

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



BOARD OF COMMISSIONERS

REGULAR MEETING

October 23, 2023

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: October 16, 2023

Subject: Monthly Operations Reports

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

Executive Office	Section 1
Executive Director's Report	
Human Resources and Administration	Section 2
Human Resources	
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Section 8 Operations	
Resident Services	

EXECUTIVE OFFICE

Executive Director's Report

Congress Passes CR Spending Bill through Mid-November

On September 30, 2023, Congress passed, and President Biden signed, a short-term continuing resolution (CR) that continues to fund the federal government through November 17, 2023. The bill also includes \$16 billion for disaster relief. The short-term CR prevents the government shutdown that was otherwise expected. The CR maintains the previously appropriated year's level of funding for federal programs for 45 days, giving lawmakers more time to reach an agreement on full-year appropriations bills. Lawmakers in the U.S. House of Representatives and Senate have spent weeks crafting, putting forward, and ultimately rejecting CR proposals. Senate leaders released a CR on September 26 that would have extended federal funding to November 17 and provided additional assistance for the Federal Emergency Management Agency's (FEMA) Disaster Relief Fund, as well as additional aid to Ukraine. However, some Republican senators held up swift passage of the bill in the chamber, ultimately delaying the vote until September 30.

Meanwhile, in the House, Speaker Kevin McCarthy (R-CA) capitulated to the demands of far-right members of his caucus, bringing forward a CR on September 29 that would extend government funding for just 31 days, in exchange for an almost 30% cut to already appropriated funds for most non-defense programs – including those administered by HUD. It is not clear what, if any, practical impact such a proposal would have on HUD programs. However, with a fractured caucus and united opposition from Democrats in the chamber, Speaker McCarthy could not muster enough votes to move the proposal forward. Ultimately, Speaker McCarthy brought a “clean” CR to the House floor for a vote. Some Republicans joined Democrats in supporting the clean CR, ensuring enough votes for passage.

Now, the House will continue to bring individual spending bills to the House floor for consideration and vote, including the appropriations bill that funds essential programs at HUD. Because the cost of housing and development rises every year, it is crucial that HUD's affordable housing and homelessness assistance programs receive increased annual appropriations just to maintain the current number of people and communities served.

Audit

Auditors from Jump, Perry and Company, L.L.P., will be discussing a site visit at RRHA. This is the annual independent audit for year ending September 30, 2023.

HUMAN RESOURCES & ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
SEPTEMBER 2023

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

September 2023

HUMAN RESOURCES REPORT

EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	64
Regular Part-Time	2
<u>TOTAL</u>	<u>66</u>
Temp Agency Employee	11
<u>TOTAL</u>	<u>77</u>

Position Title

Division

Name

NEW HIRES

FSS Coordinator	Community Services	Heather Brush
Jobs Plus Case Manager	Community Services	Jimmy Smith
Maintenance Technician II	Housing	William Mayo
Jobs Plus Resident Ambassador	Community Services	Shenice Rivera
Maintenance Technician I	Housing	Bernard "Bobby" Phillips

SEPARATIONS

Jobs Plus Case Manager	Community Services
Maintenance Worker	Housing
Vice President-Housing	Housing
Executive Assistant-Housing	Housing
Maintenance Technician I	Housing

TURNOVER

		Current Month
Turnover	Voluntary	6.02%
	Involuntary	1.5%
	Total Turnover	7.52%
Turnover by Job Category	Maintenance	40%
	Other NE	40%
	Exempt	20%

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2023

RECRUITING REPORT

OPEN POSITIONS

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Accountant I	Finance	Posted / Screening / Interviewing
Accountant II	Finance	Posted / Screening / Interviewing
Maintenance Technician	Housing	Posted / Screening / Interviewing
Construction Specialist I - 5K Sign On Bonus	Operations	Posted / Screening / Interviewing
HCV Specialist	Housing	Posted / Screening / Interviewing
FSS Coordinator	Community Services	Posted / Screening / Interviewing
Activity Coordinator Morningside Manor	Community Services	Posted / Screening / Interviewing
Resident Ambassador	Community Services	Posted / Screening / Interviewing
Jobs Plus Case Manager	Community Services	Posted / Screening / Interviewing
Assistant Property Manager I	Housing	Posted / Screening / Interviewing
Director of Housing	Housing	Posted

APPLICATIONS SCREENED

	Applications	Phone Screen	Interviewed	Offered
Accountant I	6	0	0	0
Accountant II	1	1	1	1
Maintenance Technician	21	13	6	5
Construction Specialist I	5	2	0	0
HCV Specialist	10	4	2	1
FSS Coordinator	0	0	0	0
Activity Coordinator	1	1	0	0
Resident Ambassador	9	1	1	1
Jobs Plus Case Manager	12	6	4	1
Assistant Property Manager I	21	5	2	1
Total	86	33	16	10
%		38%	48%	63%

Accountant I - Temp in place

Accountant II - Offered, declined due to not wanting to return to full-time work,

Maintenance Technician - Scheduled 13 interviews, 7 no-showed, interviewed 6, offered to 6, but 1 never responded to offer

Construction Specialist I - Attempted to schedule 1 interview, no response, still screening

HCV Specialist - Scheduled 3 interviews, 1 no-showed

FSS Coordinator - Filled- New hire started 9/5/2023

Activity Coordinator - Filled- New hire started 9/27/2023

Resident Ambassador - New hire started 9/19/2023

Jobs Plus Case Manager - New hire started 9/20/2023 and resigned same-day

Assistant Property Manager I - New hire started 10/2/2023

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

September 2023

TRAINING REPORT

RRHA UNIVERSITY

# of employees completing a course	15
# of unique courses	28
# of courses completed	77
# of hours learning*	52
# of average minutes per course*	40.4

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

User	Course	Completed
Millner, Cara	COM 110 - Email Etiquette: Basics of Email Communication	09/19/2023
Millner, Cara	COM 115 - Email Etiquette: Being Considerate	09/19/2023
Millner, Cara	COM 124 - Effective Telephone Skills: Difficult Callers I	09/19/2023
Millner, Cara	COM 125 - Effective Telephone Skills: Difficult Callers II	09/20/2023
Millner, Cara	COM 126 - Effective Telephone Skills: Effective Listening	09/20/2023
Millner, Cara	COM 128 - Effective Telephone Skills: Asking the Right Questions	09/20/2023
Brush, Heather	eL 100 - Welcome to eLearning	09/07/2023
Mayo, William	eL 100 - Welcome to eLearning	09/14/2023
Rivera, Shenice	eL 100 - Welcome to eLearning	09/19/2023
Phillips, Bernard	eL 100 - Welcome to eLearning	09/25/2023
Bunting, Karen	FH 100 - Federal Fair Housing Compliance	09/15/2023
Richardson, Moenasha	FH 100 - Federal Fair Housing Compliance	09/15/2023
Rivera, Shenice	FH 100 - Federal Fair Housing Compliance	09/19/2023
Michaels, Jason	FH 100 - Federal Fair Housing Compliance	09/22/2023
Picard, Jason	FH 100 - Federal Fair Housing Compliance	09/22/2023
Mayo, William	FH 110 - Federal Fair Housing Compliance for Maintenance	09/14/2023
Reynard, Melissa	FH 110 - Federal Fair Housing Compliance for Maintenance	09/20/2023
Phillips, Bernard	FH 110 - Federal Fair Housing Compliance for Maintenance	09/25/2023
Routt, David	FH 110 - Federal Fair Housing Compliance for Maintenance	09/26/2023
Brush, Heather	FH 121 - Fair Housing: The Federally Protected Classes	09/07/2023
Reynard, Melissa	FH 121 - Fair Housing: The Federally Protected Classes	09/18/2023
Routt, David	FH 121 - Fair Housing: The Federally Protected Classes	09/19/2023
Wilkins, Augustrina	FH 121 - Fair Housing: The Federally Protected Classes	09/26/2023
Brush, Heather	FH 122 - Fair Housing: Illegal Acts of Discrimination	09/11/2023

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2023

Reynard, Melissa	FH 122 - Fair Housing: Illegal Acts of Discrimination	09/18/2023
Routt, David	FH 122 - Fair Housing: Illegal Acts of Discrimination	09/19/2023
Wilkins, Augustrina	FH 122 - Fair Housing: Illegal Acts of Discrimination	09/26/2023
Brush, Heather	FH 123 - Fair Housing: Best Practices with Prospects	09/11/2023
Reynard, Melissa	FH 123 - Fair Housing: Best Practices with Prospects	09/18/2023
Routt, David	FH 123 - Fair Housing: Best Practices with Prospects	09/19/2023
Wilkins, Augustrina	FH 123 - Fair Housing: Best Practices with Prospects	09/26/2023
Reynard, Melissa	FH 124 - Fair Housing: Best Practices for Property Management	09/18/2023
Routt, David	FH 124 - Fair Housing: Best Practices for Property Management	09/19/2023
Brush, Heather	FH 124 - Fair Housing: Best Practices for Property Management	09/20/2023
Wilkins, Augustrina	FH 124 - Fair Housing: Best Practices for Property Management	09/26/2023
Reynard, Melissa	FH 125 - Fair Housing: Maintenance	09/18/2023
Routt, David	FH 125 - Fair Housing: Maintenance	09/19/2023
Brush, Heather	FH 125 - Fair Housing: Maintenance	09/20/2023
Wilkins, Augustrina	FH 125 - Fair Housing: Maintenance	09/28/2023
Reynard, Melissa	FH 126 - Fair Housing: Disabilities and Reasonable Accommodations	09/19/2023
Routt, David	FH 126 - Fair Housing: Disabilities and Reasonable Accommodations	09/22/2023
Brush, Heather	FH 126 - Fair Housing: Disabilities and Reasonable Accommodations	09/28/2023
Reynard, Melissa	FH 127 - Fair Housing: Affordable Properties	09/19/2023
Routt, David	FH 127 - Fair Housing: Affordable Properties	09/22/2023
Brush, Heather	FH 127 - Fair Housing: Affordable Properties	09/22/2023
Reynard, Melissa	FH 128 - Fair Housing: Complaints and Their Consequences	09/19/2023
Routt, David	FH 128 - Fair Housing: Complaints and Their Consequences	09/25/2023
Brush, Heather	FH 128 - Fair Housing: Complaints and Their Consequences	09/28/2023
Reynard, Melissa	FH 129 - Fair Housing: Final Exam	09/19/2023
Routt, David	FH 129 - Fair Housing: Final Exam	09/25/2023
Reynard, Melissa	FH 130 - Fair Housing: Leasing Scenario	09/19/2023
Routt, David	FH 130 - Fair Housing: Leasing Scenario	09/25/2023
Brush, Heather	HR 130 - Drug-Free Workplace	09/07/2023
Toth, Krisztina	HR 130 - Drug-Free Workplace	09/12/2023
Bunting, Karen	HR 130 - Drug-Free Workplace	09/15/2023
Rivera, Shenice	HR 130 - Drug-Free Workplace	09/19/2023
Castaneda, Meghan	HR 130 - Drug-Free Workplace	09/20/2023
Barker, Nicole	HR 130 - Drug-Free Workplace	09/20/2023
Mayo, William	HR 130 - Drug-Free Workplace (English/Spanish)	09/14/2023
Phillips, Bernard	HR 130 - Drug-Free Workplace (English/Spanish)	09/25/2023

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2023

Millner, Cara	PD 124 - Time Management Module 5: Scheduling Success		09/19/2023
Millner, Cara	PD 140 - Conflict Resolution: Introduction		09/19/2023
Michaels, Jason	PD 140 - Conflict Resolution: Introduction		09/22/2023
Picard, Jason	RSERV- Case Management Tips		09/05/2023
Picard, Jason	RSERV- Introduction to RRHA Resident Services		09/05/2023
Picard, Jason	RSERV- Writing the Service Plan		09/05/2023
Mayo, William	SP 135 - Bloodborne Pathogen Awareness: Introduction		09/14/2023
Reynard, Melissa	SP 135 - Bloodborne Pathogen Awareness: Introduction		09/19/2023
Rivera, Shenice	SP 135 - Bloodborne Pathogen Awareness: Introduction		09/19/2023
Phillips, Bernard	SP 135 - Bloodborne Pathogen Awareness: Introduction		09/25/2023
Routt, David	SP 135 - Bloodborne Pathogen Awareness: Introduction		09/26/2023
Mayo, William	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention		09/14/2023
Reynard, Melissa	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention		09/19/2023
Rivera, Shenice	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention		09/19/2023
Phillips, Bernard	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention		09/25/2023
Routt, David	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention		09/26/2023
Picard, Jason	TAAG overview		09/05/2023
User	Event	Status	Attendee Date
Michaels, Jason	Medicare and Employers: What You Need To Know	Attended	09-28-23
Smith, Jonathan	Medicare and Employers: What You Need To Know	Attended	09-28-23

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2023

WORK COMP CLAIMS FY 2022-2023

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM ONLY</u>
October 2022	1	1
November 2022	0	0
December 2022	0	0
January 2023	0	1
February 2023	0	0
March 2023	0	0
April 2023	0	0
May 2023	0	4
June 2023	0	0
July 2023	0	0
August 2023	0	2
September 2023	1	0
FISCAL YEAR Total	2	8

FINANCE DIVISION

DEPARTMENT OF FINANCE

SEPTEMBER 30, 2023

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 24

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$1,700,000 due to the factors explained below:

Dwelling Rental is reporting a favorable variance of \$124,000 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 \$193,000 in HOTMA funds related to capital improvement projects at AMP 202, 206, and 207 which also contributed to the favorable variance.

Administrative Expenses are under budget approximately \$186,000 mainly due to most all expense categories being under the amount that was budgeted.

Tenant Services is under budget approximately \$40,000 due to actual expenses reporting less than the amount budgeted for the year.

Utilities Expense is over budget \$202,000 due to utility costs being over the amount budgeted Recent rate increases are a contributing factor.

Ordinary Maintenance has an unfavorable variance of approximately \$519,000 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 \$456,000 due to bad debt write-offs.

Extraordinary Maintenance is reporting an unfavorable variance due to fire damage repairs.

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 \$196,000 due to most all expense categories are under the amount budgeted including vacant and restructured positions, training and travel is under budget due to not attending as much training as was budgeted. 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 the Construction Specialist I position has been vacant all year and safety equipment and materials are under budget due to less need for PPE.

Section 8 – page 36

Admin Subsidy is reporting a favorable variance of approximately \$253,000 due to Admin Fee Income received for the period between January 22 and September 2022 received in fiscal year 2023 and due to HUD paying a higher rate than was budgeted.

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 \$55,000 due to salaries and benefits, computer/software, legal, training, and auditing fees all are under budget.

Ordinary Maintenance is reporting a favorable variance of \$8,000 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 SEPTEMBER 30, 2023

CASH ACTIVITY AS OF 09/30/23

UNRESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>BALANCE</u>
Truist	Checking	21,961,034.55
Less:	Outstanding checks	(756,879.50)
		<u>21,204,155.05</u>

RESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>YIELD</u>	<u>BALANCE</u>
Truist	Section 8 FSS Escrow	0.10%	69,304.79
Truist	Public Housing FSS Escrow	0.04%	114,024.88
Truist	SRAP Operating Fund	0.02%	118,090.00
Truist	SRAP Operating Reserve Fund	0.04%	1,148,801.51
			<u>1,450,221.18</u>

BALANCE SHEETS

AS OF SEPTEMBER 30, 2023

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS		Aug-23	Sep-23
Cash - unrestricted		10,861,367	10,426,521
Cash - restricted		114,014	114,014
Investments		0	0
Accounts Receivable		289,589	288,317
Notes & Mortgage Receivable		341,500	341,500
Due from other governments		0	0
Other Assets		325,628	287,471
Interprogram-due from		0	0
Total Current Assets		11,932,098	11,457,823
Fixed Assets, net of depreciation		24,061,500	24,061,655
Total Noncurrent Assets		24,061,500	24,061,655
Total Assets		35,993,598	35,519,478
LIABILITIES			
Accounts Payable		94,180	16,160
Accrued Liabilities		0	0
Due to other governments		145,353	153,270
Other Liabilities		303,126	287,088
Interprogram-due to		0	0
Bonds & Notes Payable		0	0
Total Liabilities		542,659	456,518
EQUITY			
Investment in general fixed assets		23,910,588	23,910,588
Retained Earnings - current		908,125	555,923
Operating Reserve		10,691,232	10,691,232
Operating Reserve Used		(59,006)	(94,783)
Total Fund Equity		35,450,939	35,062,960
Total Liabilities and Fund Equity		35,993,598	35,519,478

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	3,830,161	3,752,092
Cash - restricted	2,694	2,694
Investments	0	0
Accounts Receivable	177,921	122,542
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	96,527	84,776
Interprogram-due from	0	0
Total Current Assets	<u>4,107,303</u>	<u>3,962,104</u>
 Fixed Assets, net of depreciation	 1,586,125	 1,586,125
Total Noncurrent Assets	<u>1,586,125</u>	<u>1,586,125</u>
 Total Assets	 <u><u>5,693,428</u></u>	 <u><u>5,548,229</u></u>

LIABILITIES

Accounts Payable	5,717	6,837
Accrued Liabilities	0	0
Due to other governments	27,418	28,268
Other Liabilities	38,322	39,630
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>71,457</u>	<u>74,735</u>

EQUITY

Investment in general fixed assets	1,586,125	1,586,125
Retained Earnings - current	694,422	545,945
Operating Reserve	3,341,424	3,341,424
Operating Reserve Used	0	0
Total Fund Equity	<u>5,621,971</u>	<u>5,473,494</u>
 Total Liabilities and Fund Equity	 <u><u>5,693,428</u></u>	 <u><u>5,548,229</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	1,493,360	1,433,304
Cash - restricted	62,542	62,542
Investments	0	0
Accounts Receivable	3,824	3,635
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	38,921	33,418
Interprogram-due from	0	0
Total Current Assets	<u>1,598,647</u>	<u>1,532,899</u>
Fixed Assets, net of depreciation	6,373,786	6,373,786
Total Noncurrent Assets	<u>6,373,786</u>	<u>6,373,786</u>
Total Assets	<u><u>7,972,433</u></u>	<u><u>7,906,685</u></u>

LIABILITIES

Accounts Payable	394	637
Accrued Liabilities	0	0
Due to other governments	11,816	11,521
Other Liabilities	95,694	71,920
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>107,904</u>	<u>84,078</u>

EQUITY

Investment in general fixed assets	6,373,786	6,373,786
Retained Earnings - current	(209,611)	(251,533)
Operating Reserve	1,700,354	1,700,354
Operating Reserve Used	0	0
Total Fund Equity	<u>7,864,529</u>	<u>7,822,607</u>
Total Liabilities and Fund Equity	<u><u>7,972,433</u></u>	<u><u>7,906,685</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	435,139	434,379
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
Total Current Assets	<u>751,139</u>	<u>750,379</u>
Fixed Assets, net of depreciation	541,693	541,693
Total Noncurrent Assets	<u>541,693</u>	<u>541,693</u>
Total Assets	<u><u>1,292,832</u></u>	<u><u>1,292,072</u></u>

LIABILITIES

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

EQUITY

Investment in general fixed assets	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	753,514	753,514
Operating Reserve Used	(2,375)	(3,135)
Total Fund Equity	<u>1,292,832</u>	<u>1,292,072</u>
Total Liabilities and Fund Equity	<u><u>1,292,832</u></u>	<u><u>1,292,072</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS		Aug-23	Sep-23
Cash - unrestricted		991,209	881,452
Cash - restricted		2,035	2,035
Investments		0	0
Accounts Receivable		93,957	111,255
Notes & Mortgage Receivable		0	0
Due from other governments		0	0
Other Assets		50,349	42,596
Interprogram-due from		0	0
Total Current Assets		<u>1,137,550</u>	<u>1,037,338</u>
Fixed Assets, net of depreciation		1,951,136	1,951,136
Total Noncurrent Assets		<u>1,951,136</u>	<u>1,951,136</u>
Total Assets		<u><u>3,088,686</u></u>	<u><u>2,988,474</u></u>
LIABILITIES			
Accounts Payable		8,500	128
Accrued Liabilities		0	0
Due to other governments		8,023	8,438
Other Liabilities		21,713	21,985
Interprogram-due to		0	0
Bonds & Notes Payable		0	0
Total Liabilities		<u>38,236</u>	<u>30,551</u>
EQUITY			
Investment in general fixed assets		1,951,136	1,951,136
Retained Earnings - current		53,448	0
Operating Reserve		1,045,866	1,045,866
Operating Reserve Used		0	(39,079)
Total Fund Equity		<u>3,050,450</u>	<u>2,957,923</u>
Total Liabilities and Fund Equity		<u><u>3,088,686</u></u>	<u><u>2,988,474</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	1,861,705	1,832,096
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(42,585)	(31,767)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	39,641	35,745
Interprogram-due from	0	0
Total Current Assets	<u>1,858,761</u>	<u>1,836,074</u>
Fixed Assets, net of depreciation	<u>3,377,402</u>	<u>3,377,402</u>
Total Noncurrent Assets	<u>3,377,402</u>	<u>3,377,402</u>
Total Assets	<u><u>5,236,163</u></u>	<u><u>5,213,476</u></u>

LIABILITIES

Accounts Payable	409	8,297
Accrued Liabilities	0	0
Due to other governments	33,104	35,917
Other Liabilities	38,672	37,626
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>72,185</u>	<u>81,840</u>

EQUITY

Investment in general fixed assets	3,237,402	3,237,402
Retained Earnings - current	258,752	226,410
Operating Reserve	1,667,824	1,667,824
Operating Reserve Used	0	0
Total Fund Equity	<u>5,163,978</u>	<u>5,131,636</u>
Total Liabilities and Fund Equity	<u><u>5,236,163</u></u>	<u><u>5,213,476</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	504,842	469,903
Cash - restricted	14,415	14,415
Investments	0	0
Accounts Receivable	36,132	49,590
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	36,079	32,775
Interprogram-due from	0	0
Total Current Assets	<u>591,468</u>	<u>566,683</u>
Fixed Assets, net of depreciation	2,001,048	2,001,048
Total Noncurrent Assets	<u>2,001,048</u>	<u>2,001,048</u>
Total Assets	<u><u>2,592,516</u></u>	<u><u>2,567,731</u></u>

LIABILITIES

Accounts Payable	39,833	13
Accrued Liabilities	0	0
Due to other governments	19,324	20,291
Other Liabilities	24,717	25,417
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>83,874</u>	<u>45,721</u>

EQUITY

Investment in general fixed assets	1,991,456	1,991,456
Retained Earnings - current	0	11,018
Operating Reserve	519,536	519,536
Operating Reserve Used	(2,350)	0
Total Fund Equity	<u>2,508,642</u>	<u>2,522,010</u>
Total Liabilities and Fund Equity	<u><u>2,592,516</u></u>	<u><u>2,567,731</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

	Aug-23	Sep-23
ASSETS		
Cash - unrestricted	(180,148)	(202,610)
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	(18,486)	(14,953)
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	21,523	19,556
Interprogram-due from	0	0
Total Current Assets	<u>(177,111)</u>	<u>(198,007)</u>
Fixed Assets, net of depreciation	1,057,775	1,057,775
Total Noncurrent Assets	<u>1,057,775</u>	<u>1,057,775</u>
Total Assets	<u><u>880,664</u></u>	<u><u>859,768</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	17,588	19,332
Other Liabilities	13,033	13,259
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>30,621</u>	<u>32,591</u>
EQUITY		
Investment in general fixed assets	1,057,775	1,057,775
Retained Earnings - current	46,949	24,083
Operating Reserve	(254,681)	(254,681)
Operating Reserve Used	0	0
Total Fund Equity	<u>850,043</u>	<u>827,177</u>
Total Liabilities and Fund Equity	<u><u>880,664</u></u>	<u><u>859,768</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	698,587	661,964
Cash - restricted	13,662	13,662
Investments	0	0
Accounts Receivable	37,673	47,570
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	38,935	35,310
Interprogram-due from	0	0
Total Current Assets	<u>788,857</u>	<u>758,506</u>
Fixed Assets, net of depreciation	6,249,355	6,249,355
Total Noncurrent Assets	<u>6,249,355</u>	<u>6,249,355</u>
Total Assets	<u><u>7,038,212</u></u>	<u><u>7,007,861</u></u>

LIABILITIES

Accounts Payable	39,443	248
Accrued Liabilities	0	0
Due to other governments	25,901	27,031
Other Liabilities	39,580	45,077
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>104,924</u>	<u>72,356</u>

EQUITY

Investment in general fixed assets	6,249,355	6,249,355
Retained Earnings - current	0	0
Operating Reserve	738,214	738,214
Operating Reserve Used	(54,281)	(52,064)
Total Fund Equity	<u>6,933,288</u>	<u>6,935,505</u>
Total Liabilities and Fund Equity	<u><u>7,038,212</u></u>	<u><u>7,007,861</u></u>

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	1,226,512	1,163,941
Cash - restricted	18,666	18,666
Investments	0	0
Accounts Receivable	1,153	445
Notes & Mortgage Receivable	25,500	25,500
Due from other governments	0	0
Other Assets	3,653	3,295
Interprogram-due from	0	0
Total Current Assets	<u>1,275,484</u>	<u>1,211,847</u>
Fixed Assets, net of depreciation	923,180	923,335
Total Noncurrent Assets	<u>923,180</u>	<u>923,335</u>
Total Assets	<u><u>2,198,664</u></u>	<u><u>2,135,182</u></u>

LIABILITIES

Accounts Payable	(116)	0
Accrued Liabilities	0	0
Due to other governments	2,179	2,472
Other Liabilities	31,395	32,174
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>33,458</u>	<u>34,646</u>

EQUITY

Investment in general fixed assets	921,860	921,860
Retained Earnings - current	64,165	0
Operating Reserve	1,179,181	1,179,181
Operating Reserve Used	0	(505)
Total Fund Equity	<u>2,165,206</u>	<u>2,100,536</u>
Total Liabilities and Fund Equity	<u><u>2,198,664</u></u>	<u><u>2,135,182</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-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
Total Current Assets	<u>0</u>	<u>0</u>
	0	0
Fixed Assets, net of depreciation	398,931	398,931
Total Noncurrent Assets	<u>301,534</u>	<u>398,931</u>
	301,534	398,931
Total Assets	<u><u>301,534</u></u>	<u><u>398,931</u></u>

LIABILITIES

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

EQUITY

Investment in general fixed assets	301,534	398,931
Retained Earnings - current	0	0
Operating Reserve	0	0
Operating Reserve Used	0	0
Total Fund Equity	<u>301,534</u>	<u>398,931</u>
	301,534	398,931
Total Liabilities and Fund Equity	<u><u>301,534</u></u>	<u><u>398,931</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS	Aug-23	Sep-23
Cash - unrestricted	6,232,667	6,245,166
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	37,063	34,455
Interprogram-due from	0	0
Total Current Assets	<u>6,312,265</u>	<u>6,322,156</u>
 Fixed Assets, net of depreciation	 108,208	 133,208
Total Noncurrent Assets	<u>108,208</u>	<u>133,208</u>
 Total Assets	 <u><u>6,420,473</u></u>	 <u><u>6,455,364</u></u>
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	41,036	1,873
Total Liabilities	<u>399,464</u>	<u>360,301</u>
 EQUITY		
Investment in general fixed assets	108,208	108,208
Retained Earnings - current	428,657	502,711
Operating Reserve	5,484,144	5,484,144
Total Fund Equity	<u>6,021,009</u>	<u>6,095,063</u>
 Total Liabilities and Fund Equity	 <u><u>6,420,473</u></u>	 <u><u>6,455,364</u></u>

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2023

ASSETS	Aug-23	Sep-23
Cash - unrestricted	2,473,959	2,499,006
Cash - restricted	1,339,065	1,336,196
Investments	0	0
Accounts receivable	4,611	4,661
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	23,971	23,861
Interprogram due from	0	0
Fixed assets net of depreciation	34,158	34,158
Total Assets	3,875,764	3,897,882
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	62,212	69,300
Due to other governments	0	0
Other liabilities	188,749	188,647
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	250,961	257,947
EQUITY		
Investment in general fixed assets	34,158	34,158
Retained Earnings - current	445,764	581,881
Operating Reserve	1,989,188	1,989,188
HAP Reserve	1,155,693	1,034,708
Total fund equity	3,624,803	3,639,935
Total Liabilities and Equity	3,875,764	3,897,882

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	153,113	153,113
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
Due from other governments	5,880	5,880
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	1,241,641	1,241,641
	<hr/>	<hr/>
Total Assets	<u>1,400,634</u>	<u>1,400,634</u>

LIABILITIES

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

EQUITY

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

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	704,022	703,392
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	0	0
	<u>491,978</u>	<u>491,978</u>
Total Assets	<u><u>1,196,000</u></u>	<u><u>1,195,370</u></u>

LIABILITIES

Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,924	336,924
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<u>0</u>	<u>0</u>
Total Liabilities	<u>336,924</u>	<u>336,924</u>

EQUITY

Investment in general fixed assets	491,978	491,978
Retained Earnings - current	(780)	(1,410)
Operating Reserve	<u>367,878</u>	<u>367,878</u>
Total Fund Equity	<u>859,076</u>	<u>858,446</u>
Total Liabilities and Fund Equity	<u><u>1,196,000</u></u>	<u><u>1,195,370</u></u>

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS	Aug-23	Sep-23
Cash - unrestricted	1,307,757	1,195,048
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
Total Assets	1,683,489	1,570,780
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	308,732	308,732
Retained Earnings - current	(92,405)	(205,114)
Operating Reserve	1,467,162	1,467,162
Total Fund Equity	1,683,489	1,570,780
Total Liabilities and Fund Equity	1,683,489	1,570,780

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	976,509	953,594
Investments	0	0
Accounts Receivable	401	663
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	3,750	3,379
Interprogram due from	0	0
Fixed assets net of depreciation	68,543	68,543

Total Assets

1,049,203	1,026,179
-----------	-----------

LIABILITIES

Accounts Payable	100	100
Accrued liabilities	5,280	5,280
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0

Total Liabilities

5,380	5,380
-------	-------

EQUITY

Investment in general fixed assets	68,543	68,543
Retained Earnings - current	57,603	34,579
Operating Reserve	917,677	917,677

Total fund equity

1,043,823	1,020,799
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Total Liabilities and Equity

1,049,203	1,026,179
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**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

	Aug-23	Sep-23
ASSETS		
Cash - unrestricted	(11,824)	(11,245)
Investments	0	0
Accounts receivable	6,285	5,838
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	1,321	1,189
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
	<hr/>	<hr/>
Total Assets	(4,218)	(4,218)
	<hr/>	<hr/>
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	0	0
	<hr/>	<hr/>
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	(672)	(672)
Operating Reserve	(3,546)	(3,546)
	<hr/>	<hr/>
Total fund equity	(4,218)	(4,218)
	<hr/>	<hr/>
Total Liabilities and Equity	(4,218)	(4,218)
	<hr/>	<hr/>

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

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	(3,044)	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
Total Current Assets	<u>(3,044)</u>	<u>0</u>
Fixed Assets, net of depreciation	15,970,959	16,964,288
Total Noncurrent Assets	<u>15,970,959</u>	<u>16,964,288</u>
Total Assets	<u><u>15,967,915</u></u>	<u><u>16,964,288</u></u>

LIABILITIES

Accounts Payable	116,575	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>116,575</u>	<u>0</u>

EQUITY

Investment in general fixed assets	15,970,959	16,964,288
Retained Earnings - current	(119,619)	0
Operating Reserve	0	0
Total Fund Equity	<u>15,851,340</u>	<u>16,964,288</u>
Total Liabilities and Fund Equity	<u><u>15,967,915</u></u>	<u><u>16,964,288</u></u>

* Due to timing

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

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS

	Aug-23	Sep-23
Cash - unrestricted	(83,082)	(53,574)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	83,082	53,574
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	<u>0</u>	<u>0</u>
Total Assets	<u><u>0</u></u>	<u><u>0</u></u>

LIABILITIES

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

EQUITY

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

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS GRANTS**

**BALANCE SHEET
(unaudited)**

SEPTEMBER 30, 2023

ASSETS		Aug-23	Sep-23
Cash - unrestricted		(13,807)	(19,410)
Investments		0	0
Accounts Receivable		0	0
Notes & Mortgage Receivable		0	0
Due from other governments		0	0
Other Assets		13,807	19,410
Interprogram-due from		0	0
Total Current Assets		<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation		0	0
Total Noncurrent Assets		<u>0</u>	<u>0</u>
Total Assets		<u><u>0</u></u>	<u><u>0</u></u>
LIABILITIES			
Accounts Payable		0	0
Accrued Liabilities		0	0
Due to other governments		0	0
Other Liabilities		0	0
Interprogram-due to		0	0
Bonds & Notes Payable		0	0
Total Liabilities		<u>0</u>	<u>0</u>
EQUITY			
Investment in general fixed assets		0	0
Retained Earnings - current		0	0
Operating Reserve		0	0
Total Fund Equity		<u>0</u>	<u>0</u>
Total Liabilities and Fund Equity		<u><u>0</u></u>	<u><u>0</u></u>

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA PUBLIC HOUSING REVITALIZATION GRANT

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2023

ASSETS	Aug-23	Sep-23
Cash - unrestricted	(221,714)	(1,146,645)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	221,714	1,146,645
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>0</u>
Fixed Assets, net of depreciation	221,714	221,714
Total Noncurrent Assets	<u>0</u>	<u>221,714</u>
Total Assets	<u><u>221,714</u></u>	<u><u>221,714</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>0</u>	<u>0</u>
EQUITY		
Investment in general fixed assets	221,714	221,714
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	<u>221,714</u>	<u>221,714</u>
Total Liabilities and Fund Equity	<u><u>221,714</u></u>	<u><u>221,714</u></u>

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2022 – SEPTEMBER 30, 2023

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	3,671,000.00	3,671,000.00	3,795,074.44	124,074.44
Excess Utilities	120,000.00	120,000.00	98,485.53	(21,514.47)
Interest Income	-	-	-	-
Other Income	184,200.00	184,200.00	391,849.66	207,649.66
Operating Subsidy	4,204,744.00	4,204,744.00	5,100,281.53	895,537.53
Utilities Subsidy	1,828,504.00	1,828,504.00	2,362,939.00	534,435.00
Total Revenues	10,008,448.00	10,008,448.00	11,748,630.16	1,740,182.16
EXPENSES				
Administration	1,467,510.00	1,467,510.00	1,281,343.48	186,166.52
Central Office Property Management Fees	1,170,135.00	1,170,135.00	1,168,262.65	1,872.35
Central Office Bookkeeping Fees	114,138.00	114,138.00	113,954.50	183.50
Tenant Services	213,977.00	213,977.00	173,531.23	40,445.77
Utilities Expense	2,061,250.00	2,061,250.00	2,263,140.72	(201,890.72)
Ordinary Maintenance	3,989,314.00	3,989,314.00	4,508,094.78	(518,780.78)
Protective Services	272,350.00	272,350.00	279,332.00	(6,982.00)
General	579,586.00	579,586.00	1,036,057.16	(456,471.16)
P.I.L.O.T.	170,925.00	170,925.00	152,991.76	17,933.24
Extraordinary Maintenance	-	-	(88,148.97)	88,148.97
Replacement of Equipment	-	-	-	-
Capital Replacements	20,000.00	20,000.00	-	20,000.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	10,059,185.00	10,059,185.00	10,888,559.31	(829,374.31)
Diff In Oper Revenues & Expenses	(50,737.00)	(50,737.00)	860,070.85	910,807.85
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	208,731.00	208,731.00	(398,931.00)	(398,931.00)
Other Income- Capital Fd debt serv	-	-	94,782.85	(113,948.15)
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	208,731.00	208,731.00	(304,148.15)	(512,879.15)
Difference in Revenue & Expense	157,994.00	157,994.00	555,922.70	397,928.70

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	806,000.00	806,000.00	877,058.64	71,058.64
Excess Utilities	50,000.00	50,000.00	30,932.11	(19,067.89)
Interest Income	-	-	-	-
Other Income	37,400.00	37,400.00	162,644.95	125,244.95
Operating Subsidy	1,065,027.00	1,065,027.00	1,203,014.00	137,987.00
Utilities Subsidy	524,565.00	524,565.00	694,029.00	169,464.00
Total Revenues	2,482,992.00	2,482,992.00	2,967,678.70	484,686.70
EXPENSES				
Administration	335,101.00	335,101.00	300,860.67	34,240.33
Central Office Property Management Fees	274,036.00	274,036.00	274,804.32	(768.32)
Central Office Bookkeeping Fees	26,730.00	26,730.00	26,805.00	(75.00)
Tenant Services	42,959.00	42,959.00	30,295.87	12,663.13
Utilities Expense	650,200.00	650,200.00	595,150.40	55,049.60
Ordinary Maintenance	897,405.00	897,405.00	754,856.80	142,548.20
Protective Services	79,200.00	79,200.00	87,682.22	(8,482.22)
General	122,425.00	122,425.00	323,010.64	(200,585.64)
P.I.L.O.T.	20,580.00	20,580.00	28,267.98	(7,687.98)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,448,636.00	2,448,636.00	2,421,733.90	26,902.10
Diff In Oper Revenues & Expenses	34,356.00	34,356.00	545,944.80	511,588.80
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	34,356.00	34,356.00	545,944.80	511,588.80

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	350,000.00	350,000.00	332,760.06	(17,239.94)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	13,000.00	13,000.00	42,180.48	29,180.48
Operating Subsidy	774,297.00	774,297.00	930,250.03	155,953.03
Utilities Subsidy	169,968.00	169,968.00	211,656.00	41,688.00
Total Revenues	1,307,265.00	1,307,265.00	1,516,846.57	209,581.57
EXPENSES				
Administration	215,290.00	215,290.00	180,754.94	34,535.06
Central Office Property Management Fees	150,720.00	150,720.00	150,089.28	630.72
Central Office Bookkeeping Fees	14,702.00	14,702.00	14,640.00	62.00
Tenant Services	17,834.00	17,834.00	13,228.70	4,605.30
Utilities Expense	184,800.00	184,800.00	217,548.69	(32,748.69)
Ordinary Maintenance	639,594.00	639,594.00	751,946.84	(112,352.84)
Protective Services	34,150.00	34,150.00	36,443.67	(2,293.67)
General	75,429.00	75,429.00	118,226.96	(42,797.96)
P.I.L.O.T.	16,520.00	16,520.00	11,521.14	4,998.86
Extraordinary Maintenance	-	-	(124,951.52)	124,951.52
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,349,039.00	1,349,039.00	1,369,448.70	(20,409.70)
Diff In Oper Revenues & Expenses	(41,774.00)	(41,774.00)	147,397.87	189,171.87
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	41,774.00	41,774.00	(398,931.00)	(398,931.00)
Other Income- Capital Fd debt serv	-	-	-	(41,774.00)
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	41,774.00	41,774.00	(398,931.00)	(440,705.00)
Difference in Revenue & Expense	-	-	(251,533.13)	(251,533.13)

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,000.00	3,000.00	3,135.00	(135.00)
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	3,000.00	3,000.00	3,135.00	(135.00)
Diff In Oper Revenues & Expenses	(3,000.00)	(3,000.00)	(3,135.00)	(135.00)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,000.00	400.00	3,135.00	(2,735.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	3,000.00	400.00	3,135.00	(2,735.00)
Difference in Revenue & Expense	-	(2,600.00)	-	2,600.00

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	430,000.00	430,000.00	476,595.00	46,595.00
Excess Utilities	27,000.00	27,000.00	27,400.89	400.89
Interest Income	-	-	-	-
Other Income	19,500.00	19,500.00	29,727.18	10,227.18
Operating Subsidy	642,154.00	642,154.00	737,956.00	95,802.00
Utilities Subsidy	302,190.00	302,190.00	378,421.00	76,231.00
Total Revenues	1,420,844.00	1,420,844.00	1,650,100.07	229,256.07
EXPENSES				
Administration	223,226.00	223,226.00	199,556.65	23,669.35
Central Office Property Management Fees	157,114.00	157,114.00	156,316.39	797.61
Central Office Bookkeeping Fees	15,325.00	15,325.00	15,247.50	77.50
Tenant Services	21,078.00	21,078.00	25,623.67	(4,545.67)
Utilities Expense	377,400.00	377,400.00	392,210.11	(14,810.11)
Ordinary Maintenance	603,558.00	603,558.00	759,657.23	(156,099.23)
Protective Services	15,000.00	15,000.00	47,679.54	(32,679.54)
General	72,790.00	72,790.00	89,677.27	(16,887.27)
P.I.L.O.T.	7,960.00	7,960.00	8,159.72	(199.72)
Extraordinary Maintenance	-	-	(4,949.26)	4,949.26
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,493,451.00	1,493,451.00	1,689,178.82	(195,727.82)
Diff In Oper Revenues & Expenses	(72,607.00)	(72,607.00)	(39,078.75)	33,528.25
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	72,607.00	72,607.00	39,078.75	(33,528.25)
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	72,607.00	39,078.75	(33,528.25)
Difference in Revenue & Expense	-	-	-	-

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	665,000.00	665,000.00	708,340.64	43,340.64
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	59,700.00	59,700.00	68,534.60	8,834.60
Operating Subsidy	399,186.00	399,186.00	624,145.00	224,959.00
Utilities Subsidy	266,124.00	266,124.00	334,923.00	68,799.00
Total Revenues	1,390,010.00	1,390,010.00	1,735,943.24	345,933.24
EXPENSES				
Administration	191,353.00	191,353.00	163,112.95	28,240.05
Central Office Property Management Fees	193,652.00	193,652.00	193,838.89	(186.89)
Central Office Bookkeeping Fees	18,889.00	18,889.00	18,907.50	(18.50)
Tenant Services	52,778.00	52,778.00	52,400.43	377.57
Utilities Expense	217,000.00	217,000.00	349,166.44	(132,166.44)
Ordinary Maintenance	503,727.00	503,727.00	476,175.20	27,551.80
Protective Services	50,000.00	50,000.00	75,781.92	(25,781.92)
General	83,580.00	83,580.00	137,942.59	(54,362.59)
P.I.L.O.T.	44,800.00	44,800.00	35,917.42	8,882.58
Extraordinary Maintenance	-	-	6,290.24	(6,290.24)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,355,779.00	1,355,779.00	1,509,533.58	(153,754.58)
Diff In Oper Revenues & Expenses	34,231.00	34,231.00	226,409.66	192,178.66
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	(34,231.00)	(34,231.00)	-	34,231.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	(34,231.00)	(34,231.00)	-	34,231.00
Difference in Revenue & Expense	-	-	226,409.66	226,409.66

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	
REVENUES					
Dwelling Rental	470,000.00	470,000.00	449,803.00	(20,197.00)	-4%
Excess Utilities	25,000.00	25,000.00	18,899.21	(6,100.79)	-24%
Interest Income	-	-	-	-	
Other Income	17,000.00	17,000.00	33,165.78	16,165.78	95%
Operating Subsidy	555,110.00	555,110.00	637,234.50	82,124.50	15%
Utilities Subsidy	195,038.00	195,038.00	246,029.00	50,991.00	26%
Total Revenues	1,262,148.00	1,262,148.00	1,385,131.49	122,983.49	10%
EXPENSES					
Administration	180,386.00	180,386.00	159,430.78	20,955.22	12%
Central Office Property Management Fees	137,018.00	137,018.00	135,633.92	1,384.08	1%
Central Office Bookkeeping Fees	13,365.00	13,365.00	13,230.00	135.00	1%
Tenant Services	22,913.00	22,913.00	11,461.20	11,451.80	50%
Utilities Expense	241,000.00	241,000.00	246,895.46	(5,895.46)	-2%
Ordinary Maintenance	584,495.00	584,495.00	624,493.98	(39,998.98)	-7%
Protective Services	34,000.00	34,000.00	592.73	33,407.27	98%
General	76,040.00	76,040.00	126,623.05	(50,583.05)	-67%
P.I.L.O.T.	25,400.00	25,400.00	20,290.75	5,109.25	20%
Extraordinary Maintenance	-	-	35,461.57	(35,461.57)	#DIV/0!
Replacement of Equipment	-	-	-	-	
Capital Replacements	-	-	-	-	
Interest Expense	-	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-	
Betterments & Additions	-	-	-	-	
Total Expenses	1,314,617.00	1,314,617.00	1,374,113.44	(59,496.44)	-5%
Diff In Oper Revenues & Expenses	(52,469.00)	(52,469.00)	11,018.05	63,487.05	-121%
Non-Oper. Revenues & Expenses					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
Reserve Used	52,469.00	52,469.00	-	(52,469.00)	
Other Income- Capital Fd debt serv	-	-	-	-	
Other Income- trf to Central Office	-	-	-	-	
Other Income- Lease Payments	-	-	-	-	
Other Income- Replacement Housing	-	-	-	-	
Cost of Assets Disposed	52,469.00	52,469.00	-	(52,469.00)	
Difference in Revenue & Expense	-	-	11,018.05	11,018.05	#DIV/0!

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	352,000.00	352,000.00	363,176.10	11,176.10
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	12,050.00	12,050.00	7,600.22	(4,449.78)
Operating Subsidy	190,758.00	190,758.00	256,968.00	66,210.00
Utilities Subsidy	132,560.00	132,560.00	180,078.00	47,518.00
Total Revenues	687,368.00	687,368.00	807,822.32	120,454.32
EXPENSES				
Administration	130,327.00	130,327.00	117,743.78	12,583.22
Central Office Property Management Fees	95,913.00	95,913.00	95,343.44	569.56
Central Office Bookkeeping Fees	9,356.00	9,356.00	9,300.00	56.00
Tenant Services	36,558.00	36,558.00	27,008.54	9,549.46
Utilities Expense	135,500.00	135,500.00	169,858.93	(34,358.93)
Ordinary Maintenance	257,735.00	257,735.00	263,109.21	(5,374.21)
Protective Services	33,000.00	33,000.00	30,582.93	2,417.07
General	39,266.00	39,266.00	51,460.45	(12,194.45)
P.I.L.O.T.	19,600.00	19,600.00	19,331.72	268.28
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	757,255.00	757,255.00	783,739.00	(26,484.00)
Diff In Oper Revenues & Expenses	(69,887.00)	(69,887.00)	24,083.32	93,970.32
Non-Oper. Revenues & Expenses				
Transfers In	73,112.00	73,112.00	-	73,112.00
Transfers Out	-	-	-	-
Reserve Used	73,112.00	73,112.00	-	(73,112.00)
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	146,224.00	-	-
Difference in Revenue & Expense	76,337.00	76,337.00	24,083.32	93,970.32

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	556,000.00	556,000.00	553,517.00	(2,483.00)
Excess Utilities	18,000.00	18,000.00	21,253.32	3,253.32
Interest Income	-	-	-	-
Other Income	25,500.00	25,500.00	41,121.31	15,621.31
Operating Subsidy	476,974.00	476,974.00	547,301.00	70,327.00
Utilities Subsidy	234,928.00	234,928.00	286,004.00	51,076.00
Total Revenues	1,311,402.00	1,311,402.00	1,449,196.63	137,794.63
EXPENSES				
Administration	181,568.00	181,568.00	158,550.43	23,017.57
Central Office Property Management Fees	142,499.00	142,499.00	143,245.28	(746.28)
Central Office Bookkeeping Fees	13,900.00	13,900.00	13,972.00	(72.00)
Tenant Services	17,463.00	17,463.00	11,650.61	5,812.39
Utilities Expense	253,000.00	253,000.00	283,206.88	(30,206.88)
Ordinary Maintenance	430,233.00	430,233.00	689,542.55	(259,309.55)
Protective Services	27,000.00	27,000.00	568.99	26,431.01
General	97,106.00	97,106.00	173,493.32	(76,387.32)
P.I.L.O.T.	32,100.00	32,100.00	27,031.01	5,068.99
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,194,869.00	1,194,869.00	1,501,261.07	(306,392.07)
Diff In Oper Revenues & Expenses	116,533.00	116,533.00	(52,064.44)	(168,597.44)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	52,064.44	52,064.44
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	52,064.44	52,064.44
Difference in Revenue & Expense	116,533.00	116,533.00	-	(116,533.00)

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	42,000.00	42,000.00	33,824.00	(8,176.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	50.00	50.00	6,875.14	6,825.14
Operating Subsidy	101,238.00	101,238.00	163,413.00	62,175.00
Utilities Subsidy	3,131.00	3,131.00	31,799.00	28,668.00
Total Revenues	146,419.00	146,419.00	235,911.14	89,492.14
EXPENSES				
Administration	10,259.00	10,259.00	1,333.28	8,925.72
Central Office Property Management Fees	19,183.00	19,183.00	18,991.13	191.87
Central Office Bookkeeping Fees	1,871.00	1,871.00	1,852.50	18.50
Tenant Services	2,394.00	2,394.00	1,862.21	531.79
Utilities Expense	2,350.00	2,350.00	9,103.81	(6,753.81)
Ordinary Maintenance	69,567.00	69,567.00	185,177.97	(115,610.97)
Protective Services	-	-	-	-
General	12,950.00	12,950.00	15,622.88	(2,672.88)
P.I.L.O.T.	3,965.00	3,965.00	2,472.02	1,492.98
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	122,539.00	122,539.00	236,415.80	(113,876.80)
Diff In Oper Revenues & Expenses	23,880.00	23,880.00	(504.66)	(24,384.66)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	504.66	504.66
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	-	-	-	-
	-	-	504.66	504.66
Difference in Revenue & Expense	23,880.00	23,880.00	-	(23,880.00)

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

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

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	1,986,732.00	1,986,732.00	2,021,098.88	34,366.88
Service Fee Income	153,507.00	153,507.00	85,115.18	(68,391.82)
Asset Management & Bookkeeping Income	439,758.00	439,758.00	434,894.50	(4,863.50)
Interest Income	-	-	260.22	260.22
Other Income	2,000.00	2,000.00	42,362.93	40,362.93
Total Revenues	2,581,997.00	2,581,997.00	2,583,731.71	1,734.71
EXPENSES				
Administration	2,147,544.00	2,147,544.00	1,951,306.03	196,237.97
Tenant Services	9,283.00	9,283.00	5,696.94	3,586.06
Utilities Expense	33,800.00	33,800.00	30,702.44	3,097.56
Ordinary Maintenance	144,505.00	144,505.00	73,619.93	70,885.07
General	16,200.00	16,200.00	19,695.85	(3,495.85)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,351,332.00	2,351,332.00	2,081,021.19	270,310.81
Difference in Revenue & Expense	230,665.00	230,665.00	502,710.52	272,045.52
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	230,665.00	230,665.00	502,710.52	272,045.52

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	27.27	27.27
Other Income	1,700.00	1,700.00	9,674.56	7,974.56
Adm Subsidy	1,455,651.00	1,455,651.00	1,709,648.00	253,997.00
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,457,351.00	1,457,351.00	1,719,349.83	261,998.83
EXPENSES				
Administration	1,166,128.00	1,166,128.00	1,110,864.02	55,263.98
Tenant Services	6,500.00	6,500.00	4,364.35	2,135.65
Utilities	6,900.00	6,900.00	6,140.48	759.52
Ordinary Maintenance	13,000.00	13,000.00	5,119.17	7,880.83
General	12,300.00	12,300.00	10,981.16	1,318.84
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,204,828.00	1,204,828.00	1,137,469.18	67,358.82
Diff In Oper Revenue & Expense	252,523.00	252,523.00	581,880.65	329,357.65
Non-Oper. Revenue				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	15,600,000.00	15,600,000.00	16,456,585.49	856,585.49
HAP Payments	15,600,000.00	15,600,000.00	16,456,585.49	(856,585.49)
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	252,523.00	252,523.00	581,880.65	329,357.65

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2023 - SEPTEMBER 30, 2023

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

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

**YTD Actual is Revenue or Expense from 7/1/23 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	0.00	0.00
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	1,000.00	1,000.00	0.00	1,000.00
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	1,400.00	1,360.00	40.00
General Expense	15.00	15.00	0.00	15.00
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	2,465.00	2,465.00	1,410.40	1,054.60
Diff in Oper. Revenues & Expenses	(2,465.00)	(2,465.00)	(1,410.40)	1,054.60
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Difference in Ttl Revenues & Expenses	(2,465.00)	(2,465.00)	(1,410.40)	1,054.60

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Gain (Loss) on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	10,200.00	10,200.00	348.00	9,852.00
Tenant Services	4,000.00	4,000.00	0.00	4,000.00
Utilities	0.00	0.00	2,091.84	(2,091.84)
Ordinary & Contract Maintenance	2,789.00	2,789.00	3,368.40	(579.40)
General	0.00	0.00	0.00	0.00
Capital Expenditures	900,000.00	900,000.00	199,305.84	700,694.16
Total Expenses	916,989.00	916,989.00	205,114.08	711,874.92
Diff in Oper. Revenues & Expenses	(916,989.00)	(916,989.00)	(205,114.08)	(711,874.92)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Use of Reserves	916,989.00	916,989.00	205,114.08	711,874.92
Difference in Ttl Revenues & Expenses	0.00	0.00	0.00	0.00

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	43,200.00	43,200.00	41,515.00	(1,685.00)
Interest Income	0.00	0.00	0.00	0.00
Other Income	200.00	200.00	3,778.16	3,578.16
Operating Subsidy	132,200.00	132,200.00	140,462.00	8,262.00
Total Revenues	175,600.00	175,600.00	185,755.16	10,155.16
EXPENSES				
Administration	37,790.00	37,790.00	38,035.15	(245.15)
Tenant Services	1,300.00	1,300.00	1,216.95	83.05
Utilities	4,300.00	4,300.00	3,733.50	566.50
Ordinary Maintenance	38,687.00	38,687.00	104,234.74	(65,547.74)
Protective Services	0.00	0.00	0.00	0.00
General	5,040.00	5,040.00	3,955.42	1,084.58
Extraordinary Maintenance	40,000.00	40,000.00	0.00	40,000.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Total Expenses	127,117.00	127,117.00	151,175.76	(24,058.76)
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	48,483.00	48,483.00	34,579.40	(13,903.60)

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FY 2023 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	61,612.00	61,612.00	53,754.47	(7,857.53)
Other income	49,471.00	49,471.00	22,338.51	(27,132.49)
Total Revenues	111,083.00	111,083.00	76,092.98	(34,990.02)
EXPENSES				
Administration	38,840.00	38,840.00	14,994.99	23,845.01
Management Fees	61,612.00	61,612.00	53,754.47	7,857.53
Tenant Services	0.00	0.00	708.42	(708.42)
Utilities	200.00	200.00	(86.82)	286.82
Ordinary Maintenance	8,071.00	8,071.00	5,402.73	2,668.27
General	2,360.00	2,360.00	1,990.87	369.13
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	111,083.00	111,083.00	76,764.66	34,318.34
Difference in Revenue & Expense	0.00	0.00	(671.68)	(671.68)

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

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,444,054.00	3,382,564.23	676,932.96	(61,489.77)
Total Revenues	3,444,054.00	3,382,564.23	676,932.96	(61,489.77)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	20,000.00	20,000.00	8,721.89	0.00
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	0.00	0.00	0.00	0.00
Total Expenses	3,444,054.00	3,382,564.23	676,932.96	61,489.77
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
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 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,729,394.00</u>	<u>3,369,332.05</u>	<u>311,700.16</u>	<u>(360,061.95)</u>
Total Revenues	3,729,394.00	3,369,332.05	311,700.16	(360,061.95)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	4,039.05	4,039.05	20,960.95
Administration	370,000.00	370,000.00	0.00	0.00
General Capital Activity	3,334,394.00	2,995,293.00	307,661.11	339,101.00
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,729,394.00	3,369,332.05	311,700.16	360,061.95
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
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 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,853,905.00</u>	<u>3,812,496.00</u>	<u>445,632.41</u>	<u>(41,409.00)</u>
Total Revenues	3,853,905.00	3,812,496.00	445,632.41	(41,409.00)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	25,000.00	25,000.00	0.00	0.00
Management Improvement	2,400.00	0.00	0.00	2,400.00
Administration	383,000.00	383,000.00	0.00	0.00
General Capital Activity	3,443,505.00	3,404,496.00	445,632.41	39,009.00
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,853,905.00	3,812,496.00	445,632.41	41,409.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
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 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,757,703.00</u>	<u>3,113,173.85</u>	<u>3,113,173.85</u>	<u>(1,644,529.15)</u>
Total Revenues	4,757,703.00	3,113,173.85	3,113,173.85	(1,644,529.15)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	4,000.00	0.00	0.00	4,000.00
Administration	470,000.00	470,000.00	470,000.00	0.00
General Capital Activity	4,283,703.00	2,643,173.85	2,643,173.85	1,640,529.15
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,757,703.00	3,113,173.85	3,113,173.85	1,644,529.15
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
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 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,300,000.00</u>	<u>510,842.76</u>	<u>276,737.21</u>	<u>(1,789,157.24)</u>
Total Revenues	2,300,000.00	510,842.76	276,737.21	(1,789,157.24)
EXPENSES				
Salaries	1,319,598.00	376,981.54	209,182.46	942,616.46
Staff Travel Costs	2,000.00	63.86	63.86	1,936.14
Administrative/Other Costs	83,360.00	11,243.67	4,637.23	72,116.33
Staff Training Costs	12,000.00	3,610.35	136.37	8,389.65
Supportive Services	35,120.00	58.65	42.65	35,061.35
Case Management	116,642.00	62,065.96	38,995.14	54,576.04
Computers/Software	42,780.00	25,336.73	6,366.50	17,443.27
Rent Incentives	<u>688,500.00</u>	<u>31,482.00</u>	<u>17,313.00</u>	<u>657,018.00</u>
Total Expenses	2,300,000.00	510,842.76	276,737.21	1,789,157.24
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
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 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>396,978.00</u>	<u>257,791.44</u>	<u>119,023.63</u>	<u>(139,186.56)</u>
Total Revenues	396,978.00	257,791.44	119,023.63	(139,186.56)
 EXPENSES				
Project Coordinator	346,178.00	227,495.78	110,040.99	118,682.22
Administrative Costs	35,800.00	27,879.09	8,832.64	7,920.91
Training Costs	<u>15,000.00</u>	<u>2,416.57</u>	<u>150.00</u>	<u>12,583.43</u>
Total Expenses	396,978.00	257,791.44	119,023.63	139,186.56
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
Grant effective dates are June 01, 2021 to May 31, 2024.

FY 2022 FSS GRANT (690)

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>189,000.00</u>	<u>108,042.93</u>	<u>108,042.93</u>	<u>(80,957.07)</u>
Total Revenues	189,000.00	108,042.93	108,042.93	(80,957.07)
EXPENSES				
Project Coordinator	<u>189,000.00</u>	<u>108,042.93</u>	<u>108,042.93</u>	<u>80,957.07</u>
Total Expenses	189,000.00	108,042.93	108,042.93	80,957.07
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
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 - SEPTEMBER 30, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,836,496.00</u>	<u>0.00</u>	<u>1,368,358.84</u>	<u>(3,836,496.00)</u>
Total Revenues	3,836,496.00	0.00	1,368,358.84	(3,836,496.00)
EXPENSES				
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	3,836,496.00	1,368,358.84	1,368,358.84	2,468,137.16
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,836,496.00	1,368,358.84	1,368,358.84	2,468,137.16
Difference in Revenue & Expenses	0.00	(1,368,358.84)	0.00	(1,368,358.84)

**YTD Actual is Revenue or Expense from 10/01/22 through 09/30/23.
Grant effective dates July 1, 2022 to June 30, 2026
This grant is reimbursed on a quarterly basis.

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
SEPTEMBER 2023

PROCUREMENT SEPTEMBER 2023 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-23-07-03

Administration Building Security Measures and Improvements for Jamestown Place, AMP 207 was issued July 16, 2023, A pre-bid meeting was held August 8, 2023. Comments were received by August 15, 2023. Three (3) responsive bids were received by August 22, 2023. G & H Contracting, Inc. submitted the low responsive bid with an amount of \$216,600.00. Commissioners approved Resolution 4169 on September 25, 2023 accepting the bid submitted by G & H Contracting, Inc. for the award of a contract. A contract with a fixed amount of \$216,600.00 was executed September 27, 2023.

B. Solicitations Pending

RED-23-08-31

Window Replacement for Hunt Manor, AMP 259 was issued September 3, 2023, A pre-bid meeting was held September 19, 2023. Comments were received by September 26, 2023. Bids are due October 3, 2023.

RED-23-09-05

Open-End Contract for Architectural and Engineering Services for RRHA was issued September 10, 2023 Comments were received by September 26, 2023. Statement of Qualifications are due October 3, 2023.

II. Operating Budget

A. Contracts Awarded

None

B. Solicitations Pending

None

III. Other Grants and Projects

A. Contracts Awarded

None

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
SEPTEMBER 2023

Redevelopment and Revitalization Department

September 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 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 complete. Building framing and roofing work are complete. Exterior doors and windows are installed. Installation of building systems is scheduled to start first week of October.

Homeownership Programs

RRHA is 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 2022 to approve the sale of 938 Peck Street. Work on the property is near completion, a contract has been executed and the sale should close within the next two months. Work on the other property should be completed 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.

Section 32

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

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

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

In March 2023 a buyer qualified to purchase the property at 1613 Dupree Street, NW. A contract has been signed, RRHA has relocated the previous tenant, and a contractor is currently renovating the property.

Lease-Purchase

In the lease-purchase program, 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 four (4) reserved or occupied by program participants, and three (3) that are currently available to new applicants.

RRHA closed on the sale of 1720 Dupree Street, NW in August 2022, which is the first sale in the Lease-Purchase program since 2016. There are two (2) qualified applicants in the lease-purchase program at 1809 Downing Street, NW and 505 21st Street, NW that are at the conclusion of their two-year leasing periods. Final renovation work was completed at 1809 Downing Street last month, and RRHA is working with the potential buyer and her lender to schedule closing. The final work is currently underway on 505 21st Street. On May 22, 2023 the Board of Commissioners passed a resolution to sell the properties.

In August a qualified applicant moved into 1203 Melrose Avenue, NW and signed an option to purchase in the lease-purchase program. Renovation work is complete at 1924 Melrose Avenue, however the prospective tenant had a change of plans and couldn't sign the lease. The property is ready to rent to a qualified applicant, otherwise it will be rented in the public housing program to an applicant on the waiting list. Another unit, 2008 Melrose Avenue, NW,

has been reserved by a qualified applicant. Property management staff relocated the previous tenants from 2008 Melrose Avenue last month.

Loan Consolidation Program & Surplus Real Estate

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

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

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

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

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

Repositioning and Faircloth to RAD

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

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

One action included in the study is using the *Faircloth to RAD* process as a means to create new affordable housing units in Roanoke. This method entails building new public housing units and converting them to the Section 8 Program with a long-term contract before occupancy through the RAD process. RRHA has decided to pursue a Faircloth to RAD project to build 85-90 new units.

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. The contract was executed on August 29, after which RRHA has a 45 day due diligence period. Closing must be scheduled within 30 days thereafter. RRHA received a Phase 1 environmental site assessment last month that states there are no recognized environmental conditions on the property.

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. RRHA will also procure a consultant to assist with the development process. A draft RFP is currently underway.

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

9/30/2023

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	\$3,382,564.23	\$61,489.77	15-Apr-2022	15-Apr-2024
VA36P01150120	\$3,729,394.00	\$3,729,394.00	\$0.00	\$3,369,332.05	\$360,061.95	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	\$3,853,905.00	\$3,851,505.00	\$2,400.00	\$3,812,496.00	\$41,409.00	22-Feb-2023	22-Feb-2025
VA36P01150122	\$4,757,703.00	\$4,749,703.00	\$8,000.00	\$3,113,173.85	\$1,644,529.15	11-May-2024	11-May-2026
VA36P01150123	\$4,824,916.00	\$1,332,900.00	\$3,492,016.00	\$0.00	\$4,824,916.00	16-Feb-2025	16-Feb-2027
VALRT0010-23	\$449,000.00	\$9,225.00	\$439,775.00	\$0.00	\$449,000.00	15-May-2025	15-May-2026
Totals	\$41,893,253.00	\$37,951,062.00	\$3,942,191.00	\$34,511,847.13	\$7,381,405.87		
		90.6%		82.4%			

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

City of Roanoke Redevelopment and Housing Authority

Contracts Administered by the Operations Division

Status Report as of 9/30/23

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Percent Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 569-2007-1-7 (project 200701)	Bathroom Renovations, Phase 2 Hunt Manor Original Contract Amount \$565,430.00	Russell's Remodeling, LLC	N/A	9/12/22		\$565,430.00	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 \$430,200.00	Valley Boiler & Mechanical, Inc.	Hughes Associates Architects & Engineers	4/19/21	#1 (\$24,262.00) + time	\$463,462.00	99%	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	96%	92%	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 is complete for installation of passive radon vent systems for Bluestone Park.
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	100%	100%	Project close out is complete.
contract 573-2301-1-7 (project 220801)	Porch Repairs for Single-Story Apartment Units for Villages at Lincoln, Phase 2 Original Contract Amount \$484,010.50	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$484,010.50	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	100%	71%	Project is complete.
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	7/20/23	#1 (\$6,800.00)	\$571,800.00	95%	81%	Work is nearing completion.
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	100%	100%	Work is complete.
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	6/8/23	#1 (\$42,920.42)	\$395,420.42	100%	96%	Work is complete.
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	5/9/23	#1 (\$9,675.00) + time	\$1,081,210.00	65%	79%	Framing and roof installation is complete. Exterior doors and windows are installed.
contract 573-2308-1-7 (project 221101)	Window Replacement for Melrose Towers, Phase 2 Original Contract Amount \$1,228,900.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	4/17/23	#1 (\$11,475.94)	\$1,238,375.94	85%	80%	Window replacement is progressing well. Only 5 windows remaining to be installed.
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. Material submittals are being reviewed.
contract 573-2309-1-7 (project 230102)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, Phase 2 Original Contract Amount	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	7/24/23		\$567,834.00	65%	55%	All domestic water heaters are installed. Heating boiler installation is progressing.
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	45%	100%	Work progress delayed due to subcontractor work load. Brick columns for signs are being installed.
contract 205-2301-1-7 (project 230401)	Replacement of Hot Water Heat Piping for 805 Hunt Ave. Original Contract Amount \$126,402.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	8/24/23		\$126,402.00	85%	84%	Work is nearing completion.
contract 574-2301-1-7 (project 230602)	Heating System Replacement for Bluestone Park Original Contract Amount \$553,100.00	Comfort Systems USA, Inc.	Hughes Associates Architects & Engineers	TBD		\$553,100.00	0%	0%	Material submittals have been reviewed.
contract 574-2302-1-7 (project 230501)	Security Measures and Improvements for Jamestown Place Original Contract Amount \$216,000.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD		\$216,000.00	0%	0%	Contract executed September 27, 2023.

City of Roanoke Redevelopment and Housing Authority
Derelict Structures
Status Report as of 9/30/23

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

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
SEPTEMBER 2023

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

RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	4	289	9000	248	8752	97.24%	2.76%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	4	154	4950	681	4269	86.24%	13.76%
Hunt Manor/Bluestone Park	259	172	12	150	5160	775	4385	84.98%	15.02%
Melrose Towers	206	212	6	189	6360	564	5796	91.13%	8.87%
Jamestown Place	207	150	7	131	4500	1114	3386	75.24%	24.76%
Morningside	208	105	2	98	3150	386	2764	87.75%	12.25%
Indian Rock Village/53 Scattered	210	156	0	155	4680	19	4661	99.59%	0.41%
The Villages at Lincoln- 24 Transitional/Homeownership	215	21	1	18	630	447	112	82.22%	17.78%
Portfolio Total:		1281	36	1184	38430	4234	34196	88.98%	11.02%

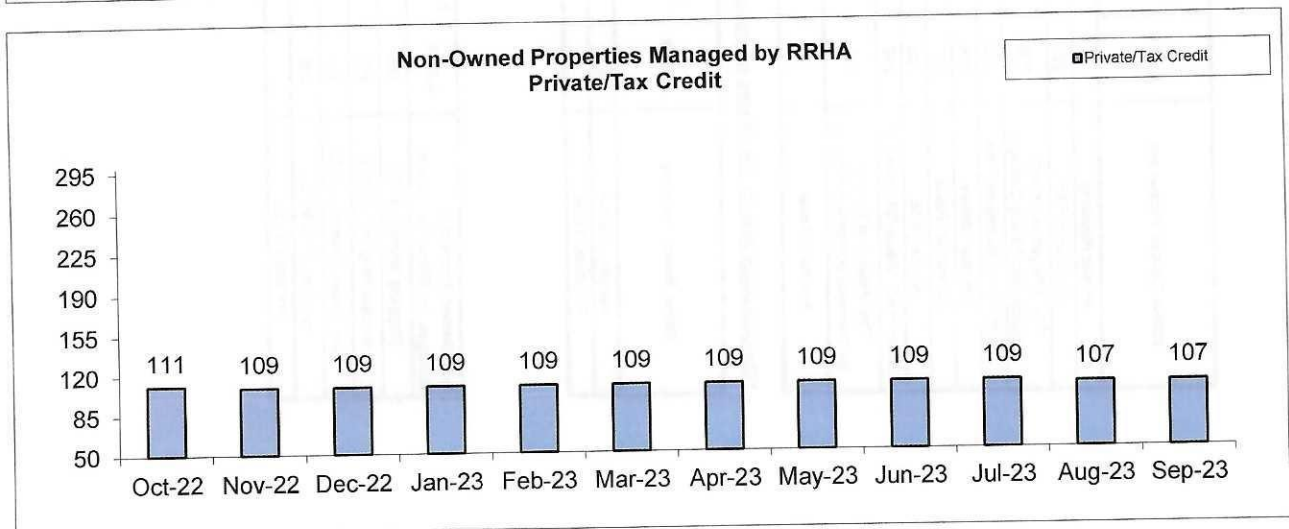
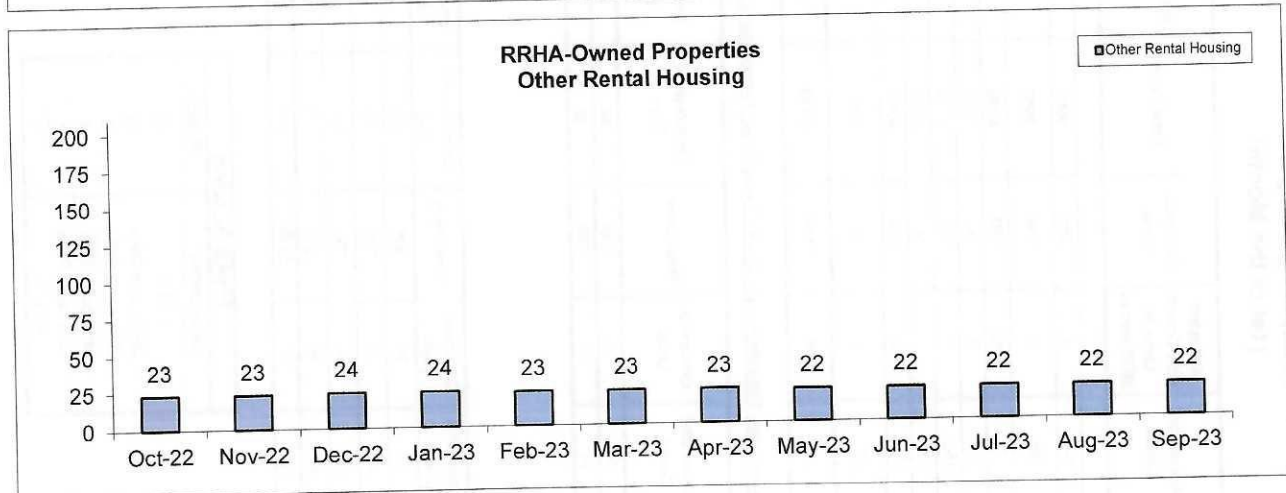
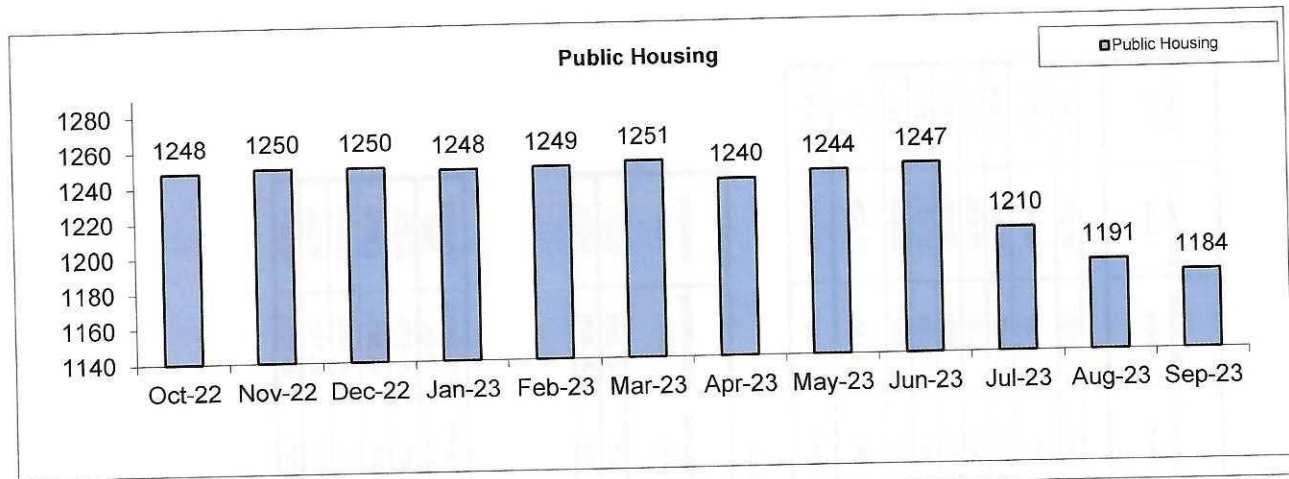
**The Occupancy Rate for the Villages at Lincoln includes The Villages at Lincoln Transitional Homeownership.*

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	62	658	91.39%	8.61%
Portfolio Total:		24	22	720	62	658	91.39%	8.61%

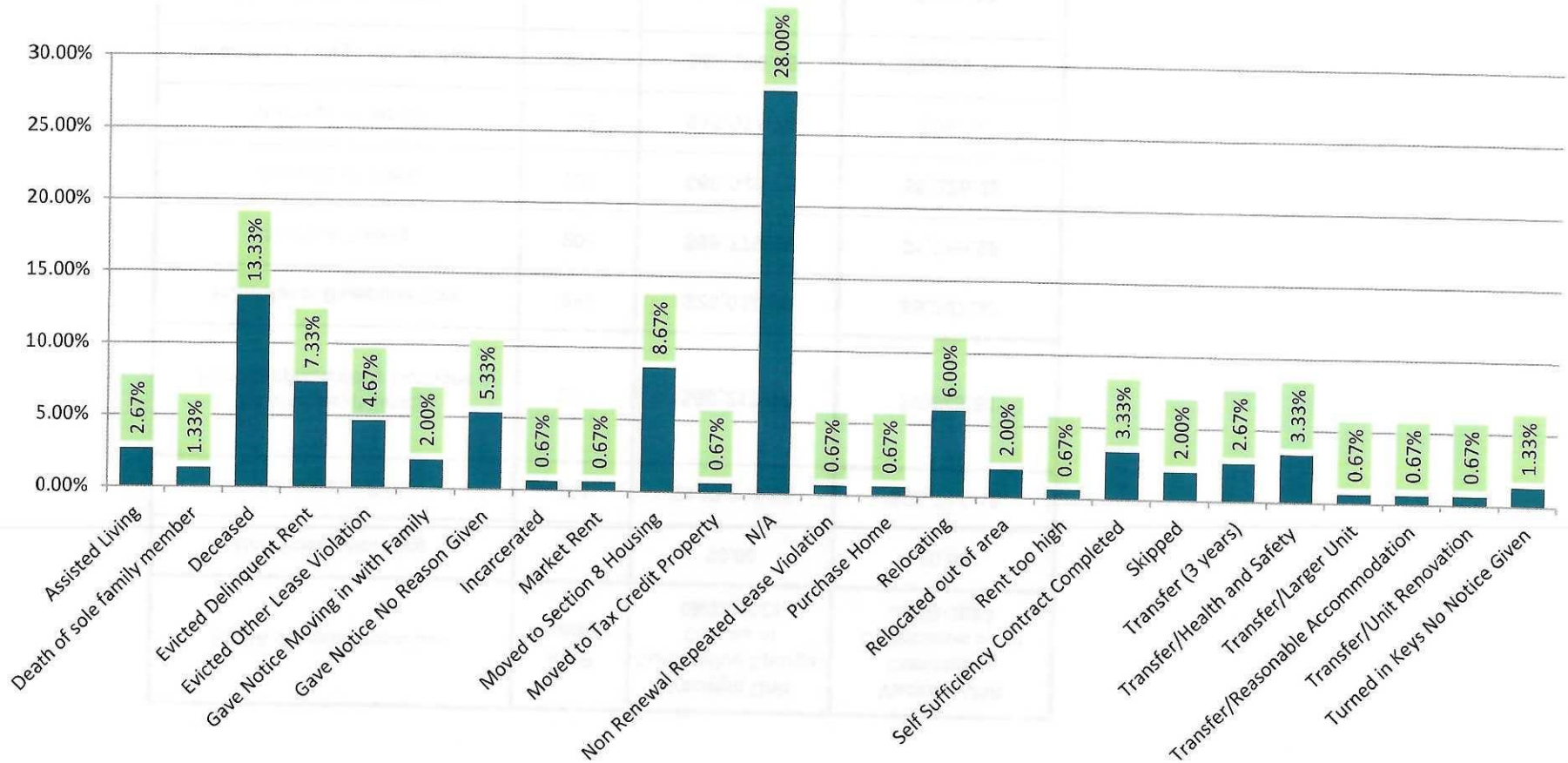
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	900	93	807	89.67%	10.33%
Hillcrest Heights (LIHTC)	456	24	22	720	62	658	91.39%	8.61%
Park Street Square (LIHTC)	457	25	23	750	93	657	87.60%	12.40%
Hurt Park LP (LIHTC)	459	40	35	1200	123	1077	89.75%	10.25%
Portfolio Total:		119	107	3570	371	3199	89.61%	10.39%

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

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



Public Housing Move-out Analysis 10/1/2022-9/30/2023



**Monthly
Management Report
Charges vs. Receipts
September 2023**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Charge- Offs as of 09/30/2023	Vacated Unit Cumulative Collections as of 09/30/2023
<i>Non-Public Housing</i>		\$0.00	\$0.00
Lansdowne Park	201	\$140,115.56	\$25,718.15
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$60,217.57	\$5,673.51
Hunt Manor/Bluestone Park	259	\$26,012.80	\$8,367.97
Melrose Towers	206	\$69,779.29	\$1,799.28
Jamestown Place	207	\$66,049.22	\$8,225.29
Morningside Manor	208	\$15,974.74	\$99.74
Indian Rock Village / 53 Scattered	210	\$98,380.96	\$7,959.74
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$9,180.00	\$141.47
Public Housing	TOTAL	\$485,710.14	\$57,985.15

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

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

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

Utility Consumption Report

October 2022 - September 2023

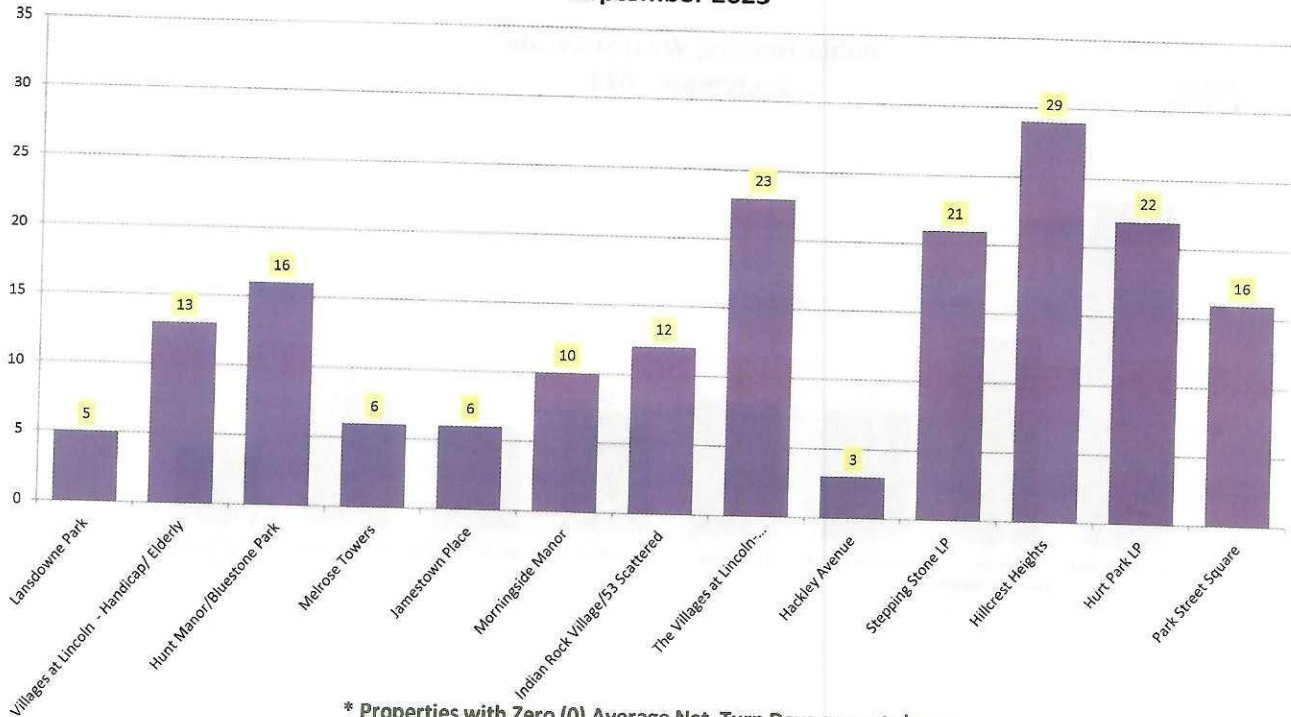
Consumption and Costs as of September 30, 2023

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	52.16	60.07	61.68	173.91	177.76	97.83%
202	165	108.38	2.97	67.36	178.71	177.76	100.53%
259	172	45.31	51.83	75.35	172.49	177.76	97.04%
206	212	67.60	33.98	39.81	141.39	177.76	79.54%
207	150	57.99	35.02	39.81	132.82	177.76	74.72%
208	105	67.65	34.06	36.68	138.39	177.76	77.85%
210	156	51.39	52.24	69.33	172.96	177.76	97.30%
215	21	N/A	N/A	N/A	N/A	177.76	N/A
Total Units: 1281							
Average Cost PUM:		67.53	49.92	60.31		177.76	

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	56.80	44.68	127.13%	547	617	88.65%	5.46	5.58	97.85%
202	165	N/A	44.68	N/A	907	617	147.00%	5.32	5.58	95.34%
259	172	44.96	44.68	100.63%	439	617	71.15%	8.39	5.58	150.36%
206	212	32.43	44.68	72.58%	659	617	106.81%	3.85	5.58	69.00%
207	150	31.09	44.68	69.58%	548	617	88.82%	5.44	5.58	97.49%
208	105	31.05	44.68	69.49%	616	617	99.84%	3.50	5.58	62.72%
210	156	39.38	44.68	88.14%	566	617	91.73%	5.62	5.58	100.72%
215	21	N/A	44.68	N/A	N/A	617	N/A	N/A	5.58	N/A
Total Units:		1281								
Average THERM PUM:		44.68			Average KWH PUM:		617	Average water usage PUM: 5.58		
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										

Average Net
Turn Days

Actual Vacant Unit Turnaround Time With Move-ins September 2023

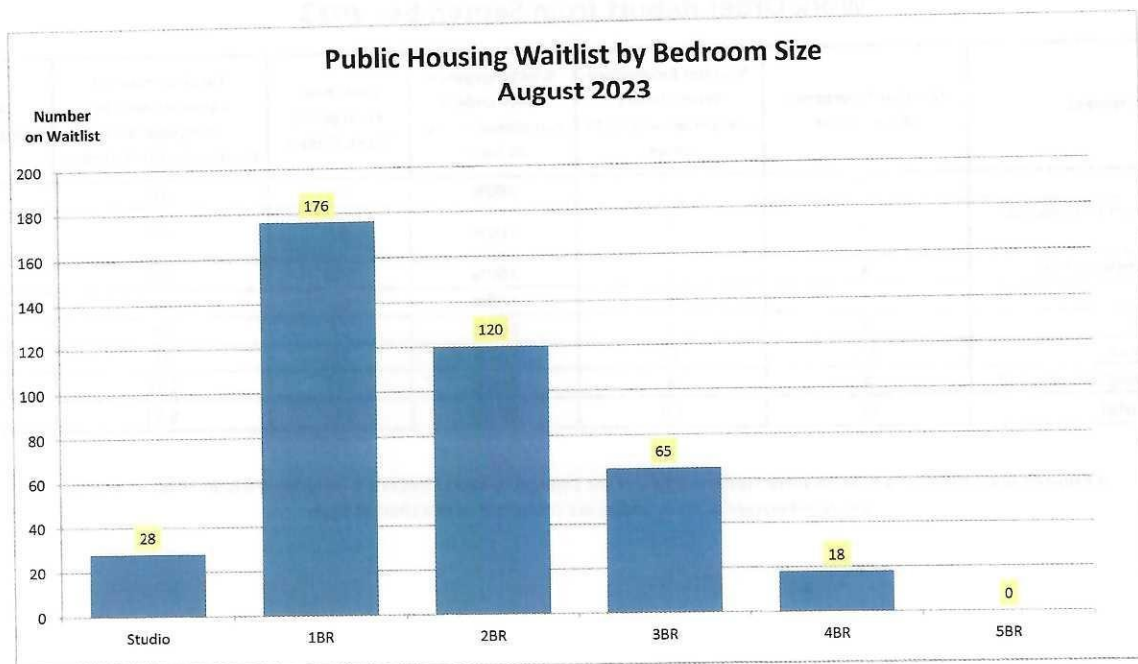
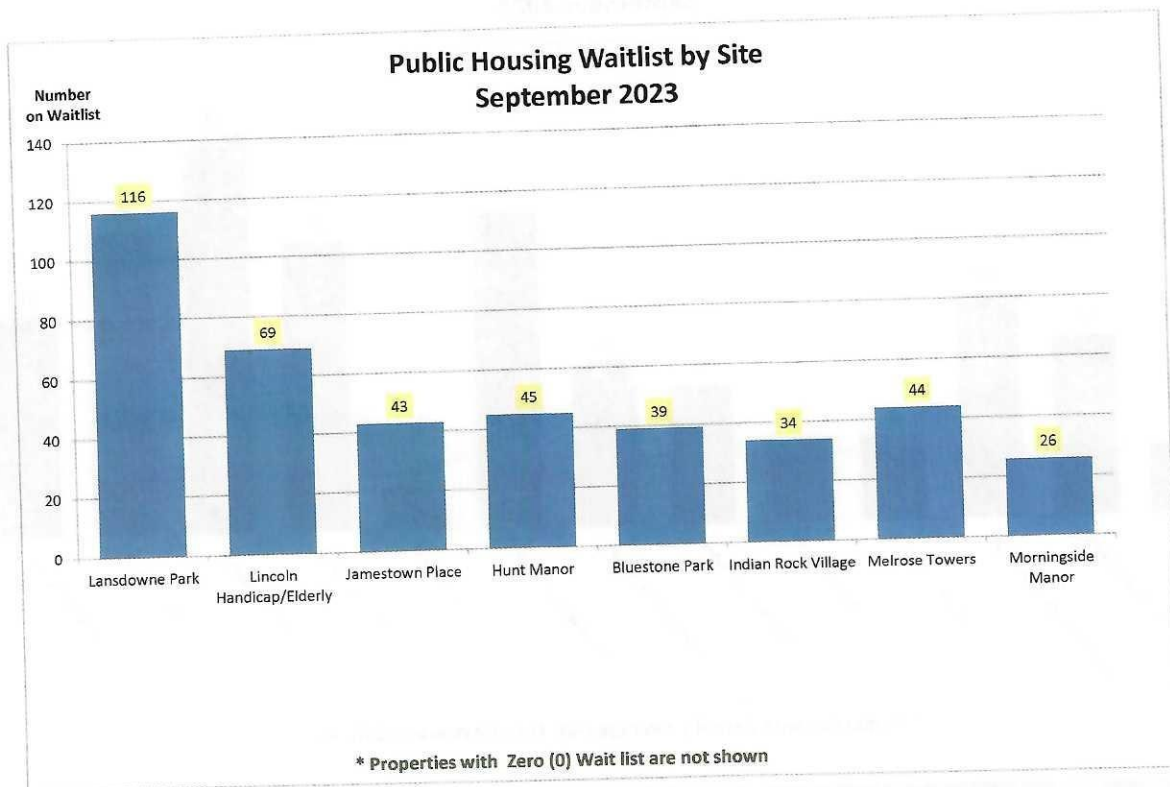


* Properties with Zero (0) Average Net Turn Days are not shown

Work Order Report from September 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	32	32	100%	48	48	1
Village at Lincoln/Handicapped/ Elderly Cottages	3	3	100%	97	97	1
Hunt Manor/Bluestone Park	8	8	100%	150	150	1
Melrose Towers	3	3	100%	62	62	1
Jamestown Place	4	4	100%	64	64	1
Morningside Manor	15	15	100%	75	75	1
Indian Rock Village/53 Scattered	4	4	100%	152	152	1
Total	69	69	100%	648	648	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 30 days.



SECURITY ACTIVITIES
MONTHLY REPORT
SEPTEMBER 2023

Public Housing Criminal Activity for the Month of August 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	1	1	0	0	0	0	0	0	0	3	1	4	0	3	1	2
Arson	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0
Auto Theft	0	1	0	0	0	1	0	0	0	3	0	2	0	0	0	0
Burglary	0	0	0	0	0	0	0	0	2	10	0	2	0	0	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Larceny	0	5	0	3	0	8	0	5	2	14	1	9	0	0	0	0
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	8
Robbery	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Part I Crime Total	1	7	0	3	0	11	0	5	1	32	2	19	0	7	0	1
Destruction of Property	1	6	0	1	1	2	0	0	2	18	0	10	0	6	1	11
Disorderly Persons	0	0	0	0	0	0	0	0	1	5	1	5	0	0	0	1
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	1
Domestic Disorder	0	2	0	0	0	1	0	0	3	10	0	2	0	2	0	0
Domestic Simple Assault	0	3	0	0	0	4	0	6	4	16	2	7	0	2	0	0
Drug Offense	0	6	0	0	0	0	0	0	0	1	1	5	0	1	0	1
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Gambling	0	0	0	0	0	0	0	3	1	2	0	1	0	0	0	2
Intimidation	0	3	0	0	0	0	0	4	0	0	0	0	0	0	0	0
Liquor Law	0	0	0	0	0	0	0	0	0	0	1	3	0	1	0	4
Loitering	0	0	0	0	0	0	1	1	0	0	0	1	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Simple Assault	1	4	0	0	0	1	0	2	0	3	0	2	0	0	0	0
Suicide/Attempt	0	0	0	0	0	0	0	0	2	16	1	8	0	4	0	5
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Towed Vehicle	1	3	0	1	0	1	0	0	3	11	0	0	0	0	0	0
Trespassing	0	0	0	0	0	0	0	1	0	2	0	6	0	3	0	0
Weapons	0	1	0	0	0	5	0	0	0	6	0	2	0	0	0	1
Part II Crime Total	3	28	0	2	1	14	1	17	16	92	7	57	0	24	0	0
Auto Accident	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15
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	35	0	5	1	25	1	22	21	124	9	76	0	31	1	26

0

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - August 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	0.0092	0.0067	72.14%	0.1267	0.0467	36.83%	0.0867	46.17% ↑	0.0522	142.72% ↓
Morningside Manor	0.0092	0.0000	0.00%	0.1267	0.0286	22.55%	0.0095	200.75% ↑	0.0772	64.12% ↓
Indian Rock Village	0.0092	0.0000	0.00%	0.1267	0.1375	108.53%	0.0625	120.00% ↓	0.0772	64.12% ↓
Bluestone	0.0076	0.0000	0.00%	0.1047	0.0658	62.86%	0.0395	66.56% ↓	0.0776	34.88% ↓
Lansdowne Park	0.0057	0.0167	293.24%	0.0662	0.1067	161.24%	0.1433	25.56% ↑	0.0576	14.85% ↓
Villages at Lincoln	0.0057	0.0121	213.26%	0.0662	0.1152	174.06%	0.0909	26.68% ↓	0.0576	14.85% ↓
Hunt Manor	0.0057	0.0000	0.00%	0.0662	0.0729	110.22%	0.0729	0.02% ↑	0.0576	14.85% ↓
Melrose Towers	0.0057	0.0047	82.99%	0.0662	0.0519	78.43%	0.0236	119.86% ↑	0.0576	14.85% ↓

	MONTH		Site Rate Compared to Community	YEAR TO DATE		Site Rate Compared to Community	Site No. Per Household prior YTD	Site Rate YTD Compared to prior YTD	Community No. Per Household prior YTD	Community Rate YTD Compared to prior YTD
	No. Per Household			No. Per Household						
	Community	Site		Community	Site					
Part II Crime	Community	Site		Community	Site					
Jamestown Place	0.0193	0.0200	103.84%	0.2361	0.1867	79.05%	0.5067	63.16% ↑	0.2103	12.29% ↑
Morningside Manor	0.0193	0.0000	0.00%	0.2361	0.0190	8.07%	0.0762	75.00% ↑	0.2103	12.29% ↑
Indian Rock Village	0.0193	0.0125	64.90%	0.2361	0.1750	74.11%	0.3625	51.72% ↑	0.2103	12.29% ↑
Bluestone	0.0113	0.0132	116.16%	0.1345	0.2237	166.31%	0.3421	34.61% ↑	0.1411	4.68% ↓
Lansdowne Park	0.0163	0.0533	328.04%	0.1815	0.3067	168.92%	0.5467	43.91% ↑	0.1870	2.92% ↓
Villages at Lincoln	0.0163	0.0424	260.94%	0.1815	0.3455	190.28%	0.4000	13.64% ↓	0.1870	2.92% ↓
Hunt Manor	0.0163	0.0000	0.00%	0.1815	0.2500	137.70%	0.3021	17.25% ↑	0.1870	2.92% ↓
Melrose Towers	0.0163	0.0000	0.00%	0.1815	0.0708	38.97%	0.0425	66.48% ↑	0.1870	2.92% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
SEPTEMBER 2023

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

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of September 2023, reported at 86.3%. Currently, there are thirty eight (38) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2023, is 98.8%.

Inspections

During the month of September 2023 the HCV Housing Quality Standards (HQS) Inspector(s) conducted a total of one hundred and sixty six (166) inspections. This includes eighty nine (89) biennials and fifty two (52) initial inspections processed for moving families, in the HCV Program. Zero (0) special inspection and twenty five (25) re-inspection were also conducted. In addition, there were also thirty three (33) HQS Quality Control Inspections that were conducted during the month of September 2023.

Housing Choice Voucher Waiting List

For the month of August 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 one (1) port out recorded for the month of September 2023.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of seven hundred and seventy seven (777) clients; including seven hundred and thirty nine (739) tenants/applicants and thirty eight (38) landlords during the month of September 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 September 2023, this program has one hundred and four (104) leased vouchers. There are seventeen (17) veterans searching for housing and four (4) pending pass HQS inspections. Referrals are steadily being received from our community partner, The Department of Veterans Affairs-Salem VA Medical Center.

Mainstream Vouchers

The Mainstream Voucher program was awarded an additional thirty (30) Vouchers for the FY 2023, increasing the total allocation of vouchers for this program, to two hundred and seventeen (217) vouchers. For the month of September 2023, this program has two hundred and five (205) leased participants. There are currently twelve (12) Mainstream families searching for housing. Referrals for Mainstream vouchers are currently closed. Our community partners may not refer any applicants at this time.

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 September 2023, this program has seventy (70) leased participants. Eleven (11) referrals may be accepted from our community partners, the Roanoke City and Roanoke County Departments of Social Services (DSS).

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 September 2023, this program has twenty three (23) leased participants. There is currently one (1) family searching for immediate housing.

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

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	89	55	61.80%	34	38.20%
INITIALS	52	33	63.46%	19	36.54%
COMPLAINT	0	0	0.00%	0	0.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	25	19	76.00%	6	24.00%
HQS QUALITY CONTROL	24	19	79.17%	5	20.83%

TOTAL INSPECTIONS SCHEDULED	190
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	9.50
AVERAGE INSPECTIONS PER FIELD DAY	9.50
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	20

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

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued
October-22	14	5	8	3	0	0	30
November-22	14	6	4	1	0	0	25
December-22	18	5	7	0	0	0	30
January-23	16	6	8	3	0	0	33
February-23	11	2	4	0	0	0	17
March-23	8	4	2	1	0	0	15
April-23	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	8	2	2	0	0	0	12
August-23	4	6	4	2	0	0	16
September-23	8	5	1	0	0	0	14
TOTALS	124	55	50	16	0	0	245

Waitlist Applicant September 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	0	0	0	0	0	0	0	
August-23	0	0	0	0	0	0	0	Due to staffing and preparations for record retention; a lottery pull to exhaust 2019 waitlist is planned for the end of September (246 families)
September-23	246	0	0	246	0	0	246	
TOTALS	267	0	0	0	12	171	201	
Meanings								
NS = No Show								
PC = Preference Change, goes back on wait list								
Pending = Still waiting on information for qualification								
VB = Voucher Briefing								
WD = Withdrawn								
WD Mail = Withdrawn for Mail Returned								
WD Other = Withdrawn for owing debt, criminal history, or over income, etc.								

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
HOUSING CHOICE VOUCHERS	ALLOCATED	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903
	LEASED	1,660	1,665	1,664	1,663	1,676	1,670	1,671	1,672	1,651			
MAINSTREAM	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
Fund 310, 321, 322, 324, 327	LEASED	184	191	193	196	199	206	199	199	205			
VASH (35)	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
Fund 308	LEASED	35	34	32	31	32	31	31	30	30			
VASH (25)	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
Fund 309	LEASED	22	23	23	23	24	24	25	24	24			
FUP (31)	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
Fund 311	LEASED	29	29	29	29	29	29	29	29	28			
FUP (50)	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
Fund 312	LEASED	46	45	45	45	45	44	43	42	42			
VASH (17)	ALLOCATED	10	17	17	17	17	17	17	17	17	17	17	17
Fund 315	LEASED	10	15	17	17	17	17	16	17	17			
VASH (10) B	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
Fund 316	LEASED	7	9	9	9	8	8	8	8	8			
VASH (10) C	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
Fund 317	LEASED	8	10	10	8	8	8	7	7	8			
VASH (8)	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
Fund 318	LEASED	8	8	8	6	6	6	5	5	7			
VASH (5)	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 319	LEASED	5	5	4	5	5	5	5	5	5			
VASH (5) B	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 320	LEASED	4	4	4	2	2	2	2	2	3			
VASH (5) C	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 323	LEASED	2	2	2	2	2	2	2	2	2			
VASH (5) D	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 326	LEASED	-	-	-	-	-	-	-	-	-			
VASH (5) E	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 328	LEASED	-	-	-	-	-	-	-	-	-			
EMERGENCY HOUSING VOUCHER	ALLOCATED	26	26	26	26	26	26	26	26	26	26	26	26
Fund 360	LEASED	22	22	22	23	24	24	24	23	23			

**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	2,114	1,844	270	87	12	-
AUGUST	2,114	1,843	271	39	10	2
SEPTEMBER	2,114	1,825	289	38	7	2
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	\$ 1,203,626	\$ 1,203,626	\$ 1,238,557	\$ 14,398,460
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	\$ 1,300,000	\$ 1,292,872	\$ 1,341,148	\$ 14,797,451
VARIANCE	\$ (69,042)	\$ (329,208)	\$ (57,851)	\$ (49,293)	\$ (47,999)	\$ 315,603	\$ (49,665)	\$ 203,239	\$ (26,567)	\$ (96,374)	\$ (89,246)	\$ (102,591)	\$ (398,991)
PERCENT VARIANCE	-6.30%	-38.60%	-5.12%	-4.40%	-4.28%	20.53%	-4.17%	13.43%	-2.23%	-8.01%	-7.41%	-8.28%	-2.77%
YTD VARIANCE	\$ (69,042)	\$ (398,250)	\$ (456,101)	\$ (505,393)	\$ (553,392)	\$ (237,788)	\$ (287,453)	\$ (84,213)	\$ (110,781)	\$ (207,154)	\$ (296,400)	\$ (398,991)	\$ (398,991)
PUC													
HUD FUNDED PUC	\$ 520.32	\$ 404.75	\$ 536.12	\$ 531.30	\$ 530.98	\$ 727.10	\$ 563.72	\$ 715.71	\$ 563.00	\$ 569.36	\$ 569.36	\$ 585.88	\$ 568.21
ACTUAL PUC	\$ 647.06	\$ 652.32	\$ 650.30	\$ 636.57	\$ 633.04	\$ 661.34	\$ 674.65	\$ 706.45	\$ 659.13	\$ 704.99	\$ 701.50	\$ 734.88	\$ 671.91
VARIANCE	\$ (126.74)	\$ (247.58)	\$ (114.18)	\$ (105.27)	\$ (102.06)	\$ 65.76	\$ (110.94)	\$ 9.25	\$ (96.13)	\$ (135.63)	\$ (132.14)	\$ (148.99)	\$ (103.70)
PERCENT VARIANCE	-19.59%	-37.95%	-17.56%	-16.54%	-16.12%	9.94%	-16.44%	1.31%	-14.58%	-19.24%	-18.84%	-20.27%	-15.43%
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	1,707	1,716	1,685	21,417
ACTUAL UNITS LEASED	1,801	1,812	1,826	1,836	1,849	1,847	1,840	1,854	1,846	1,844	1,843	1,825	22,023
VARIANCE TO BUDGET	(107)	(505)	(89)	(77)	(76)	477	(74)	288	(40)	(137)	(127)	(140)	(606)
VARIANCE TO BASELINE	413	800	370	348	341	(210)	348	(28)	308	407	398	429	3,923
YTD VAR TO BASELINE	413	1,212	1,582	1,931	2,272	2,061	2,409	2,381	2,690	3,096	3,495	3,923	3,923
VARIANCE FUNDED	306	295	281	271	265	267	274	260	268	270	271	289	3,317
YTD VAR TO FUNDED	306	601	882	1,153	1,418	1,685	1,959	2,219	2,487	2,757	3,028	3,317	3,317
ADMIN FEES													
HUD FUNDS	\$ 111,049	\$ 106,530	\$ 134,748	\$ 106,530	\$ 126,078	\$ 106,363	\$ 105,963	\$ 105,963	\$ 119,133	\$ 107,167	\$ 165,088	\$ 220,663	\$ 1,515,275
ACTUAL EXPENSE	\$ 79,112	\$ 76,924	\$ 126,296	\$ 83,489	\$ 79,664	\$ 81,607	\$ 75,503	\$ 78,011	\$ 100,118	\$ 73,675	\$ 94,903	\$ 105,504	\$ 1,054,805
VARIANCE	\$ 31,937	\$ 29,606	\$ 8,452	\$ 23,041	\$ 46,414	\$ 24,756	\$ 30,460	\$ 27,952	\$ 19,015	\$ 33,492	\$ 70,185	\$ 115,159	\$ 460,470
PERCENT	71.24%	72.21%	93.73%	78.37%	63.19%	76.72%	71.25%	73.62%	84.04%	68.75%	57.49%	47.81%	69.61%
CUMULATIVE VARIANCE	\$ 31,937	\$ 61,543	\$ 69,995	\$ 93,036	\$ 139,450	\$ 164,206	\$ 194,666	\$ 222,618	\$ 241,634	\$ 275,126	\$ 345,311	\$ 460,470	\$ 460,470

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	\$ 1,269,176	\$ 1,269,176	\$ 1,269,176	\$ -	\$ -	\$ -	\$ 11,198,517
FUNDING RECEIVED	\$ 1,119,445	\$ 1,122,497	\$ 1,537,099	\$ 1,191,699	\$ 1,513,006	\$ 1,190,182	\$ 1,203,626	\$ 1,203,626	\$ 1,238,557	\$ -	\$ -	\$ -	\$ 11,319,737
VARIANCE	\$ 84,541	\$ 84,531	\$ (300,167)	\$ 45,233	\$ (276,074)	\$ 78,994	\$ 65,550	\$ 65,550	\$ 30,619	\$ -	\$ -	\$ -	\$ (121,221)
PERCENT VARIANCE	7.02%	7.00%	-24.27%	3.66%	-22.32%	6.22%	5.16%	5.16%	2.41%	#DIV/0!	#DIV/0!	#DIV/0!	-1.08%
YTD VARIANCE	\$ 84,541	\$ 169,073	\$ (131,095)	\$ (85,861)	\$ (361,935)	\$ (282,941)	\$ (217,390)	\$ (151,840)	\$ (121,221)	\$ (121,221)	\$ (121,221)	\$ (121,221)	\$ (242,441)
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,119,445	\$ 1,122,497	\$ 1,537,099	\$ 1,191,699	\$ 1,513,006	\$ 1,190,182	\$ 1,203,626	\$ 1,203,626	\$ 1,238,557	\$ -	\$ -	\$ -	\$ 11,319,737
ACTUAL HAP EXPENSE	\$ 1,168,738	\$ 1,170,496	\$ 1,221,496	\$ 1,241,364	\$ 1,309,767	\$ 1,216,749	\$ 1,300,000	\$ 1,292,872	\$ 1,341,148	\$ -	\$ -	\$ -	\$ 11,262,627
VARIANCE	\$ (49,293)	\$ (47,999)	\$ 315,603	\$ (49,665)	\$ 203,239	\$ (26,567)	\$ (96,374)	\$ (89,246)	\$ (102,591)	\$ -	\$ -	\$ -	\$ 57,110
PERCENT VARIANCE	-4.40%	-4.28%	20.53%	-4.17%	13.43%	-2.23%	-8.01%	-7.41%	-8.28%	#DIV/0!	#DIV/0!	#DIV/0!	0.50%
YTD VARIANCE	\$ (49,293)	\$ (97,291)	\$ 218,312	\$ 168,648	\$ 371,887	\$ 345,320	\$ 248,946	\$ 159,700	\$ 57,110	\$ 57,110	\$ 57,110	\$ 57,110	\$ 57,110
PUC													
HUD FUNDED PUC	\$ 531.30	\$ 530.98	\$ 727.10	\$ 563.72	\$ 715.71	\$ 563.00	\$ 569.36	\$ 569.36	\$ 585.88	\$ -	\$ -	\$ -	\$ 446.34
ACTUAL PUC	\$ 636.57	\$ 633.04	\$ 661.34	\$ 674.65	\$ 706.45	\$ 659.13	\$ 704.99	\$ 701.50	\$ 734.88	#DIV/0!	#DIV/0!	#DIV/0!	\$ 679.13
VARIANCE	\$ (105.27)	\$ (102.06)	\$ 65.76	\$ (110.94)	\$ 9.25	\$ (96.13)	\$ (135.63)	\$ (132.14)	\$ (148.99)	#DIV/0!	#DIV/0!	#DIV/0!	\$ (232.78)
PERCENT VARIANCE	-16.54%	-16.12%	9.94%	-16.44%	1.31%	-14.58%	-19.24%	-18.84%	-20.27%	#DIV/0!	#DIV/0!	#DIV/0!	-34.28%
UNITS													
HUD BASELINE UNITS	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	25,361
HUD FUNDED UNITS	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	25,361
FUNDED UNITS BASED ON ACTUAL HAP	1,759	1,773	2,324	1,766	2,142	1,806	1,707	1,716	1,685	#DIV/0!	#DIV/0!	#DIV/0!	16,668
ACTUAL UNITS LEASED	1,836	1,849	1,847	1,840	1,854	1,846	1,844	1,843	1,825	#DIV/0!	#DIV/0!	#DIV/0!	16,584
VARIANCE TO BUDGET	(77)	(76)	477	(74)	288	(40)	(137)	(127)	(140)	#DIV/0!	#DIV/0!	#DIV/0!	84
VARIANCE TO BASELINE	348	341	(210)	348	(28)	308	407	398	429	#DIV/0!	#DIV/0!	#DIV/0!	8,693
YTD VAR TO BASELINE	348	689	479	827	799	1,107	1,514	1,912	2,341	#DIV/0!	#DIV/0!	#DIV/0!	8,693
VARIANCE FUNDED	271	265	267	274	260	268	270	271	289	2,114	2,114	2,114	8,777
YTD VAR TO FUNDED	271	536	803	1,077	1,337	1,605	1,875	2,146	2,435	4,549	6,663	8,777	8,777
ADMIN													
HUD FUNDED FEES	106,530	126,078	106,363	105,963	105,963	119,133	107,167	165,088	220,663				1,162,948
ACTUAL EXPENSE	83,489	79,664	81,607	75,503	78,011	100,118	73,675	94,903	105,504				\$ 772,473
VARIANCE	\$ 23,041	\$ 46,414	\$ 24,756	\$ 30,460	\$ 27,952	\$ 19,015	\$ 33,492	\$ 70,185	\$ 115,159	\$ -	\$ -	\$ -	\$ 390,475
PERCENT	78.37%	63.19%	76.72%	71.25%	73.62%	84.04%	68.75%	57.49%	47.81%	#DIV/0!	#DIV/0!	#DIV/0!	66.42%
CUMULATIVE VARIANCE	\$ 23,041	\$ 69,455	\$ 94,211	\$ 124,671	\$ 152,623	\$ 171,639	\$ 205,131	\$ 275,316	\$ 390,475	\$ 390,475	\$ 390,475	\$ 390,475	\$ 390,475

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
SEPTEMBER 2023

2023 Family Self-Sufficiency (Grant Funded)

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

September 2023

Coordinators: Ashlee Rice, Heather Brush, Lynelle Lewis

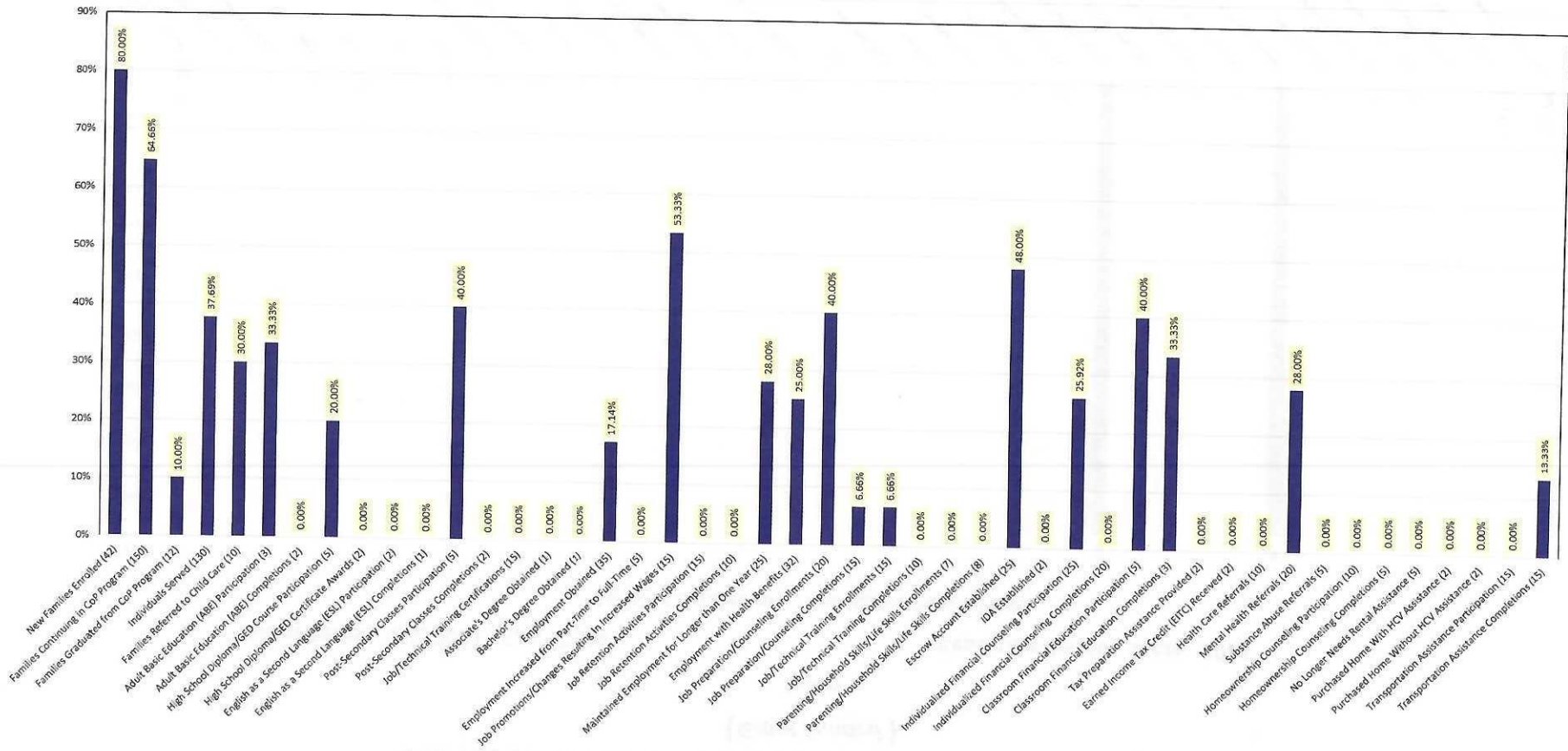
Current Number of Part 146

Total Number of Participants With Escrow Account: 60

Total Amount in Escrow 181,893.05

FSS Terminations: 3

FSS Completions: 0



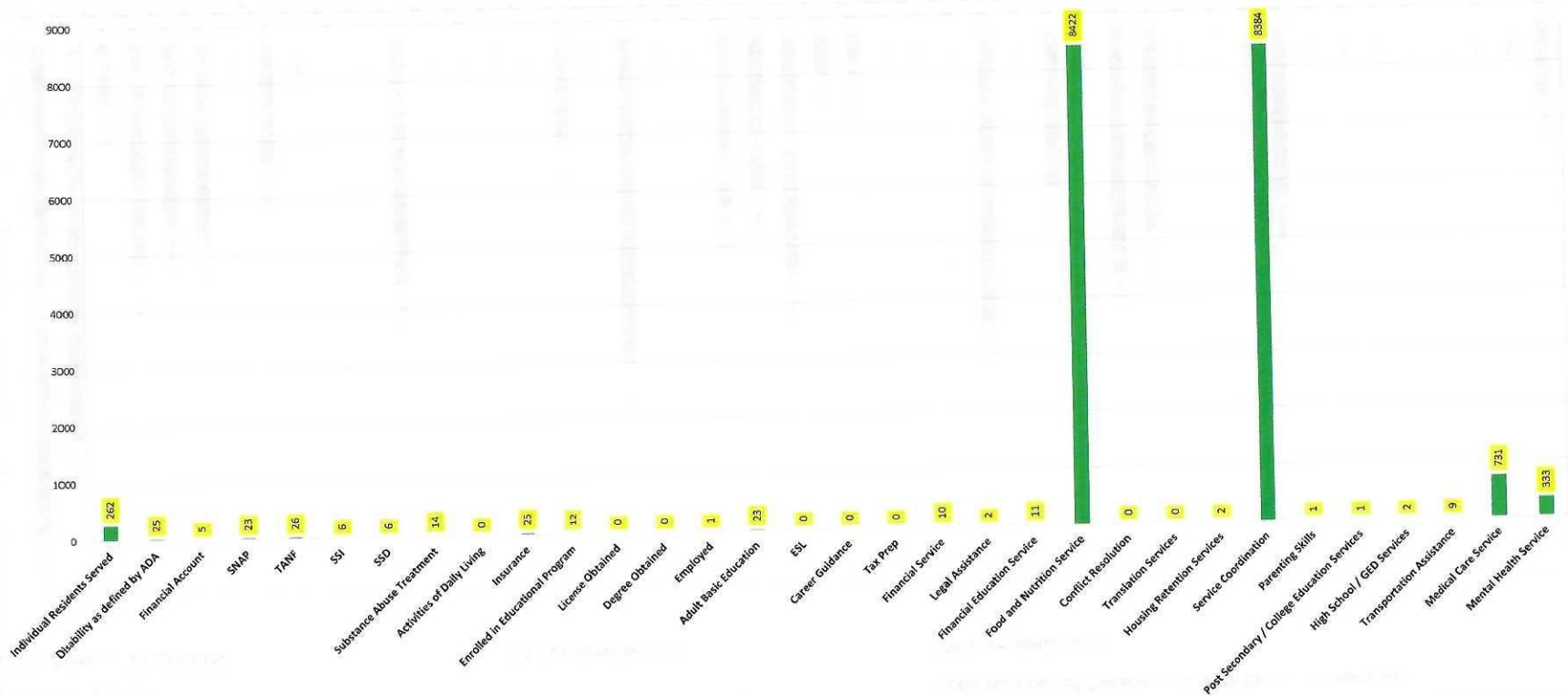
202 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

1-Sep

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

Reporting Period: Septe 2023

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan

*GED - General Education Development

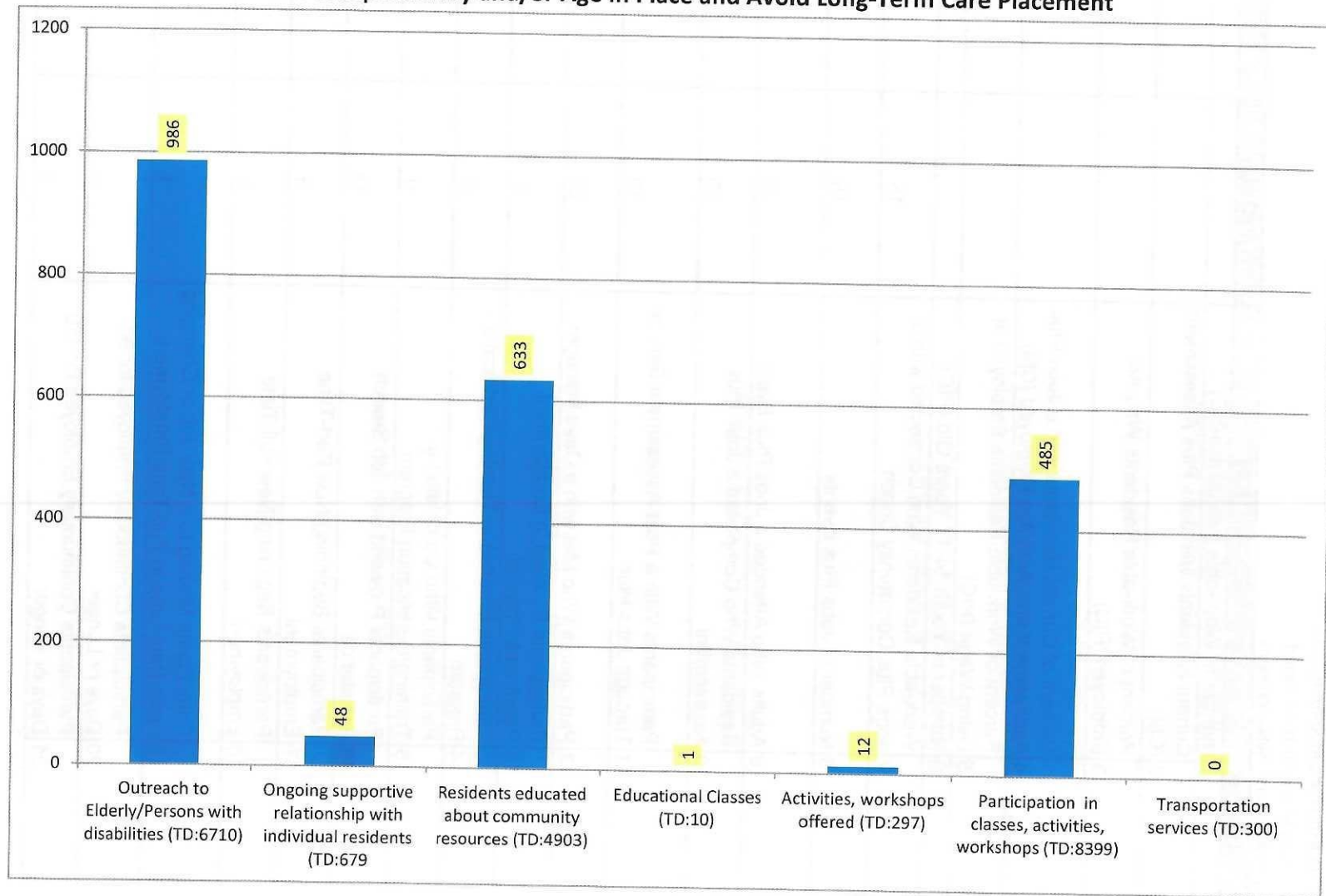
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Coordinator: Barbara James

September 2023

Outcome Goals:

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



Jobs Plus Report

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

Program Manager- Jason Picard

Case Managers Sylvia Williams

September 2023 Q3

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		272
2	Current Residents with Jobs Plus Assessment (CM)		97
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)		49.48% Data: 48/97
5	Percent of Work-able Residents Employed at Living Wage (PIC)		0.74% Data: 2/272
6	Number of Youth 14-17 Years Old (PIC)		97
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 0
8	Number of Jobs Plus Events	15	Quarter: 1 Total: 49
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 15
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 14 Total: 106
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 19 Total: 67
12	Participants Who Met with a Case Manager	20	Quarter: 57 Total: 96
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 0 Total: 0
14	Participants Enrolled in Training/Certification Program	0	Quarter: 0 Total: 4
15	Participants Who Completed a Training/Certification Program	0	Quarter: 0 Total: 0
16	Participants Provided with Job Search Assistance	15	Quarter: 1 Total: 15
17	Participants Beginning New Part-Time Employment	5	Quarter: 4 Total: 10
18	Participants Beginning New Full-Time Employment	5	Quarter: 4 Total: 16
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 1 Total: 5
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 19
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 11

Jobs Plus Board Report
August 2023

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 36 Need: 12 Quarter: 0 Total: 1
23	Participants Enrolled in a High School Equivalency Program	2	Quarter: 0 Total: 0
24	Participants Who Received a High School Equivalency Credential	0	Quarter: 0 Total: 0
25	Participants Enrolled in a College Degree Program	1	Need: 1 Quarter: 0 Total: 0
26	Participants Who Graduated from a College Degree Program	0	Quarter: 0 Total: 0
27	Participants Receiving Financial Coaching or Education	4	Need: 19 Quarter: 1 Total: 18
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 13 Quarter: 0 Total: 1
30	Participants Receiving Legal Assistance	0	Need: 1 Quarter: 0 Total: 0
31	Participants with Access to Physical Health Care	1	Need: 2 Quarter: 0 Total: 0
32	Participants with Access to Behavioral Health Care	1	Need: 5 Quarter: 3 Total: 20
33	Participants Receiving Child Care Assistance	2	Need: 3 Quarter: 0 Total: 1
34	Participants Receiving Transportation Assistance	4	Need: 6 Quarter: 3 Total: 10
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