

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF MARCH 2023

APRIL 24, 2023

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: April 17, 2023

Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of March 2023. The reports are as follows:

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EXECUTIVE OFFICE

Executive Director's Report

A Closer Look at President Biden's Budget with Increases for HUD Programs

President Biden released his budget for Fiscal Year (FY) 24, including \$73.3 billion in funding for HUD. This represents a \$1.1 billion increase (1.6 percent) from the 2023 enacted level. The attached table includes funding for selected HUD programs.

Public Housing: All funding for public housing is now combined into one Public Housing Fund, with proposed funding for FY 24 at \$8.893 billion, \$113 million more than the FY 23 total of \$8.780 billion.

Operating Fund: The President's budget provides \$5.133 billion for public housing formula grants, a \$24 million increase over FY 23, less than one-half a percent. While HUD has stated that this funding represents a 100 percent proration, the operating fund formula does not accurately reflect current inflation factors and is based on rents charged rather than rents collected. It also fails to consider significant increases to tenant accounts receivable (TAR) due to the pandemic.

Shortfall Funding: The budget proposes \$50 million for public housing authorities (HAs) that experience, or are at risk of, financial shortfalls as determined by HUD. While this is double the amount proposed in FY 23, the remaining need from last year is \$346 million. The failure to adequately fund this need severely impacts operations for many agencies and puts them at risk of financial insolvency.

Capital Fund: The President's budget proposes \$3.225 billion for the Capital Fund, a \$25 million increase from FY 23, or less than one percent. The budget includes a recognition by HUD that the \$3.4 billion in annual capital needs (established in the 2010 Abt/HUD study) has grown to at least \$4 billion, and the backlog of unmet capital needs is at least \$50 billion. HUD is undertaking a Physical Needs Assessment, which HUD is estimated to be completed by the end of this year. There is \$15 million in the budget for this purpose, but HUD staff have warned that this is likely not adequate to conduct a full assessment of need.

Other capital funding in the FY 24 budget:

- \$300 million for a new grant program, Site-Based Public Housing Enhancement, Resilience, and Efficiency (SPHERE), to improve energy efficiency and promote climate resilience to distressed properties with the greatest need. HUD has advised that it is in the process of determining which agencies will be selected to receive these funds.
- \$85 million to address health hazards, including lead, carbon monoxide, mold, radon, and fire safety.
- \$40 million for emergency capital needs related to unpreventable and natural disasters (excluding presidentially declared emergencies and natural disasters).
- \$45 million to address judicial receiverships for at risk or troubled HAs.

Rental Assistance Demonstration (RAD): The budget requests that \$50 million from the tenant-based account and \$50 million from the project-based account be put towards the conversion of public housing properties that are unable to convert to Section 8 using only the funds provided through existing appropriations. HUD estimates that HAs would be able to convert an additional 30,000 units, generating nearly \$2 billion in financing for deeply affordable rental assistance. The Budget also requests modifications to the RAD statute.

Exemption from Asset Management: HAs that own and operate 400 or fewer public housing units are exempt from asset management requirements.

Triennial Recertifications: Triennial recertifications of income allowed for all families, including those without fixed incomes.

Changes to Flat or Income-Based Rent Selection: Families that initially chose the flat rent option but switch to income-based rent during financial hardship have the option of reverting back to a flat rent if their income increases.

Community Service Self-Sufficiency Requirement: Removes the CSSR requirement to decrease unnecessary complexity and burden for residents and HAs.

Choice Neighborhoods Initiative: The budget provides \$185 million for Choice Neighborhoods, a \$165 million (47 percent) decrease from FY 23. Of this amount, \$10 million is designated to fund 10 to 20 new grants and up to \$170 million for three to four implementation grants.

Public and Indian Housing

HAP Renewals: The budget allows for \$27.84 billion (a \$1.438 billion, or 5.4 percent, increase) to fully fund all existing households.

There is language proposed for a demonstration to allow HAs to use a limited amount of housing assistance payments (HAP) funding to assist HCV recipients with tenant leasing expenses such as security deposits, utility deposits, and last month's rent when required up front for leasing. The amount of HAP that can be used is not specified.

Related to this HAP funding, the budget proposes to allow for HUD to offset an HA's calendar year 2024 allocations based on the excess amounts of its net restricted assets accounts, including HUD-held programmatic reserves. This language extends to MTW agencies but excludes amounts subject to the single fund budget authority provisions of their MTW agreements. This provision is proposed in order to: prevent the termination of rental assistance for families as the result of insufficient funding; avoid or reduce the proration of renewal funding allocations (except that MTW agencies not subject to offset due to the terms of their MTW agreements may not receive amounts to avoid or reduce proration); and enable HAs with high utilization rates and a demonstrated capacity to serve additional families to assist more families.

Administrative Fees: The budget provides \$3.172 billion, a \$424 million (15.4 percent) increase, estimated by HUD to be a 100 percent proration.

Other Voucher Funding:

Tenant Protection Vouchers (TPVs): \$385 million, a \$48 million increase from last year, for new TPVs.

Mainstream Vouchers: \$686 million for the renewal of mainstream vouchers (including associated administrative fees), \$79 million more than FY 23.

HUD-VASH Tribal: \$5 million for renewal of these vouchers (and associated administrative fees) for veterans who are experiencing homelessness or at risk of homelessness.

New Incremental Vouchers: \$565 million for new vouchers, \$515 million more than the FY 23 enacted budget. HUD will ensure, through terms and conditions, that HAs use these vouchers for survivors of domestic violence, dating violence, sexual assault, or human trafficking, or individuals who are homeless or at risk of homelessness. HUD may consider factors such as "severe cost burden, overcrowding, substandard housing for very low-income renters, homelessness, and administrative capacity" and the allocation includes both rural and urban areas.

Mobility Services: \$25 million for mobility services. The FY 23 enacted budget did not include any mobility funding.

Self Sufficiency Programs: The budget provides \$175 million for the Family Self-Sufficiency Program, a \$50 million increase from FY 23. HUD continues its attempt to remove a provision in the last four appropriations bills that prohibits HUD from making funding decisions for FSS based on performance metrics. PHADA has taken the lead on advocacy to exclude such metrics from FSS coordinator funding and, working with Senator Susan Collins (R-ME), was successful in the inclusion of this legislative language. Jobs Plus and Resident Opportunity and Self-Sufficiency are level funded from FY 23 with \$15 million and \$35 million, respectively

Tenant-Based Rental Assistance (TBRA) Legislative Proposals

These legislative proposals (<https://bit.ly/3nr8PYc>) must be enacted through congressional authorizing committees, which is separate from the appropriations process and HUD budget, but these proposals can help inform HAs of HUD intent related to TBRA.

Triennial Recertifications to Promote Wealth Building: This provision would allow HAs to conduct reexaminations once every three years.

HCV Inspections Authority: HUD seeks to establish shorter timeframes for certain repairs for what it states is its effort to align inspection requirements as intended under NSPIRE.

Enhanced Landlord Participation: HAs would be allowed to conduct pre-qualifying inspections for prospective units.

Expanded Payment Standards for Project Based Vouchers: As is currently allowed for payment standards under the HCV program (up to 120 percent of FMR), HUD would have authority to expand the payment range for PBVs.

Expanded Eligible Uses of HCV Administrative Fees: This provision would permanently allow for expanded uses such as application fees, security deposits and landlord incentives.

Recapture of FUP and Mainstream Vouchers: This provision would allow HUD to recapture Mainstream voucher and FUP voucher funding when it is not being utilized, and to reallocate funds to agencies with need and that are utilizing funds.

Housing

Project-Based Rental Assistance (PBRA): The budget provides \$15.904 billion to fully fund all PBRA units. This represents an increase of \$997 million, or 6.7 percent, and includes costs associated with forgone increases in tenant rent payments due to the implementation of rent incentives from programs such as Jobs Plus. There is also \$448 million allocated for performance-based contract administrators.

Section 202 and Section 811: The President's budget provides \$1.023 billion for the Section 202 Housing for the Elderly program, \$52 million less than FY 2023. This includes \$112 million for service coordinators, \$8 million less than FY 2023. Additionally, the budget provides \$356 million for Section 811 Housing for Persons with Disabilities program, \$4 million less than last year. The budget also provides \$258 million (\$110M for 202 and \$148M for 811) for an estimated 2,200 new units for seniors and persons with disabilities.

Community Planning and Development

HOME Investment Partnerships Program (HOME): \$1.5 billion, an increase of \$300 million, or 20 percent, over the 2023 enacted level, is proposed for construction and rehabilitation of affordable rental housing units and to provide homeownership opportunities.

Community Development Block Grant: \$3.4 billion, an increase of \$100 million, or 3 percent, from the FY 23 enacted level for community investments in infrastructure, economic development, public amenities, and social services. Of this, \$85 million is allocated “for a competitive program to reward State, local, and regional jurisdictions that make progress in removing barriers to affordable housing developments, such as restrictive zoning....”

Homeownership Efforts: The budget proposes that the Federal Housing Administration (FHA) reduce annual mortgage insurance premiums for 850,000 new borrowers by approximately one-third in 2023, saving the average borrower \$800 in the first year of the mortgage with continued savings for the duration of the loan. There is also \$100 million for a homeownership program that would provide down payment assistance for first-generation and/or low wealth first-time homebuyers, and \$15 million to increase the availability of FHA small balance mortgages.

Homeless Assistance Grants: The Budget provides \$3.7 billion, an increase of \$116 million over the 2023 enacted level, for homeless assistance grants to an estimated 25,000 additional households, including survivors of domestic violence and homeless youth.

HOPWA: There is \$505 million for Housing Opportunities for Persons with AIDS. Of the total, 90 percent of funds would be dedicated to formula grants with the remaining left for competitive grants.

Fair Housing

The budget provides \$90 million to support state and local fair housing enforcement organizations, to provide education on federal fair housing laws, and to support HUD staff related to affirmatively furthering fair housing.

What Lies Ahead

Ultimately it is up to Congress to determine new mandatory funding levels as well as appropriations. To that end, the goal of appropriators this year is to complete spending bills before the August recess. New Senate Appropriations Chair Patty Murray (D-WA) has said that she and Senator Collins are currently working on setting limits for discretionary spending, which is the first step for the twelve subcommittees (including Transportation, Housing and Urban Development, and Related Agencies) to be able to write their bills. In recent years, we have seen a wide disparity in the amounts both parties propose to allocate to defense and nondefense accounts, a history that may well repeat itself in this contentious Congress.

One important consideration for the overall budget is that FHA receipts, which HUD receives to offset its budget, are down by \$7 billion. In addition, rental assistance program costs have increased by \$6 billion, putting the overall HUD budget deficit at \$13 billion this year. These factors will put a strain on appropriations for HUD programs. We will continue to keep members apprised as the FY 24 appropriations process progresses.

Mandatory Spending Request

The President’s budget proposes a \$104 billion package of mandatory funding and tax expenditures. Mandatory spending is outside the congressional appropriations process but adds to the cost of the overall budget. This spending would be spread over a ten-year period. While RRHA appreciates the President’s priorities and his effort to address the significant housing needs that exist across the country, majority members in the House have openly discussed massive cuts to discretionary spending in exchange for raising the debt ceiling. Some have even proposed eliminating the voucher program completely.

House Appropriations Committee Ranking Member Rosa DeLauro (D-CT) released a statement that the House majority leadership have proposed to fund FY 24 discretionary spending at the FY 22 enacted level, “resulting in a cut of at least 22 percent for essential programs.” Related to housing assistance, DeLauro estimates that “640,000 families would lose access to rental assistance and more than 430,000 low-income families would be evicted from Section 8 housing.”

In this environment, RRHA does not believe that these mandatory proposals will be seriously entertained.

FY 24 Appropriations Table for Selected HUD Accounts

	FY 23 ENACTED	FY 24 WHITE HOUSE	% CHANGE FY 23 TO FY 24
Public Housing Operating Fund	\$5.109 B	\$5.133 B	0.5%
Public Housing Capital Fund	\$3.200 B	\$3.225 B	0.8%
Voucher Contract Renewals	26.402 B	\$27.840 B	5.4%
Voucher Administrative Fees (less fees for special purposes)	\$2.748 B	\$3.172 B	15.4%
Project Based Rental Assistance	\$14.907 B	\$15.904 B	6.7%
Choice Neighborhoods	\$350 M	\$185 M	-47%
HOME	\$1.500 B	\$1.800 B	20%
CDBG	\$3.300 B	\$3.400 B	3%
FSS	\$125 M	\$125 M	0
ROSS	\$35 M	\$35 M	0
JOBS PLUS	\$15 M	\$15 M	0

HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
MARCH 2023

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
March 2023

HUMAN RESOURCES REPORT

EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	65
Regular Part-Time	4
<u>TOTAL</u>	<u>69</u>
Temp Agency Employee	4
<u>TOTAL</u>	<u>73</u>

Position Title

Division

Name

NEW HIRES

Assistant Property Manager II	Housing	Crystal Hough
Assistant Property Manager II	Housing	Cara Millner
FSS Coordinator/Envision Center Manager	Housing	Chuck Moore
Maintenance Technician I	Housing	David Sheppard
Clerical Assistant-Receptionist	Executive	Moenasha Richardson

SEPARATIONS

HCV Specialist	Housing
Section 3 Coordinator	Housing
Maintenance Technician I	Housing

TURNOVER

		Current Month
Turnover	Voluntary	1.44%
	Involuntary	2.88%
	Total Turnover	4.32%
Turnover by Job Category	Maintenance	33%
	Other NE	67%
	Exempt	0%

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
March 2023

RECRUITING REPORT

OPEN POSITIONS

Position Title	Division	Status
Maintenance multiple openings	Housing	Posted / Screening / Interviewing
Jobs Plus Resident Ambassador	Housing	Posted / Screening / Interviewing
Construction Specialist	Operations	Posted / Screening / Interviewing

APPLICATIONS SCREENED

	Applications	Phone Screen	Interviewed	Offered
Maintenance	11	3	0	0
Construction Specialist I	6	2	0	0
Jobs Plus Ambassador	0	0	0	0
HCV Specialist	34	5	3	1
FSS Coordinator	23	6	3	1
Accountant II	17	8	3	1
TOTAL	91	24	9	3
%		27%	38%	34%

Assistant Property Manager II-

- Both applicants were hired in March.

Section 3 Coordinator-

- Position was filled internally.

HCV Specialist-

- Interviewed 3 applicants and offered 1 applicant that is scheduled to start May 2, 2023.

Accountant II –

- Applicant offered and accepted, scheduled to start April 24, 2023.

FSS Coordinator-

- Applicant scheduled to start April 12, 2023.

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
March 2023

TRAINING REPORT

RRHA UNIVERSITY

# of employees completing a course	11
# of unique courses	26
# of courses completed	35
# of hours learning*	24
# of average minutes per course*	41.1

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

User	Course	Completed
Austin, Jackie	HR 020 - Preventing Harassment for Managers	03/27/2023
Brammer, Amy	HR 100 - Valuing Diversity, Equity, and Inclusion in the Workplace	03/06/2023
Bratton, Robin	HR 130 - Drug-Free Workplace	03/07/2023
Hough, Crystal	HR 130 - Drug-Free Workplace	03/17/2023
Larry, Donte	eL 100 - Welcome to eLearning	03/20/2023
Larry, Donte	HR 130 - Drug-Free Workplace (English/Spanish)	03/20/2023
Larry, Donte	RRHA COVID-19 Infectious Disease Prevention Policy	03/20/2023
Mack, Christa	AF 001 - Introduction to Affordable Housing	03/20/2023
Mack, Christa	AF59 300 - Recertification Notices in 7S	03/20/2023
McCoy, Suzzette	HR 020 - Preventing Harassment for Managers	03/21/2023
McCoy, Suzzette	PHA 290 - PHA Inspections in 7S: Add Manually	03/15/2023
McCoy, Suzzette	PHA 291 - PHA Inspections in 7S: Batch Creation	03/15/2023
McCoy, Suzzette	PHA 292 - PHA Inspections in 7S: Mass Inspection Assignment	03/15/2023
McCoy, Suzzette	PHA 293 - PHA Inspections in 7S: Day of Inspection	03/15/2023
McCoy, Suzzette	PHA 294 - PHA Inspections in 7S: Failed Inspection	03/15/2023
McCoy, Suzzette	SP 210 - Bed Bug Prevention and Treatment	03/16/2023
McCoy, Suzzette	SP 220 - Asbestos Awareness	03/17/2023
McCoy, Suzzette	SP 230 - Mold Prevention	03/20/2023
McCoy, Suzzette	SP 240 - Hoarding	03/22/2023
McCoy, Suzzette	SP 250 - Lead Safety and Awareness	03/22/2023
McCoy, Suzzette	SP 305 - Personal Protective Equipment	03/22/2023
Millner, Cara	eL 100 - Welcome to eLearning	03/15/2023
Millner, Cara	FH 100 - Federal Fair Housing Compliance	03/15/2023

Millner, Cara	HR 130 - Drug-Free Workplace	03/15/2023
Millner, Cara	PD 100 - Business Etiquette: Introduction	03/28/2023
Millner, Cara	PD 101 - Business Etiquette: Appearance	03/28/2023
Millner, Cara	PD 102 - Business Etiquette: Communication	03/28/2023
Millner, Cara	PD 103 - Business Etiquette: Work Relationships	03/28/2023
Millner, Cara	PD 104 - Business Etiquette: Getting Help and Saying Thanks	03/28/2023
Millner, Cara	RRHA COVID-19 Infectious Disease Prevention Policy	03/15/2023
Moore, Chuck	eL 100 - Welcome to eLearning	03/29/2023
Moore, Chuck	HR 135 - Drug-Free Workplace: Supervisor	03/29/2023
Pagans, Leanna	HR 130 - Drug-Free Workplace	03/15/2023
Pagans, Leanna	PHA 001 - What is HUD?	03/17/2023
Richie, Evangeline	HR 020 - Preventing Harassment for Managers	03/22/2023

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
March 2023**

WORK COMP CLAIMS FY 2022-2023

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM ONLY</u>
October 2022	1	1
November 2022	0	0
December 2022	0	0
January 2023	0	1
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
FISCAL YEAR Total	1	2

FINANCE DIVISION

DEPARTMENT OF FINANCE

MARCH 31, 2023

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 22

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$679,000 due to the factors explained below:

Dwelling Rental is reporting a favorable variance of \$16,000 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, late fees and insurance proceeds received which exceeded the amount budgeted.

Operating and Utility Subsidies are showing favorable variances due to HUD funding at more than the 95% that was budgeted. The Authority also received \$73,511 in HOTMA funds related to capital improvement projects at AMP 202 and 207 which also contributed to the favorable variance.

Administrative Expenses are under budget approximately \$71,000 mainly due to salaries and benefits 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 \$12,000 due to actual expenses reporting less than the amount budgeted for the quarter.

Utilities Expense is over budget \$155,000 due to utility costs being over the amount budgeted. Recent rate increases are a contributing factor.

Ordinary Maintenance has a favorable variance of approximately \$8,000 due to favorable variances in salaries, materials, and contract costs.

General Expenses are over budget \$279,000 due to bad debt write-offs.

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 \$120,000 due to most all expense categories are under the amount budgeted including vacant and restructured positions.

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 \$47,000 due to Admin Fee Income received for the period between January 22 and September 2022 received in fiscal year 2023.

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 a favorable variance of approximately \$27,000 due to salaries and benefits being under budget.

Ordinary Maintenance is reporting a favorable variance of \$5,000 due to most expense categories being under the amount budgeted.

Homeownership Opportunities Program (HOP) – page 36

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 ongoing renovation of 2 houses purchased in 2022.

CASH ACTIVITY

AS OF MARCH 31, 2023

CASH ACTIVITY AS OF 03/31/23

UNRESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	BALANCE
Truist	Checking	22,811,846.03
Less:	Outstanding checks	(133,684.80)
		22,678,161.23

RESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	YIELD	BALANCE
Truist	Section 8 FSS Escrow	0.10%	56,806.15
Truist	Public Housing FSS Escrow	0.04%	101,146.13
Truist	SRAP Operating Fund	0.02%	276,784.15
Truist	SRAP Operating Reserve Fund	0.04%	896,143.44
			1,330,879.87

BALANCE SHEETS

AS OF MARCH 31, 2023

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS GRANTS**

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	(30,228)	(34,364)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	30,228	34,364
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>0</u></u>	<u><u>0</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u><u>0</u></u>	<u><u>0</u></u>

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	(12,203)	(59,068)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	12,203	59,068
Inventory	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>0</u></u>	<u><u>0</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity	<u><u>0</u></u>	<u><u>0</u></u>

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	(3,121)	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	<u>(3,121)</u>	<u>0</u>
Fixed Assets, net of depreciation	14,105,008	14,518,707
Total Noncurrent Assets	<u>14,105,008</u>	<u>14,518,707</u>
Total Assets	<u><u>14,101,887</u></u>	<u><u>14,518,707</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	14,105,008	14,518,707
Retained Earnings - current	(3,121)	0
Operating Reserve	0	0
Total Fund Equity	<u>14,101,887</u>	<u>14,518,707</u>
Total Liabilities and Fund Equity	<u><u>14,101,887</u></u>	<u><u>14,518,707</u></u>

* Due to timing

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	(10,100)	(11,136)
Investments	0	0
Accounts receivable	5,226	6,426
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	656	492
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(4,218)	(4,218)
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	(672)	(672)
Operating Reserve	(3,546)	(3,546)
Total fund equity	(4,218)	(4,218)
Total Liabilities and Equity	(4,218)	(4,218)

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	945,602	956,014
Investments	0	0
Accounts Receivable	(401)	(1,739)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	1,634	1,316
Interprogram due from	0	0
Fixed assets net of depreciation	68,543	68,543
Total Assets	1,015,378	1,024,134
LIABILITIES		
Accounts Payable	100	100
Accrued liabilities	5,521	5,521
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	5,621	5,621
EQUITY		
Investment in general fixed assets	68,543	68,543
Retained Earnings - current	23,537	32,293
Operating Reserve	917,677	917,677
Total fund equity	1,009,757	1,018,513
Total Liabilities and Equity	1,015,378	1,024,134

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	1,361,773	1,340,561
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	308,732	308,732
Total Assets	1,737,505	1,716,293
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	308,732	308,732
Retained Earnings - current	(38,389)	(59,601)
Operating Reserve	1,467,162	1,467,162
Total Fund Equity	1,737,505	1,716,293
Total Liabilities and Fund Equity	1,737,505	1,716,293

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	704,652	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
Total Assets	1,196,630	1,196,630
LIABILITIES		
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
Total Liabilities	336,924	336,924
EQUITY		
Investment in general fixed assets	491,978	491,978
Retained Earnings - current	(150)	(150)
Operating Reserve	367,878	367,878
Total Fund Equity	859,706	859,706
Total Liabilities and Fund Equity	1,196,630	1,196,630

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
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	1,241,641	1,241,641
Total Assets	1,400,634	1,400,634
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
Total Liabilities	160,536	160,536
EQUITY		
Investment in general fixed assets	1,241,641	1,241,641
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
Total Fund Equity	1,240,098	1,240,098
Total Liabilities and Fund Equity	1,400,634	1,400,634

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8**

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	1,882,818	2,316,265
Cash - restricted	1,238,195	1,229,734
Investments	0	0
Accounts receivable	335	335
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other assets	21,026	18,117
Interprogram due from	0	0
Fixed assets net of depreciation	34,158	34,158
Total Assets	3,176,532	3,598,609
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	54,182	56,804
Due to other governments	0	0
Other liabilities	184,237	184,244
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	238,419	241,048
EQUITY		
Investment in general fixed assets	34,158	34,158
Retained Earnings - current	180,948	218,526
Operating Reserve	1,989,188	1,989,188
HAP Reserve	733,819	1,115,689
Total fund equity	2,938,113	3,357,561
Total Liabilities and Equity	3,176,532	3,598,609

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	6,263,068	6,263,915
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	23,790	30,142
Interprogram-due from	0	0
Total Current Assets	<u>6,329,393</u>	<u>6,336,592</u>
Fixed Assets, net of depreciation	108,208	108,208
Total Noncurrent Assets	<u>108,208</u>	<u>108,208</u>
Total Assets	<u><u>6,437,601</u></u>	<u><u>6,444,800</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	276,038	236,871
Total Liabilities	<u>634,466</u>	<u>595,299</u>
EQUITY		
Investment in general fixed assets	108,208	108,208
Retained Earnings - current	210,783	257,149
Operating Reserve	5,484,144	5,484,144
Total Fund Equity	<u>5,803,135</u>	<u>5,849,501</u>
Total Liabilities and Fund Equity	<u><u>6,437,601</u></u>	<u><u>6,444,800</u></u>

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	1,206,819	1,211,027
Cash - restricted	3,145	3,145
Investments	0	0
Accounts Receivable	(3,547)	(4,911)
Notes & Mortgage Receivable	25,500	25,500
Due from other governments	0	0
Inventory	0	0
Other Assets	1,359	1,049
Interprogram-due from	0	0
Total Current Assets	1,233,276	1,235,810
Fixed Assets, net of depreciation	921,860	921,860
Total Noncurrent Assets	921,860	921,860
Total Assets	2,155,136	2,157,670
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	2,751	2,965
Other Liabilities	22,874	24,486
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	25,625	27,451
EQUITY		
Investment in general fixed assets	921,860	921,860
Retained Earnings - current	28,470	29,178
Operating Reserve	1,179,181	1,179,181
Operating Reserve Used	0	0
Total Fund Equity	2,129,511	2,130,219
Total Liabilities and Fund Equity	2,155,136	2,157,670

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	729,233	694,541
Cash - restricted	19,630	19,630
Investments	0	0
Accounts Receivable	12,857	4,604
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	32,037	26,863
Interprogram-due from	0	0
Total Current Assets	793,757	745,638
 Fixed Assets, net of depreciation	 6,249,354	 6,249,354
Total Noncurrent Assets	6,249,354	6,249,354
 Total Assets	 7,043,111	 6,994,992
 LIABILITIES		
Accounts Payable	100	(39)
Accrued Liabilities	0	0
Due to other governments	35,960	38,738
Other Liabilities	33,971	35,138
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	70,031	73,837
 EQUITY		
Investment in general fixed assets	6,249,354	6,249,354
Retained Earnings - current	0	0
Operating Reserve	738,213	738,213
Operating Reserve Used	(14,487)	(66,412)
Total Fund Equity	6,973,080	6,921,155
 Total Liabilities and Fund Equity	 7,043,111	 6,994,992

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	(189,123)	(195,581)
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(21,864)	(27,953)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	7,551	5,734
Interprogram-due from	0	0
Total Current Assets	(203,436)	(217,800)
Fixed Assets, net of depreciation	1,057,775	1,057,775
Total Noncurrent Assets	1,057,775	1,057,775
Total Assets	854,339	839,975
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	30,044	31,574
Other Liabilities	11,291	12,254
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	41,335	43,828
EQUITY		
Investment in general fixed assets	1,057,775	1,057,775
Retained Earnings - current	9,911	0
Operating Reserve	(254,682)	(254,681)
Operating Reserve Used	0	(6,947)
Total Fund Equity	813,004	796,147
Total Liabilities and Fund Equity	854,339	839,975

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	618,020	577,656
Cash - restricted	11,649	11,649
Investments	0	0
Accounts Receivable	47,485	42,189
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	19,187	15,353
Interprogram-due from	0	0
Total Current Assets	696,341	646,847
Fixed Assets, net of depreciation	1,999,848	1,999,848
Total Noncurrent Assets	1,999,848	1,999,848
Total Assets	2,696,189	2,646,695
LIABILITIES		
Accounts Payable	14	14
Accrued Liabilities	0	0
Due to other governments	29,303	30,911
Other Liabilities	36,431	35,364
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	65,748	66,289
EQUITY		
Investment in general fixed assets	1,991,456	1,991,456
Retained Earnings - current	119,450	69,414
Operating Reserve	519,535	519,536
Operating Reserve Used	0	0
Total Fund Equity	2,630,441	2,580,406
Total Liabilities and Fund Equity	2,696,189	2,646,695

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	1,818,407	1,807,589
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(10,281)	(9,889)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	15,002	11,256
Interprogram-due from	0	0
Total Current Assets	1,823,128	1,808,956
Fixed Assets, net of depreciation	3,237,402	3,237,402
Total Noncurrent Assets	3,237,402	3,237,402
Total Assets	5,060,530	5,046,358
LIABILITIES		
Accounts Payable	100	0
Accrued Liabilities	0	0
Due to other governments	53,775	56,896
Other Liabilities	51,514	49,699
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	105,389	106,595
EQUITY		
Investment in general fixed assets	3,237,402	3,237,402
Retained Earnings - current	49,915	34,537
Operating Reserve	1,667,824	1,667,824
Operating Reserve Used	0	0
Total Fund Equity	4,955,141	4,939,763
Total Liabilities and Fund Equity	5,060,530	5,046,358

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	968,131	864,834
Cash - restricted	1,171	1,171
Investments	0	0
Accounts Receivable	55,382	49,567
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	58,022	49,848
Interprogram-due from	0	0
Total Current Assets	1,082,706	965,420
Fixed Assets, net of depreciation	1,951,136	1,951,136
Total Noncurrent Assets	1,951,136	1,951,136
Total Assets	3,033,842	2,916,556
LIABILITIES		
Accounts Payable	100	0
Accrued Liabilities	0	0
Due to other governments	5,574	4,909
Other Liabilities	23,911	23,949
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	29,585	28,858
EQUITY		
Investment in general fixed assets	1,951,136	1,951,135
Retained Earnings - current	7,255	0
Operating Reserve	1,045,866	1,045,866
Operating Reserve Used	0	(109,303)
Total Fund Equity	3,004,257	2,887,698
Total Liabilities and Fund Equity	3,033,842	2,916,556

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	436,564	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
Total Current Assets	<u>752,564</u>	<u>752,564</u>
Fixed Assets, net of depreciation	<u>541,693</u>	<u>541,693</u>
Total Noncurrent Assets	<u>541,693</u>	<u>541,693</u>
Total Assets	<u><u>1,294,257</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	<u>0</u>	<u>0</u>
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	753,514	753,514
Operating Reserve Used	<u>(950)</u>	<u>(950)</u>
Total Fund Equity	<u>1,294,257</u>	<u>1,294,257</u>
Total Liabilities and Fund Equity	<u><u>1,294,257</u></u>	<u><u>1,294,257</u></u>

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	1,901,849	1,912,874
Cash - restricted	63,483	63,483
Investments	0	0
Accounts Receivable	(7,226)	(7,353)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	31,784	25,608
Interprogram-due from	0	0
Total Current Assets	1,989,890	1,994,612
Fixed Assets, net of depreciation	6,373,786	6,373,786
Total Noncurrent Assets	6,373,786	6,373,786
Total Assets	8,363,676	8,368,398
LIABILITIES		
Accounts Payable	130	130
Accrued Liabilities	0	0
Due to other governments	17,546	18,326
Other Liabilities	80,479	86,529
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	98,155	104,985
EQUITY		
Investment in general fixed assets	6,373,786	6,373,786
Retained Earnings - current	191,382	189,273
Operating Reserve	1,700,353	1,700,354
Operating Reserve Used	0	0
Total Fund Equity	8,265,521	8,263,413
Total Liabilities and Fund Equity	8,363,676	8,368,398

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	3,659,216	3,575,171
Cash - restricted	2,062	2,062
Investments	0	0
Accounts Receivable	112,098	121,415
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Inventory	0	0
Other Assets	26,287	84,795
Interprogram-due from	0	0
Total Current Assets	3,799,663	3,783,443
Fixed Assets, net of depreciation	1,586,125	1,586,125
Total Noncurrent Assets	1,586,125	1,586,125
Total Assets	5,385,788	5,369,568
LIABILITIES		
Accounts Payable	100	100
Accrued Liabilities	0	0
Due to other governments	31,951	33,411
Other Liabilities	43,891	44,735
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	75,942	78,246
EQUITY		
Investment in general fixed assets	1,586,125	1,586,125
Retained Earnings - current	382,297	363,773
Operating Reserve	3,341,424	3,341,424
Operating Reserve Used	0	0
Total Fund Equity	5,309,846	5,291,322
Total Liabilities and Fund Equity	5,385,788	5,369,568

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

**BALANCE SHEET
(unaudited)**

MARCH 31, 2023

ASSETS	Feb-23	Mar-23
Cash - unrestricted	11,149,116	10,884,675
Cash - restricted	101,141	101,140
Investments	0	0
Accounts Receivable	184,904	167,669
Notes & Mortgage Receivable	341,500	341,500
Due from other governments	0	0
Inventory	0	0
Other Assets	191,229	220,506
Interprogram-due from	0	0
Total Current Assets	11,967,890	11,715,490
 Fixed Assets, net of depreciation	 23,918,979	 23,918,979
Total Noncurrent Assets	23,918,979	23,918,979
 Total Assets	 35,886,869	 35,634,469
 LIABILITIES		
Accounts Payable	544	205
Accrued Liabilities	0	0
Due to other governments	206,904	217,730
Other Liabilities	304,362	312,154
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	511,810	530,089
 EQUITY		
Investment in general fixed assets	23,910,587	23,910,586
Retained Earnings - current	788,680	686,175
Operating Reserve	10,691,229	10,691,231
Operating Reserve Used	(15,437)	(183,612)
Total Fund Equity	35,375,059	35,104,380
 Total Liabilities and Fund Equity	 35,886,869	 35,634,469

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2022 - MARCH 31, 2023

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	3,671,000.00	1,835,500.00	1,851,629.64	16,129.64
Excess Utilities	120,000.00	60,000.00	61,243.71	1,243.71
Interest Income	-	-	-	-
Other Income	184,200.00	92,100.00	164,382.66	72,282.66
Operating Subsidy	4,204,744.00	2,102,372.00	2,514,033.03	411,661.03
Utilities Subsidy	1,828,504.00	914,252.00	1,091,690.73	177,438.73
Total Revenues	10,008,448.00	5,004,224.00	5,682,979.77	678,755.77
EXPENSES				
Administration	1,467,510.00	733,755.00	662,956.10	70,798.90
Central Office Property Management Fees	1,170,135.00	585,067.50	583,823.32	1,244.18
Central Office Bookkeeping Fees	114,138.00	57,069.00	56,946.00	123.00
Tenant Services	213,977.00	106,988.50	94,855.56	12,132.94
Utilities Expense	2,061,250.00	1,030,625.00	1,185,505.99	(154,880.99)
Ordinary Maintenance	3,989,314.00	1,994,657.00	1,986,877.11	7,779.89
Protective Services	272,350.00	136,175.00	133,510.96	2,664.04
General	579,586.00	289,793.00	557,461.05	(267,668.05)
P.I.L.O.T.	170,925.00	85,462.50	66,010.58	19,451.92
Extraordinary Maintenance	-	-	(147,529.48)	147,529.48
Replacement of Equipment	-	-	-	-
Capital Replacements	20,000.00	10,000.00	-	10,000.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	10,059,185.00	5,029,592.50	5,180,417.19	(150,824.69)
Diff In Oper Revenues & Expenses	(50,737.00)	(25,368.50)	502,562.58	527,931.08
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	208,731.00	104,365.50	183,612.71	79,247.21
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	-	-	-	-
	208,731.00	104,365.50	183,612.71	79,247.21
Difference in Revenue & Expense	157,994.00	78,997.00	686,175.29	607,178.29

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	806,000.00	403,000.00	426,955.90	23,955.90
Excess Utilities	50,000.00	25,000.00	17,994.35	(7,005.65)
Interest Income	-	-	-	-
Other Income	37,400.00	18,700.00	23,729.26	5,029.26
Operating Subsidy	1,065,027.00	532,513.50	627,405.00	94,891.50
Utilities Subsidy	524,565.00	262,282.50	313,792.00	51,509.50
Total Revenues	2,482,992.00	1,241,496.00	1,409,876.51	168,380.51
EXPENSES				
Administration	335,101.00	167,550.50	138,108.91	29,441.59
Central Office Property Management Fees	274,036.00	137,018.00	138,017.55	(999.55)
Central Office Bookkeeping Fees	26,730.00	13,365.00	13,462.50	(97.50)
Tenant Services	42,959.00	21,479.50	16,158.17	5,321.33
Utilities Expense	650,200.00	325,100.00	315,813.82	9,286.18
Ordinary Maintenance	897,405.00	448,702.50	279,659.06	169,043.44
Protective Services	79,200.00	39,600.00	43,669.20	(4,069.20)
General	122,425.00	61,212.50	132,770.80	(71,558.30)
P.I.L.O.T.	20,580.00	10,290.00	11,114.11	(824.11)
Extraordinary Maintenance	-	-	(42,670.76)	42,670.76
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,448,636.00	1,224,318.00	1,046,103.36	178,214.64
Diff In Oper Revenues & Expenses	34,356.00	17,178.00	363,773.15	346,595.15
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	34,356.00	17,178.00	363,773.15	346,595.15

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	350,000.00	175,000.00	155,694.00	(19,306.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	13,000.00	6,500.00	29,720.50	23,220.50
Operating Subsidy	774,297.00	387,148.50	487,534.03	100,385.53
Utilities Subsidy	169,968.00	84,984.00	101,044.73	16,060.73
Total Revenues	1,307,265.00	653,632.50	773,993.26	120,360.76
EXPENSES				
Administration	215,290.00	107,645.00	96,701.57	10,943.43
Central Office Property Management Fees	150,720.00	75,360.00	75,198.17	161.83
Central Office Bookkeeping Fees	14,702.00	7,351.00	7,334.50	16.50
Tenant Services	17,834.00	8,917.00	6,946.03	1,970.97
Utilities Expense	184,800.00	92,400.00	101,854.97	(9,454.97)
Ordinary Maintenance	639,594.00	319,797.00	341,323.71	(21,526.71)
Protective Services	34,150.00	17,075.00	18,238.31	(1,163.31)
General	75,429.00	37,714.50	72,071.06	(34,356.56)
P.I.L.O.T.	16,520.00	8,260.00	5,372.52	2,887.48
Extraordinary Maintenance	-	-	(140,320.29)	140,320.29
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,349,039.00	674,519.50	584,720.55	89,798.95
Diff In Oper Revenues & Expenses	(41,774.00)	(20,887.00)	189,272.71	210,159.71
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	41,774.00	20,887.00	-	(20,887.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	41,774.00	20,887.00	-	(20,887.00)
Difference in Revenue & Expense	-	-	189,272.71	189,272.71

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,000.00	1,500.00	950.00	550.00
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	3,000.00	1,500.00	950.00	550.00
Diff In Oper Revenues & Expenses	(3,000.00)	(1,500.00)	(950.00)	550.00
Non-Oper. Revenues & Expenses				
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	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	3,000.00	400.00	950.00	(550.00)
Difference in Revenue & Expense	-	(1,100.00)	-	1,100.00

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	430,000.00	215,000.00	228,088.00	13,088.00
Excess Utilities	27,000.00	13,500.00	16,377.24	2,877.24
Interest Income	-	-	-	-
Other Income	19,500.00	9,750.00	7,869.41	(1,880.59)
Operating Subsidy	642,154.00	321,077.00	378,716.00	57,639.00
Utilities Subsidy	302,190.00	151,095.00	178,927.00	27,832.00
Total Revenues	1,420,844.00	710,422.00	809,977.65	99,555.65
EXPENSES				
Administration	223,226.00	111,613.00	108,073.38	3,539.62
Central Office Property Management Fees	157,114.00	78,557.00	77,812.28	744.72
Central Office Bookkeeping Fees	15,325.00	7,662.50	7,590.00	72.50
Tenant Services	21,078.00	10,539.00	12,114.04	(1,575.04)
Utilities Expense	377,400.00	188,700.00	222,333.98	(33,633.98)
Ordinary Maintenance	603,558.00	301,779.00	414,331.04	(112,552.04)
Protective Services	15,000.00	7,500.00	20,129.64	(12,629.64)
General	72,790.00	36,395.00	56,906.09	(20,511.09)
P.I.L.O.T.	7,960.00	3,980.00	(9.72)	3,989.72
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,493,451.00	746,725.50	919,280.73	(172,555.23)
Diff In Oper Revenues & Expenses	(72,607.00)	(36,303.50)	(109,303.08)	(72,999.58)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	72,607.00	36,303.50	109,303.08	72,999.58
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	36,303.50	109,303.08	72,999.58
Difference in Revenue & Expense	-	-	-	-

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	665,000.00	332,500.00	356,534.64	24,034.64
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	59,700.00	29,850.00	34,219.77	4,369.77
Operating Subsidy	399,186.00	199,593.00	235,919.00	36,326.00
Utilities Subsidy	266,124.00	133,062.00	159,456.00	26,394.00
Total Revenues	1,390,010.00	695,005.00	786,129.41	91,124.41
EXPENSES				
Administration	191,353.00	95,676.50	89,340.97	6,335.53
Central Office Property Management Fees	193,652.00	96,826.00	96,957.89	(131.89)
Central Office Bookkeeping Fees	18,889.00	9,444.50	9,457.50	(13.00)
Tenant Services	52,778.00	26,389.00	27,835.64	(1,446.64)
Utilities Expense	217,000.00	108,500.00	166,422.81	(57,922.81)
Ordinary Maintenance	503,727.00	251,863.50	229,017.84	22,845.66
Protective Services	50,000.00	25,000.00	35,499.97	(10,499.97)
General	83,580.00	41,790.00	78,048.54	(36,258.54)
P.I.L.O.T.	44,800.00	22,400.00	19,011.28	3,388.72
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,355,779.00	677,889.50	751,592.44	(73,702.94)
Diff In Oper Revenues & Expenses	34,231.00	17,115.50	34,536.97	17,421.47
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	(34,231.00)	(17,115.50)	-	17,115.50
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	(34,231.00)	(17,115.50)	-	17,115.50
Difference in Revenue & Expense	-	-	34,536.97	34,536.97

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	470,000.00	235,000.00	224,689.00	(10,311.00)
Excess Utilities	25,000.00	12,500.00	12,395.02	(104.98)
Interest Income	-	-	-	-
Other Income	17,000.00	8,500.00	28,670.09	20,170.09
Operating Subsidy	555,110.00	277,555.00	326,749.00	49,194.00
Utilities Subsidy	195,038.00	97,519.00	115,881.00	18,362.00
Total Revenues	1,262,148.00	631,074.00	708,384.11	77,310.11
EXPENSES				
Administration	180,386.00	90,193.00	81,758.04	8,434.96
Central Office Property Management Fees	137,018.00	68,509.00	67,585.81	923.19
Central Office Bookkeeping Fees	13,365.00	6,682.50	6,592.50	90.00
Tenant Services	22,913.00	11,456.50	6,307.44	5,149.06
Utilities Expense	241,000.00	120,500.00	133,212.49	(12,712.49)
Ordinary Maintenance	584,495.00	292,247.50	239,341.18	52,906.32
Protective Services	34,000.00	17,000.00	382.79	16,617.21
General	76,040.00	38,020.00	59,180.33	(21,160.33)
P.I.L.O.T.	25,400.00	12,700.00	9,147.65	3,552.35
Extraordinary Maintenance	-	-	35,461.57	(35,461.57)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,314,617.00	657,308.50	638,969.80	18,338.70
Diff In Oper Revenues & Expenses	(52,469.00)	(26,234.50)	69,414.31	95,648.81
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	52,469.00	26,234.50	-	(26,234.50)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	52,469.00	26,234.50	-	(26,234.50)
Difference in Revenue & Expense	-	-	69,414.31	69,414.31

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	352,000.00	176,000.00	180,026.10	4,026.10
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	12,050.00	6,025.00	4,172.68	(1,852.32)
Operating Subsidy	190,758.00	95,379.00	113,052.00	17,673.00
Utilities Subsidy	132,560.00	66,280.00	79,497.00	13,217.00
Total Revenues	687,368.00	343,684.00	376,747.78	33,063.78
EXPENSES				
Administration	130,327.00	65,163.50	64,135.72	1,027.78
Central Office Property Management Fees	95,913.00	47,956.50	47,902.22	54.28
Central Office Bookkeeping Fees	9,356.00	4,678.00	4,672.00	6.00
Tenant Services	36,558.00	18,279.00	17,834.92	444.08
Utilities Expense	135,500.00	67,750.00	93,463.12	(25,713.12)
Ordinary Maintenance	257,735.00	128,867.50	98,884.74	29,982.76
Protective Services	33,000.00	16,500.00	15,266.99	1,233.01
General	39,266.00	19,633.00	32,879.00	(13,246.00)
P.I.L.O.T.	19,600.00	9,800.00	8,656.30	1,143.70
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	757,255.00	378,627.50	383,695.01	(5,067.51)
Diff In Oper Revenues & Expenses	(69,887.00)	(34,943.50)	(6,947.23)	27,996.27
Non-Oper. Revenues & Expenses				
Transfers In	73,112.00	36,556.00	-	36,556.00
Transfers Out	-	-	-	-
Reserve Used	73,112.00	36,556.00	6,947.23	(29,608.77)
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	73,112.00	6,947.23	6,947.23
Difference in Revenue & Expense	76,337.00	38,168.50	0.00	34,943.50

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	556,000.00	278,000.00	267,719.00	(10,281.00)
Excess Utilities	18,000.00	9,000.00	14,477.10	5,477.10
Interest Income	-	-	-	-
Other Income	25,500.00	12,750.00	29,465.81	16,715.81
Operating Subsidy	476,974.00	238,487.00	286,113.00	47,626.00
Utilities Subsidy	234,928.00	117,464.00	141,122.00	23,658.00
Total Revenues	1,311,402.00	655,701.00	738,896.91	83,195.91
EXPENSES				
Administration	181,568.00	90,784.00	83,665.70	7,118.30
Central Office Property Management Fees	142,499.00	71,249.50	70,969.27	280.23
Central Office Bookkeeping Fees	13,900.00	6,950.00	6,922.50	27.50
Tenant Services	17,463.00	8,731.50	6,732.58	1,998.92
Utilities Expense	253,000.00	126,500.00	144,789.93	(18,289.93)
Ordinary Maintenance	430,233.00	215,116.50	366,308.63	(151,192.13)
Protective Services	27,000.00	13,500.00	324.06	13,175.94
General	97,106.00	48,553.00	113,304.51	(64,751.51)
P.I.L.O.T.	32,100.00	16,050.00	12,292.13	3,757.87
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,194,869.00	597,434.50	805,309.31	(207,874.81)
Diff In Oper Revenues & Expenses	116,533.00	58,266.50	(66,412.40)	(124,678.90)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	66,412.40	66,412.40
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	66,412.40	66,412.40
Difference in Revenue & Expense	116,533.00	58,266.50	-	(58,266.50)

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	42,000.00	21,000.00	11,923.00	(9,077.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	50.00	25.00	6,535.14	6,510.14
Operating Subsidy	101,238.00	50,619.00	58,545.00	7,926.00
Utilities Subsidy	3,131.00	1,565.50	1,971.00	405.50
Total Revenues	146,419.00	73,209.50	78,974.14	5,764.64
EXPENSES				
Administration	10,259.00	5,129.50	1,171.81	3,957.69
Central Office Property Management Fees	19,183.00	9,591.50	9,380.13	211.37
Central Office Bookkeeping Fees	1,871.00	935.50	914.50	21.00
Tenant Services	2,394.00	1,197.00	926.74	270.26
Utilities Expense	2,350.00	1,175.00	7,614.87	(6,439.87)
Ordinary Maintenance	69,567.00	34,783.50	17,060.91	17,722.59
Protective Services	-	-	-	-
General	12,950.00	6,475.00	12,300.72	(5,825.72)
P.I.L.O.T.	3,965.00	1,982.50	426.31	1,556.19
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	122,539.00	61,269.50	49,795.99	11,473.51
Diff In Oper Revenues & Expenses	23,880.00	11,940.00	29,178.15	17,238.15
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	23,880.00	11,940.00	29,178.15	17,238.15

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	1,986,732.00	993,366.00	997,319.49	3,953.49
Service Fee Income	153,507.00	76,753.50	44,368.95	(32,384.55)
Asset Management & Bookkeeping Income	439,758.00	219,879.00	217,063.50	(2,815.50)
Interest Income	-	-	129.75	129.75
Other Income	2,000.00	1,000.00	12,959.99	11,959.99
Total Revenues	2,581,997.00	1,290,998.50	1,271,841.68	(19,156.82)
EXPENSES				
Administration	2,147,544.00	1,073,772.00	954,045.58	119,726.42
Tenant Services	9,283.00	4,641.50	1,874.09	2,767.41
Utilities Expense	33,800.00	16,900.00	16,058.45	841.55
Ordinary Maintenance	144,505.00	72,252.50	33,626.99	38,625.51
General	16,200.00	8,100.00	9,087.72	(987.72)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,351,332.00	1,175,666.00	1,014,692.83	160,973.17
Difference in Revenue & Expense	230,665.00	115,332.50	257,148.85	141,816.35
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	230,665.00	115,332.50	257,148.85	141,816.35

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	10.79	10.79
Other Income	1,700.00	850.00	8,839.56	7,989.56
Adm Subsidy	1,455,651.00	727,825.50	774,784.00	46,958.50
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,457,351.00	728,675.50	783,634.35	54,958.85
EXPENSES				
Administration	1,166,128.00	583,064.00	555,588.01	27,475.99
Tenant Services	6,500.00	3,250.00	142.86	3,107.14
Utilities	6,900.00	3,450.00	3,211.67	238.33
Ordinary Maintenance	13,000.00	6,500.00	1,477.21	5,022.79
General	12,300.00	6,150.00	4,688.60	1,461.40
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,204,828.00	602,414.00	565,108.35	37,305.65
Diff In Oper Revenue & Expense	252,523.00	126,261.50	218,526.00	92,264.50
Non-Oper. Revenue				
Nonexpend Equipment		0.00	0.00	0.00
HAP Subsidy	15,600,000.00	7,800,000.00	7,871,142.83	71,142.83
HAP Payments	15,600,000.00	7,800,000.00	7,871,142.83	(71,142.83)
Diff In Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	252,523.00	126,261.50	218,526.00	92,264.50

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
City of Roanoke CD Grants	0.00	0.00	0.00	0.00
City of Roanoke Other Grants	0.00	0.00	300.00	300.00
Other Revenue	<u>133.00</u>	<u>99.75</u>	<u>0.00</u>	<u>(99.75)</u>
Total Revenue	133.00	99.75	300.00	200.25
EXPENSES				
Administration	0.00	0.00	300.00	(300.00)
Property Expenses	0.00	0.00	0.00	0.00
Other Expenses	133.00	99.75	0.00	99.75
Land Transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	133.00	99.75	300.00	(200.25)
Diff in Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Property	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 9 months.

**YTD Actual is Revenue or Expense from 7/1/22 through 03/31/22.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	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
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	1,000.00	500.00	0.00	500.00
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	700.00	100.00	600.00
General Expense	15.00	7.50	0.00	7.50
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	2,465.00	1,257.50	150.40	1,107.10
Diff in Oper. Revenues & Expenses	(2,465.00)	(1,257.50)	(150.40)	1,107.10
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Difference in Ttl Revenues & Expenses	(2,465.00)	(1,257.50)	(150.40)	1,107.10

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Gain (Loss) on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	10,200.00	5,100.00	348.00	4,752.00
Tenant Services	4,000.00	2,000.00	0.00	2,000.00
Utilities	0.00	0.00	922.00	(922.00)
Ordinary & Contract Maintenance	2,789.00	1,394.50	318.40	1,076.10
General	0.00	0.00	0.00	0.00
Capital Expenditures	900,000.00	450,000.00	58,012.15	391,987.85
Total Expenses	916,989.00	458,494.50	59,600.55	398,893.95
Diff in Oper. Revenues & Expenses	(916,989.00)	(458,494.50)	(59,600.55)	(398,893.95)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Use of Reserves	916,989.00	458,494.50	59,600.55	398,893.95
Difference in Ttl Revenues & Expenses	0.00	0.00	0.00	0.00

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	43,200.00	21,600.00	20,034.00	(1,566.00)
Interest Income	0.00	0.00	0.00	0.00
Other Income	200.00	100.00	3,542.16	3,442.16
Operating Subsidy	<u>132,200.00</u>	<u>66,100.00</u>	<u>71,696.00</u>	<u>5,596.00</u>
Total Revenues	175,600.00	87,800.00	95,272.16	7,472.16
EXPENSES				
Administration	37,790.00	18,895.00	18,470.16	424.84
Tenant Services	1,300.00	650.00	0.00	650.00
Utilities	4,300.00	2,150.00	2,498.47	(348.47)
Ordinary Maintenance	38,687.00	19,343.50	40,096.89	(20,753.39)
Protective Services	0.00	0.00	0.00	0.00
General	5,040.00	2,520.00	1,913.73	606.27
Extraordinary Maintenance	40,000.00	20,000.00	0.00	20,000.00
Replacement of Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	127,117.00	63,558.50	62,979.25	579.25
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	48,483.00	24,241.50	32,292.91	8,051.41

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	61,612.00	30,806.00	27,368.39	(3,437.61)
Other income	49,471.00	24,735.50	10,570.16	(14,165.34)
Total Revenues	111,083.00	55,541.50	37,938.55	(17,602.95)
EXPENSES				
Administration	38,840.00	19,420.00	7,613.84	11,806.16
Management Fees	61,612.00	30,806.00	27,368.39	3,437.61
Tenant Services	0.00	0.00	708.42	(708.42)
Utilities	200.00	100.00	(159.35)	259.35
Ordinary Maintenance	8,071.00	4,035.50	2,095.53	1,939.97
General	2,360.00	1,180.00	983.40	196.60
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	111,083.00	55,541.50	38,610.23	16,931.27
Difference in Revenue & Expense	0.00	0.00	(671.68)	(671.68)

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

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,302,705.00</u>	<u>3,278,545.00</u>	<u>0.00</u>	<u>(24,160.00)</u>
Total Revenues	3,302,705.00	3,278,545.00	0.00	(24,160.00)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	8,000.00	8,000.00	0.00	0.00
Management Improvement	25,000.00	25,000.00	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	<u>189,999.72</u>	<u>189,999.72</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,302,705.00	3,278,545.00	0.00	24,160.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
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 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,444,054.00</u>	<u>3,348,114.84</u>	<u>642,483.57</u>	<u>(95,939.16)</u>
Total Revenues	3,444,054.00	3,348,114.84	642,483.57	(95,939.16)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	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	2,993,745.84	641,392.68	88,308.16
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,444,054.00	3,348,114.84	642,483.57	95,939.16
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
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 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,729,394.00</u>	<u>3,167,772.65</u>	<u>110,140.76</u>	<u>(561,621.35)</u>
Total Revenues	3,729,394.00	3,167,772.65	110,140.76	(561,621.35)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	370,000.00	370,000.00	0.00	0.00
General Capital Activity	3,334,394.00	2,797,772.65	110,140.76	536,621.35
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,729,394.00	3,167,772.65	110,140.76	561,621.35
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
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 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,836,496.00</u>	<u>3,774,390.47</u>	<u>407,526.88</u>	<u>(62,105.53)</u>
Total Revenues	3,836,496.00	3,774,390.47	407,526.88	(62,105.53)
EXPENSES				
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	3,366,390.47	407,526.88	42,105.53
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,836,496.00	3,774,390.47	407,526.88	62,105.53
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
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 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,741,515.00</u>	<u>965,866.87</u>	<u>965,866.87</u>	<u>(3,775,648.13)</u>
Total Revenues	4,741,515.00	965,866.87	965,866.87	(3,775,648.13)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	470,000.00	470,000.00	470,000.00	0.00
General Capital Activity	4,246,515.00	495,866.87	495,866.87	3,750,648.13
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,741,515.00	965,866.87	965,866.87	3,775,648.13
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
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 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,300,000.00</u>	<u>394,131.16</u>	<u>153,494.36</u>	<u>(1,905,868.84)</u>
Total Revenues	2,300,000.00	394,131.16	153,494.36	(1,905,868.84)
EXPENSES				
Salaries	1,319,598.00	294,202.03	117,718.87	1,025,395.97
Staff Travel Costs	2,000.00	0.00	0.00	2,000.00
Administrative/Other Costs	83,360.00	8,430.29	1,921.85	74,929.71
Staff Training Costs	12,000.00	3,610.35	136.37	8,389.65
Supportive Services	35,120.00	51.00	35.00	35,069.00
Case Management	116,642.00	37,345.52	16,329.53	79,296.48
Computers/Software	42,780.00	19,009.97	39.74	23,770.03
Rent Incentives	<u>688,500.00</u>	<u>31,482.00</u>	<u>17,313.00</u>	<u>657,018.00</u>
Total Expenses	2,300,000.00	394,131.16	153,494.36	1,905,868.84
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
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 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>396,978.00</u>	<u>195,469.76</u>	<u>97,241.93</u>	<u>(201,508.24)</u>
Total Revenues	396,978.00	195,469.76	97,241.93	(201,508.24)
EXPENSES				
Project Coordinator	346,178.00	172,470.44	83,409.32	173,707.56
Administrative Costs	35,800.00	20,582.75	11,566.04	15,217.25
Training Costs	<u>15,000.00</u>	<u>2,416.57</u>	<u>2,266.57</u>	<u>12,583.43</u>
Total Expenses	396,978.00	195,469.76	97,241.93	201,508.24
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
Grant effective dates are June 01, 2021 to May 31, 2024.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
FY 2022 FSS GRANT (690)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - MARCH 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>189,000.00</u>	<u>29,958.42</u>	<u>29,958.42</u>	<u>(159,041.58)</u>
Total Revenues	189,000.00	29,958.42	29,958.42	(159,041.58)
EXPENSES				
Project Coordinator	<u>189,000.00</u>	<u>29,958.42</u>	<u>29,958.42</u>	<u>159,041.58</u>
Total Expenses	189,000.00	29,958.42	29,958.42	159,041.58
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 03/31/23.
Grant effective dates are January 01, 2023 to December 31, 2023.

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
MARCH 2023

PROCUREMENT MARCH 2023 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-23-01-13

Invitation for Bids for Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, AMP 201, Phase 2 was issued January 22, 2023. A pre-bid meeting was held on February 1, 2023. Comments were received by February 13, 2023. Two (2) responsive bids were received by February 21, 2023. Russell's Remodeling, LLC submitted the low responsive bid with an amount of \$567,834.00. Commissioners approved Resolution 4152 on March 27, 2023 accepting the bid submitted by Russell's Remodeling, LLC for award of a contract. A contract with a fixed amount of \$567,834.00 was executed March 28, 2023.

B. Solicitations Pending

None

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
MARCH 2023

Redevelopment and Revitalization Department

March 2023 MONTHLY ACTIVITY REPORT

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. The Board approved an award of contract to G & H Contracting, Inc. and a contract with a fixed amount of \$1,071,535.00 was executed January 3, 2023. Construction is tentatively scheduled to start in April after building permits are obtained.

Homeownership Program

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

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

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

In March 2023 a buyer qualified to purchase the property at 1613 Dupree Street, NW. A contract draft is being drafted, after which RRHA will begin the process of relocating the current tenant, and making needed improvements and upgrades to the unit.

RRHA closed on the sale of 1720 Dupree Street, NW in August 2023, 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 at 1809 Downing Street, NW and 505 21st Street, NW. Both are pre-qualified to purchase and RRHA is preparing specifications for the final work to be done on the units before closing. Two other units, 1203 and 1924 Melrose Avenue, NW, have been reserved by qualified applicants. RRHA is currently preparing requests for quotes for these units to renovate them prior to the tenants moving in.

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 in the spring of 2023 at the earliest. The other property should be completed and sold shortly thereafter.

RRHA was notified in 2022 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 progressing with 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, 5th Street, and Orange and McDowell Avenues, NW. Recently, RRHA has been contacted about some of these properties and is discussing a possible sale with an interested party.

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

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

Repositioning and Faircloth to RAD

Repositioning public housing is the conversion and transfer of ownership of public housing properties to housing that is subsidized with a long-term contract under the Section 8 Program. The properties go through a HUD authorized process and in the end are owned or controlled by a PHA or a PHA's non-profit affiliate after HUD releases the declaration of trust. The most common conversion method is the Rental Assistance Demonstration (RAD) Program, though there are several other methods of conversion, such as Section 18 demolition/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 property located 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. Virginia Housing issued the RFP on January 27, 2023.

On February 27 the Board of Commissioners approved a resolution to allow the Executive Director to submit a proposal for the property at 4301 Old Spanish Trail, NW, and set a price cap in executive session. RRHA submitted the proposal by the March 17 deadline and also began applying to HUD for a Notice of Anticipated RAD Rents as the first step of the Faircloth to RAD process. HUD advised that at present they are suspending review of Faircloth to RAD applications in anticipation of forthcoming new regulations.

RRHA has also been in discussions with the City of Roanoke about another potential site for a Faircloth to RAD development.

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

3/31/2023

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
VA36R01150111	\$165,582.00	\$165,582.00	\$0.00	\$165,582.00	\$0.00	29-Sep-2014	29-Sep-2016
VA36R01150212	\$266,474.00	\$266,474.00	\$0.00	\$266,474.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150213	\$150,166.00	\$150,166.00	\$0.00	\$150,166.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150214	\$157,624.00	\$157,624.00	\$0.00	\$157,624.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150215	\$172,897.00	\$172,897.00	\$0.00	\$172,897.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150216	\$179,479.00	\$179,479.00	\$0.00	\$179,479.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36P01150109	\$2,359,489.00	\$2,359,489.00	\$0.00	\$2,359,489.00	\$0.00	14-Sep-2011	14-Sep-2013
VA36P01150110	\$2,171,100.00	\$2,171,100.00	\$0.00	\$2,171,100.00	\$0.00	14-Jul-2012	14-Jul-2014
VA36P01150111	\$1,868,485.00	\$1,868,485.00	\$0.00	\$1,868,485.00	\$0.00	2-Aug-2013	2-Aug-2015
VA36P01150113	\$1,577,083.00	\$1,577,083.00	\$0.00	\$1,577,083.00	\$0.00	8-Sep-2015	8-Sep-2017
VA3F011CNP112	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	\$0.00	30-Sep-2019	30-Sep-2021
VA36P01150114	\$1,753,413.00	\$1,753,413.00	\$0.00	\$1,753,413.00	\$0.00	12-May-2016	12-May-2018
VA36P01150115	\$1,921,376.00	\$1,921,376.00	\$0.00	\$1,921,376.00	\$0.00	12-Apr-2017	12-Apr-2019
VA36P01150116	\$1,996,769.00	\$1,996,769.00	\$0.00	\$1,996,769.00	\$0.00	12-Apr-2018	12-Apr-2020
VA36P01150117	\$2,066,639.00	\$2,066,639.00	\$0.00	\$2,066,639.00	\$0.00	15-Aug-2020	15-Aug-2022
VA36E01150117	\$250,000.00	\$250,000.00	\$0.00	\$250,000.00	\$0.00	13-Aug-2018	13-Aug-2019
VA36P01150118	\$3,302,705.00	\$3,302,705.00	\$0.00	\$3,278,545.00	\$24,160.00	28-May-2021	28-May-2023
VA36P01150119	\$3,444,054.00	\$3,444,054.00	\$0.00	\$3,348,114.84	\$95,939.16	15-Apr-2022	15-Apr-2024
VA36P01150120	\$3,729,394.00	\$3,695,500.71	\$33,893.29	\$3,167,772.65	\$561,621.35	25-Mar-2023	25-Mar-2025
VA36E01150120	\$275,000.00	\$275,000.00	\$0.00	\$275,000.00	\$0.00	21-Sep-2021	21-Sep-2022
VA36P01150121	\$3,836,496.00	\$3,816,496.00	\$20,000.00	\$3,774,390.47	\$62,105.53	22-Feb-2023	22-Feb-2025
VA36P01150122	\$4,741,515.00	\$4,575,851.65	\$165,663.35	\$965,866.87	\$3,775,648.13	11-May-2024	11-May-2026
Totals	\$31,844,225.00	\$31,790,331.71	\$53,893.29	\$31,100,398.96	\$743,826.04		
		99.8%		97.7%			

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

City of Roanoke Redevelopment and Housing Authority

Contracts Administered by the Operations Division

Status Report as of 3/31/23

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Percent % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 569-2007-1-7 (project 200701)	Bathroom Renovations, Phase 2 Hunt Manor Original Contract Amount \$565,430.00	Russell's Remodeling, LLC	N/A	9/12/22		\$565,430.00	23%	95%	Work is complete in two (2) units. Work has been delayed due to contractor working on other projects for RRHA.
contract 570-2101-1-7 (project 201004)	HVAC Improvements for Morningside Manor Original Contract Amount \$439,200.00	Valley Boiler & Mechanical, Inc.	Hughes Associates Architects & Engineers	4/19/21	#1 (\$24,262.00) + time	\$463,462.00	97%	100%	Work is nearing completion.
contract 202-2101-1-7 (project 210201)	Installation of Bathroom Exhaust Fans for Villages at Lincoln Original Contract Amount \$175,500.00	Russell's Remodeling, LLC	N/A	6/13/22	#1 (\$6,300.00)	\$181,800.00	100%	100%	Project close out is complete.
contract 572-2101-1-7 (project 210402)	Security Measures for RRHA Central Administration Building Original Contract Amount \$527,000.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	1/12/22	#1 (\$8750.00) + time #2 time #3 time	\$536,750.00	99%	99%	Punch list work nearing completion.
contract 570-2201-1-5 (project 210901)	Open End A & E Services Original Contract Amount \$175,000.00	Hughes Associates Architects & Engineers	N/A	12/1/21	#1 (\$17,000.00)	\$192,000.00	75%	64%	Design work continuing for natural gas system improvements for Jamestown Place and starting for replacement of roof top HVAC units at Melrose Towers.
contract 569-2201-1-7 (project 211001)	Window Replacement for Melrose Towers Original Contract Amount \$1,130,425.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	11/14/22	#1 (\$71,792.00) + time	\$1,202,217.00	85%	92%	Work started November 14, 2022.
contract 573-2301-1-7 (project 220801)	Porch Repairs for Single-Story Apartment Units for Villages at Lincoln, Phase 2 Original Contract Amount \$464,010.50	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$464,010.50	0%	0%	Contract executed October 7, 2022.
contract 573-2302-1-7 (project 220802)	Passive Radon Vent System for Hunt Manor Original Contract Amount \$273,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	2/27/23		\$273,000.00	0%	0%	Material submittals have been approved. Application for building permit has been submitted and approved for 17 of 20 units. Work is scheduled to start in early April.
contract 573-2303-1-7 (project 220901)	Replacement of Heating Systems for Hunt Manor Original Contract Amount \$565,000.00	Control Maintenance, Inc.	Hughes Associates Architects & Engineers	TBD		\$565,000.00	0%	0%	Work scheduled to start in Spring after heating season has ended. Materials have been ordered.
contract 573-2304-1-7	Security Improvements for Melrose Towers Original Contract Amount \$119,100.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD		\$119,100.00	0%	0%	Material submittals have been approved. Materials are on order.
contract 573-2305-1-5 (project 221001)	Furnish and Delivery of New Gas Ranges for Lansdowne Park Original Contract Amount \$122,720.33	Ferguson Enterprises	N/A	N/A		\$122,720.33	32%	32%	Contract executed January 3, 2023. 80 of 241 ranges have been delivered.
contract 573-2305-1-7 (project 220701)	Natural Gas Utility Infrastructure Improvements for Bluestone Park Original Contract Amount \$354,422.00	Classic City Mechanical, Inc.	Hughes Associates Architects & Engineers	3/20/23		\$354,422.00	10%	13%	Replacement of Gas Infrastructure is underway.
contract 573-2306-1-7 (project 221002)	Replacement of Apartment Entrance Doors and Painting of Common Areas for Morningside Manor Original Contract Amount \$362,500.00	Building Specialists, Inc.	Hughes Associates Architects & Engineers	TBD	#1 (\$42,820.42)	\$395,420.42	0%	0%	Contract executed January 3, 2023. Materials are on order.
contract 573-2307-1-7 (project 220802)	New Construction of Two Public Housing Units at Bluestone Park Original Contract Amount \$1,071,535.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD		\$1,071,535.00	0%	0%	Contract executed January 3, 2023. Material submittals is continuing. Work is tentatively scheduled to start in April.
contract 573-2308-1-7 (project 221101)	Window Replacement for Melrose Towers, Phase 2 Original Contract Amount \$1,226,900.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD	#1 (\$11,475.54)	\$1,238,375.54	0%	0%	Contract executed January 27, 2023. Material submittals review is continuing. Windows are on order.
contract 203-2301-1-7 (project 230101)	Repairs due to Fire and Smoke Damage 1713 Danbar St Original Contract Amount \$173,531.00	Russell's Remodeling, LLC	RRHA	TBD		\$173,531.00	0%	0%	Contract executed February 28, 2023. Material submittals have been reviewed and materials are on order.
contract 573-2309-1-7 (project 230102)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, Phase 2 Original Contract Amount \$567,834.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$567,834.00	0%	0%	Contract executed March 28, 2023. Material submittals have been reviewed and materials are on order.

**City of Roanoke Redevelopment and Housing Authority
Derelict Structures
Status Report as of 3/31/23**

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

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
MARCH 2023

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

RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	2	298	9000	21	8979	99.77%	0.23%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	2	163	4950	106	4844	97.86%	2.14%
Hunt Manor/Bluestone Park	259	172	10	162	5160	22	5138	99.57%	0.43%
Melrose Towers	206	212	3	209	6360	62	6298	99.03%	0.97%
Jamestown Place	207	150	4	146	4500	78	4422	98.27%	1.73%
Morningside	208	105	5	100	3150	59	3091	98.13%	1.87%
Indian Rock Village/53 Scattered	210	156	4	152	4680	37	4643	99.21%	0.79%
The Villages at Lincoln- 24 Transitional/Homeownership	215	21	0	21	630	0	630	100.00%	0.00%
Portfolio Total:		1281	30	1251	38430	385	38045	99.00%	1.00%

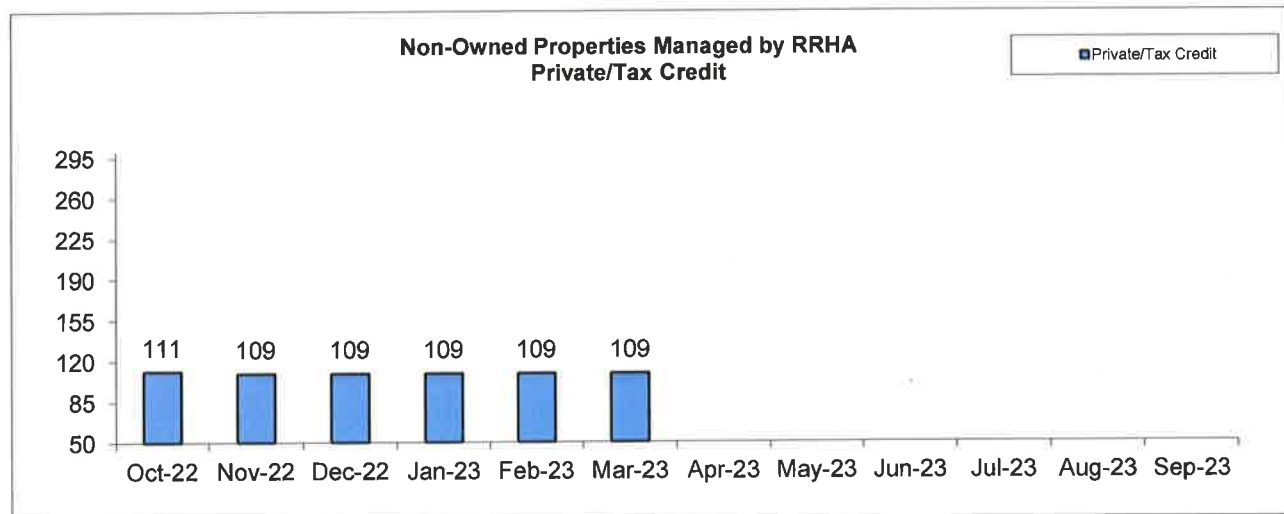
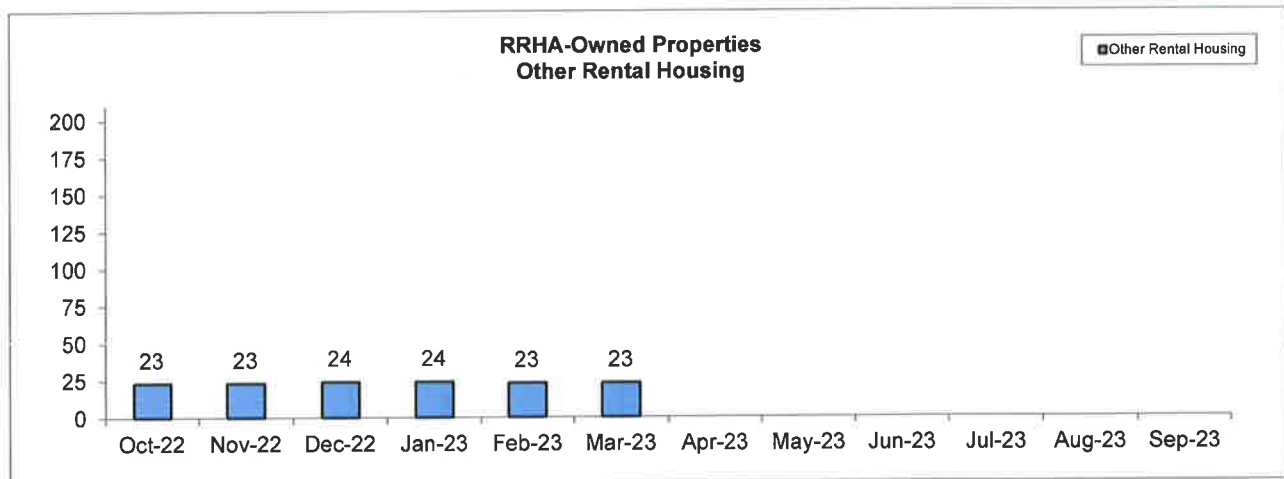
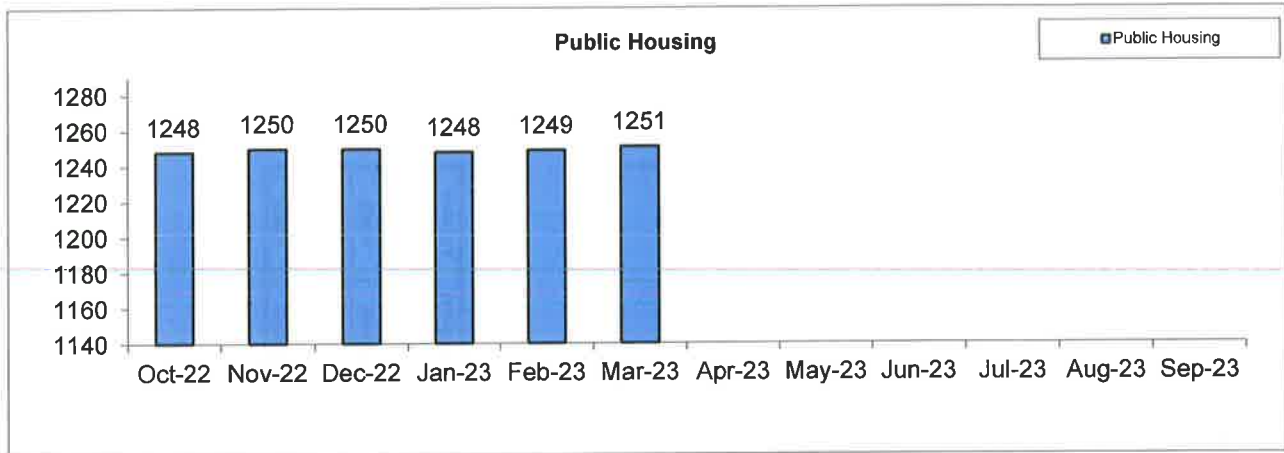
*The Occupancy Rate for the Villages at Lincoln includes The Villages at Lincoln Transitional Homeownership.

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	23	720	9	711	98.75%	1.25%
Portfolio Total:		24	23	720	9	711	98.75%	1.25%

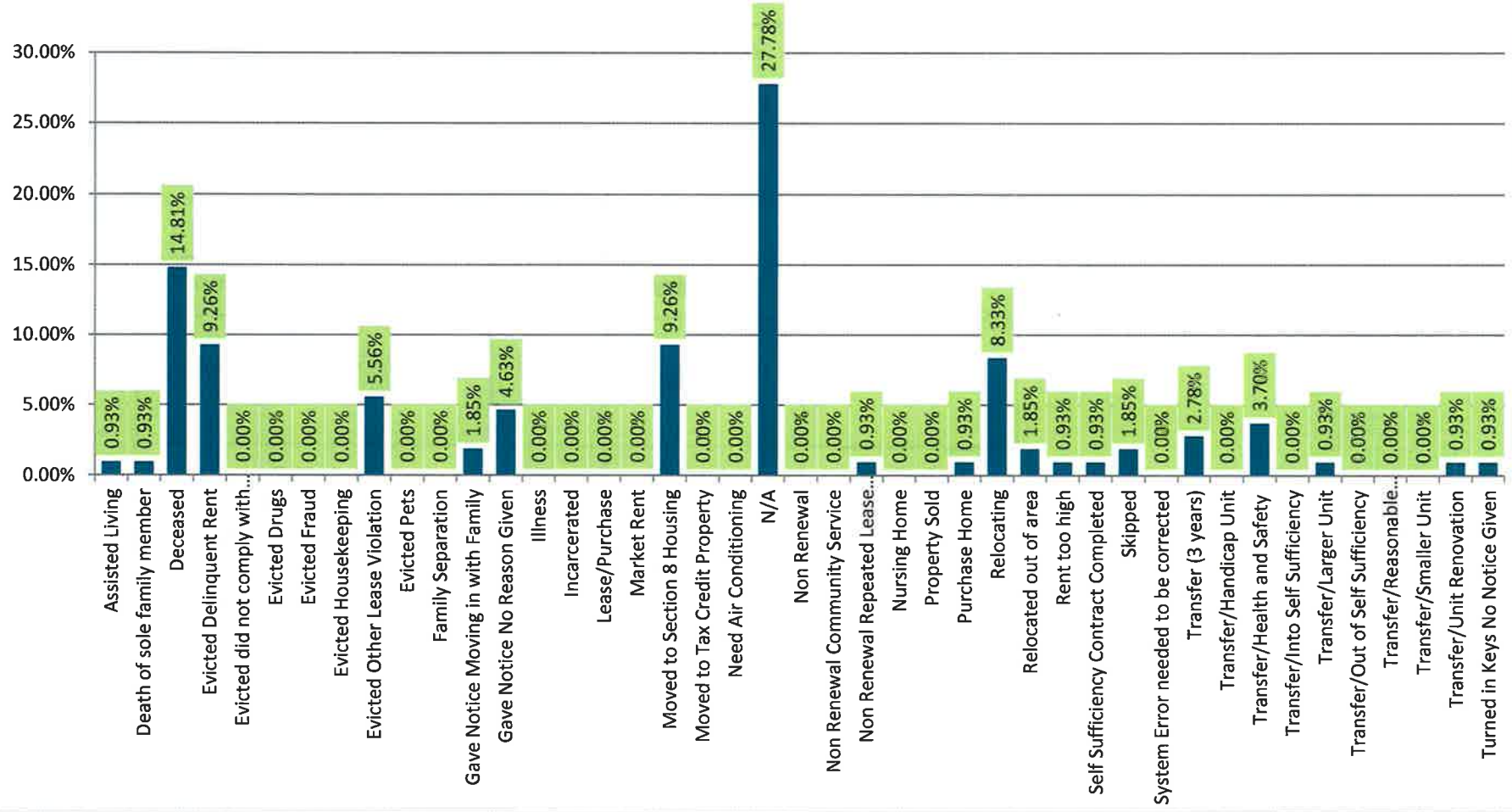
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	900	16	884	98.22%	1.78%
Hillcrest Heights (LIHTC)	456	24	23	720	14	706	98.06%	1.94%
Park Street Square (LIHTC)	457	25	20	750	20	730	97.33%	2.67%
Hurt Park LP (LIHTC)	459	40	39	1200	20	1180	98.33%	1.67%
Portfolio Total:		119	109	3570	70	3500	98.04%	1.96%

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
March 2023**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Charge- Offs as of 03/01/2023	Vacated Unit Cumulative Collections as of 03/01/2023
<i>Non-Public Housing</i>		\$0.00	\$0.00
Lansdowne Park	201	\$89,476.01	\$3,287.53
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$44,593.34	\$123.03
Hunt Manor/Bluestone Park	259	\$26,361.83	\$1,979.62
Melrose Towers	206	\$45,848.24	\$264.00
Jamestown Place	207	\$30,943.87	\$2,379.29
Morningside Manor	208	\$15,875.00	\$179.74
Indian Rock Village / 53 Scattered	210	\$77,412.33	\$1,946.29
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$9,180.00	\$141.47
Public Housing	TOTAL	\$339,690.62	\$10,300.97

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

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300	300	0	100%
202	Villages at Lincoln	165	165	0	100%
259	Hunt Manor/Bluestone Park	172	172	0	100%
206	Melrose Towers	212	212	0	100%
207	Jamestown Place	150	150	0	100%
208	Morningside Manor	105	105	0	100%
210	Indian Rock Village/68 Scattered	156	156	0	100%
215	Villages at Lincoln - Scattered	21	21	0	100%
	Total	1281	1281	0	100%
A Property is identified as a Performing Property if an annual inspection has occurred on 100% of units and systems.					

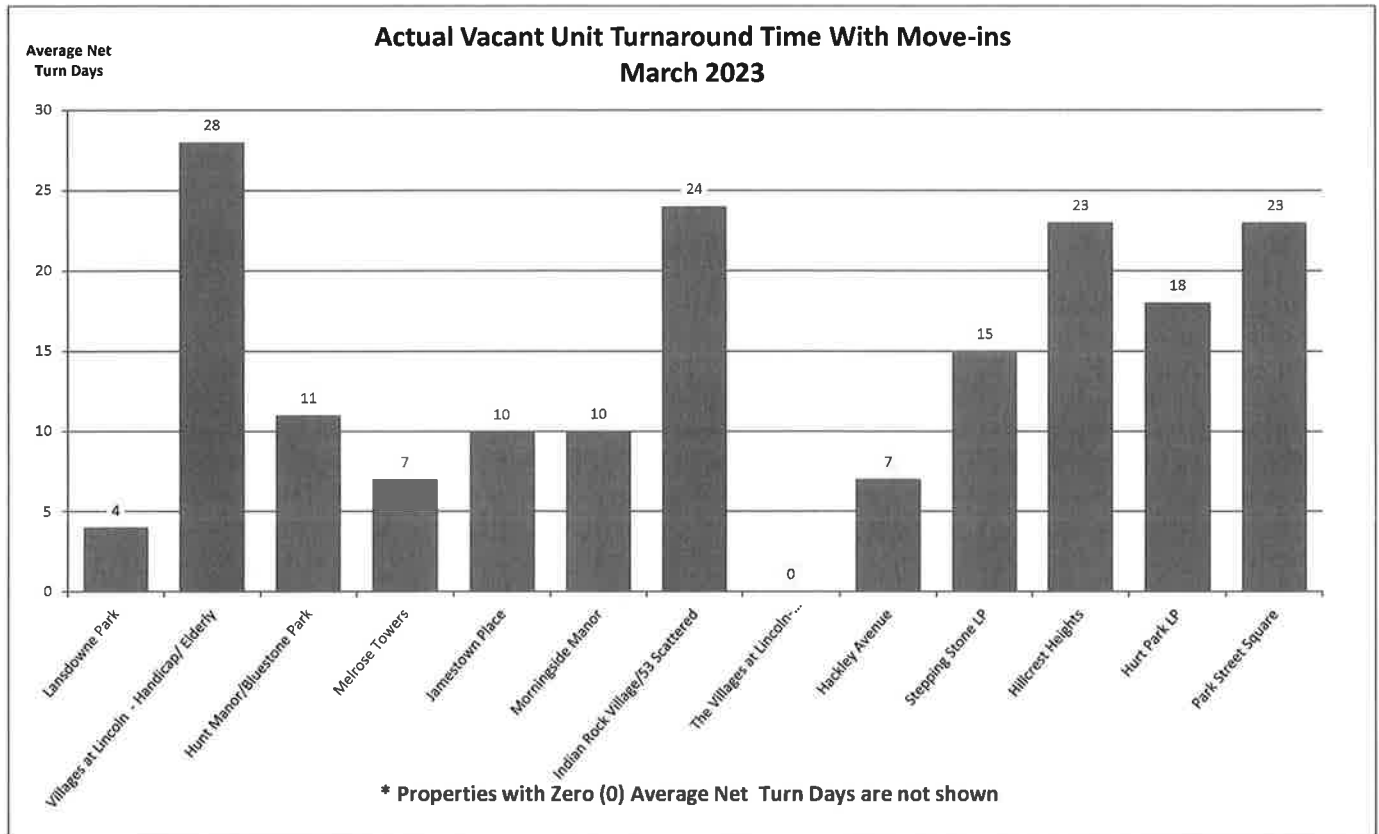
Utility Consumption Report

October 2022 - September 2023

Consumption and Costs as of February 28, 2023

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	40.67	102.59	62.81	206.07	207.55	99.29%
202	165	142.63	5.68	79.30	227.61	207.55	109.67%
259	172	44.69	94.71	97.78	237.18	207.55	114.28%
206	212	54.59	51.77	45.22	151.58	207.55	73.03%
207	150	53.93	59.51	51.74	165.18	207.55	79.59%
208	105	65.94	61.91	33.41	161.26	207.55	77.70%
210	156	50.24	84.09	73.92	208.25	207.55	100.34%
215	21	N/A	N/A	N/A	N/A	207.55	N/A
Total Units: 1281							
Average Cost PUM:		59.50	82.99	65.06		207.55	

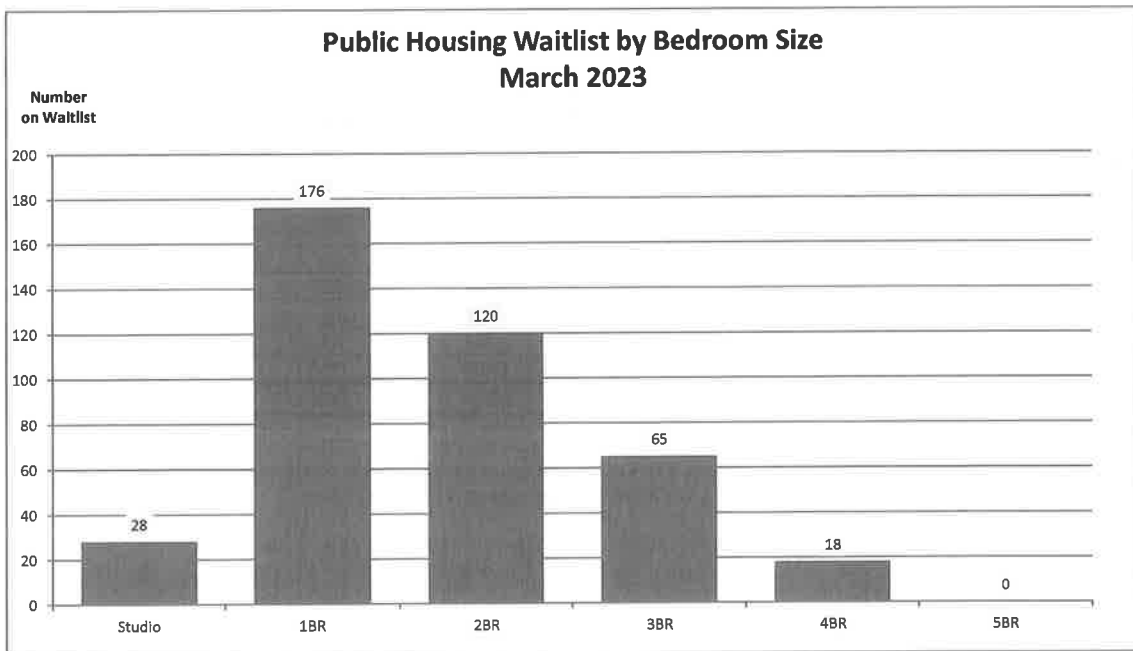
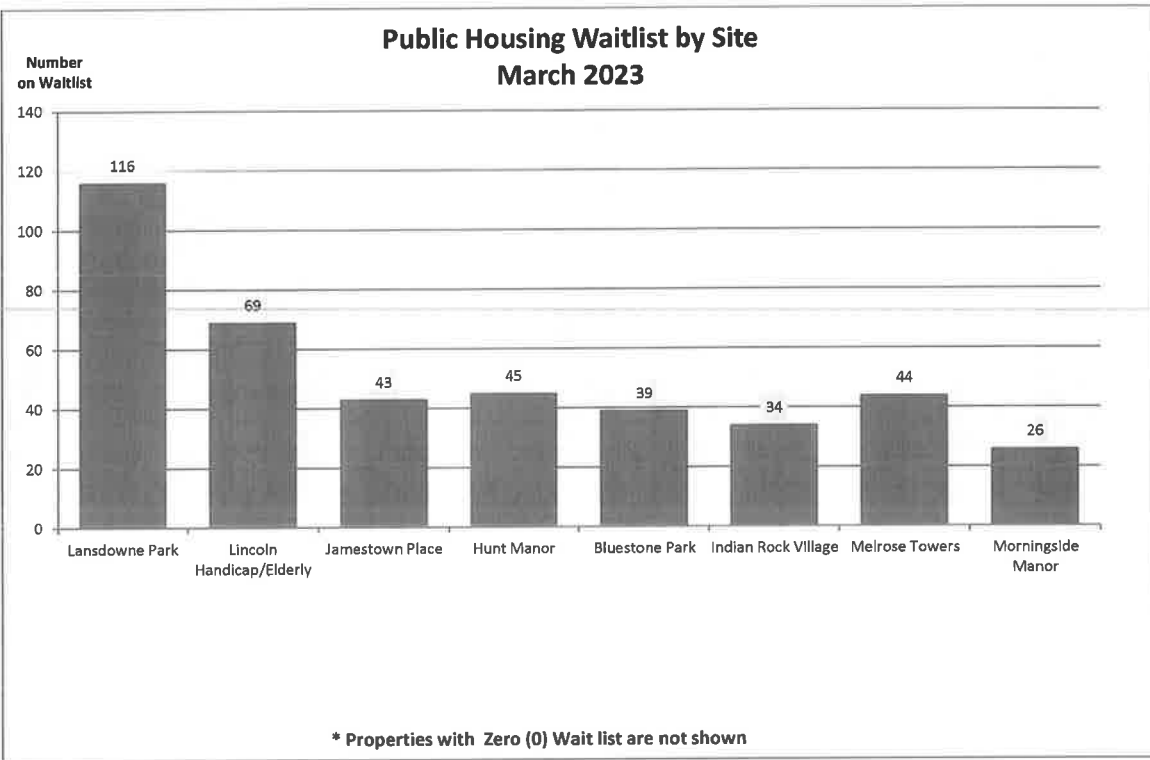
Consumption										
AMP	Gas				Electric			Water		
	Number of Units	THERMS PUM	RRHA PUM Average	Percent Difference	KWH PUM	RRHA PUM Average	Percent Difference	Usage PUM	RRHA PUM Average	Percent Difference
201	300	87.67	68.55	127.89%	428	565	75.75%	5.87	5.87	100.00%
202	165	N/A	68.55	N/A	1,286	565	227.61%	6.46	5.87	110.05%
259	172	76.96	68.55	112.27%	444	565	78.58%	8.64	5.87	147.19%
206	212	45.34	68.55	66.14%	579	565	102.48%	4.62	5.87	78.71%
207	150	50.50	68.55	73.67%	560	565	99.12%	4.57	5.87	77.85%
208	105	51.99	68.55	75.84%	594	565	105.13%	3.51	5.87	59.80%
210	148	61.72	68.55	90.04%	426	565	75.40%	5.49	5.87	93.53%
215	23	N/A	68.55	N/A	N/A	565	N/A	N/A	5.87	N/A
Total Units:	1275									
Average THERM PUM:		68.55	Average KWH PUM:			565	Average water usage PUM: 5.87			
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 March 2023

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	27	27	100%	80	80	1
Village at Lincoln/Handicapped/Elderly Cottages	9	9	100%	56	56	1
Hunt Manor/Bluestone Park	25	25	100%	95	95	1
Melrose Towers	6	6	100%	52	52	1
Jamestown Place	31	31	100%	61	61	1
Morningside Manor	12	12	100%	41	41	1
Indian Rock Village/53 Scattered	1	1	100%	75	75	1
Total	111	111	100%	460	460	1

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



SECURITY ACTIVITIES
MONTHLY REPORT
MARCH 2023

Public Housing Criminal Activity for the Month of March 2023 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	0	1	1	0	0	0	0	0
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	1	0	0	0	0	0	0	0	2	0	1	0	0	0	0
Burglary	0	0	0	0	0	0	0	0	1	3	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	0	1	1	1	1	4	0	1	1	6	2	4	0	2	0	4
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	0	2	1	1	1	4	0	1	2	12	3	7	0	2	0	5
Destruction of Property	0	3	0	1	0	1	0	0	2	5	1	5	1	3	0	0
Disorderly Persons	0	0	0	0	0	0	0	0	0	1	1	2	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	2	0	0	0	1	0	0	0	2	0	2	0	2	0	0
Domestic Simple Assault	0	0	0	0	2	3	0	1	5	8	1	3	0	1	0	0
Drug Offense	0	3	0	0	0	0	0	0	0	0	0	1	0	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	0	1	0	1	0	0	0	0	1	2
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	1	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Liquor Law	0	0	0	0	0	0	0	0	0	0	0	1	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	1	0	0	0	0
Simple Assault	0	0	0	0	0	0	0	1	0	8	1	4	0	2	1	2
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	2	1	1	0	1	0	0	1	4	1	2	0	1	0	0
Trespassing	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0
Weapons	0	0	0	0	1	2	0	0	0	1	0	1	0	3	0	0
Part II Crime Total	2	11	1	2	3	8	0	4	8	31	6	24	1	13	3	6
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	2	13	2	3	4	12	0	5	10	43	9	31	1	15	3	11

0

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - March 2023

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	0.0089	0.0000	0.00%	0.0635	0.0133	21.01%	0.0867	84.62% ↑	0.0522	21.57% ↓
Morningside Manor	0.0089	0.0095	106.93%	0.0635	0.0095	15.01%	0.0095	0.25% ↑	0.0772	17.80% ↓
Indian Rock Village	0.0089	0.0125	140.34%	0.0635	0.0500	78.79%	0.0625	20.00% ↓	0.0772	17.80% ↓
Bluestone	0.0092	0.0000	0.00%	0.0523	0.0132	25.18%	0.0395	66.69% ↓	0.0776	32.66% ↓
Lansdowne Park	0.0042	0.0067	160.12%	0.0313	0.0400	127.96%	0.1433	72.09% ↑	0.0576	45.73% ↓
Villages at Lincoln	0.0042	0.0182	436.68%	0.0313	0.0424	135.71%	0.0909	53.33% ↓	0.0576	45.73% ↓
Hunt Manor	0.0042	0.0000	0.00%	0.0313	0.0208	66.64%	0.0729	71.42% ↑	0.0576	45.73% ↓
Melrose Towers	0.0042	0.0000	0.00%	0.0313	0.0236	75.45%	0.0236	0.06% ↑	0.0576	45.73% ↓

Part II Crime	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD		
	No. Per Household			No. Per Household								
	Community	Site		Community	Site							
Jamestown Place	0.0210	0.0133	63.37%	0.1143	0.0733	64.14%	0.5067	85.53%	↑	0.2103	45.63%	↑
Morningside Manor	0.0210	0.0095	45.26%	0.1143	0.0190	16.66%	0.0762	75.00%	↑	0.2103	45.63%	↑
Indian Rock Village	0.0210	0.0375	178.21%	0.1143	0.1000	87.46%	0.3625	72.41%	↑	0.2103	45.63%	↑
Bluestone	0.0119	0.0000	0.00%	0.0620	0.0526	84.89%	0.3421	84.62%	↑	0.1411	56.06%	↓
Lansdowne Park	0.0141	0.0267	188.55%	0.0900	0.1033	114.80%	0.5467	81.10%	↑	0.1870	51.86%	↓
Villages at Lincoln	0.0141	0.0364	257.11%	0.0900	0.1455	161.59%	0.4000	63.64%	↓	0.1870	51.86%	↓
Hunt Manor	0.0141	0.0104	73.65%	0.0900	0.1354	150.44%	0.3021	55.17%	↑	0.1870	51.86%	↓
Melrose Towers	0.0141	0.0142	100.06%	0.0900	0.0283	31.44%	0.0425	33.41%	↑	0.1870	51.86%	↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
MARCH 2023

**Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
March 2023**

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of March 2023, reported at 87.3%. Currently, there are fifty two (52) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2023, is 97.4%.

Inspections

During the month of March 2023 the HCV Housing Quality Standards (HQS) Inspector(s) conducted a total of one hundred and sixty three (163) inspections. This includes a total of seventy five (75) biennials and eighty one (81) initial inspections processed for moving families, in the HCV Program. Two (2) special inspections and five (5) re-inspection were also conducted. In addition, there were also twenty (20) HQS Quality Control Inspections that were conducted during the month of March 2023.

Housing Choice Voucher Waiting List

For the month of March 2023 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers, including fifteen (15) applicants. There were four (4) port ins and one (1) port out recorded for the month of March 2023.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of nine hundred and ninety eight (998) clients; including nine hundred and eight (908) tenants/applicants and ninety (90) landlords during the month of March 2023. This number represents scheduled appointments and walk-in participants, such as landlords and HCV clients to sign leases, contracts or to drop off recertification paperwork, etc.

Landlord Briefings

The HCV staff has daily contact with current and prospective landlords with regard to explaining and answering various questions concerning the HCV Program and program 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.

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 thirty (130) vouchers. For the month of March 2023, this program has one hundred and nine (109) leased vouchers. There are three (3) veterans 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 thirty (30) Vouchers for the FY 2023, increasing the total allocation of vouchers for this program, to two hundred and seventeen (217) vouchers. For the month of March 2023, this program has one hundred and ninety three (193) leased participants. There are currently no Mainstream families searching for housing at this time although referrals are steadily being received from the Homeless Assistance Team and Blue Ridge Behavioral Healthcare.

Family Unification Program (FUP)

HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty one (81) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority to serve this population. For the month of March 2023, this program has seventy four (74) leased participants. Only seven (7) referrals may be accepted from the Roanoke City and Roanoke County Departments of Social Services (DSS) at this time.

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 March 2023, this program has twenty three (23) leased participants. There are currently two (2) families searching for immediate housing.

**HCV HQS Inspection Department
Monthly Activity Report
March 2023**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	75	62	82.67%	13	17.33%
INITIALS	81	51	62.96%	30	37.04%
COMPLAINT	2	0	0.00%	2	100.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	5	4	80.00%	1	20.00%
HQS QUALITY CONTROL	20	11	55.00%	8	40.00%

TOTAL INSPECTIONS SCHEDULED	183
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	7.96
AVERAGE INSPECTIONS PER FIELD DAY	7.96
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	23

Program Voucher Issuance By Month/Bedroom Size
March 2023

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued
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	16	6	8	3	0	0	33
February-23	11	2	4	0	0	0	17
March-23	8	4	2	1	0	0	15
April-23							
May-23							
June-23							
July-23							
August-23							
September-23							
TOTALS							

Waitlist Applicant March 2023

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	33	0	0	0	0	33	0	
February-23	70	0	0	0	11	0	59	
March-23	0	0	0	0	0	0	59	
April-23								
May-23								
June-23								
July-23								
August-23								
September-23								
TOTALS	216	0	0	0	11	118	151	
Meanings								
NS = No Show PC = Preference Change, goes back on wait list Pending = Still waiting on information for qualification VB = Voucher Briefing WD = Withdrawn WD Mail = Withdrawn for Mail Returned WD Other = Withdrawn for owing debt, criminal history, or over income, etc.								

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
HOUSING CHOICE VOUCHERS	ALLOCATED	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903
	LEASED	1,660	1,665	1,664	-	-	-	-	-	-	-	-	-
MAINSTREAM <small>Fund 310, 321, 322, 324, 327</small>	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	184	191	193	-	-	-	-	-	-	-	-	-
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	35	34	32	-	-	-	-	-	-	-	-	-
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	22	23	23	-	-	-	-	-	-	-	-	-
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	29	29	29	-	-	-	-	-	-	-	-	-
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	45	45	-	-	-	-	-	-	-	-	-
VASH (17) Fund 315	ALLOCATED	10	17	17	17	17	17	17	17	17	17	17	17
	LEASED	10	15	17	-	-	-	-	-	-	-	-	-
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	7	9	9	-	-	-	-	-	-	-	-	-
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	10	10	-	-	-	-	-	-	-	-	-
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	8	8	8	-	-	-	-	-	-	-	-	-
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	5	5	4	-	-	-	-	-	-	-	-	-
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	4	-	-	-	-	-	-	-	-	-
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	2	2	2	-	-	-	-	-	-	-	-	-
VASH (5) D Fund 326	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
VASH (5) E Fund 328	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
EMERGENCY HOUSING VOUCHER Fund 360	ALLOCATED	26	26	26	26	26	26	26	26	26	26	26	26
	LEASED	22	22	22	-	-	-	-	-	-	-	-	-

VOUCHER UNITS LEASED
CY 2023

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION	
					MOVE - IN	MOVE - OUT
JANUARY	2,107	1,836	271	171	23	2
FEBRUARY	2,114	1,849	265	78	20	2
MARCH	2,114	1,847	267	52	24	4
APRIL			-			
MAY			-			
JUNE			-			
JULY			-			
AUGUST			-			
SEPTEMBER			-			
OCTOBER			-			
NOVEMBER			-			
DECEMBER			-			

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	\$ 1,119,445	\$ 1,122,497	\$ 1,537,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,857,764
ACTUAL HAP EXPENSE	\$ 1,165,361	\$ 1,182,011	\$ 1,187,452	\$ 1,168,733	\$ 1,170,496	\$ 1,221,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,095,552
VARIANCE	\$ (69,042)	\$ (329,208)	\$ (57,851)	\$ (49,293)	\$ (47,999)	\$ 315,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (237,788)
PERCENT VARIANCE	-6.30%	-38.60%	-5.12%	-4.40%	-4.28%	20.53%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-3.47%
YTD VARIANCE	\$ (69,042)	\$ (398,250)	\$ (456,101)	\$ (505,393)	\$ (553,392)	\$ (237,788)	\$ (237,788)	\$ (237,788)	\$ (237,788)	\$ (237,788)	\$ (237,788)	\$ (237,788)	\$ (237,788)
PUC													
HUD FUNDED PUC	\$ 520.32	\$ 404.75	\$ 536.12	\$ 531.33	\$ 530.98	\$ 727.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270.63
ACTUAL PUC	\$ 647.06	\$ 652.32	\$ 650.30	\$ 636.57	\$ 633.04	\$ 661.34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 646.76
VARIANCE	\$ (126.74)	\$ (247.58)	\$ (114.18)	\$ (105.27)	\$ (102.06)	\$ 65.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (376.13)
PERCENT VARIANCE	-19.58%	-37.95%	-17.56%	-16.54%	-16.12%	9.94%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-58.16%
UNITS													
HUD BASELINE UNITS	2,107	2,107	2,107	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	25,340
HUD FUNDED UNITS	2,107	2,107	2,107	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	25,340
FUNDED UNITS BASED ON ACTUAL HAP	1,694	1,307	1,737	1,759	1,773	2,324	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ACTUAL UNITS LEASED	1,801	1,812	1,826	1,836	1,849	1,847	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	10,971
VARIANCE TO BUDGET	(107)	(505)	(89)	(77)	(76)	477	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	413	800	370	348	341	(210)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	413	1,212	1,582	1,931	2,272	2,061	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	14,369
VARIANCE FUNDED	306	295	281	271	265	267	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	14,369
YTD VAR TO FUNDED	306	601	882	1,153	1,418	1,685	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	14,369
ADMIN FEES													
HUD FUNDS	\$ 111,049	\$ 106,530	\$ 134,748	\$ 106,530	\$ 126,078	\$ 106,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 691,298
ACTUAL EXPENSE	\$ 79,112	\$ 76,924	\$ 126,296	\$ 83,489	\$ 79,664	\$ 81,607	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 527,092
VARIANCE	\$ 31,937	\$ 29,606	\$ 8,452	\$ 23,041	\$ 46,414	\$ 24,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164,206
PERCENT	71.24%	72.21%	93.73%	78.37%	63.19%	76.72%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	76.25%
CUMULATIVE VARIANCE	\$ 31,937	\$ 61,543	\$ 69,995	\$ 93,036	\$ 139,450	\$ 164,206	\$ 164,206	\$ 164,206	\$ 164,206	\$ 164,206	\$ 164,206	\$ 164,206	\$ 164,206

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	YTD
FUNDING BUDGET	\$ 1,203,986	\$ 1,207,028	\$ 1,236,932	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,647,947
FUNDING RECEIVED	\$ 1,119,445	\$ 1,122,497	\$ 1,537,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,779,041
VARIANCE	\$ 84,541	\$ 84,531	\$ (300,167)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (131,095)
PERCENT VARIANCE	7.02%	7.00%	-24.27%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-3.59%
YTD VARIANCE	\$ 84,541	\$ 169,073	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (131,095)	\$ (262,189)
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,119,445	\$ 1,122,497	\$ 1,537,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,779,041
ACTUAL HAP EXPENSE	\$ 1,168,738	\$ 1,170,496	\$ 1,221,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,560,729
VARIANCE	\$ (49,293)	\$ (47,999)	\$ 315,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,312
PERCENT VARIANCE	-4.40%	-4.28%	20.53%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	5.78%
YTD VARIANCE	\$ (49,293)	\$ (97,291)	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312	\$ 218,312
PUC													
HUD FUNDED PUC	\$ 531.30	\$ 530.98	\$ 727.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 149.01
ACTUAL PUC	\$ 636.57	\$ 633.04	\$ 661.34	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 643.66
VARIANCE	\$ (105.27)	\$ (102.06)	\$ 65.76	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (494.65)
PERCENT VARIANCE	-16.54%	-16.12%	9.94%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-76.85%
UNITS													
HUD BASELINE UNITS	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	25,361
HUD FUNDED UNITS	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	25,361
FUNDED UNITS BASED ON ACTUAL HAP	1,759	1,773	2,324	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	5,871
ACTUAL UNITS LEASED	1,836	1,849	1,847	-	-	-	-	-	-	-	-	-	5,532
VARIANCE TO BUDGET	(77)	(76)	477	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	339
VARIANCE TO BASELINE	348	341	(210)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	19,490
YTD VAR TO BASELINE	348	689	479	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	19,490
VARIANCE FUNDED	271	265	267	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	19,829
YTD VAR TO FUNDED	271	536	803	2,917	5,031	7,145	9,259	11,373	13,487	15,601	17,715	19,829	19,829
ADMIN													
HUD FUNDED FEES	106,530	126,078	106,363	-	-	-	-	-	-	-	-	-	338,971
ACTUAL EXPENSE	83,489	79,664	81,607	-	-	-	-	-	-	-	-	-	\$ 244,760
VARIANCE	\$ 23,041	\$ 46,414	\$ 24,756	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 94,211
PERCENT	78.37%	63.19%	76.72%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	72.21%
CUMULATIVE VARIANCE	\$ 23,041	\$ 69,455	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211	\$ 94,211

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
MARCH 2023

2023 Family Self-Sufficiency (Grant Funded)

Grant Period - 01/01/23-12/31/23

March 2023

Coordinators: Ashlee Rice, Chuck Moore

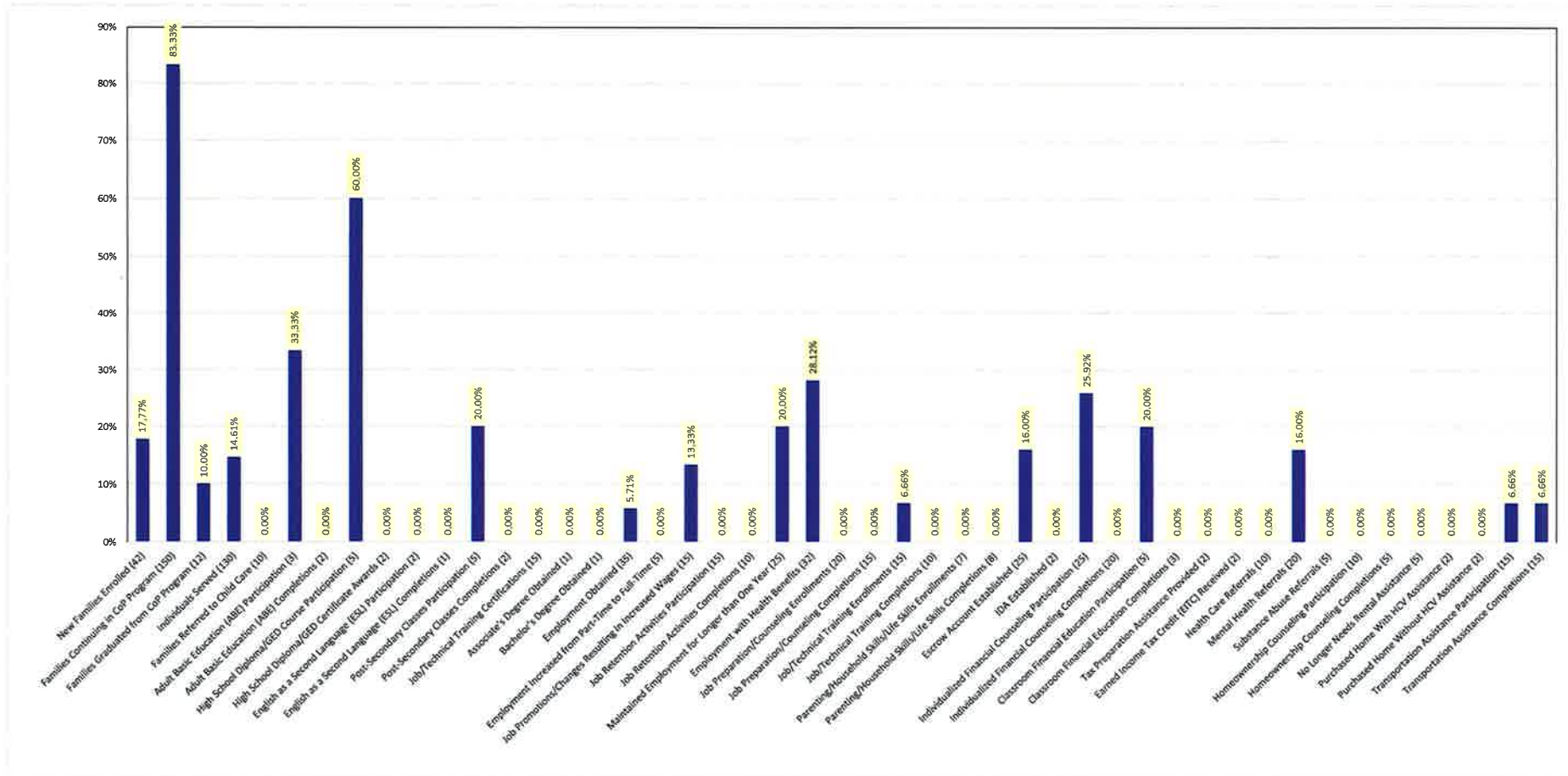
Current Number of Part 133

Total Number of Participants With Escrow Account: 56

Total Amount in Escrow 168,369.17

FSS Terminations: 2

FSS Completions: 0



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

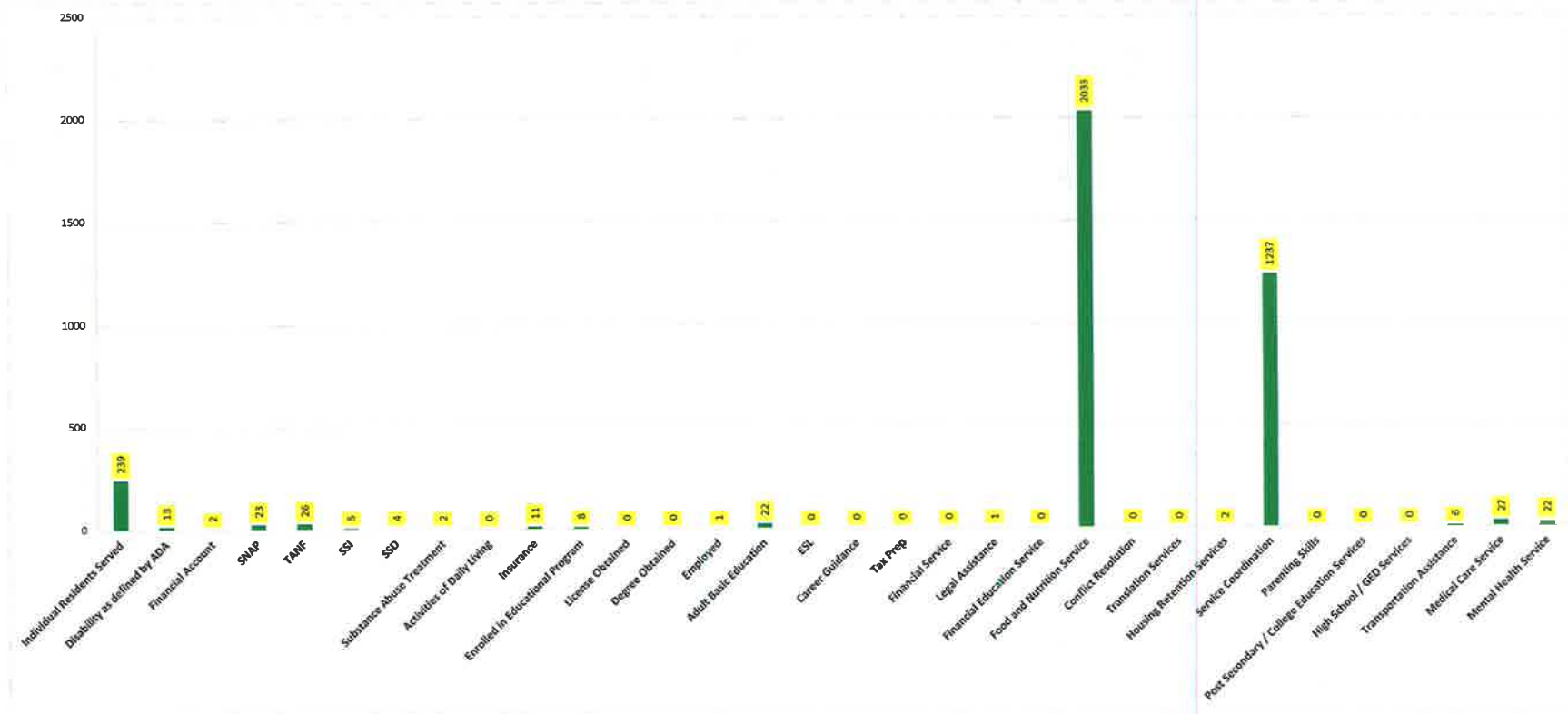
1-Mar

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

Reporting Period: March

2023

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan

*GED - General Education Development

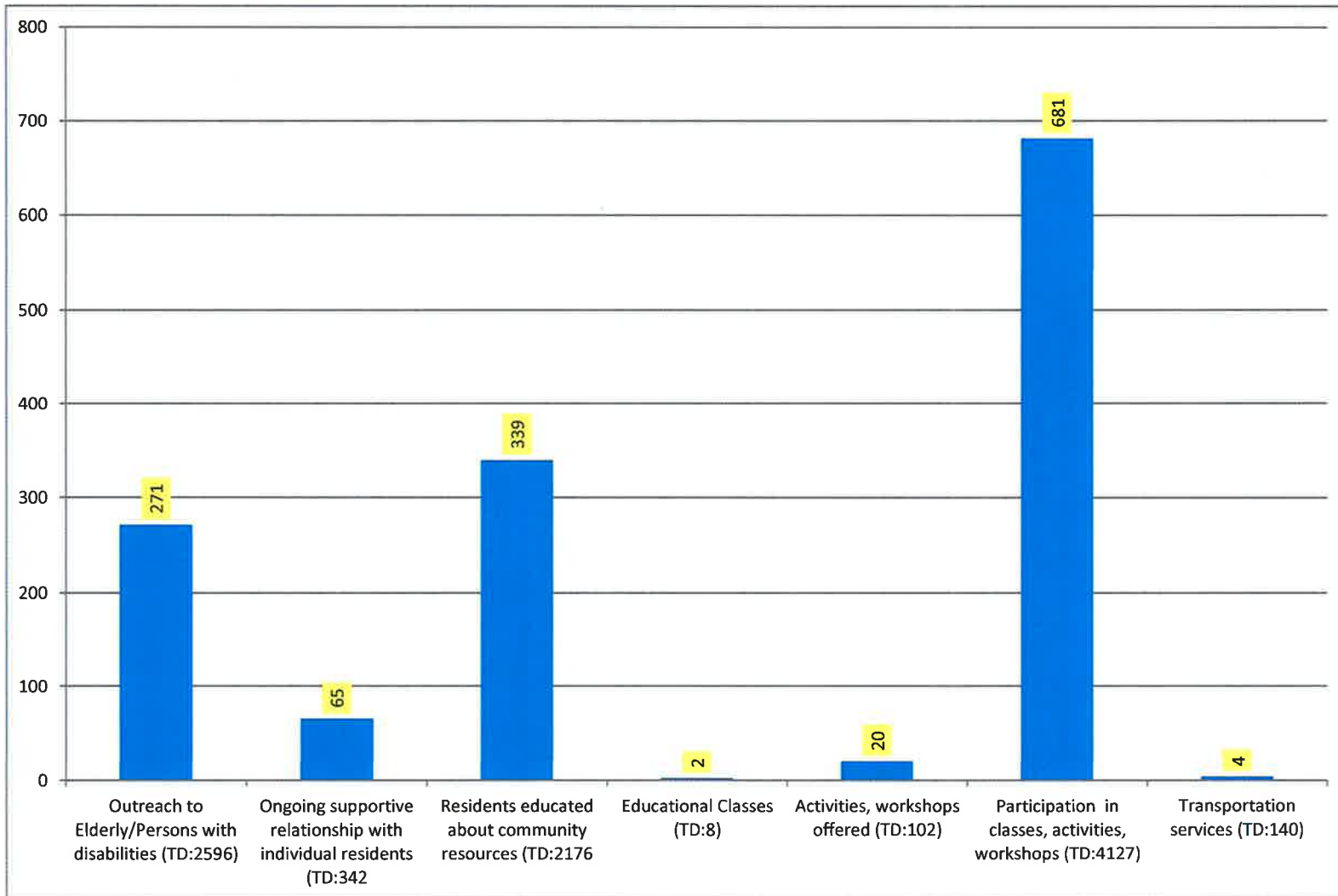
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Coordinator: Barbara James

March 2023

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
January 2023

Jobs Plus Report

January 2023; Q1

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)		272
2	Current Residents with Jobs Plus Assessment (CM)		92
3	Percent of Work-able Residents Who Are Employed (PIC)		43.01% Data: 117/272
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		54.34% Data: 50/92
5	Percent of Work-able Residents Employed at Living Wage (PIC)		0.00% Data: 0/272
6	Number of Youth 14-17 Years Old (PIC)		88
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 6 Quarter: 7 Total: 39
8	Number of Jobs Plus Events	15	
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 16
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 25 Total: 92
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 43 Total: 73
12	Participants Who Met with a Case Manager	20	Quarter: 63 Total: 86
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 0 Total: 7
14	Participants Enrolled in Training/Certification Program	0	Quarter: 0 Total: 3
15	Participants Who Completed a Training/Certification Program	0	Quarter: 0 Total: 1
16	Participants Provided with Job Search Assistance	15	Quarter: 10 Total: 26
17	Participants Beginning New Part-Time Employment	5	Quarter: 2 Total: 10
18	Participants Beginning New Full-Time Employment	5	Quarter: 6 Total: 16
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 1 Total: 6
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 13
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 12

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 29 Need: 8
23	Participants Enrolled in a High School Equivalency Program	2	Quarter: 1 Total: 1
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: 19 Quarter: 16 Total: 26
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 11 Quarter: 0 Total: 2
30	Participants Receiving Legal Assistance	0	Need: 1 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: 5 Quarter: 6 Total: 16
33	Participants Receiving Child Care Assistance	2	Need: 3 Quarter: 1 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: 14 Total: 77
40	Households Enrolled in JPEID	20	Quarter: 14 Total: 79
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 0