on site at RRHA during the week of December 9, 2022, for the annual independent audit for the year ending September 30, 2022.

## **RRHA Agency Plan**

During the month of February 2022, RRHA will begin the planning process for the 2022 Annual Plan update to the 2020-2024 Agency Plan required by HUD. The planning process will focus on the HUD-funded Public Housing and Section 8 programs. Community meetings will be a part of this year's planning process. Meeting dates, times and locations will be sent to all residents and landlords to gather input beginning in early February 2022.

The RRHA Board of Commissioners is required to hold a public hearing prior to adoption of the 2023 Annual Plan update to the 2020-2024 Agency Plan, which must be submitted to HUD by July 18, 2023.





January 3, 2023

## GENERAL NEWS

### 2023 Omnibus Appropriations Bill Enacted

Congress has enacted a [legislative package](#) that includes a \$1.7 trillion omnibus appropriations bill. For fiscal year (FY) 2023, the spending bill provides HUD programs with \$58.2 billion, an increase of \$4.5 billion from FY 2022. On December 22, the Senate amended and passed the bill, and the House of Representatives approved it the following day. The President signed it on December 29. The bill provides:

- \$130 million for new incremental vouchers that will provide assistance to an estimated 11,700 additional families:
  - \$50 million for general-purpose vouchers
  - \$50 million for Veterans Affairs Supportive Housing ([VASH](#))
  - \$30 million for Family Unification Program ([FUP](#)) vouchers, including Foster Youth to Independence vouchers
- \$3.2 billion for the Public Housing Capital Fund and \$5.109 billion for the Public Housing Operating Fund
- \$26.402 billion for Section 8 tenant-based HAP renewal funding and \$2.778 billion for administrative fees
- \$14.907 billion for Section 8 project-based rental assistance
- \$125 million for Family Self-Sufficiency ([FSS](#)), \$35 million for Resident Opportunities and Self-Sufficiency ([ROSS](#)), and \$15 million for [Jobs Plus](#)
- \$607 million for the renewal of [mainstream vouchers](#), including their associated administrative fees
- \$350 million for [Choice Neighborhoods](#)
- \$410 million to the Office of Lead Hazard Control and Healthy Homes ([OLHCHH](#))
- \$86.4 million for HUD's Office of Fair Housing and Equal Opportunity ([FHEO](#))

# **HUMAN RESOURCES AND ADMINISTRATION DIVISION**

**HUMAN RESOURCES**  
**MONTHLY REPORT**  
**DECEMBER 2022**

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**December 2022**

**HUMAN RESOURCES REPORT**

**EMPLOYEE CENSUS AS OF MONTH END**

Regular Full-Time	70
Regular Part-Time	4
<b><u>TOTAL</u></b>	<b><u>74</u></b>
Temp Agency Employee	3
<b><u>TOTAL</u></b>	<b><u>77</u></b>

**Position Title**

**Division**

**Name**

**NEW HIRES**

Clerical Assistant - Lansdowne	Housing	Monet Niblett
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**SEPARATIONS**

Maintenance Tech I	Housing
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**TURNOVER**

		<b>Current Month</b>
Turnover	Voluntary	1.45%
	Involuntary	0%
	Total Turnover	1.45%
Turnover by Job Category	Maintenance	100%
	Other NE	0%
	Exempt	0%

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**December 2022**

**RECRUITING REPORT**

**OPEN POSITIONS**

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Maintenance multiple openings	Housing	Posted / Screening / Interviewing
Jobs Plus Resident Ambassador	Housing	Posted / Screening / Interviewing
Construction Specialist	Operations	Posted / Screening / Interviewing
Section 3 Coordinator	Housing	Posted / Screening / Interviewing
Accountant II	Finance	Posted / Screening / Interviewing

**APPLICATIONS SCREENED**

	<b>Applications</b>	<b>Phone Screen</b>	<b>Interviewed</b>	<b>Offered</b>
Maintenance	15	4	0	0
Construction Specialist I	12	0	0	0
Assist. Property Manager	18	3	3	1
Jobs Plus Ambassador	0	0	0	0
Section 3 Coordinator	9	1	0	0
Accountant II	14	2	0	0
<b>TOTAL</b>	<b>68</b>	<b>10</b>	<b>3</b>	<b>1</b>
%		<b>6.8</b>	<b>.30</b>	<b>.33</b>

**Maintenance:**

- Many applicants remained unresponsive to calls, texts, and emails.

**Construction Specialist I-**

- All applications received are not qualified for the level of experience that the position requires.

**Assistant Property Manager II:**

- 3 interviews were conducted, 1 offer was made and the applicant was hired on January 3, 2023.

**Section 3 Coordinator-**

- Few applications received, 2 interviews scheduled early January.

**Accountant II –**

- 2 applicants were phone screened.
- One of the two applicants had a salary range outside of our current compensation plan, the other applicant was not qualified.



**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**December 2022**

**TRAINING REPORT**

**RRHA UNIVERSITY**

# of employees completing a course	6
# of unique courses	11
# of courses completed	13
# of hours learning*	10
# of average minutes per course*	48

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

<b>User</b>	<b>Course</b>	<b>Completed</b>
Colston, Crystal	AFTC 180 - LIHTC Move-In in 7S	12/14/2022
Niblett, Monet	eL 100 - Welcome to eLearning	12/01/2022
Niblett, Monet	FH 100 - Federal Fair Housing Compliance	12/01/2022
Niblett, Monet	HR 130 - Drug-Free Workplace	12/01/2022
Morris, Thomas	HR 130 - Drug-Free Workplace	12/17/2022
Morris, Thomas	HR 130 - Drug-Free Workplace (English/Spanish)	12/17/2022
Mack, Christa	PHA 001 - What is HUD?	12/30/2022
Mack, Christa	PHA 002 - PHA Background	12/30/2022
Niblett, Monet	RRHA COVID-19 Infectious Disease Prevention Policy	12/01/2022
Harris, Letia	RSERV- Running ROSS Step by Step	11/30/2022
Harris, Letia	RSERV- Using Career Pathways in ROSS	11/30/2022
Harris, Letia	RSERV- ROSS Resident Engagement Strategies	11/30/2022
White, Denise	RSERV- The Ins and Outs of In-kind	12/02/2022

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
December 2022**

**WORK COMP CLAIMS FY 2022-2023**

<b><u>MONTH</u></b>	<b><u>LOST WORK TIME</u></b>	<b><u>MEDICAL CLAIM ONLY</u></b>
October 2022	1	1
November 2022	0	0
December 2022	0	0
January 2023	0	0
February 2023	0	0
March 2023	0	0
April 2023	0	0
May 2023	0	0
June 2023	0	0
July 2023	0	0
August 2023	0	0
September 2023	0	0
<b>FISCAL YEAR Total</b>	<b>1</b>	<b>1</b>

# FINANCE DIVISION

DEPARTMENT OF FINANCE

DECEMBER 31, 2022

FINANCIAL NARRATIVE REPORT

# FINANCE REPORT

## **Public Housing –Page 22**

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$704,000 due to the factors explained below:

Dwelling Rental is reporting a favorable variance of \$8,000 due to rent charges exceeding the amount budgeted at several AMP's.

Excess Utilities favorable balance is due to actual billings exceeding the amount budgeted at several sites.

Other Income is showing a favorable balance due to maintenance charges and late fees exceeding the budgeted amount.

Operating and Utility Subsidies are showing favorable variances due to HUD funding at more than the 95% that was budgeted.

Administrative Expenses are under budget approximately \$46,000 mainly due to salaries being under the amount budgeted due to unfilled positions and due to training and admin fees being under the amount that was budgeted.

Tenant Services is under budget approximately \$10,000 due to actual expenses reported less than the amount budgeted for the quarter.

Utilities Expense is over budget \$16,600 due to utility costs being over the amount budgeted. Recent rate increases are a contributing factor.

Ordinary Maintenance has a favorable variance of approximately \$130,000 due to favorable variances in salaries, materials, and contract costs.

Protective Services is reporting a favorable variance due to the cameras for all sites have not been installed.

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

Extraordinary Maintenance is reporting a favorable variance due to casualty proceeds exceeding repair expenses to date.

## **Central Office – page 32**

The central office cost center is reporting an unfavorable variance in Service Fee Income due to less need for services provided to other funds than was budgeted.

Administrative expenses are under budget approximately \$34,000 due to most all expense categories are under the amount budgeted.

Ordinary Maintenance is reporting a favorable variance due to salaries and benefits are under budget due to an open position and safety equipment and materials are under budget.



## **Section 8 – page 33**

Admin Subsidy is reporting a favorable variance of approximately \$28,000 due to Admin Fee Income received in December for the January thru June 2022 reconciliation period.

Other Income has a favorable variance due to proceeds received from the insurance carrier related to a stolen vehicle and to the Bank of America credit card rebate.

Administration Expenses are reporting an unfavorable variance of approximately \$6,500 due to admin expenses being over the amount budgeted due to the computer software maintenance invoice paid in December.

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.

## **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 DECEMBER 31, 2022

## CASH ACTIVITY AS OF 12/31/22

### UNRESTRICTED CASH ACCOUNTS

<b>BANK</b>	<b>ACCOUNT DESCRIPTION</b>	<b>BALANCE</b>
Truist	Checking	22,673,573.53
Less:	Outstanding checks	(350,662.00)
		<b>22,322,911.53</b>

### RESTRICTED CASH ACCOUNTS

<b>BANK</b>	<b>ACCOUNT DESCRIPTION</b>	<b>YIELD</b>	<b>BALANCE</b>
Truist	Section 8 FSS Escrow	0.10%	46,199.95
Truist	Public Housing FSS Escrow	0.04%	101,143.63
Truist	SRAP Operating Fund	0.02%	136,432.47
Truist	SRAP Operating Reserve Fund	0.04%	896,121.35
			<b>1,179,897.40</b>

# BALANCE SHEETS

AS OF DECEMBER 31, 2022

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

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	11,187,116	11,016,246
Cash - restricted	101,141	101,141
Investments	0	0
Accounts Receivable	43,574	108,501
Notes & Mortgage Receivable	341,500	341,500
Due from other governments	0	0
Inventory	0	0
Other Assets	214,771	269,720
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>11,888,102</u>	<u>11,837,108</u>
Fixed Assets, net of depreciation	23,910,587	23,910,587
<b>Total Noncurrent Assets</b>	<u>23,910,587</u>	<u>23,910,587</u>
<b>Total Assets</b>	<u><u>35,798,689</u></u>	<u><u>35,747,695</u></u>

**LIABILITIES**

Accounts Payable	482	263
Accrued Liabilities	0	0
Due to other governments	187,195	191,117
Other Liabilities	309,856	334,483
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>497,533</u>	<u>525,863</u>

**EQUITY**

Investment in general fixed assets	24,658,782	24,658,782
Retained Earnings - current	712,818	633,682
Operating Reserve	9,930,316	9,930,318
Operating Reserve Used	(760)	(950)
<b>Total Fund Equity</b>	<u>35,301,156</u>	<u>35,221,832</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>35,798,689</u></u>	<u><u>35,747,695</u></u>



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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	Nov-22	Dec-22
Cash - unrestricted	3,574,380	3,598,902
Cash - restricted	2,062	2,062
Investments	0	0
Accounts Receivable	46,486	77,052
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	59,838	50,392
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>3,682,766</u>	<u>3,728,408</u>
Fixed Assets, net of depreciation	<u>1,586,125</u>	<u>1,586,125</u>
<b>Total Noncurrent Assets</b>	<u>1,586,125</u>	<u>1,586,125</u>
<b>Total Assets</b>	<u><u>5,268,891</u></u>	<u><u>5,314,533</u></u>

**LIABILITIES**

Accounts Payable	100	100
Accrued Liabilities	0	0
Due to other governments	30,947	30,716
Other Liabilities	45,826	45,603
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>76,873</u>	<u>76,419</u>

**EQUITY**

Investment in general fixed assets	2,325,850	2,325,850
Retained Earnings - current	264,468	310,564
Operating Reserve	2,601,700	2,601,700
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>5,192,018</u>	<u>5,238,114</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>5,268,891</u></u>	<u><u>5,314,533</u></u>

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

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	Nov-22	Dec-22
Cash - unrestricted	1,775,989	1,741,223
Cash - restricted	54,667	54,667
Investments	0	0
Accounts Receivable	(16,353)	(10,843)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	46,434	43,366
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>1,860,737</u>	<u>1,828,413</u>
Fixed Assets, net of depreciation	<u>6,373,786</u>	<u>6,373,786</u>
<b>Total Noncurrent Assets</b>	<u>6,373,786</u>	<u>6,373,786</u>
<b>Total Assets</b>	<u><u>8,234,523</u></u>	<u><u>8,202,199</u></u>

**LIABILITIES**

Accounts Payable	130	149
Accrued Liabilities	0	0
Due to other governments	15,738	15,229
Other Liabilities	77,068	79,335
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>92,936</u>	<u>94,713</u>

**EQUITY**

Investment in general fixed assets	6,834,215	6,834,215
Retained Earnings - current	67,446	33,346
Operating Reserve	1,239,926	1,239,925
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>8,141,587</u>	<u>8,107,486</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>8,234,523</u></u>	<u><u>8,202,199</u></u>

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

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	Nov-22	Dec-22
Cash - unrestricted	436,754	436,564
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
<b>Total Current Assets</b>	<u>752,754</u>	<u>752,564</u>
Fixed Assets, net of depreciation	541,693	541,693
<b>Total Noncurrent Assets</b>	<u>541,693</u>	<u>541,693</u>
<b>Total Assets</b>	<u><u>1,294,447</u></u>	<u><u>1,294,257</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
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>

**EQUITY**

Investment in general fixed assets	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	753,514	753,514
Operating Reserve Used	(760)	(950)
<b>Total Fund Equity</b>	<u>1,294,447</u>	<u>1,294,257</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>1,294,447</u></u>	<u><u>1,294,257</u></u>

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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	1,158,926	1,062,352
Cash - restricted	1,171	1,171
Investments	0	0
Accounts Receivable	33,066	37,577
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	25,537	72,735
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>1,218,700</b>	<b>1,173,835</b>
Fixed Assets, net of depreciation	1,951,136	1,951,136
<b>Total Noncurrent Assets</b>	<b>1,951,136</b>	<b>1,951,136</b>
<b>Total Assets</b>	<b>3,169,836</b>	<b>3,124,971</b>
<b>LIABILITIES</b>		
Accounts Payable	138	0
Accrued Liabilities	0	0
Due to other governments	7,935	5,886
Other Liabilities	25,956	24,917
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>34,029</b>	<b>30,803</b>
<b>EQUITY</b>		
Investment in general fixed assets	2,170,412	2,170,412
Retained Earnings - current	138,807	97,166
Operating Reserve	826,588	826,590
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<b>3,135,807</b>	<b>3,094,168</b>
<b>Total Liabilities and Fund Equity</b>	<b>3,169,836</b>	<b>3,124,971</b>

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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	1,807,305	1,819,003
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(23,598)	(14,787)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	24,382	22,228
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>1,808,089</b>	<b>1,826,444</b>
Fixed Assets, net of depreciation	3,237,402	3,237,402
<b>Total Noncurrent Assets</b>	<b>3,237,402</b>	<b>3,237,402</b>
<b>Total Assets</b>	<b>5,045,491</b>	<b>5,063,846</b>
<b>LIABILITIES</b>		
Accounts Payable	100	0
Accrued Liabilities	0	0
Due to other governments	46,330	48,390
Other Liabilities	36,228	58,950
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>82,658</b>	<b>107,340</b>
<b>EQUITY</b>		
Investment in general fixed assets	3,101,668	3,101,668
Retained Earnings - current	57,607	51,280
Operating Reserve	1,803,558	1,803,558
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<b>4,962,833</b>	<b>4,956,506</b>
<b>Total Liabilities and Fund Equity</b>	<b>5,045,491</b>	<b>5,063,846</b>



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

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	630,051	597,124
Cash - restricted	20,465	20,465
Investments	0	0
Accounts Receivable	33,057	36,107
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	21,653	25,891
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>705,226</b>	<b>679,587</b>
Fixed Assets, net of depreciation	1,991,456	1,991,456
<b>Total Noncurrent Assets</b>	<b>1,991,456</b>	<b>1,991,456</b>
<b>Total Assets</b>	<b>2,696,682</b>	<b>2,671,043</b>
<b>LIABILITIES</b>		
Accounts Payable	14	14
Accrued Liabilities	0	0
Due to other governments	26,016	27,420
Other Liabilities	45,517	45,480
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>71,547</b>	<b>72,914</b>
<b>EQUITY</b>		
Investment in general fixed assets	1,962,849	1,962,849
Retained Earnings - current	114,144	87,138
Operating Reserve	548,142	548,142
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<b>2,625,135</b>	<b>2,598,129</b>
<b>Total Liabilities and Fund Equity</b>	<b>2,696,682</b>	<b>2,671,043</b>

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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	(175,279)	(188,517)
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(22,944)	(18,718)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	13,090	11,734
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>(185,133)</b>	<b>(195,501)</b>
Fixed Assets, net of depreciation	1,057,775	1,057,775
<b>Total Noncurrent Assets</b>	<b>1,057,775</b>	<b>1,057,775</b>
<b>Total Assets</b>	<b>872,642</b>	<b>862,274</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	26,634	27,807
Other Liabilities	24,349	23,963
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>50,983</b>	<b>51,770</b>
<b>EQUITY</b>		
Investment in general fixed assets	810,147	810,147
Retained Earnings - current	31,282	20,127
Operating Reserve	(19,770)	(19,770)
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<b>821,659</b>	<b>810,504</b>
<b>Total Liabilities and Fund Equity</b>	<b>872,642</b>	<b>862,274</b>

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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	Nov-22	Dec-22
Cash - unrestricted	789,670	754,254
Cash - restricted	19,630	19,630
Investments	0	0
Accounts Receivable	(1,480)	6,327
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	21,402	41,395
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>829,222</u>	<u>821,606</u>
Fixed Assets, net of depreciation	6,249,354	6,249,354
<b>Total Noncurrent Assets</b>	<u>6,249,354</u>	<u>6,249,354</u>
<b>Total Assets</b>	<u><u>7,078,576</u></u>	<u><u>7,070,960</u></u>

**LIABILITIES**

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	30,924	33,005
Other Liabilities	36,837	36,563
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>67,761</u>	<u>69,568</u>

**EQUITY**

Investment in general fixed assets	5,753,474	5,753,474
Retained Earnings - current	23,248	13,825
Operating Reserve	1,234,093	1,234,093
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>7,010,815</u>	<u>7,001,392</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>7,078,576</u></u>	<u><u>7,070,960</u></u>

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

**BALANCE SHEET**  
(unaudited)

**DECEMBER 31, 2022**

	Nov-22	Dec-22
<b>ASSETS</b>		
Cash - unrestricted	1,189,320	1,195,342
Cash - restricted	3,145	3,145
Investments	0	0
Accounts Receivable	(4,660)	(4,214)
Notes & Mortgage Receivable	25,500	25,500
Due from other governments	0	0
Inventory	0	0
Other Assets	2,436	1,979
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>1,215,741</u>	<u>1,221,752</u>
Fixed Assets, net of depreciation	921,860	921,860
<b>Total Noncurrent Assets</b>	<u>921,860</u>	<u>921,860</u>
<b>Total Assets</b>	<u><u>2,137,601</u></u>	<u><u>2,143,612</u></u>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	2,671	2,664
Other Liabilities	18,075	19,672
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>20,746</u>	<u>22,336</u>
<b>EQUITY</b>		
Investment in general fixed assets	1,158,474	1,158,474
Retained Earnings - current	15,816	20,236
Operating Reserve	942,566	942,566
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>2,116,855</u>	<u>2,121,276</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>2,137,601</u></u>	<u><u>2,143,612</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**CENTRAL OFFICE**

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	6,295,294	6,213,600
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	18,286	30,092
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>6,356,115</b>	<b>6,286,227</b>
Fixed Assets, net of depreciation	108,208	108,208
<b>Total Noncurrent Assets</b>	<b>108,208</b>	<b>108,208</b>
<b>Total Assets</b>	<b>6,464,323</b>	<b>6,394,435</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	393,539	354,372
<b>Total Liabilities</b>	<b>751,967</b>	<b>712,800</b>
<b>EQUITY</b>		
Investment in general fixed assets	108,208	108,208
Retained Earnings - current	120,004	89,283
Operating Reserve	5,484,144	5,484,144
<b>Total Fund Equity</b>	<b>5,712,356</b>	<b>5,681,635</b>
<b>Total Liabilities and Fund Equity</b>	<b>6,464,323</b>	<b>6,394,435</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**SECTION 8**

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	1,951,752	1,921,797
Cash - restricted	1,089,501	1,078,754
Investments	0	0
Accounts receivable	3,695	335
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	13,881	26,081
Interprogram due from	0	0
Fixed assets net of depreciation	34,158	34,158
<b>Total Assets</b>	<b>3,092,987</b>	<b>3,061,125</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	50,550	48,402
Due to other governments	0	0
Other liabilities	184,215	184,222
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>234,765</b>	<b>232,624</b>
<b>EQUITY</b>		
Investment in general fixed assets	34,158	34,158
Retained Earnings - current	89,329	98,525
Operating Reserve	1,989,188	1,989,188
HAP Reserve	745,547	706,630
<b>Total fund equity</b>	<b>2,858,222</b>	<b>2,828,501</b>
<b>Total Liabilities and Equity</b>	<b>3,092,987</b>	<b>3,061,125</b>

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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	Nov-22	Dec-22
Cash - unrestricted	153,113	153,113
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
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
<b>Total Assets</b>	<u>1,520,480</u>	<u>1,461,672</u>

**LIABILITIES**

Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	160,536	160,536
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	219,344	160,536

**EQUITY**

Investment in general fixed assets	1,301,136	1,301,136
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	1,301,136	1,301,136
<b>Total Liabilities and Fund Equity</b>	<u>1,520,480</u>	<u>1,461,672</u>

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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	704,952	704,652
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	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	491,978	491,978
<b>Total Assets</b>	<b>1,196,630</b>	<b>1,196,630</b>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,924	336,924
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>336,924</b>	<b>336,924</b>
<b>EQUITY</b>		
Investment in general fixed assets	491,978	491,978
Retained Earnings - current	(150)	(150)
Operating Reserve	367,878	367,878
<b>Total Fund Equity</b>	<b>859,706</b>	<b>859,706</b>
<b>Total Liabilities and Fund Equity</b>	<b>1,196,630</b>	<b>1,196,630</b>



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

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	Nov-22	Dec-22
Cash - unrestricted	1,390,671	1,374,172
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	67,000	67,000
Due from other governments	0	0
Inventory	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	317,597	333,669
<b>Total Assets</b>	<u>1,775,268</u>	<u>1,774,841</u>

**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
<b>Total Liabilities</b>	0	0

**EQUITY**

Investment in general fixed assets	0	0
Retained Earnings - current	(626)	(1,053)
Operating Reserve	1,775,894	1,775,894
<b>Total Fund Equity</b>	1,775,268	1,774,841
<b>Total Liabilities and Fund Equity</b>	<u>1,775,268</u>	<u>1,774,841</u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	907,912	918,645
Investments	0	0
Accounts Receivable	865	1,649
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,966	1,916
Interprogram due from	0	0
Fixed assets net of depreciation	68,543	68,543
<b>Total Assets</b>	<b>979,286</b>	<b>990,753</b>
<b>LIABILITIES</b>		
Accounts Payable	100	271
Accrued liabilities	5,665	5,724
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>5,765</b>	<b>5,995</b>
<b>EQUITY</b>		
Investment in general fixed assets	68,543	68,543
Retained Earnings - current	(12,699)	(1,462)
Operating Reserve	917,677	917,677
<b>Total fund equity</b>	<b>973,521</b>	<b>984,758</b>
<b>Total Liabilities and Equity</b>	<b>979,286</b>	<b>990,753</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**BALANCE SHEET  
(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	(12,055)	(11,541)
Investments	0	0
Accounts receivable	7,093	6,368
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,147	984
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
<b>Total Assets</b>	<b>(3,815)</b>	<b>(4,189)</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	(269)	(643)
Operating Reserve	(3,546)	(3,546)
<b>Total fund equity</b>	<b>(3,815)</b>	<b>(4,189)</b>
<b>Total Liabilities and Equity</b>	<b>(3,815)</b>	<b>(4,189)</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**CAPITAL FUND PROGRAM (568-573)**

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	0	(2,289)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	0	(2,289)
Fixed Assets, net of depreciation	12,983,763	13,394,309
Total Noncurrent Assets	12,983,763	13,394,309
Total Assets	12,983,763	13,392,020
<b>LIABILITIES</b>		
Accounts Payable	324	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	324	0
<b>EQUITY</b>		
Investment in general fixed assets	12,983,763	13,394,309
Retained Earnings - current	(324)	(2,289)
Operating Reserve	0	0
Total Fund Equity	12,983,439	13,392,020
Total Liabilities and Fund Equity	12,983,763	13,392,020

\* Due to timing

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

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

<b>ASSETS</b>	<b>Nov-22</b>	<b>Dec-22</b>
Cash - unrestricted	(12,203)	(30,830)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	13,225	30,830
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>0</b>	<b>0</b>
Fixed Assets, net of depreciation	0	0
<b>Total Noncurrent Assets</b>	<b>0</b>	<b>0</b>
<b>Total Assets</b>	<b>0</b>	<b>0</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	<b>0</b>	<b>0</b>
<b>Total Liabilities and Fund Equity</b>	<b>0</b>	<b>0</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**ROSS GRANTS**

**BALANCE SHEET**  
**(unaudited)**

**DECEMBER 31, 2022**

**ASSETS**

	Nov-22	Dec-22
Cash - unrestricted	(30,228)	(59,791)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	12,060	59,791
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
<b>Total Noncurrent Assets</b>	<u>0</u>	<u>0</u>
<b>Total Assets</b>	<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
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>

**EQUITY**

Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	<u>0</u>	<u>0</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>0</u></u>	<u><u>0</u></u>

# REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2022 - DECEMBER 31, 2022

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	3,671,000.00	917,750.00	925,922.54	8,172.54
Excess Utilities	120,000.00	30,000.00	42,799.35	12,799.35
Interest Income	-	-	-	-
Other Income	184,200.00	46,050.00	75,968.82	29,918.82
Operating Subsidy	4,204,744.00	1,051,186.00	1,512,944.00	461,758.00
Utilities Subsidy	1,828,504.00	457,126.00	648,542.00	191,416.00
<b>Total Revenues</b>	<b>10,008,448.00</b>	<b>2,502,112.00</b>	<b>3,206,176.71</b>	<b>704,064.71</b>
<b>EXPENSES</b>				
Administration	1,467,510.00	366,877.50	320,733.17	46,144.33
Central Office Property Management Fees	1,170,135.00	292,533.75	289,103.22	3,430.53
Central Office Bookkeeping Fees	114,138.00	28,534.50	28,200.00	334.50
Tenant Services	213,977.00	53,494.25	43,528.62	9,965.63
Utilities Expense	2,061,250.00	515,312.50	531,953.36	(16,640.86)
Ordinary Maintenance	3,989,314.00	997,328.50	867,705.60	129,622.90
Protective Services	272,350.00	68,087.50	53,968.79	14,118.71
General	579,586.00	144,896.50	408,533.47	(263,636.97)
P.I.L.O.T.	170,925.00	42,731.25	39,396.92	3,334.33
Extraordinary Maintenance	-	-	(9,676.96)	9,676.96
Replacement of Equipment	-	-	-	-
Capital Replacements	20,000.00	5,000.00	-	5,000.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>10,059,185.00</b>	<b>2,514,796.25</b>	<b>2,573,446.19</b>	<b>(58,649.94)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(50,737.00)</b>	<b>(12,684.25)</b>	<b>632,730.52</b>	<b>645,414.77</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	208,731.00	52,182.75	950.00	(51,232.75)
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	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<b>208,731.00</b>	<b>52,182.75</b>	<b>950.00</b>	<b>(51,232.75)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>157,994.00</b>	<b>39,498.50</b>	<b>633,680.52</b>	<b>594,182.02</b>

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



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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	806,000.00	201,500.00	214,002.90	12,502.90
Excess Utilities	50,000.00	12,500.00	11,506.33	(993.67)
Interest Income	-	-	-	-
Other Income	37,400.00	9,350.00	16,118.32	6,768.32
Operating Subsidy	1,065,027.00	266,256.75	385,214.00	118,957.25
Utilities Subsidy	524,565.00	131,141.25	185,278.00	54,136.75
<b>Total Revenues</b>	<b>2,482,992.00</b>	<b>620,748.00</b>	<b>812,119.55</b>	<b>191,371.55</b>
<b>EXPENSES</b>				
Administration	335,101.00	83,775.25	49,605.33	34,169.92
Central Office Property Management Fees	274,036.00	68,509.00	68,432.10	76.90
Central Office Bookkeeping Fees	26,730.00	6,682.50	6,675.00	7.50
Tenant Services	42,959.00	10,739.75	5,320.06	5,419.69
Utilities Expense	650,200.00	162,550.00	129,814.79	32,735.21
Ordinary Maintenance	897,405.00	224,351.25	148,382.92	75,968.33
Protective Services	79,200.00	19,800.00	22,036.59	(2,236.59)
General	122,425.00	30,606.25	105,541.11	(74,934.86)
P.I.L.O.T.	20,580.00	5,145.00	8,418.81	(3,273.81)
Extraordinary Maintenance	-	-	(42,670.76)	42,670.76
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>2,448,636.00</b>	<b>612,159.00</b>	<b>501,555.95</b>	<b>110,603.05</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>34,356.00</b>	<b>8,589.00</b>	<b>310,563.60</b>	<b>301,974.60</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
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	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>34,356.00</b>	<b>8,589.00</b>	<b>310,563.60</b>	<b>301,974.60</b>

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

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	350,000.00	87,500.00	77,059.00	(10,441.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	13,000.00	3,250.00	6,302.22	3,052.22
Operating Subsidy	774,297.00	193,574.25	276,619.00	83,044.75
Utilities Subsidy	169,968.00	42,492.00	60,918.00	18,426.00
<b>Total Revenues</b>	<b>1,307,265.00</b>	<b>326,816.25</b>	<b>420,898.22</b>	<b>94,081.97</b>
<b>EXPENSES</b>				
Administration	215,290.00	53,822.50	52,939.76	882.74
Central Office Property Management Fees	150,720.00	37,680.00	36,983.39	696.61
Central Office Bookkeeping Fees	14,702.00	3,675.50	3,607.50	68.00
Tenant Services	17,834.00	4,458.50	2,916.64	1,541.86
Utilities Expense	184,800.00	46,200.00	54,303.92	(8,103.92)
Ordinary Maintenance	639,594.00	159,898.50	173,808.81	(13,910.31)
Protective Services	34,150.00	8,537.50	9,273.89	(736.39)
General	75,429.00	18,857.25	53,910.46	(35,053.21)
P.I.L.O.T.	16,520.00	4,130.00	2,275.51	1,854.49
Extraordinary Maintenance	-	-	(2,467.77)	2,467.77
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,349,039.00</b>	<b>337,259.75</b>	<b>387,552.11</b>	<b>(50,292.36)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(41,774.00)</b>	<b>(10,443.50)</b>	<b>33,346.11</b>	<b>43,789.61</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	41,774.00	10,443.50	-	(10,443.50)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<b>41,774.00</b>	<b>10,443.50</b>	<b>-</b>	<b>(10,443.50)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>33,346.11</b>	<b>33,346.11</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
<b>Total Revenues</b>	-	-	-	-
<b>EXPENSES</b>				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,000.00	750.00	950.00	(200.00)
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	3,000.00	750.00	950.00	(200.00)
<b>Diff In Oper Revenues &amp; Expenses</b>	(3,000.00)	(750.00)	(950.00)	(200.00)
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,000.00	400.00	950.00	(550.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	3,000.00	400.00	950.00	(550.00)
<b>Difference in Revenue &amp; Expense</b>	-	(350.00)	-	350.00

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	430,000.00	107,500.00	110,723.00	3,223.00
Excess Utilities	27,000.00	6,750.00	12,013.43	5,263.43
Interest Income	-	-	-	-
Other Income	19,500.00	4,875.00	5,471.15	596.15
Operating Subsidy	642,154.00	160,538.50	230,645.00	70,106.50
Utilities Subsidy	302,190.00	75,547.50	106,971.00	31,423.50
<b>Total Revenues</b>	<b>1,420,844.00</b>	<b>355,211.00</b>	<b>465,823.58</b>	<b>110,612.58</b>
<b>EXPENSES</b>				
Administration	223,226.00	55,806.50	58,601.72	(2,795.22)
Central Office Property Management Fees	157,114.00	39,278.50	38,521.73	756.77
Central Office Bookkeeping Fees	15,325.00	3,831.25	3,757.50	73.75
Tenant Services	21,078.00	5,269.50	4,397.42	872.08
Utilities Expense	377,400.00	94,350.00	101,048.81	(6,698.81)
Ordinary Maintenance	603,558.00	150,889.50	119,817.28	31,072.22
Protective Services	15,000.00	3,750.00	6,353.73	(2,603.73)
General	72,790.00	18,197.50	35,192.33	(16,994.83)
P.I.L.O.T.	7,960.00	1,990.00	967.42	1,022.58
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,493,451.00</b>	<b>373,362.75</b>	<b>368,657.94</b>	<b>4,704.81</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(72,607.00)</b>	<b>(18,151.75)</b>	<b>97,165.64</b>	<b>115,317.39</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	72,607.00	18,151.75	-	(18,151.75)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	72,607.00	18,151.75	-	(18,151.75)
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>97,165.64</b>	<b>97,165.64</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	665,000.00	166,250.00	182,116.64	15,866.64
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	59,700.00	14,925.00	18,711.23	3,786.23
Operating Subsidy	399,186.00	99,796.50	143,006.00	43,209.50
Utilities Subsidy	266,124.00	66,531.00	94,757.00	28,226.00
<b>Total Revenues</b>	<b>1,390,010.00</b>	<b>347,502.50</b>	<b>438,590.87</b>	<b>91,088.37</b>
<b>EXPENSES</b>				
Administration	191,353.00	47,838.25	45,722.46	2,115.79
Central Office Property Management Fees	193,652.00	48,413.00	48,286.56	126.44
Central Office Bookkeeping Fees	18,889.00	4,722.25	4,710.00	12.25
Tenant Services	52,778.00	13,194.50	15,162.87	(1,968.37)
Utilities Expense	217,000.00	54,250.00	77,072.01	(22,822.01)
Ordinary Maintenance	503,727.00	125,931.75	112,606.79	13,324.96
Protective Services	50,000.00	12,500.00	11,284.97	1,215.03
General	83,580.00	20,895.00	61,960.84	(41,065.84)
P.I.L.O.T.	44,800.00	11,200.00	10,504.46	695.54
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,355,779.00</b>	<b>338,944.75</b>	<b>387,310.96</b>	<b>(48,366.21)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>34,231.00</b>	<b>8,557.75</b>	<b>51,279.91</b>	<b>42,722.16</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	(34,231.00)	(8,557.75)	-	8,557.75
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	(34,231.00)	(8,557.75)	-	8,557.75
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>51,279.91</b>	<b>51,279.91</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	352,000.00	88,000.00	89,514.00	1,514.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	12,050.00	3,012.50	3,187.29	174.79
Operating Subsidy	190,758.00	47,689.50	68,281.00	20,591.50
Utilities Subsidy	132,560.00	33,140.00	47,401.00	14,261.00
<b>Total Revenues</b>	<b>687,368.00</b>	<b>171,842.00</b>	<b>208,383.29</b>	<b>36,541.29</b>
<b>EXPENSES</b>				
Administration	130,327.00	32,581.75	34,371.38	(1,789.63)
Central Office Property Management Fees	95,913.00	23,978.25	23,681.22	297.03
Central Office Bookkeeping Fees	9,356.00	2,339.00	2,310.00	29.00
Tenant Services	36,558.00	9,139.50	9,510.55	(371.05)
Utilities Expense	135,500.00	33,875.00	40,619.52	(6,744.52)
Ordinary Maintenance	257,735.00	64,433.75	44,001.52	20,432.23
Protective Services	33,000.00	8,250.00	4,495.78	3,754.22
General	39,266.00	9,816.50	24,377.00	(14,560.50)
P.I.L.O.T.	19,600.00	4,900.00	4,889.45	10.55
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>757,255.00</b>	<b>189,313.75</b>	<b>188,256.42</b>	<b>1,057.33</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(69,887.00)</b>	<b>(17,471.75)</b>	<b>20,126.87</b>	<b>37,598.62</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	73,112.00	18,278.00	-	18,278.00
Transfers Out	-	-	-	-
Reserve Used	73,112.00	18,278.00	-	(18,278.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	146,224.00	36,556.00	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>76,337.00</b>	<b>19,084.25</b>	<b>20,126.87</b>	<b>37,598.62</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	556,000.00	139,000.00	132,371.00	(6,629.00)
Excess Utilities	18,000.00	4,500.00	11,254.54	6,754.54
Interest Income	-	-	-	-
Other Income	25,500.00	6,375.00	13,174.54	6,799.54
Operating Subsidy	476,974.00	119,243.50	173,705.00	54,461.50
Utilities Subsidy	234,928.00	58,732.00	83,216.00	24,484.00
<b>Total Revenues</b>	<b>1,311,402.00</b>	<b>327,850.50</b>	<b>413,721.08</b>	<b>85,870.58</b>
<b>EXPENSES</b>				
Administration	181,568.00	45,392.00	39,258.31	6,133.69
Central Office Property Management Fees	142,499.00	35,624.75	34,984.27	640.48
Central Office Bookkeeping Fees	13,900.00	3,475.00	3,412.50	62.50
Tenant Services	17,463.00	4,365.75	3,047.40	1,318.35
Utilities Expense	253,000.00	63,250.00	66,779.32	(3,529.32)
Ordinary Maintenance	430,233.00	107,558.25	162,482.72	(54,924.47)
Protective Services	27,000.00	6,750.00	141.04	6,608.96
General	97,106.00	24,276.50	83,231.67	(58,955.17)
P.I.L.O.T.	32,100.00	8,025.00	6,559.17	1,465.83
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,194,869.00</b>	<b>298,717.25</b>	<b>399,896.40</b>	<b>(101,179.15)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>116,533.00</b>	<b>29,133.25</b>	<b>13,824.68</b>	<b>(15,308.57)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
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	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>116,533.00</b>	<b>29,133.25</b>	<b>13,824.68</b>	<b>(15,308.57)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	42,000.00	10,500.00	4,853.00	(5,647.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	50.00	12.50	6,394.69	6,382.19
Operating Subsidy	101,238.00	25,309.50	36,074.00	10,764.50
Utilities Subsidy	3,131.00	782.75	1,124.00	341.25
<b>Total Revenues</b>	<b>146,419.00</b>	<b>36,604.75</b>	<b>48,445.69</b>	<b>11,840.94</b>
<b>EXPENSES</b>				
Administration	10,259.00	2,564.75	888.62	1,676.13
Central Office Property Management Fees	19,183.00	4,795.75	4,613.02	182.73
Central Office Bookkeeping Fees	1,871.00	467.75	450.00	17.75
Tenant Services	2,394.00	598.50	398.22	200.28
Utilities Expense	2,350.00	587.50	3,598.06	(3,010.56)
Ordinary Maintenance	69,567.00	17,391.75	7,395.79	9,995.96
Protective Services	-	-	-	-
General	12,950.00	3,237.50	10,740.36	(7,502.86)
P.I.L.O.T.	3,965.00	991.25	125.49	865.76
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>122,539.00</b>	<b>30,634.75</b>	<b>28,209.56</b>	<b>2,425.19</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>23,880.00</b>	<b>5,970.00</b>	<b>20,236.13</b>	<b>14,266.13</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
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	-	-	-	-
Cost of Assets Disposed	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>23,880.00</b>	<b>5,970.00</b>	<b>20,236.13</b>	<b>14,266.13</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Property Management Income	1,986,732.00	496,683.00	496,993.31	310.31
Service Fee Income	153,507.00	38,376.75	16,058.21	(22,318.54)
Asset Management & Bookkeeping Income	439,758.00	109,939.50	107,902.50	(2,037.00)
Interest Income	-	-	65.59	65.59
Other Income	2,000.00	500.00	1,767.77	1,267.77
<b>Total Revenues</b>	<b>2,581,997.00</b>	<b>645,499.25</b>	<b>622,787.38</b>	<b>(22,711.87)</b>
<b>EXPENSES</b>				
Administration	2,147,544.00	536,886.00	503,346.91	33,539.09
Tenant Services	9,283.00	2,320.75	1,681.58	639.17
Utilities Expense	33,800.00	8,450.00	6,313.13	2,136.87
Ordinary Maintenance	144,505.00	36,126.25	17,618.50	18,507.75
General	16,200.00	4,050.00	4,543.86	(493.86)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>2,351,332.00</b>	<b>587,833.00</b>	<b>533,503.98</b>	<b>54,329.02</b>
<b>Difference in Revenue &amp; Expense</b>	<b>230,665.00</b>	<b>57,666.25</b>	<b>89,283.40</b>	<b>31,617.15</b>
<b>Non-Operating Revenues and Expenses</b>				
Nonexpend Equipment	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>230,665.00</b>	<b>57,666.25</b>	<b>89,283.40</b>	<b>31,617.15</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**SECTION 8**

**REVENUE AND EXPENSE STATEMENT**  
**(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Interest Income	0.00	0.00	4.89	4.89
Other Income	1,700.00	425.00	8,658.39	8,233.39
Adm Subsidy	1,455,651.00	363,912.75	391,964.00	28,051.25
FSS Subsidy	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>1,457,351.00</b>	<b>364,337.75</b>	<b>400,627.28</b>	<b>36,289.53</b>
<b>EXPENSES</b>				
Administration	1,166,128.00	291,532.00	298,075.09	(6,543.09)
Tenant Services	6,500.00	1,625.00	142.86	1,482.14
Utilities	6,900.00	1,725.00	1,262.60	462.40
Ordinary Maintenance	13,000.00	3,250.00	277.58	2,972.42
General	12,300.00	3,075.00	2,344.28	730.72
Extraordinary Maintenance	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>1,204,828.00</b>	<b>301,207.00</b>	<b>302,102.41</b>	<b>(895.41)</b>
<b>Diff In Oper Revenue &amp; Expense</b>	<b>252,523.00</b>	<b>63,130.75</b>	<b>98,524.87</b>	<b>35,394.12</b>
<b>Non-Oper.Revenue</b>				
Nonexpend Equipment		0.00	0.00	0.00
HAP Subsidy	15,600,000.00	3,900,000.00	3,899,470.08	(529.92)
HAP Payments	15,600,000.00	3,900,000.00	3,899,470.08	529.92
<b>Diff in Non-Oper Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Revenue &amp; Expense</b>	<b>252,523.00</b>	<b>63,130.75</b>	<b>98,524.87</b>	<b>35,394.12</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

JULY 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
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	133.00	66.50	0.00	(66.50)
<b>Total Revenue</b>	133.00	66.50	300.00	233.50
<b>EXPENSES</b>				
Administration	0.00	0.00	300.00	(300.00)
Property Expenses	0.00	0.00	0.00	0.00
Other Expenses	133.00	66.50	0.00	66.50
Land Transfers	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	133.00	66.50	300.00	(233.50)
<b>Diff in Oper. Revenues &amp; Expenses</b>	0.00	0.00	0.00	0.00
<b>Non-Oper. Revenues &amp; Expenses</b>				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
<b>Total Non-Oper. Revenues &amp; Expenses</b>	0.00	0.00	0.00	0.00

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

\*\*YTD Actual is Revenue or Expense from 7/1/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
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	0.00	0.00
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENSES</b>				
Administration	1,000.00	250.00	0.00	250.00
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	50.00	50.00	50.40	(0.40)
Maintenance Expense	1,400.00	350.00	100.00	250.00
General Expense	15.00	3.75	0.00	3.75
Capital Expenditures	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>2,465.00</b>	<b>653.75</b>	<b>150.40</b>	<b>503.35</b>
<b>Diff in Oper. Revenues &amp; Expenses</b>	<b>(2,465.00)</b>	<b>(653.75)</b>	<b>(150.40)</b>	<b>503.35</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
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
<b>Total Non-Oper. Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Ttl Revenues &amp; Expenses</b>	<b>(2,465.00)</b>	<b>(653.75)</b>	<b>(150.40)</b>	<b>503.35</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Gain (Loss) on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENSES</b>				
Administration	10,200.00	2,550.00	348.00	2,202.00
Tenant Services	4,000.00	1,000.00	0.00	1,000.00
Utilities	0.00	0.00	386.87	(386.87)
Ordinary & Contract Maintenance	2,789.00	697.25	318.40	378.85
General	0.00	0.00	0.00	0.00
Capital Expenditures	900,000.00	225,000.00	0.00	225,000.00
<b>Total Expenses</b>	<b>916,989.00</b>	<b>229,247.25</b>	<b>1,053.27</b>	<b>228,193.98</b>
<b>Diff in Oper. Revenues &amp; Expenses</b>	<b>(916,989.00)</b>	<b>(229,247.25)</b>	<b>(1,053.27)</b>	<b>(228,193.98)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
<b>Total Non-Oper. Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Use of Reserves</b>	<b>916,989.00</b>	<b>229,247.25</b>	<b>1,053.27</b>	<b>228,193.98</b>
<b>Difference in Ttl Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	43,200.00	10,800.00	9,891.00	(909.00)
Interest Income	0.00	0.00	0.00	0.00
Other Income	200.00	50.00	3,414.16	3,364.16
Operating Subsidy	132,200.00	33,050.00	35,492.00	2,442.00
<b>Total Revenues</b>	<b>175,600.00</b>	<b>43,900.00</b>	<b>48,797.16</b>	<b>4,897.16</b>
<b>EXPENSES</b>				
Administration	37,790.00	9,447.50	10,094.93	(647.43)
Tenant Services	1,300.00	325.00	0.00	325.00
Utilities	4,300.00	1,075.00	1,597.38	(522.38)
Ordinary Maintenance	38,687.00	9,671.75	37,609.87	(27,938.12)
Protective Services	0.00	0.00	0.00	0.00
General	5,040.00	1,260.00	956.86	303.14
Extraordinary Maintenance	40,000.00	10,000.00	0.00	10,000.00
Replacement of Equipment	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>127,117.00</b>	<b>31,779.25</b>	<b>50,259.04</b>	<b>(18,479.79)</b>
<b>Non-Oper.Revenue</b>				
Reserve Used	0.00	0.00	0.00	0.00
<b>Difference in Revenue &amp; Expense</b>	<b>48,483.00</b>	<b>12,120.75</b>	<b>(1,461.88)</b>	<b>(13,582.63)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	61,612.00	15,403.00	13,508.10	(1,894.90)
Other income	49,471.00	12,367.75	7,308.87	(5,058.88)
<b>Total Revenues</b>	111,083.00	27,770.75	20,816.97	(6,953.78)
<b>EXPENSES</b>				
Administration	38,840.00	9,710.00	5,635.74	4,074.26
Management Fees	61,612.00	15,403.00	13,508.10	1,894.90
Tenant Services	0.00	0.00	708.42	(708.42)
Utilities	200.00	50.00	(201.31)	251.31
Ordinary Maintenance	8,071.00	2,017.75	1,316.99	700.76
General	2,360.00	590.00	491.70	98.30
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	111,083.00	27,770.75	21,459.64	6,311.11
<b>Difference in Revenue &amp; Expense</b>	0.00	0.00	(642.67)	(642.67)

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	3,302,705.00	3,278,545.00	0.00	(24,160.00)
<b>Total Revenues</b>	3,302,705.00	3,278,545.00	0.00	(24,160.00)
<b>EXPENSES</b>				
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	0.00	0.00
Administration	326,500.00	326,500.00	0.00	0.00
General Capital Activity	2,753,205.28	2,729,045.28	0.00	24,160.00
Collateralization or Debt Service	189,999.72	189,999.72	0.00	0.00
<b>Total Expenses</b>	3,302,705.00	3,278,545.00	0.00	24,160.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.

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, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	3,444,054.00	2,915,495.34	209,864.07	(528,558.66)
<b>Total Revenues</b>	3,444,054.00	2,915,495.34	209,864.07	(528,558.66)
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	12,369.00	1,090.89	7,631.00
Administration	342,000.00	342,000.00	0.00	0.00
General Capital Activity	3,082,054.00	2,561,126.34	208,773.18	520,927.66
Collateralization or Debt Service	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	3,444,054.00	2,915,495.34	209,864.07	528,558.66
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.  
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, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	3,729,394.00	3,116,088.31	58,456.42	(613,305.69)
<b>Total Revenues</b>	3,729,394.00	3,116,088.31	58,456.42	(613,305.69)
<b>EXPENSES</b>				
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	2,746,088.31	58,456.42	588,305.69
Collateralization or Debt Service	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	3,729,394.00	3,116,088.31	58,456.42	613,305.69
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.  
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, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>3,836,496.00</u>	<u>3,572,768.87</u>	<u>205,905.28</u>	<u>(263,727.13)</u>
<b>Total Revenues</b>	3,836,496.00	3,572,768.87	205,905.28	(263,727.13)
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	25,000.00	25,000.00	0.00	0.00
Management Improvement	20,000.00	0.00	0.00	20,000.00
Administration	383,000.00	383,000.00	0.00	0.00
General Capital Activity	3,408,496.00	3,164,768.87	205,905.28	243,727.13
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	3,836,496.00	3,572,768.87	205,905.28	263,727.13
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.  
Grant effective dates February 23, 2021 to February 22, 2025

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (573)**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	4,741,515.00	525,105.00	525,105.00	(4,216,410.00)
<b>Total Revenues</b>	4,741,515.00	525,105.00	525,105.00	(4,216,410.00)
<b>EXPENSES</b>				
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	470,000.00	470,000.00	470,000.00	0.00
General Capital Activity	4,246,515.00	55,105.00	55,105.00	4,191,410.00
Collateralization or Debt Service	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	4,741,515.00	525,105.00	525,105.00	4,216,410.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.  
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, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>2,300,000.00</u>	<u>315,538.04</u>	<u>208,421.88</u>	<u>(1,984,461.96)</u>
<b>Total Revenues</b>	2,300,000.00	315,538.04	208,421.88	(1,984,461.96)
<b>EXPENSES</b>				
Salaries	1,319,598.00	239,475.92	157,231.44	1,080,122.08
Staff Travel Costs	2,000.00	0.00	0.00	2,000.00
Administrative/Other Costs	83,360.00	7,277.80	6,508.44	76,082.20
Staff Training Costs	12,000.00	3,610.35	3,405.72	8,389.65
Supportive Services	35,120.00	16.00	16.00	35,104.00
Case Management	116,642.00	32,003.75	10,402.50	84,638.25
Computers/Software	42,780.00	18,985.22	16,688.78	23,794.78
Rent Incentives	<u>688,500.00</u>	<u>14,169.00</u>	<u>14,169.00</u>	<u>674,331.00</u>
<b>Total Expenses</b>	2,300,000.00	315,538.04	208,421.88	1,984,461.96
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.  
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, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	396,978.00	169,319.44	98,445.28	(227,658.56)
<b>Total Revenues</b>	396,978.00	169,319.44	98,445.28	(227,658.56)
<b>EXPENSES</b>				
Project Coordinator	346,178.00	147,064.76	84,612.67	199,113.24
Administrative Costs	35,800.00	19,838.11	11,566.04	15,961.89
Training Costs	15,000.00	2,416.57	2,266.57	12,583.43
<b>Total Expenses</b>	396,978.00	169,319.44	98,445.28	227,658.56
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.  
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, 2022 - DECEMBER 31, 2022

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	188,400.00	152,886.97	106,198.22	(35,513.03)
<b>Total Revenues</b>	188,400.00	152,886.97	106,198.22	(35,513.03)
<b>EXPENSES</b>				
Project Coordinator	188,400.00	152,886.97	106,198.22	35,513.03
<b>Total Expenses</b>	188,400.00	152,886.97	106,198.22	35,513.03
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 12/31/22.  
Grant effective dates are January 01, 2022 to December 31, 2022.

# OPERATIONS DIVISION



**PROCUREMENT  
MONTHLY REPORT  
DECEMBER 2022**

# PROCUREMENT DECEMBER 2022 MONTHLY ACTIVITY REPORT

## I. Capital Fund

### A. Contracts Awarded

**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 were received by October 4, 2022.

Two (2) responsive bids were received by

October 11, 2022. Classic City Mechanical, Inc.

submitted the low responsive bid with an amount

of \$354,422.00. Commissioners approved

Resolution No. 4136 on November 28, 2022

accepting the bid submitted by Classic City

Mechanical, Inc. for the award of a contract. A

contract with a fixed amount of \$354,422.00 was

executed in December 8, 2022.

### B. Solicitations Pending

**RED-22-09-15**

#### **Invitation for Bids for New Construction of**

#### **Two Public Housing Units Bluestone Park**

was issued October 9, 2022. A pre-bid meeting

was held October 25, 2022. Comments as due

November 1, 2022. Two (2) responsive bids

were received by November 8, 2022. G & H

Contracting submitted the low responsive bid

with an amount of \$1,071,535.00.

Commissioners approved Resolution 4143 on

December 19, 2022 accepting the bid submitted

by G & H Contracting, Inc. for the award of a

contract. A contract with a fixed amount of

\$1,071,535.00 is scheduled to be executed the

first week of January 2023.

**RED-22-10-17**

#### **Invitation for Bids for Furnishing and**

#### **Delivery of New Gas Ranges for Lansdowne**

**Park, AMP 201** was issued October 23, 2022.

Comments as due November 2, 2022. Three (3)

responsive bids were received by November 9,

2022. Ferguson Enterprises submitted the low

responsive bid with an amount of \$122,720.33.

Commissioners approved Resolution 4141 on December 19, 2022 accepting the bid submitted by Ferguson Enterprises for award of contract. A contract with a fixed amount of \$122,720.33 is scheduled to be executed the first week of January 2023.

**RED-22-10-24**

**Invitation for Bids for Replacement of Apartment Entrance Doors and Painting of Common Areas for Morningside Manor, AMP 208** was issued November 6, 2022. A pre-bid meeting was held November 15, 2022. Comments were received by November 29, 2022. Three (3) responsive bids were received by December 6, 2022. Building Specialists, Inc. submitted the low responsive bid with an amount of \$352,500.00. Commissioners approved Resolution 4144 on December 19, 2022 accepting the bid submitted by Building Specialists, Inc. for award of a contract. A contract with a fixed amount of \$352,500.00 is scheduled to be executed the first week of January 2023

**RED-22-11-14**

**Invitation for Bids for Replacement of Windows for Melrose Towers, AMP 206, Phase 2** was issued November 20, 2022, A pre-bid meeting was held on November 29, 2022. Comments were received by December 6, 2022. One (1) responsive bid was received by December 20, 2022. The bid is under evaluation.

**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**  
**DECEMBER 2022**

# Redevelopment and Revitalization Department

## December 2022 MONTHLY ACTIVITY REPORT

### Former Melrose Library – EnVision Center

RRHA received a certificate of occupancy on November 14, 2022 for the EnVision Center, allowing it to begin leasing space and hosting other partner agencies in December. In addition, the monument sign along Salem Turnpike for the center was completed.

At present, Virginia Western Community College and Human Kind, a non-profit agency devoted to workforce development and employment are both slated to begin leases in the center. Family Service of Roanoke Valley also occupies space full time and offers mental health services through a community development block grant award. Carillion has a community health worker on site providing health education workshops.

### **Background**

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 complete. Site work is complete including a 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 was created by Local Environmental Agricultural Project (LEAP) in partnership with RRHA. The garden has been 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 are 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. After an initial planting, the garden was harvested in autumn and there are plans to plant crops in the spring.*

### **Bluestone Avenue Development**

RRHA acquired this property from Habitat for Humanity for \$10,000 in 2020 after RRHA's site acquisition proposal was approved by the HUD field office months prior. The property is adjoined along 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. Late last year, 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 and two (2) responsive bids were received November 8, 2022. Last month the Board approved an award of the contract to G & H Contracting, Inc. A contract with a fixed amount of \$1,071,535.00 was executed January 3, 2023. Start date for construction is to be determined.

### **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 21<sup>st</sup> 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. The Board of Commissioners passed a resolution in October to approve the sale of 938 Peck Street, however due to delays experienced in completion of renovations, it will not likely be sold until early next year.

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. Hughes Associates Architects & Engineers is starting design work for a house to be constructed at 1805 Rorer Avenue.

### **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, 5<sup>th</sup> 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 5<sup>th</sup> 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.

# HOUSING DIVISION

**PUBLIC HOUSING PROGRAM  
MONTHLY OPERATIONS REPORT  
DECEMBER 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
<b>Public Housing</b>									
Lansdowne Park	201	300	2	298	9000	79	8921	99.12%	0.88%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	4	161	4950	107	4843	97.84%	2.16%
Hunt Manor/Bluestone Park	259	172	11	161	5160	12	5148	99.77%	0.23%
Melrose Towers	206	212	3	209	6360	31	6329	99.51%	0.49%
Jamestown Place	207	150	5	145	4500	78	4422	98.27%	1.73%
Morningside	208	105	2	103	3150	22	3128	99.30%	0.70%
Indian Rock Village/53 Scattered	210	156	4	152	4680	54	4626	98.85%	1.15%
The Villages at Lincoln- 24 Transitional/Homeownership	215	21	0	21	630	0	630	100.00%	0.00%
<b>Portfolio Total:</b>		1281	31	1250	38430	383	38047	99.00%	1.00%

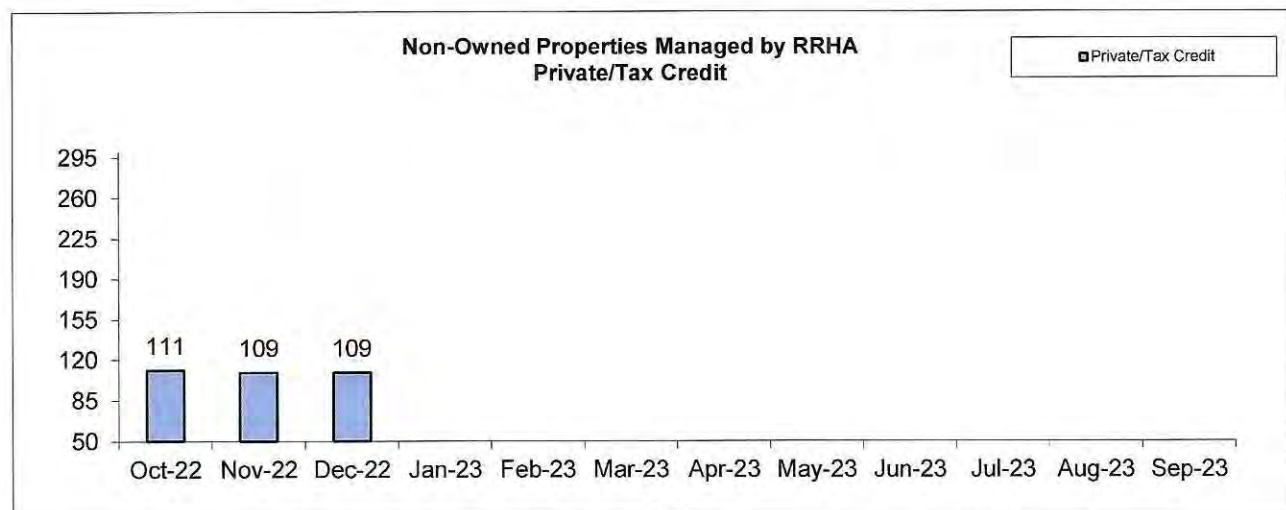
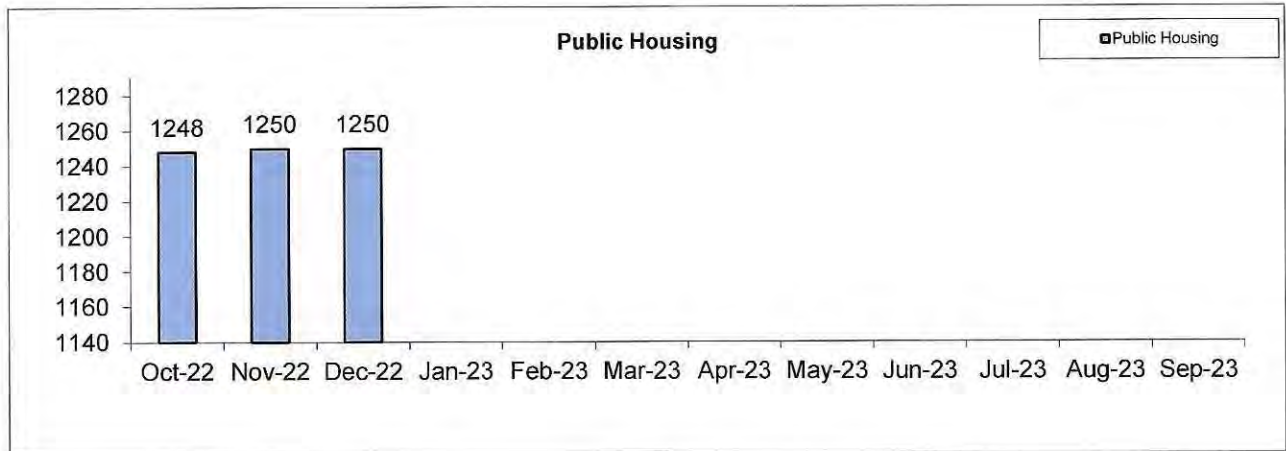
*\*The Occupancy Rate for the Villages at Lincoln includes The Villages at Lincoln Transitional Homeownership.*

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

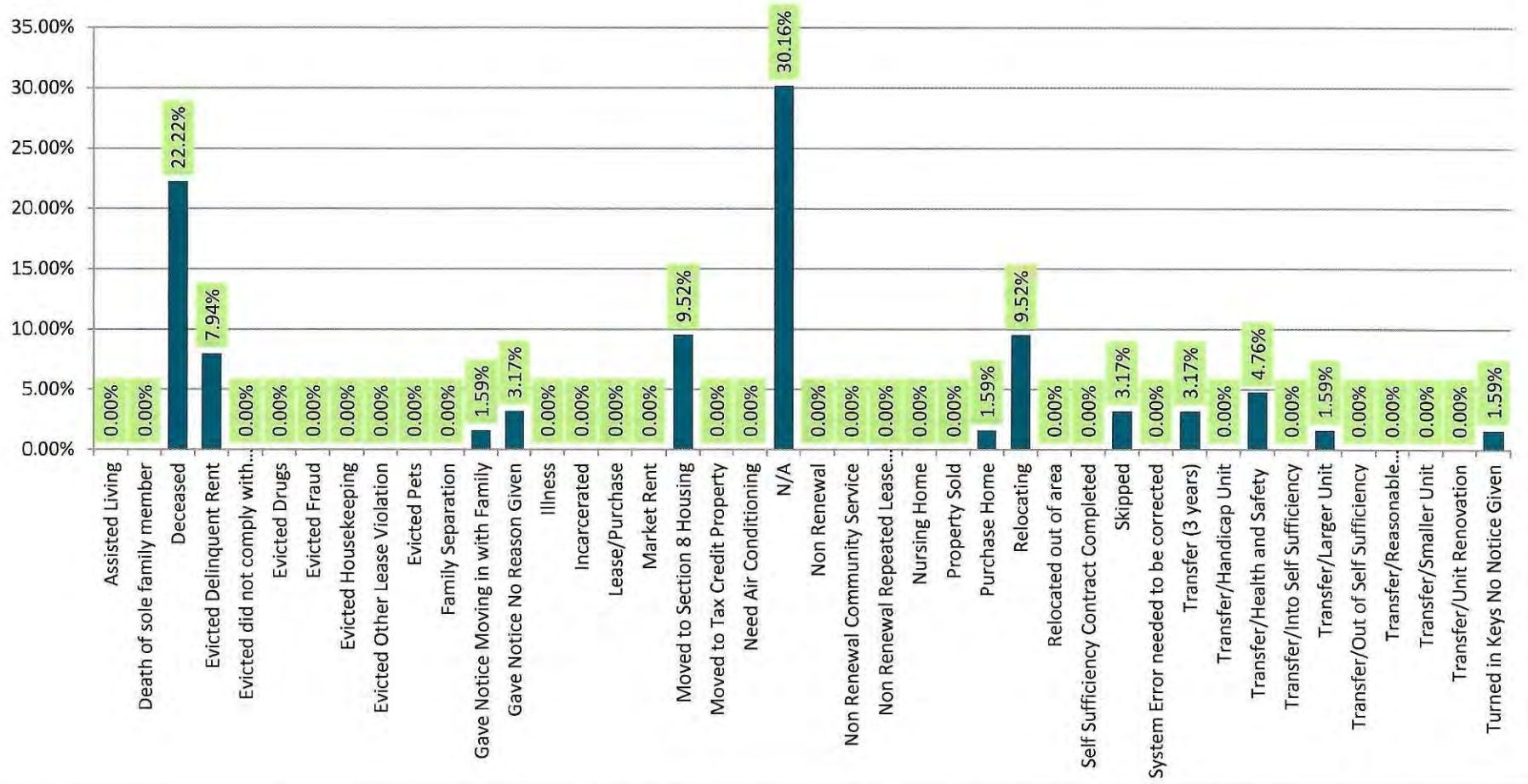
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	900	12	888	98.67%	1.33%
Hillcrest Heights (LIHTC)	456	24	23	720	8	712	98.89%	1.11%
Park Street Square (LIHTC)	457	25	20	750	20	730	97.33%	2.67%
Hurt Park LP (LIHTC)	459	40	39	1200	15	1185	98.75%	1.25%
<b>Portfolio Total:</b>		119	109	3570	55	3515	98.46%	1.54%

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 10/1/2022-9/30/2023



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

<b>RRHA-Owned Properties</b>	<b>AMP Number</b>	<b>Vacated Unit Cumulative Charge- Offs as of 12/01/2022</b>	<b>Vacated Unit Cumulative Collections as of 12/01/2022</b>
<b><i>Non-Public Housing</i></b>		<b>\$0.00</b>	<b>\$0.00</b>
Lansdowne Park	201	<b>\$87,295.87</b>	<b>\$2,650.53</b>
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	<b>\$40,171.60</b>	<b>\$123.03</b>
Hunt Manor/Bluestone Park	259	<b>\$19,523.21</b>	<b>\$1,979.62</b>
Melrose Towers	206	<b>\$45,493.56</b>	<b>\$214.00</b>
Jamestown Place	207	<b>\$19,289.20</b>	<b>\$1,050.83</b>
Morningside Manor	208	<b>\$15,875.00</b>	<b>\$179.74</b>
Indian Rock Village / 53 Scattered	210	<b>\$65,692.83</b>	<b>\$1,946.29</b>
The Villages at Lincoln- 24 Transitional/Homeownership	215	<b>\$9,180.00</b>	<b>\$141.47</b>
<b>Public Housing</b>	<b>TOTAL</b>	<b>\$302,521.27</b>	<b>\$8,285.51</b>



**Fiscal Year to Date  
Public Housing Inspections  
10/01/22 - 9/30/2023**

<b>AMP #</b>	<b>Location</b>	<b># Units</b>	<b>Inspected</b>	<b>Uninspected</b>	<b>% Inspected</b>
201	Lansdowne Park	300	300	300	<b>100%</b>
202	Villages at Lincoln	165	165	165	<b>100%</b>
259	Hunt Manor/Bluestone Park	172	172	172	<b>100%</b>
206	Melrose Towers	212	212	212	<b>100%</b>
207	Jamestown Place	150	150	150	<b>100%</b>
208	Morningside Manor	105	105	105	<b>100%</b>
210	Indian Rock Village/68 Scattered	156	156	156	<b>100%</b>
215	Villages at Lincoln - Scattered	21	21	21	<b>100%</b>
	Total	1281	1281	1281	<b>100%</b>
A Property is identified as a Performing Property if an annual inspection has occurred on 100% of units and systems.					



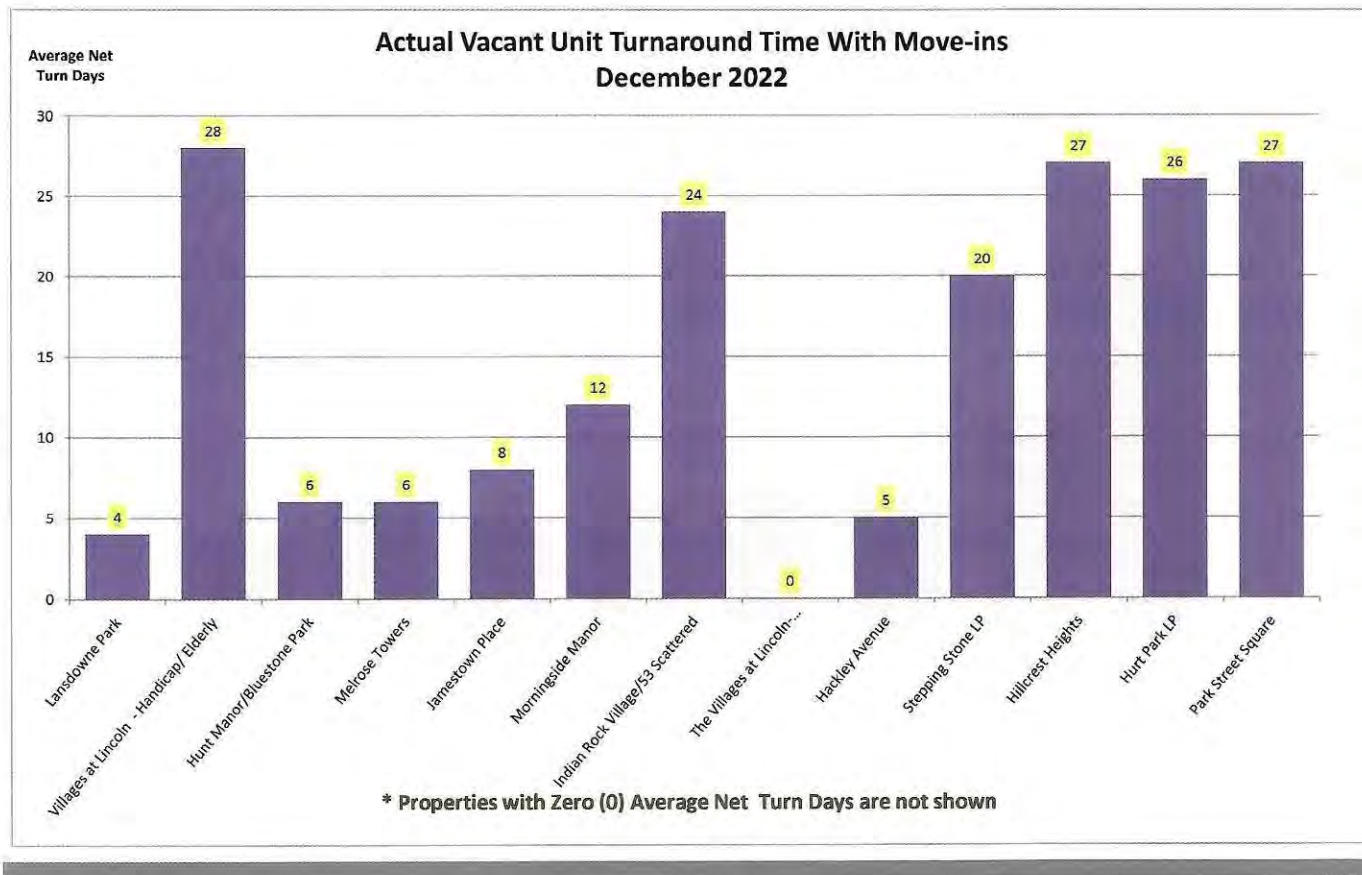
# Utility Consumption Report

## October 2022 - September 2023

### Consumption and Costs as of November 30, 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	21.76	72.55	57.55	151.86	194.40	78.12%
202	165	123.78	2.74	66.70	193.22	194.40	99.39%
259	172	40.80	96.83	86.15	223.78	194.40	115.11%
206	212	52.82	48.99	43.95	145.76	194.40	74.98%
207	150	61.96	51.47	51.16	164.59	194.40	84.67%
208	105	60.24	60.84	30.85	151.93	194.40	78.15%
210	156	45.03	76.25	60.39	181.67	194.40	93.45%
215	21	N/A	N/A	N/A	N/A	194.40	N/A
Total Units: 1281							
Average Cost PUM:		56.79	78.00	59.61		194.40	

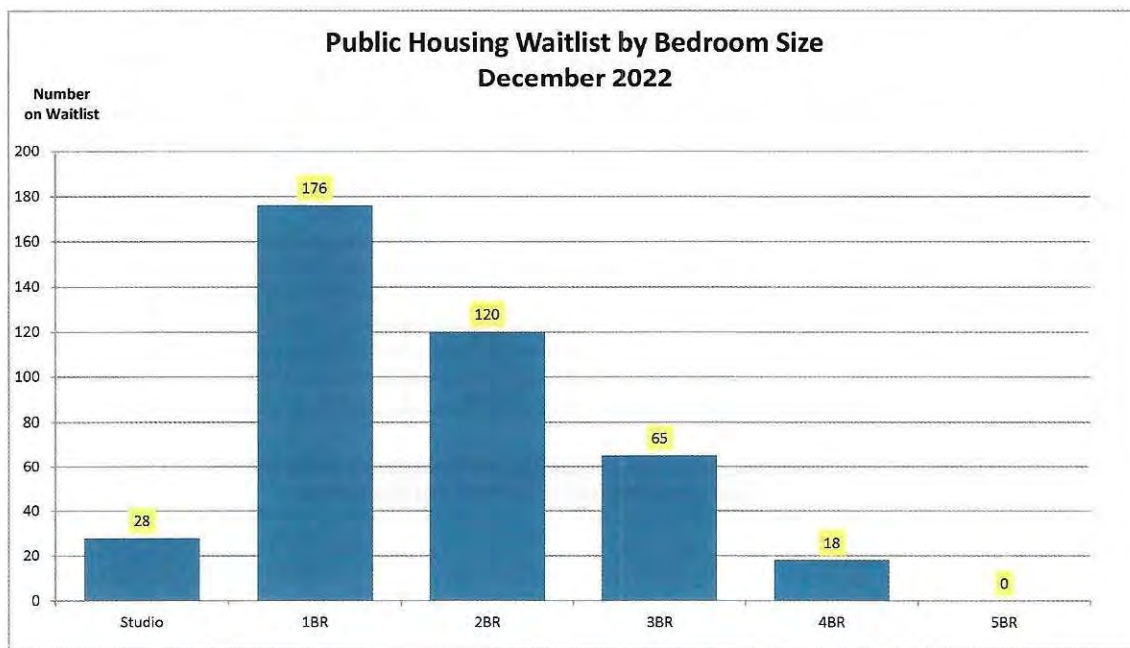
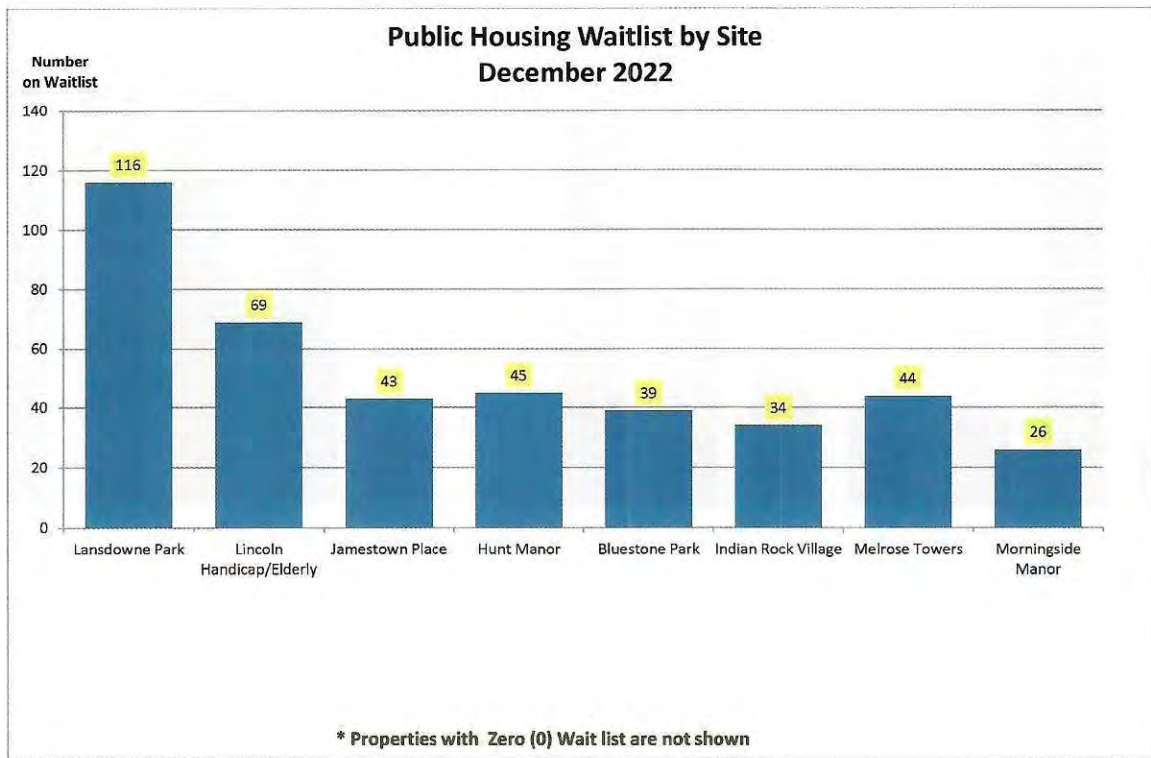
Consumption										
AMP	Gas				Electric			Water		
	Number of Units	THERMS PUM	RRHA PUM Average	Percent Difference	KWH PUM	RRHA PUM Average	Percent Difference	Usage PUM	RRHA PUM Average	Percent Difference
201	300	54.48	56.93	95.70%	262	553	47.38%	5.52	5.76	95.83%
202	165	N/A	56.93	N/A	1,091	553	197.29%	5.71	5.76	99.13%
259	172	70.21	56.93	123.33%	425	553	76.85%	8.27	5.76	143.58%
206	212	36.71	56.93	64.48%	590	553	106.69%	4.60	5.76	79.86%
207	150	38.52	56.93	67.66%	516	553	93.31%	5.61	5.76	97.40%
208	105	44.43	56.93	78.04%	599	553	108.32%	3.11	5.76	53.99%
210	148	48.41	56.93	85.03%	415	553	75.05%	6.04	5.76	104.86%
215	23	N/A	56.93	N/A	N/A	553	N/A	N/A	5.76	N/A
Total Units:	1275									
Average THERM PUM:		56.93		Average KWH PUM:		553		Average water usage PUM: 5.76		
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 2023 = TBD 27,616.80										



### Work Order Report from December 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	25	25	100%	53	53	1
Village at Lincoln/Handicapped/ Elderly Cottages	0	0	100%	289	289	1
Hunt Manor/Bluestone Park	10	10	100%	38	38	1
Melrose Towers	3	3	100%	56	56	1
Jamestown Place	25	25	100%	45	45	1
Morningside Manor	8	8	100%	35	35	1
Indian Rock Village/53 Scattered	13	13	100%	75	75	1
<b>Total</b>	<b>84</b>	<b>84</b>	<b>100%</b>	<b>591</b>	<b>591</b>	<b>1</b>

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



SECURITY ACTIVITIES  
MONTHLY REPORT  
DECEMBER 2022



Public Housing Criminal Activity for the Month of December 2022 and the Fiscal Year 10/01/22 - 09/30/23

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park		Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Theft	1	1	0	0	0	0	0	0	1	2	1	1	0	0	0	0
Burglary	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Larceny	1	1	0	0	2	2	0	0	2	4	1	1	0	2	1	2
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Part I Crime Total	2	2	0	0	2	2	0	0	4	7	2	3	0	2	1	3
Destruction of Property	3	3	1	1	0	1	0	0	2	3	2	2	0	0	0	0
Disorderly Persons	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	1
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Disorder	1	1	0	0	0	0	0	0	0	2	0	1	0	2	0	0
Domestic Simple Assault	0	0	0	0	1	1	0	0	1	3	1	1	0	1	0	0
Drug Offense	0	2	0	0	0	0	0	0	0	0	0	1	1	1	0	0
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	0	0	0	1	1	1	1	0	0	0	0	1	1
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0
Liquor Law	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
Simple Assault	0	0	0	0	0	0	0	0	4	7	1	2	0	1	1	1
Suicide/Attempt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Towed Vehicle	1	1	0	0	0	1	0	0	0	2	0	0	1	1	0	0
Trespassing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weapons	0	0	0	0	1	1	0	0	1	1	0	1	2	3	0	0
Part II Crime Total	5	7	1	1	2	4	1	1	9	21	4	10	4	9	2	3
Auto Accident	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area Total	7	9	1	1	4	6	1	1	13	28	6	13	4	11	3	6

0

## Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - December 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			No. Per Household						
	Community	Site		Community	Site					
Jamestown Place	0.0119	0.0133	111.93%	0.0346	0.0133	38.51%	0.0867	84.62% ↑	0.0522	33.67% ↓
Morningside Manor	0.0119	0.0000	0.00%	0.0346	0.0000	0.00%	0.0095	100.00% ↑	0.0772	55.15% ↓
Indian Rock Village	0.0119	0.0250	209.86%	0.0346	0.0250	72.20%	0.0625	60.00% ↓	0.0772	55.15% ↓
Bluestone	0.0081	0.0000	0.00%	0.0262	0.0000	0.00%	0.0395	100.00% ↓	0.0776	66.23% ↓
Lansdowne Park	0.0052	0.0133	258.65%	0.0173	0.0233	134.75%	0.1433	83.72% ↑	0.0576	69.94% ↓
Villages at Lincoln	0.0052	0.0121	235.14%	0.0173	0.0182	105.00%	0.0909	80.00% ↓	0.0576	69.94% ↓
Hunt Manor	0.0052	0.0000	0.00%	0.0173	0.0208	120.32%	0.0729	71.42% ↑	0.0576	69.94% ↓
Melrose Towers	0.0052	0.0047	91.50%	0.0173	0.0142	81.72%	0.0236	40.04% ↑	0.0576	69.94% ↓

	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			No. Per Household						
	Community	Site		Community	Site					
Part II Crime										
Jamestown Place	0.0185	0.0333	180.36%	0.0579	0.0467	80.61%	0.5067	90.79% ↑	0.2103	72.47% ↑
Morningside Manor	0.0185	0.0095	51.53%	0.0579	0.0095	16.45%	0.0762	87.50% ↑	0.2103	72.47% ↑
Indian Rock Village	0.0185	0.0250	135.27%	0.0579	0.0500	86.37%	0.3625	86.21% ↑	0.2103	72.47% ↑
Bluestone	0.0096	0.0132	137.19%	0.0306	0.0132	43.02%	0.3421	96.15% ↑	0.1411	78.32% ↓
Lansdowne Park	0.0156	0.0300	192.34%	0.0480	0.0700	145.89%	0.5467	87.20% ↑	0.1870	74.34% ↓
Villages at Lincoln	0.0156	0.0242	155.43%	0.0480	0.0606	126.31%	0.4000	84.85% ↓	0.1870	74.34% ↓
Hunt Manor	0.0156	0.0417	267.14%	0.0480	0.0938	195.39%	0.3021	68.97% ↑	0.1870	74.34% ↓
Melrose Towers	0.0156	0.0094	60.49%	0.0480	0.0142	29.49%	0.0425	66.70% ↑	0.1870	74.34% ↓

**SECTION 8 PROGRAMS**  
**MONTHLY OPERATIONS REPORT**  
**DECEMBER 2022**

**Housing Choice Voucher Department  
Summary of Operations, Accomplishments and Challenges  
December 2022**

**Program Utilization**

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of December 2022, reported at 86.7%. Currently, there are one hundred and sixty seven (167) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2022, is 99.8%.

**Inspections**

During the month of December 2022 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and thirty five (135) inspections. This includes a total of fifty four (54) biennials and seventy six (76) initial inspections processed for moving families, in the HCV Program. One (1) special inspection was conducted and four (4) re-inspections were also conducted. In addition, there were also ten (10) HQS Quality Control Inspections that were conducted during the month of December 2022.

**Housing Choice Voucher Waiting List**

For the month of November 2022 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers, including twenty nine (29) applicants. There was one (1) port in and zero (0) port outs recorded for the month of December 2022.

**Tenant Briefings**

RRHA will continue to monitor funding based on funding allocation and issuance of vouchers depending on funding availability. The HCV Clerical Assistant and Specialists provided customer service to a total of six hundred and nineteen (619) clients; including five hundred and seventy (570) tenants/applicants and forty nine (49) landlords during the month of December 2022. This number represents scheduled appointments and walk-in participants, such as landlords and HCV clients to sign contracts, complete recertification and/or interim documentation.

**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 it's 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 2022. 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 twenty three (123) vouchers. For the month of December 2022, this program has one hundred (100) leased vouchers. There are eleven (11) searching for housing. 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 2022, this program has one hundred and seventy seven (177) leased participants. There are two (2) searching for housing. Referrals are steadily being received from the City of Roanoke Homeless Assistance Team (HAT) 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 2022, this program has seventy seven (77) leased participants. The Specialist administering this Special Program has reached out to the Roanoke City and Roanoke County Departments of Social Services (DSS) advising four (4) referrals are currently available.

### **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 2022, this program has twenty two (22) leased participants. There is one (1) searching for housing. The HCV Manager has reached out to our CoC Community Partner advising of three (3) referrals are currently available.

**HCV HQS Inspection Department  
Monthly Activity Report  
December 2022**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	54	44	81.48%	10	18.52%
INITIALS	76	48	63.16%	28	36.84%
COMPLAINT	1	1	100.00%	0	0.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	4	1	25.00%	3	75.00%
HQS QUALITY CONTROL	10	5	50.00%	5	50.00%

TOTAL INSPECTIONS SCHEDULED	145
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	7.25
AVERAGE INSPECTIONS PER FIELD DAY	7.25
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	20

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

<b>Month of Issue</b>	<b>1 Bdr</b>	<b>2 Bdr</b>	<b>3 Bdr</b>	<b>4 Bdr</b>	<b>5 Bdr</b>	<b>6 Bdr</b>	<b>Total Issued</b>
October-22	14	5	8	3	0	0	30
November-22	14	6	4	1	0	0	25
December-22	18	5	7	0	0	0	30
January-23							
February-23							
March-23							
April-23							
May-23							
June-23							
July-23							
August-23							
September-23							
<b>TOTALS</b>							

**Waitlist Applicant  
December 2022**

Month	Number Selected / Interview ed Off	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-22	59	0	0	0	0	30	29	
November-22	24	0	0	0	0	25	4	
December-22	30	0	0	0	0	30	0	
January-23								
February-23								
March-23								
April-23								
May-23								
June-23								
July-23								
August-23								
September-23								
<b>TOTALS</b>	113	0	0	0	0	85	33	
<b>Meanings</b>								
NS = No Show								
PC = Preference Change, goes back on wait list								
Pending = Still waiting on information for qualification								
VB = Voucher Briefing								
WD = Withdrawn								
WD Mail = Withdrawn for Mail Returned								
WD Other = Withdrawn for owing debt, criminal history, or over income, etc.								

### SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-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	ALLOCATED	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,903	1,903	1,903
VOUCHERS	LEASED	1,612	1,613	1,603	1,604	1,605	1,615	1,602	1,609	1,605	1,623	1,636	1,649
MAINSTREAM	ALLOCATED	187	187	187	187	187	187	187	187	187	187	187	187
Fund 310, 321, 322, 324, 327	LEASED	141	144	146	149	152	151	154	152	164	169	171	177
VASH (35)	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
Fund 308	LEASED	29	28	29	28	28	29	29	30	33	34	32	32
VASH (25)	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
Fund 309	LEASED	23	23	22	22	23	23	22	22	21	20	20	21
FUP (31)	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
Fund 311	LEASED	29	31	31	31	31	31	31	31	31	31	31	31
FUP (50)	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
Fund 312	LEASED	50	49	49	48	49	47	48	48	47	46	46	46
VASH (10)	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
Fund 315	LEASED	10	9	9	10	10	10	10	10	10	10	10	10
VASH (10) B	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
Fund 316	LEASED	8	7	7	8	8	9	8	8	7	8	8	8
VASH (10) C	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
Fund 317	LEASED	9	10	10	10	10	10	10	9	9	9	9	9
VASH (8)	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
Fund 318	LEASED	7	6	7	8	8	8	8	8	8	8	8	8
VASH (5)	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 319	LEASED	4	4	4	4	5	4	4	4	4	5	5	5
VASH (5) B	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 320	LEASED	5	5	5	5	5	5	5	5	5	5	5	5
VASH (5) C	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 323	LEASED	-	-	-	-	-	-	-	-	2	2	2	2
VASH (5) D	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 326	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
VASH (5) E	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 328	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
EMERGENCY HOUSING VOUCHER	ALLOCATED	26	26	26	26	26	26	26	26	26	26	26	26
Fund 380	LEASED	17	20	21	21	21	21	21	21	21	21	21	22

**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	2,107	1,801	306	132	19	7
NOVEMBER	2,107	1,812	295	160	29	9
DECEMBER	2,107	1,826	281	167	20	-



### SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	YTD
FUNDING RECEIVED	\$ 1,096,319	\$ 852,803	\$ 1,129,601	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,078,723
ACTUAL HAP EXPENSE	\$ 1,165,361	\$ 1,182,011	\$ 1,187,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,534,824
VARIANCE	\$ (69,042)	\$ (329,208)	\$ (57,851)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (456,101)
PERCENT VARIANCE	-6.30%	-38.60%	-5.12%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-14.81%
YTD VARIANCE	\$ (69,042)	\$ (398,250)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)	\$ (456,101)
<b>PUC</b>													
HUD FUNDED PUC	\$ 520.32	\$ 404.75	\$ 536.12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121.77
ACTUAL PUC	\$ 647.06	\$ 652.32	\$ 650.30	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 649.90
VARIANCE	\$ (126.74)	\$ (247.58)	\$ (114.18)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (528.14)
PERCENT VARIANCE	-19.59%	-37.95%	-17.56%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-81.26%
<b>UNITS</b>													
HUD BASELINE UNITS	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	25,284
HUD FUNDED UNITS	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	25,284
FUNDED UNITS BASED ON ACTUAL HAP	1,694	1,307	1,737	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	5,439
ACTUAL UNITS LEASED	1,801	1,812	1,826	-	-	-	-	-	-	-	-	-	#DIV/0!
VARIANCE TO BUDGET	(107)	(505)	(89)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	413	800	370	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	413	1,212	1,582	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	19,845
VARIANCE FUNDED	306	295	281	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	19,845
YTD VAR TO FUNDED	306	601	882	2,989	5,096	7,203	9,310	11,417	13,524	15,631	17,738	19,845	19,845
<b>ADMIN FEES</b>													
HUD FUNDS	\$ 111,049	\$ 106,530	\$ 134,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 352,327
ACTUAL EXPENSE	\$ 79,112	\$ 76,924	\$ 126,296	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 282,332
VARIANCE	\$ 31,937	\$ 29,606	\$ 8,452	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,995
PERCENT	71.24%	72.21%	93.73%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	80.13%
CUMULATIVE VARIANCE	\$ 31,937	\$ 61,543	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995	\$ 69,995

THIS SHEET INCLUDES HCV, 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	\$ 1,091,238	\$ 1,110,119	\$ 1,110,119	\$ 13,041,201
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	\$ 1,096,319	\$ 852,803	\$ 1,129,601	\$ 13,245,519
VARIANCE	\$ (5,490)	\$ (1,065)	\$ (147,734)	\$ 52,027	\$ (80,601)	\$ (69,850)	\$ (69,850)	\$ (65,232)	\$ (49,273)	\$ (5,081)	\$ 257,316	\$ (19,482)	\$ (204,318)
PERCENT VARIANCE	-0.50%	-0.10%	-13.51%	4.47%	-7.08%	-6.74%	-6.74%	-6.29%	-4.75%	-0.47%	23.18%	-1.75%	-1.57%
YTD VARIANCE	\$ (5,490)	\$ (6,556)	\$ (154,290)	\$ (102,263)	\$ (182,864)	\$ (252,714)	\$ (322,565)	\$ (387,797)	\$ (437,070)	\$ (442,151)	\$ (184,835)	\$ (204,318)	\$ (408,636)
<b>REVENUE VS EXPENSE</b>													
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	\$ 1,096,319	\$ 852,803	\$ 1,129,601	\$ 13,245,519
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	\$ 1,137,162	\$ 1,165,361	\$ 1,182,011	\$ 1,187,452	\$ 13,540,550
VARIANCE	\$ 7,953	\$ (20,426)	\$ 144,723	\$ (15,068)	\$ 151,483	\$ (27,688)	\$ 6,940	\$ (35,848)	\$ (51,000)	\$ (69,042)	\$ (329,208)	\$ (57,851)	\$ (295,031)
PERCENT VARIANCE	0.72%	-1.87%	11.66%	-1.35%	12.43%	-2.50%	0.63%	-3.25%	-4.70%	-6.30%	-38.60%	-5.12%	-2.23%
YTD VARIANCE	\$ 7,953	\$ (12,473)	\$ 132,250	\$ 117,183	\$ 268,665	\$ 240,977	\$ 247,917	\$ 212,069	\$ 161,069	\$ 92,028	\$ (237,181)	\$ (295,031)	\$ (295,031)
<b>PUC</b>													
HUD FUNDED PUC	\$ 525.22	\$ 523.10	\$ 593.21	\$ 531.71	\$ 582.51	\$ 529.03	\$ 529.03	\$ 526.83	\$ 519.20	\$ 520.32	\$ 404.75	\$ 536.12	\$ 526.68
ACTUAL PUC	\$ 610.75	\$ 624.51	\$ 617.27	\$ 634.08	\$ 598.84	\$ 633.40	\$ 618.91	\$ 637.87	\$ 638.14	\$ 647.06	\$ 652.32	\$ 650.30	\$ 630.38
VARIANCE	\$ (85.53)	\$ (101.41)	\$ (24.06)	\$ (102.38)	\$ (16.33)	\$ (104.37)	\$ (89.87)	\$ (111.05)	\$ (118.94)	\$ (126.74)	\$ (247.58)	\$ (114.18)	\$ (103.70)
PERCENT VARIANCE	-14.00%	-16.24%	-3.90%	-16.15%	-2.73%	-16.48%	-14.52%	-17.41%	-18.64%	-19.59%	-37.95%	-17.56%	-16.45%
<b>UNITS</b>													
HUD BASELINE UNITS	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,107	2,107	2,107	25,149
HUD FUNDED UNITS	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,107	2,107	2,107	25,149
FUNDED UNITS BASED ON ACTUAL HAP	1,799	1,752	2,010	1,754	2,035	1,747	1,788	1,728	1,702	1,694	1,307	1,737	21,012
ACTUAL UNITS LEASED	1,786	1,785	1,776	1,778	1,782	1,791	1,777	1,784	1,782	1,801	1,812	1,826	21,480
VARIANCE TO BUDGET	13	(33)	234	(24)	253	(44)	11	(56)	(80)	(107)	(505)	(89)	(468)
VARIANCE TO BASELINE	293	340	82	338	57	345	304	364	390	413	800	370	4,137
YTD VAR TO BASELINE	293	633	714	1,052	1,109	1,454	1,758	2,122	2,512	2,924	3,724	4,094	4,137
VARIANCE FUNDED	306	307	316	314	310	301	315	308	310	306	295	281	3,669
YTD VAR TO FUNDED	306	613	929	1,243	1,553	1,854	2,169	2,477	2,787	3,093	3,388	3,669	3,669
<b>ADMIN</b>													
HUD FUNDED FEES	98,562	98,562	121,832	96,291	163,358	99,799	99,799	99,799	124,131	111,049	106,530	134,748	1,354,460
ACTUAL EXPENSE	97,916	70,091	79,697	72,193	83,973	71,023	99,542	79,692	78,686	79,112	76,924	126,296	\$ 1,015,146
VARIANCE	\$ 646	\$ 28,471	\$ 42,136	\$ 24,098	\$ 79,385	\$ 28,776	\$ 257	\$ 20,107	\$ 45,445	\$ 31,937	\$ 29,606	\$ 8,452	\$ 339,314
PERCENT	99.34%	71.11%	65.42%	74.97%	51.40%	71.17%	99.74%	79.85%	63.39%	71.24%	72.21%	93.73%	74.95%
CUMULATIVE VARIANCE	\$ 646	\$ 29,116	\$ 71,252	\$ 95,350	\$ 174,735	\$ 203,511	\$ 203,768	\$ 223,875	\$ 269,320	\$ 301,257	\$ 330,863	\$ 339,314	\$ 339,314

THIS SHEET INCLUDES HCV, VASH, & FUP



**RESIDENT SERVICES REPORT**  
**DECEMBER 2022**

## 2022 Family Self-Sufficiency (Grant Funded)

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

December 2022

Coordinators: Raven Paige, Ashlee Rice , Steph Parsley

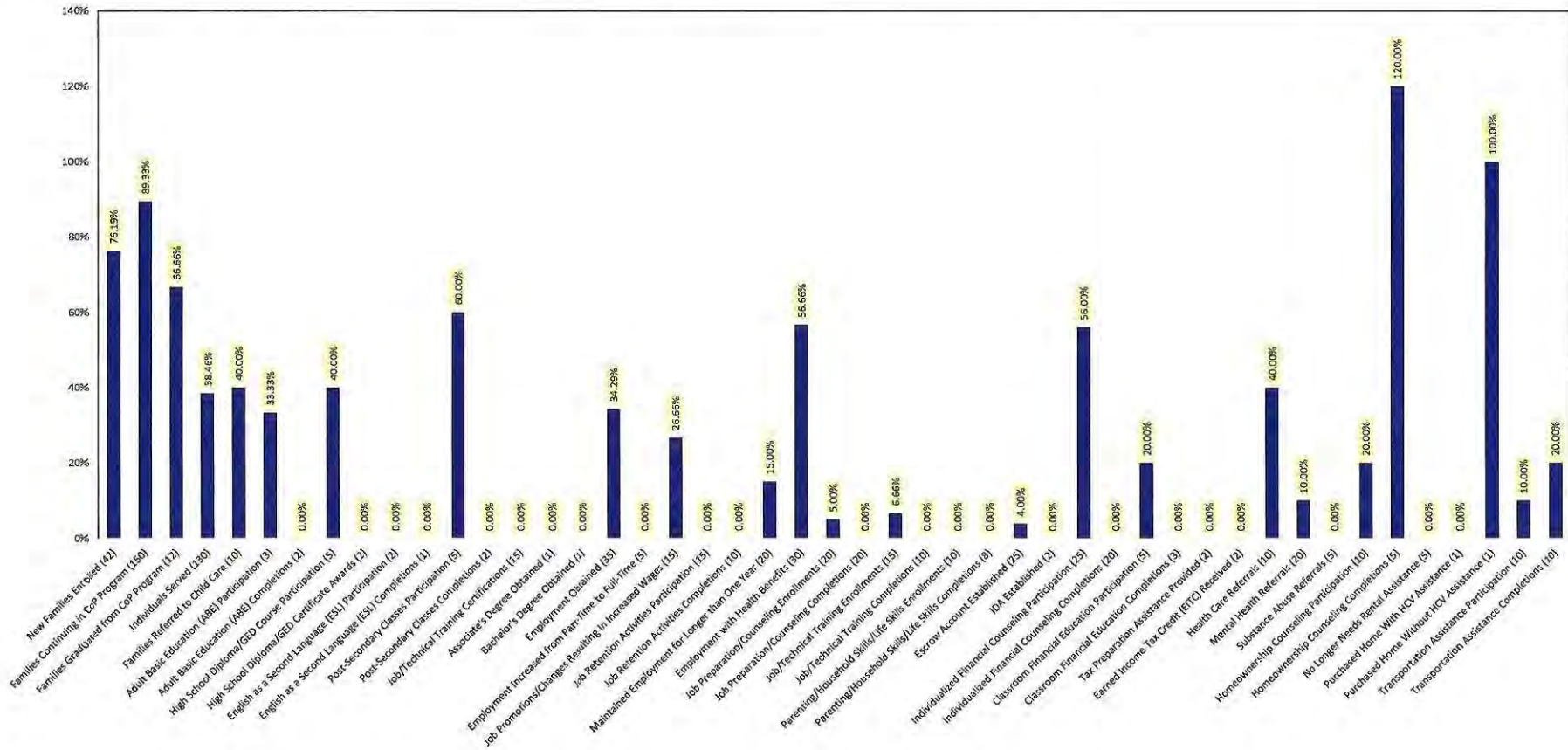
Current Number of Part 133

Total Number of Participants With Escrow Account: 45

Total Amount in Escrow 145,233.26

FSS Terminations: 0

FSS Completions: 0

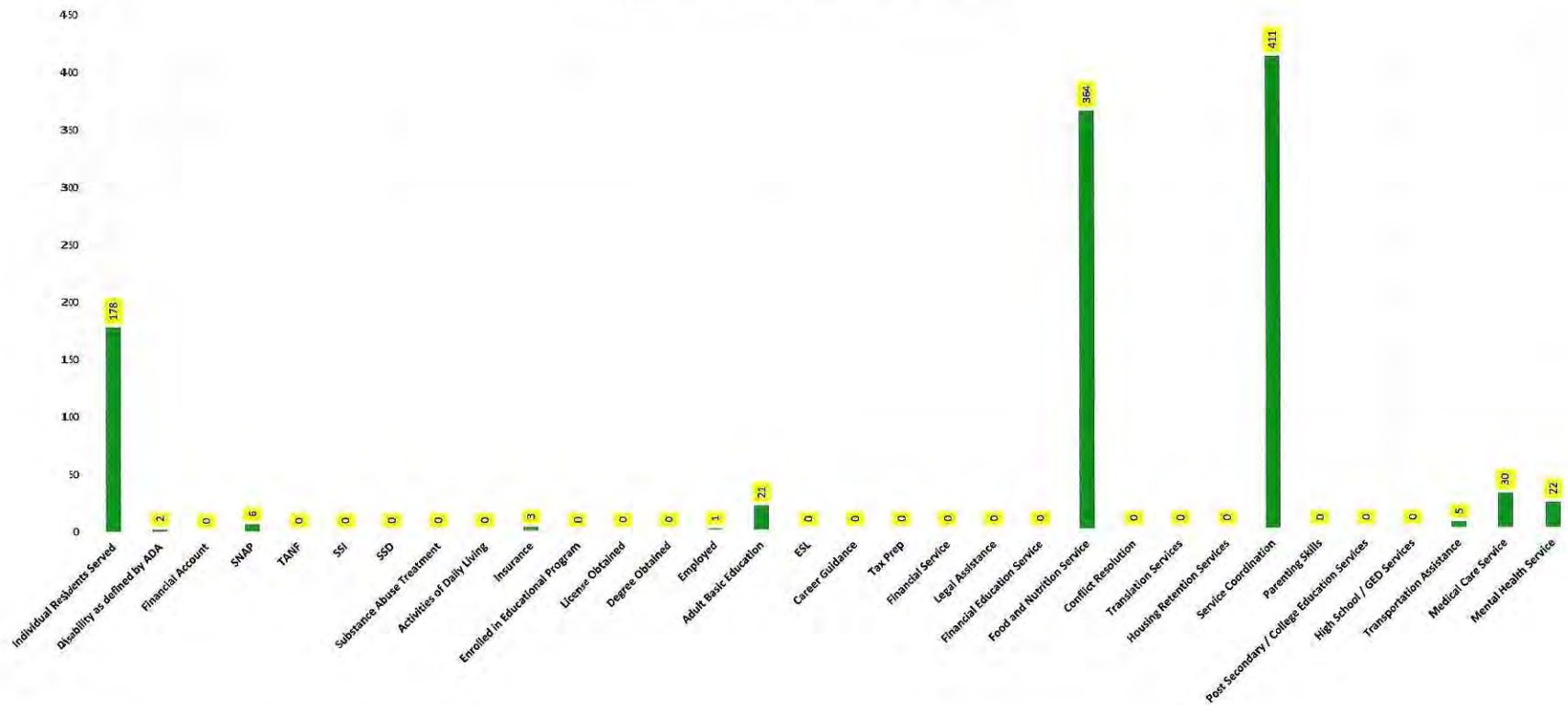


## 202 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

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

Reporting Period: December 2022

Service Coordinators: Letia Harris, Denise White



\*ITSP - Individual Training and Service Plan

\*GED - General Education Development

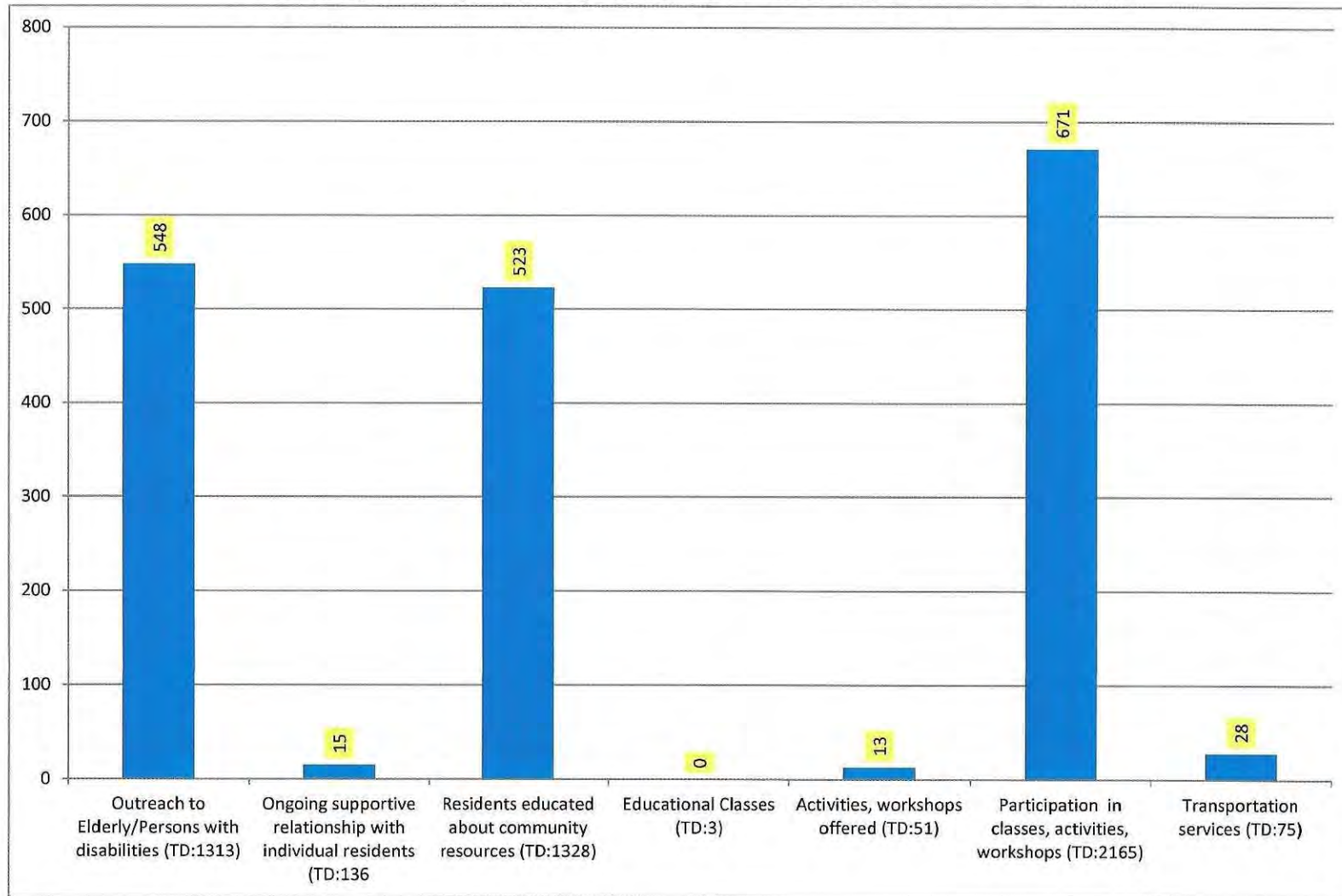
## Elderly & Disabled - Melrose Towers (*Operations Funded*)

Coordinator: Barbara James

December 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**  
**December 2022**

Jobs Plus Report

December 2022; Q4

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)		67
3	Percent of Work-able Residents Who Are Employed (PIC)		41.05% Data: 117/285
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		55.22% Data: 37/67
5	Percent of Work-able Residents Employed at Living Wage (PIC)		0.00% Data: 0/285
6	Number of Youth 14-17 Years Old (PIC)		88
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 10
8	Number of Jobs Plus Events	15	Quarter: 6 Total: 32
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 7
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 13 Total: 67
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: 27 Total: 57
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 2 Total: 7
14	Participants Enrolled in Training/Certification Program	0	Quarter: 3 Total: 3
15	Participants Who Completed a Training/Certification Program	0	Quarter: 0 Total: 0
16	Participants Provided with Job Search Assistance	15	Quarter: 3 Total: 25
17	Participants Beginning New Part-Time Employment	5	Quarter: 1 Total: 8
18	Participants Beginning New Full-Time Employment	5	Quarter: 2 Total: 10
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: 11
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 9

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 22
23	Participants Enrolled in a High School Equivalency Program	2	Need: 7 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: 0 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: 47
40	Households Enrolled in JPEID	20	Quarter: 8 Total: 46
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 0