

# CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



## MONTHLY OPERATIONS REPORT

FOR THE MONTH OF JUNE 2023

JULY 24, 2023

## ***MEMORANDUM***

**To:** Board of Commissioners

**From:** David Bustamante, Executive Director

**Date:** July 17, 2023

**Subject:** Monthly Operations Reports

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

Executive Office .....	Section 1
Executive Director's Report	
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# EXECUTIVE OFFICE

## **Executive Director's Report**

### **Federal Budget**

In the first Senate appropriations markup in two years, the Senate Appropriations Committee approved on June 22 topline funding allocations – known as 302(b) numbers – for all 12 fiscal year (FY) 2024 appropriations bills, providing \$88.091 billion for the Transportation, Housing, and Urban Development (THUD) bill. The THUD bill provides funding for both vital HUD and Department of Transportation (DOT) programs. While the FY24 302(b) represents a \$759 million increase for THUD over the previous year, that increase will be divided between HUD and DOT programs. This year, between the increased cost of rent, other inflationary pressures, and lower Federal Housing Administration (FHA) receipts, HUD alone is facing an expected budget shortfall of \$15 billion.

The vote comes after Republicans on the House Appropriations Committee approved topline spending numbers for FY24 that would effectively cut next year's federal spending to FY22 levels, totaling an estimated \$131 billion in cuts. Under the House proposal, the THUD bill would be cut by more than \$22.12 billion (25%) from FY23 enacted levels

### **RRHA Agency Plan**

Following approval by Commissioners at the June 26, 2023, meeting, the 2023 Annual Plan update to the 2020-2024 Agency Plan, was submitted to HUD on July 6, 2023.

### **FY 2024 Operating Budget**

Management staff has completed the first draft of RRHA operating budgets for FY 2024. Budgets are under review by the Finance Department and senior management staff. In the absence of an approved federal budget, funding amounts projected for budgeting purposes are estimates based on amounts included in the budget proposal released by the White House on May 23, 2023.

A public hearing will be scheduled for August 28, 2023, to occur immediately preceding the regular Board meeting for Commissioners to receive public comments on the proposed operating budgets. Proposed budgets will be provided to Commissioners for review prior to that meeting. A presentation providing explanation of the proposed budget will be provided at the beginning of the public hearing.

# HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES  
MONTHLY REPORT  
JUNE 2023

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

**HUMAN RESOURCES REPORT**

**EMPLOYEE CENSUS AS OF MONTH END**

Regular Full-Time	68
Regular Part-Time	2
<b><u>TOTAL</u></b>	<b><u>70</u></b>
Temp Agency Employee	3
<b><u>TOTAL</u></b>	<b><u>73</u></b>

**Position Title**

**Division**

**Name**

**NEW HIRES**

Maintenance Worker	Housing	Ronald Crockett
Maintenance Worker	Housing	David Routt
Maintenance Worker	Housing	Christopher Johnson
Maintenance Technician II	Housing	Christopher Hicks
Clerical Assistant Lansdowne	Housing	Natalie Brown

**SEPARATIONS**

Human Resources Coordinator	HR
Maintenance Technician I	Housing
Maintenance Technician I	Housing
Jobs Plus Resident Ambassador	Housing

**TURNOVER**

		<b>Current Month</b>
Turnover	Voluntary	2.86%
	Involuntary	2.86%
	Total Turnover	5.72%
Turnover by Job Category	Maintenance	50%
	Other NE	50%
	Exempt	0%

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

**RECRUITING REPORT**

**OPEN POSITIONS**

<b>Position Title</b>	<b>Division</b>	<b>Status</b>
Maintenance multiple openings	Housing	Posted / Screening / Interviewing
Jobs Plus Resident Ambassador	Housing	Posted / Screening / Interviewing
Clerical Assistant-Lansdowne	Housing	Filled
Human Resources Coordinator	Housing	Posted / Screening / Interviewing
Construction Specialist	Operations	Posted / Screening / Interviewing
HCV Specialist	Housing	Posted / Screening/Interviewing
PR, Marketing, & Social Media Manager	Executive	Posted / Screening / Interviewing
Jobs Plus Program Manager	Housing	Posted / Screening /
Activity Coordinator-Morningside	Housing	Posted / Screening /

**APPLICATIONS SCREENED**

	<b>Applications</b>	<b>Phone Screen</b>	<b>Interviewed</b>	<b>Offered</b>
Maintenance	19	10	3	3
Construction Specialist I	6	1	0	0
PR, Social Media mgr	57	8	4	1
HCV Specialist	4	1	1	0
HR Coordinator	95	7	3	1
Activity Coordinator	0	0	0	0
Clerical Assistant-Lansdowne	52	7	3	1
Jobs Plus Ambassador	0	0	0	0
<b>TOTAL</b>	<b>233</b>	<b>34</b>	<b>14</b>	<b>6</b>
<b>%</b>		<b>15%</b>	<b>42%</b>	<b>43%</b>

**Clerical Assistant Lansdowne-** new applicant started mid-june

**HR Coordinator-** Many applicants have much higher salary requirements than what is budgeted for. Applicant offered and did not complete background screenings, offer was rescinded as a result. Temp assistance has been requested for this position until a replacement is found.

**HCV Specialist-** Few applications received

Several positions had a very high number of applications, but many were not qualified for the position.

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

**TRAINING REPORT**

**RRHA UNIVERSITY**

# of employees completing a course	7
# of unique courses	7
# of courses completed	18
# of hours learning*	26
# of average minutes per course*	88

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

<b>User</b>	<b>Course</b>	<b>Completed</b>
Wrenn, Tamba	COM 125 - Effective Telephone Skills: Difficult Callers II	06/02/2023
Wrenn, Tamba	COM 126 - Effective Telephone Skills: Effective Listening	06/02/2023
Brown, Natalie	eL 100 - Welcome to eLearning	06/16/2023
Crockett, Ronald	eL 100 - Welcome to eLearning	06/14/2023
Johnson, Chris	eL 100 - Welcome to eLearning	06/16/2023
Rourke, Alesha	eL 100 - Welcome to eLearning	06/20/2023
Routt, David	eL 100 - Welcome to eLearning	06/14/2023
Brown, Natalie	FH 100 - Federal Fair Housing Compliance	06/16/2023
Crockett, Ronald	FH 100 - Federal Fair Housing Compliance	06/14/2023
Johnson, Chris	FH 100 - Federal Fair Housing Compliance	06/16/2023
Rourke, Alesha	FH 100 - Federal Fair Housing Compliance	06/21/2023
Routt, David	FH 100 - Federal Fair Housing Compliance	06/14/2023
Willeford, Christopher	HR 120 - Violence in the Workplace	06/14/2023
Brown, Natalie	HR 130 - Drug-Free Workplace	06/16/2023
Johnson, Chris	HR 130 - Drug-Free Workplace	06/16/2023
Rourke, Alesha	HR 130 - Drug-Free Workplace	06/28/2023
Crockett, Ronald	HR 130 - Drug-Free Workplace (English/Spanish)	06/14/2023
Routt, David	HR 130 - Drug-Free Workplace (English/Spanish)	06/14/2023

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

**WORK COMP CLAIMS FY 2022-2023**

<b><u>MONTH</u></b>	<b><u>LOST WORK TIME</u></b>	<b><u>MEDICAL CLAIM ONLY</u></b>
October 2022	1	1
November 2022	0	0
December 2022	0	0
January 2023	0	1
February 2023	0	0
March 2023	0	0
April 2023	0	0
May 2023	0	4
June 2023	0	0
July 2023	0	0
August 2023	0	0
September 2023	0	0
<b>FISCAL YEAR Total</b>	<b>1</b>	<b>6</b>

# FINANCE DIVISION

***DEPARTMENT OF FINANCE***

***June 30, 2023***

***FINANCIAL NARRATIVE REPORT***

# FINANCE REPORT

## Public Housing –Page 24

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$1,300,000 due to the factors explained below:

Dwelling Rental is reporting a favorable variance of \$68,000 due to rent charges exceeding the amount budgeted at several AMP's.

Excess Utilities unfavorable variance is due to actual billings are less than the amount budgeted at several sites.

Other Income is showing a favorable balance due to maintenance charges, late fees, tenant rent reimbursements from the Jobs Plus grant, 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 \$180,000 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 \$108,000 mainly due to most all expense categories being under the amount that was budgeted.

Tenant Services is under budget approximately \$24,000 due to actual expenses reporting less than the amount budgeted for the quarter.

Utilities Expense is over budget \$141,000 due to utility costs being over the amount budgeted. Recent rate increases are a contributing factor.

Ordinary Maintenance has an unfavorable variance of approximately \$98,000 due to repairs at several sites being over budget related to damage sustained for broken water pipes during the winter and due to increased costs related to maintenance projects and unit turns.

General Expenses are over budget \$283,000 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 35

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.

Other Income is reporting a favorable variance due to a rebate was received on the credit card in November and several FSS participants forfeited their escrow accounts recently.

Administrative expenses are under budget approximately \$131,000 due to most all expense categories are under the amount budgeted including vacant and restructured positions. Advertising and marketing is approximately \$13,000 under budget due to not as much spending for advertising for open COCC positions as well as not needing to spend as much as has been budgeted for news articles, publications, etc. Internet contracts is showing a \$3,000 favorable balance as well as expendable equipment due to not purchasing items that have been budgeted as of the end of June.

Maintenance is reporting a favorable variance of \$56k due to salaries and benefits are under budget \$53k due to a vacant position that RRHA has been unable to fill and safety equipment and materials are under budget \$5k due to less need for PPE. .

#### **Section 8 – page 36**

Admin Subsidy is reporting a favorable variance of approximately \$52,000 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 \$52,000 due to salaries and benefits, computer/software, legal, training, and auditing fees all are under budget.

Ordinary Maintenance is reporting a favorable variance of \$7,000 due to most expense categories being under the amount budgeted.

#### **Homeownership Opportunities Program (HOP) – page 39**

Capital Expenditures is under budget due to budgeting for the purchase of 2 new units and the renovation of 2-3 existing units while the actual expenses are for the ongoing renovation of 2 houses purchased in 2022.

## CASH ACTIVITY AS OF 06/30/23

### UNRESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	BALANCE
Truist	Checking	22,746,358.78
Less:	Outstanding checks	(211,138.91)
		<u>22,535,219.87</u>

### RESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	YIELD	BALANCE
Truist	Section 8 FSS Escrow	0.10%	50,368.40
Truist	Public Housing FSS Escrow	0.04%	114,022.00
Truist	SRAP Operating Fund	0.02%	252,716.79
Truist	SRAP Operating Reserve Fund	0.04%	896,165.79
			<u>1,313,272.98</u>

**BALANCE SHEETS**  
**AS OF JUNE 30, 2023**

**PUBLIC HOUSING CONSOLIDATED**

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

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	11,308,217	10,775,475
Cash - restricted	114,014	114,014
Investments	0	0
Accounts Receivable	245,504	282,223
Notes & Mortgage Receivable	341,500	341,500
Due from other governments	0	0
Other Assets	150,297	409,681
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>12,159,532</b>	<b>11,922,893</b>
Fixed Assets, net of depreciation	24,061,049	24,061,495
<b>Total Noncurrent Assets</b>	<b>24,061,049</b>	<b>24,061,495</b>
<b>Total Assets</b>	<b>36,220,582</b>	<b>35,984,388</b>
<b>LIABILITIES</b>		
Accounts Payable	1,337	268
Accrued Liabilities	(508)	0
Due to other governments	245,100	263,810
Other Liabilities	304,324	318,900
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>550,253</b>	<b>582,978</b>
<b>EQUITY</b>		
Investment in general fixed assets	23,910,587	23,910,587
Retained Earnings - current	1,200,732	799,592
Operating Reserve	10,691,231	10,691,231
Operating Reserve Used	(132,221)	0
<b>Total Fund Equity</b>	<b>35,670,329</b>	<b>35,401,410</b>
<b>Total Liabilities and Fund Equity</b>	<b>36,220,582</b>	<b>35,984,388</b>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	3,734,494	3,736,055
Cash - restricted	2,694	2,694
Investments	0	0
Accounts Receivable	174,054	193,289
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	66,133	121,572
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>3,977,375</u>	<u>4,053,610</u>
 Fixed Assets, net of depreciation	 1,586,125	 1,586,124
<b>Total Noncurrent Assets</b>	<u>1,586,125</u>	<u>1,586,124</u>
 <b>Total Assets</b>	 <u><u>5,563,500</u></u>	 <u><u>5,639,734</u></u>

**LIABILITIES**

Accounts Payable	196	100
Accrued Liabilities	0	0
Due to other governments	38,350	42,933
Other Liabilities	44,319	53,269
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>82,865</u>	<u>96,302</u>

**EQUITY**

Investment in general fixed assets	1,586,125	1,586,125
Retained Earnings - current	553,086	615,883
Operating Reserve	3,341,424	3,341,424
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>5,480,635</u>	<u>5,543,432</u>
 <b>Total Liabilities and Fund Equity</b>	 <u><u>5,563,500</u></u>	 <u><u>5,639,734</u></u>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	1,919,225	1,587,731
Cash - restricted	62,542	62,542
Investments	0	0
Accounts Receivable	3,691	8,529
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	14,060	49,926
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>1,999,518</u>	<u>1,708,728</u>
 Fixed Assets, net of depreciation	 <u>6,373,786</u>	 <u>6,373,785</u>
<b>Total Noncurrent Assets</b>	<u>6,373,786</u>	<u>6,373,785</u>
 <b>Total Assets</b>	 <u><u>8,373,304</u></u>	 <u><u>8,082,513</u></u>

**LIABILITIES**

Accounts Payable	130	154
Accrued Liabilities	0	0
Due to other governments	21,124	22,403
Other Liabilities	86,358	90,865
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>107,612</u>	<u>113,422</u>

**EQUITY**

Investment in general fixed assets	6,373,787	6,373,786
Retained Earnings - current	191,551	(105,049)
Operating Reserve	1,700,354	1,700,354
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>8,265,692</u>	<u>7,969,091</u>
 <b>Total Liabilities and Fund Equity</b>	 <u><u>8,373,304</u></u>	 <u><u>8,082,513</u></u>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	435,804	435,519
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	316,000	316,000
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>751,804</u>	<u>751,519</u>
Fixed Assets, net of depreciation	541,693	541,693
<b>Total Noncurrent Assets</b>	<u>541,693</u>	<u>541,693</u>
<b>Total Assets</b>	<u><u>1,293,497</u></u>	<u><u>1,293,212</u></u>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>
<b>EQUITY</b>		
Investment in general fixed assets	541,693	541,693
Retained Earnings - current	(1,710)	(1,995)
Operating Reserve	753,514	753,514
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>1,293,497</u>	<u>1,293,212</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>1,293,497</u></u>	<u><u>1,293,212</u></u>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	May-23	Jun-23
Cash - unrestricted	920,254	903,831
Cash - restricted	2,035	2,035
Investments	0	0
Accounts Receivable	61,779	76,439
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	33,468	67,455
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>1,017,536</u>	<u>1,049,760</u>
Fixed Assets, net of depreciation	<u>1,951,136</u>	<u>1,951,136</u>
<b>Total Noncurrent Assets</b>	<u>1,951,136</u>	<u>1,951,136</u>
<b>Total Assets</b>	<u><u>2,968,672</u></u>	<u><u>3,000,896</u></u>

**LIABILITIES**

Accounts Payable	0	0
Accrued Liabilities	(508)	0
Due to other governments	7,252	9,035
Other Liabilities	23,562	22,937
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>30,306</u>	<u>31,972</u>

**EQUITY**

Investment in general fixed assets	1,951,135	1,951,136
Retained Earnings - current	0	(28,078)
Operating Reserve	1,045,866	1,045,866
Operating Reserve Used	(58,635)	0
<b>Total Fund Equity</b>	<u>2,938,366</u>	<u>2,968,924</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>2,968,672</u></u>	<u><u>3,000,896</u></u>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	1,892,730	1,859,981
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(27,550)	(28,366)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	5,333	47,354
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>1,870,513</b>	<b>1,878,969</b>
Fixed Assets, net of depreciation	3,377,402	3,377,401
<b>Total Noncurrent Assets</b>	<b>3,377,402</b>	<b>3,377,401</b>
<b>Total Assets</b>	<b>5,247,915</b>	<b>5,256,370</b>
<b>LIABILITIES</b>		
Accounts Payable	328	0
Accrued Liabilities	0	0
Due to other governments	61,670	64,912
Other Liabilities	46,055	43,931
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>108,053</b>	<b>108,843</b>
<b>EQUITY</b>		
Investment in general fixed assets	3,237,402	3,237,402
Retained Earnings - current	234,636	242,301
Operating Reserve	1,667,824	1,667,824
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<b>5,139,862</b>	<b>5,147,527</b>
<b>Total Liabilities and Fund Equity</b>	<b>5,247,915</b>	<b>5,256,370</b>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	May-23	Jun-23
Cash - unrestricted	582,500	519,181
Cash - restricted	14,415	14,415
Investments	0	0
Accounts Receivable	32,778	37,928
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	9,297	43,543
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>638,990</u>	<u>615,067</u>
 Fixed Assets, net of depreciation	 2,001,048	 2,001,047
<b>Total Noncurrent Assets</b>	<u>2,001,048</u>	<u>2,001,047</u>
 <b>Total Assets</b>	 <u><u>2,640,038</u></u>	 <u><u>2,616,114</u></u>

**LIABILITIES**

Accounts Payable	14	14
Accrued Liabilities	0	0
Due to other governments	34,900	37,066
Other Liabilities	24,971	25,001
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>59,885</u>	<u>62,081</u>

**EQUITY**

Investment in general fixed assets	1,991,456	1,991,456
Retained Earnings - current	69,161	43,041
Operating Reserve	519,536	519,536
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>2,580,153</u>	<u>2,554,033</u>
 <b>Total Liabilities and Fund Equity</b>	 <u><u>2,640,038</u></u>	 <u><u>2,616,114</u></u>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	(148,850)	(179,141)
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(20,645)	(22,035)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	2,872	24,954
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>(166,623)</b>	<b>(176,222)</b>
Fixed Assets, net of depreciation	1,057,775	1,057,775
<b>Total Noncurrent Assets</b>	<b>1,057,775</b>	<b>1,057,775</b>
<b>Total Assets</b>	<b>891,152</b>	<b>881,553</b>
<b>LIABILITIES</b>		
Accounts Payable	398	0
Accrued Liabilities	0	0
Due to other governments	34,994	36,831
Other Liabilities	13,981	14,212
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<b>49,373</b>	<b>51,043</b>
<b>EQUITY</b>		
Investment in general fixed assets	1,057,775	1,057,775
Retained Earnings - current	38,685	27,416
Operating Reserve	(254,681)	(254,681)
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<b>841,779</b>	<b>830,510</b>
<b>Total Liabilities and Fund Equity</b>	<b>891,152</b>	<b>881,553</b>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	688,061	674,797
Cash - restricted	13,662	13,662
Investments	0	0
Accounts Receivable	26,624	20,373
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	18,706	50,507
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>747,053</u>	<u>759,339</u>
 Fixed Assets, net of depreciation	 <u>6,249,354</u>	 <u>6,249,354</u>
<b>Total Noncurrent Assets</b>	<u>6,249,354</u>	<u>6,249,354</u>
 <b>Total Assets</b>	 <u><u>6,996,407</u></u>	 <u><u>7,008,693</u></u>

**LIABILITIES**

Accounts Payable	271	0
Accrued Liabilities	0	0
Due to other governments	43,245	46,682
Other Liabilities	38,910	40,798
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>82,426</u>	<u>87,480</u>

**EQUITY**

Investment in general fixed assets	6,249,354	6,249,354
Retained Earnings - current	0	(66,355)
Operating Reserve	738,213	738,214
Operating Reserve Used	(73,586)	0
<b>Total Fund Equity</b>	<u>6,913,981</u>	<u>6,921,213</u>
 <b>Total Liabilities and Fund Equity</b>	 <u><u>6,996,407</u></u>	 <u><u>7,008,693</u></u>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	1,283,999	1,237,521
Cash - restricted	18,666	18,666
Investments	0	0
Accounts Receivable	(5,227)	(3,934)
Notes & Mortgage Receivable	25,500	25,500
Due from other governments	0	0
Other Assets	429	4,370
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>1,323,366</u>	<u>1,282,123</u>
Fixed Assets, net of depreciation	922,730	923,180
<b>Total Noncurrent Assets</b>	<u>922,730</u>	<u>923,180</u>
<b>Total Assets</b>	<u><u>2,246,097</u></u>	<u><u>2,205,303</u></u>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	3,565	3,948
Other Liabilities	26,168	27,887
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>29,733</u>	<u>31,835</u>
<b>EQUITY</b>		
Investment in general fixed assets	921,860	921,860
Retained Earnings - current	115,323	72,428
Operating Reserve	1,179,181	1,179,180
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>2,216,364</u>	<u>2,173,468</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>2,246,097</u></u>	<u><u>2,205,303</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH NEW CONSTRUCTION BLUESTONE**

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	May-23	Jun-23
Cash - unrestricted	0	0
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>0</u>	<u>0</u>
 Fixed Assets, net of depreciation	 0	 301,534
<b>Total Noncurrent Assets</b>	<u>0</u>	<u>301,534</u>
 <b>Total Assets</b>	 <u>0</u>	 <u>301,534</u>

**LIABILITIES**

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>

**EQUITY**

Investment in general fixed assets	0	301,534
Retained Earnings - current	0	0
Operating Reserve	0	0
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	<u>0</u>	<u>301,534</u>
 <b>Total Liabilities and Fund Equity</b>	 <u>0</u>	 <u>301,534</u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	6,297,931	6,209,447
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	42,535	42,535
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	28,973	43,472
Interprogram-due from	0	0
<b>Total Current Assets</b>	<b>6,369,439</b>	<b>6,295,454</b>
Fixed Assets, net of depreciation	108,208	108,208
<b>Total Noncurrent Assets</b>	<b>108,208</b>	<b>108,208</b>
<b>Total Assets</b>	<b>6,477,647</b>	<b>6,403,662</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	158,537	119,370
<b>Total Liabilities</b>	<b>516,965</b>	<b>477,798</b>
<b>EQUITY</b>		
Investment in general fixed assets	108,208	108,208
Retained Earnings - current	368,330	333,512
Operating Reserve	5,484,144	5,484,144
<b>Total Fund Equity</b>	<b>5,960,682</b>	<b>5,925,864</b>
<b>Total Liabilities and Fund Equity</b>	<b>6,477,647</b>	<b>6,403,662</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
SECTION 8**

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	2,563,052	2,543,102
Cash - restricted	1,202,075	1,199,251
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	16,948	25,652
Interprogram due from	0	0
Fixed assets net of depreciation	34,158	34,158
<b>Total Assets</b>	<b>3,816,568</b>	<b>3,802,163</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	46,224	50,365
Due to other governments	0	0
Other liabilities	184,259	184,267
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>230,483</b>	<b>234,632</b>
<b>EQUITY</b>		
Investment in general fixed assets	34,158	34,158
Retained Earnings - current	291,569	320,468
Operating Reserve	1,989,188	1,989,188
HAP Reserve	1,271,170	1,223,717
<b>Total fund equity</b>	<b>3,586,085</b>	<b>3,567,531</b>
<b>Total Liabilities and Equity</b>	<b>3,816,568</b>	<b>3,802,163</b>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	<b>May-23</b>	<b>Jun-23</b>
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
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	1,241,641	1,241,641
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,400,634</b>	<b>1,400,634</b>
	<hr/> <hr/>	<hr/> <hr/>

**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
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>160,536</b>	<b>160,536</b>

**EQUITY**

Investment in general fixed assets	1,241,641	1,241,641
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>1,240,098</b>	<b>1,240,098</b>
	<hr/>	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>1,400,634</b>	<b>1,400,634</b>
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	704,337	704,022
Cash - restricted	0	0
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	491,978	491,978
<b>Total Assets</b>	<b>1,196,315</b>	<b>1,196,000</b>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,924	336,924
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>336,924</b>	<b>336,924</b>
<b>EQUITY</b>		
Investment in general fixed assets	491,978	491,978
Retained Earnings - current	(465)	(780)
Operating Reserve	367,878	367,878
<b>Total Fund Equity</b>	<b>859,391</b>	<b>859,076</b>
<b>Total Liabilities and Fund Equity</b>	<b>1,196,315</b>	<b>1,196,000</b>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	1,323,245	1,307,757
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
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	308,732	308,732
<b>Total Assets</b>	<b>1,698,977</b>	<b>1,683,489</b>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	308,732	308,732
Retained Earnings - current	(76,917)	(92,405)
Operating Reserve	1,467,162	1,467,162
<b>Total Fund Equity</b>	<b>1,698,977</b>	<b>1,683,489</b>
<b>Total Liabilities and Fund Equity</b>	<b>1,698,977</b>	<b>1,683,489</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	970,307	959,992
Investments	0	0
Accounts Receivable	(753)	499
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	156	4,102
Interprogram due from	0	0
Fixed assets net of depreciation	68,543	68,543
<b>Total Assets</b>	<b>1,038,253</b>	<b>1,033,136</b>
<b>LIABILITIES</b>		
Accounts Payable	100	100
Accrued liabilities	5,521	5,107
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>5,621</b>	<b>5,207</b>
<b>EQUITY</b>		
Investment in general fixed assets	68,543	68,543
Retained Earnings - current	46,412	41,709
Operating Reserve	917,677	917,677
<b>Total fund equity</b>	<b>1,032,632</b>	<b>1,027,929</b>
<b>Total Liabilities and Equity</b>	<b>1,038,253</b>	<b>1,033,136</b>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	(11,310)	(12,318)
Investments	0	0
Accounts receivable	6,928	6,515
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	164	1,585
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
<b>Total Assets</b>	<b>(4,218)</b>	<b>(4,218)</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	(672)	(672)
Operating Reserve	(3,546)	(3,546)
<b>Total fund equity</b>	<b>(4,218)</b>	<b>(4,218)</b>
<b>Total Liabilities and Equity</b>	<b>(4,218)</b>	<b>(4,218)</b>

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	14,980,325	15,111,866
Total Noncurrent Assets	<u>14,980,325</u>	<u>15,111,866</u>
Total Assets	<u><u>14,980,325</u></u>	<u><u>15,111,866</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	0	0

**EQUITY**

<b>Investment in general fixed assets</b>	14,980,325	15,111,866
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>14,980,325</u>	<u>15,111,866</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>14,980,325</u></u>	<u><u>15,111,866</u></u>

\* Due to timing

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

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

**May-23**

**Jun-23**

Cash - unrestricted	(48,234)	(83,082)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	48,234	83,082
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>0</u>	<u>0</u>
 Fixed Assets, net of depreciation	 0	 0
<b>Total Noncurrent Assets</b>	<u>0</u>	<u>0</u>
 <b>Total Assets</b>	 <u><u>0</u></u>	 <u><u>0</u></u>

**LIABILITIES**

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>

**EQUITY**

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

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
ROSS GRANTS**

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

**ASSETS**

	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	(65,951)	(13,807)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	65,951	13,807
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>0</u>	<u>0</u>
 Fixed Assets, net of depreciation	 0	 0
<b>Total Noncurrent Assets</b>	<u>0</u>	<u>0</u>
 <b>Total Assets</b>	 <u><u>0</u></u>	 <u><u>0</u></u>

**LIABILITIES**

Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>

**EQUITY**

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

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
VHDA PUBLIC HOUSING REVITALIZATION GRANT**

**BALANCE SHEET  
(unaudited)**

**JUNE 30, 2023**

<b>ASSETS</b>	<b>May-23</b>	<b>Jun-23</b>
Cash - unrestricted	(221,714)	(221,714)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	221,714	221,714
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	221,714	221,714
<b>Total Noncurrent Assets</b>	<u>0</u>	<u>221,714</u>
<b>Total Assets</b>	<u><u>221,714</u></u>	<u><u>221,714</u></u>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>0</u>	<u>0</u>
<b>EQUITY</b>		
Investment in general fixed assets	221,714	221,714
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	<u>221,714</u>	<u>221,714</u>
<b>Total Liabilities and Fund Equity</b>	<u><u>221,714</u></u>	<u><u>221,714</u></u>

# REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2022 – JUNE 30, 2023

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	3,671,000.00	2,753,250.00	2,821,419.44	68,169.44
Excess Utilities	120,000.00	90,000.00	60,233.08	(29,766.92)
Interest Income	-	-	-	-
Other Income	184,200.00	138,150.00	240,949.17	102,799.17
Operating Subsidy	4,204,744.00	3,153,558.00	3,960,925.53	807,367.53
Utilities Subsidy	1,828,504.00	1,371,378.00	1,767,813.50	396,435.50
<b>Total Revenues</b>	<b>10,008,448.00</b>	<b>7,506,336.00</b>	<b>8,851,340.72</b>	<b>1,345,004.72</b>
<b>EXPENSES</b>				
Administration	1,467,510.00	1,100,632.50	993,048.12	107,584.38
Central Office Property Management Fees	1,170,135.00	877,601.25	880,079.22	(2,477.97)
Central Office Bookkeeping Fees	114,138.00	85,603.50	85,845.00	(241.50)
Tenant Services	213,977.00	160,482.75	135,911.02	24,571.73
Utilities Expense	2,061,250.00	1,545,937.50	1,686,984.92	(141,047.42)
Ordinary Maintenance	3,989,314.00	2,991,985.50	3,090,317.28	(98,331.78)
Protective Services	272,350.00	204,262.50	211,136.92	(6,874.42)
General	579,586.00	434,689.50	718,022.01	(283,332.51)
P.I.L.O.T.	170,925.00	128,193.75	112,091.91	16,101.84
Extraordinary Maintenance	-	-	(163,222.03)	163,222.03
Replacement of Equipment	-	-	-	-
Capital Replacements	20,000.00	15,000.00	-	15,000.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>10,059,185.00</b>	<b>7,544,388.75</b>	<b>7,750,214.37</b>	<b>(205,825.62)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(50,737.00)</b>	<b>(38,052.75)</b>	<b>1,101,126.35</b>	<b>1,139,179.10</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	(301,533.80)	(301,533.80)
Reserve Used	208,731.00	156,548.25	-	(156,548.25)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<b>208,731.00</b>	<b>156,548.25</b>	<b>(301,533.80)</b>	<b>(458,082.05)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>157,994.00</b>	<b>118,495.50</b>	<b>799,592.55</b>	<b>681,097.05</b>

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

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	806,000.00	604,500.00	650,643.64	46,143.64
Excess Utilities	50,000.00	37,500.00	23,582.46	(13,917.54)
Interest Income	-	-	-	-
Other Income	37,400.00	28,050.00	60,227.15	32,177.15
Operating Subsidy	1,065,027.00	798,770.25	932,167.00	133,396.75
Utilities Subsidy	524,565.00	393,423.75	515,111.50	121,687.75
<b>Total Revenues</b>	<b>2,482,992.00</b>	<b>1,862,244.00</b>	<b>2,181,731.75</b>	<b>319,487.75</b>
<b>EXPENSES</b>				
Administration	335,101.00	251,325.75	228,341.35	22,984.40
Central Office Property Management Fees	274,036.00	205,527.00	207,141.66	(1,614.66)
Central Office Bookkeeping Fees	26,730.00	20,047.50	20,205.00	(157.50)
Tenant Services	42,959.00	32,219.25	23,034.12	9,185.13
Utilities Expense	650,200.00	487,650.00	450,775.14	36,874.86
Ordinary Maintenance	897,405.00	673,053.75	474,281.13	198,772.62
Protective Services	79,200.00	59,400.00	66,307.21	(6,907.21)
General	122,425.00	91,818.75	160,902.98	(69,084.23)
P.I.L.O.T.	20,580.00	15,435.00	20,636.29	(5,201.29)
Extraordinary Maintenance	-	-	(85,775.65)	85,775.65
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>2,448,636.00</b>	<b>1,836,477.00</b>	<b>1,565,849.23</b>	<b>270,627.77</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>34,356.00</b>	<b>25,767.00</b>	<b>615,882.52</b>	<b>590,115.52</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>34,356.00</b>	<b>25,767.00</b>	<b>615,882.52</b>	<b>590,115.52</b>

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

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	350,000.00	262,500.00	254,558.06	(7,941.94)
Excess Utilities	-	-	(9,256.00)	(9,256.00)
Interest Income	-	-	-	-
Other Income	13,000.00	9,750.00	37,685.29	27,935.29
Operating Subsidy	774,297.00	580,722.75	721,877.03	141,154.28
Utilities Subsidy	169,968.00	127,476.00	159,594.50	32,118.50
<b>Total Revenues</b>	<b>1,307,265.00</b>	<b>980,448.75</b>	<b>1,164,458.88</b>	<b>184,010.13</b>
<b>EXPENSES</b>				
Administration	215,290.00	161,467.50	139,861.11	21,606.39
Central Office Property Management Fees	150,720.00	113,040.00	113,104.39	(64.39)
Central Office Bookkeeping Fees	14,702.00	11,026.50	11,032.50	(6.00)
Tenant Services	17,834.00	13,375.50	9,905.43	3,470.07
Utilities Expense	184,800.00	138,600.00	150,785.08	(12,185.08)
Ordinary Maintenance	639,594.00	479,695.50	534,738.27	(55,042.77)
Protective Services	34,150.00	25,612.50	26,828.49	(1,215.99)
General	75,429.00	56,571.75	87,867.43	(31,295.68)
P.I.L.O.T.	16,520.00	12,390.00	9,450.03	2,939.97
Extraordinary Maintenance	-	-	(115,598.93)	115,598.93
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,349,039.00</b>	<b>1,011,779.25</b>	<b>967,973.80</b>	<b>43,805.45</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(41,774.00)</b>	<b>(31,330.50)</b>	<b>196,485.08</b>	<b>227,815.58</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	(301,533.80)	(301,533.80)
Reserve Used	41,774.00	31,330.50	-	(31,330.50)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<b>41,774.00</b>	<b>31,330.50</b>	<b>(301,533.80)</b>	<b>(332,864.30)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>(105,048.72)</b>	<b>(105,048.72)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Revenues</b>	-	-	-	-
<b>EXPENSES</b>				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,000.00	2,250.00	1,995.00	255.00
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/>
<b>Total Expenses</b>	3,000.00	2,250.00	1,995.00	255.00
<b>Diff In Oper Revenues &amp; Expenses</b>	(3,000.00)	(2,250.00)	(1,995.00)	255.00
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,000.00	400.00	-	400.00
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	-	400.00
<b>Difference in Revenue &amp; Expense</b>	-	(1,850.00)	(1,995.00)	(145.00)

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	430,000.00	322,500.00	352,455.00	29,955.00
Excess Utilities	27,000.00	20,250.00	19,549.53	(700.47)
Interest Income	-	-	-	-
Other Income	19,500.00	14,625.00	17,128.73	2,503.73
Operating Subsidy	642,154.00	481,615.50	562,276.00	80,660.50
Utilities Subsidy	302,190.00	226,642.50	284,899.00	58,256.50
<b>Total Revenues</b>	<b>1,420,844.00</b>	<b>1,065,633.00</b>	<b>1,236,308.26</b>	<b>170,675.26</b>
<b>EXPENSES</b>				
Administration	223,226.00	167,419.50	156,958.11	10,461.39
Central Office Property Management Fees	157,114.00	117,835.50	117,871.73	(36.23)
Central Office Bookkeeping Fees	15,325.00	11,493.75	11,497.50	(3.75)
Tenant Services	21,078.00	15,808.50	16,192.71	(384.21)
Utilities Expense	377,400.00	283,050.00	305,432.71	(22,382.71)
Ordinary Maintenance	603,558.00	452,668.50	550,037.68	(97,369.18)
Protective Services	15,000.00	11,250.00	33,904.59	(22,654.59)
General	72,790.00	54,592.50	71,973.86	(17,381.36)
P.I.L.O.T.	7,960.00	5,970.00	4,117.01	1,852.99
Extraordinary Maintenance	-	-	(3,599.26)	3,599.26
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,493,451.00</b>	<b>1,120,088.25</b>	<b>1,264,386.64</b>	<b>(144,298.39)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(72,607.00)</b>	<b>(54,455.25)</b>	<b>(28,078.38)</b>	<b>26,376.87</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	72,607.00	54,455.25	-	(54,455.25)
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	54,455.25	-	(54,455.25)
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>(28,078.38)</b>	<b>(28,078.38)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	665,000.00	498,750.00	520,033.64	21,283.64
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	59,700.00	44,775.00	52,153.26	7,378.26
Operating Subsidy	399,186.00	299,389.50	512,706.00	213,316.50
Utilities Subsidy	266,124.00	199,593.00	249,403.00	49,810.00
<b>Total Revenues</b>	<b>1,390,010.00</b>	<b>1,042,507.50</b>	<b>1,334,295.90</b>	<b>291,788.40</b>
<b>EXPENSES</b>				
Administration	191,353.00	143,514.75	128,950.39	14,564.36
Central Office Property Management Fees	193,652.00	145,239.00	146,090.56	(851.56)
Central Office Bookkeeping Fees	18,889.00	14,166.75	14,250.00	(83.25)
Tenant Services	52,778.00	39,583.50	42,139.08	(2,555.58)
Utilities Expense	217,000.00	162,750.00	249,761.75	(87,011.75)
Ordinary Maintenance	503,727.00	377,795.25	314,617.65	63,177.60
Protective Services	50,000.00	37,500.00	60,631.94	(23,131.94)
General	83,580.00	62,685.00	102,235.61	(39,550.61)
P.I.L.O.T.	44,800.00	33,600.00	27,027.19	6,572.81
Extraordinary Maintenance	-	-	6,290.24	(6,290.24)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,355,779.00</b>	<b>1,016,834.25</b>	<b>1,091,994.41</b>	<b>(75,160.16)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>34,231.00</b>	<b>25,673.25</b>	<b>242,301.49</b>	<b>216,628.24</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	(34,231.00)	(25,673.25)	-	25,673.25
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)	(25,673.25)	-	25,673.25
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>242,301.49</b>	<b>242,301.49</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	470,000.00	352,500.00	337,273.00	(15,227.00)
Excess Utilities	25,000.00	18,750.00	14,641.66	(4,108.34)
Interest Income	-	-	-	-
Other Income	17,000.00	12,750.00	27,015.07	14,265.07
Operating Subsidy	555,110.00	416,332.50	484,584.50	68,252.00
Utilities Subsidy	195,038.00	146,278.50	182,218.50	35,940.00
<b>Total Revenues</b>	<b>1,262,148.00</b>	<b>946,611.00</b>	<b>1,045,732.73</b>	<b>99,121.73</b>
<b>EXPENSES</b>				
Administration	180,386.00	135,289.50	120,242.33	15,047.17
Central Office Property Management Fees	137,018.00	102,763.50	102,340.59	422.91
Central Office Bookkeeping Fees	13,365.00	10,023.75	9,982.50	41.25
Tenant Services	22,913.00	17,184.75	8,957.84	8,226.91
Utilities Expense	241,000.00	180,750.00	184,247.64	(3,497.64)
Ordinary Maintenance	584,495.00	438,371.25	429,800.18	8,571.07
Protective Services	34,000.00	25,500.00	592.73	24,907.27
General	76,040.00	57,030.00	95,763.38	(38,733.38)
P.I.L.O.T.	25,400.00	19,050.00	15,302.54	3,747.46
Extraordinary Maintenance	-	-	35,461.57	(35,461.57)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,314,617.00</b>	<b>985,962.75</b>	<b>1,002,691.30</b>	<b>(16,728.55)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(52,469.00)</b>	<b>(39,351.75)</b>	<b>43,041.43</b>	<b>82,393.18</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	52,469.00	39,351.75	-	(39,351.75)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	52,469.00	39,351.75	-	(39,351.75)
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>43,041.43</b>	<b>43,041.43</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	352,000.00	264,000.00	271,660.10	7,660.10
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	12,050.00	9,037.50	5,676.22	(3,361.28)
Operating Subsidy	190,758.00	143,068.50	202,442.00	59,373.50
Utilities Subsidy	132,560.00	99,420.00	139,177.50	39,757.50
<b>Total Revenues</b>	<b>687,368.00</b>	<b>515,526.00</b>	<b>618,955.82</b>	<b>103,429.82</b>
<b>EXPENSES</b>				
Administration	130,327.00	97,745.25	95,976.71	1,768.54
Central Office Property Management Fees	95,913.00	71,934.75	71,968.44	(33.69)
Central Office Bookkeeping Fees	9,356.00	7,017.00	7,020.00	(3.00)
Tenant Services	36,558.00	27,418.50	24,933.74	2,484.76
Utilities Expense	135,500.00	101,625.00	132,529.33	(30,904.33)
Ordinary Maintenance	257,735.00	193,301.25	181,082.63	12,218.62
Protective Services	33,000.00	24,750.00	22,442.93	2,307.07
General	39,266.00	29,449.50	41,672.85	(12,223.35)
P.I.L.O.T.	19,600.00	14,700.00	13,913.08	786.92
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>757,255.00</b>	<b>567,941.25</b>	<b>591,539.71</b>	<b>(23,598.46)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(69,887.00)</b>	<b>(52,415.25)</b>	<b>27,416.11</b>	<b>79,831.36</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	73,112.00	54,834.00	-	54,834.00
Transfers Out	-	-	-	-
Reserve Used	73,112.00	54,834.00	-	(54,834.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	146,224.00	109,668.00	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>76,337.00</b>	<b>57,252.75</b>	<b>27,416.11</b>	<b>79,831.36</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	556,000.00	417,000.00	412,649.00	(4,351.00)
Excess Utilities	18,000.00	13,500.00	11,715.43	(1,784.57)
Interest Income	-	-	-	-
Other Income	25,500.00	19,125.00	34,378.31	15,253.31
Operating Subsidy	476,974.00	357,730.50	411,917.00	54,186.50
Utilities Subsidy	234,928.00	176,196.00	207,273.50	31,077.50
<b>Total Revenues</b>	<b>1,311,402.00</b>	<b>983,551.50</b>	<b>1,077,933.24</b>	<b>94,381.74</b>
<b>EXPENSES</b>				
Administration	181,568.00	136,176.00	121,441.88	14,734.12
Central Office Property Management Fees	142,499.00	106,874.25	107,337.72	(463.47)
Central Office Bookkeeping Fees	13,900.00	10,425.00	10,470.00	(45.00)
Tenant Services	17,463.00	13,097.25	9,425.33	3,671.92
Utilities Expense	253,000.00	189,750.00	205,398.09	(15,648.09)
Ordinary Maintenance	430,233.00	322,674.75	525,853.30	(203,178.55)
Protective Services	27,000.00	20,250.00	429.03	19,820.97
General	97,106.00	72,829.50	143,696.26	(70,866.76)
P.I.L.O.T.	32,100.00	24,075.00	20,236.59	3,838.41
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,194,869.00</b>	<b>896,151.75</b>	<b>1,144,288.20</b>	<b>(248,136.45)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>116,533.00</b>	<b>87,399.75</b>	<b>(66,354.96)</b>	<b>(153,754.71)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>116,533.00</b>	<b>87,399.75</b>	<b>(66,354.96)</b>	<b>(153,754.71)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	42,000.00	31,500.00	22,147.00	(9,353.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	50.00	37.50	6,685.14	6,647.64
Operating Subsidy	101,238.00	75,928.50	132,956.00	57,027.50
Utilities Subsidy	3,131.00	2,348.25	30,136.00	27,787.75
<b>Total Revenues</b>	<b>146,419.00</b>	<b>109,814.25</b>	<b>191,924.14</b>	<b>82,109.89</b>
<b>EXPENSES</b>				
Administration	10,259.00	7,694.25	1,276.24	6,418.01
Central Office Property Management Fees	19,183.00	14,387.25	14,224.13	163.12
Central Office Bookkeeping Fees	1,871.00	1,403.25	1,387.50	15.75
Tenant Services	2,394.00	1,795.50	1,322.77	472.73
Utilities Expense	2,350.00	1,762.50	8,055.18	(6,292.68)
Ordinary Maintenance	69,567.00	52,175.25	77,911.44	(25,736.19)
Protective Services	-	-	-	-
General	12,950.00	9,712.50	13,909.64	(4,197.14)
P.I.L.O.T.	3,965.00	2,973.75	1,409.18	1,564.57
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>122,539.00</b>	<b>91,904.25</b>	<b>119,496.08</b>	<b>(27,591.83)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>23,880.00</b>	<b>17,910.00</b>	<b>72,428.06</b>	<b>54,518.06</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Cost of Assets Disposed	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>23,880.00</b>	<b>17,910.00</b>	<b>72,428.06</b>	<b>54,518.06</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PH NEW CONSTRUCTION BLUESTONE**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Revenues</b>	-	-	-	-
<b>EXPENSES</b>				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	-	-	-	-
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenses</b>	-	-	301,533.80	(301,533.80)
<b>Diff In Oper Revenues &amp; Expenses</b>	-	-	(301,533.80)	(301,533.80)
<b>Non-Oper. Revenues &amp; Expenses</b>	-	-		
Transfers In	-	-	301,533.80	301,533.80
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	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	-	-	301,533.80	301,533.80
<b>Difference in Revenue &amp; Expense</b>	-	-	-	-

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Property Management Income	1,986,732.00	1,490,049.00	1,497,056.96	7,007.96
Service Fee Income	153,507.00	115,130.25	65,917.46	(49,212.79)
Asset Management & Bookkeeping Income	439,758.00	329,818.50	326,490.00	(3,328.50)
Interest Income	-	-	194.63	194.63
Other Income	2,000.00	1,500.00	17,015.99	15,515.99
<b>Total Revenues</b>	<b>2,581,997.00</b>	<b>1,936,497.75</b>	<b>1,906,675.04</b>	<b>(29,822.71)</b>
<b>EXPENSES</b>				
Administration	2,147,544.00	1,610,658.00	1,480,140.04	130,517.96
Tenant Services	9,283.00	6,962.25	3,473.09	3,489.16
Utilities Expense	33,800.00	25,350.00	23,153.33	2,196.67
Ordinary Maintenance	144,505.00	108,378.75	52,764.98	55,613.77
General	16,200.00	12,150.00	13,631.40	(1,481.40)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>2,351,332.00</b>	<b>1,763,499.00</b>	<b>1,573,162.84</b>	<b>190,336.16</b>
<b>Difference in Revenue &amp; Expense</b>	<b>230,665.00</b>	<b>172,998.75</b>	<b>333,512.20</b>	<b>160,513.45</b>
<b>Non-Operating Revenues and Expenses</b>				
Nonexpend Equipment	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>230,665.00</b>	<b>172,998.75</b>	<b>333,512.20</b>	<b>160,513.45</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT**  
(unaudited)

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Interest Income	0.00	0.00	18.61	18.61
Other Income	1,700.00	1,275.00	8,839.56	7,564.56
Adm Subsidy	1,455,651.00	1,091,738.25	1,150,000.00	58,261.75
FSS Subsidy	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>1,457,351.00</b>	<b>1,093,013.25</b>	<b>1,158,858.17</b>	<b>65,844.92</b>
<b>EXPENSES</b>				
Administration	1,166,128.00	874,596.00	822,411.76	52,184.24
Tenant Services	6,500.00	4,875.00	1,209.47	3,665.53
Utilities	6,900.00	5,175.00	4,630.63	544.37
Ordinary Maintenance	13,000.00	9,750.00	2,770.39	6,979.61
General	12,300.00	9,225.00	7,367.63	1,857.37
Extraordinary Maintenance	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>1,204,828.00</b>	<b>903,621.00</b>	<b>838,389.88</b>	<b>65,231.12</b>
<b>Diff In Oper Revenue &amp; Expense</b>	<b>252,523.00</b>	<b>189,392.25</b>	<b>320,468.29</b>	<b>131,076.04</b>
<b>Non-Oper.Revenue</b>				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	15,600,000.00	11,700,000.00	12,078,937.34	378,937.34
HAP Payments	15,600,000.00	11,700,000.00	12,078,937.34	(378,937.34)
<b>Diff in Non-Oper Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Revenue &amp; Expense</b>	<b>252,523.00</b>	<b>189,392.25</b>	<b>320,468.29</b>	<b>131,076.04</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

JULY 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
City of Roanoke CD Grants	0.00	0.00	0.00	0.00
City of Roanoke Other Grants	0.00	0.00	300.00	300.00
Other Revenue	<u>133.00</u>	<u>133.00</u>	<u>0.00</u>	<u>(133.00)</u>
<b>Total Revenue</b>	133.00	133.00	300.00	167.00
<b>EXPENSES</b>				
Administration	0.00	0.00	300.00	(300.00)
Property Expenses	0.00	0.00	0.00	0.00
Other Expenses	133.00	133.00	0.00	133.00
Land Transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	133.00	133.00	300.00	(167.00)
<b>Diff in Oper. Revenues &amp; Expenses</b>	0.00	0.00	0.00	0.00
<b>Non-Oper. Revenues &amp; Expenses</b>				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Property	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Non-Oper. Revenues &amp; Expenses</b>	0.00	0.00	0.00	0.00

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

\*\*YTD Actual is Revenue or Expense from 7/1/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	0.00	0.00
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENSES</b>				
Administration	1,000.00	750.00	0.00	750.00
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	1,050.00	730.00	320.00
General Expense	15.00	11.25	0.00	11.25
Capital Expenditures	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>2,465.00</b>	<b>1,861.25</b>	<b>780.40</b>	<b>1,080.85</b>
<b>Diff in Oper. Revenues &amp; Expenses</b>	<b>(2,465.00)</b>	<b>(1,861.25)</b>	<b>(780.40)</b>	<b>1,080.85</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
<b>Total Non-Oper. Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Ttl Revenues &amp; Expenses</b>	<b>(2,465.00)</b>	<b>(1,861.25)</b>	<b>(780.40)</b>	<b>1,080.85</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Gain (Loss) on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENSES</b>				
Administration	10,200.00	7,650.00	348.00	7,302.00
Tenant Services	4,000.00	3,000.00	0.00	3,000.00
Utilities	0.00	0.00	1,638.94	(1,638.94)
Ordinary & Contract Maintenance	2,789.00	2,091.75	2,768.40	(676.65)
General	0.00	0.00	0.00	0.00
Capital Expenditures	900,000.00	675,000.00	87,649.40	587,350.60
<b>Total Expenses</b>	<b>916,989.00</b>	<b>687,741.75</b>	<b>92,404.74</b>	<b>595,337.01</b>
<b>Diff in Oper. Revenues &amp; Expenses</b>	<b>(916,989.00)</b>	<b>(687,741.75)</b>	<b>(92,404.74)</b>	<b>(595,337.01)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
<b>Total Non-Oper. Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Use of Reserves</b>	<b>916,989.00</b>	<b>687,741.75</b>	<b>92,404.74</b>	<b>595,337.01</b>
<b>Difference In Ttl Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Dwelling Rental	43,200.00	32,400.00	30,576.00	(1,824.00)
Interest Income	0.00	0.00	0.00	0.00
Other Income	200.00	150.00	3,638.16	3,488.16
Operating Subsidy	132,200.00	99,150.00	105,380.00	6,230.00
<b>Total Revenues</b>	175,600.00	131,700.00	139,594.16	7,894.16
<b>EXPENSES</b>				
Administration	37,790.00	28,342.50	29,619.25	(1,276.75)
Tenant Services	1,300.00	975.00	139.96	835.04
Utilities	4,300.00	3,225.00	2,988.66	236.34
Ordinary Maintenance	38,687.00	29,015.25	62,266.65	(33,251.40)
Protective Services	0.00	0.00	0.00	0.00
General	5,040.00	3,780.00	2,870.46	909.54
Extraordinary Maintenance	40,000.00	30,000.00	0.00	30,000.00
Replacement of Equipment	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	127,117.00	95,337.75	97,884.98	(2,547.23)
<b>Non-Oper.Revenue</b>				
Reserve Used	0.00	0.00	0.00	0.00
<b>Difference in Revenue &amp; Expense</b>	48,483.00	36,362.25	41,709.18	5,346.93

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>FY 2023 BUDGET</b>	<b>*YTD BUDGET</b>	<b>**YTD ACTUAL</b>	<b>VARIANCE FAVORABLE (UNFAVORABLE)</b>
<b>REVENUES</b>				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	61,612.00	46,209.00	40,617.17	(5,591.83)
Other income	49,471.00	37,103.25	17,483.17	(19,620.08)
<b>Total Revenues</b>	111,083.00	83,312.25	58,100.34	(25,211.91)
<b>EXPENSES</b>				
Administration	38,840.00	29,130.00	12,179.53	16,950.47
Management Fees	61,612.00	46,209.00	40,617.17	5,591.83
Tenant Services	0.00	0.00	708.42	(708.42)
Utilities	200.00	150.00	(123.10)	273.10
Ordinary Maintenance	8,071.00	6,053.25	3,914.72	2,138.53
General	2,360.00	1,770.00	1,475.28	294.72
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	111,083.00	83,312.25	58,772.02	24,540.23
<b>Difference in Revenue &amp; Expense</b>	0.00	0.00	(671.68)	(671.68)

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

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	<u>3,302,705.00</u>	<u>3,302,705.00</u>	<u>24,160.00</u>	<u>0.00</u>
<b>Total Revenues</b>	3,302,705.00	3,302,705.00	24,160.00	0.00
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	8,000.00	8,000.00	0.00	0.00
Management Improvement	25,000.00	25,000.00	0.00	0.00
Administration	326,500.00	326,500.00	0.00	0.00
General Capital Activity	2,753,205.28	2,753,205.28	24,160.00	0.00
Collateralization or Debt Service	<u>189,999.72</u>	<u>189,999.72</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	3,302,705.00	3,302,705.00	24,160.00	0.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
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 - JUNE 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>3,444,054.00</u>	<u>3,375,983.23</u>	<u>670,351.96</u>	<u>(68,070.77)</u>
<b>Total Revenues</b>	3,444,054.00	3,375,983.23	670,351.96	(68,070.77)
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	13,419.00	2,140.89	6,581.00
Administration	342,000.00	342,000.00	0.00	0.00
General Capital Activity	3,082,054.00	3,020,564.23	668,211.07	61,489.77
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	3,444,054.00	3,375,983.23	670,351.96	68,070.77
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
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 - JUNE 30, 2023

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	<u>3,729,394.00</u>	<u>3,274,743.35</u>	<u>217,111.46</u>	<u>(454,650.65)</u>
<b>Total Revenues</b>	3,729,394.00	3,274,743.35	217,111.46	(454,650.65)
 <b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	370,000.00	370,000.00	0.00	0.00
General Capital Activity	3,334,394.00	2,904,743.35	217,111.46	429,650.65
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	3,729,394.00	3,274,743.35	217,111.46	454,650.65
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
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 - JUNE 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>3,836,496.00</u>	<u>3,812,496.00</u>	<u>445,632.41</u>	<u>(24,000.00)</u>
<b>Total Revenues</b>	3,836,496.00	3,812,496.00	445,632.41	(24,000.00)
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	25,000.00	25,000.00	0.00	0.00
Management Improvement	20,000.00	0.00	0.00	20,000.00
Administration	383,000.00	383,000.00	0.00	0.00
General Capital Activity	3,408,496.00	3,404,496.00	445,632.41	4,000.00
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	3,836,496.00	3,812,496.00	445,632.41	24,000.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
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 - JUNE 30, 2023

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	<u>4,741,515.00</u>	<u>1,361,920.89</u>	<u>1,361,920.89</u>	<u>(3,379,594.11)</u>
<b>Total Revenues</b>	4,741,515.00	1,361,920.89	1,361,920.89	(3,379,594.11)
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	0.00	0.00	25,000.00
Administration	470,000.00	470,000.00	470,000.00	0.00
General Capital Activity	4,246,515.00	891,920.89	891,920.89	3,354,594.11
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	4,741,515.00	1,361,920.89	1,361,920.89	3,379,594.11
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
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 - JUNE 30, 2023

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	<u>2,300,000.00</u>	<u>457,268.32</u>	<u>223,162.77</u>	<u>(1,842,731.68)</u>
<b>Total Revenues</b>	2,300,000.00	457,268.32	223,162.77	(1,842,731.68)
<b>EXPENSES</b>				
Salaries	1,319,598.00	343,953.27	176,154.19	975,644.73
Staff Travel Costs	2,000.00	0.00	0.00	2,000.00
Administrative/Other Costs	83,360.00	9,164.25	2,557.81	74,195.75
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	49,997.48	26,926.66	66,644.52
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>
<b>Total Expenses</b>	2,300,000.00	457,268.32	223,162.77	1,842,731.68
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
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 - JUNE 30, 2023

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	<u>396,978.00</u>	<u>225,794.35</u>	<u>87,026.54</u>	<u>(171,183.65)</u>
<b>Total Revenues</b>	396,978.00	225,794.35	87,026.54	(171,183.65)
<b>EXPENSES</b>				
Project Coordinator	346,178.00	202,069.10	84,614.31	144,108.90
Administrative Costs	35,800.00	21,308.68	2,262.23	14,491.32
Training Costs	<u>15,000.00</u>	<u>2,416.57</u>	<u>150.00</u>	<u>12,583.43</u>
<b>Total Expenses</b>	396,978.00	225,794.35	87,026.54	171,183.65
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
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 - JUNE 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>189,000.00</u>	<u>73,426.26</u>	<u>73,426.26</u>	<u>(115,573.74)</u>
<b>Total Revenues</b>	189,000.00	73,426.26	73,426.26	(115,573.74)
<b>EXPENSES</b>				
Project Coordinator	<u>189,000.00</u>	<u>73,426.26</u>	<u>73,426.26</u>	<u>115,573.74</u>
<b>Total Expenses</b>	189,000.00	73,426.26	73,426.26	115,573.74
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
Grant effective dates are January 01, 2023 to December 31, 2023.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
VHDA PUBLIC HOUSING REVITALIZATION GRANT (225)**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2022 - JUNE 30, 2023

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	0.00	0.00	221,713.88	0.00
<b>Total Revenues</b>	0.00	0.00	221,713.88	0.00
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	0.00	0.00	221,713.88	0.00
Collateralization or Debt Service	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	0.00	0.00	221,713.88	0.00
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/22 through 06/30/23.  
Grant effective dates February 23, 2021 to February 22, 2025

# OPERATIONS DIVISION

PROCUREMENT  
MONTHLY REPORT  
JUNE 2023

# PROCUREMENT JUNE 2023 MONTHLY ACTIVITY REPORT

## I. Capital Fund

### A. Contracts Awarded

**None**

### B. Solicitations Pending

**None**

## II. Operating Budget

### A. Contracts Awarded

**None**

### B. Solicitations Pending

**RED-23-05-15**

**Replacement of Hot Water Heat Piping for 806 Hunt Ave. Building, Hunt Manor, AMP 259**  
was issued May 21, 2023, A pre-bid meeting was held June 6, 2023. Comments were received by June 13, 2023. One (1) responsive bid was received by June 20, 2023. The bid is being evaluated.

## III. Other Grants and Projects

### A. Contracts Awarded

**None**

### B. Solicitations Pending

**None**

## IV. Protests

**None**

REDEVELOPMENT AND REVITALIZATION  
MONTHLY ACTIVITY REPORT  
JUNE 2023

# **Redevelopment and Revitalization Department**

## **June 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 started May 8, 2023. Site work and installation of utility connections are progressing nearing completion.

### **Homeownership Program**

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

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

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

In March 2023 a buyer qualified to purchase the property at 1613 Dupree Street, NW. A contract has been signed, and RRHA is in the process of relocating the current tenant, and thereafter will make 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 21<sup>st</sup> Street, NW. Both are pre-qualified to purchase and RRHA has received quotations and purchase orders have been issued for the final work to be done on the units before closing. Last month the Board of Commissioners passed a resolution to sell the properties. Repair work is underway at 1809 Downing St.

Three other units, 1203, 1924 and 2008 Melrose Avenue, NW, have been reserved by qualified applicants. RRHA has received quotations and issued purchase orders for 1203 and 1924 Melrose Avenue to renovate them prior to the tenants moving in. Property management staff is in the process of relocating the current tenants at 2008 Melrose Avenue so that renovation work can begin.

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, with five (5) reserved or occupied by program participants, and two (2) that are currently 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 late summer 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, 5<sup>th</sup> Street, and Orange and McDowell Avenues, NW. Recently, RRHA has been contacted about some of these properties and is discussing a possible sale with an interested party.

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

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

### **Repositioning and Faircloth to RAD**

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

On February 27 the Board of Commissioners approved a resolution to allow the Executive Director to submit a proposal to Virginia Housing (VH) for property at 4301 Old Spanish Trail, NW, and set a price cap in executive session. RRHA proposed a Faircloth to RAD development of 86 units at the site and a purchase price of \$750,000. A subsequent additional phase of housing to be developed in the future was also referenced in the proposal.

RRHA was notified by VH in April that it would be awarded the project at the property at the price proposed. VH advised that it would send a contract to RRHA soon and also coordinate a press release for the sale. In the May 2023 Board Meeting the Board of Commissioners approved Resolution 4158 to authorizing the Executive Director to execute a contract for the

purchase of the property. The sale will officially be for the assessed amount, \$1,040,000, but RRHA will only pay \$750,000 as VH will cover the difference with grant funds.

To begin the development process for the site, RRHA 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.

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

6/30/2023

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	\$3,302,705.00	\$0.00	28-May-2021	28-May-2023
VA36P01150119	\$3,444,054.00	\$3,444,054.00	\$0.00	\$3,375,983.23	\$68,070.77	15-Apr-2022	15-Apr-2024
VA36P01150120	\$3,729,394.00	\$3,704,394.00	\$25,000.00	\$3,274,743.35	\$454,650.65	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	\$3,812,496.00	\$24,000.00	22-Feb-2023	22-Feb-2025
VA36P01150122	\$4,741,515.00	\$4,712,515.00	\$29,000.00	\$1,361,920.89	\$3,379,594.11	11-May-2024	11-May-2026
VA36P01150123	\$4,824,916.00	\$0.00	\$4,824,916.00	\$0.00	\$4,824,916.00	16-Feb-2025	16-Feb-2027
<b>Totals</b>	<b>\$41,410,656.00</b>	<b>\$36,511,740.00</b>	<b>\$4,898,916.00</b>	<b>\$32,659,424.47</b>	<b>\$8,751,231.53</b>		
		<b>88.2%</b>		<b>78.9%</b>			

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 6/30/23

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 569-2007-1-7 (project 200701)	Bathroom Renovations, Phase 2 Hunt Manor Original Contract Amount \$565,430.00	Russell's Remodeling, LLC	N/A	9/12/22		\$565,430.00	28%	100%	Work has been delayed due to contractor working on other projects for RRHA. Work is progressing in 4 units. Work is complete in 3 units.
contract 570-2101-1-7 (project 201004)	HVAC Improvements for Morningside Manor Original Contract Amount \$439,200.00	Valley Boiler & Mechanical, Inc.	Hughes Associates Architects & Engineers	4/19/21	#1 (\$24,262.00) + time	\$463,462.00	97%	100%	Work is nearing completion.
contract 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) #2 (\$68,000.00)	\$260,000.00	85%	50%	Design work continuing for natural gas system improvements for Jamestown Place and starting for replacement of roof top HVAC units at Melrose Towers. Design work for Security Improvements for Jamestown Place Offices and Maintenance Shop is complete.
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	99%	100%	Punch list work is nearing completion.
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	40%	21%	Rough-in electrical work is complete. Installation of Radon Vent System is nearing completion in 7 apartment units and administration building.
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%	Contractor obtained building permits.
contract 573-2304-1-7	Security Improvements for Melrose Towers Original Contract Amount \$119,100.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	5/15/23		\$119,100.00	70%	95%	Security improvement work is progressing. Delays experienced in delivery of some materials.
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	83%	83%	Contract executed January 3, 2023. 238 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 Cry Mechanical, Inc.	Hughes Associates Architects & Engineers	3/20/23		\$354,422.00	99%	100%	Replacement of Gas Infrastructure is nearing completion.
contract 573-2306-1-7 (project 221002)	Replacement of Apartment Entrance Doors and Painting of Common Areas for Morningside Manor Original Contract Amount \$352,500.00	Building Specialists, Inc.	Hughes Associates Architects & Engineers	6/6/23	#1 (\$42,920.42)	\$395,420.42	55%	19%	80 of 105 apartment entrance doors have been replaced.
contract 573-2307-1-7 (project 220902)	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	5/8/23	#1 (\$9,675.00) +time	\$1,081,210.00	15%	28%	Completion of site work delayed due to quantity of rock removal work.
contract 573-2306-1-7 (project 221101)	Window Replacement for Melrose Towers, Phase 2 Original Contract Amount \$1,226,900.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	4/17/23	#1 (\$11,475.94)	\$1,238,375.94	15%	35%	2/3 of windows have been delivered. Window replacement is progressing.
contract 202-2301-1-7 (project 230101)	Repairs due to Fire and Smoke Damage 1713 Dunbar St Original Contract Amount \$173,531.00	Russell's Remodeling, LLC	N/A	TBD		\$173,531.00	0%	0%	Work has been delayed due to delays experienced in obtaining building permits.
contract 573-2309-1-7 (project 230102)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, Phase 2 Original Contract Amount \$567,634.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$567,634.00	0%	0%	Material submittals have been reviewed and materials are on order. Work has been delayed due to delays experienced in obtaining building permits.
contract 900-2207-1-7 (project 220401)	Sign Replacement and Improvements for Various Sites Original Contract Amount \$256,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	4/17/23		\$256,000.00	10%	83%	Work progress delayed due to subcontractor work load.

**City of Roanoke Redevelopment and Housing Authority  
Derelict Structures  
Status Report as of 6/30/23**

<b>Address or Tax Map #</b>	<b>Status</b>	<b>Resolution Approved</b>	<b>Closing</b>	<b>Demo Rehab</b>	<b>PROJECT STATUS</b>
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  
JUNE 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
<b>Public Housing</b>									
Lansdowne Park	201	300	4	296	9000	7	8993	<b>99.92%</b>	0.08%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	4	161	4950	54	4896	<b>98.91%</b>	1.09%
Hunt Manor/Bluestone Park	259	172	11	161	5160	0	5160	<b>100.00%</b>	0.00%
Melrose Towers	206	212	5	207	6360	27	6333	<b>99.58%</b>	0.42%
Jamestown Place	207	150	7	143	4500	14	4486	<b>99.69%</b>	0.31%
Morningside	208	105	2	103	3150	21	3129	<b>99.33%</b>	0.67%
Indian Rock Village/53 Scattered	210	156	1	155	4680	34	4646	<b>99.27%</b>	0.73%
The Villages at Lincoln- 24 Transitional/Homeownership	215	21	0	21	630	0	630	<b>100.00%</b>	0.00%
<b>Portfolio Total:</b>		1281	34	1247	38430	157	38273	<b>99.59%</b>	0.41%

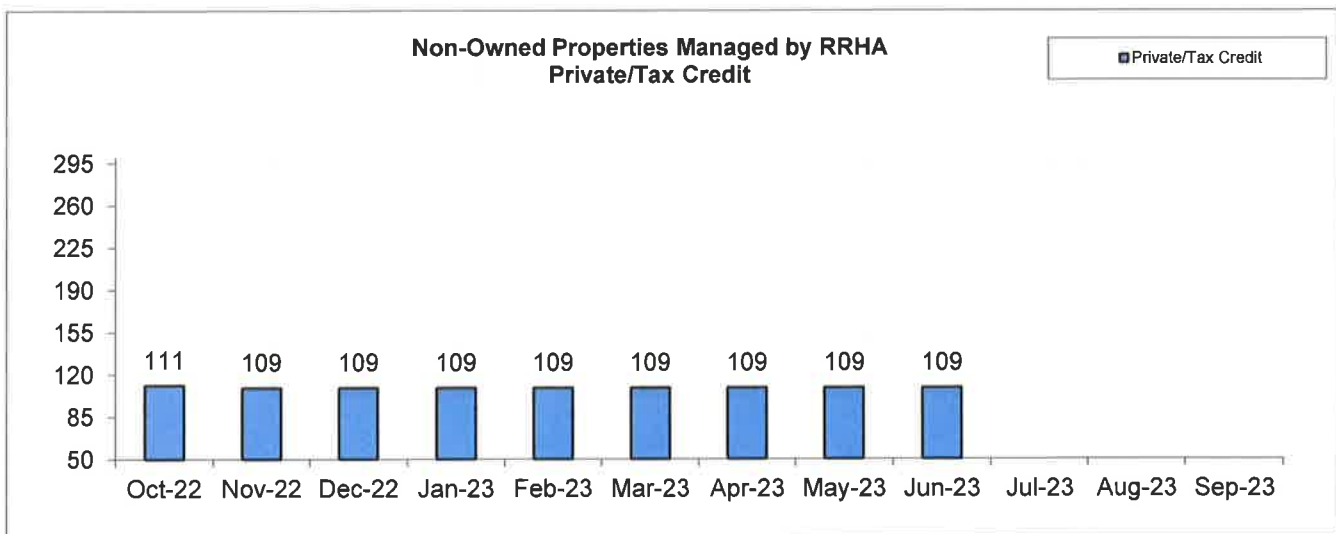
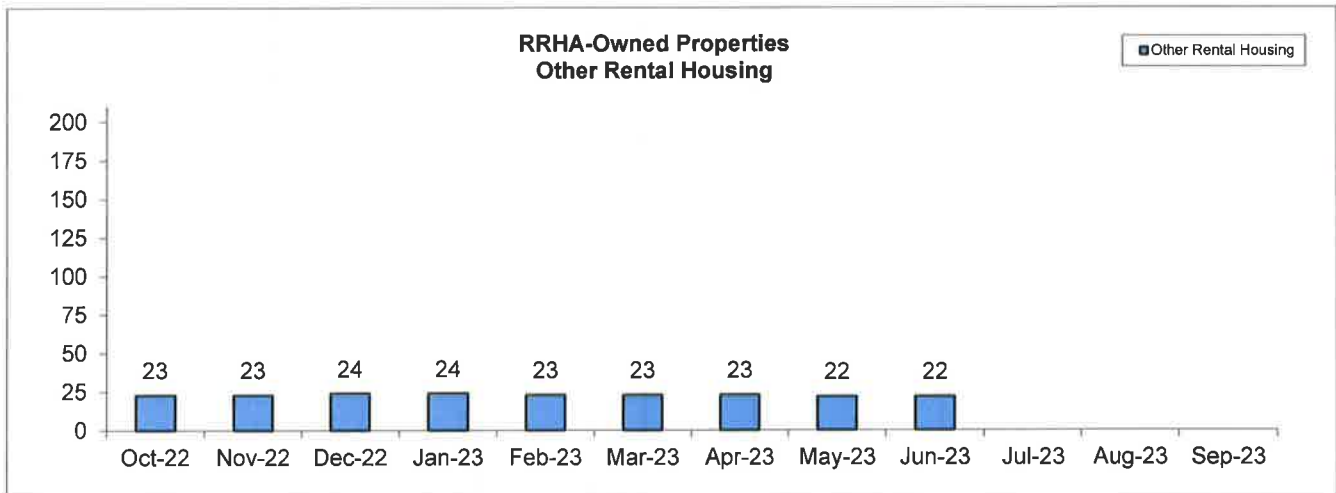
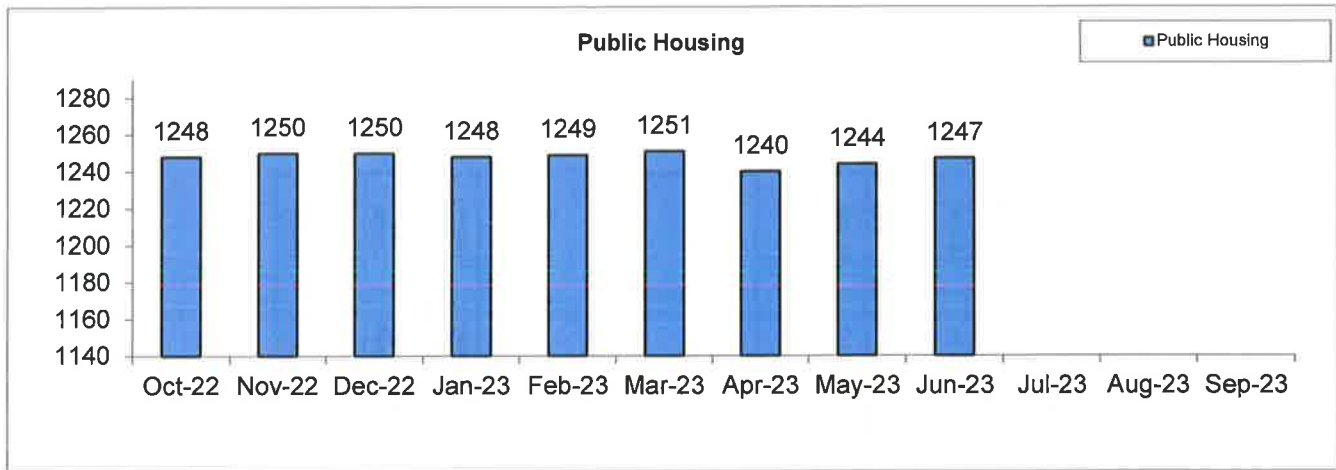
*\*The Occupancy Rate for the Villages at Lincoln includes The Villages at Lincoln Transitional Homeownership.*

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	22	720	25	695	<b>96.53%</b>	3.47%
<b>Portfolio Total:</b>		24	22	720	25	695	<b>96.53%</b>	3.47%

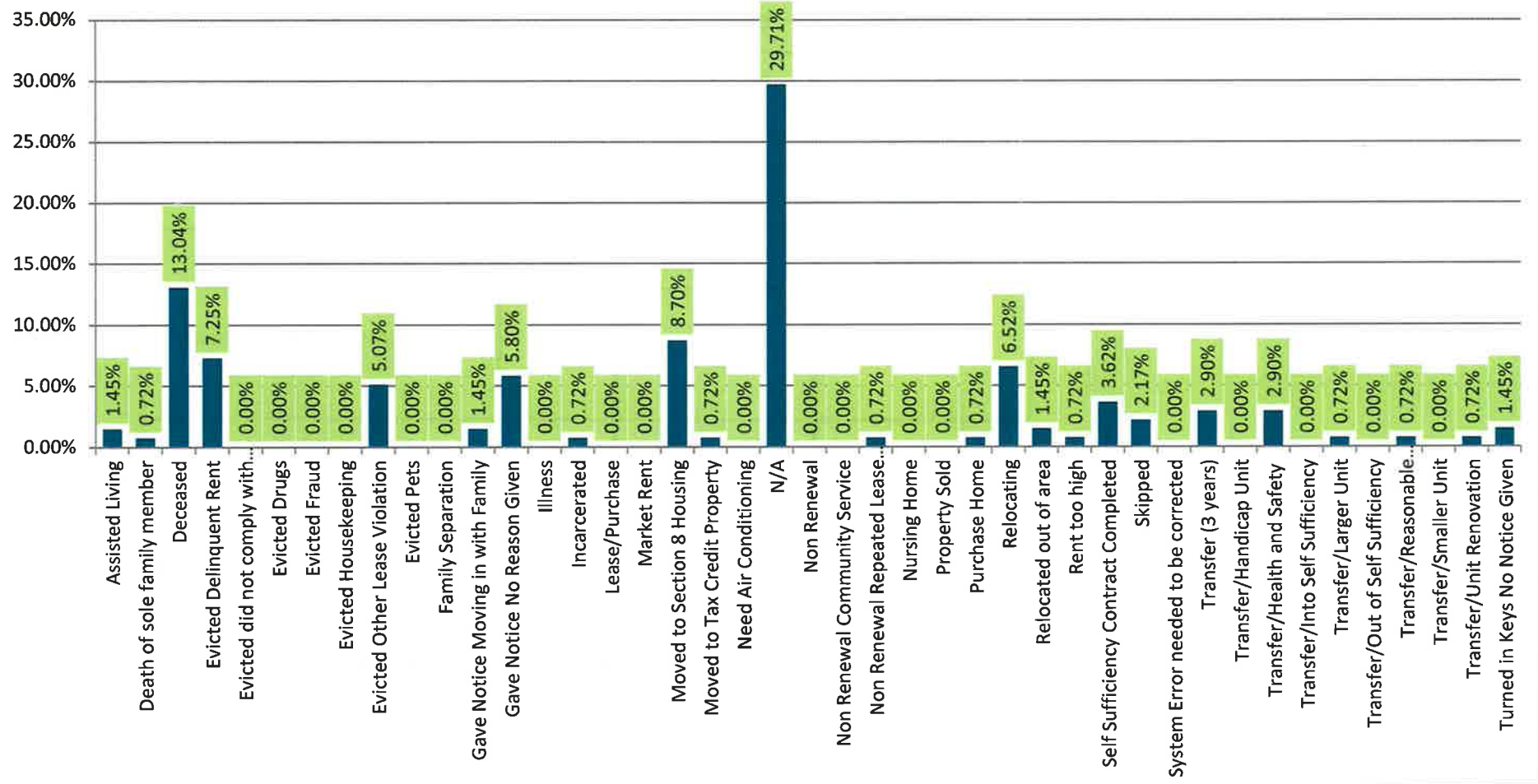
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	900	18	882	<b>98.00%</b>	<b>2.00%</b>
Hillcrest Heights (LIHTC)	456	24	23	720	17	703	<b>97.64%</b>	<b>2.36%</b>
Park Street Square (LIHTC)	457	25	20	750	30	720	<b>96.00%</b>	<b>4.00%</b>
Hurt Park LP (LIHTC)	459	40	39	1200	16	1184	<b>98.67%</b>	1.33%
<b>Portfolio Total:</b>		119	109	3570	81	3489	<b>97.73%</b>	2.27%

<b>PHAS Scoring</b>	
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  
June 2023**

<b>RRHA-Owned Properties</b>	<b>AMP Number</b>	<b>Vacated Unit Cumulative Charge- Offs as of 06/01/2023</b>	<b>Vacated Unit Cumulative Collections as of 06/01/2023</b>
<b><i>Non-Public Housing</i></b>		<b>\$0.00</b>	<b>\$0.00</b>
Lansdowne Park	201	<b>\$89,476.01</b>	<b>\$23,317.18</b>
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	<b>\$44,593.34</b>	<b>\$5,673.51</b>
Hunt Manor/Bluestone Park	259	<b>\$26,361.83</b>	<b>\$7,664.29</b>
Melrose Towers	206	<b>\$45,848.24</b>	<b>\$1,497.08</b>
Jamestown Place	207	<b>\$30,943.87</b>	<b>\$8,117.61</b>
Morningside Manor	208	<b>\$15,875.00</b>	<b>\$99.74</b>
Indian Rock Village / 53 Scattered	210	<b>\$77,412.33</b>	<b>\$6,612.79</b>
The Villages at Lincoln- 24 Transitional/Homeownership	215	<b>\$9,180.00</b>	<b>\$141.47</b>
<b>Public Housing</b>	<b>TOTAL</b>	<b>\$339,690.62</b>	<b>\$53,123.67</b>

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

<b><u>AMP #</u></b>	<b><u>Location</u></b>	<b><u># Units</u></b>	<b><u>Inspected</u></b>	<b><u>Uninspected</u></b>	<b><u>% Inspected</u></b>
201	Lansdowne Park	300	300	0	<b>100%</b>
202	Villages at Lincoln	165	165	0	<b>100%</b>
259	Hunt Manor/Bluestone Park	172	172	0	<b>100%</b>
206	Melrose Towers	212	212	0	<b>100%</b>
207	Jamestown Place	150	150	0	<b>100%</b>
208	Morningside Manor	105	105	0	<b>100%</b>
210	Indian Rock Village/68 Scattered	156	156	0	<b>100%</b>
215	Villages at Lincoln - Scattered	21	21	0	<b>100%</b>
	Total	1281	1281	0	<b>100%</b>

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

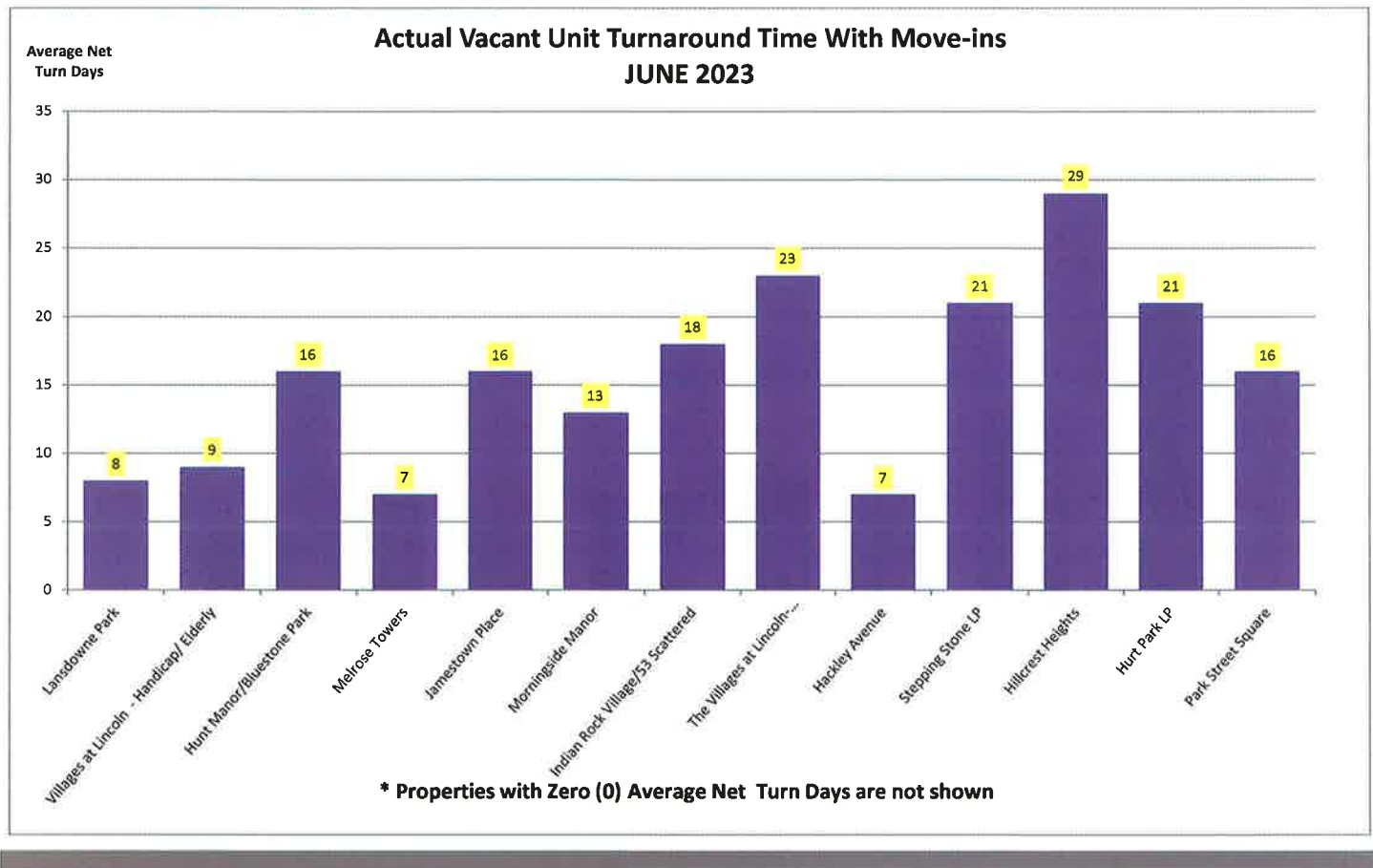

# Utility Consumption Report

## October 2022 - September 2023

### Consumption and Costs as of May 31, 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	46.00	83.19	61.39	190.58	187.67	101.55%
202	165	109.52	4.05	60.15	173.72	187.67	92.57%
259	172	41.54	77.07	79.75	198.36	187.67	105.70%
206	212	57.21	43.01	43.67	143.89	187.67	76.67%
207	150	49.36	46.03	50.67	146.06	187.67	77.83%
208	105	64.64	47.65	35.01	147.30	187.67	78.49%
210	156	51.72	66.12	64.19	182.03	187.67	96.99%
215	21	N/A	N/A	N/A	N/A	187.67	N/A
Total Units:		1281					
Average Cost PUM:		61.74	66.66	59.27		187.67	

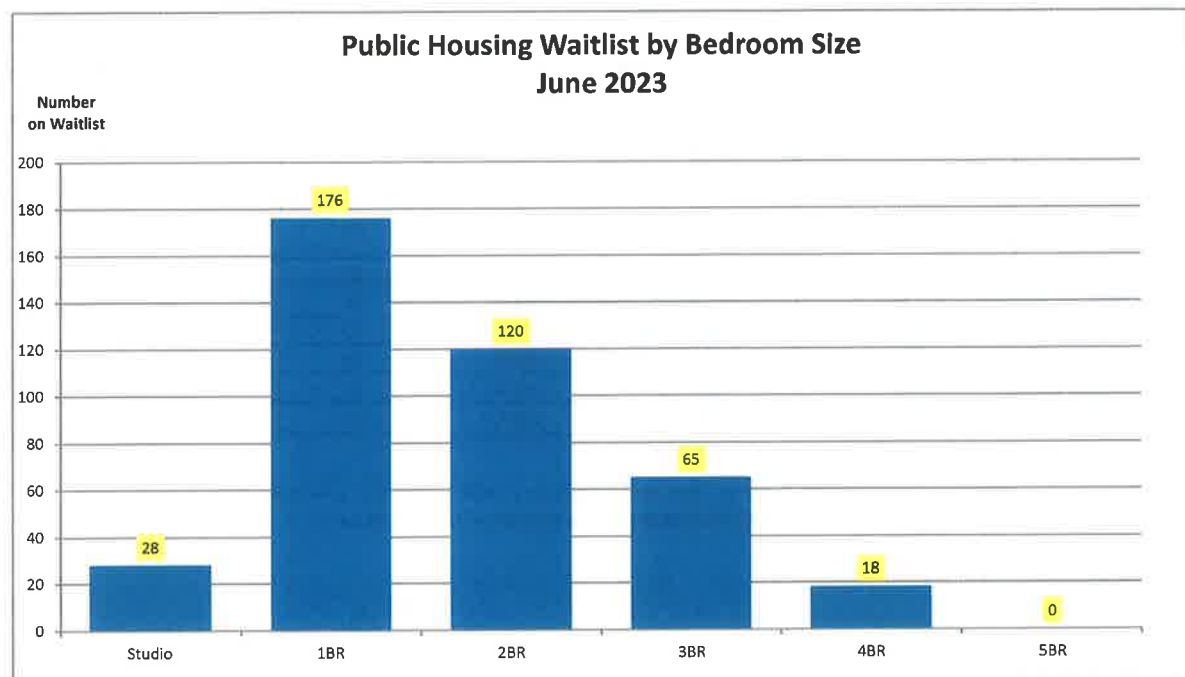
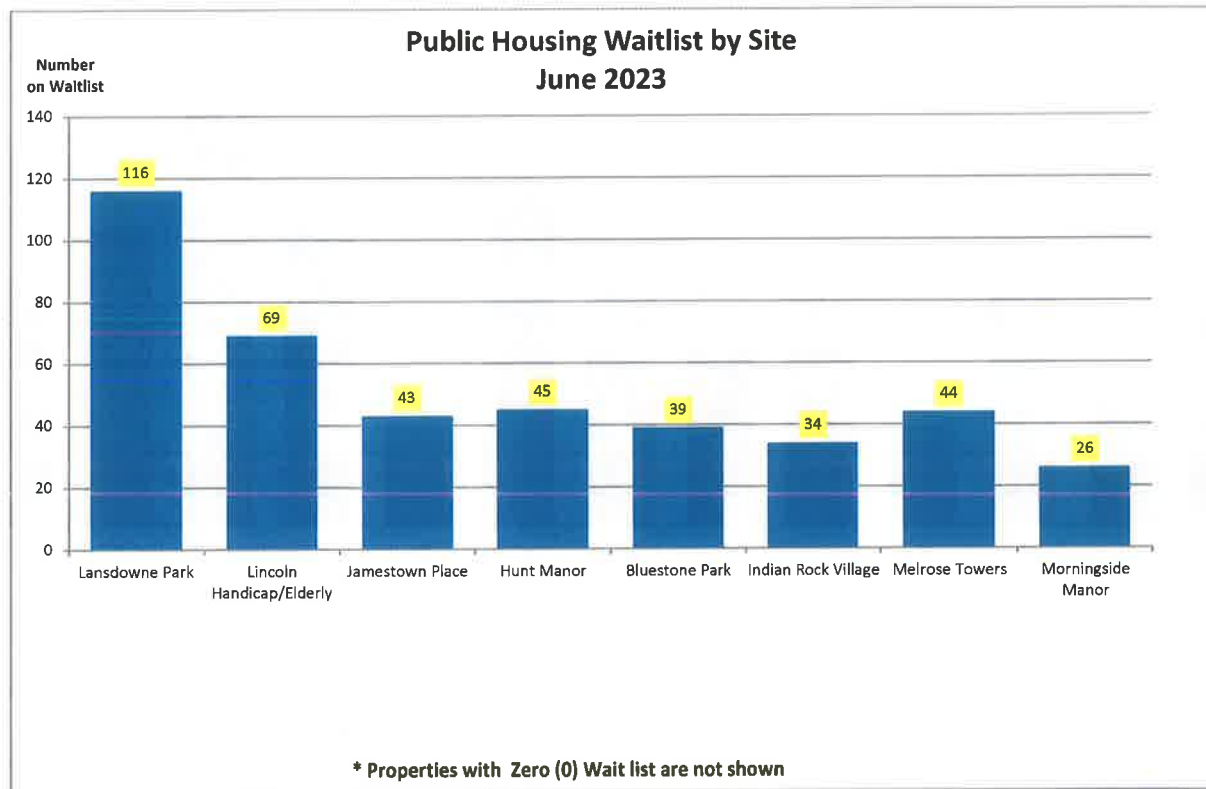
Consumption										
AMP	Gas				Electric			Water		
	Number of Units	THERMS PUM	RRHA PUM Average	Percent Difference	KWH PUM	RRHA PUM Average	Percent Difference	Usage PUM	RRHA PUM Average	Percent Difference
201	300	77.90	59.81	130.25%	497	583	85.25%	5.65	5.60	100.89%
202	165	N/A	59.81	N/A	980	583	168.10%	4.90	5.60	87.50%
259	172	67.60	59.81	113.02%	405	583	69.47%	8.08	5.60	144.29%
206	212	40.13	59.81	67.10%	564	583	96.74%	4.35	5.60	77.68%
207	150	41.84	59.81	69.95%	461	583	79.07%	5.37	5.60	95.89%
208	105	43.22	59.81	72.26%	585	583	100.34%	3.46	5.60	61.79%
210	156	50.59	59.81	84.58%	430	583	73.76%	5.67	5.60	101.25%
215	21	N/A	59.81	N/A	N/A	583	N/A	N/A	5.60	N/A
Total Units:		1281								
Average THERM PUM:		59.81				Average KWH PUM:		583	Average water usage PUM: 5.60	
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 June 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	17	17	100%	50	50	1
Village at Lincoln/Handicapped/Elderly Cottages	7	7	100%	82	82	1
Hunt Manor/Bluestone Park	4	4	100%	86	86	1
Melrose Towers	2	2	100%	48	48	1
Jamestown Place	11	11	100%	62	62	1
Morningside Manor	5	5	100%	39	39	1
Indian Rock Village/53 Scattered	4	4	100%	84	84	1
<b>Total</b>	50	50	100%	451	451	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  
JUNE 2023

Public Housing Criminal Activity for the Month of June 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	2	0	1	0	1	0	0
Arson	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	1	0	0	1	1	0	0	0	2	0	1	0	0	0	0
Burglary	0	0	0	0	0	0	0	0	1	5	0	2	0	0	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Larceny	1	4	0	2	0	6	2	5	0	8	1	7	0	3	1	5
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	1	0	0	0	0	0	2	0	0	0	1
Part I Crime Total	1	5	0	2	2	9	2	5	1	17	1	13	0	4	1	6
Destruction of Property	0	3	0	1	0	1	0	0	1	9	2	9	0	5	0	0
Disorderly Persons	0	0	0	0	0	0	0	0	0	2	0	2	0	0	0	1
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
Domestic Disorder	0	2	0	0	0	1	0	0	1	3	0	2	0	2	0	0
Domestic Simple Assault	1	1	0	0	1	4	2	5	0	9	0	3	0	1	1	1
Drug Offense	0	4	0	0	0	0	0	0	0	0	0	2	0	2	0	0
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	0	0	0	1	3	0	1	0	1	0	0	0	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	1	0	0	0	1	0	1	0	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	2	3	0	2	0	0	0	0
Simple Assault	2	2	0	0	1	1	0	1	3	12	0	4	0	3	1	3
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	0	2	0	1	0	1	0	0	0	4	1	4	0	1	0	0
Trespassing	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0
Weapons	0	1	0	0	0	4	0	0	0	1	1	2	0	5	0	0
Part II Crime Total	3	16	0	2	2	12	3	11	7	44	5	35	0	20	2	8
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	4	21	0	4	4	21	5	16	8	61	6	48	0	24	3	14

0

## Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - June 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	0.0106	0.0067	63.03%	0.0936	0.0333	35.60%	0.0867	61.55% ↑	0.0522	79.37% ↓
Morningside Manor	0.0106	0.0000	0.00%	0.0936	0.0190	20.34%	0.0095	100.50% ↑	0.0772	21.28% ↓
Indian Rock Village	0.0106	0.0250	236.37%	0.0936	0.1125	120.15%	0.0625	80.00% ↓	0.0772	21.28% ↓
Bluestone	0.0095	0.0263	276.57%	0.0799	0.0658	82.34%	0.0395	66.56% ↓	0.0776	2.96% ↓
Lansdowne Park	0.0050	0.0033	66.36%	0.0464	0.0567	122.14%	0.1433	60.46% ↑	0.0576	19.45% ↓
Villages at Lincoln	0.0050	0.0061	120.66%	0.0464	0.0788	169.82%	0.0909	13.32% ↓	0.0576	19.45% ↓
Hunt Manor	0.0050	0.0000	0.00%	0.0464	0.0417	89.81%	0.0729	42.84% ↑	0.0576	19.45% ↓
Melrose Towers	0.0050	0.0047	93.91%	0.0464	0.0283	61.00%	0.0236	19.92% ↑	0.0576	19.45% ↓

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	0.0206	0.0200	97.10%	0.1762	0.1067	60.52%	0.5067	78.95% ↑	0.2103	16.20% ↑
Morningside Manor	0.0206	0.0000	0.00%	0.1762	0.0190	10.81%	0.0762	75.00% ↑	0.2103	16.20% ↑
Indian Rock Village	0.0206	0.0250	121.38%	0.1762	0.1500	85.11%	0.3625	58.62% ↑	0.2103	16.20% ↑
Bluestone	0.0125	0.0395	314.89%	0.0969	0.1447	149.38%	0.3421	57.69% ↑	0.1411	31.33% ↓
Lansdowne Park	0.0140	0.0233	166.54%	0.1327	0.1467	110.52%	0.5467	73.17% ↑	0.1870	29.03% ↓
Villages at Lincoln	0.0140	0.0303	216.28%	0.1327	0.2121	159.84%	0.4000	46.97% ↓	0.1870	29.03% ↓
Hunt Manor	0.0140	0.0000	0.00%	0.1327	0.2083	156.99%	0.3021	31.04% ↑	0.1870	29.03% ↓
Melrose Towers	0.0140	0.0094	67.33%	0.1327	0.0377	28.44%	0.0425	11.21% ↑	0.1870	29.03% ↓

**SECTION 8 PROGRAMS**  
**MONTHLY OPERATIONS REPORT**  
**JUNE 2023**

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

**Program Utilization**

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of June 2023, reported at 87.3%. Currently, there are forty eight (48) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2023, is 96.6%.

**Inspections**

During the month of June 2023 the HCV Housing Quality Standards (HQS) Inspector(s) conducted a total of one hundred and fifty eight (158) inspections. This includes a total of seventy five (75) biennials and seventy one (71) initial inspections processed for moving families, in the HCV Program. Zero (0) special inspections and twelve (12) re-inspection were also conducted. In addition, there were also fifteen (15) HQS Quality Control Inspections that were conducted during the month of June 2023.

**Housing Choice Voucher Waiting List**

For the month of June 2023 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There were three (3) port ins and two (2) port outs recorded for the month of June 2023.

**Tenant Briefings**

The HCV Clerical Assistant and Client Specialists provided customer service to a total of eight hundred and sixty three (863) clients; including seven hundred and eight six (786) tenants/applicants and seventy seven (77) landlords during the month of June 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 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 June 2023, this program has one hundred and three (103) leased vouchers. There are twelve (12) veterans searching for housing. Referrals are steadily being received from our community partner, The Department of Veterans Affairs-SalemVA 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 June 2023, this program has two hundred and six (206) leased participants. There are currently four (4) Mainstream families searching for housing. All referrals for the program come through our community partners, 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 June 2023, this program has seventy three (73) leased participants. Only eight (8) 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 June 2023, this program has twenty four (24) leased participants. There is currently one (1) family searching for immediate housing.

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

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	75	57	76.00%	18	24.00%
INITIALS	71	49	69.01%	22	30.99%
COMPLAINT	0	0	0.00%	0	0.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	12	9	75.00%	3	25.00%
HQS QUALITY CONTROL	15	10	66.67%	5	33.33%

TOTAL INSPECTIONS SCHEDULED	173
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	8.24
AVERAGE INSPECTIONS PER FIELD DAY	8.24
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	21

**Program Voucher Issuance By Month/Bedroom Size**  
**June 2023**

<b>Month of Issue</b>	<b>1 Bdr</b>	<b>2 Bdr</b>	<b>3 Bdr</b>	<b>4 Bdr</b>	<b>5 Bdr</b>	<b>6 Bdr</b>	<b>Total Issued</b>
October-22	14	5	8	3	0	0	30
November-22	14	6	4	1	0	0	25
December-22	18	5	7	0	0	0	30
January-23	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	8	9	7	6	0	0	30
May-23	0	0	0	0	0	0	0
June-23	15	5	3	0	0	0	23
July-23							
August-23							
September-23							
<b>TOTALS</b>							

## Waitlist Applicant May 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	30	0	0	0	0	30	29	
May-23	21	0	0	0	0	0	21	
June-23	0	0	0	0	1	23	0	
July-23								
August-23								
September-23								
<b>TOTALS</b>	267	0	0	0	12	171	201	
<b>Meanings</b>								
NS = No Show PC = Preference Change, goes back on wait list Pending = Still waiting on information for qualification VB = Voucher Briefing WD = Withdrawn WD Mail = Withdrawn for Mail Returned WD Other = Withdrawn for owing debt, criminal history, or over income, etc.								

### SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-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	1,663	1,676	1,670	-	-	-			
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	196	199	206	-	-	-			
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	35	34	32	31	32	31	-	-	-			
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	22	23	23	23	24	24	-	-	-			
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	29	29	29	29	29	29	-	-	-			
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	45	45	45	45	44	-	-	-			
VASH (17) Fund 315	ALLOCATED	10	17	17	17	17	17	17	17	17	17	17	17
	LEASED	10	15	17	17	17	17	-	-	-			
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	7	9	9	9	8	8	-	-	-			
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	10	10	8	8	8	-	-	-			
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	8	8	8	6	6	6	-	-	-			
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	5	5	4	5	5	5	-	-	-			
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	4	2	2	2	-	-	-			
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	2	2	2	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	23	24	24	-	-	-			

**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	2,114	1,840	274	57	13	7
MAY	2,114	1,854	260	40	11	-
JUNE	2,114	1,846	268	48	14	5
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	\$ 1,191,699	\$ 1,513,006	\$ 1,190,182	\$ -	\$ -	\$ -	\$ 10,752,651
ACTUAL HAP EXPENSE	\$ 1,165,361	\$ 1,182,011	\$ 1,187,452	\$ 1,168,738	\$ 1,170,496	\$ 1,221,496	\$ 1,241,364	\$ 1,309,767	\$ 1,216,749	\$ -	\$ -	\$ -	\$ 10,863,432
VARIANCE	\$ (69,042)	\$ (329,208)	\$ (57,851)	\$ (49,293)	\$ (47,999)	\$ 315,603	\$ (49,665)	\$ 203,239	\$ (26,567)	\$ -	\$ -	\$ -	\$ (110,781)
PERCENT VARIANCE	-6.30%	-38.60%	-5.12%	-4.40%	-4.28%	20.53%	-4.17%	13.43%	-2.23%	#DIV/0!	#DIV/0!	#DIV/0!	-1.03%
YTD VARIANCE	\$ (69,042)	\$ (398,250)	\$ (456,101)	\$ (505,393)	\$ (553,392)	\$ (237,788)	\$ (287,453)	\$ (84,213)	\$ (110,781)	\$ (110,781)	\$ (110,781)	\$ (110,781)	\$ (110,781)
PUC													
HUD FUNDED PUC	\$ 520.32	\$ 404.75	\$ 536.12	\$ 531.30	\$ 530.98	\$ 727.10	\$ 563.72	\$ 715.71	\$ 563.00	\$ -	\$ -	\$ -	\$ 424.34
ACTUAL PUC	\$ 647.06	\$ 652.32	\$ 650.30	\$ 636.57	\$ 633.04	\$ 661.34	\$ 674.65	\$ 706.45	\$ 659.13	\$ -	\$ -	\$ -	\$ 657.95
VARIANCE	\$ (126.74)	\$ (247.58)	\$ (114.18)	\$ (105.27)	\$ (102.06)	\$ 65.76	\$ (110.94)	\$ 9.25	\$ (96.13)	\$ -	\$ -	\$ -	\$ (233.62)
PERCENT VARIANCE	-19.59%	-37.95%	-17.56%	-16.54%	-16.12%	9.94%	-16.44%	1.31%	-14.58%	#DIV/0!	#DIV/0!	#DIV/0!	-35.51%
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	1,766	2,142	1,806				
ACTUAL UNITS LEASED	1,801	1,812	1,826	1,836	1,849	1,847	1,840	1,854	1,846				16,511
VARIANCE TO BUDGET	(107)	(505)	(89)	(77)	(76)	477	(74)	288	(40)				
VARIANCE TO BASELINE	413	800	370	348	341	(210)	348	(28)	308				
YTD VAR TO BASELINE	413	1,212	1,582	1,931	2,272	2,061	2,409	2,381	2,690				
VARIANCE FUNDED	306	295	281	271	265	267	274	260	268				8,829
YTD VAR TO FUNDED	306	601	882	1,153	1,418	1,585	1,959	2,219	2,487				8,829
ADMIN FEES													
HUD FUNDS	\$ 111,049	\$ 106,530	\$ 134,748	\$ 106,530	\$ 126,078	\$ 106,363	\$ 105,963	\$ 105,963	\$ 119,133				\$ 1,022,357
ACTUAL EXPENSE	\$ 79,112	\$ 76,924	\$ 126,296	\$ 83,489	\$ 79,664	\$ 81,607	\$ 75,503	\$ 78,011	\$ 100,118				\$ 780,724
VARIANCE	\$ 31,937	\$ 29,606	\$ 8,452	\$ 23,041	\$ 46,414	\$ 24,756	\$ 30,460	\$ 27,952	\$ 19,015				\$ 241,634
PERCENT	71.24%	72.21%	93.73%	78.37%	63.19%	76.72%	71.25%	73.62%	84.04%				76.37%
CUMULATIVE VARIANCE	\$ 31,937	\$ 61,543	\$ 69,995	\$ 93,036	\$ 139,450	\$ 164,206	\$ 194,666	\$ 222,618	\$ 241,634				\$ 241,634

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	\$ 1,236,932	\$ 1,236,932	\$ 1,269,176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,390,987
FUNDING RECEIVED	\$ 1,119,445	\$ 1,122,497	\$ 1,537,099	\$ 1,191,699	\$ 1,513,006	\$ 1,190,182	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,673,928
ACTUAL HAP EXPENSE	\$ 1,168,738	\$ 1,170,496	\$ 1,221,496	\$ 1,241,364	\$ 1,309,767	\$ 1,216,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,328,608
VARIANCE	\$ (49,293)	\$ (47,999)	\$ 315,603	\$ (49,665)	\$ 203,239	\$ (26,567)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,320
PERCENT VARIANCE	-4.40%	-4.28%	20.53%	-4.17%	13.43%	-2.23%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4.50%
YTD VARIANCE	\$ (49,293)	\$ (97,291)	\$ 218,312	\$ 168,648	\$ 371,887	\$ 345,320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,320
PUC													
HUD FUNDED PUC	\$ 531.30	\$ 530.98	\$ 727.10	\$ 563.72	\$ 715.71	\$ 563.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 302.59
ACTUAL PUC	\$ 636.57	\$ 633.04	\$ 661.34	\$ 674.65	\$ 706.45	\$ 659.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 661.90
VARIANCE	\$ (105.27)	\$ (102.06)	\$ 65.76	\$ (110.94)	\$ 9.25	\$ (96.13)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (359.32)
PERCENT VARIANCE	-16.54%	-16.12%	9.94%	-16.44%	1.31%	-14.58%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-54.29%
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	1,776	1,766	1,806	1,846	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	11,594
ACTUAL UNITS LEASED	1,836	1,849	1,847	1,840	1,854	1,846	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	11,072
VARIANCE TO BUDGET	(77)	(76)	(74)	(74)	(40)	(40)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	522
VARIANCE TO BASELINE	348	341	(210)	348	(28)	308	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13,767
YTD VAR TO BASELINE	348	479	827	799	1,107	1,107	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13,767
VARIANCE FUNDED	271	265	267	274	260	268	2,114	2,114	2,114	2,114	2,114	2,114	14,289
YTD VAR TO FUNDED	271	536	803	1,077	1,337	1,605	3,719	5,833	7,947	10,061	12,175	14,289	14,289
ADMIN													
HUD FUNDED FEES	106,530	126,078	106,363	105,963	105,963	119,133	-	-	-	-	-	-	670,030
ACTUAL EXPENSE	83,489	79,664	81,607	75,503	78,011	100,118	-	-	-	-	-	-	498,391
VARIANCE	\$ 23,041	\$ 46,414	\$ 24,756	\$ 30,460	\$ 27,952	\$ 19,015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,639
PERCENT	78.37%	63.19%	76.72%	71.25%	73.62%	84.04%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	74.38%
CUMULATIVE VARIANCE	\$ 23,041	\$ 69,455	\$ 94,211	\$ 124,671	\$ 152,623	\$ 171,639	\$ 171,639	\$ 171,639	\$ 171,639	\$ 171,639	\$ 171,639	\$ 171,639	\$ 171,639

THIS SHEET INCLUDES HCY, VASH, & FUP

# RESIDENT SERVICES REPORT

## JUNE 2023

## 2023 Family Self-Sufficiency (Grant Funded)

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

June 2023

Coordinators: Ashlee Rice, Chuck Moore, Lynelle Lewis

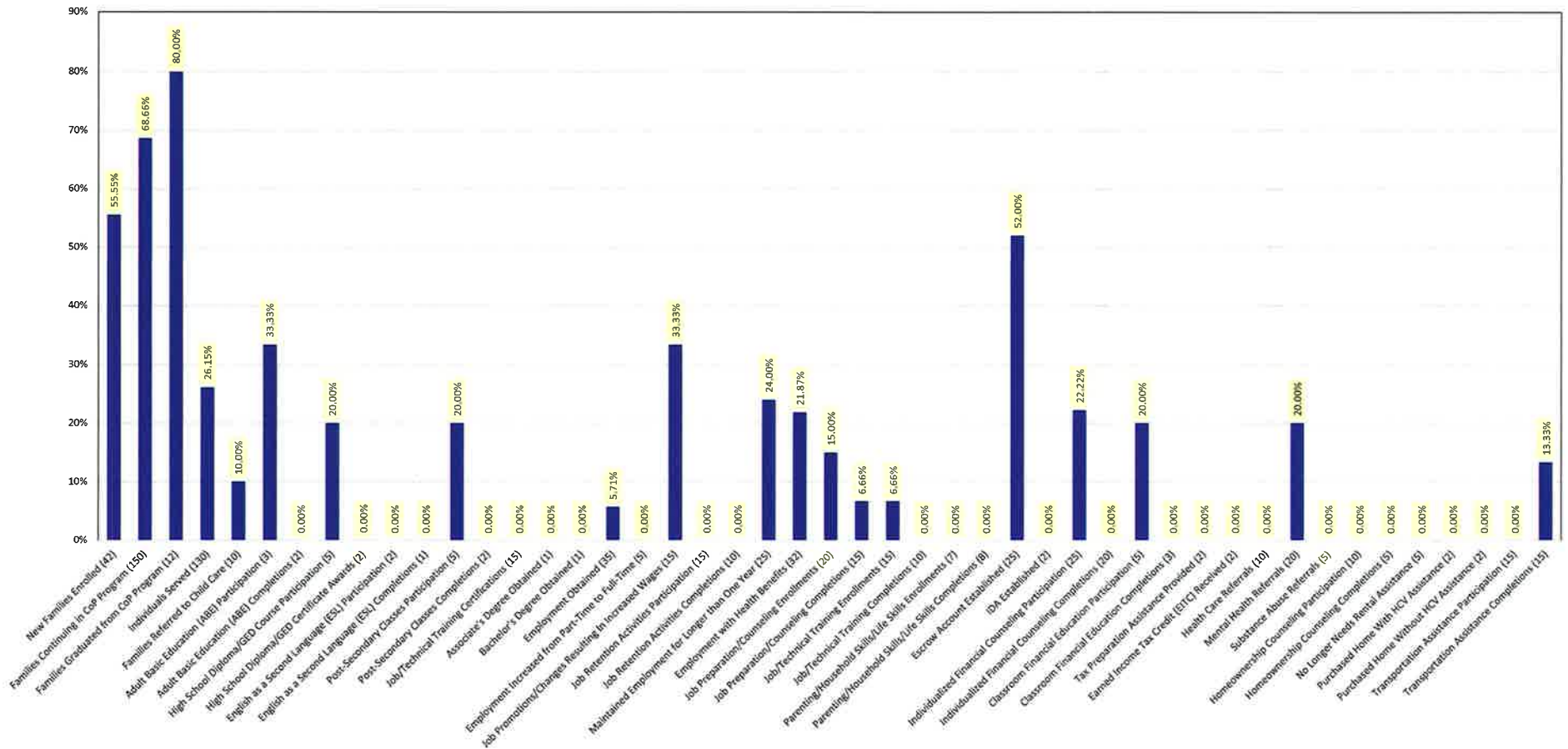
Current Number of Part 139

Total Number of Participants With Escrow Account: 54

Total Amount in Escrow 163,179.29

FSS Terminations: 2

FSS Completions: 0



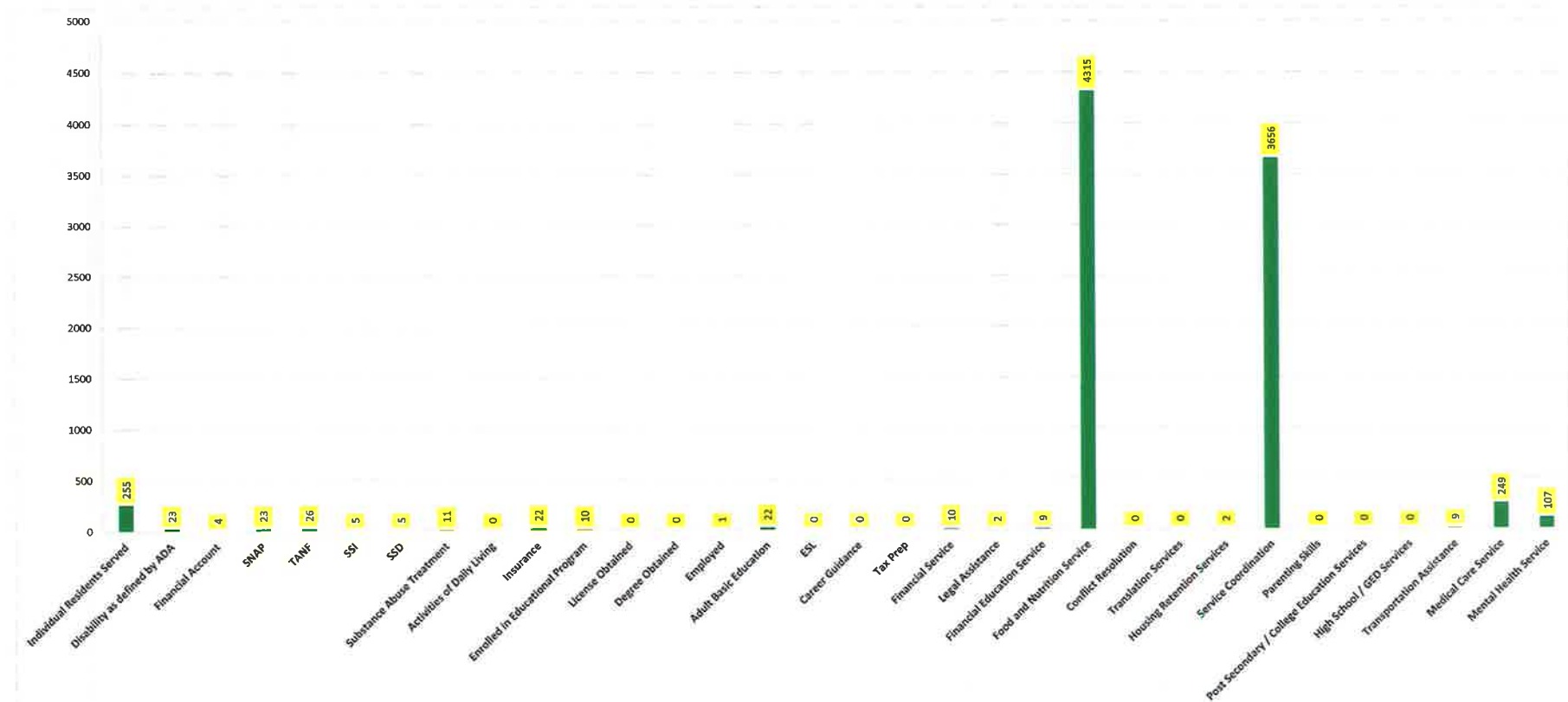
## 202 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

1-Jun

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

Reporting Period: June 2023

Service Coordinators: Letia Harris, Denise White



\*ITSP - Individual Training and Service Plan

\*GED - General Education Development

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

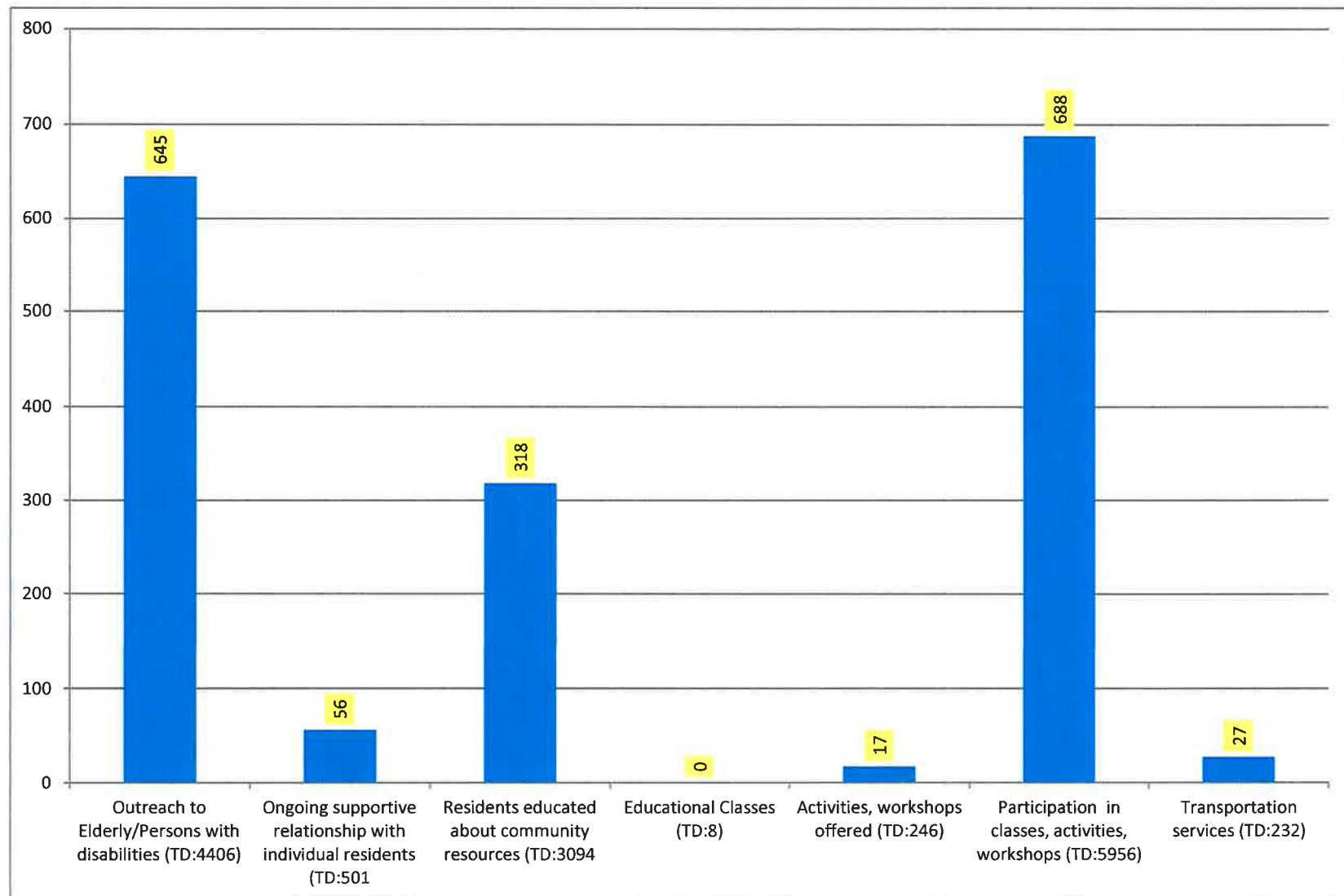
Coordinator: Barbara James

June

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**  
**June 2023**

Jobs Plus Report

June 2023 Q2

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

Program Manager- Melissa Gish

Case Managers Brianna Ferrell, Sylvia Williams

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		272
2	Current Residents with Jobs Plus Assessment (CM)		104
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)		48.03% Data: 49/104
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: 4
8	Number of Jobs Plus Events	15	Quarter: 9 Total: 48
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 11
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 23 Total: 105
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 29 Total: 73
12	Participants Who Met with a Case Manager	20	Quarter: 66 Total: 95
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 0 Total: 7
14	Participants Enrolled in Training/Certification Program	0	Quarter: 2 Total: 4
15	Participants Who Completed a Training/Certification Program	0	Quarter: 0 Total: 1
16	Participants Provided with Job Search Assistance	15	Quarter: 4 Total: 18
17	Participants Beginning New Part-Time Employment	5	Quarter: 1 Total: 10
18	Participants Beginning New Full-Time Employment	5	Quarter: 2 Total: 13
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 3 Total: 8
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 13
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 15

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 37 Need: 11
23	Participants Enrolled in a High School Equivalency Program	2	Quarter: 0 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: 20 Quarter: 0 Total: 21
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 11 Quarter: 1 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: 21
33	Participants Receiving Child Care Assistance	2	Need: 3 Quarter: 1 Total: 1
34	Participants Receiving Transportation Assistance	4	Need: 6 Quarter: 4 Total: 9
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: 18 Total: 95
40	Households Enrolled in JPEID	20	Quarter: 18 Total: 93
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 0