

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF DECEMBER 2023

JANUARY 26, 2024

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: January 16, 2024

Subject: Monthly Operations Reports

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

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

EXECUTIVE OFFICE

Executive Director's Report

Federal Budget

Lawmakers returned to Washington from the holiday recess to the news that Congressional Leaders had reached an agreement on FY 24 spending. House and Senate negotiators set \$1.7 trillion as the topline budget number, but will still need to negotiate and pass a final budget to avoid at least a partial government shutdown. This latest deal contains funding levels largely consistent with the Fiscal Responsibility Act (FRA), the previous bipartisan funding agreement between Former Speaker McCarthy and President Biden.

Like the FRA, this latest bipartisan agreement maintains the \$886 billion for defense agreed to last year, leaving the remaining \$773 billion for non-defense funding. To calm growing angst to his right, Speaker Johnson has touted the agreement's \$16 billion in cuts; \$10 billion from new IRS funding and \$6 billion in rescinded Covid Relief funding. Johnson and allies have held this agreement and his previous "laddered" Continuing Resolution as transformative appropriations policy by ensuring the twelve appropriations bills be considered individually and not combined into a single omnibus bill. Some of the Speaker's colleagues remain unconvinced and have publicly said that they will not support the measure as written. Having a topline budget number is a relief for many and reduces the likelihood of a full government shutdown, but the shortened timeline still leaves the possibility of a brief shutdown for parts of the government, namely HUD.

Audit

Auditors from Jump, Perry and Company, L.L.P., conducted field work on site at RRHA during the week of December 9, 2023, for the annual independent audit for the year ending September 30, 2023.

RRHA Agency Plan

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

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

HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
DECEMBER 2023

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
December 2023

HUMAN RESOURCES REPORT

EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	69
Regular Part-Time	3
<u>TOTAL</u>	<u>72</u>
Temp Agency Employee	5
<u>TOTAL</u>	<u>77</u>

Position Title

Division

Name

NEW HIRES

Maintenance Technician I	Housing	Matthew Phillips
Assistant Property Manager I	Housing	Sophia Crenshaw
Jobs Plus Employment Specialist	Community Services	Natalie Kline
Maintenance Technician I	Housing	Lee Musselman

SEPARATIONS

Maintenance Worker	Housing
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TURNOVER

		Current Month
Turnover	Voluntary	1.42%
	Involuntary	0%
	Total Turnover	1.42%
Turnover by Job Category	Maintenance	100%
	Other NE	0%
	Exempt	0%

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

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RECRUITING REPORT

OPEN POSITIONS

Position Title	Division	Status
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
Resident Ambassador	Community Services	Posted / Screening / Interviewing
Director of Housing	Housing	Posted / Screening
Resident Opportunities and Self-Sufficiency Coordinator	Community Services	Posted / Screening
HCV Specialist	Housing	Posted/ Screening / Interviewing
Clerical Assistant-Public Housing	Housing	Posted/ Screening

APPLICATIONS SCREENED

	Applications	Phone Screen	Interviewed	Offered
Accountant I	23	6	1	0
Accountant II	4	0	0	0
Maintenance Technician	24	18	2	2
Construction Specialist I	9	2	0	0
Resident Ambassador	2	1	1	1
Director of Housing	19	1	0	0
Resident Opportunities and Self-Sufficiency Coordinator	17	2	0	0
HCV Specialist	35	3	0	0
Clerical Assistant-Public Housing	145	0	0	0
Total	278	33	4	3
%		12%	12%	75%

Maintenance Technician – Scheduled 5 interviews, 3 no-shows; 1 unsuccessful pre-hire screening

Resident Ambassador- Offered, unsuccessful pre-hire screening

Director of Housing- Continuing to screen

HCV Specialist- Scheduled 1 interview, no-show

Clerical Assistant-Public Housing- Specific experience requirement, resumes reviewed prior to screening

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
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TRAINING REPORT

RRHA UNIVERSITY

# of employees completing a course	7
# of unique courses	55
# of courses completed	72
# of hours learning*	44
# of average minutes per course*	36.5

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

User	Course	Completed
Richardson, Moenasha	ABF 810 - Valuations Overview, Part Two	12/20/2023
Richardson, Moenasha	ABF 840 - Valuations Analysis Financial Analytics	12/20/2023
Richardson, Moenasha	ABF 850 - Valuations Comparison Analytics	12/21/2023
Richardson, Moenasha	ABF 860 - Valuations Custom IRRs	12/21/2023
Shepherd IV, Robert	AF 001 - Introduction to Affordable Housing	12/04/2023
Richardson, Moenasha	AF 002 - LIHTC Program Overview	12/21/2023
Richardson, Moenasha	AF 003 - 50059 Project-Based Section 8 Program Overview	12/21/2023
Richardson, Moenasha	AF 004 - HOME Program Overview	12/21/2023
Richardson, Moenasha	AF 400 - Analytics: Affordable Reports Overview in 7S	12/21/2023
Richardson, Moenasha	AF 405 - Analytics: Affordable Gross Potential Rent in 7S	12/21/2023
Richardson, Moenasha	AF 415 - Analytics: Receivable Reports Overview in 7S	12/21/2023
Richardson, Moenasha	AFTC 300 - Recertification Notices in 7S	12/21/2023
Richardson, Moenasha	AFTC 325 - Creating Annual Recertifications in 7S	12/21/2023
Richardson, Moenasha	AFTC 350 - Qualifying, Verifying, and Validating Annual Recertifications in 7S	12/21/2023

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Richardson, Moenasha	AFTC 375 - Completing Annual Recertifications in 7S	12/21/2023
Richardson, Moenasha	AFTC 410 - Posting Move Outs in 7S	12/26/2023
Richardson, Moenasha	AFTC 500 - Monthly Posting in 7S	12/26/2023
Richardson, Moenasha	CS 100 - Introduction to Microsoft Word	12/27/2023
Phillips, Matthew	eL 100 - Welcome to eLearning	12/04/2023
Crenshaw, Sophia	eL 100 - Welcome to eLearning	12/11/2023
Kline, Natalie	eL 100 - Welcome to eLearning	12/18/2023
Musselman, Buford	eL 100 - Welcome to eLearning	12/27/2023
Wilkins, Augustrina	FH 100 - Federal Fair Housing Compliance	12/08/2023
Crenshaw, Sophia	FH 100 - Federal Fair Housing Compliance	12/11/2023
Kline, Natalie	FH 100 - Federal Fair Housing Compliance	12/18/2023
Phillips, Matthew	FH 110 - Federal Fair Housing Compliance for Maintenance	12/04/2023
Musselman, Buford	FH 110 - Federal Fair Housing Compliance for Maintenance	12/27/2023
Richardson, Moenasha	FH 110 - Federal Fair Housing Compliance for Maintenance	12/28/2023
Wilkins, Augustrina	FH 126 - Fair Housing: Disabilities and Reasonable Accommodations	12/08/2023
Wilkins, Augustrina	FH 128 - Fair Housing: Complaints and Their Consequences	12/11/2023
Wilkins, Augustrina	FH 129 - Fair Housing: Final Exam	12/12/2023
Wilkins, Augustrina	FH 130 - Fair Housing: Leasing Scenario	12/11/2023
Crenshaw, Sophia	HR 130 - Drug-Free Workplace	12/11/2023
Kline, Natalie	HR 130 - Drug-Free Workplace	12/18/2023
Phillips, Matthew	HR 130 - Drug-Free Workplace (English/Spanish)	12/04/2023
Musselman, Buford	HR 130 - Drug-Free Workplace (English/Spanish)	12/27/2023
Richardson, Moenasha	HR 130 - Drug-Free Workplace (English/Spanish)	12/27/2023
Richardson, Moenasha	HR 135 - Drug-Free Workplace: Supervisor	12/27/2023

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December 2023

Wilkins, Augustrina	MM 100 - Maintenance Mobile	12/18/2023
Shepherd IV, Robert	PD 100 - Business Etiquette: Introduction	12/27/2023
Shepherd IV, Robert	PD 101 - Business Etiquette: Appearance	12/27/2023
Richardson, Moenasha	PD 140 - Conflict Resolution: Introduction	12/20/2023
Richardson, Moenasha	PD 141 - Conflict Resolution: Addressing the Issue	12/20/2023
Richardson, Moenasha	PD 142 - Conflict Resolution: Identifying Solutions	12/20/2023
Richardson, Moenasha	PD 143 - Conflict Resolution: Moving Forward	12/20/2023
Richardson, Moenasha	PHA 001 - What is HUD?	12/26/2023
Richardson, Moenasha	PHA 140 - Determining Eligibility and Approving Intake Applications in 7S	12/26/2023
Richardson, Moenasha	PHA 150 - RFTA in 7S	12/26/2023
Richardson, Moenasha	PHA 160 - New Admissions in 7S	12/26/2023
Richardson, Moenasha	PHA 240 - End of Participation in 7S	12/26/2023
Richardson, Moenasha	PHA 250 - Unit Transfers, Part 1: Assign to Leased Property in 7S	12/27/2023
Richardson, Moenasha	PHA 252 - Unit Transfers, Part 2: Assign Unit in 7S	12/27/2023
Richardson, Moenasha	PHA 254 - Unit Transfers, Part 3: Transfer to Property in 7S	12/27/2023
Richardson, Moenasha	PHAO 100 - HCV Occupancy Cycle: Intake in 7S	12/26/2023
Richardson, Moenasha	PHAO 110 - HCV Occupancy Cycle: Lease-Up and Moves in 7S	12/26/2023
Richardson, Moenasha	PHAO 120 - HCV Occupancy Cycle: Annual Activities in 7S	12/26/2023
Richardson, Moenasha	PHAO 130 - HCV Occupancy Cycle: Terminations in 7S	12/26/2023
Richardson, Moenasha	RSERV- Introduction to RRHA Resident Services	12/28/2023
Richardson, Moenasha	RSERV- RRHA Family-Self Sufficiency Program Action Plan	12/28/2023
Wilkins, Augustrina	SP 130 - Ladder Safety	12/01/2023
Wilkins, Augustrina	SP 135 - Bloodborne Pathogen Awareness: Introduction	12/01/2023
Phillips, Matthew	SP 135 - Bloodborne Pathogen Awareness: Introduction	12/04/2023

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Musselman, Buford	SP 135 - Bloodborne Pathogen Awareness: Introduction	12/27/2023
Richardson, Moenasha	SP 135 - Bloodborne Pathogen Awareness: Introduction	12/27/2023
Phillips, Matthew	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention	12/04/2023
Wilkins, Augustrina	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention	12/19/2023
Musselman, Buford	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention	12/27/2023
Richardson, Moenasha	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention	12/27/2023
Wilkins, Augustrina	SP 220 - Asbestos Awareness	12/12/2023
Wilkins, Augustrina	SP 320 - Electrical Safety Overview	12/01/2023
Wilkins, Augustrina	SP 325 - Introduction to Hand and Power Tool Safety	12/01/2023
Wilkins, Augustrina	SP 350 - Compressed Gas Safety	12/01/2023

User	Event	Status	Attended Date
McCoy, Suzzette	DEI and Community Readiness	Attended	12-15-23
Wilkinson, Jr., Jerry	Plumbing Inspection - Residential (Virtual)	Attended	12-15-23

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
December 2023

WORK COMP CLAIMS FY 2023-2024

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

FINANCE DIVISION

DEPARTMENT OF FINANCE

December 31, 2023

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 26

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$73,000 due to the factors explained below:

Dwelling Rental is reporting a favorable variance of \$14,000 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 an unfavorable variances due to receiving less than the amount budgeted.

Administrative Expenses are under budget approximately \$46,000 mainly due to most all expense categories being under the amount that was budgeted.

Utilities Expense is under budget \$73,000 due to utility costs being under the amount budgeted. Recent mild weather is a contributing factor.

Ordinary Maintenance has an unfavorable variance of approximately \$53,000 due to repairs at several sites being over budget related to damage sustained for broken water pipes and due to increased costs related to HVAC costs and unit turns.

General Expenses are over budget \$129,000 due to bad debt write-offs.

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

Central Office – page 37

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

Administrative expenses are under budget approximately \$108,000 mainly due to open positions for the first three months of the year.

Maintenance is reporting a favorable variance of \$19,000 due to salaries and benefits are under budget due to the Construction Specialist I position has been vacant for the first three months of the year and safety equipment and materials are under budget.

Section 8 – page 38

Administration Expenses are reporting a favorable variance of approximately \$12,000 due to most expense categories being under the amount that was budgeted.

Homeownership Opportunities Program (HOP) – page 41

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 DECEMBER 31, 2023

CASH ACTIVITY AS OF 12/31/23

UNRESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>BALANCE</u>
Truist	Checking	22,757,377.31
Less:	Outstanding checks	(215,697.41)
		<u>22,541,679.90</u>

RESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>YIELD</u>	<u>BALANCE</u>
Truist	Public Housing FSS Escrow	0.01%	112,905.74
Truist	Section 8 FSS Escrow	0.10%	83,871.27
Truist	SRAP Operating Fund	0.02%	93,702.79
Truist	SRAP Operating Reserve Fund	0.04%	1,148,526.45
			<u>1,439,006.25</u>

BALANCE SHEETS

AS OF DECEMBER 31, 2023

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	10,758,375	10,611,845
Cash - restricted	112,903	112,903
Investments	0	0
Accounts Receivable	226,597	214,477
Notes & Mortgage Receivable	372,286	372,286
Due from other governments	0	0
Other Assets	328,498	339,192
Interprogram-due from	0	0
Total Current Assets	11,798,659	11,650,703
Fixed Assets, net of depreciation	23,637,098	23,637,098
Total Noncurrent Assets	23,637,098	23,637,098
Total Assets	35,435,757	35,287,801
LIABILITIES		
Accounts Payable	245	23,180
Accrued Liabilities	0	0
Due to other governments	190,803	201,331
Other Liabilities	283,430	289,220
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	474,478	513,731
EQUITY		
Investment in general fixed assets	23,637,098	23,637,098
Retained Earnings - current	392,259	312,388
Operating Reserve	10,966,312	10,966,313
Operating Reserve Used	(34,390)	(141,729)
Total Fund Equity	34,961,279	34,774,070
Total Liabilities and Fund Equity	35,435,757	35,287,801

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	2,455,890	2,450,608
Cash - restricted	2,694	2,694
Investments	0	0
Accounts Receivable	71,846	62,941
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	61,498	47,948
Interprogram-due from	0	0
Total Current Assets	<u>2,591,928</u>	<u>2,564,191</u>
Fixed Assets, net of depreciation	<u>1,277,100</u>	<u>1,277,100</u>
Total Noncurrent Assets	<u>1,277,100</u>	<u>1,277,100</u>
Total Assets	<u><u>3,869,028</u></u>	<u><u>3,841,291</u></u>
LIABILITIES		
Accounts Payable	100	100
Accrued Liabilities	0	0
Due to other governments	35,766	37,184
Other Liabilities	44,695	44,756
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>80,561</u>	<u>82,040</u>
EQUITY		
Investment in general fixed assets	1,277,100	1,277,100
Retained Earnings - current	95,275	66,058
Operating Reserve	2,416,092	2,416,093
Operating Reserve Used	0	0
Total Fund Equity	<u>3,788,467</u>	<u>3,759,251</u>
Total Liabilities and Fund Equity	<u><u>3,869,028</u></u>	<u><u>3,841,291</u></u>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	1,423,203	1,391,152
Cash - restricted	61,767	61,767
Investments	0	0
Accounts Receivable	6,282	8,133
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	51,909	44,279
Interprogram-due from	0	0
Total Current Assets	1,543,161	1,505,331
Fixed Assets, net of depreciation	6,583,914	6,583,914
Total Noncurrent Assets	6,583,914	6,583,914
Total Assets	8,127,075	8,089,245
LIABILITIES		
Accounts Payable	130	506
Accrued Liabilities	0	0
Due to other governments	14,632	15,624
Other Liabilities	61,747	62,735
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	76,509	78,865
EQUITY		
Investment in general fixed assets	6,583,914	6,583,914
Retained Earnings - current	4,193	-
Operating Reserve	1,462,459	1,462,459
Operating Reserve Used	0	(35,993)
Total Fund Equity	8,050,566	8,010,380
Total Liabilities and Fund Equity	8,127,075	8,089,245

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	433,999	402,499
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>749,999</u>	<u>718,499</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>1,291,692</u></u>	<u><u>1,260,192</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	750,379	750,379
Operating Reserve Used	(380)	(31,880)
Total Fund Equity	<u>1,291,692</u>	<u>1,260,192</u>
Total Liabilities and Fund Equity	<u><u>1,291,692</u></u>	<u><u>1,260,192</u></u>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	890,860	842,606
Cash - restricted	2,035	2,036
Investments	0	0
Accounts Receivable	73,267	79,770
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	84,157	74,503
Interprogram-due from	0	0
Total Current Assets	1,050,319	998,915
Fixed Assets, net of depreciation	1,984,069	1,984,069
Total Noncurrent Assets	1,984,069	1,984,069
Total Assets	3,034,388	2,982,984
LIABILITIES		
Accounts Payable	(125)	0
Accrued Liabilities	0	0
Due to other governments	14,446	15,033
Other Liabilities	20,913	21,211
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	35,234	36,244
EQUITY		
Investment in general fixed assets	1,984,069	1,984,069
Retained Earnings - current	98,734	46,320
Operating Reserve	916,351	916,351
Operating Reserve Used	0	0
Total Fund Equity	2,999,154	2,946,740
Total Liabilities and Fund Equity	3,034,388	2,982,984

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	1,888,973	1,866,934
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	10,564	11,726
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	28,413	23,598
Interprogram-due from	0	0
Total Current Assets	<u>1,927,950</u>	<u>1,902,258</u>
Fixed Assets, net of depreciation	<u>3,318,419</u>	<u>3,318,419</u>
Total Noncurrent Assets	<u>3,318,419</u>	<u>3,318,419</u>
Total Assets	<u><u>5,246,369</u></u>	<u><u>5,220,677</u></u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	44,749	48,202
Other Liabilities	33,986	56,529
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	<u>78,735</u>	<u>104,731</u>
EQUITY		
Investment in general fixed assets	3,318,419	3,318,419
Retained Earnings - current	70,591	18,903
Operating Reserve	1,778,624	1,778,624
Operating Reserve Used	0	0
Total Fund Equity	<u>5,167,634</u>	<u>5,115,946</u>
Total Liabilities and Fund Equity	<u><u>5,246,369</u></u>	<u><u>5,220,677</u></u>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	722,710	751,461
Cash - restricted	14,073	14,073
Investments	0	0
Accounts Receivable	37,090	41,426
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	33,714	61,969
Interprogram-due from	0	0
Total Current Assets	807,587	868,929
Fixed Assets, net of depreciation	1,810,167	1,810,167
Total Noncurrent Assets	1,810,167	1,810,167
Total Assets	2,617,754	2,679,096
LIABILITIES		
Accounts Payable	14	14
Accrued Liabilities	0	0
Due to other governments	23,490	24,657
Other Liabilities	26,836	28,640
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	50,340	53,311
EQUITY		
Investment in general fixed assets	1,810,167	1,810,167
Retained Earnings - current	0	54,108
Operating Reserve	761,510	761,510
Operating Reserve Used	(4,263)	0
Total Fund Equity	2,567,414	2,625,785
Total Liabilities and Fund Equity	2,617,754	2,679,096

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	1,017,685	996,975
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	4,679	1,707
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	15,158	12,702
Interprogram-due from	0	0
Total Current Assets	1,037,522	1,011,384
Fixed Assets, net of depreciation	1,182,392	1,182,392
Total Noncurrent Assets	1,182,392	1,182,392
Total Assets	2,219,914	2,193,776
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	23,113	24,691
Other Liabilities	13,879	13,912
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	36,992	38,603
EQUITY		
Investment in general fixed assets	1,182,392	1,182,392
Retained Earnings - current	13,939	0
Operating Reserve	986,591	986,591
Operating Reserve Used	0	(13,810)
Total Fund Equity	2,182,922	2,155,173
Total Liabilities and Fund Equity	2,219,914	2,193,776

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	677,084	652,018
Cash - restricted	13,664	13,664
Investments	0	0
Accounts Receivable	17,183	4,156
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	50,957	72,045
Interprogram-due from	0	0
Total Current Assets	758,888	741,883
Fixed Assets, net of depreciation	6,102,388	6,102,388
Total Noncurrent Assets	6,102,388	6,102,388
Total Assets	6,861,276	6,844,271
LIABILITIES		
Accounts Payable	127	0
Accrued Liabilities	0	0
Due to other governments	31,495	32,785
Other Liabilities	45,333	46,182
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	76,955	78,967
EQUITY		
Investment in general fixed assets	6,102,388	6,102,388
Retained Earnings - current	0	0
Operating Reserve	711,680	711,680
Operating Reserve Used	(29,747)	(48,764)
Total Fund Equity	6,784,321	6,765,304
Total Liabilities and Fund Equity	6,861,276	6,844,271

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	1,247,970	1,257,593
Cash - restricted	18,669	18,669
Investments	0	0
Accounts Receivable	5,685	4,618
Notes & Mortgage Receivable	56,286	56,286
Due from other governments	0	0
Other Assets	2,696	2,150
Interprogram-due from	0	0
Total Current Assets	1,331,306	1,339,316
Fixed Assets, net of depreciation	836,955	836,955
Total Noncurrent Assets	836,955	836,955
Total Assets	2,168,261	2,176,271
LIABILITIES		
Accounts Payable	0	22,561
Accrued Liabilities	0	0
Due to other governments	3,111	3,155
Other Liabilities	36,042	15,255
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	39,153	40,971
EQUITY		
Investment in general fixed assets	836,955	836,955
Retained Earnings - current	109,526	127,000
Operating Reserve	1,182,627	1,182,627
Operating Reserve Used	0	(11,282)
Total Fund Equity	2,129,108	2,135,300
Total Liabilities and Fund Equity	2,168,261	2,176,271

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-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>
Fixed Assets, net of depreciation	398,931	398,931
Total Noncurrent Assets	<u>398,931</u>	<u>398,931</u>
Total Assets	<u><u>398,931</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>
EQUITY		
Investment in general fixed assets	398,931	398,931
Retained Earnings - current	0	0
Operating Reserve	0	0
Operating Reserve Used	0	0
Total Fund Equity	<u>398,931</u>	<u>398,931</u>
Total Liabilities and Fund Equity	<u><u>398,931</u></u>	<u><u>398,931</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	6,813,108	6,790,416
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	45,596	42,535
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	19,997	17,143
Interprogram-due from	0	0
Total Current Assets	6,878,701	6,850,094
 Fixed Assets, net of depreciation	 138,514	 138,514
Total Noncurrent Assets	138,514	138,514
 Total Assets	 7,017,215	 6,988,608
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	401,873	362,473
Total Liabilities	760,301	720,901
EQUITY		
Investment in general fixed assets	138,514	138,514
Retained Earnings - current	155,072	165,865
Operating Reserve	5,963,328	5,963,328
Total Fund Equity	6,256,914	6,267,707
 Total Liabilities and Fund Equity	 7,017,215	 6,988,608

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

BALANCE SHEET
(unaudited)

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	2,395,901	2,353,618
Cash - restricted	1,333,735	1,326,101
Investments	0	0
Accounts receivable	14,870	14,570
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	8,127	8,517
Interprogram due from	0	0
Fixed assets net of depreciation	24,340	24,340
Total Assets	3,776,973	3,727,146
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	81,792	83,869
Due to other governments	0	0
Other liabilities	198,875	198,585
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	280,667	282,454
EQUITY		
Investment in general fixed assets	24,340	24,340
Retained Earnings - current	84,269	115,706
Operating Reserve	2,466,902	2,466,902
HAP Reserve	920,795	837,744
Total fund equity	3,496,306	3,444,692
Total Liabilities and Equity	3,776,973	3,727,146

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-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
Total Assets	1,400,634	1,400,634
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	160,536	160,536
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	160,536	160,536
EQUITY		
Investment in general fixed assets	1,241,641	1,241,641
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
Total Fund Equity	1,240,098	1,240,098
Total Liabilities and Fund Equity	1,400,634	1,400,634

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	703,125	703,125
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	449,079	449,079
Total Assets	1,152,204	1,152,204
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,924	336,924
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	336,924	336,924
EQUITY		
Investment in general fixed assets	449,079	449,079
Retained Earnings - current	(163)	(163)
Operating Reserve	366,364	366,364
Total Fund Equity	815,280	815,280
Total Liabilities and Fund Equity	1,152,204	1,152,204

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	1,180,816	1,172,035
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	507,443	507,443
Total Assets	1,755,259	1,746,478
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	507,443	507,443
Retained Earnings - current	(13,870)	(22,651)
Operating Reserve	1,261,686	1,261,686
Total Fund Equity	1,755,259	1,746,478
Total Liabilities and Fund Equity	1,755,259	1,746,478

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	970,254	977,997
Investments	0	0
Accounts Receivable	(698)	(791)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	2,668	2,275
Interprogram due from	0	0
Fixed assets net of depreciation	68,370	68,370
Total Assets	1,040,594	1,047,851
LIABILITIES		
Accounts Payable	0	0
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	5,280	5,280
EQUITY		
Investment in general fixed assets	68,370	68,370
Retained Earnings - current	15,955	23,212
Operating Reserve	950,989	950,989
Total fund equity	1,035,314	1,042,571
Total Liabilities and Equity	1,040,594	1,047,851

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	(16,508)	(9,961)
Investments	0	0
Accounts receivable	12,640	4,921
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	925	794
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(2,943)	(4,246)
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	762	(541)
Operating Reserve	(3,705)	(3,705)
Total fund equity	(2,943)	(4,246)
Total Liabilities and Equity	(2,943)	(4,246)

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (569-574)**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	(2,708)	(1,731)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	<u>(2,708)</u>	<u>(1,731)</u>
Fixed Assets, net of depreciation	16,016,378	17,038,672
Total Noncurrent Assets	<u>16,016,378</u>	<u>17,038,672</u>
Total Assets	<u>16,013,670</u>	<u>17,036,941</u>
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	<u>0</u>	<u>0</u>
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	16,016,378	17,038,672
Retained Earnings - current	(2,708)	(1,731)
Operating Reserve	0	0
Total Fund Equity	<u>16,013,670</u>	<u>17,036,941</u>
Total Liabilities and Fund Equity	<u>16,013,670</u>	<u>17,036,941</u>

* Due to timing

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	(39,379)	(153,212)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	39,379	153,212
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)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	(22,715)	(56,161)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	22,715	56,161
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
VHDA PUBLIC HOUSING REVITALIZATION GRANT**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	(1,146,645)	(78,138)
Investments	0	0
Accounts Receivable	1,177,073	1,177,073
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	30,428	1,098,935
Fixed Assets, net of depreciation	1,398,787	1,476,925
Total Noncurrent Assets	1,398,787	1,476,925
Total Assets	1,429,215	2,575,860
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	30,428	30,428
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	30,428	30,428
EQUITY		
Investment in general fixed assets	1,398,787	1,476,925
Retained Earnings - current	0	1,068,507
Operating Reserve	0	0
Total Fund Equity	1,398,787	2,545,432
Total Liabilities and Fund Equity	1,429,215	2,575,860

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING RADON GRANT**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	(9,225)	(14,550)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	9,225	9,225
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	<u>0</u>	<u>(5,325)</u>
Fixed Assets, net of depreciation	9,225	14,550
Total Noncurrent Assets	<u>9,225</u>	<u>14,550</u>
Total Assets	<u><u>9,225</u></u>	<u><u>9,225</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	9,225	14,550
Retained Earnings - current	0	(5,325)
Operating Reserve	0	0
Total Fund Equity	<u>9,225</u>	<u>9,225</u>
Total Liabilities and Fund Equity	<u><u>9,225</u></u>	<u><u>9,225</u></u>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ROANOKE GUN VIOLENCE GRANT**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2023

ASSETS	Nov-23	Dec-23
Cash - unrestricted	0	6,000
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>6,000</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>6,000</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	6,000
Operating Reserve	0	0
Total Fund Equity	<u>0</u>	<u>6,000</u>
Total Liabilities and Fund Equity	<u><u>0</u></u>	<u><u>6,000</u></u>

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2023 - DECEMBER 31, 2023

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	3,843,037.00	960,759.25	974,373.98	13,614.73
Excess Utilities	129,224.00	32,306.00	28,679.53	(3,626.47)
Interest Income	-	-	-	-
Other Income	221,303.00	55,325.75	147,194.70	91,868.95
Operating Subsidy	4,545,604.00	1,136,401.00	1,120,542.00	(15,859.00)
Utilities Subsidy	2,397,850.00	599,462.50	586,531.00	(12,931.50)
Total Revenues	11,137,018.00	2,784,254.50	2,857,321.21	73,066.71
EXPENSES				
Administration	1,487,407.00	371,851.75	326,163.85	45,687.90
Central Office Property Management Fees	1,170,135.00	292,533.75	279,106.87	13,426.88
Central Office Bookkeeping Fees	114,138.00	28,534.50	27,222.50	1,312.00
Tenant Services	224,844.00	56,211.00	57,854.57	(1,643.57)
Utilities Expense	2,264,177.00	566,044.25	492,997.24	73,047.01
Ordinary Maintenance	4,312,789.00	1,078,197.25	1,131,598.51	(53,401.26)
Protective Services	343,170.00	85,792.50	71,453.10	14,339.40
General	823,899.00	205,974.75	334,677.96	(128,703.21)
P.I.L.O.T.	157,886.00	39,471.50	48,137.68	(8,666.18)
Extraordinary Maintenance	70,610.00	17,652.50	37,050.00	(19,397.50)
Replacement of Equipment	-	-	7,400.00	(7,400.00)
Capital Replacements	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	10,969,055.00	2,742,263.75	2,813,662.28	(71,398.53)
Diff In Oper Revenues & Expenses	167,963.00	41,990.75	43,658.93	1,668.18
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	173,504.00	43,376.00	141,729.41	98,353.41
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	127,000.00	127,000.00
Cost of Assets Disposed	-	-	-	-
	173,504.00	43,376.00	268,729.41	225,353.41
Difference in Revenue & Expense	341,467.00	85,366.75	312,388.34	227,021.59

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	861,500.00	215,375.00	221,917.98	6,542.98
Excess Utilities	50,000.00	12,500.00	5,000.27	(7,499.73)
Interest Income	-	-	-	-
Other Income	63,040.00	15,760.00	18,053.37	2,293.37
Operating Subsidy	1,084,445.00	271,111.25	266,938.00	(4,173.25)
Utilities Subsidy	722,964.00	180,741.00	176,334.00	(4,407.00)
Total Revenues	2,781,949.00	695,487.25	688,243.62	(7,243.63)
EXPENSES				
Administration	364,659.00	91,164.75	81,687.97	9,476.78
Central Office Property Management Fees	274,036.00	68,509.00	67,586.21	922.79
Central Office Bookkeeping Fees	26,730.00	6,682.50	6,592.50	90.00
Tenant Services	44,129.00	11,032.25	9,206.81	1,825.44
Utilities Expense	661,220.00	165,305.00	131,987.50	33,317.50
Ordinary Maintenance	1,050,259.00	262,564.75	186,957.87	75,606.88
Protective Services	90,020.00	22,505.00	21,231.34	1,273.66
General	280,408.00	70,102.00	107,942.10	(37,840.10)
P.I.L.O.T.	20,028.00	5,007.00	8,993.05	(3,986.05)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,811,489.00	702,872.25	622,185.35	80,686.90
Diff In Oper Revenues & Expenses	(29,540.00)	(7,385.00)	66,058.27	73,443.27
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	29,540.00	7,385.00	-	(7,385.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	29,540.00	7,385.00	-	(7,385.00)
Difference in Revenue & Expense	-	-	66,058.27	66,058.27

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	423,000.00	105,750.00	87,065.00	(18,685.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	13,200.00	3,300.00	9,484.52	6,184.52
Operating Subsidy	837,257.00	209,314.25	205,365.00	(3,949.25)
Utilities Subsidy	209,314.00	52,328.50	51,309.00	(1,019.50)
Total Revenues	1,482,771.00	370,692.75	353,223.52	(17,469.23)
EXPENSES				
Administration	203,447.00	50,861.75	46,700.70	4,161.05
Central Office Property Management Fees	150,720.00	37,680.00	35,599.50	2,080.50
Central Office Bookkeeping Fees	14,702.00	3,675.50	3,472.00	203.50
Tenant Services	18,286.00	4,571.50	5,334.82	(763.32)
Utilities Expense	205,500.00	51,375.00	46,031.95	5,343.05
Ordinary Maintenance	686,019.00	171,504.75	168,457.33	3,047.42
Protective Services	34,150.00	8,537.50	8,857.26	(319.76)
General	103,089.00	25,772.25	33,610.13	(7,837.88)
P.I.L.O.T.	21,750.00	5,437.50	4,103.31	1,334.19
Extraordinary Maintenance	11,600.00	2,900.00	37,050.00	(34,150.00)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,449,263.00	362,315.75	389,217.00	(26,901.25)
Diff In Oper Revenues & Expenses	33,508.00	8,377.00	(35,993.48)	(44,370.48)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	35,993.48	35,993.48
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	35,993.48	35,993.48
Difference in Revenue & Expense	33,508.00	8,377.00	-	(8,377.00)

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	2,800.00	700.00	31,880.00	(31,180.00)
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	2,800.00	700.00	31,880.00	(31,180.00)
Diff In Oper Revenues & Expenses	(2,800.00)	(700.00)	(31,880.00)	(31,180.00)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	2,800.00	400.00	31,880.00	(31,480.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	2,800.00	400.00	31,880.00	(31,480.00)
Difference in Revenue & Expense	-	(300.00)	-	300.00

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	467,160.00	116,790.00	146,007.00	29,217.00
Excess Utilities	29,324.00	7,331.00	7,764.57	433.57
Interest Income	-	-	-	-
Other Income	21,393.00	5,348.25	72,439.18	67,090.93
Operating Subsidy	703,175.00	175,793.75	173,144.00	(2,649.75)
Utilities Subsidy	378,632.00	94,658.00	92,172.00	(2,486.00)
Total Revenues	1,599,684.00	399,921.00	491,526.75	91,605.75
EXPENSES				
Administration	219,270.00	54,817.50	53,456.28	1,361.22
Central Office Property Management Fees	157,114.00	39,278.50	35,753.72	3,524.78
Central Office Bookkeeping Fees	15,325.00	3,831.25	3,487.00	344.25
Tenant Services	23,303.00	5,825.75	4,374.60	1,451.15
Utilities Expense	442,157.00	110,539.25	80,064.69	30,474.56
Ordinary Maintenance	623,363.00	155,840.75	209,557.61	(53,716.86)
Protective Services	60,000.00	15,000.00	13,774.95	1,225.05
General	93,094.00	23,273.50	38,144.12	(14,870.62)
P.I.L.O.T.	2,500.00	625.00	6,594.23	(5,969.23)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,636,126.00	409,031.50	445,207.20	(36,175.70)
Diff In Oper Revenues & Expenses	(36,442.00)	(9,110.50)	46,319.55	55,430.05
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	36,442.00	9,110.50	-	(9,110.50)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	36,442.00	9,110.50	-	(9,110.50)
Difference in Revenue & Expense	-	-	46,319.55	46,319.55

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	687,740.00	171,935.00	182,550.00	10,615.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	61,800.00	15,450.00	18,357.77	2,907.77
Operating Subsidy	451,149.00	112,787.25	109,829.00	(2,958.25)
Utilities Subsidy	340,341.00	85,085.25	84,285.00	(800.25)
Total Revenues	1,541,030.00	385,257.50	395,021.77	9,764.27
EXPENSES				
Administration	183,550.00	45,887.50	40,514.96	5,372.54
Central Office Property Management Fees	193,652.00	48,413.00	46,671.67	1,741.33
Central Office Bookkeeping Fees	18,889.00	4,722.25	4,552.50	169.75
Tenant Services	55,975.00	13,993.75	19,437.31	(5,443.56)
Utilities Expense	235,000.00	58,750.00	59,703.41	(953.41)
Ordinary Maintenance	470,388.00	117,597.00	147,589.97	(29,992.97)
Protective Services	65,000.00	16,250.00	12,263.96	3,986.04
General	74,080.00	18,520.00	25,700.55	(7,180.55)
P.I.L.O.T.	45,274.00	11,318.50	12,284.66	(966.16)
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	7,400.00	(7,400.00)
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,341,808.00	335,452.00	376,118.99	(40,666.99)
Diff In Oper Revenues & Expenses	199,222.00	49,805.50	18,902.78	(30,902.72)
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	199,222.00	49,805.50	18,902.78	(30,902.72)

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	456,000.00	114,000.00	101,485.00	(12,515.00)
Excess Utilities	25,000.00	6,250.00	7,625.75	1,375.75
Interest Income	-	-	-	-
Other Income	12,000.00	3,000.00	10,610.91	7,610.91
Operating Subsidy	602,152.00	150,538.00	148,081.00	(2,457.00)
Utilities Subsidy	<u>258,065.00</u>	<u>64,516.25</u>	<u>62,890.00</u>	<u>(1,626.25)</u>
Total Revenues	1,353,217.00	338,304.25	330,692.66	(7,611.59)
EXPENSES				
Administration	181,673.00	45,418.25	38,477.47	6,940.78
Central Office Property Management Fees	137,018.00	34,254.50	31,216.81	3,037.69
Central Office Bookkeeping Fees	13,365.00	3,341.25	3,044.50	296.75
Tenant Services	25,913.00	6,478.25	3,812.10	2,666.15
Utilities Expense	248,500.00	62,125.00	57,820.56	4,304.44
Ordinary Maintenance	563,282.00	140,820.50	107,482.95	33,337.55
Protective Services	34,000.00	8,500.00	3,209.94	5,290.06
General	91,665.00	22,916.25	27,154.15	(4,237.90)
P.I.L.O.T.	20,750.00	5,187.50	4,366.44	821.06
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenses	1,316,166.00	329,041.50	276,584.92	52,456.58
Diff In Oper Revenues & Expenses	37,051.00	9,262.75	54,107.74	44,844.99
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	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cost of Assets Disposed	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Difference in Revenue & Expense	37,051.00	9,262.75	54,107.74	44,844.99

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	363,000.00	90,750.00	94,904.00	4,154.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	4,900.00	1,225.00	5,029.95	3,804.95
Operating Subsidy	218,581.00	54,645.25	53,738.00	(907.25)
Utilities Subsidy	164,894.00	41,223.50	40,309.00	(914.50)
Total Revenues	751,375.00	187,843.75	193,980.95	6,137.20
EXPENSES				
Administration	152,496.00	38,124.00	25,667.13	12,456.87
Central Office Property Management Fees	95,913.00	23,978.25	22,912.33	1,065.92
Central Office Bookkeeping Fees	9,356.00	2,339.00	2,234.50	104.50
Tenant Services	36,356.00	9,089.00	10,322.04	(1,233.04)
Utilities Expense	195,000.00	48,750.00	41,310.22	7,439.78
Ordinary Maintenance	218,700.00	54,675.00	77,804.19	(23,129.19)
Protective Services	33,000.00	8,250.00	9,629.00	(1,379.00)
General	39,466.00	9,866.50	12,551.87	(2,685.37)
P.I.L.O.T.	16,800.00	4,200.00	5,359.38	(1,159.38)
Extraordinary Maintenance	59,010.00	14,752.50	-	14,752.50
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	856,097.00	214,024.25	207,790.66	6,233.59
Diff In Oper Revenues & Expenses	(104,722.00)	(26,180.50)	(13,809.71)	12,370.79
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	104,722.00	26,180.50	13,809.71	(12,370.79)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	104,722.00	26,180.50	13,809.71	(12,370.79)
Difference in Revenue & Expense	-	-	-	-

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	549,637.00	137,409.25	131,901.00	(5,508.25)
Excess Utilities	24,900.00	6,225.00	8,288.94	2,063.94
Interest Income	-	-	-	-
Other Income	42,970.00	10,742.50	12,815.47	2,072.97
Operating Subsidy	542,072.00	135,518.00	133,430.00	(2,088.00)
Utilities Subsidy	318,360.00	79,590.00	77,593.00	(1,997.00)
Total Revenues	1,477,939.00	369,484.75	364,028.41	(5,456.34)
EXPENSES				
Administration	173,420.00	43,355.00	39,388.07	3,966.93
Central Office Property Management Fees	142,499.00	35,624.75	35,292.39	332.36
Central Office Bookkeeping Fees	13,900.00	3,475.00	3,442.50	32.50
Tenant Services	18,513.00	4,628.25	3,618.88	1,009.37
Utilities Expense	274,000.00	68,500.00	74,365.63	(5,865.63)
Ordinary Maintenance	614,702.00	153,675.50	160,507.36	(6,831.86)
Protective Services	27,000.00	6,750.00	2,486.65	4,263.35
General	123,622.00	30,905.50	87,937.31	(57,031.81)
P.I.L.O.T.	27,564.00	6,891.00	5,753.54	1,137.46
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,415,220.00	353,805.00	412,792.33	(58,987.33)
Diff In Oper Revenues & Expenses	62,719.00	15,679.75	(48,763.92)	(64,443.67)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	48,763.92	48,763.92
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Cost of Assets Disposed	-	-	48,763.92	48,763.92
Difference in Revenue & Expense	62,719.00	15,679.75	-	(15,679.75)

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	35,000.00	8,750.00	8,544.00	(206.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	2,000.00	500.00	403.53	(96.47)
Operating Subsidy	100,328.00	25,082.00	30,017.00	4,935.00
Utilities Subsidy	5,280.00	1,320.00	1,639.00	319.00
Total Revenues	142,608.00	35,652.00	40,603.53	4,951.53
EXPENSES				
Administration	8,892.00	2,223.00	271.27	1,951.73
Central Office Property Management Fees	19,183.00	4,795.75	4,074.24	721.51
Central Office Bookkeeping Fees	1,871.00	467.75	397.00	70.75
Tenant Services	2,369.00	592.25	1,748.01	(1,155.76)
Utilities Expense	2,800.00	700.00	1,713.28	(1,013.28)
Ordinary Maintenance	83,276.00	20,819.00	41,361.23	(20,542.23)
Protective Services	-	-	-	-
General	18,475.00	4,618.75	1,637.73	2,981.02
P.I.L.O.T.	3,220.00	805.00	683.07	121.93
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	140,086.00	35,021.50	51,885.83	(16,864.33)
Diff In Oper Revenues & Expenses	2,522.00	630.50	(11,282.30)	(11,912.80)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	11,282.30	11,282.30
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Lease Payments	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	127,000.00	127,000.00
Cost of Assets Disposed	-	-	-	-
			138,282.30	138,282.30
Difference in Revenue & Expense	2,522.00	630.50	127,000.00	126,369.50

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	-	-	-	-
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	-	-	-	-
Diff In Oper Revenues & Expenses	-	-	-	-
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	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Difference in Revenue & Expense	-	-	-	-

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	2,014,191.00	503,547.75	489,374.82	(14,172.93)
Service Fee Income	155,024.00	38,756.00	20,123.25	(18,632.75)
Asset Management & Bookkeeping Income	438,858.00	109,714.50	107,247.50	(2,467.00)
Interest Income	-	-	65.59	65.59
Other Income	14,000.00	3,500.00	3,074.76	(425.24)
Total Revenues	2,622,073.00	655,518.25	619,885.92	(35,632.33)
EXPENSES				
Administration	2,136,730.00	534,182.50	425,905.82	108,276.68
Tenant Services	17,884.00	4,471.00	1,884.35	2,586.65
Utilities Expense	33,800.00	8,450.00	6,332.69	2,117.31
Ordinary Maintenance	137,445.00	34,361.25	15,381.56	18,979.69
General	18,570.00	4,642.50	4,516.41	126.09
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,344,429.00	586,107.25	454,020.83	132,086.42
Difference in Revenue & Expense	277,644.00	69,411.00	165,865.09	96,454.09
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	277,644.00	69,411.00	165,865.09	96,454.09

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	4.66	4.66
Other Income	1,000.00	250.00	2,173.43	1,923.43
Adm Subsidy	1,575,613.00	393,903.25	396,931.00	3,027.75
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,576,613.00	394,153.25	399,109.09	4,955.84
EXPENSES				
Administration	1,157,750.00	289,437.50	277,553.58	11,883.92
Tenant Services	6,500.00	1,625.00	769.50	855.50
Utilities	7,400.00	1,850.00	1,266.57	583.43
Ordinary Maintenance	10,000.00	2,500.00	974.35	1,525.65
General	12,300.00	3,075.00	2,839.26	235.74
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,193,950.00	298,487.50	283,403.26	15,084.24
Diff In Oper Revenue & Expense	382,663.00	95,665.75	115,705.83	20,040.08
Non-Oper.Revenue				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	16,800,000.00	4,200,000.00	4,447,282.99	247,282.99
HAP Payments	16,800,000.00	4,200,000.00	4,447,282.99	(247,282.99)
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	382,663.00	95,665.75	115,705.83	20,040.08

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2023 - DECEMBER 31, 2023

	FY 2024 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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00

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

**YTD Actual is Revenue or Expense from 7/1/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 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	250.00	0.00	250.00
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	50.00	50.00	57.60	(7.60)
Maintenance Expense	1,600.00	400.00	105.00	295.00
General Expense	15.00	3.75	0.00	3.75
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	2,665.00	703.75	162.60	541.15
Diff in Oper. Revenues & Expenses	(2,665.00)	(703.75)	(162.60)	541.15
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	(2,665.00)	(703.75)	(162.60)	541.15

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 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	2,550.00	0.00	2,550.00
Tenant Services	6,000.00	1,500.00	0.00	1,500.00
Utilities	0.00	0.00	829.11	(829.11)
Ordinary & Contract Maintenance	5,125.00	1,281.25	318.40	962.85
General	0.00	0.00	0.00	0.00
Capital Expenditures	800,000.00	200,000.00	21,503.00	178,497.00
Total Expenses	821,325.00	205,331.25	22,650.51	182,680.74
Diff in Oper. Revenues & Expenses	(821,325.00)	(205,331.25)	(22,650.51)	(182,680.74)
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	821,325.00	205,331.25	22,650.51	182,680.74
Difference in Ttl 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 10/01/23 through 12/31/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	42,071.00	10,517.75	10,699.00	181.25
Interest Income	0.00	0.00	0.00	0.00
Other Income	616.00	154.00	147.57	(6.43)
Operating Subsidy	<u>148,463.00</u>	<u>37,115.75</u>	<u>35,153.00</u>	<u>(1,962.75)</u>
Total Revenues	191,150.00	47,787.50	45,999.57	(1,787.93)
EXPENSES				
Administration	43,319.00	10,829.75	7,759.98	3,069.77
Tenant Services	3,350.00	837.50	141.16	696.34
Utilities	5,500.00	1,375.00	1,500.22	(125.22)
Ordinary Maintenance	89,243.00	22,310.75	12,320.45	9,990.30
Protective Services	0.00	0.00	0.00	0.00
General	7,465.00	1,866.25	1,066.08	800.17
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	148,877.00	37,219.25	22,787.89	14,431.36
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	42,273.00	10,568.25	23,211.68	12,643.43

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	FY 2024 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	59,304.00	14,826.00	13,504.56	(1,321.44)
Other income	56,107.00	14,026.75	4,054.88	(9,971.87)
Total Revenues	115,411.00	28,852.75	17,559.44	(11,293.31)
EXPENSES				
Administration	44,286.00	11,071.50	2,935.48	8,136.02
Management Fees	59,304.00	14,826.00	13,504.56	1,321.44
Tenant Services	0.00	0.00	0.00	0.00
Utilities	200.00	50.00	25.95	24.05
Ordinary Maintenance	9,261.00	2,315.25	1,238.59	1,076.66
General	2,360.00	590.00	396.27	193.73
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	115,411.00	28,852.75	18,100.85	10,751.90
Difference in Revenue & Expense	0.00	0.00	(541.41)	(541.41)

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

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,444,054.00</u>	<u>3,430,902.64</u>	<u>48,338.41</u>	<u>(13,151.36)</u>
Total Revenues	3,444,054.00	3,430,902.64	48,338.41	(13,151.36)
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	0.00	0.00
Administration	342,000.00	342,000.00	0.00	0.00
General Capital Activity	3,082,054.00	3,068,902.64	48,338.41	13,151.36
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,444,054.00	3,430,902.64	48,338.41	13,151.36
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates April 16, 2019 to April 15, 2023

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,729,394.00</u>	<u>3,392,308.48</u>	<u>13,767.13</u>	<u>(337,085.52)</u>
Total Revenues	3,729,394.00	3,392,308.48	13,767.13	(337,085.52)
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	0.00	20,960.95
Administration	370,000.00	370,000.00	0.00	0.00
General Capital Activity	3,334,394.00	3,018,269.43	13,767.13	316,124.57
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	3,392,308.48	13,767.13	337,085.52
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates April 16, 2020 to April 15, 2024

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,853,905.00</u>	<u>3,816,396.00</u>	<u>3,900.00</u>	<u>(37,509.00)</u>
Total Revenues	3,853,905.00	3,816,396.00	3,900.00	(37,509.00)
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	3,408,396.00	3,900.00	35,109.00
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	3,816,396.00	3,900.00	37,509.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,757,703.00</u>	<u>3,948,811.50</u>	<u>690,053.15</u>	<u>(808,891.50)</u>
Total Revenues	4,757,703.00	3,948,811.50	690,053.15	(808,891.50)
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	0.00	0.00
General Capital Activity	4,283,703.00	3,478,811.50	690,053.15	804,891.50
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	3,948,811.50	690,053.15	808,891.50
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates May 12, 2022 to May 11, 2026

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (574)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,840,100.00</u>	<u>1,313,102.42</u>	<u>1,302,832.42</u>	<u>(3,526,997.58)</u>
Total Revenues	4,840,100.00	1,313,102.42	1,302,832.42	(3,526,997.58)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	0.00	0.00	10,000.00
Administration	480,000.00	480,000.00	480,000.00	0.00
General Capital Activity	4,350,100.00	833,102.42	822,832.42	3,516,997.58
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,840,100.00	1,313,102.42	1,302,832.42	3,526,997.58
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates February 17, 2023 to February 16, 2027

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,300,000.00</u>	<u>628,770.76</u>	<u>21,368.55</u>	<u>(1,671,229.24)</u>
Total Revenues	2,300,000.00	628,770.76	21,368.55	(1,671,229.24)
EXPENSES				
Salaries	1,319,598.00	376,981.54	20,907.72	942,616.46
Staff Travel Costs	2,000.00	63.86	0.00	1,936.14
Administrative/Other Costs	83,360.00	11,243.67	460.83	72,116.33
Staff Training Costs	12,000.00	3,610.35	0.00	8,389.65
Supportive Services	35,120.00	58.65	0.00	35,061.35
Case Management	116,642.00	62,065.96	0.00	54,576.04
Computers/Software	42,780.00	25,336.73	0.00	17,443.27
Rent Incentives	<u>688,500.00</u>	<u>149,410.00</u>	<u>0.00</u>	<u>539,090.00</u>
Total Expenses	2,300,000.00	628,770.76	21,368.55	1,671,229.24
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates are June 1, 2021 to September 30, 2025.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>396,978.00</u>	<u>274,779.05</u>	<u>16,987.61</u>	<u>(122,198.95)</u>
Total Revenues	396,978.00	274,779.05	16,987.61	(122,198.95)
EXPENSES				
Project Coordinator	346,178.00	244,276.07	16,780.29	101,901.93
Administrative Costs	35,800.00	28,086.41	207.32	7,713.59
Training Costs	<u>15,000.00</u>	<u>2,416.57</u>	<u>0.00</u>	<u>12,583.43</u>
Total Expenses	396,978.00	274,779.05	16,987.61	122,198.95
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates are June 01, 2021 to May 31, 2024.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>189,000.00</u>	<u>156,409.55</u>	<u>108,042.93</u>	<u>(32,590.45)</u>
Total Revenues	189,000.00	156,409.55	108,042.93	(32,590.45)
EXPENSES				
Project Coordinator	<u>189,000.00</u>	<u>156,409.55</u>	<u>108,042.93</u>	<u>32,590.45</u>
Total Expenses	189,000.00	156,409.55	108,042.93	32,590.45
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
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, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,836,496.00</u>	<u>1,368,358.84</u>	<u>1,146,644.96</u>	<u>(2,468,137.16)</u>
Total Revenues	3,836,496.00	1,368,358.84	1,146,644.96	(2,468,137.16)
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	1,424,801.40	78,138.16	2,411,694.60
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	1,424,801.40	78,138.16	2,411,694.60
Difference in Revenue & Expenses	0.00	(56,442.56)	1,068,506.80	(56,442.56)

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates July 1, 2022 to June 30, 2026
This grant is reimbursed on a quarterly basis.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING RADON GRANT (226)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	0.00	0.00	0.00	0.00
Total Revenues	0.00	0.00	0.00	0.00
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	0.00	14,550.00	5,325.00	(14,550.00)
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	0.00	14,550.00	5,325.00	(14,550.00)
Difference in Revenue & Expenses	0.00	(14,550.00)	(5,325.00)	(14,550.00)

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.
Grant effective dates May 15, 2023 to May 15, 2026

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY OF ROANOKE GUN VIOLENCE GRANT (227)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2023 - DECEMBER 31, 2023

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	0.00	164,000.00	164,000.00	164,000.00
Total Revenues	0.00	164,000.00	164,000.00	164,000.00
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	158,000.00	158,000.00	(158,000.00)
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	0.00	0.00	0.00	0.00
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	0.00	158,000.00	158,000.00	(158,000.00)
Difference in Revenue & Expenses	0.00	6,000.00	6,000.00	6,000.00

**YTD Actual is Revenue or Expense from 10/01/23 through 12/31/23.

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
DECEMBER 2023

PROCUREMENT DECEMBER 2023 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-23-09-28

Invitation for Bids for Installation of Passive Radon Vent Systems for Bluestone Park, AMP 259 was issued October 8, 2023. A pre-bid meeting was held October 17, 2023. Comments were received by October 24, 2023. One (1) responsive bid was received by November 7, 2023. Russell's Remodeling, LLC submitted the only responsive bid with an amount of \$601,860.00. Commissioners approved Resolution 4180 on November 27, 2023 accepting the bid submitted by Russell's Remodeling, LLC for the award of a contract. A contract with a fixed amount of \$601,860.00 was executed December 7, 2023.

RED-23-10-26

Invitation for Bids for Furnishing and Delivery of New Electric Ranges for Villages At Lincoln, AMP 202 was issued November 5, 2023. Comments were received by November 21, 2023. Two (2) responsive bids were received by November 28, 2023. Ferguson Enterprises submitted the low responsive bid with an amount of \$109,359.45. Commissioners approved Resolution 4182 on December 18, 2023 accepting the bid submitted by Ferguson Enterprises for the award of a contract. A contract with a fixed amount of \$109,359.45 was executed December 19, 2023.

B. Solicitations Pending

RED-23-11-03

Invitation for Bids for Repairs, Painting, Cleaning for Four Apartment Units for 806 Hunt Ave. Building, Hunt Manor, AMP 259 was issued November 12, 2023. A pre-bid meeting was held November 21, 2023. Comments were received by November 28,

2023. Two (2) responsive bids were received by December 5, 2023. Colossal Contractors, Inc. submitted the low responsive bid with an amount of \$118,510.00. Commissioners approved Resolution 4184 on December 18, 2023 accepting the bid submitted by Colossal Contractors, Inc. for the award of a contract. A contract with a fixed amount of \$118,510.00 is scheduled to be executed during the first week of January 2024.

RED-23-11-07

Request for Proposals for Repositioning and Rental Assistance Demonstration Consulting Services was issued November 12, 2023. A pre-proposal meeting was held November 28, 2023. Comments are due December 5, 2023. One (1) responsive proposal was received by December 12, 2023. The proposal is being evaluated.

RED-23-11-27

Invitation for Bids for Natural Gas Infrastructure Improvements for Jamestown Place, AMP 207 was issued December 3, 2023. A pre-bid meeting was held December 20, 2023. Comments are due by January 3, 2024. Bids are due by January 9, 2024.

II. Operating Budget

A. Contracts Awarded

None

B. Solicitations Pending

None

III. Other Grants and Projects

A. Contracts Awarded

None

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
DECEMBER 2023

Redevelopment and Revitalization Department

December 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. Interior work is nearing completion. Installation of concrete driveways and sidewalks is planned for the 2nd week of January. Weather permitting, work on the two (2) units is scheduled to be complete mid-January 2024.

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. The properties are being sold to first-time buyers on terms consistent with the other homeownership programs. Both buyers made deposits and signed letters of intent with RRHA to purchase the properties in 2022. The Board of Commissioners passed a resolution in October 2022 to approve the sale of 938 Peck Street, and passed a resolution to sell 1606 Grayson Avenue in November.

RRHA closed on the sale of 938 Peck Street, NW, on December 29, 2023. The buyer has a Housing Choice Voucher which will now be used to pay a portion of her mortgage for up to 15 years. The buyer was also able to receive down payment assistance from the Federal Home Loan Bank (FHLB) through Truist bank after additional funds were made available. RRHA holds a 20% forgivable second mortgage on the property.

Renovation work is nearing completion at 1606 Grayson Avenue, NW, and it is slated to close in January 2024.

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. RRHA staff intends to evaluate the budget and feasibility of this project further in 2024 before commencing with the project.

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 FHLB.

In March 2023 a buyer qualified to purchase the property at 1613 Dupree Street, NW. In November the Board approved a resolution to sell the property. RRHA closed on the sale of this property on December 27, 2023. The buyer was able to take advantage of the additional down payment assistance funding from the FHLB as well as the City of Roanoke's down payment assistance program. RRHA holds a 20% forgivable second mortgage on 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 six (6) single-family homes left in the program, with three (3) reserved or occupied by program participants, and three (3) that are currently available to new applicants.

RRHA closed on the sale of 1809 Downing Street, NW on October 30. The buyer was a lease-purchase applicant that had leased the house for over two years. After leasing the house, the buyer's income increased over the 80% average median income threshold the program

requires. However, RRHA was able to make the sale to her as an existing public housing tenant per HUD regulations.

RRHA closed on the sale of 1720 Dupree Street, NW in August 2022, which was the first sale in the Lease-Purchase program since 2016. There are two (2) qualified applicants in the lease-purchase program at 1203 Melrose Avenue and 505 21st Street, NW. The latter is at the conclusion of their two-year leasing period and the final renovation work is currently underway. On May 22, 2023 the Board of Commissioners passed a resolution to sell the properties at 1809 Downing Street and 505 21st Street.

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. A contractor has been procured to do the needed repairs to the house.

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 and Shenandoah Avenue 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.

duct a repositioning
2022 and presented
1 of each property
each property.

means to create
public housing

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

One action included in the study is using the *Faircloth to RAD* process as a / the Executive
new affordable housing units in Roanoke. This method entails building new Old Spanish Trail,
units and converting them to the Section 8 Program with a long-term contract RAD
occupancy through the RAD process. RRHA has decided to pursue a Faircloth subsequent additional
to build 85-90 new units. proposal.

On February 27 the Board of Commissioners approved a resolution to allow a property at the
Director to submit a proposal to Virginia Housing (VH) for property at 4301 Old Spanish Trail, also coordinate a
NW, and set a price cap in executive session. RRHA proposed a Faircloth to RAD a contract for the
development of 86 units at the site and a purchase price of \$750,000. A subsequent additional \$1,040,000, but
phase of housing to be developed in the future was also referenced in the proposal. The contract
period. Closing

RRHA was notified by VH in April that it would be awarded the project at the environmental site
price proposed. VH advised that it would send a contract to RRHA soon and conditions on the
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 a Notice of
purchase of the property. The sale will officially be for the assessed amount of \$1,040,000, but Request for
RRHA will only pay \$750,000 as VH will cover the difference with grant funding. 2023. One (1)
was executed on August 29, after which RRHA has a 45 day due diligence period. HA staff is in the
must be scheduled within 30 days thereafter. RRHA received a Phase 1 environmental assessment
assessment last month that states there are no recognized environmental conditions
property. RRHA should close on the property next month.

To begin the development process for the site, RRHA began applying to HUD for Anticipated RAD Rents as the first step of the Faircloth to RAD process. A Request for
Proposals (RFP) for the Consulting Services was advertised November 12, responsive proposal was received by the December 12, 2023 deadline. RR
process of reviewing the proposal.

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

12/31/2023

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
VA36R01150111	\$165,582.00	\$165,582.00	\$0.00	\$165,582.00	\$0.00	29-Sep-2014	29-Sep-2016
VA36R01150212	\$266,474.00	\$266,474.00	\$0.00	\$266,474.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150213	\$150,166.00	\$150,166.00	\$0.00	\$150,166.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150214	\$157,624.00	\$157,624.00	\$0.00	\$157,624.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150215	\$172,897.00	\$172,897.00	\$0.00	\$172,897.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36R01150216	\$179,479.00	\$179,479.00	\$0.00	\$179,479.00	\$0.00	29-Oct-2018	29-Oct-2020
VA36P01150109	\$2,359,489.00	\$2,359,489.00	\$0.00	\$2,359,489.00	\$0.00	14-Sep-2011	14-Sep-2013
VA36P01150110	\$2,171,100.00	\$2,171,100.00	\$0.00	\$2,171,100.00	\$0.00	14-Jul-2012	14-Jul-2014
VA36P01150111	\$1,868,485.00	\$1,868,485.00	\$0.00	\$1,868,485.00	\$0.00	2-Aug-2013	2-Aug-2015
VA36P01150113	\$1,577,083.00	\$1,577,083.00	\$0.00	\$1,577,083.00	\$0.00	8-Sep-2015	8-Sep-2017
VA3F011CNP112	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	\$0.00	30-Sep-2019	30-Sep-2021
VA36P01150114	\$1,753,413.00	\$1,753,413.00	\$0.00	\$1,753,413.00	\$0.00	12-May-2016	12-May-2018
VA36P01150115	\$1,921,376.00	\$1,921,376.00	\$0.00	\$1,921,376.00	\$0.00	12-Apr-2017	12-Apr-2019
VA36P01150116	\$1,996,769.00	\$1,996,769.00	\$0.00	\$1,996,769.00	\$0.00	12-Apr-2018	12-Apr-2020
VA36P01150117	\$2,066,639.00	\$2,066,639.00	\$0.00	\$2,066,639.00	\$0.00	15-Aug-2020	15-Aug-2022
VA36E01150117	\$250,000.00	\$250,000.00	\$0.00	\$250,000.00	\$0.00	13-Aug-2018	13-Aug-2019
VA36P01150118	\$3,302,705.00	\$3,302,705.00	\$0.00	\$3,302,705.00	\$0.00	28-May-2021	28-May-2023
VA36P01150119	\$3,444,054.00	\$3,444,054.00	\$0.00	\$3,430,902.64	\$13,151.36	15-Apr-2022	15-Apr-2024
VA36P01150120	\$3,729,394.00	\$3,729,394.00	\$0.00	\$3,392,308.48	\$337,085.52	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	\$3,816,396.00	\$37,509.00	22-Feb-2023	22-Feb-2025
VA36P01150122	\$4,757,703.00	\$4,749,703.00	\$8,000.00	\$3,948,811.50	\$808,891.50	11-May-2024	11-May-2026
VA36P01150123	\$4,840,100.00	\$2,520,146.50	\$2,319,953.50	\$1,298,243.42	\$3,541,856.58	16-Feb-2025	16-Feb-2027
VALRT0010-23	\$449,000.00	\$184,400.00	\$264,600.00	\$0.00	\$449,000.00	15-May-2025	15-May-2026
VA36H0110122	\$2,317,269.00	\$432,000.00	\$1,885,269.00	\$0.00	\$2,317,269.00	7-Sep-2025	7-Sep-2027
Totals	\$41,908,437.00	\$39,313,483.50	\$2,594,953.50	\$36,720,943.04	\$5,187,493.96		
		93.8%		87.6%			

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 12/31/23

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To Include pending change orders, problems, and concerns)
contract 569-2007-1-7 (project 200701)	Bathroom Renovations, Phase 2 Hunt Manor Original Contract Amount \$565,430.00	Russell's Remodeling, LLC	N/A	9/12/22		\$565,430.00	53%	100%	Work has been delayed due to contractor working on other projects for RRHA. Work is progressing in 4 units. Work is complete in 11 units.
contract 570-2101-1-7 (project 201004)	HVAC Improvements for Morningside Manor Original Contract Amount \$439,200.00	Valley Boiler & Mechanical, Inc.	Hughes Associates Architects & Engineers	4/19/21	#1 (\$24,262.02) + time	\$463,462.00	99%	100%	Work is nearing completion. Contractor addressing punch list items.
contract 573-2301-1-7 (project 220801)	Porch Repairs for Single-Story Apartment Units for Villages at Lincoln, Phase 2 Original Contract Amount \$464,010.50	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$464,010.50	0%	0%	Contract executed October 7, 2022. Materials are on order.
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	2/8/23	#1 (\$9,675.00) + time #2 time	\$1,081,210.00	90%	100%	Contractor experiencing delays with delivery of kitchen cabinets. Interior finishes are nearing completion.
contract 573-2308-1-7 (project 221101)	Window Replacement for Melrose Towers, Phase 2 Original Contract Amount \$1,226,900.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	4/17/23	#1 (\$11,475.94) #2 time	\$1,238,375.94	99%	100%	Punch list work nearing completion.
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	10/23/23		\$173,531.00	95%	100%	Delays experienced in delivery of materials. Code Official requiring additional steel wall furring strips.
contract 573-2309-1-7 (project 230102)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, Phase 2 Original Contract Amount \$567,834.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	7/24/23		\$567,834.00	98%	100%	Work is complete except for system balancing which is scheduled for January 2024.
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	92%	100%	11 of 12 new signs have been installed.
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 and materials are on order. Work is to start after end of heating season.
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%	Material submittals have been reviewed and materials are on order. Work is to start in mid January.
contract 574-2303-1-7 (project 230704)	Window Replacement for Hunt Manor Original Contract Amount \$719,595.05	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$719,595.05	0%	0%	Material submittals have been reviewed and materials are on order.
contract 574-2304-1-5 (project 230901)	Open End A & E Services Original Contract Amount \$175,000.00	Hughes Associates Architects & Engineers	N/A	12/1/23		\$175,000.00	2%	4%	Contract executed October 25, 2023. Design work beginning for installation of radon vent systems for Jamestown Place and Indian Rock Village.
contract 575-2401-1-7 (project 230701)	Installation of Passive Radon Vent Systems for Bluestone Park Original Contract Amount \$601,860.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$601,860.00	0%	0%	Contract executed December 7, 2023.
contract 574-2401-1-5 (project 231001)	Furnishing and Delivery of New Electric Ranges for Villages at Lincoln Original Contract Amount \$109,559.45	Ferguson Enterprises	N/A	TBD		\$109,359.45	0%	0%	Contract executed December 13, 2023.

**City of Roanoke Redevelopment and Housing Authority
Derelict Structures
Status Report as of 12/31/23**

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

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
DECEMBER 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	3	286	9300	444	8856	95.23%	4.77%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	4	153	5115	528	4587	89.68%	10.32%
Hunt Manor/Bluestone Park	259	172	17	148	5332	507	4825	90.49%	9.51%
Melrose Towers	206	212	2	192	6572	617	5955	90.61%	9.39%
Jamestown Place	207	150	10	130	4650	720	3930	84.52%	15.48%
Morningside	208	105	1	101	3255	360	2895	88.94%	11.06%
Indian Rock Village/53 Scattered	210	156	0	152	4836	101	4735	97.91%	2.09%
The Villages at Lincoln- 24 Transitional/Homeownership	215	19	2	16	589	178	143	82.22%	17.78%
Portfolio Total:		1279	39	1178	39649	3455	36194	91.29%	8.71%

These are VACANT home ownership units that we are fixing for new homebuyers

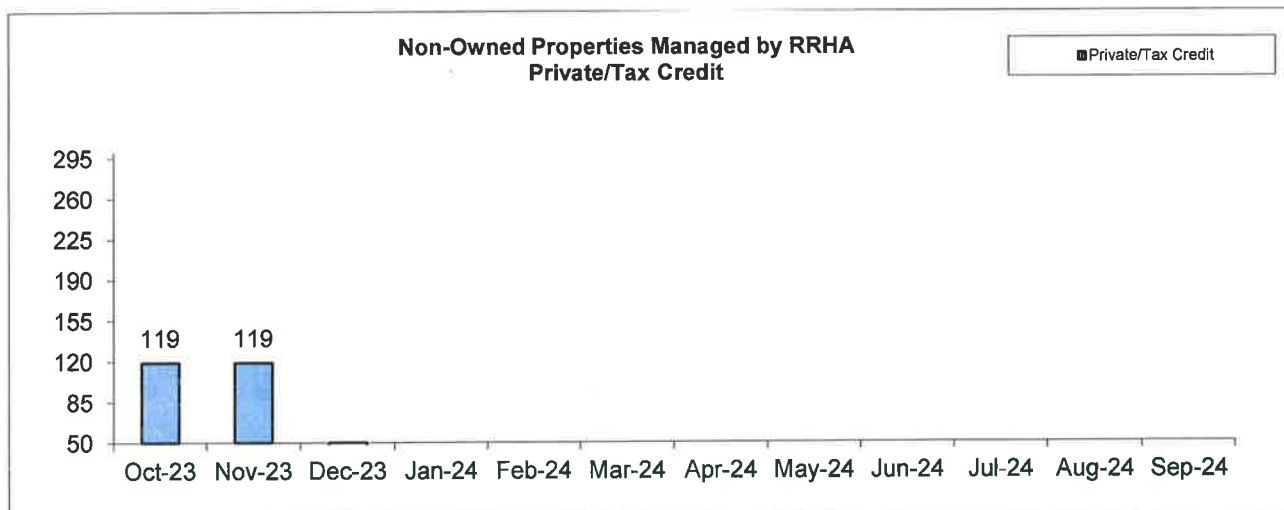
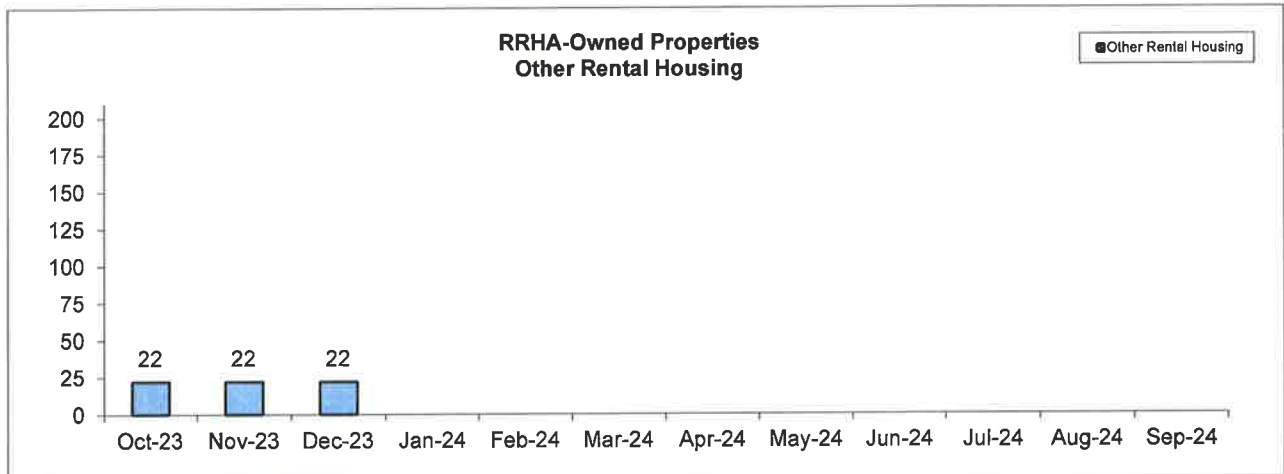
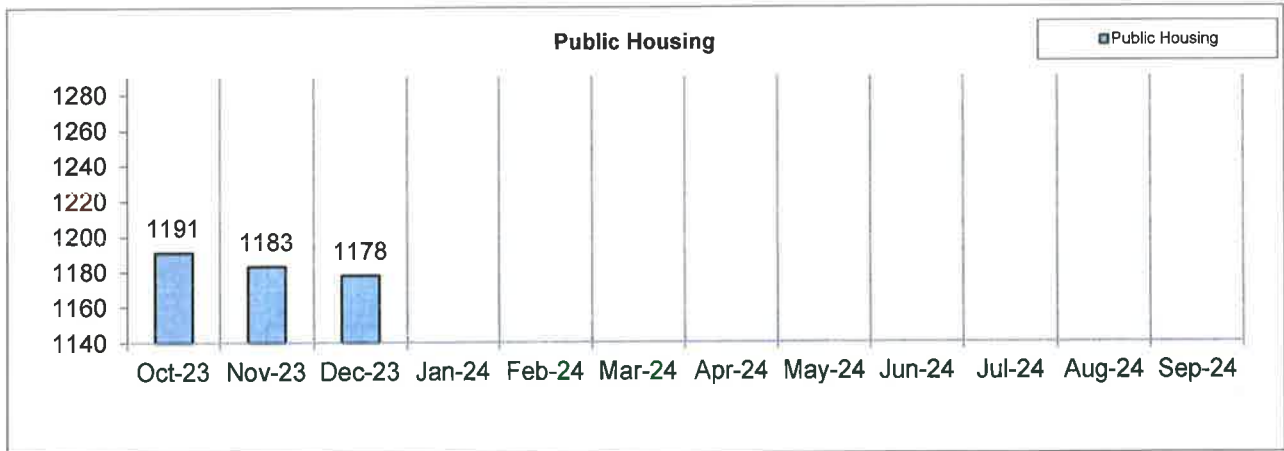
**The Occupancy Rate for the Villages at Lincoln includes The Villages at Lincoln Transitional Homeownership.*

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	22	744	62	682	91.67%	8.33%
Portfolio Total:		24	22	744	62	682	91.67%	8.33%

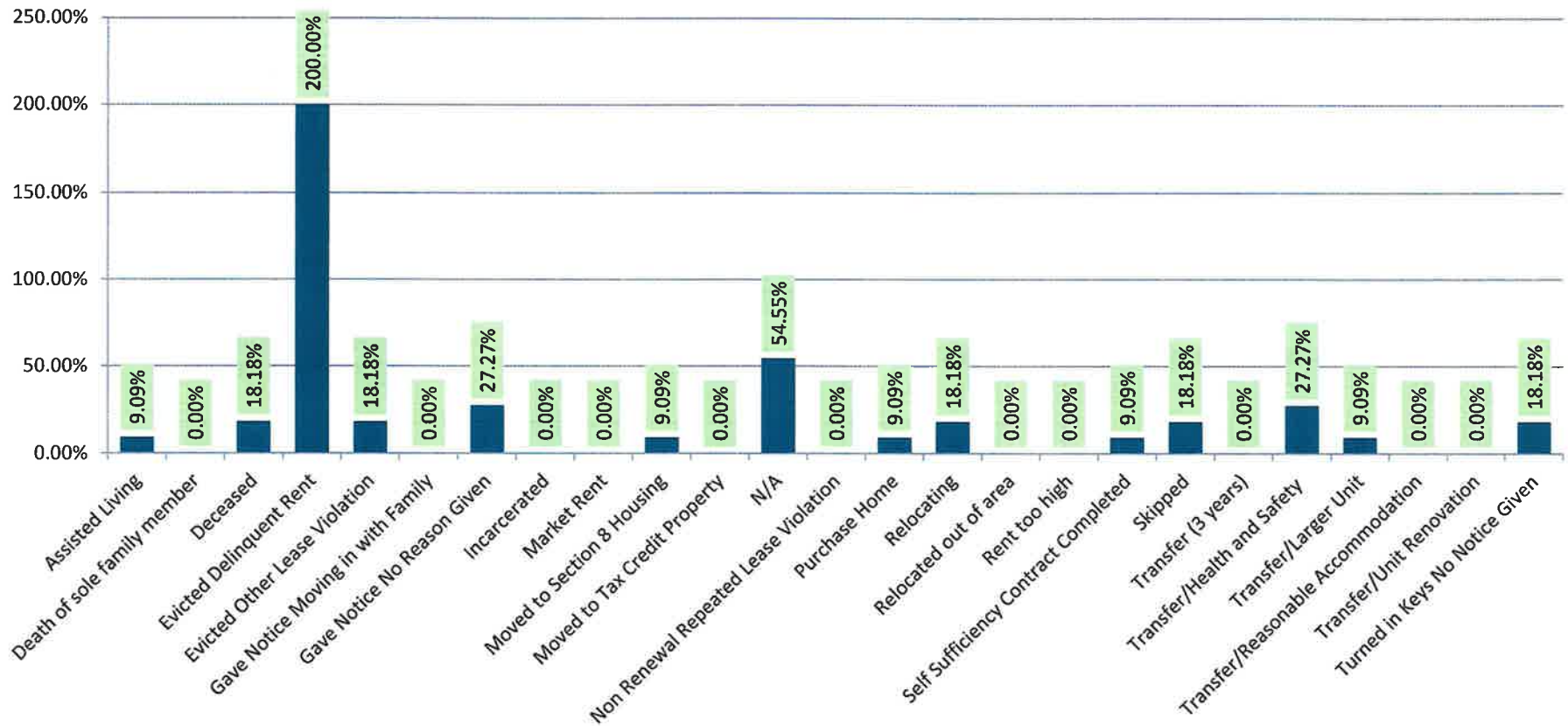
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	930	93	837	90.00%	10.00%
Hillcrest Heights (LIHTC)	456	24	22	744	62	682	91.67%	8.33%
Park Street Square (LIHTC)	457	25	23	775	93	682	88.00%	12.00%
Hurt Park LP (LIHTC)	459	40	35	1240	123	1117	90.08%	9.92%
Portfolio Total:		119	107	3689	371	3318	89.94%	10.06%

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 10/1/2023-9/30/2024



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

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 12/31/2023	Vacated Unit Cumulative Charge- Offs as of 12/1/2023
<i>Non-Public Housing</i>		\$0.00	\$760.00
Lansdowne Park	201	\$279.00	\$140,313.57
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$0.00	\$26,045.39
Hunt Manor/Bluestone Park	259	\$0.00	\$6,315.12
Melrose Towers	206	\$184.91	\$4,912.39
Jamestown Place	207	\$880.18	\$7,983.00
Morningside Manor	208	\$192.00	\$3,532.62
Indian Rock Village / 53 Scattered	210	\$0.00	\$27,639.43
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$203.00	\$0.00
Public Housing	TOTAL	\$1,739.09	\$217,501.52

6 evictions in December

4 evictions December

**Fiscal Year to Date
Public Housing Inspections
10/01/23 - 9/30/2024**

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

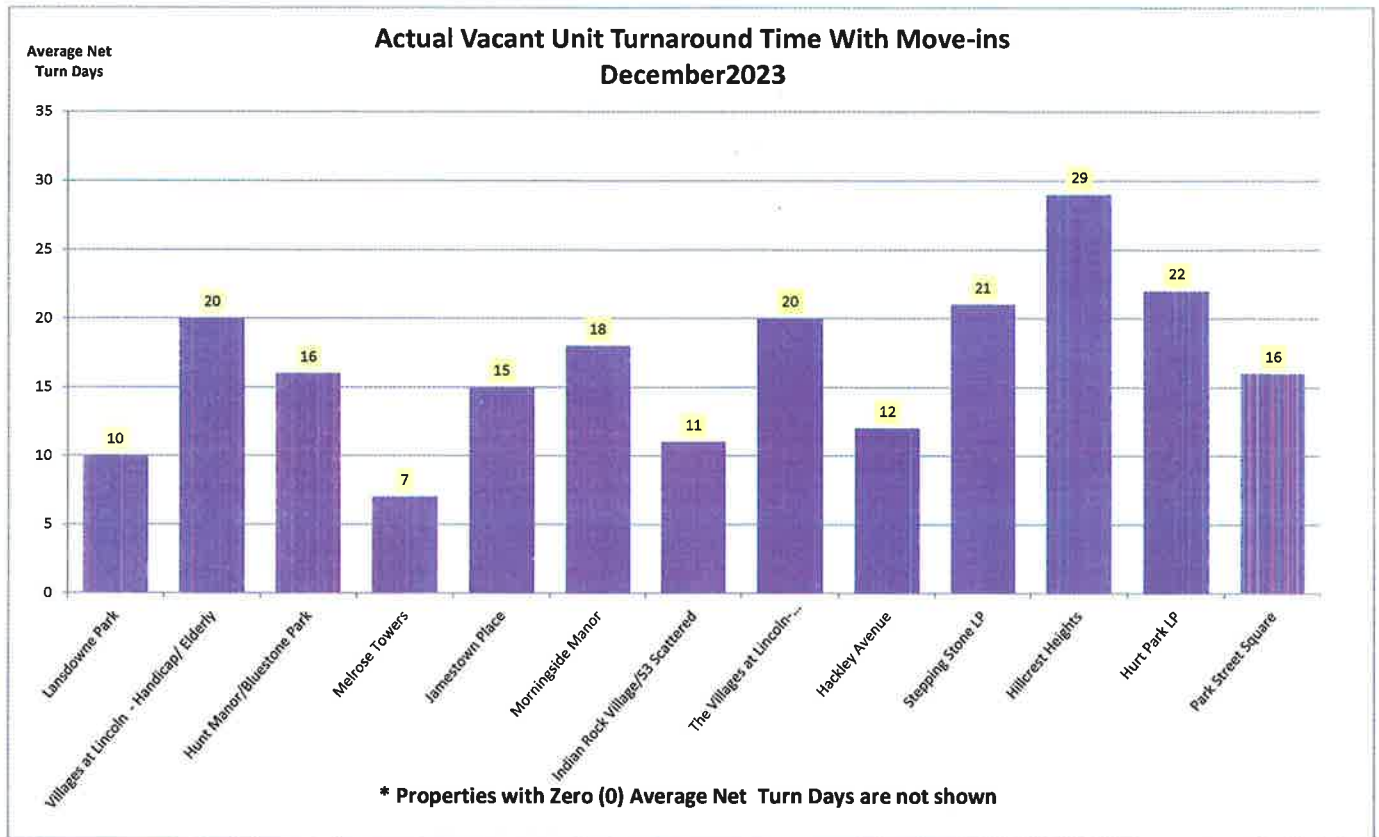
Utility Consumption Report

October 2023 - September 2024

Consumption and Costs as of November 30, 2023

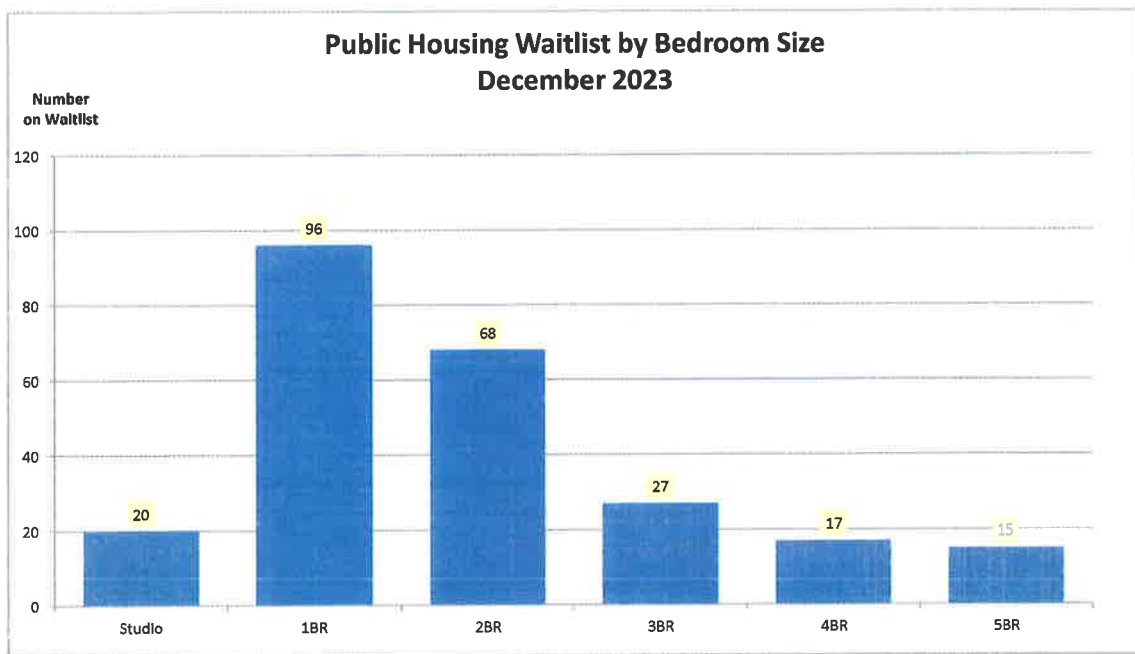
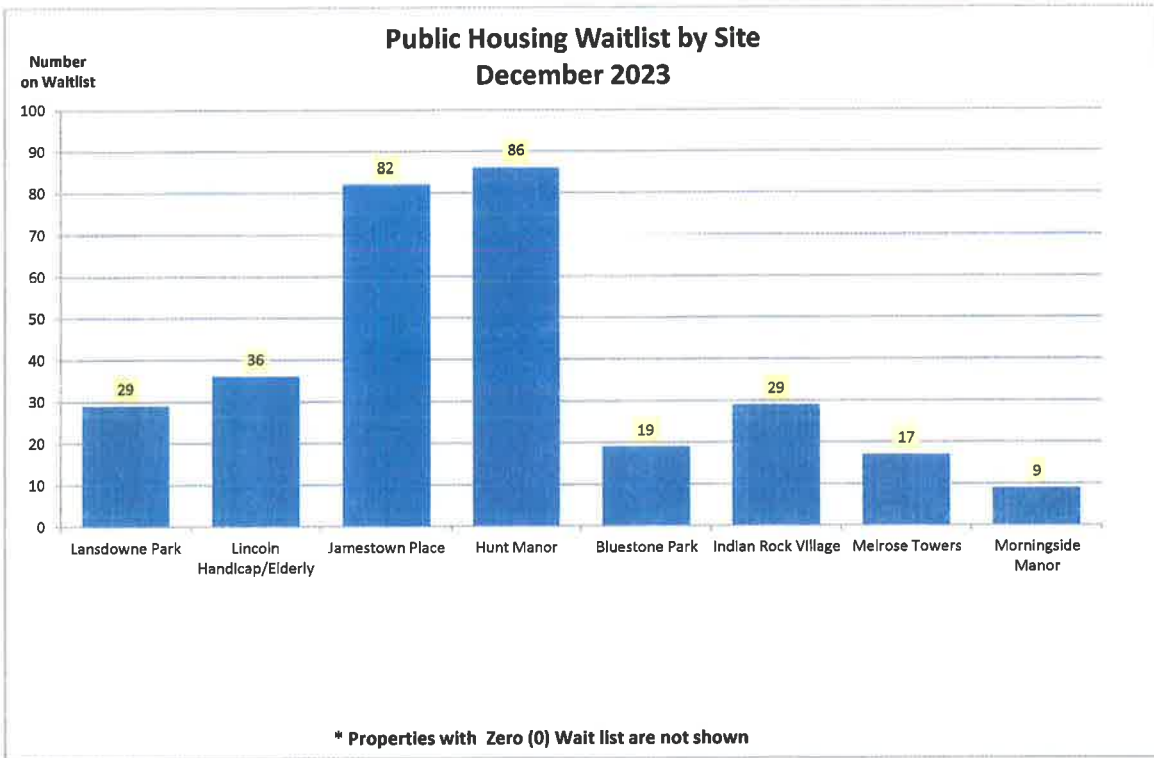
Utility Costs							
AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	52.79	86.05	67.24	206.08	190.78	108.02%
202	165	205.78	1.97	71.46	279.21	190.78	146.35%
259	172	38.52	41.70	84.65	164.87	190.78	86.42%
206	212	68.48	29.92	42.47	140.87	190.78	73.84%
207	150	44.68	36.96	52.98	134.62	190.78	70.56%
208	105	50.23	39.48	42.43	132.14	190.78	69.26%
210	156	65.67	43.85	84.05	193.57	190.78	101.46%
215	21	N/A	N/A	N/A	N/A	190.78	N/A
Total Units: 1281							
Average Cost PUM:		69.77	54.70	66.31		190.78	

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	85.87	54.50	157.56%	509	609	83.58%	6.04	5.88	102.72%
202	165	N/A	54.50	N/A	1,638	609	268.97%	5.65	5.88	96.09%
259	172	37.53	54.50	68.86%	348	609	57.14%	6.93	5.88	117.86%
206	212	31.57	54.50	57.93%	541	609	88.83%	4.08	5.88	69.39%
207	150	39.02	54.50	71.60%	441	609	72.41%	5.43	5.88	92.35%
208	105	41.62	54.50	76.37%	446	609	73.23%	4.16	5.88	70.75%
210	148	36.55	54.50	67.06%	539	609	88.51%	7.65	5.88	130.10%
215	23	N/A	54.50	N/A	N/A	609	N/A	N/A	5.88	N/A
Total Units:		1275								
Average THERM PUM:		54.50			Average KWH PUM:		609	Average water usage PUM: 5.88		
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 2024 = 43,545.00										



Work Order Report from December 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	75	75	100%	157	148	1
Village at Lincoln/Handicapped/	18	18	100%	100	95	1
Hunt Manor/Bluestone Park	17	17	100%	120	115	1
Melrose Towers	20	20	100%	125	112	1
Jamestown Place	62	62	100%	127	199	2
Morningside Manor	15	15	100%	80	75	1
Indian Rock Village/53 Scatte	10	10	100%	145	138	1
Total	217	217	100%	854	882	1



SECURITY ACTIVITIES
MONTHLY REPORT
DECEMBER 2023

Public Housing Criminal Activity for the Month of December 2023 and the Fiscal Year 10/01/23 - 09/30/24

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park		Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	1	0	0	1	1	0	0	0	1	1	1	0	1	0	2
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Auto Theft	0	0	0	0	0	0	0	0	1	1	0	1	0	2	0	0
Burglary	1	1	0	0	1	3	0	0	0	0	0	0	0	0	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Larceny	1	2	1	1	0	0	2	3	4	10	2	3	0	0	1	2
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0
Part I Crime Total	2	4	1	1	2	4	2	3	5	12	4	6	0	4	1	4
Destruction of Property	0	1	0	0	0	2	0	0	2	7	0	1	0	2	0	0
Disorderly Persons	0	0	0	1	0	0	0	0	2	3	0	0	0	1	0	0
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0
Domestic Disorder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Simple Assault	0	0	0	0	0	0	0	1	0	2	0	2	0	0	0	0
Drug Offense	1	1	0	0	3	4	1	3	3	3	0	1	0	0	0	0
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	1	0	0	0	0	0	0	0	1	0	0	0	1	0	0
Liquor Law	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Simple Assault	0	2	0	0	0	8	0	1	3	8	1	4	0	1	0	2
Suicide/Attempt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Towed Vehicle	0	0	0	0	0	0	0	0	0	2	0	0	0	1	0	0
Trespassing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Weapons	0	0	0	0	0	1	0	1	0	3	0	0	0	4	1	1
Part II Crime Total	3	7	0	1	3	15	1	6	10	31	1	8	0	10	1	4
Auto Accident	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area Total	5	11	1	2	5	19	3	9	15	43	5	14	0	14	2	8

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
DECEMBER 2023

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

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of December 2023, reported at 85.5%. Currently, there are sixty seven (67) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2023, is 100.4%.

Inspections

During the month of December 2023 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and twenty one (121) inspections. This includes sixty seven (67) biennials and fifty two (52) initial inspections processed for moving families, in the HCV Program. Zero (0) special inspection(s) and two (2) re-inspections were also conducted. In addition, there were also thirteen (1) HQS Quality Control Inspections that were conducted during the month of December 2023.

Housing Choice Voucher Waiting List

For the month of December 2023 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There were two (2) port ins and zero (0) port out(s) recorded for the month of December 2023.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of seven hundred and nine (709) clients; including six hundred and one (601) tenants/applicants and one hundred and eight (108) landlords during the month of December 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 fifty six (156) vouchers. For the month of December 2023, this program has one hundred and thirteen (113) leased vouchers. There are thirteen (13) veterans searching for housing and one (1) 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 December 2023, this program has two hundred and fourteen (214) leased participants. There are currently three (3) Mainstream families searching for housing. Referrals for Mainstream vouchers are currently closed and our community partners may not refer any applicants at this time since the number of searching families equals the total allocation of vouchers.

Family Unification Program (FUP)

HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty one (81) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority to serve this population. For the month of December 2023, this program has sixty eight (68) leased participants. Thirteen (13) 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 December 2023, this program has twenty three (23) leased participants. As of October 13, 2023 and PIH Notice 2023-14 prohibitions on voucher reissuances applies and referrals are currently not being accepted pending HUD's process for a second revocation and reallocation of Emergency Housing Voucher awards for Calendar Year 2024.

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

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	67	40	59.70%	27	40.30%
INITIALS	52	44	84.62%	8	15.38%
COMPLAINT	0	0	0.00%	0	0.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	2	2	100.00%	0	0.00%
HQS QUALITY CONTROL	8	5	62.50%	3	37.50%

TOTAL INSPECTIONS SCHEDULED	129
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	6.79
AVERAGE INSPECTIONS PER FIELD DAY	6.79
NUMBER OF INSPECTORS	1
TOTAL WORKING DAYS	19

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

Month of Issue	1 Bdr	2 Bdr	3 Bdr	4 Bdr	5 Bdr	6 Bdr	Total Issued
October-23	16	5	4	2	0	0	27
November-23	9	4	0	1	0	0	14
December-23	13	10	3	3	0	0	29
January-24							
February-24							
March-24							
April-24							
May-24							
June-24							
July-24							
August-24							
September-24							
TOTALS							

**Waitlist Applicant
December 2023**

Month	Number Selected / Interviewed Off Wait-list	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-23	246	0	0	0	18	0	228	
November-23	19	0	0	0	1	0	207	
December-23	0	0	0	0	0	0	207	
January-24								
February-24								
March-24								
April-24								
May-24								
June-24								
July-24								
August-24								
September-24								
TOTALS	265	0	0	0	19	0	642	
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	1,651	1,646	1,648
MAINSTREAM <small>Fund 310, 321, 322, 324, 327</small>	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	184	191	193	196	199	206	199	199	205	208	212	214
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	35	34	32	31	32	31	31	30	33	32	34	34
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	22	23	23	23	24	24	25	24	24	25	24	24
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	29	29	29	29	29	29	29	29	28	28	29	28
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	45	45	45	45	44	43	42	42	42	40	40
VASH (43) Fund 315	ALLOCATED	10	17	17	17	17	17	17	17	17	17	43	43
	LEASED	10	15	17	17	17	17	16	17	17	16	16	18
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	7	9	9	9	8	8	8	8	8	10	10	10
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	10	10	8	8	8	7	7	8	9	10	9
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	8	8	8	6	6	6	5	5	7	7	7	7
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	5	5	4	5	5	5	5	5	5	5	5	5
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	4	2	2	2	2	2	3	3	4	4
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	2	2	2	2	2	2	2	2	2	2	2	2
VASH (5) D Fund 326	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
VASH (5) E Fund 328	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
EMERGENCY HOUSING VOUCHER Fund 360	ALLOCATED	26	26	26	26	26	26	26	26	26	26	26	26
	LEASED	22	22	22	23	24	24	24	23	23	23	22	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	2,114	1,830	284	42	7	3
NOVEMBER	2,140	1,827	313	59	14	7
DECEMBER	2,140	1,829	311	67	18	3

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	YTD
FUNDING RECEIVED	\$ 1,238,557	\$ 1,192,150	\$ 1,269,460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700,167
ACTUAL HAP EXPENSE	\$ 1,289,013	\$ 1,346,317	\$ 1,346,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,981,739
VARIANCE	\$ (50,456)	\$ (154,167)	\$ (76,949)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (281,572)
PERCENT VARIANCE	-4.07%	-12.93%	-6.06%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-7.61%
YTD VARIANCE	\$ (50,456)	\$ (204,623)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)	\$ (281,572)
PUC													
HUD FUNDED PUC	\$ 585.88	\$ 557.08	\$ 593.21	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144.23
ACTUAL PUC	\$ 704.38	\$ 736.90	\$ 736.14	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 725.80
VARIANCE	\$ (118.50)	\$ (179.82)	\$ (142.94)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (581.57)
PERCENT VARIANCE	-16.82%	-24.40%	-19.42%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-80.13%
UNITS													
HUD BASELINE UNITS	2,114	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	25,654
HUD FUNDED UNITS	2,114	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	25,654
FUNDED UNITS BASED ON ACTUAL HAP	1,758	1,618	1,724	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ACTUAL UNITS LEASED	1,830	1,827	1,829	-	-	-	-	-	-	-	-	-	5,486
VARIANCE TO BUDGET	(72)	(209)	(105)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	356	522	416	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	356	878	1,293	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	284	313	311	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	20,168
YTD VAR TO FUNDED	284	597	908	3,048	5,188	7,328	9,468	11,608	13,748	15,888	18,028	20,168	20,168
ADMIN FEES													
HUD FUNDS	\$ 107,167	\$ 121,876	\$ 121,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,919
ACTUAL EXPENSE	\$ 85,665	\$ 79,585	\$ 97,784	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,034
VARIANCE	\$ 21,502	\$ 42,291	\$ 24,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,885
PERCENT	79.94%	65.30%	80.23%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	74.96%
CUMULATIVE VARIANCE	\$ 21,502	\$ 63,793	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885	\$ 87,885

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	\$ 1,259,020	\$ 1,205,706	\$ 1,205,706	\$ 14,868,948
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	\$ 1,238,557	\$ 1,192,150	\$ 1,269,460	\$ 15,019,904
VARIANCE	\$ 84,541	\$ 84,531	\$ (300,167)	\$ 45,233	\$ (276,074)	\$ 78,994	\$ 65,550	\$ 65,550	\$ 30,619	\$ 20,463	\$ 13,556	\$ (63,754)	\$ (150,956)
PERCENT VARIANCE	7.02%	7.00%	-24.27%	3.66%	-22.32%	6.22%	5.16%	5.16%	2.41%	1.63%	1.12%	-5.29%	-1.02%
YTD VARIANCE	\$ 84,541	\$ 169,073	\$ (131,095)	\$ (85,861)	\$ (361,935)	\$ (282,941)	\$ (217,390)	\$ (151,840)	\$ (121,221)	\$ (100,758)	\$ (87,202)	\$ (150,956)	\$ (301,912)
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	\$ 1,238,557	\$ 1,192,150	\$ 1,269,460	\$ 15,019,904
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	\$ 1,289,013	\$ 1,346,317	\$ 1,346,409	\$ 15,244,366
VARIANCE	\$ (49,293)	\$ (47,999)	\$ 315,603	\$ (49,665)	\$ 203,239	\$ (26,567)	\$ (96,374)	\$ (89,246)	\$ (102,591)	\$ (50,456)	\$ (154,167)	\$ (76,949)	\$ (224,462)
PERCENT VARIANCE	-4.40%	-4.28%	20.53%	-4.17%	13.43%	-2.23%	-8.01%	-7.41%	-8.28%	-4.07%	-12.93%	-6.06%	-1.49%
YTD VARIANCE	\$ (49,293)	\$ (97,291)	\$ 218,312	\$ 168,648	\$ 371,887	\$ 345,320	\$ 248,946	\$ 159,700	\$ 57,110	\$ 6,653	\$ (147,513)	\$ (224,462)	\$ (224,462)
PUC													
HUD FUNDED PUC	\$ 531.30	\$ 530.98	\$ 727.10	\$ 563.72	\$ 715.71	\$ 563.00	\$ 569.36	\$ 569.36	\$ 585.88	\$ 585.88	\$ 557.08	\$ 593.21	\$ 591.03
ACTUAL PUC	\$ 636.57	\$ 633.04	\$ 661.34	\$ 674.65	\$ 706.45	\$ 659.13	\$ 704.99	\$ 701.50	\$ 734.88	\$ 704.38	\$ 736.90	\$ 736.14	\$ 690.73
VARIANCE	\$ (105.27)	\$ (102.06)	\$ 65.76	\$ (110.94)	\$ 9.25	\$ (96.13)	\$ (135.63)	\$ (132.14)	\$ (148.99)	\$ (118.50)	\$ (179.82)	\$ (142.94)	\$ (99.70)
PERCENT VARIANCE	-16.54%	-16.12%	9.94%	-16.44%	1.31%	-14.58%	-19.24%	-18.84%	-20.27%	-16.82%	-24.40%	-19.42%	-14.43%
UNITS													
HUD BASELINE UNITS	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,140	2,140	25,413
HUD FUNDED UNITS	2,107	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,114	2,140	2,140	25,413
FUNDED UNITS BASED ON ACTUAL HAP	1,759	1,773	2,324	1,766	2,142	1,806	1,707	1,716	1,685	1,758	1,618	1,724	21,745
ACTUAL UNITS LEASED	1,836	1,849	1,847	1,840	1,854	1,846	1,844	1,843	1,825	1,830	1,827	1,829	22,070
VARIANCE TO BUDGET	(77)	(76)	477	(74)	288	(40)	(137)	(127)	(140)	(72)	(209)	(105)	(325)
VARIANCE TO BASELINE	348	341	(210)	348	(28)	308	407	398	429	356	522	416	3,668
YTD VAR TO BASELINE	348	689	479	827	799	1,107	1,514	1,912	2,341	2,696	3,219	3,634	3,668
VARIANCE FUNDED	271	265	267	274	260	268	270	271	289	284	313	311	3,343
YTD VAR TO FUNDED	271	536	803	1,077	1,337	1,605	1,875	2,146	2,435	2,719	3,032	3,343	3,343
ADMIN													
HUD FUNDED FEES	106,530	126,078	106,363	105,963	105,963	119,133	107,167	165,088	220,663	107,167	121,876	121,876	1,513,867
ACTUAL EXPENSE	83,489	79,664	81,607	75,503	78,011	100,118	73,675	94,903	105,504	85,665	79,585	97,784	1,035,507
VARIANCE	\$ 23,041	\$ 46,414	\$ 24,756	\$ 30,460	\$ 27,952	\$ 19,015	\$ 33,492	\$ 70,185	\$ 115,159	\$ 21,502	\$ 42,291	\$ 24,092	\$ 478,360
PERCENT	78.37%	63.19%	76.72%	71.25%	73.62%	84.04%	68.75%	57.49%	47.81%	79.94%	65.30%	80.23%	68.40%
CUMULATIVE VARIANCE	\$ 23,041	\$ 69,455	\$ 94,211	\$ 124,671	\$ 152,623	\$ 171,639	\$ 205,131	\$ 275,316	\$ 390,475	\$ 411,977	\$ 454,268	\$ 478,360	\$ 478,360

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
DECEMBER 2023

2023 Family Self-Sufficiency (Grant Funded)

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

December 2023

Coordinators: Ashlee Rice, Heather Brush, Lynelle Lewis

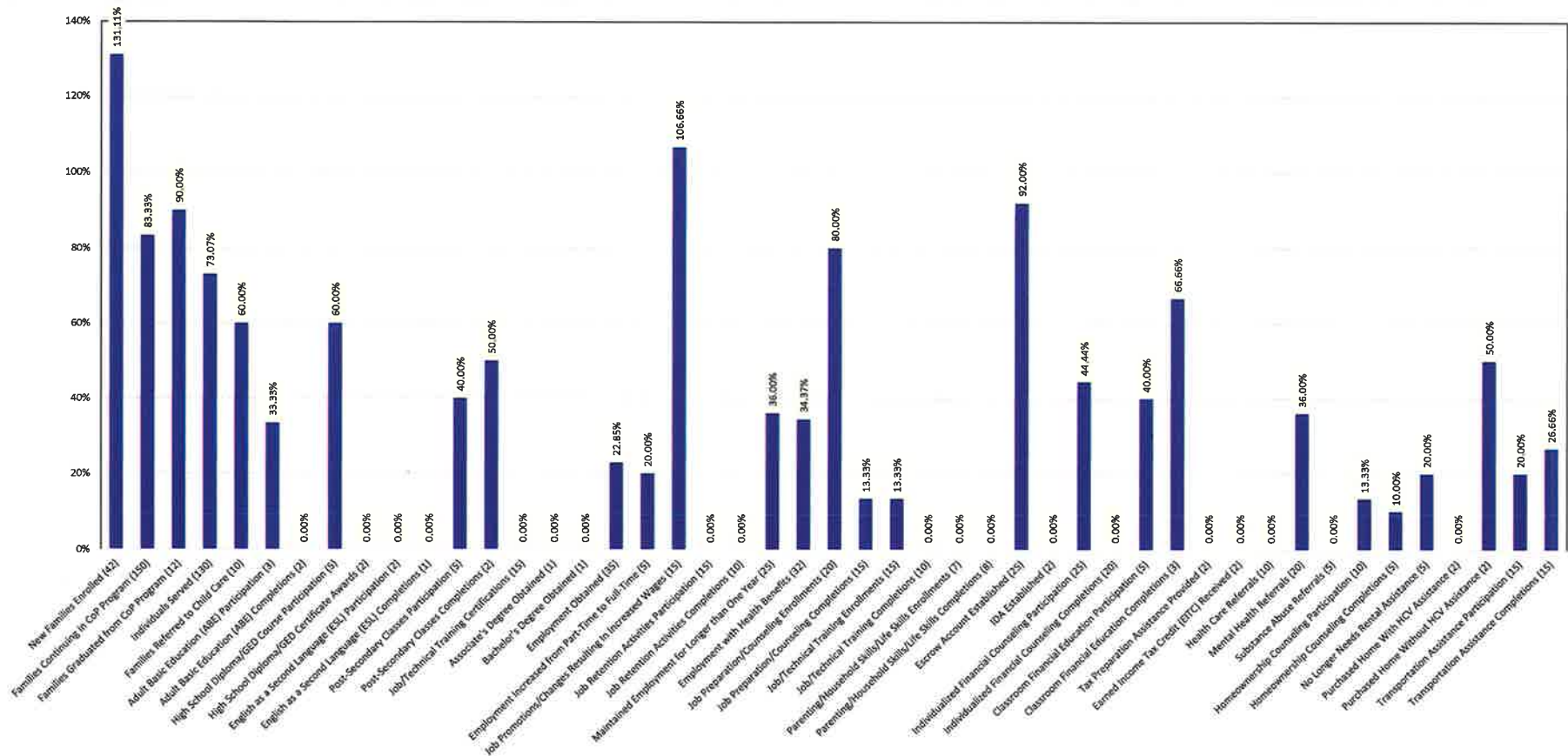
Current Number of Part 158

Total Number of Participants With Escrow Account: 59

Total Amount in Escrow 169,505.72

FSS Terminations: 1

FSS Completions: 1



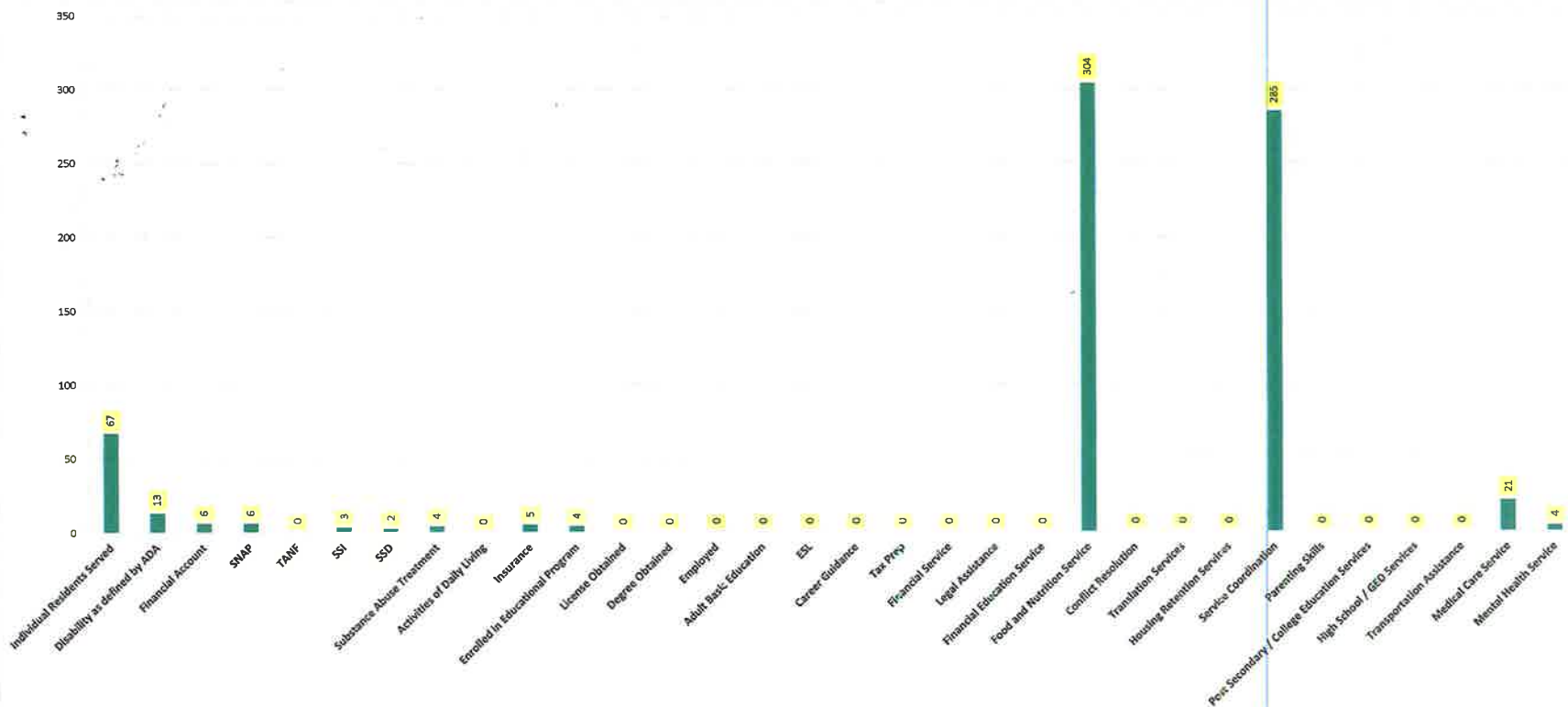
202 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

1-Dec

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

Reporting Period: Decer 2023

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan

*GED - General Education Development

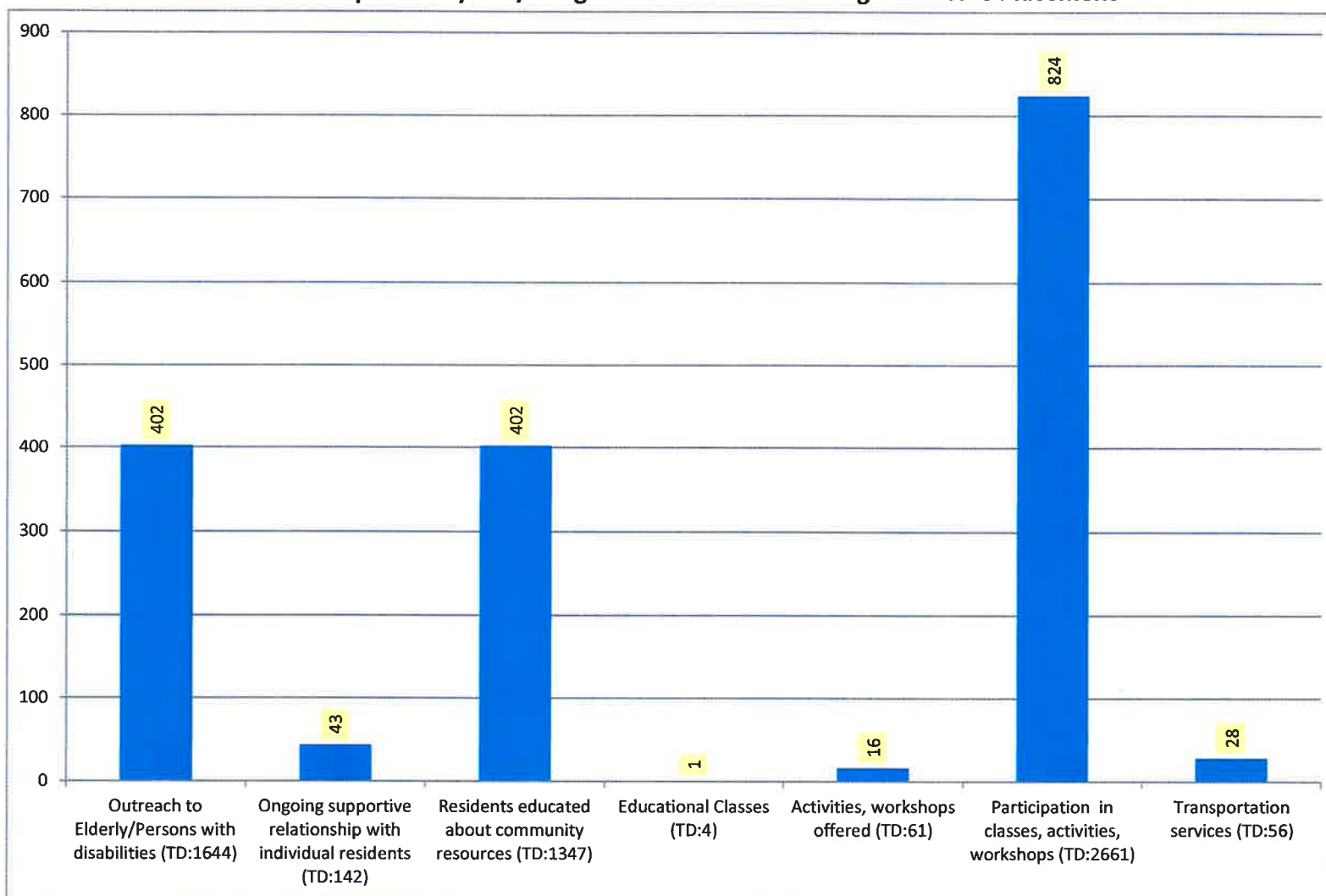
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Coordinator: Barbara James

December 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

December 2023 Q4

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

Program Manager- Jason Picard

Case Managers Sylvia Williams, Robert Shepherd

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		344
2	Current Residents with Jobs Plus Assessment (CM)		123
3	Percent of Work-able Residents Who Are Employed (PIC)		61.63% Data: 212/344
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		49.59% Data: 61/123
5	Percent of Work-able Residents Employed at Living Wage (PIC)		0.58% Data: 2/344
6	Number of Youth 14-17 Years Old (PIC)		68
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 1 Total: 0
8	Number of Jobs Plus Events	15	Total: 50
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 0
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 39 Total: 132
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 16 Total: 80
12	Participants Who Met with a Case Manager	20	Quarter: 83 Total: 117
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 1 Total: 1
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: 6 Total: 15
17	Participants Beginning New Part-Time Employment	5	Quarter: 5 Total: 15
18	Participants Beginning New Full-Time Employment	5	Quarter: 6 Total: 22
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 0 Total: 5
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 11
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 16

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 43 Need: 18
23	Participants Enrolled in a High School Equivalency Program	2	Quarter: 3 Total: 4
24	Participants Who Received a High School Equivalency Credential	0	Quarter: 0 Total: 0
25	Participants Enrolled in a College Degree Program	1	Need: 5 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: 35 Quarter: 3 Total: 18
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 20 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: 3 Quarter: 0 Total: 0
32	Participants with Access to Behavioral Health Care	1	Need: 6 Quarter: 0 Total: 18
33	Participants Receiving Child Care Assistance	2	Need: 5 Quarter: 0 Total: 1
34	Participants Receiving Transportation Assistance	4	Need: 13 Quarter: 2 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: 30 Total: 95
40	Households Enrolled in JPEID	20	Quarter: 26 Total: 93
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 0