

# CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



## MONTHLY OPERATIONS REPORT

FOR THE MONTH OF MARCH 2024

APRIL 22, 2024

# **MEMORANDUM**

To: Board of Commissioners  
From: David Bustamante, Executive Director  
Date: April 15, 2024  
Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of March 2024. 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

## **Fair Housing**

April is Fair Housing Month. Virginia's Fair Housing Law makes it illegal to discriminate in residential housing on the basis of race, color, religion, national origin, sex, age, familial status and disability. Staff will begin taking their annual Fair Housing training. RRHA has scheduled a virtual Fair Housing Training for all employees presented by the Housing and Development Law Institute (HDLI). The training will take place April 17 from 12-3pm.

## **RRHA Agency Plan**

A draft of the HUD-required 2024 Annual Plan and the 2020-2024 Agency Plan has been developed through the planning process which began in early February 2023. The process is focused on the HUD-funded Public Housing and Housing Choice Voucher (HCV) programs. Community meetings were held with the resident advisory boards (RAB). Questionnaires were sent between February 12 and February 25, 2023 to all residents HCV and Public Housing, landlords and stake holders to gather their input. All comments and responses have been included as an attachment to the draft 2024 Annual Plan.

Required public notice has been given for a public hearing to be conducted by the Board of Commissioners on May 20, 2023 at 3:00 p.m. for the purpose of receiving public comments on the 2024 Annual Plan and the 2020-2024 Agency Plan. The draft Plan has been made available at all RRHA sites, City offices, and on the RRHA website for a 45-day public comment period beginning April 8, 2024.

Following the public hearing, a resolution to consider approval of the plan will be presented to the Board of Commissioners. The 2024 Annual Plan and the 2020-2024 Agency Plan must be submitted to HUD by July 18, 2024.

## **Capital Fund 5-Year Action Plan**

The draft CFP 5-Year Action Plan is available at all RRHA public housing sites, administrative offices, and on the RRHA website for a 45-day public review period as required by HUD. Regulations require RRHA to develop and submit to HUD a 5-Year Action Plan and budget reflecting capital improvements planned for RRHA's Public Housing developments. HUD allows public housing authorities to adopt either a fixed or rolling 5-Year Action Plan, and RRHA has adopted a rolling plan. The Plan provides a framework for local accountability and an easily identifiable source by which public housing residents and other members of the public may review RRHA's plan for capital improvements to Public Housing.

The required public notice has been given for a public hearing to be conducted by the Board of Commissioners on May 20, 2024 at 3:00 p.m. for the purpose of receiving public comments on the 5-Year Action Plan. Following the public hearing, a resolution to consider approval of the CFP 5-Year Action Plan will be presented to the Board of Commissioners.



# HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES  
MONTHLY REPORT  
MARCH 2024

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**

**March 2024**

**HUMAN RESOURCES REPORT**

**EMPLOYEE CENSUS AS OF MONTH END**

|                      |                  |
|----------------------|------------------|
| Regular Full-Time    | 65               |
| Regular Part-Time    | 3                |
| <b><u>TOTAL</u></b>  | <b><u>68</u></b> |
|                      |                  |
| Temp Agency Employee | 4                |
| <b><u>TOTAL</u></b>  | <b><u>72</u></b> |

**Position Title**

**Division**

**Name**

**NEW HIRES**

|                               |         |                |
|-------------------------------|---------|----------------|
| Accountant I                  | Finance | Gina Pires     |
| Accountant II                 | Finance | William Divers |
| Assistant Property Manager II | Housing | Venecia Hunter |
| HCV Clerical Assistant        | HCV     | A'yanna Jones  |

**SEPARATIONS**

|                               |                    |
|-------------------------------|--------------------|
| HCV Manager                   | HCV                |
| Clerical Assistant            | Housing            |
| HCV Clerical Assistant        | HCV                |
| Assistant Property Manager II | Housing            |
| Jobs Plus Program Manager     | Community Services |
| Accountant II                 | Finance            |

**TURNOVER**

|                          |                |                      |
|--------------------------|----------------|----------------------|
|                          |                | <b>Current Month</b> |
| Turnover                 | Voluntary      | 4.35%                |
|                          | Involuntary    | 4.35%                |
|                          | Total Turnover | 8.70%                |
| Turnover by Job Category | Maintenance    | 0%                   |
|                          | Other NE       | 67%                  |
|                          | Exempt         | 33%                  |



**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**  
**March 2024**

**RECRUITING REPORT**

**OPEN POSITIONS**

| <u>Position Title</u>                        | <u>Division</u>    | <u>Status</u>                     |
|--|--------------------|-----------------------------------|
| Accountant II                                | Finance            | Posted / Screening / Interviewing |
| Maintenance Technician                       | Housing            | Posted / Screening / Interviewing |
| Construction Specialist I - 5K Sign On Bonus | Operations         | Offered internally                |
| Resident Ambassador                          | Community Services | Posted / Screening                |
| Director of Housing                          | Housing            | Offered                           |
| Clerical Assistant, Lansdowne                | Housing            | Offered                           |
| Clerical Assistant, Housing Choice Voucher   | HCV                | Offered                           |
| Property Manager II                          | Housing            | Offered internally                |
| Assistant Property Manager II                | Housing            | Offered                           |
| Jobs Plus Program Manager                    | Community Services | Offered internally                |
| Executive Assistant, Housing                 | Housing            | Posted / Screening                |

**APPLICATIONS SCREENED**

|                               | <b>Applications</b> | <b>Phone Screen</b> | <b>Interviewed</b> | <b>Offered</b> |
|-------------------------------|---------------------|---------------------|--------------------|----------------|
| Accountant II                 | 11                  | 1                   | 1                  | 1              |
| Maintenance Technician        | 20                  | 7                   | 5                  | 3              |
| Construction Specialist I     | 2                   | 0                   | 1                  | 1              |
| Resident Ambassador           | 0                   | 0                   | 0                  | 0              |
| Director of Housing           | 4                   | 2                   | 2                  | 2              |
| Clerical Assistant, Lansdowne | 34                  | 1                   | 1                  | 1              |
| Clerical Assistant, HCV       | 127                 | 2                   | 1                  | 1              |
| Assistant Property Manager II | 52                  | 1                   | 0                  | 1              |
| Jobs Plus Program Manager     | 7                   | 0                   | 1                  | 1              |
| Executive Assistant, Housing  | 25                  | 0                   | 0                  | 0              |
| Total                         | <b>282</b>          | <b>14</b>           | <b>12</b>          | <b>11</b>      |
| %                             |                     | <b>5%</b>           | <b>86%</b>         | <b>92%</b>     |

**Accountant II-** New hire didn't work out, still screening and interviewing

**Maintenance Technician** – Scheduled 6 interviews, 1 no show; 1 unsuccessful pre-hire screen; 1 declined offer

**Director of Housing-** Offered and accepted, prior candidate rescinded

**Assistant Property Manager II-** Offered to temp that was in place

**Executive Assistant, Housing-** Awaiting Director of Housing arrival to screen and interview

# CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

March 2024

## TRAINING REPORT

### RRHA UNIVERSITY

|                                    |      |
|------------------------------------|------|
| # of employees completing a course | 6    |
| # of unique courses                | 10   |
| # of courses completed             | 16   |
| <br>                               |      |
| # of hours learning*               | 16   |
| # of average minutes per course*   | 58.6 |

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

| User            | Course  | Completed        |
|-----------------|---|------------------|
| Rayle, Nicole   | AF 25 - Community Manager Dashboard and Menus in 7S           | 02/28/2024       |
| Rayle, Nicole   | AF 530 - LIHTC Overpaid Tenant-Based Subsidy Receipts in 7S   | 03/01/2024       |
| Rayle, Nicole   | AF59 100 - 50059 Prospect Guest Card Workflow in 7S           | 03/01/2024       |
| Rayle, Nicole   | AF59 135 - 50059 Family Expense Documentation in 7S           | 03/13/2024       |
| Rayle, Nicole   | AF59 160 - 50059 Unit Selection and Validation in 7S          | 03/13/2024       |
| Rayle, Nicole   | AF59 170 - 50059 Applicant Approval and Lease Execution in 7S | 03/13/2024       |
| Rayle, Nicole   | AFHM 300 - HOME Annual Recertification in 7S                  | 03/15/2024       |
| Pires, Gina     | eL 100 - Welcome to eLearning                                 | 03/11/2024       |
| Hunter, Venecia | eL 100 - Welcome to eLearning                                 | 03/25/2024       |
| Bousman, Tina   | FH 100 - Federal Fair Housing Compliance                      | 03/05/2024       |
| Pires, Gina     | FH 100 - Federal Fair Housing Compliance                      | 03/11/2024       |
| Hunter, Venecia | FH 100 - Federal Fair Housing Compliance                      | 03/25/2024       |
| Pires, Gina     | HR 130 - Drug-Free Workplace                                  | 03/11/2024       |
| White, Denise   | HR 130 - Drug-Free Workplace                                  | 03/14/2024       |
| Pagans, Leanna  | HR 130 - Drug-Free Workplace                                  | 03/21/2024       |
| Hunter, Venecia | HR 130 - Drug-Free Workplace                                  | 03/25/2024       |
| User            | Event   | Attended<br>Date |
| Bousman, Tina   | Ethical Considerations for the Public Sector                  | 04/04/24         |
| Bousman, Tina   | TLC Regional Meeting  | 04/04/24         |
| Smith, Jonathan | Ethical Considerations for the Public Sector                  | 04/04/24         |
| Smith, Jonathan | Harassment Prevention   | 02/28/24         |
| Smith, Jonathan | TLC Regional Meeting  | 04/04/24         |

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**

**March 2024**

**WORK COMP CLAIMS FY 2023-2024**

| <b><u>MONTH</u></b>      | <b><u>LOST WORK TIME</u></b> | <b><u>MEDICAL CLAIM ONLY</u></b> |
|--------------------------|------------------------------|----------------------------------|
| October 2023             |                              | 1                                |
| November 2023            |                              | 1                                |
| December 2023            | 1                            |                                  |
| January 2024             |                              |                                  |
| February 2024            |                              |                                  |
| March 2024               |                              | 1                                |
| <b>FISCAL YEAR Total</b> | <b>1</b>                     | <b>3</b>                         |



# FINANCE DIVISION

DEPARTMENT OF FINANCE

MARCH 31, 2024

FINANCIAL NARRATIVE REPORT

# FINANCE REPORT

## **Public Housing –Page 26**

Public Housing sites are reporting an unfavorable variance in Total Revenues of approximately (\$133,000) due to the factors explained below:

Dwelling Rental is reporting a favorable variance of \$50,000 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 \$32,000 mainly due to most all expense categories being under the amount that was budgeted.

Utilities Expense is slightly over budget \$6,000 due to utility costs being over the amount budgeted mostly in electric.

Ordinary Maintenance has an unfavorable variance of approximately \$274,000 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 for three units at Villages at Lincoln.

## **Central Office – page 37**

The central office cost center is reporting an unfavorable variance in Property Management Income of \$22,000 related to the occupancy rates for public housing. The budgeted occupancy rate was 99% while the actual occupancy rate for the first six months of the fiscal year has been approximately 97%.

Service fee income is reporting an unfavorable variance of \$39,000 due to less need for services than was budgeted.

Asset Management and Bookkeeping Income is reporting an unfavorable variance of \$4,000 due to less occupancy in the public housing program and the HCV program leased less units that was budgeted.

Administrative expenses are under budget approximately \$176,000 mainly due to open positions for the first six months of the year.

Maintenance is reporting a favorable variance of \$35,000 due to salaries and benefits are under budget due to the Construction Specialist I position has been vacant for the first six months of the year and safety equipment and materials are under budget.



**Section 8 – page 38**

Admin Subsidy is reporting a favorable balance of \$30,000 due to HUD paying the admin fee from 2023 in 2024 and also due to the rates HUD has paid in 2024 is higher than the amount budgeted.

Administration Expenses are reporting an unfavorable variance of approximately \$18,000 due to invoices paid for the year for the Yardi software.

**Homeownership Opportunities Program (HOP) – page 41**

Capital Expenditures is under budget due no actual expenses for the purchase/renovation of 6 units.

Cost of disposed property is reporting an unfavorable balance due to the sale of 938 Peck Street and 1606 Grayson Avenue.

# CASH ACTIVITY

AS OF MARCH 31, 2024

## CASH ACTIVITY AS OF 03/31/24

### UNRESTRICTED CASH ACCOUNTS

| <u>BANK</u> | <u>ACCOUNT DESCRIPTION</u> | <u>BALANCE</u>       |
|-------------|----------------------------|----------------------|
| Truist      | Checking                   | 24,308,754.85        |
| Less:       | Outstanding checks         | (229,361.52)         |
|             |                            | <u>24,079,393.33</u> |

### RESTRICTED CASH ACCOUNTS

| <u>BANK</u> | <u>ACCOUNT DESCRIPTION</u>  | <u>YIELD</u> | <u>BALANCE</u>      |
|-------------|-----------------------------|--------------|---------------------|
| Truist      | Public Housing FSS Escrow   | 0.01%        | 112,908.55          |
| Truist      | Section 8 FSS Escrow        | 0.10%        | 111,280.39          |
| Truist      | SRAP Operating Fund         | 0.02%        | 203,247.07          |
| Truist      | SRAP Operating Reserve Fund | 0.04%        | 1,148,555.01        |
|             |                             |              | <u>1,575,991.02</u> |



# BALANCE SHEETS

AS OF MARCH 31, 2024

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b>  | <b>Mar-24</b>  |
|--|----------------|----------------|
| Cash - unrestricted                      | 10,420,338     | 10,266,905     |
| Cash - restricted                        | 112,903        | 112,903        |
| Investments                              | 0              | 0              |
| Accounts Receivable                      | 308,908        | 213,887        |
| Notes & Mortgage Receivable              | 400,165        | 400,165        |
| Due from other governments               | 0              | 0              |
| Other Assets                             | 254,111        | 284,577        |
| Interprogram-due from                    | 0              | 0              |
| <b>Total Current Assets</b>              | 11,496,425     | 11,278,437     |
| <br>Fixed Assets, net of depreciation    | <br>23,537,109 | <br>23,537,109 |
| <b>Total Noncurrent Assets</b>           | 23,537,109     | 23,537,109     |
| <br><b>Total Assets</b>                  | 35,033,534     | 34,815,546     |
| <br><b>LIABILITIES</b>                   |                |                |
| Accounts Payable                         | 1,178          | 760            |
| Accrued Liabilities                      | 0              | 0              |
| Due to other governments                 | 227,862        | 235,385        |
| Other Liabilities                        | 293,397        | 293,823        |
| Interprogram-due to                      | 0              | 0              |
| Bonds & Notes Payable                    | 0              | 0              |
| <b>Total Liabilities</b>                 | 522,437        | 529,968        |
| <br><b>EQUITY</b>                        |                |                |
| Investment in general fixed assets       | 23,637,098     | 23,637,098     |
| Retained Earnings - current              | 298,538        | 244,351        |
| Operating Reserve                        | 10,966,266     | 10,966,266     |
| Operating Reserve Used                   | (390,805)      | (562,137)      |
| <b>Total Fund Equity</b>                 | 34,511,097     | 34,285,578     |
| <b>Total Liabilities and Fund Equity</b> | 35,033,534     | 34,815,546     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                      | 2,460,978     | 2,391,764     |
| Cash - restricted                        | 2,694         | 2,694         |
| Investments                              | 0             | 0             |
| Accounts Receivable                      | 96,871        | 65,150        |
| Notes & Mortgage Receivable              | 0             | 0             |
| Due from other governments               | 0             | 0             |
| Other Assets                             | 26,101        | 95,281        |
| Interprogram-due from                    | 0             | 0             |
| <b>Total Current Assets</b>              | 2,586,644     | 2,554,889     |
| Fixed Assets, net of depreciation        | 1,277,100     | 1,277,100     |
| <b>Total Noncurrent Assets</b>           | 1,277,100     | 1,277,100     |
| <b>Total Assets</b>                      | 3,863,744     | 3,831,989     |
| <br>                                     |               |               |
| <b>LIABILITIES</b>                       |               |               |
| Accounts Payable                         | 196           | 100           |
| Accrued Liabilities                      | 0             | 0             |
| Due to other governments                 | 41,950        | 40,506        |
| Other Liabilities                        | 48,725        | 46,895        |
| Interprogram-due to                      | 0             | 0             |
| Bonds & Notes Payable                    | 0             | 0             |
| <b>Total Liabilities</b>                 | 90,871        | 87,501        |
| <br>                                     |               |               |
| <b>EQUITY</b>                            |               |               |
| Investment in general fixed assets       | 1,277,100     | 1,277,100     |
| Retained Earnings - current              | 79,680        | 51,295        |
| Operating Reserve                        | 2,416,093     | 2,416,093     |
| Operating Reserve Used                   | 0             | 0             |
| <b>Total Fund Equity</b>                 | 3,772,873     | 3,744,488     |
| <b>Total Liabilities and Fund Equity</b> | 3,863,744     | 3,831,989     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                      | 1,269,462     | 1,278,503     |
| Cash - restricted                        | 61,767        | 61,767        |
| Investments                              | 0             | 0             |
| Accounts Receivable                      | 6,505         | 7,601         |
| Notes & Mortgage Receivable              | 0             | 0             |
| Due from other governments               | 0             | 0             |
| Other Assets                             | 32,938        | 26,102        |
| Interprogram-due from                    | 0             | 0             |
| <b>Total Current Assets</b>              | 1,370,672     | 1,373,973     |
| Fixed Assets, net of depreciation        | 6,583,914     | 6,583,914     |
| <b>Total Noncurrent Assets</b>           | 6,583,914     | 6,583,914     |
| <b>Total Assets</b>                      | 7,954,586     | 7,957,887     |
| <br>                                     |               |               |
| <b>LIABILITIES</b>                       |               |               |
| Accounts Payable                         | 578           | 578           |
| Accrued Liabilities                      | 0             | 0             |
| Due to other governments                 | 17,988        | 19,405        |
| Other Liabilities                        | 60,770        | 62,163        |
| Interprogram-due to                      | 0             | 0             |
| Bonds & Notes Payable                    | 0             | 0             |
| <b>Total Liabilities</b>                 | 79,336        | 82,146        |
| <br>                                     |               |               |
| <b>EQUITY</b>                            |               |               |
| Investment in general fixed assets       | 6,583,914     | 6,583,914     |
| Retained Earnings - current              | -             | -             |
| Operating Reserve                        | 1,462,458     | 1,462,459     |
| Operating Reserve Used                   | (171,122)     | (170,632)     |
| <b>Total Fund Equity</b>                 | 7,875,250     | 7,875,741     |
| <b>Total Liabilities and Fund Equity</b> | 7,954,586     | 7,957,887     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | 402,691       | 402,551       |
| Cash - restricted                            | 0             | 0             |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 0             | 0             |
| Notes & Mortgage Receivable                  | 316,000       | 316,000       |
| Due from other governments                   | 0             | 0             |
| Other Assets                                 | 0             | 0             |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 718,691       | 718,551       |
| <br>Fixed Assets, net of depreciation        | <br>541,693   | <br>541,693   |
| <b>Total Noncurrent Assets</b>               | 541,693       | 541,693       |
| <br><b>Total Assets</b>                      | 1,260,384     | 1,260,244     |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 0             | 0             |
| Accrued Liabilities                          | 0             | 0             |
| Due to other governments                     | 0             | 0             |
| Other Liabilities                            | 0             | 0             |
| Interprogram-due to                          | 0             | 0             |
| Bonds & Notes Payable                        | 0             | 0             |
| <b>Total Liabilities</b>                     | 0             | 0             |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 541,693       | 541,693       |
| Retained Earnings - current                  | 0             | 0             |
| Operating Reserve                            | 750,379       | 750,379       |
| Operating Reserve Used                       | (31,688)      | (31,828)      |
| <b>Total Fund Equity</b>                     | 1,260,384     | 1,260,244     |
| <br><b>Total Liabilities and Fund Equity</b> | 1,260,384     | 1,260,244     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | 715,818       | 599,575       |
| Cash - restricted                            | 2,035         | 2,035         |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 114,407       | 79,202        |
| Notes & Mortgage Receivable                  | 0             | 0             |
| Due from other governments                   | 0             | 0             |
| Other Assets                                 | 59,339        | 48,805        |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 891,599       | 729,617       |
| <br>Fixed Assets, net of depreciation        | <br>1,984,069 | <br>1,984,069 |
| <b>Total Noncurrent Assets</b>               | 1,984,069     | 1,984,069     |
| <br><b>Total Assets</b>                      | 2,875,668     | 2,713,686     |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 0             | 0             |
| Accrued Liabilities                          | 0             | 0             |
| Due to other governments                     | 17,161        | 17,437        |
| Other Liabilities                            | 19,439        | 20,855        |
| Interprogram-due to                          | 0             | 0             |
| Bonds & Notes Payable                        | 0             | 0             |
| <b>Total Liabilities</b>                     | 36,600        | 38,292        |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 1,984,069     | 1,984,069     |
| Retained Earnings - current                  | 0             | 0             |
| Operating Reserve                            | 931,584       | 931,584       |
| Operating Reserve Used                       | (76,585)      | (240,259)     |
| <b>Total Fund Equity</b>                     | 2,839,068     | 2,675,394     |
| <br><b>Total Liabilities and Fund Equity</b> | 2,875,668     | 2,713,686     |



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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b>           | <b>Mar-24</b>           |
|--|-------------------------|-------------------------|
| Cash - unrestricted                      | 1,872,058               | 1,878,503               |
| Cash - restricted                        | 0                       | 0                       |
| Investments                              | 0                       | 0                       |
| Accounts Receivable                      | 17,452                  | 16,748                  |
| Notes & Mortgage Receivable              | 0                       | 0                       |
| Due from other governments               | 0                       | 0                       |
| Other Assets                             | 17,553                  | 13,329                  |
| Interprogram-due from                    | 0                       | 0                       |
| <b>Total Current Assets</b>              | <u>1,907,063</u>        | <u>1,908,580</u>        |
| Fixed Assets, net of depreciation        | <u>3,318,419</u>        | <u>3,318,419</u>        |
| <b>Total Noncurrent Assets</b>           | <u>3,318,419</u>        | <u>3,318,419</u>        |
| <b>Total Assets</b>                      | <u><u>5,225,482</u></u> | <u><u>5,226,999</u></u> |
| <br><b>LIABILITIES</b>                   |                         |                         |
| Accounts Payable                         | 391                     | 69                      |
| Accrued Liabilities                      | 0                       | 0                       |
| Due to other governments                 | 56,079                  | 58,431                  |
| Other Liabilities                        | 54,158                  | 50,917                  |
| Interprogram-due to                      | 0                       | 0                       |
| Bonds & Notes Payable                    | 0                       | 0                       |
| <b>Total Liabilities</b>                 | <u>110,628</u>          | <u>109,417</u>          |
| <br><b>EQUITY</b>                        |                         |                         |
| Investment in general fixed assets       | 3,318,419               | 3,318,419               |
| Retained Earnings - current              | 18,200                  | 20,928                  |
| Operating Reserve                        | 1,778,235               | 1,778,235               |
| Operating Reserve Used                   | 0                       | 0                       |
| <b>Total Fund Equity</b>                 | <u>5,114,854</u>        | <u>5,117,582</u>        |
| <b>Total Liabilities and Fund Equity</b> | <u><u>5,225,482</u></u> | <u><u>5,226,999</u></u> |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | 763,751       | 743,505       |
| Cash - restricted                            | 14,073        | 14,073        |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 55,979        | 57,953        |
| Notes & Mortgage Receivable                  | 0             | 0             |
| Due from other governments                   | 0             | 0             |
| Other Assets                                 | 48,905        | 41,916        |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 882,708       | 857,447       |
| <br>Fixed Assets, net of depreciation        | <br>1,810,167 | <br>1,810,167 |
| <b>Total Noncurrent Assets</b>               | 1,810,167     | 1,810,167     |
| <br><b>Total Assets</b>                      | 2,692,875     | 2,667,614     |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 14            | 14            |
| Accrued Liabilities                          | 0             | 0             |
| Due to other governments                     | 26,758        | 28,082        |
| Other Liabilities                            | 30,445        | 32,390        |
| Interprogram-due to                          | 0             | 0             |
| Bonds & Notes Payable                        | 0             | 0             |
| <b>Total Liabilities</b>                     | 57,217        | 60,486        |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 1,810,167     | 1,810,167     |
| Retained Earnings - current                  | 31,356        | 2,826         |
| Operating Reserve                            | 794,135       | 794,135       |
| Operating Reserve Used                       | 0             | 0             |
| <b>Total Fund Equity</b>                     | 2,635,658     | 2,607,128     |
| <br><b>Total Liabilities and Fund Equity</b> | 2,692,875     | 2,667,614     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | 931,462       | 926,691       |
| Cash - restricted                            | 0             | 0             |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 5,027         | 4,534         |
| Notes & Mortgage Receivable                  | 0             | 0             |
| Due from other governments                   | 0             | 0             |
| Other Assets                                 | 9,297         | 7,230         |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 945,786       | 938,455       |
| <br>Fixed Assets, net of depreciation        | <br>1,182,392 | <br>1,182,392 |
| <b>Total Noncurrent Assets</b>               | 1,182,392     | 1,182,392     |
| <br><b>Total Assets</b>                      | 2,128,178     | 2,120,847     |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 0             | 0             |
| Accrued Liabilities                          | 0             | 0             |
| Due to other governments                     | 28,248        | 30,040        |
| Other Liabilities                            | 14,328        | 14,316        |
| Interprogram-due to                          | 0             | 0             |
| Bonds & Notes Payable                        | 0             | 0             |
| <b>Total Liabilities</b>                     | 42,576        | 44,356        |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 1,182,392     | 1,182,392     |
| Retained Earnings - current                  | 0             | 0             |
| Operating Reserve                            | 948,087       | 948,087       |
| Operating Reserve Used                       | (44,877)      | (53,988)      |
| <b>Total Fund Equity</b>                     | 2,085,602     | 2,076,491     |
| <br><b>Total Liabilities and Fund Equity</b> | 2,128,178     | 2,120,847     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | 727,011       | 762,015       |
| Cash - restricted                            | 13,664        | 13,664        |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 4,556         | (24,402)      |
| Notes & Mortgage Receivable                  | 0             | 0             |
| Due from other governments                   | 0             | 0             |
| Other Assets                                 | 58,363        | 50,657        |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 803,594       | 801,934       |
| <br>Fixed Assets, net of depreciation        | <br>6,102,388 | <br>6,102,388 |
| <b>Total Noncurrent Assets</b>               | 6,102,388     | 6,102,388     |
| <br><b>Total Assets</b>                      | 6,905,982     | 6,904,322     |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 0             | 0             |
| Accrued Liabilities                          | 0             | 0             |
| Due to other governments                     | 35,708        | 37,296        |
| Other Liabilities                            | 48,197        | 49,224        |
| Interprogram-due to                          | 0             | 0             |
| Bonds & Notes Payable                        | 0             | 0             |
| <b>Total Liabilities</b>                     | 83,905        | 86,520        |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 6,102,388     | 6,102,388     |
| Retained Earnings - current                  | 0             | 0             |
| Operating Reserve                            | 765,945       | 765,945       |
| Operating Reserve Used                       | (46,256)      | (50,531)      |
| <b>Total Fund Equity</b>                     | 6,822,077     | 6,817,802     |
| <br><b>Total Liabilities and Fund Equity</b> | 6,905,982     | 6,904,322     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                      | 1,277,107     | 1,283,799     |
| Cash - restricted                        | 18,669        | 18,669        |
| Investments                              | 0             | 0             |
| Accounts Receivable                      | 8,112         | 7,102         |
| Notes & Mortgage Receivable              | 84,165        | 84,165        |
| Due from other governments               | 0             | 0             |
| Other Assets                             | 1,615         | 1,256         |
| Interprogram-due from                    | 0             | 0             |
| <b>Total Current Assets</b>              | 1,389,668     | 1,394,991     |
| Fixed Assets, net of depreciation        | 736,966       | 736,966       |
| <b>Total Noncurrent Assets</b>           | 736,966       | 736,966       |
| <b>Total Assets</b>                      | 2,126,634     | 2,131,957     |
| <br><b>LIABILITIES</b>                   |               |               |
| Accounts Payable                         | 0             | 0             |
| Accrued Liabilities                      | 0             | 0             |
| Due to other governments                 | 3,972         | 4,189         |
| Other Liabilities                        | 17,334        | 17,064        |
| Interprogram-due to                      | 0             | 0             |
| Bonds & Notes Payable                    | 0             | 0             |
| <b>Total Liabilities</b>                 | 21,306        | 21,253        |
| <br><b>EQUITY</b>                        |               |               |
| Investment in general fixed assets       | 836,955       | 836,955       |
| Retained Earnings - current              | 169,301       | 169,301       |
| Operating Reserve                        | 1,119,349     | 1,119,349     |
| Operating Reserve Used                   | (20,277)      | (14,901)      |
| <b>Total Fund Equity</b>                 | 2,105,328     | 2,110,704     |
| <b>Total Liabilities and Fund Equity</b> | 2,126,634     | 2,131,957     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | 0             | 0             |
| Cash - restricted                            | 0             | 0             |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 0             | 0             |
| Notes & Mortgage Receivable                  | 0             | 0             |
| Due from other governments                   | 0             | 0             |
| Other Assets                                 | 0             | 0             |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 0             | 0             |
| <br>Fixed Assets, net of depreciation        | <br>398,931   | <br>398,931   |
| <b>Total Noncurrent Assets</b>               | 398,931       | 398,931       |
| <br><b>Total Assets</b>                      | 398,931       | 398,931       |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 0             | 0             |
| Accrued Liabilities                          | 0             | 0             |
| Due to other governments                     | 0             | 0             |
| Other Liabilities                            | 0             | 0             |
| Interprogram-due to                          | 0             | 0             |
| Bonds & Notes Payable                        | 0             | 0             |
| <b>Total Liabilities</b>                     | 0             | 0             |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 398,931       | 398,931       |
| Retained Earnings - current                  | 0             | 0             |
| Operating Reserve                            | 0             | 0             |
| Operating Reserve Used                       | 0             | 0             |
| <b>Total Fund Equity</b>                     | 398,931       | 398,931       |
| <br><b>Total Liabilities and Fund Equity</b> | 398,931       | 398,931       |



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | 6,715,565     | 6,694,108     |
| Cash - restricted                            | 0             | 0             |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 42,535        | 42,535        |
| Notes & Mortgage Receivable                  | 0             | 0             |
| Due from other governments                   | 0             | 0             |
| Other Assets                                 | 28,923        | 24,279        |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 6,787,023     | 6,760,922     |
| <br>Fixed Assets, net of depreciation        | <br>230,474   | <br>231,075   |
| <b>Total Noncurrent Assets</b>               | 230,474       | 231,075       |
| <br><b>Total Assets</b>                      | 7,017,497     | 6,991,997     |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 0             | 0             |
| Accrued Liabilities                          | 358,428       | 358,428       |
| Due to other governments                     | 0             | 0             |
| Other Liabilities                            | 283,973       | 243,973       |
| <b>Total Liabilities</b>                     | 642,401       | 602,401       |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 138,514       | 138,514       |
| Retained Earnings - current                  | 273,254       | 287,754       |
| Operating Reserve                            | 5,963,328     | 5,963,328     |
| <b>Total Fund Equity</b>                     | 6,375,096     | 6,389,596     |
| <br><b>Total Liabilities and Fund Equity</b> | 7,017,497     | 6,991,997     |

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
SECTION 8**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                       | <b>Feb-24</b> | <b>Mar-24</b> |
|-------------------------------------|---------------|---------------|
| Cash - unrestricted                 | 2,256,155     | 3,923,623     |
| Cash - restricted                   | 1,465,660     | 1,463,082     |
| Investments                         | 0             | 0             |
| Accounts receivable                 | 13,720        | 13,470        |
| Notes & Mortgages receivable        | 0             | 0             |
| Due from other governments          | 0             | 0             |
| Other assets                        | 24,104        | 20,975        |
| Interprogram due from               | 0             | 0             |
| Fixed assets net of depreciation    | 24,340        | 24,340        |
|                                     | <hr/>         | <hr/>         |
| <b>Total Assets</b>                 | 3,783,979     | 5,445,490     |
|                                     | <hr/> <hr/>   | <hr/> <hr/>   |
| <b>LIABILITIES</b>                  |               |               |
| Accounts Payable                    | 0             | 0             |
| Accrued liabilities                 | 102,761       | 111,276       |
| Due to other governments            | 0             | 0             |
| Other liabilities                   | 197,754       | 1,865,401     |
| Bonds & Notes payable               | 0             | 0             |
| Interprogram due to                 | 0             | 0             |
|                                     | <hr/>         | <hr/>         |
| <b>Total Liabilities</b>            | 300,515       | 1,976,677     |
| <b>EQUITY</b>                       |               |               |
| Investment in general fixed assets  | 24,340        | 24,340        |
| Retained Earnings - current         | 192,649       | 207,934       |
| Operating Reserve                   | 2,466,902     | 2,466,902     |
| HAP Reserve                         | 799,573       | 769,637       |
|                                     | <hr/>         | <hr/>         |
| <b>Total fund equity</b>            | 3,483,464     | 3,468,813     |
| <b>Total Liabilities and Equity</b> | 3,783,979     | 5,445,490     |
|                                     | <hr/> <hr/>   | <hr/> <hr/>   |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b>    | <b>Mar-24</b>    |
|--|------------------|------------------|
| Cash - unrestricted                      | 153,113          | 153,113          |
| Investments                              | 0                | 0                |
| Accounts receivable                      | 0                | 0                |
| Notes & Mortgages Receivable             | 0                | 0                |
| Due from other governments               | 5,880            | 5,880            |
| Other assets                             | 0                | 0                |
| Interprogram due from                    | 0                | 0                |
| Fixed assets, net of depreciation        | 1,180,603        | 1,180,603        |
|  | <hr/>            | <hr/>            |
| <b>Total Assets</b>                      | <b>1,339,596</b> | <b>1,339,596</b> |
|  | <hr/> <hr/>      | <hr/> <hr/>      |
| <br><b>LIABILITIES</b>                   |                  |                  |
| Accounts payable                         | 0                | 0                |
| Accrued liabilities                      | 0                | 0                |
| Due to other governments                 | 160,536          | 160,536          |
| Other liabilities                        | 0                | 0                |
| Bonds & Notes payable                    | 0                | 0                |
| Interprogram due to                      | 0                | 0                |
|  | <hr/>            | <hr/>            |
| <b>Total Liabilities</b>                 | <b>160,536</b>   | <b>160,536</b>   |
| <br><b>EQUITY</b>                        |                  |                  |
| Investment in general fixed assets       | 1,180,603        | 1,180,603        |
| Retained Earnings - current              | 0                | 0                |
| Operating Reserve                        | (1,543)          | (1,543)          |
|  | <hr/>            | <hr/>            |
| <b>Total Fund Equity</b>                 | <b>1,179,060</b> | <b>1,179,060</b> |
|  | <hr/>            | <hr/>            |
| <b>Total Liabilities and Fund Equity</b> | <b>1,339,596</b> | <b>1,339,596</b> |
|  | <hr/> <hr/>      | <hr/> <hr/>      |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b>        | <b>Mar-24</b>        |
|--|----------------------|----------------------|
| Cash - unrestricted                          | 703,125              | 699,625              |
| 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              |
|  | <hr/>                | <hr/>                |
| <b>Total Assets</b>                          | <b>1,152,204</b>     | <b>1,148,704</b>     |
|  | <hr/> <hr/>          | <hr/> <hr/>          |
| <br>   |                      |                      |
| <b>LIABILITIES</b>                           |                      |                      |
| Accounts payable                             | 0                    | 0                    |
| Accrued liabilities                          | 0                    | 0                    |
| Due to other governments                     | 336,924              | 336,924              |
| Other liabilities                            | 0                    | 0                    |
| Bonds & Notes payable                        | 0                    | 0                    |
| Interprogram due to                          | 0                    | 0                    |
|  | <hr/>                | <hr/>                |
| <b>Total Liabilities</b>                     | <b>336,924</b>       | <b>336,924</b>       |
| <br>   |                      |                      |
| <b>EQUITY</b>                                |                      |                      |
| Investment in general fixed assets           | 449,079              | 449,079              |
| Retained Earnings - current                  | (163)                | (3,663)              |
| Operating Reserve                            | 366,364              | 366,364              |
|  | <hr/>                | <hr/>                |
| <b>Total Fund Equity</b>                     | <b>815,280</b>       | <b>811,780</b>       |
| <br><b>Total Liabilities and Fund Equity</b> | <br><b>1,152,204</b> | <br><b>1,148,704</b> |
|  | <hr/> <hr/>          | <hr/> <hr/>          |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b>    | <b>Mar-24</b>    |
|--|------------------|------------------|
| Cash - unrestricted                          | 1,320,876        | 1,320,182        |
| Investments                                  | 0                | 0                |
| Accounts receivable                          | 0                | 0                |
| Accrued Interest Receivable                  | 0                | 0                |
| Notes & Mortgages Receivable                 | 113,600          | 113,600          |
| Due from other governments                   | 0                | 0                |
| Other assets                                 | 0                | 0                |
| Interprogram due from                        | 0                | 0                |
| Fixed assets, net of depreciation            | 83,353           | 84,046           |
|  | <hr/>            | <hr/>            |
| <b>Total Assets</b>                          | <b>1,517,829</b> | <b>1,517,828</b> |
|  | <hr/> <hr/>      | <hr/> <hr/>      |
| <br><b>LIABILITIES</b>                       |                  |                  |
| Accounts payable                             | 0                | 0                |
| Accrued liabilities                          | 0                | 0                |
| Due to other governments                     | 0                | 0                |
| Other liabilities                            | 0                | 0                |
| Bonds & Notes payable                        | 0                | 0                |
| Interprogram due to                          | 0                | 0                |
|  | <hr/>            | <hr/>            |
| <b>Total Liabilities</b>                     | <b>0</b>         | <b>0</b>         |
| <br><b>EQUITY</b>                            |                  |                  |
| Investment in general fixed assets           | 507,443          | 507,443          |
| Retained Earnings - current                  | (251,300)        | (251,301)        |
| Operating Reserve                            | 1,261,686        | 1,261,686        |
|  | <hr/>            | <hr/>            |
| <b>Total Fund Equity</b>                     | <b>1,517,829</b> | <b>1,517,828</b> |
| <br><b>Total Liabilities and Fund Equity</b> | <b>1,517,829</b> | <b>1,517,828</b> |
|  | <hr/> <hr/>      | <hr/> <hr/>      |

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                       | <b>Feb-24</b> | <b>Mar-24</b> |
|-------------------------------------|---------------|---------------|
| Cash - unrestricted                 | 995,694       | 1,009,494     |
| Investments                         | 0             | 0             |
| Accounts Receivable                 | 2,465         | 227           |
| Notes & Mortgages receivable        | 0             | 0             |
| Due from other governments          | 0             | 0             |
| Other assets                        | 1,558         | 1,203         |
| Interprogram due from               | 0             | 0             |
| Fixed assets net of depreciation    | 68,370        | 68,370        |
|                                     | <hr/>         | <hr/>         |
| <b>Total Assets</b>                 | 1,068,087     | 1,079,294     |
|                                     | <hr/> <hr/>   | <hr/> <hr/>   |
| <b>LIABILITIES</b>                  |               |               |
| Accounts Payable                    | 0             | 30            |
| Accrued liabilities                 | 5,280         | 5,360         |
| Due to other governments            | 0             | 0             |
| Other liabilities                   | 0             | 0             |
| Bonds & Notes payable               | 0             | 0             |
| Interprogram due to                 | 0             | 0             |
|                                     | <hr/>         | <hr/>         |
| <b>Total Liabilities</b>            | 5,280         | 5,390         |
| <b>EQUITY</b>                       |               |               |
| Investment in general fixed assets  | 68,370        | 68,370        |
| Retained Earnings - current         | 43,448        | 54,545        |
| Operating Reserve                   | 950,989       | 950,989       |
|                                     | <hr/>         | <hr/>         |
| <b>Total Fund Equity</b>            | 1,062,807     | 1,073,904     |
|                                     | <hr/>         | <hr/>         |
| <b>Total Liabilities and Equity</b> | 1,068,087     | 1,079,294     |
|                                     | <hr/> <hr/>   | <hr/> <hr/>   |



**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                       | <b>Feb-24</b>  | <b>Mar-24</b>  |
|-------------------------------------|----------------|----------------|
| Cash - unrestricted                 | (11,293)       | (13,702)       |
| Investments                         | 0              | 0              |
| Accounts receivable                 | 6,517          | 9,058          |
| Notes & Mortgages receivable        | 0              | 0              |
| Due from other governments          | 0              | 0              |
| Other assets                        | 530            | 398            |
| Interprogram due from               | 0              | 0              |
| Fixed assets net of depreciation    | 0              | 0              |
|                                     | <hr/>          | <hr/>          |
| <b>Total Assets</b>                 | <b>(4,246)</b> | <b>(4,246)</b> |
|                                     | <hr/> <hr/>    | <hr/> <hr/>    |
| <b>LIABILITIES</b>                  |                |                |
| Accounts Payable                    | 0              | 0              |
| Accrued liabilities                 | 0              | 0              |
| Due to other governments            | 0              | 0              |
| Other liabilities                   | 0              | 0              |
| Bonds & Notes payable               | 0              | 0              |
| Interprogram due to                 | 0              | 0              |
|                                     | <hr/>          | <hr/>          |
| <b>Total Liabilities</b>            | <b>0</b>       | <b>0</b>       |
| <b>EQUITY</b>                       |                |                |
| Investment in general fixed assets  | 0              | 0              |
| Retained Earnings - current         | (541)          | (541)          |
| Operating Reserve                   | (3,705)        | (3,705)        |
|                                     | <hr/>          | <hr/>          |
| <b>Total Fund Equity</b>            | <b>(4,246)</b> | <b>(4,246)</b> |
|                                     | <hr/>          | <hr/>          |
| <b>Total Liabilities and Equity</b> | <b>(4,246)</b> | <b>(4,246)</b> |
|                                     | <hr/> <hr/>    | <hr/> <hr/>    |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b>            | <b>Mar-24</b>            |
|--|--------------------------|--------------------------|
| Cash - unrestricted                      | (3,460)                  | 0                        |
| Investments                              | 0                        | 0                        |
| Accounts Receivable                      | 0                        | 0                        |
| Notes & Mortgage Receivable              | 0                        | 0                        |
| Due from other governments               | 0                        | 0                        |
| Other Assets                             | 0                        | 0                        |
| Interprogram-due from                    |                          |                          |
| Total Current Assets                     | <u>(3,460)</u>           | <u>0</u>                 |
| <br>                                     |                          |                          |
| Fixed assets net of depreciation         | 17,441,308               | 17,834,126               |
| Total Noncurrent Assets                  | <u>17,441,308</u>        | <u>17,834,126</u>        |
| <br>                                     |                          |                          |
| <b>Total Assets</b>                      | <u><u>17,437,848</u></u> | <u><u>17,834,126</u></u> |
| <br>                                     |                          |                          |
| <b>LIABILITIES</b>                       |                          |                          |
| Accounts Payable                         | 0                        | 0                        |
| Accrued Liabilities                      | 0                        | 0                        |
| Due to other governments                 | 0                        | 0                        |
| Other Liabilities                        | 0                        | 0                        |
| Interprogram-due to                      | 0                        | 0                        |
| Bonds & Notes Payable                    | <u>0</u>                 | <u>0</u>                 |
| <br>                                     |                          |                          |
| <b>Total Liabilities</b>                 | <u>0</u>                 | <u>0</u>                 |
| <br>                                     |                          |                          |
| <b>EQUITY</b>                            |                          |                          |
| Investment in general fixed assets       | 17,441,308               | 17,834,126               |
| Retained Earnings - current              | (3,460)                  | 0                        |
| Operating Reserve                        | <u>0</u>                 | <u>0</u>                 |
| <br>                                     |                          |                          |
| <b>Total Fund Equity</b>                 | <u>17,437,848</u>        | <u>17,834,126</u>        |
| <br>                                     |                          |                          |
| <b>Total Liabilities and Fund Equity</b> | <u><u>17,437,848</u></u> | <u><u>17,834,126</u></u> |

\* Due to timing

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                          | (12,470)      | (20,980)      |
| Investments                                  | 0             | 0             |
| Accounts Receivable                          | 0             | 0             |
| Notes & Mortgage Receivable                  | 0             | 0             |
| Due from other governments                   | 12,470        | 20,980        |
| Other Assets                                 | 0             | 0             |
| Interprogram-due from                        | 0             | 0             |
| <b>Total Current Assets</b>                  | 0             | 0             |
| <br>Fixed Assets, net of depreciation        | <br>0         | <br>0         |
| <b>Total Noncurrent Assets</b>               | 0             | 0             |
| <br><b>Total Assets</b>                      | 0             | 0             |
| <br><b>LIABILITIES</b>                       |               |               |
| Accounts Payable                             | 0             | 0             |
| Accrued Liabilities                          | 0             | 0             |
| Due to other governments                     | 0             | 0             |
| Other Liabilities                            | 0             | 0             |
| Interprogram-due to                          | 0             | 0             |
| Bonds & Notes Payable                        | 0             | 0             |
| <b>Total Liabilities</b>                     | 0             | 0             |
| <br><b>EQUITY</b>                            |               |               |
| Investment in general fixed assets           | 0             | 0             |
| Retained Earnings - current                  | 0             | 0             |
| Operating Reserve                            | 0             | 0             |
| <b>Total Fund Equity</b>                     | 0             | 0             |
| <br><b>Total Liabilities and Fund Equity</b> | 0             | 0             |

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
ROSS GRANTS**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b>       | <b>Mar-24</b>       |
|--|---------------------|---------------------|
| Cash - unrestricted                          | (25,814)            | (15,331)            |
| Investments                                  | 0                   | 0                   |
| Accounts Receivable                          | 0                   | 0                   |
| Notes & Mortgage Receivable                  | 0                   | 0                   |
| Due from other governments                   | 25,814              | 15,331              |
| Other Assets                                 | 0                   | 0                   |
| Interprogram-due from                        | 0                   | 0                   |
| <b>Total Current Assets</b>                  | <u>0</u>            | <u>0</u>            |
| <br>Fixed Assets, net of depreciation        | <br>0               | <br>0               |
| <b>Total Noncurrent Assets</b>               | <u>0</u>            | <u>0</u>            |
| <br><b>Total Assets</b>                      | <br><u><u>0</u></u> | <br><u><u>0</u></u> |
| <br><b>LIABILITIES</b>                       |                     |                     |
| Accounts Payable                             | 0                   | 0                   |
| Accrued Liabilities                          | 0                   | 0                   |
| Due to other governments                     | 0                   | 0                   |
| Other Liabilities                            | 0                   | 0                   |
| Interprogram-due to                          | 0                   | 0                   |
| Bonds & Notes Payable                        | 0                   | 0                   |
| <b>Total Liabilities</b>                     | <u>0</u>            | <u>0</u>            |
| <br><b>EQUITY</b>                            |                     |                     |
| Investment in general fixed assets           | 0                   | 0                   |
| Retained Earnings - current                  | 0                   | 0                   |
| Operating Reserve                            | 0                   | 0                   |
| <b>Total Fund Equity</b>                     | <u>0</u>            | <u>0</u>            |
| <br><b>Total Liabilities and Fund Equity</b> | <br><u><u>0</u></u> | <br><u><u>0</u></u> |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b> | <b>Mar-24</b> |
|--|---------------|---------------|
| Cash - unrestricted                      | (78,138)      | 0             |
| 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             |
| <b>Total Current Assets</b>              | 1,098,935     | 1,177,073     |
| Fixed Assets, net of depreciation        | 1,476,925     | 1,476,925     |
| <b>Total Noncurrent Assets</b>           | 1,476,925     | 1,476,925     |
| <b>Total Assets</b>                      | 2,575,860     | 2,653,998     |
| <br>                                     |               |               |
| <b>LIABILITIES</b>                       |               |               |
| 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             |
| <b>Total Liabilities</b>                 | 30,428        | 30,428        |
| <br>                                     |               |               |
| <b>EQUITY</b>                            |               |               |
| Investment in general fixed assets       | 1,398,787     | 1,476,925     |
| Retained Earnings - current              | 1,146,645     | 1,146,645     |
| Operating Reserve                        | 0             | 0             |
| <b>Total Fund Equity</b>                 | 2,545,432     | 2,623,570     |
| <b>Total Liabilities and Fund Equity</b> | 2,575,860     | 2,653,998     |

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                                | <b>Feb-24</b>           | <b>Mar-24</b>            |
|--|-------------------------|--------------------------|
| Cash - unrestricted                          | (9,225)                 | (14,550)                 |
| Investments                                  | 0                       | 0                        |
| Accounts Receivable                          | 0                       | 0                        |
| Notes & Mortgage Receivable                  | 0                       | 0                        |
| Due from other governments                   | 9,225                   | 14,550                   |
| Other Assets                                 | 0                       | 0                        |
| Interprogram-due from                        | 0                       | 0                        |
| <b>Total Current Assets</b>                  | <u>0</u>                | <u>0</u>                 |
| <br>Fixed Assets, net of depreciation        | <br>9,225               | <br>14,550               |
| <b>Total Noncurrent Assets</b>               | <u>9,225</u>            | <u>14,550</u>            |
| <br><b>Total Assets</b>                      | <br><u><u>9,225</u></u> | <br><u><u>14,550</u></u> |
| <br><b>LIABILITIES</b>                       |                         |                          |
| Accounts Payable                             | 0                       | 0                        |
| Accrued Liabilities                          | 0                       | 0                        |
| Due to other governments                     | 0                       | 0                        |
| Other Liabilities                            | 0                       | 0                        |
| Interprogram-due to                          | 0                       | 0                        |
| Bonds & Notes Payable                        | 0                       | 0                        |
| <b>Total Liabilities</b>                     | <u>0</u>                | <u>0</u>                 |
| <br><b>EQUITY</b>                            |                         |                          |
| Investment in general fixed assets           | 9,225                   | 14,550                   |
| Retained Earnings - current                  | 0                       | 0                        |
| Operating Reserve                            | 0                       | 0                        |
| <b>Total Fund Equity</b>                     | <u>9,225</u>            | <u>14,550</u>            |
| <br><b>Total Liabilities and Fund Equity</b> | <br><u><u>9,225</u></u> | <br><u><u>14,550</u></u> |



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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2024**

| <b>ASSETS</b>                            | <b>Feb-24</b>       | <b>Mar-24</b>       |
|--|---------------------|---------------------|
| Cash - unrestricted                      | 6,000               | 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                   |
| <b>Total Current Assets</b>              | <u>6,000</u>        | <u>6,000</u>        |
| Fixed Assets, net of depreciation        | 0                   | 0                   |
| <b>Total Noncurrent Assets</b>           | <u>0</u>            | <u>0</u>            |
| <b>Total Assets</b>                      | <u><u>6,000</u></u> | <u><u>6,000</u></u> |
| <br><b>LIABILITIES</b>                   |                     |                     |
| Accounts Payable                         | 0                   | 0                   |
| Accrued Liabilities                      | 0                   | 0                   |
| Due to other governments                 | 0                   | 0                   |
| Other Liabilities                        | 0                   | 0                   |
| Interprogram-due to                      | 0                   | 0                   |
| Bonds & Notes Payable                    | 0                   | 0                   |
| <b>Total Liabilities</b>                 | <u>0</u>            | <u>0</u>            |
| <br><b>EQUITY</b>                        |                     |                     |
| Investment in general fixed assets       | 0                   | 0                   |
| Retained Earnings - current              | 6,000               | 6,000               |
| Operating Reserve                        | 0                   | 0                   |
| <b>Total Fund Equity</b>                 | <u>6,000</u>        | <u>6,000</u>        |
| <b>Total Liabilities and Fund Equity</b> | <u><u>6,000</u></u> | <u><u>6,000</u></u> |

# REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2023 - MARCH 31, 2024

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET    | *YTD<br>BUDGET      | **YTD<br>ACTUAL     | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|----------------------|---------------------|---------------------|--|
| <b>REVENUES</b>                             |                      |                     |                     |  |
| Dwelling Rental                             | 3,843,037.00         | 1,921,518.50        | 1,972,174.13        | 50,655.63                              |
| Excess Utilities                            | 129,224.00           | 64,612.00           | 48,014.12           | (16,597.88)                            |
| Interest Income                             | -                    | -                   | (110.69)            | (110.69)                               |
| Other Income                                | 221,303.00           | 110,651.50          | 215,947.01          | 105,295.51                             |
| Operating Subsidy                           | 4,545,604.00         | 2,272,802.00        | 2,088,024.00        | (184,778.00)                           |
| Utilities Subsidy                           | 2,397,850.00         | 1,198,925.00        | 1,111,296.00        | (87,629.00)                            |
| <b>Total Revenues</b>                       | <b>11,137,018.00</b> | <b>5,568,509.00</b> | <b>5,435,344.57</b> | <b>(133,164.43)</b>                    |
| <b>EXPENSES</b>                             |                      |                     |                     |  |
| Administration                              | 1,487,407.00         | 743,703.50          | 711,331.85          | 32,371.65                              |
| Central Office Property Management Fees     | 1,170,135.00         | 585,067.50          | 563,907.53          | 21,159.97                              |
| Central Office Bookkeeping Fees             | 114,138.00           | 57,069.00           | 55,003.50           | 2,065.50                               |
| Tenant Services                             | 224,844.00           | 112,422.00          | 99,337.62           | 13,084.38                              |
| Utilities Expense                           | 2,264,177.00         | 1,132,088.50        | 1,138,251.54        | (6,163.04)                             |
| Ordinary Maintenance                        | 4,312,789.00         | 2,156,394.50        | 2,430,114.41        | (273,719.91)                           |
| Protective Services                         | 343,170.00           | 171,585.00          | 168,308.52          | 3,276.48                               |
| General                                     | 823,899.00           | 411,949.50          | 540,497.87          | (128,548.37)                           |
| P.I.L.O.T.                                  | 157,886.00           | 78,943.00           | 82,192.09           | (3,249.09)                             |
| Extraordinary Maintenance                   | 70,610.00            | 35,305.00           | 125,797.97          | (90,492.97)                            |
| Replacement of Equipment                    | -                    | -                   | 7,690.00            | (7,690.00)                             |
| Capital Replacements                        | -                    | -                   | -                   | -                                      |
| Interest on Notes/Bonds Payable             | -                    | -                   | -                   | -                                      |
| Loss from Sale of Asset                     | -                    | -                   | -                   | -                                      |
| Betterments & Additions                     | -                    | -                   | -                   | -                                      |
| <b>Total Expenses</b>                       | <b>10,969,055.00</b> | <b>5,484,527.50</b> | <b>5,922,432.90</b> | <b>(437,905.40)</b>                    |
| <b>Diff In Oper Revenues &amp; Expenses</b> | <b>167,963.00</b>    | <b>83,981.50</b>    | <b>(487,088.33)</b> | <b>(571,069.83)</b>                    |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                      |                     |                     |  |
| Transfers In                                | -                    | -                   | -                   | -                                      |
| Transfers Out                               | -                    | -                   | -                   | -                                      |
| Reserve Used                                | 173,504.00           | 86,752.00           | 562,137.37          | 475,385.37                             |
| 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          | -                    | -                   | 269,984.77          | 269,984.77                             |
| Cost of Assets Disposed                     | -                    | -                   | (100,683.31)        | (100,683.31)                           |
|   | <u>173,504.00</u>    | <u>86,752.00</u>    | <u>731,438.83</u>   | <u>644,686.83</u>                      |
| <b>Difference in Revenue &amp; Expense</b>  | <b>341,467.00</b>    | <b>170,733.50</b>   | <b>244,350.50</b>   | <b>73,617.00</b>                       |

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

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET   | *YTD<br>BUDGET      | **YTD<br>ACTUAL     | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|---------------------|---------------------|---------------------|--|
| <b>REVENUES</b>                             |                     |                     |                     |  |
| Dwelling Rental                             | 861,500.00          | 430,750.00          | 447,930.98          | 17,180.98                              |
| Excess Utilities                            | 50,000.00           | 25,000.00           | 12,981.10           | (12,018.90)                            |
| Interest Income                             | -                   | -                   | -                   | -                                      |
| Other Income                                | 63,040.00           | 31,520.00           | 39,446.20           | 7,926.20                               |
| Operating Subsidy                           | 1,084,445.00        | 542,222.50          | 511,651.00          | (30,571.50)                            |
| Utilities Subsidy                           | 722,964.00          | 361,482.00          | 333,696.00          | (27,786.00)                            |
| <b>Total Revenues</b>                       | <b>2,781,949.00</b> | <b>1,390,974.50</b> | <b>1,345,705.28</b> | <b>(45,269.22)</b>                     |
| <b>EXPENSES</b>                             |                     |                     |                     |  |
| Administration                              | 364,659.00          | 182,329.50          | 170,374.82          | 11,954.68                              |
| Central Office Property Management Fees     | 274,036.00          | 137,018.00          | 134,018.87          | 2,999.13                               |
| Central Office Bookkeeping Fees             | 26,730.00           | 13,365.00           | 13,072.50           | 292.50                                 |
| Tenant Services                             | 44,129.00           | 22,064.50           | 15,441.27           | 6,623.23                               |
| Utilities Expense                           | 661,220.00          | 330,610.00          | 324,778.39          | 5,831.61                               |
| Ordinary Maintenance                        | 1,050,259.00        | 525,129.50          | 395,274.26          | 129,855.24                             |
| Protective Services                         | 90,020.00           | 45,010.00           | 45,662.68           | (652.68)                               |
| General                                     | 280,408.00          | 140,204.00          | 182,940.42          | (42,736.42)                            |
| P.I.L.O.T.                                  | 20,028.00           | 10,014.00           | 12,315.26           | (2,301.26)                             |
| Extraordinary Maintenance                   | -                   | -                   | 531.57              | (531.57)                               |
| Replacement of Equipment                    | -                   | -                   | -                   | -                                      |
| Capital Replacements                        | -                   | -                   | -                   | -                                      |
| Interest Expense                            | -                   | -                   | -                   | -                                      |
| Loss from Sale of Equipment                 | -                   | -                   | -                   | -                                      |
| Betterments & Additions                     | -                   | -                   | -                   | -                                      |
| <b>Total Expenses</b>                       | <b>2,811,489.00</b> | <b>1,405,744.50</b> | <b>1,294,410.04</b> | <b>111,334.46</b>                      |
| <b>Diff In Oper Revenues &amp; Expenses</b> | <b>(29,540.00)</b>  | <b>(14,770.00)</b>  | <b>51,295.24</b>    | <b>66,065.24</b>                       |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                     |                     |                     |  |
| Transfers In                                | -                   | -                   | -                   | -                                      |
| Transfers Out                               | -                   | -                   | -                   | -                                      |
| Reserve Used                                | 29,540.00           | 14,770.00           | -                   | (14,770.00)                            |
| Other Income- Capital Fd debt serv          | -                   | -                   | -                   | -                                      |
| Other Income- trf to Central Office         | -                   | -                   | -                   | -                                      |
| Other Income- Lease Payments                | -                   | -                   | -                   | -                                      |
| Other Income- Replacement Housing           | -                   | -                   | -                   | -                                      |
| Cost of Assets Disposed                     | -                   | -                   | -                   | -                                      |
|   | <b>29,540.00</b>    | <b>14,770.00</b>    | <b>-</b>            | <b>(14,770.00)</b>                     |
| <b>Difference in Revenue &amp; Expense</b>  | <b>-</b>            | <b>-</b>            | <b>51,295.24</b>    | <b>51,295.24</b>                       |

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

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|-------------------|----------------|-----------------|--|
| <b>REVENUES</b>                             |                   |                |                 |  |
| Dwelling Rental                             | 423,000.00        | 211,500.00     | 186,817.00      | (24,683.00)                            |
| Excess Utilities                            | -                 | -              | -               | -                                      |
| Interest Income                             | -                 | -              | (91.69)         | (91.69)                                |
| Other Income                                | 13,200.00         | 6,600.00       | 10,935.49       | 4,335.49                               |
| Operating Subsidy                           | 837,257.00        | 418,628.50     | 379,875.00      | (38,753.50)                            |
| Utilities Subsidy                           | 209,314.00        | 104,657.00     | 93,949.00       | (10,708.00)                            |
| <b>Total Revenues</b>                       | 1,482,771.00      | 741,385.50     | 671,484.80      | (69,900.70)                            |
| <b>EXPENSES</b>                             |                   |                |                 |  |
| Administration                              | 203,447.00        | 101,723.50     | 94,437.29       | 7,286.21                               |
| Central Office Property Management Fees     | 150,720.00        | 75,360.00      | 73,121.51       | 2,238.49                               |
| Central Office Bookkeeping Fees             | 14,702.00         | 7,351.00       | 7,132.50        | 218.50                                 |
| Tenant Services                             | 18,286.00         | 9,143.00       | 9,634.13        | (491.13)                               |
| Utilities Expense                           | 205,500.00        | 102,750.00     | 99,827.69       | 2,922.31                               |
| Ordinary Maintenance                        | 686,019.00        | 343,009.50     | 344,576.92      | (1,567.42)                             |
| Protective Services                         | 34,150.00         | 17,075.00      | 24,163.09       | (7,088.09)                             |
| General                                     | 103,089.00        | 51,544.50      | 57,389.26       | (5,844.76)                             |
| P.I.L.O.T.                                  | 21,750.00         | 10,875.00      | 7,883.93        | 2,991.07                               |
| Extraordinary Maintenance                   | 11,600.00         | 5,800.00       | 123,950.00      | (118,150.00)                           |
| Replacement of Equipment                    | -                 | -              | -               | -                                      |
| Capital Replacements                        | -                 | -              | -               | -                                      |
| Loss from Sale of Asset                     | -                 | -              | -               | -                                      |
| Betterments & Additions                     | -                 | -              | -               | -                                      |
| <b>Total Expenses</b>                       | 1,449,263.00      | 724,631.50     | 842,116.32      | (117,484.82)                           |
| <b>Diff In Oper Revenues &amp; Expenses</b> | 33,508.00         | 16,754.00      | (170,631.52)    | (187,385.52)                           |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                   |                |                 |  |
| Transfers In                                | -                 | -              | -               | -                                      |
| Transfers Out                               | -                 | -              | -               | -                                      |
| Reserve Used                                | -                 | -              | 170,631.52      | 170,631.52                             |
| Other Income- Capital Fd debt serv          | -                 | -              | -               | -                                      |
| Other Income- trf to Central Office         | -                 | -              | -               | -                                      |
| Other Income- Lease Payments                | -                 | -              | -               | -                                      |
| Other Income- Replacement Housing           | -                 | -              | -               | -                                      |
| Cost of Assets Disposed                     | -                 | -              | -               | -                                      |
|   | -                 | -              | 170,631.52      | 170,631.52                             |
| <b>Difference in Revenue &amp; Expense</b>  | 33,508.00         | 16,754.00      | -               | (16,754.00)                            |

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

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|-------------------|----------------|-----------------|--|
| <b>REVENUES</b>                             |                   |                |                 |  |
| Dwelling Rental                             | -                 | -              | -               | -                                      |
| Excess Utilities                            | -                 | -              | -               | -                                      |
| Interest Income                             | -                 | -              | -               | -                                      |
| Other Income                                | -                 | -              | 192.00          | 192.00                                 |
| Operating Subsidy                           | -                 | -              | -               | -                                      |
| Utilities Subsidy                           | -                 | -              | -               | -                                      |
|   | <hr/>             | <hr/>          | <hr/>           | <hr/>                                  |
| <b>Total Revenues</b>                       | -                 | -              | 192.00          | 192.00                                 |
| <b>EXPENSES</b>                             |                   |                |                 |  |
| Administration                              | -                 | -              | -               | -                                      |
| Central Office Property Management Fees     | -                 | -              | -               | -                                      |
| Central Office Bookkeeping Fees             | -                 | -              | -               | -                                      |
| Tenant Services                             | -                 | -              | -               | -                                      |
| Utilities Expense                           | -                 | -              | 140.17          | (140.17)                               |
| Ordinary Maintenance                        | 2,800.00          | 1,400.00       | 31,880.00       | (30,480.00)                            |
| Protective Services                         | -                 | -              | -               | -                                      |
| General                                     | -                 | -              | -               | -                                      |
| P.I.L.O.T.                                  | -                 | -              | -               | -                                      |
| Extraordinary Maintenance                   | -                 | -              | -               | -                                      |
| Replacement of Equipment                    | -                 | -              | -               | -                                      |
| Capital Replacements                        | -                 | -              | -               | -                                      |
| Loss on Disposal of Land                    | -                 | -              | -               | -                                      |
| Betterments & Additions                     | -                 | -              | -               | -                                      |
|   | <hr/>             | <hr/>          | <hr/>           | <hr/>                                  |
| <b>Total Expenses</b>                       | 2,800.00          | 1,400.00       | 32,020.17       | (30,620.17)                            |
| <b>Diff In Oper Revenues &amp; Expenses</b> | (2,800.00)        | (1,400.00)     | (31,828.17)     | (30,428.17)                            |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                   |                |                 |  |
| Transfers In                                | -                 | -              | -               | -                                      |
| Transfers Out                               | -                 | -              | -               | -                                      |
| Reserve Used                                | 2,800.00          | 400.00         | 31,828.17       | (31,428.17)                            |
| 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         | 31,828.17       | (31,428.17)                            |
| <b>Difference in Revenue &amp; Expense</b>  | -                 | (1,000.00)     | -               | 1,000.00                               |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|-------------------|----------------|-----------------|--|
| <b>REVENUES</b>                             |                   |                |                 |  |
| Dwelling Rental                             | 467,160.00        | 233,580.00     | 274,028.26      | 40,448.26                              |
| Excess Utilities                            | 29,324.00         | 14,662.00      | 11,128.26       | (3,533.74)                             |
| Interest Income                             | -                 | -              | -               | -                                      |
| Other Income                                | 21,393.00         | 10,696.50      | 77,684.73       | 66,988.23                              |
| Operating Subsidy                           | 703,175.00        | 351,587.50     | 326,632.00      | (24,955.50)                            |
| Utilities Subsidy                           | 378,632.00        | 189,316.00     | 170,750.00      | (18,566.00)                            |
|   | 1,599,684.00      | 799,842.00     | 860,223.25      | 60,381.25                              |
| <b>Total Revenues</b>                       |                   |                |                 |  |
| <b>EXPENSES</b>                             |                   |                |                 |  |
| Administration                              | 219,270.00        | 109,635.00     | 124,941.54      | (15,306.54)                            |
| Central Office Property Management Fees     | 157,114.00        | 78,557.00      | 73,353.04       | 5,203.96                               |
| Central Office Bookkeeping Fees             | 15,325.00         | 7,662.50       | 7,155.00        | 507.50                                 |
| Tenant Services                             | 23,303.00         | 11,651.50      | 8,242.52        | 3,408.98                               |
| Utilities Expense                           | 442,157.00        | 221,078.50     | 184,043.18      | 37,035.32                              |
| Ordinary Maintenance                        | 623,363.00        | 311,681.50     | 582,221.14      | (270,539.64)                           |
| Protective Services                         | 60,000.00         | 30,000.00      | 28,625.84       | 1,374.16                               |
| General                                     | 93,094.00         | 46,547.00      | 73,896.00       | (27,349.00)                            |
| P.I.L.O.T.                                  | 2,500.00          | 1,250.00       | 8,998.51        | (7,748.51)                             |
| Extraordinary Maintenance                   | -                 | -              | 9,005.00        | (9,005.00)                             |
| Replacement of Equipment                    | -                 | -              | -               | -                                      |
| Capital Replacements                        | -                 | -              | -               | -                                      |
| Interest Expense                            | -                 | -              | -               | -                                      |
| Proceeds from Sale of Equipment             | -                 | -              | -               | -                                      |
| Betterments & Additions                     | -                 | -              | -               | -                                      |
|   | 1,636,126.00      | 818,063.00     | 1,100,481.77    | (282,418.77)                           |
| <b>Total Expenses</b>                       |                   |                |                 |  |
| <b>Diff In Oper Revenues &amp; Expenses</b> | (36,442.00)       | (18,221.00)    | (240,258.52)    | (222,037.52)                           |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                   |                |                 |  |
| Transfers In                                | -                 | -              | -               | -                                      |
| Transfers Out                               | -                 | -              | -               | -                                      |
| Reserve Used                                | 36,442.00         | 18,221.00      | 240,258.52      | 222,037.52                             |
| 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         | 18,221.00      | 240,258.52      | 222,037.52                             |
|   | -                 | -              | -               | -                                      |
| <b>Difference in Revenue &amp; Expense</b>  |                   |                |                 |  |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET   | *YTD<br>BUDGET    | **YTD<br>ACTUAL   | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|---------------------|-------------------|-------------------|--|
| <b>REVENUES</b>                             |                     |                   |                   |  |
| Dwelling Rental                             | 687,740.00          | 343,870.00        | 374,215.89        | 30,345.89                              |
| Excess Utilities                            | -                   | -                 | -                 | -                                      |
| Interest Income                             | -                   | -                 | -                 | -                                      |
| Other Income                                | 61,800.00           | 30,900.00         | 37,387.59         | 6,487.59                               |
| Operating Subsidy                           | 451,149.00          | 225,574.50        | 207,781.00        | (17,793.50)                            |
| Utilities Subsidy                           | 340,341.00          | 170,170.50        | 162,264.00        | (7,906.50)                             |
| <b>Total Revenues</b>                       | <b>1,541,030.00</b> | <b>770,515.00</b> | <b>781,648.48</b> | <b>11,133.48</b>                       |
| <b>EXPENSES</b>                             |                     |                   |                   |  |
| Administration                              | 183,550.00          | 91,775.00         | 94,552.37         | (2,777.37)                             |
| Central Office Property Management Fees     | 193,652.00          | 96,826.00         | 94,112.45         | 2,713.55                               |
| Central Office Bookkeeping Fees             | 18,889.00           | 9,444.50          | 9,179.50          | 265.00                                 |
| Tenant Services                             | 55,975.00           | 27,987.50         | 31,266.32         | (3,278.82)                             |
| Utilities Expense                           | 235,000.00          | 117,500.00        | 149,078.54        | (31,578.54)                            |
| Ordinary Maintenance                        | 470,388.00          | 235,194.00        | 291,366.15        | (56,172.15)                            |
| Protective Services                         | 65,000.00           | 32,500.00         | 23,996.47         | 8,503.53                               |
| General                                     | 74,080.00           | 37,040.00         | 43,430.48         | (6,390.48)                             |
| P.I.L.O.T.                                  | 45,274.00           | 22,637.00         | 22,513.74         | 123.26                                 |
| Extraordinary Maintenance                   | -                   | -                 | (6,471.20)        | 6,471.20                               |
| Replacement of Equipment                    | -                   | -                 | 7,690.00          | (7,690.00)                             |
| Capital Replacements                        | -                   | -                 | -                 | -                                      |
| Interest Expense                            | -                   | -                 | -                 | -                                      |
| Proceeds from Sale of Equipment             | -                   | -                 | -                 | -                                      |
| Betterments & Additions                     | -                   | -                 | -                 | -                                      |
| <b>Total Expenses</b>                       | <b>1,341,808.00</b> | <b>670,904.00</b> | <b>760,714.82</b> | <b>(89,810.82)</b>                     |
| <b>Diff In Oper Revenues &amp; Expenses</b> | <b>199,222.00</b>   | <b>99,611.00</b>  | <b>20,933.66</b>  | <b>(78,677.34)</b>                     |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                     |                   |                   |  |
| Transfers In                                | -                   | -                 | -                 | -                                      |
| Transfers Out                               | -                   | -                 | -                 | -                                      |
| Reserve Used                                | -                   | -                 | -                 | -                                      |
| Other Income- Capital Fd debt serv          | -                   | -                 | -                 | -                                      |
| Other Income- trf to Central Office         | -                   | -                 | -                 | -                                      |
| Other Income- Lease Payments                | -                   | -                 | -                 | -                                      |
| Other Income- Replacement Housing           | -                   | -                 | -                 | -                                      |
| Cost of Assets Disposed                     | -                   | -                 | -                 | -                                      |
| <b>Difference in Revenue &amp; Expense</b>  | <b>199,222.00</b>   | <b>99,611.00</b>  | <b>20,933.66</b>  | <b>(78,677.34)</b>                     |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.



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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET   | *YTD<br>BUDGET    | **YTD<br>ACTUAL   | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|---------------------|-------------------|-------------------|--|
| <b>REVENUES</b>                             |                     |                   |                   |  |
| Dwelling Rental                             | 456,000.00          | 228,000.00        | 206,829.00        | (21,171.00)                            |
| Excess Utilities                            | 25,000.00           | 12,500.00         | 10,561.32         | (1,938.68)                             |
| Interest Income                             | -                   | -                 | (2.50)            | (2.50)                                 |
| Other Income                                | 12,000.00           | 6,000.00          | 16,051.48         | 10,051.48                              |
| Operating Subsidy                           | 602,152.00          | 301,076.00        | 269,892.00        | (31,184.00)                            |
| Utilities Subsidy                           | 258,065.00          | 129,032.50        | 121,083.00        | (7,949.50)                             |
| <b>Total Revenues</b>                       | <b>1,353,217.00</b> | <b>676,608.50</b> | <b>624,414.30</b> | <b>(52,194.20)</b>                     |
| <b>EXPENSES</b>                             |                     |                   |                   |  |
| Administration                              | 181,673.00          | 90,836.50         | 80,744.16         | 10,092.34                              |
| Central Office Property Management Fees     | 137,018.00          | 68,509.00         | 63,511.14         | 4,997.86                               |
| Central Office Bookkeeping Fees             | 13,365.00           | 6,682.50          | 6,195.00          | 487.50                                 |
| Tenant Services                             | 25,913.00           | 12,956.50         | 7,005.20          | 5,951.30                               |
| Utilities Expense                           | 248,500.00          | 124,250.00        | 128,919.92        | (4,669.92)                             |
| Ordinary Maintenance                        | 563,282.00          | 281,641.00        | 270,850.53        | 10,790.47                              |
| Protective Services                         | 34,000.00           | 17,000.00         | 13,087.71         | 3,912.29                               |
| General                                     | 91,665.00           | 45,832.50         | 43,483.59         | 2,348.91                               |
| P.I.L.O.T.                                  | 20,750.00           | 10,375.00         | 7,790.91          | 2,584.09                               |
| Extraordinary Maintenance                   | -                   | -                 | -                 | -                                      |
| Replacement of Equipment                    | -                   | -                 | -                 | -                                      |
| Capital Replacements                        | -                   | -                 | -                 | -                                      |
| Interest Expense                            | -                   | -                 | -                 | -                                      |
| Proceeds from Sale of Equipment             | -                   | -                 | -                 | -                                      |
| Betterments & Additions                     | -                   | -                 | -                 | -                                      |
| <b>Total Expenses</b>                       | <b>1,316,166.00</b> | <b>658,083.00</b> | <b>621,588.16</b> | <b>36,494.84</b>                       |
| <b>Diff In Oper Revenues &amp; Expenses</b> | <b>37,051.00</b>    | <b>18,525.50</b>  | <b>2,826.14</b>   | <b>(15,699.36)</b>                     |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                     |                   |                   |  |
| Transfers In                                | -                   | -                 | -                 | -                                      |
| Transfers Out                               | -                   | -                 | -                 | -                                      |
| Reserve Used                                | -                   | -                 | -                 | -                                      |
| Other Income- Capital Fd debt serv          | -                   | -                 | -                 | -                                      |
| Other Income- trf to Central Office         | -                   | -                 | -                 | -                                      |
| Other Income- Lease Payments                | -                   | -                 | -                 | -                                      |
| Other Income- Replacement Housing           | -                   | -                 | -                 | -                                      |
| Cost of Assets Disposed                     | -                   | -                 | -                 | -                                      |
| <b>Difference in Revenue &amp; Expense</b>  | <b>37,051.00</b>    | <b>18,525.50</b>  | <b>2,826.14</b>   | <b>(15,699.36)</b>                     |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET   | *YTD<br>BUDGET     | **YTD<br>ACTUAL    | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|---------------------|--------------------|--------------------|--|
| <b>REVENUES</b>                             |                     |                    |                    |  |
| Dwelling Rental                             | 363,000.00          | 181,500.00         | 196,235.00         | 14,735.00                              |
| Excess Utilities                            | -                   | -                  | -                  | -                                      |
| Interest Income                             | -                   | -                  | (10.50)            | (10.50)                                |
| Other Income                                | 4,900.00            | 2,450.00           | 10,271.01          | 7,821.01                               |
| Operating Subsidy                           | 218,581.00          | 109,290.50         | 99,448.00          | (9,842.50)                             |
| Utilities Subsidy                           | 164,894.00          | 82,447.00          | 77,815.00          | (4,632.00)                             |
| <b>Total Revenues</b>                       | <b>751,375.00</b>   | <b>375,687.50</b>  | <b>383,758.51</b>  | <b>8,071.01</b>                        |
| <b>EXPENSES</b>                             |                     |                    |                    |  |
| Administration                              | 152,496.00          | 76,248.00          | 61,621.35          | 14,626.65                              |
| Central Office Property Management Fees     | 95,913.00           | 47,956.50          | 46,825.11          | 1,131.39                               |
| Central Office Bookkeeping Fees             | 9,356.00            | 4,678.00           | 4,567.50           | 110.50                                 |
| Tenant Services                             | 36,356.00           | 18,178.00          | 19,020.37          | (842.37)                               |
| Utilities Expense                           | 195,000.00          | 97,500.00          | 89,153.82          | 8,346.18                               |
| Ordinary Maintenance                        | 218,700.00          | 109,350.00         | 162,830.38         | (53,480.38)                            |
| Protective Services                         | 33,000.00           | 16,500.00          | 22,343.75          | (5,843.75)                             |
| General                                     | 39,466.00           | 19,733.00          | 21,893.12          | (2,160.12)                             |
| P.I.L.O.T.                                  | 16,800.00           | 8,400.00           | 10,708.12          | (2,308.12)                             |
| Extraordinary Maintenance                   | 59,010.00           | 29,505.00          | (1,217.40)         | 30,722.40                              |
| Replacement of Equipment                    | -                   | -                  | -                  | -                                      |
| Capital Replacements                        | -                   | -                  | -                  | -                                      |
| Interest Expense                            | -                   | -                  | -                  | -                                      |
| Proceeds from Sale of Equipment             | -                   | -                  | -                  | -                                      |
| Betterments & Additions                     | -                   | -                  | -                  | -                                      |
| <b>Total Expenses</b>                       | <b>856,097.00</b>   | <b>428,048.50</b>  | <b>437,746.12</b>  | <b>(9,697.62)</b>                      |
| <b>Diff In Oper Revenues &amp; Expenses</b> | <b>(104,722.00)</b> | <b>(52,361.00)</b> | <b>(53,987.61)</b> | <b>(1,626.61)</b>                      |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                     |                    |                    |  |
| Transfers In                                | -                   | -                  | -                  | -                                      |
| Transfers Out                               | -                   | -                  | -                  | -                                      |
| Reserve Used                                | 104,722.00          | 52,361.00          | 53,987.61          | 1,626.61                               |
| 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          | 52,361.00          | 53,987.61          | 1,626.61                               |
| <b>Difference in Revenue &amp; Expense</b>  | <b>-</b>            | <b>-</b>           | <b>-</b>           | <b>(0.00)</b>                          |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET   | *YTD<br>BUDGET    | **YTD<br>ACTUAL    | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|---------------------|-------------------|--------------------|--|
| <b>REVENUES</b>                             |                     |                   |                    |  |
| Dwelling Rental                             | 549,637.00          | 274,818.50        | 263,426.00         | (11,392.50)                            |
| Excess Utilities                            | 24,900.00           | 12,450.00         | 13,343.44          | 893.44                                 |
| Interest Income                             | -                   | -                 | -                  | -                                      |
| Other Income                                | 42,970.00           | 21,485.00         | 22,911.16          | 1,426.16                               |
| Operating Subsidy                           | 542,072.00          | 271,036.00        | 238,984.00         | (32,052.00)                            |
| Utilities Subsidy                           | 318,360.00          | 159,180.00        | 148,927.00         | (10,253.00)                            |
| <b>Total Revenues</b>                       | <b>1,477,939.00</b> | <b>738,969.50</b> | <b>687,591.60</b>  | <b>(51,377.90)</b>                     |
| <b>EXPENSES</b>                             |                     |                   |                    |  |
| Administration                              | 173,420.00          | 86,710.00         | 83,474.64          | 3,235.36                               |
| Central Office Property Management Fees     | 142,499.00          | 71,249.50         | 70,969.06          | 280.44                                 |
| Central Office Bookkeeping Fees             | 13,900.00           | 6,950.00          | 6,922.00           | 28.00                                  |
| Tenant Services                             | 18,513.00           | 9,256.50          | 6,531.27           | 2,725.23                               |
| Utilities Expense                           | 274,000.00          | 137,000.00        | 159,224.80         | (22,224.80)                            |
| Ordinary Maintenance                        | 614,702.00          | 307,351.00        | 278,505.33         | 28,845.67                              |
| Protective Services                         | 27,000.00           | 13,500.00         | 10,428.98          | 3,071.02                               |
| General                                     | 123,622.00          | 61,811.00         | 111,801.34         | (49,990.34)                            |
| P.I.L.O.T.                                  | 27,564.00           | 13,782.00         | 10,265.02          | 3,516.98                               |
| Extraordinary Maintenance                   | -                   | -                 | -                  | -                                      |
| Replacement of Equipment                    | -                   | -                 | -                  | -                                      |
| Interest on Notes/Bonds Payable             | -                   | -                 | -                  | -                                      |
| Capital Replacements                        | -                   | -                 | -                  | -                                      |
| Proceeds from Sale of Equipment             | -                   | -                 | -                  | -                                      |
| Betterments & Additions                     | -                   | -                 | -                  | -                                      |
| <b>Total Expenses</b>                       | <b>1,415,220.00</b> | <b>707,610.00</b> | <b>738,122.44</b>  | <b>(30,512.44)</b>                     |
| <b>Diff In Oper Revenues &amp; Expenses</b> | <b>62,719.00</b>    | <b>31,359.50</b>  | <b>(50,530.84)</b> | <b>(81,890.34)</b>                     |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                     |                   |                    |  |
| Transfers In                                | -                   | -                 | -                  | -                                      |
| Transfers Out                               | -                   | -                 | -                  | -                                      |
| Reserve Used                                | -                   | -                 | 50,530.84          | 50,530.84                              |
| Other Income- Capital Fd debt serv          | -                   | -                 | -                  | -                                      |
| Other Income- trf to Central Office         | -                   | -                 | -                  | -                                      |
| Other Income- Lease Payments                | -                   | -                 | -                  | -                                      |
| Other Income- Replacement Housing           | -                   | -                 | -                  | -                                      |
| Cost of Assets Disposed                     | -                   | -                 | 50,530.84          | 50,530.84                              |
| <b>Difference in Revenue &amp; Expense</b>  | <b>62,719.00</b>    | <b>31,359.50</b>  | <b>-</b>           | <b>(31,359.50)</b>                     |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|-------------------|----------------|-----------------|--|
| <b>REVENUES</b>                             |                   |                |                 |  |
| Dwelling Rental                             | 35,000.00         | 17,500.00      | 22,692.00       | 5,192.00                               |
| Excess Utilities                            | -                 | -              | -               | -                                      |
| Interest Income                             | -                 | -              | -               | -                                      |
| Other Income                                | 2,000.00          | 1,000.00       | 1,067.35        | 67.35                                  |
| Operating Subsidy                           | 100,328.00        | 50,164.00      | 53,761.00       | 3,597.00                               |
| Utilities Subsidy                           | 5,280.00          | 2,640.00       | 2,812.00        | 172.00                                 |
|   | 142,608.00        | 71,304.00      | 80,332.35       | 9,028.35                               |
| <b>Total Revenues</b>                       |                   |                |                 |  |
| <b>EXPENSES</b>                             |                   |                |                 |  |
| Administration                              | 8,892.00          | 4,446.00       | 1,185.68        | 3,260.32                               |
| Central Office Property Management Fees     | 19,183.00         | 9,591.50       | 7,996.35        | 1,595.15                               |
| Central Office Bookkeeping Fees             | 1,871.00          | 935.50         | 779.50          | 156.00                                 |
| Tenant Services                             | 2,369.00          | 1,184.50       | 2,196.54        | (1,012.04)                             |
| Utilities Expense                           | 2,800.00          | 1,400.00       | 3,085.03        | (1,685.03)                             |
| Ordinary Maintenance                        | 83,276.00         | 41,638.00      | 72,609.70       | (30,971.70)                            |
| Protective Services                         | -                 | -              | -               | -                                      |
| General                                     | 18,475.00         | 9,237.50       | 5,663.66        | 3,573.84                               |
| P.I.L.O.T.                                  | 3,220.00          | 1,610.00       | 1,716.60        | (106.60)                               |
| Extraordinary Maintenance                   | -                 | -              | -               | -                                      |
| Replacement of Equipment                    | -                 | -              | -               | -                                      |
| Capital Replacements                        | -                 | -              | -               | -                                      |
| Interest Expense                            | -                 | -              | -               | -                                      |
| Proceeds from Sale of Equipment             | -                 | -              | -               | -                                      |
| Betterments & Additions                     | -                 | -              | -               | -                                      |
|   | 140,086.00        | 70,043.00      | 95,233.06       | (25,190.06)                            |
| <b>Total Expenses</b>                       |                   |                |                 |  |
| <b>Diff In Oper Revenues &amp; Expenses</b> | 2,522.00          | 1,261.00       | (14,900.71)     | (16,161.71)                            |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                   |                |                 |  |
| Transfers In                                | -                 | -              | -               | -                                      |
| Transfers Out                               | -                 | -              | -               | -                                      |
| Reserve Used                                | -                 | -              | 14,900.71       | 14,900.71                              |
| 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          | -                 | -              | 269,984.77      | 269,984.77                             |
| Cost of Assets Disposed                     | -                 | -              | (100,683.31)    | (100,683.31)                           |
|   | -                 | -              | 184,202.17      | 184,202.17                             |
| <b>Difference in Revenue &amp; Expense</b>  | 2,522.00          | 1,261.00       | 169,301.46      | 168,040.46                             |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|-------------------|----------------|-----------------|--|
| <b>REVENUES</b>                             |                   |                |                 |  |
| Dwelling Rental                             | -                 | -              | -               | -                                      |
| Excess Utilities                            | -                 | -              | -               | -                                      |
| Interest Income                             | -                 | -              | -               | -                                      |
| Other Income                                | -                 | -              | -               | -                                      |
| Operating Subsidy                           | -                 | -              | -               | -                                      |
| Utilities Subsidy                           | -                 | -              | -               | -                                      |
|   | <hr/>             | <hr/>          | <hr/>           | <hr/>                                  |
| <b>Total Revenues</b>                       | -                 | -              | -               | -                                      |
| <b>EXPENSES</b>                             |                   |                |                 |  |
| Administration                              | -                 | -              | -               | -                                      |
| Central Office Property Management Fees     | -                 | -              | -               | -                                      |
| Central Office Bookkeeping Fees             | -                 | -              | -               | -                                      |
| Tenant Services                             | -                 | -              | -               | -                                      |
| Utilities Expense                           | -                 | -              | -               | -                                      |
| Ordinary Maintenance                        | -                 | -              | -               | -                                      |
| Protective Services                         | -                 | -              | -               | -                                      |
| General                                     | -                 | -              | -               | -                                      |
| P.I.L.O.T.                                  | -                 | -              | -               | -                                      |
| Extraordinary Maintenance                   | -                 | -              | -               | -                                      |
| Replacement of Equipment                    | -                 | -              | -               | -                                      |
| Capital Replacements                        | -                 | -              | -               | -                                      |
| Interest Expense                            | -                 | -              | -               | -                                      |
| Proceeds from Sale of Equipment             | -                 | -              | -               | -                                      |
| Betterments & Additions                     | -                 | -              | -               | -                                      |
|   | <hr/>             | <hr/>          | <hr/>           | <hr/>                                  |
| <b>Total Expenses</b>                       | -                 | -              | -               | -                                      |
| <b>Diff In Oper Revenues &amp; Expenses</b> | -                 | -              | -               | -                                      |
| <b>Non-Oper. Revenues &amp; Expenses</b>    |                   |                |                 |  |
| Transfers In                                | -                 | -              | -               | -                                      |
| Transfers Out                               | -                 | -              | -               | -                                      |
| Reserve Used                                | -                 | -              | -               | -                                      |
| Other Income- Capital Fd debt serv          | -                 | -              | -               | -                                      |
| Other Income- trf to Central Office         | -                 | -              | -               | -                                      |
| Other Income- Lease Payments                | -                 | -              | -               | -                                      |
| Other Income- Replacement Housing           | -                 | -              | -               | -                                      |
| Cost of Assets Disposed                     | -                 | -              | -               | -                                      |
|   | <hr/>             | <hr/>          | <hr/>           | <hr/>                                  |
| <b>Difference in Revenue &amp; Expense</b>  | -                 | -              | -               | -                                      |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|  | FY 2024<br>BUDGET   | *YTD<br>BUDGET      | **YTD<br>ACTUAL     | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|--|---------------------|---------------------|---------------------|--|
| <b>REVENUES</b>                            |                     |                     |                     |  |
| Property Management Income                 | 2,014,191.00        | 1,007,095.50        | 985,368.93          | (21,726.57)                            |
| Service Fee Income                         | 155,024.00          | 77,512.00           | 38,908.46           | (38,603.54)                            |
| Asset Management & Bookkeeping Income      | 438,858.00          | 219,429.00          | 215,143.50          | (4,285.50)                             |
| Interest Income                            | -                   | -                   | 130.29              | 130.29                                 |
| Other Income                               | 14,000.00           | 7,000.00            | 5,006.84            | (1,993.16)                             |
| <b>Total Revenues</b>                      | <b>2,622,073.00</b> | <b>1,311,036.50</b> | <b>1,244,558.02</b> | <b>(66,478.48)</b>                     |
| <b>EXPENSES</b>                            |                     |                     |                     |  |
| Administration                             | 2,136,730.00        | 1,068,365.00        | 892,087.55          | 176,277.45                             |
| Tenant Services                            | 17,884.00           | 8,942.00            | 5,123.35            | 3,818.65                               |
| Utilities Expense                          | 33,800.00           | 16,900.00           | 16,634.50           | 265.50                                 |
| Ordinary Maintenance                       | 137,445.00          | 68,722.50           | 33,926.21           | 34,796.29                              |
| General                                    | 18,570.00           | 9,285.00            | 9,032.82            | 252.18                                 |
| Extraordinary Maintenance                  | -                   | -                   | -                   | -                                      |
| Replacement of Equipment                   | -                   | -                   | -                   | -                                      |
| Proceeds from Sale of Equipment            | -                   | -                   | -                   | -                                      |
| Betterments & Additions                    | -                   | -                   | -                   | -                                      |
| <b>Total Expenses</b>                      | <b>2,344,429.00</b> | <b>1,172,214.50</b> | <b>956,804.43</b>   | <b>215,410.07</b>                      |
| <b>Difference in Revenue &amp; Expense</b> | <b>277,644.00</b>   | <b>138,822.00</b>   | <b>287,753.59</b>   | <b>148,931.59</b>                      |
| <b>Non-Operating Revenues and Expenses</b> |                     |                     |                     |  |
| Nonexpend Equipment                        | -                   | -                   | -                   | -                                      |
| <b>Difference in Revenue &amp; Expense</b> | <b>277,644.00</b>   | <b>138,822.00</b>   | <b>287,753.59</b>   | <b>148,931.59</b>                      |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

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

OCTOBER 1, 2023 - MARCH 31, 2024

|   | FY 2024<br>BUDGET   | *YTD<br>BUDGET    | **YTD<br>ACTUAL   | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|---|---------------------|-------------------|-------------------|--|
| <b>REVENUES</b>                               |                     |                   |                   |  |
| Interest Income                               | 0.00                | 0.00              | 10.28             | 10.28                                  |
| Other Income                                  | 1,000.00            | 500.00            | 2,723.43          | 2,223.43                               |
| Adm Subsidy                                   | 1,575,613.00        | 787,806.50        | 817,963.00        | 30,156.50                              |
| FSS Subsidy                                   | 0.00                | 0.00              | 0.00              | 0.00                                   |
| <b>Total Revenues</b>                         | <b>1,576,613.00</b> | <b>788,306.50</b> | <b>820,696.71</b> | <b>32,390.21</b>                       |
| <b>EXPENSES</b>                               |                     |                   |                   |  |
| Administration                                | 1,157,750.00        | 578,875.00        | 597,206.05        | (18,331.05)                            |
| Tenant Services                               | 6,500.00            | 3,250.00          | 1,375.11          | 1,874.89                               |
| Utilities                                     | 7,400.00            | 3,700.00          | 3,285.42          | 414.58                                 |
| Ordinary Maintenance                          | 10,000.00           | 5,000.00          | 5,217.68          | (217.68)                               |
| General                                       | 12,300.00           | 6,150.00          | 5,678.52          | 471.48                                 |
| Extraordinary Maintenance                     | 0.00                | 0.00              | 0.00              | 0.00                                   |
| <b>Total Expenses</b>                         | <b>1,193,950.00</b> | <b>596,975.00</b> | <b>612,762.78</b> | <b>(15,787.78)</b>                     |
| <b>Diff In Oper Revenue &amp; Expense</b>     | <b>382,663.00</b>   | <b>191,331.50</b> | <b>207,933.93</b> | <b>16,602.43</b>                       |
| <b>Non-Oper.Revenue</b>                       |                     |                   |                   |  |
| Nonexpend Equipment                           | 0.00                | 0.00              | 0.00              | 0.00                                   |
| HAP Subsidy                                   | 16,800,000.00       | 8,400,000.00      | 9,005,846.69      | 605,846.69                             |
| HAP Payments                                  | 16,800,000.00       | 8,400,000.00      | 9,005,846.69      | (605,846.69)                           |
| <b>Diff in Non-Oper Revenue &amp; Expense</b> | <b>0.00</b>         | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>                            |
| <b>Difference in Revenue &amp; Expense</b>    | <b>382,663.00</b>   | <b>191,331.50</b> | <b>207,933.93</b> | <b>16,602.43</b>                       |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

JULY 1, 2023 - MARCH 31, 2024

|  | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|--|-------------------|----------------|-----------------|--|
| <b>REVENUES</b>                                |                   |                |                 |  |
| City of Roanoke CD Grants                      | 0.00              | 0.00           | 0.00            | 0.00                                   |
| City of Roanoke Other Grants                   | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Other Revenue                                  | 0.00              | 0.00           | 0.00            | 0.00                                   |
| <b>Total Revenue</b>                           | 0.00              | 0.00           | 0.00            | 0.00                                   |
| <b>EXPENSES</b>                                |                   |                |                 |  |
| Administration                                 | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Property Expenses                              | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Other Expenses                                 | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Land Transfers                                 | 0.00              | 0.00           | 0.00            | 0.00                                   |
| <b>Total Expenses</b>                          | 0.00              | 0.00           | 0.00            | 0.00                                   |
| <b>Diff in Oper. Revenues &amp; Expenses</b>   | 0.00              | 0.00           | 0.00            | 0.00                                   |
| <b>Non-Oper. Revenues &amp; Expenses</b>       |                   |                |                 |  |
| Proceeds from Property Sales                   | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Capital Expenditures                           | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Cost of Disposed Property                      | 0.00              | 0.00           | 0.00            | 0.00                                   |
| <b>Total Non-Oper. Revenues &amp; Expenses</b> | 0.00              | 0.00           | 0.00            | 0.00                                   |

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

\*\*YTD Actual is Revenue or Expense from 7/1/23 through 03/31/24.



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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|  | FY 2024<br>BUDGET | *YTD<br>BUDGET    | **YTD<br>ACTUAL   | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|--|-------------------|-------------------|-------------------|--|
| <b>REVENUES</b>                                  |                   |                   |                   |  |
| Investment Interest Income                       | 0.00              | 0.00              | 0.00              | 0.00                                   |
| Mortgage Interest Income                         | 0.00              | 0.00              | 0.00              | 0.00                                   |
| Grant Income -S. Jefferson Coop.                 | 0.00              | 0.00              | 0.00              | 0.00                                   |
| Grant Income-other City projects                 | 0.00              | 0.00              | 0.00              | 0.00                                   |
| Other Income                                     | 0.00              | 0.00              | 0.00              | 0.00                                   |
| <b>Total Revenue</b>                             | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>                            |
| <b>EXPENSES</b>                                  |                   |                   |                   |  |
| Administration                                   | 1,000.00          | 500.00            | 0.00              | 500.00                                 |
| 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          | 800.00            | 3,605.00          | (2,805.00)                             |
| General Expense                                  | 15.00             | 7.50              | 0.00              | 7.50                                   |
| Capital Expenditures                             | 0.00              | 0.00              | 0.00              | 0.00                                   |
| <b>Total Expenses</b>                            | <b>2,665.00</b>   | <b>1,357.50</b>   | <b>3,662.60</b>   | <b>(2,305.10)</b>                      |
| <b>Diff in Oper. Revenues &amp; Expenses</b>     | <b>(2,665.00)</b> | <b>(1,357.50)</b> | <b>(3,662.60)</b> | <b>(2,305.10)</b>                      |
| <b>Non-Oper. Revenues &amp; Expenses</b>         |                   |                   |                   |  |
| Proceeds from Property Sales                     | 0.00              | 0.00              | 0.00              | 0.00                                   |
| Depreciation                                     | 0.00              | 0.00              | 0.00              | 0.00                                   |
| Cost of Disposed Property                        | 0.00              | 0.00              | 0.00              | 0.00                                   |
| <b>Total Non-Oper. Revenues &amp; Expenses</b>   | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>       | <b>0.00</b>                            |
| <b>Difference in Ttl Revenues &amp; Expenses</b> | <b>(2,665.00)</b> | <b>(1,357.50)</b> | <b>(3,662.60)</b> | <b>(2,305.10)</b>                      |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|  | FY 2024<br>BUDGET   | *YTD<br>BUDGET      | **YTD<br>ACTUAL     | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|--|---------------------|---------------------|---------------------|--|
| <b>REVENUES</b>                                  |                     |                     |                     |  |
| Proceeds on Sale of Property                     | 0.00                | 0.00                | 233,186.36          | 233,186.36                             |
| Interest Income                                  | 0.00                | 0.00                | 0.00                | 0.00                                   |
| Gain (Loss) on Investment                        | 0.00                | 0.00                | 0.00                | 0.00                                   |
| Other Income                                     | 0.00                | 0.00                | 0.00                | 0.00                                   |
| <b>Total Revenue</b>                             | <b>0.00</b>         | <b>0.00</b>         | <b>233,186.36</b>   | <b>233,186.36</b>                      |
| <b>EXPENSES</b>                                  |                     |                     |                     |  |
| Administration                                   | 10,200.00           | 5,100.00            | 0.00                | 5,100.00                               |
| Tenant Services                                  | 6,000.00            | 3,000.00            | 0.00                | 3,000.00                               |
| Utilities  | 0.00                | 0.00                | 1,232.00            | (1,232.00)                             |
| Ordinary & Contract Maintenance                  | 5,125.00            | 2,562.50            | 318.40              | 2,244.10                               |
| General  | 0.00                | 0.00                | 0.00                | 0.00                                   |
| Capital Expenditures                             | 800,000.00          | 400,000.00          | 0.00                | 400,000.00                             |
| <b>Total Expenses</b>                            | <b>821,325.00</b>   | <b>410,662.50</b>   | <b>1,550.40</b>     | <b>409,112.10</b>                      |
| <b>Diff in Oper. Revenues &amp; Expenses</b>     | <b>(821,325.00)</b> | <b>(410,662.50)</b> | <b>231,635.96</b>   | <b>(175,925.74)</b>                    |
| <b>Non-Oper. Revenues &amp; Expenses</b>         |                     |                     |                     |  |
| Transfers In                                     | 0.00                | 0.00                | 0.00                | 0.00                                   |
| Cost of Disposed Property                        | 0.00                | 0.00                | (482,937.00)        | 482,937.00                             |
| <b>Total Non-Oper. Revenues &amp; Expenses</b>   | <b>0.00</b>         | <b>0.00</b>         | <b>(482,937.00)</b> | <b>482,937.00</b>                      |
| Use of Reserves                                  | 821,325.00          | 410,662.50          | 251,301.04          | 175,925.74                             |
| <b>Difference in Ttl Revenues &amp; Expenses</b> | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>         | <b>0.00</b>                            |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|  | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | FAVORABLE<br>(UNFAVORABLE) |
|--|-------------------|----------------|-----------------|----------------------------|
| <b>REVENUES</b>                            |                   |                |                 |                            |
| Dwelling Rental                            | 42,071.00         | 21,035.50      | 21,690.00       | 654.50                     |
| Interest Income                            | 0.00              | 0.00           | 0.00            | 0.00                       |
| Other Income                               | 616.00            | 308.00         | 405.57          | 97.57                      |
| Operating Subsidy                          | 148,463.00        | 74,231.50      | 70,077.00       | (4,154.50)                 |
| <b>Total Revenues</b>                      | 191,150.00        | 95,575.00      | 92,172.57       | (3,402.43)                 |
| <b>EXPENSES</b>                            |                   |                |                 |                            |
| Administration                             | 43,319.00         | 21,659.50      | 14,370.57       | 7,288.93                   |
| Tenant Services                            | 3,350.00          | 1,675.00       | 141.16          | 1,533.84                   |
| Utilities                                  | 5,500.00          | 2,750.00       | 3,200.87        | (450.87)                   |
| Ordinary Maintenance                       | 89,243.00         | 44,621.50      | 17,782.92       | 26,838.58                  |
| Protective Services                        | 0.00              | 0.00           | 0.00            | 0.00                       |
| General                                    | 7,465.00          | 3,732.50       | 2,132.16        | 1,600.34                   |
| Extraordinary Maintenance                  | 0.00              | 0.00           | 0.00            | 0.00                       |
| Replacement of Equipment                   | 0.00              | 0.00           | 0.00            | 0.00                       |
| <b>Total Expenses</b>                      | 148,877.00        | 74,438.50      | 37,627.68       | 36,810.82                  |
| <b>Non-Oper.Revenue</b>                    |                   |                |                 |                            |
| Reserve Used                               | 0.00              | 0.00           | 0.00            | 0.00                       |
| <b>Difference in Revenue &amp; Expense</b> | 42,273.00         | 21,136.50      | 54,544.89       | 33,408.39                  |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|  | FY 2024<br>BUDGET | *YTD<br>BUDGET | **YTD<br>ACTUAL | VARIANCE<br>FAVORABLE<br>(UNFAVORABLE) |
|--|-------------------|----------------|-----------------|--|
| <b>REVENUES</b>                            |                   |                |                 |  |
| Interest Income                            | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Management Fees                            | 59,304.00         | 29,652.00      | 27,497.82       | (2,154.18)                             |
| Other income                               | 56,107.00         | 28,053.50      | 12,474.16       | (15,579.34)                            |
| <b>Total Revenues</b>                      | 115,411.00        | 57,705.50      | 39,971.98       | (17,733.52)                            |
| <b>EXPENSES</b>                            |                   |                |                 |  |
| Administration                             | 44,286.00         | 22,143.00      | 5,659.08        | 16,483.92                              |
| Management Fees                            | 59,304.00         | 29,652.00      | 27,497.82       | 2,154.18                               |
| Tenant Services                            | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Utilities                                  | 200.00            | 100.00         | 1,521.80        | (1,421.80)                             |
| Ordinary Maintenance                       | 9,261.00          | 4,630.50       | 5,042.15        | (411.65)                               |
| General                                    | 2,360.00          | 1,180.00       | 792.54          | 387.46                                 |
| Extraordinary Maintenance                  | 0.00              | 0.00           | 0.00            | 0.00                                   |
| Betterments & Additions                    | 0.00              | 0.00           | 0.00            | 0.00                                   |
| <b>Total Expenses</b>                      | 115,411.00        | 57,705.50      | 40,513.39       | 17,192.11                              |
| <b>Difference in Revenue &amp; Expense</b> | 0.00              | 0.00           | (541.41)        | (541.41)                               |

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

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL  | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|------------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                  |                    |
| Income                                      | <u>3,444,054.00</u>  | <u>3,430,902.64</u>  | <u>48,338.41</u> | <u>(13,151.36)</u> |
| <b>Total Revenues</b>                       | 3,444,054.00         | 3,430,902.64         | 48,338.41        | (13,151.36)        |
| <b>EXPENSES</b>                             |                      |                      |                  |                    |
| Reserved Budget                             | 0.00                 | 0.00                 | 0.00             | 0.00               |
| Operations                                  | 0.00                 | 0.00                 | 0.00             | 0.00               |
| Management Improvement                      | 20,000.00            | 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>        |
| <b>Total Expenses</b>                       | 3,444,054.00         | 3,430,902.64         | 48,338.41        | 13,151.36          |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00             | 0.00               |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
Grant effective dates April 16, 2019 to April 15, 2025

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL  | BUDGET<br>VARIANCE  |
|---|----------------------|----------------------|------------------|---------------------|
| <b>REVENUES</b>                             |                      |                      |                  |                     |
| Income                                      | <u>3,729,394.00</u>  | <u>3,399,761.58</u>  | <u>21,220.23</u> | <u>(329,632.42)</u> |
| <b>Total Revenues</b>                       | 3,729,394.00         | 3,399,761.58         | 21,220.23        | (329,632.42)        |
| <b>EXPENSES</b>                             |                      |                      |                  |                     |
| Reserved Budget                             | 0.00                 | 0.00                 | 0.00             | 0.00                |
| Operations                                  | 0.00                 | 0.00                 | 0.00             | 0.00                |
| Management Improvement                      | 25,000.00            | 11,492.15            | 7,453.10         | 13,507.85           |
| 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>         |
| <b>Total Expenses</b>                       | 3,729,394.00         | 3,399,761.58         | 21,220.23        | 329,632.42          |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00             | 0.00                |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
Grant effective dates March 26, 2020 to March 25, 2026

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL  | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|------------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                  |                    |
| Income                                      | <u>3,853,905.00</u>  | <u>3,853,905.00</u>  | <u>41,409.00</u> | <u>0.00</u>        |
| <b>Total Revenues</b>                       | 3,853,905.00         | 3,853,905.00         | 41,409.00        | 0.00               |
| <b>EXPENSES</b>                             |                      |                      |                  |                    |
| Reserved Budget                             | 0.00                 | 0.00                 | 0.00             | 0.00               |
| Operations                                  | 25,000.00            | 25,000.00            | 0.00             | 0.00               |
| Management Improvement                      | 2,400.00             | 2,400.00             | 2,400.00         | 0.00               |
| Administration                              | 383,000.00           | 383,000.00           | 0.00             | 0.00               |
| General Capital Activity                    | 3,443,505.00         | 3,443,505.00         | 39,009.00        | 0.00               |
| Collateralization or Debt Service           | <u>0.00</u>          | <u>0.00</u>          | <u>0.00</u>      | <u>0.00</u>        |
| <b>Total Expenses</b>                       | 3,853,905.00         | 3,853,905.00         | 41,409.00        | 0.00               |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00             | 0.00               |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
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 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|-----------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                 |                    |
| Income                                      | 4,757,703.00         | 4,234,417.09         | 975,658.74      | (523,285.91)       |
| <b>Total Revenues</b>                       | 4,757,703.00         | 4,234,417.09         | 975,658.74      | (523,285.91)       |
| <br><b>EXPENSES</b>                         |                      |                      |                 |                    |
| 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         | 3,764,417.09         | 975,658.74      | 519,285.91         |
| Collateralization or Debt Service           | 0.00                 | 0.00                 | 0.00            | 0.00               |
| <b>Total Expenses</b>                       | 4,757,703.00         | 4,234,417.09         | 975,658.74      | 523,285.91         |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00            | 0.00               |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
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 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|-----------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                 |                    |
| Income                                      | 4,840,100.00         | 1,766,269.50         | 1,755,999.50    | (3,073,830.50)     |
| <b>Total Revenues</b>                       | 4,840,100.00         | 1,766,269.50         | 1,755,999.50    | (3,073,830.50)     |
| <b>EXPENSES</b>                             |                      |                      |                 |                    |
| 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         | 1,286,269.50         | 1,275,999.50    | 3,063,830.50       |
| Collateralization or Debt Service           | 0.00                 | 0.00                 | 0.00            | 0.00               |
| <b>Total Expenses</b>                       | 4,840,100.00         | 1,766,269.50         | 1,755,999.50    | 3,073,830.50       |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00            | 0.00               |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
Grant effective dates February 17, 2023 to February 16, 2027

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CAPITAL FUND PROGRAM (575)**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL  | BUDGET<br>VARIANCE    |
|---|----------------------|----------------------|------------------|-----------------------|
| <b>REVENUES</b>                             |                      |                      |                  |                       |
| Income                                      | <u>2,317,269.00</u>  | <u>13,450.00</u>     | <u>13,450.00</u> | <u>(2,303,819.00)</u> |
| <b>Total Revenues</b>                       | 2,317,269.00         | 13,450.00            | 13,450.00        | (2,303,819.00)        |
| <b>EXPENSES</b>                             |                      |                      |                  |                       |
| 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                    | 2,317,269.00         | 13,450.00            | 13,450.00        | 2,303,819.00          |
| Collateralization or Debt Service           | <u>0.00</u>          | <u>0.00</u>          | <u>0.00</u>      | <u>0.00</u>           |
| <b>Total Expenses</b>                       | 2,317,269.00         | 13,450.00            | 13,450.00        | 2,303,819.00          |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00             | 0.00                  |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
Grant effective dates September 8, 2023 to September 8, 2027

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2023 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|-----------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                 |                    |
| Income                                      | 2,300,000.00         | 628,770.76           | 102,514.21      | (1,671,229.24)     |
| <b>Total Revenues</b>                       | 2,300,000.00         | 628,770.76           | 102,514.21      | (1,671,229.24)     |
| <b>EXPENSES</b>                             |                      |                      |                 |                    |
| Salaries                                    | 1,319,598.00         | 376,981.54           | 86,552.64       | 942,616.46         |
| Staff Travel Costs                          | 2,000.00             | 63.86                | 231.14          | 1,936.14           |
| Administrative/Other Costs                  | 83,360.00            | 11,243.67            | 4,863.80        | 72,116.33          |
| Staff Training Costs                        | 12,000.00            | 3,610.35             | 459.99          | 8,389.65           |
| Supportive Services                         | 35,120.00            | 58.65                | 964.08          | 35,061.35          |
| Case Management                             | 116,642.00           | 62,065.96            | 9,442.56        | 54,576.04          |
| Computers/Software                          | 42,780.00            | 25,336.73            | 0.00            | 17,443.27          |
| Rent Incentives                             | 688,500.00           | 149,410.00           | 0.00            | 539,090.00         |
| <b>Total Expenses</b>                       | 2,300,000.00         | 628,770.76           | 102,514.21      | 1,671,229.24       |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00            | 0.00               |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
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 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|-----------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                 |                    |
| Income                                      | 396,978.00           | 321,218.65           | 63,427.21       | (75,759.35)        |
| <b>Total Revenues</b>                       | 396,978.00           | 321,218.65           | 63,427.21       | (75,759.35)        |
| <b>EXPENSES</b>                             |                      |                      |                 |                    |
| Project Coordinator                         | 346,178.00           | 282,374.18           | 54,878.40       | 63,803.82          |
| Administrative Costs                        | 35,800.00            | 35,545.86            | 7,666.77        | 254.14             |
| Training Costs                              | 15,000.00            | 3,298.61             | 882.04          | 11,701.39          |
| <b>Total Expenses</b>                       | 396,978.00           | 321,218.65           | 63,427.21       | 75,759.35          |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00            | 0.00               |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
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 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL  | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|------------------|--------------------|
| <b>REVENUES</b>                                 |                      |                      |                  |                    |
| Income  | <u>189,000.00</u>    | <u>159,878.12</u>    | <u>51,835.19</u> | <u>(29,121.88)</u> |
| <b>Total Revenues</b>                           | 189,000.00           | 159,878.12           | 51,835.19        | (29,121.88)        |
| <br><b>EXPENSES</b>                             |                      |                      |                  |                    |
| Project Coordinator                             | <u>189,000.00</u>    | <u>159,878.12</u>    | <u>51,835.19</u> | <u>29,121.88</u>   |
| <b>Total Expenses</b>                           | 189,000.00           | 159,878.12           | 51,835.19        | 29,121.88          |
| <br><b>Difference in Revenue &amp; Expenses</b> | <br>0.00             | <br>0.00             | <br>0.00         | <br>0.00           |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
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 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|-----------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                 |                    |
| Income                                      | 3,836,496.00         | 1,446,497.00         | 1,224,783.12    | (2,389,999.00)     |
| <b>Total Revenues</b>                       | 3,836,496.00         | 1,446,497.00         | 1,224,783.12    | (2,389,999.00)     |
| <b>EXPENSES</b>                             |                      |                      |                 |                    |
| Reserved Budget                             | 0.00                 | 0.00                 | 0.00            | 0.00               |
| Operations                                  | 0.00                 | 0.00                 | 0.00            | 0.00               |
| Management Improvement                      | 0.00                 | 0.00                 | 0.00            | 0.00               |
| Administration                              | 0.00                 | 0.00                 | 0.00            | 0.00               |
| General Capital Activity                    | 3,836,496.00         | 1,424,801.40         | 78,138.16       | 2,411,694.60       |
| Collateralization or Debt Service           | 0.00                 | 0.00                 | 0.00            | 0.00               |
| <b>Total Expenses</b>                       | 3,836,496.00         | 1,424,801.40         | 78,138.16       | 2,411,694.60       |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 21,695.60            | 1,146,644.96    | 21,695.60          |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
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 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|-----------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                 |                    |
| Income                                      | 449,000.00           | 14,550.00            | 5,325.00        | (434,450.00)       |
| <b>Total Revenues</b>                       | 449,000.00           | 14,550.00            | 5,325.00        | (434,450.00)       |
| <b>EXPENSES</b>                             |                      |                      |                 |                    |
| Reserved Budget                             | 0.00                 | 0.00                 | 0.00            | 0.00               |
| Operations                                  | 0.00                 | 0.00                 | 0.00            | 0.00               |
| Management Improvement                      | 0.00                 | 0.00                 | 0.00            | 0.00               |
| Administration                              | 0.00                 | 0.00                 | 0.00            | 0.00               |
| General Capital Activity                    | 449,000.00           | 14,550.00            | 5,325.00        | 434,450.00         |
| Collateralization or Debt Service           | 0.00                 | 0.00                 | 0.00            | 0.00               |
| <b>Total Expenses</b>                       | 449,000.00           | 14,550.00            | 5,325.00        | 434,450.00         |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 0.00                 | 0.00            | 0.00               |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.  
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 - MARCH 31, 2024

|   | CUMULATIVE<br>BUDGET | CUMULATIVE<br>ACTUAL | **YTD<br>ACTUAL | BUDGET<br>VARIANCE |
|---|----------------------|----------------------|-----------------|--------------------|
| <b>REVENUES</b>                             |                      |                      |                 |                    |
| Income                                      | 0.00                 | 164,000.00           | 164,000.00      | 164,000.00         |
| <b>Total Revenues</b>                       | 0.00                 | 164,000.00           | 164,000.00      | 164,000.00         |
| <b>EXPENSES</b>                             |                      |                      |                 |                    |
| 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               |
| <b>Total Expenses</b>                       | 0.00                 | 158,000.00           | 158,000.00      | (158,000.00)       |
| <b>Difference in Revenue &amp; Expenses</b> | 0.00                 | 6,000.00             | 6,000.00        | 6,000.00           |

\*\*YTD Actual is Revenue or Expense from 10/01/23 through 03/31/24.



# OPERATIONS DIVISION

# PROCUREMENT MARCH 2024 MONTHLY ACTIVITY REPORT

## I. Capital Fund

### A. Contracts Awarded

**RED-24-01-04**      **Invitation for Bids for Replacement of Rooftop-Mounted HVAC Equipment for Floors 2 – 9 for Melrose Towers, AMP 206** was issued January 14, 2024. A pre-bid meeting was held January 23, 2024. Comments were received by January 30, 2024. Five (5) responsive bids were received by February 13, 2024. Comfort Systems USA (Roanoke), Inc. submitted the low bid with an amount of \$748,300.00. Commissioners approved Resolution 4191 on February 26, 2024 accepting the bid submitted by Comfort Systems USA (Roanoke), Inc. for the award of contract. A contract with a fixed amount of \$748,300.00 was executed March 15, 2024.

### B. Solicitations Pending

**RED-24-02-06**      **Request for Qualifications for Architectural/Engineering Services for Development of 86 New Affordable Residential Units for City of Roanoke Redevelopment and Housing Authority** was issued February 11, 2024. Comments were received by February 29, 2024. Five (5) responsive Statements of Qualifications were received by March 8, 2024. The Statements of Qualifications are being evaluated.

**RED-24-02-26**      **Invitation for Bids for Repairs, Painting and Cleaning for 2717 and 2719 Sand Rd., NE, Bluestone Park, AMP 259** was issued March 24, 2024. A pre-bid meeting is scheduled for April 2, 2024. Comments are due by April 9, 2024. Bids are due April 16, 2024.

**II. Operating Budget**

**A. Contracts Awarded**

**Maintenance, Repair, and Operations Cooperative Agreement Contract**  
Commissioners approved Resolution 4193 on March 25, 2024 authorizing joining the Region 14 Education Service Center/Omnia Partners and Ferguson Enterprises, LLC Contract #02-138. A Memorandum of Understanding with Ferguson Enterprises, LLC, having a not to exceed amount of \$200,000.00 was executed March 26, 2024.

**B. Solicitations Pending**

**None**

**III. Other Grants and Projects**

**A. Contracts Awarded**

**None**

**B. Solicitations Pending**

**RED-24-03-06 Invitation for Bids for Bathroom Renovations for Bluestone Park, AMP 259** was issued March 17, 2024. A pre-bid meeting was held March 26, 2024. Comments are due by April 2, 2024. Bids are due by April 9, 2024.

**RED-24-03-19 Invitation for Bids for Installation of Passive Radon Vent Systems for Jamestown Place, AMP 207 and Indian Rock Village, AMP 210** was issued March 31, 2024. A pre-bid meeting is scheduled April 9, 2024. Comments are due April 23, 2024. Bids are due by April 30, 2024.

**IV. Protests**

**None**

REDEVELOPMENT AND REVITALIZATION  
MONTHLY ACTIVITY REPORT  
MARCH 2024

# Redevelopment and Revitalization Department

## March 2024 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. RRHA received a Certificate of Occupancy from City of Roanoke Building Inspection Officials on March 29.

### Homeownership Programs

RRHA has completed 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 were 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.



RRHA closed on the sale of 1606 Grayson Avenue, NW, on January 17, 2024. The buyer was a public housing resident who'd completed the Family Self Sufficiency program at the Villages at Lincoln and was once named resident of the month.

RRHA was notified in 2022 that it will be awarded \$111,629 from the Roanoke Valley Alleghany Regional Commission (RVARC). 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. The RVARC advised that RRHA could amend its scope to purchase existing homes rather than build new. The RRHA Board of Commissioners approved a resolution last month to allow for the purchase and renovation of two properties for first-time home buyers. Currently one qualified applicant is working with RRHA staff and a real estate agent to find a suitable property. The RVARC funds must be expended by June 30, 2025.

### **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 21<sup>st</sup> St., NW in May, 2021. For both loans, RRHA took out a second mortgage for 20% of the loan, which is forgivable after ten years if the owner maintains it as their primary residence. In addition, the buyers benefitted from a forgivable down payment assistance loan from the 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.

In February a pre-qualified buyer signed a contract and put down a deposit for 2004 Melrose Avenue, NW. RRHA is in the process of relocating the current tenant and will then inspect the property and issue a Request for Quotations for renovations to the house.

## **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 four (4) reserved or occupied by program participants, and two (2) that are currently available to new applicants. Last month 1924 Melrose Avenue was leased and an option to purchase signed by the tenant. Next month 2008 Melrose Avenue should be completed and ready to be leased.

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. 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.

Work was completed at 505 21<sup>st</sup> Street, NW and the sale should be completed next month as the tenant has leased the property for over two (2) years in the program. On May 22, 2023 the Board of Commissioners passed a resolution to sell the properties at 1809 Downing Street and 505 21<sup>st</sup> Street.

## **Loan Consolidation Program & Surplus Real Estate**

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

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

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

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

RRHA has advertised that the Cherry Hill and Shenandoah Avenue lots are available for proposals. Recently, RRHA has been in discussion with several potential developers for the Cherry Hill properties, though none has submitted a proposal. The property currently has an issue with homeless people setting up a camp on the site, and the City has notified RRHA that it will have to be cleaned up due to complaints from nearby residents.

## Repositioning and Faircloth to RAD

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

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

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

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

RRHA was notified by VH in April that it would be awarded the project at the property at the price proposed. VH advised that it would send a contract to RRHA soon and also coordinate a press release for the sale. In the May 2023 Board Meeting the Board of Commissioners approved Resolution 4158 to authorizing the Executive Director to execute a contract for the purchase of the property. The sale will officially be for the assessed amount, \$1,040,000, but RRHA will only pay \$750,000 as VH will cover the difference with grant funds. The contract was executed on August 29, after which RRHA has a 45 day due diligence period. Closing must be scheduled within 30 days thereafter. RRHA received a Phase 1 environmental site assessment last month that states there are no recognized environmental conditions on the property. RRHA closed on the purchase of the property on December 1, 2023.

A Request for Proposals (RFP) for the Consulting Services was advertised November 12, 2023. One (1) responsive proposal was received by the December 12, 2023 deadline. The Board of Commissioners passed a resolution in January to allow the Executive Director to enter into a contract with Dominion Due Diligence (D3G) for these services. A contract for Repositioning and Rental Assistance Demonstration Consulting Services was executed January 31, 2024.

RRHA met with D3G staff February 20, 2024 and discussed the first steps of the process to finance and develop the site at 4301 Old Spanish Trail. Last month after issuing a Request for Qualifications for architectural and engineering services to design the project, RRHA Evaluation Panel ranked the Statements of Qualifications that were received. Negotiations are



underway with the firm which submitted the highest ranked Statement of Qualifications regarding contract amount.

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

3/31/2024

| 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                | \$3,399,761.58         | \$329,632.42          | 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         | \$3,853,905.00         | \$0.00                | \$3,851,505.00         | \$2,400.00            | 22-Feb-2023         | 22-Feb-2025          |
| VA36P01150122 | \$4,757,703.00         | \$4,749,703.00         | \$8,000.00            | \$4,234,417.09         | \$523,285.91          | 11-May-2024         | 11-May-2026          |
| VA36P01150123 | \$4,840,100.00         | \$4,051,794.78         | \$788,305.22          | \$1,766,269.50         | \$3,073,830.50        | 16-Feb-2025         | 16-Feb-2027          |
| VALRT0010-23  | \$449,000.00           | \$184,400.00           | \$264,600.00          | \$14,550.00            | \$434,450.00          | 15-May-2025         | 15-May-2026          |
| VA36H01150122 | \$2,317,269.00         | \$445,450.00           | \$1,871,819.00        | \$13,450.00            | \$2,303,819.00        | 7-Sep-2025          | 7-Sep-2027           |
| <b>Totals</b> | <b>\$41,908,437.00</b> | <b>\$40,847,531.78</b> | <b>\$1,060,905.22</b> | <b>\$37,531,686.81</b> | <b>\$4,376,750.19</b> |                     |                      |
|               |                        | <b>97.5%</b>           |                       | <b>89.6%</b>           |                       |                     |                      |

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

**City of Roanoke Redevelopment and Housing Authority**  
**Contracts Administered by the Operations Division**  
**Status Report as of 3/31/24**

| Construction Contract Number           | Project Name   | Name of Contractor                       | A/E                                      | NTP Date | Modification Number                          | Current Contract Amount | Present % Complete | Scheduled % Complete | PROJECT STATUS<br>(To include pending change orders, problems, and concerns)   |
|--|--|--|--|----------|--|-------------------------|--------------------|----------------------|--|
| contract 569-2007-1-7 (project 200701) | Bathroom Renovations, Phase 2 Hunt Manor<br>Original Contract Amount \$565,430.00  | Russell's Remodeling, LLC                | N/A                                      | 9/12/22  |  | \$565,430.00            | 58%                | 100%                 | Work has been delayed due to contractor working on other projects for RRHA. Work is progressing in 5 units. Work is complete in 16 units.                          |
| contract 570-2101-1-7 (project 201004) | HVAC Improvements for Morningside Manor<br>Original Contract Amount \$439,200.00   | Valley Boiler & Mechanical, Inc          | Hughes Associates Architects & Engineers | 4/19/21  | #1 (\$24,262.00) + time                      | \$463,462.00            | 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<br>Original Contract Amount \$464,010.50    | Russell's Remodeling, LLC                | Hughes Associates Architects & Engineers | TBD      |  | \$464,010.50            | 0%                 | 0%                   | Materials are on order.  |
| contract 573-2307-1-7 (project 220902) | New Construction of Two Public Housing Units at Bluestone Park<br>Original Contract Amount \$1,071,535.00                  | G & H Contracting, Inc.                  | Hughes Associates Architects & Engineers | 5/8/23   | #1 (\$9,675.00) + time<br>#2 time<br>#3 time | \$1,081,210.00          | 100%               | 100%                 | Certificate of Occupancy issued March 29, 2024. Project close out to begin.  |
| contract 202-2301-1-7 (project 230101) | Repairs due to Fire and Smoke Damage 1713 Dunbar St<br>Original Contract Amount \$173,531.00                               | Russell's Remodeling, LLC                | N/A                                      | 10/23/23 |  | \$173,531.00            | 65%                | 100%                 | Contractor continuing to work on interior finishes.  |
| contract 573-2309-1-7 (project 230102) | Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, Phase 2<br>Original Contract Amount \$567,834.00 | Russell's Remodeling, LLC                | Hughes Associates Architects & Engineers | 7/24/23  |  | \$567,834.00            | 99%                | 100%                 | System balancing to be completed first week of April.  |
| contract 900-2207-1-7 (project 220401) | Sign Replacement and Improvements for Various Sites<br>Original Contract Amount \$256,000.00                               | Russell's Remodeling, LLC                | Hughes Associates Architects & Engineers | 4/17/23  |  | \$256,000.00            | 95%                | 100%                 | Masonry repairs to sign at RRHA Central Administration Building to be completed in early April.  |
| contract 574-2301-1-7 (project 230602) | Heating System Replacement for Bluestone Park<br>Original Contract Amount \$553,100.00                                     | Comfort Systems USA, Inc                 | Hughes Associates Architects & Engineers | 4/1/24   |  | \$553,100.00            | 0%                 | 0%                   | Work is scheduled to start 4/1/24.   |
| contract 574-2302-1-7 (project 230501) | Security Measures and Improvements for Jamestown Place<br>Original Contract Amount \$216,600.00                            | G & H Contracting, Inc.                  | Hughes Associates Architects & Engineers | 1/16/24  |  | \$216,600.00            | 95%                | 100%                 | Work on project is nearing completion.   |
| contract 574-2303-1-7 (project 230704) | Window Replacement for Hunt Manor<br>Original Contract Amount \$719,595.05   | Russell's Remodeling, LLC                | Hughes Associates Architects & Engineers | 3/4/24   |  | \$719,595.05            | 23%                | 23%                  | Windows have been installed in three buildings.  |
| contract 574-2304-1-5 (project 230901) | Open End A & E Services<br>Original Contract Amount \$175,000.00   | Hughes Associates Architects & Engineers | N/A                                      | 12/1/23  |  | \$175,000.00            | 20%                | 16%                  | Design work complete for installation of radon vent systems for Jamestown Place and Indian Rock Village. Design work is complete for HVAC repairs at RRHA Central. |
| contract 575-2401-1-7 (project 230701) | Installation of Passive Radon Vent Systems for Bluestone Park<br>Original Contract Amount \$601,860.00                     | Russell's Remodeling, LLC                | Hughes Associates Architects & Engineers | TBD      |  | \$601,860.00            | 0%                 | 0%                   | Materials submittals are being reviewed and materials ordered.   |
| contract 574-2402-1-7 (project 231101) | Repairs, Painting and Cleaning for Four Apartment Units at 806 Hunt Avenue<br>Original Contract Amount \$118,510.00        | Colossal Contractors, Inc.               | N/A                                      | 3/11/24  |  | \$118,510.00            | 100%               | 25%                  | Work is complete. Project close out to begin.  |
| contract 574-2402-1-5 (project 231102) | Repositioning and Rental Assistance Demonstration Consulting Services<br>Original Contract Amount \$250,000.00             | Dominion Due Diligence Group             | N/A                                      | 2/1/24   |  | \$250,000.00            | 5%                 | 8%                   | Consulting firm starting to work on draft LIHTC application.   |
| contract 574-2403-1-7 (project 230702) | Natural Gas Utility Infrastructure Improvements for Jamestown Place<br>Original Contract Amount \$857,416.00               | Classic City Mechanical, Inc             | Hughes Associates Architects & Engineers | 3/11/24  |  | \$857,416.00            | 13%                | 12%                  | Work is underway.  |
| contract 574-2404-1-7 (project 230703) | Replacement of Rooftop Mounted HVAC Equipment for Floors 2-9 for Melrose Towers<br>Original Contract Amount \$748,300.00   | Comfort Systems USA, Inc                 | Hughes Associates Architects & Engineers | TBD      |  | \$748,300.00            | 0%                 | 0%                   | Contract executed March 15, 2024. Material submittals being reviewed and materials are being ordered.  |

# HOUSING DIVISION





PUBLIC HOUSING PROGRAM  
MONTHLY OPERATIONS REPORT  
MARCH 2024

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

| RRHA-Owned Properties                                     | AMP # | Actual Unit Count | Adjusted Unit Count/<br>Units in MOD status | Occupied Units | Total Days | Unoccupied Days | Occupied Days | Occupancy Rate | Vacancy Rate |
|---|-------|-------------------|---|----------------|------------|-----------------|---------------|----------------|--------------|
| <b>Public Housing</b>                                     |       |                   |   |                |            |                 |               |                |              |
| Lansdowne Park  | 201   | 300               | 1   | 289            | 9300       | 405             | 8895          | 95.65%         | 4.35%        |
| *The Villages at Lincoln/<br>Handicapped/Elderly Cottages | 202   | 165               | 3   | 160            | 5115       | 215             | 4900          | 95.80%         | 4.20%        |
| Hunt Manor/Bluestone Park                                 | 259   | 172               | 16  | 145            | 5332       | 625             | 4707          | 88.28%         | 11.72%       |
| Melrose Towers  | 206   | 212               | 2   | 206            | 6572       | 113             | 6459          | 98.28%         | 1.72%        |
| Jamestown Place   | 207   | 150               | 10  | 131            | 4650       | 572             | 4078          | 87.70%         | 12.30%       |
| Morningside   | 208   | 105               | 1   | 103            | 3255       | 30              | 3225          | 99.08%         | 0.92%        |
| Indian Rock Village/53 Scattered                          | 210   | 156               | 0   | 153            | 4836       | 84              | 4752          | 98.26%         | 1.74%        |
| The Villages at Lincoln-<br>24 Transitional/Homeownership | 215   | 17                | 1   | 15             | 527        | 60              | 467           | 88.61%         | 11.39%       |
| <b>Portfolio Total:</b>                                   |       | 1277              | 34  | 1202           | 39587      | 2104            | 37483         | 94.69%         | 5.31%        |

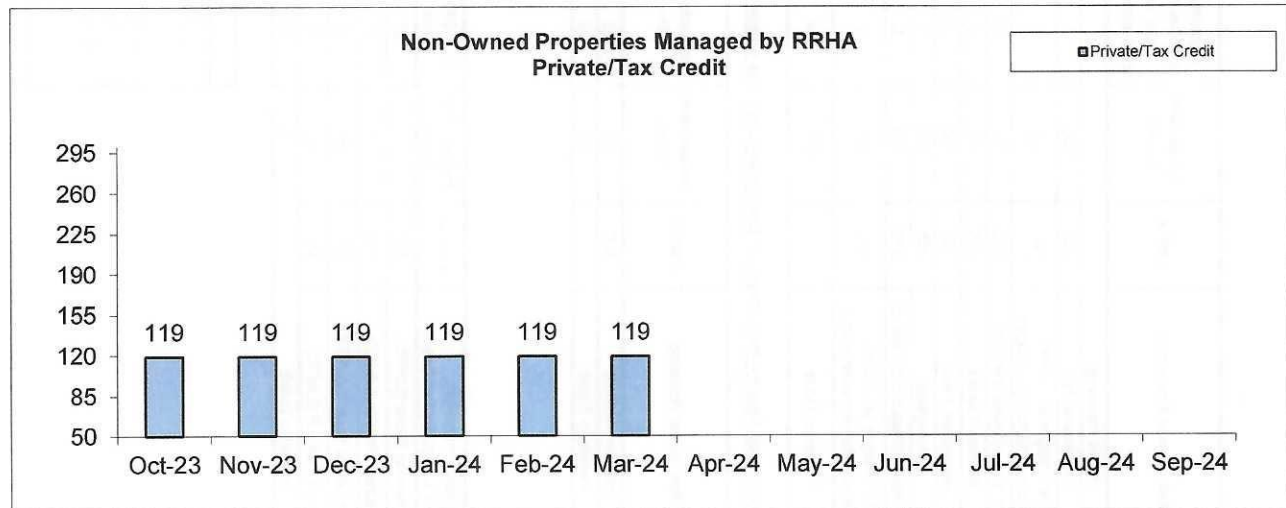
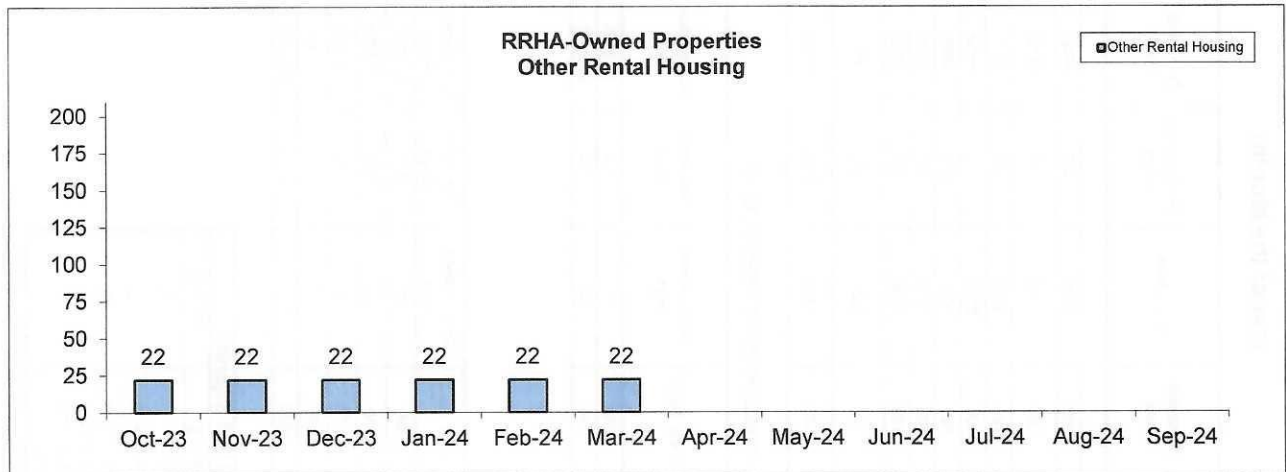
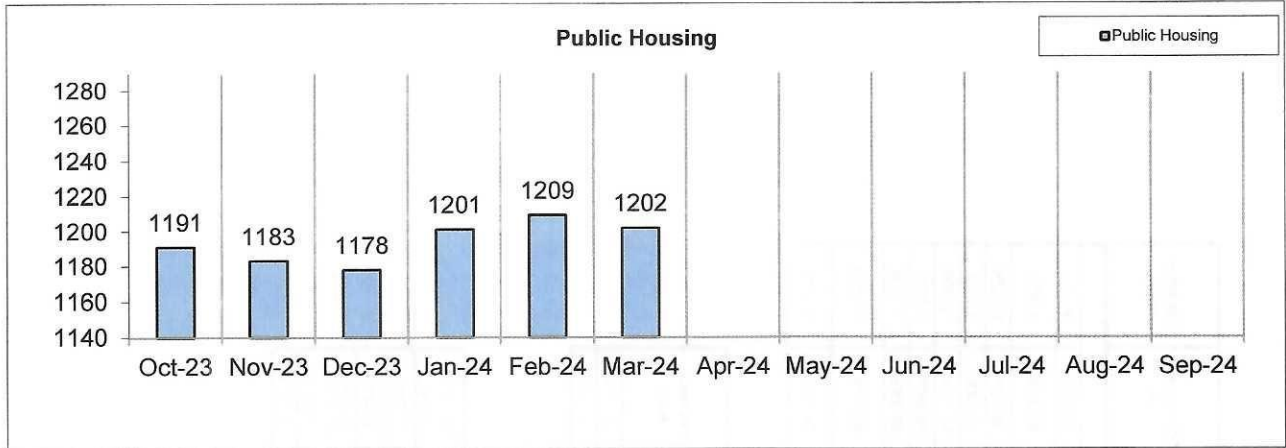
*\*The Occupancy Rate for the Villages at Lincoln includes The Villages at Lincoln Transitional Homeownership.*

| 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        | 30              | 714           | 95.97%         | 4.03%        |
| <b>Portfolio Total:</b> |       | 24                | 22             | 744        | 30              | 714           | 95.97%         | 4.03%        |

| Non-Owned Properties<br>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                | 21             | 744        | 62              | 682           | 91.67%         | 8.33%        |
| Park Street Square (LIHTC)                         | 457   | 25                | 22             | 775        | 93              | 682           | 88.00%         | 12.00%       |
| Hurt Park LP (LIHTC)                               | 459   | 40                | 35             | 1240       | 123             | 1117          | 90.08%         | 9.92%        |
| <b>Portfolio Total:</b>                            |       | 119               | 105            | 3689       | 371             | 3318          | 89.94%         | 10.06%       |

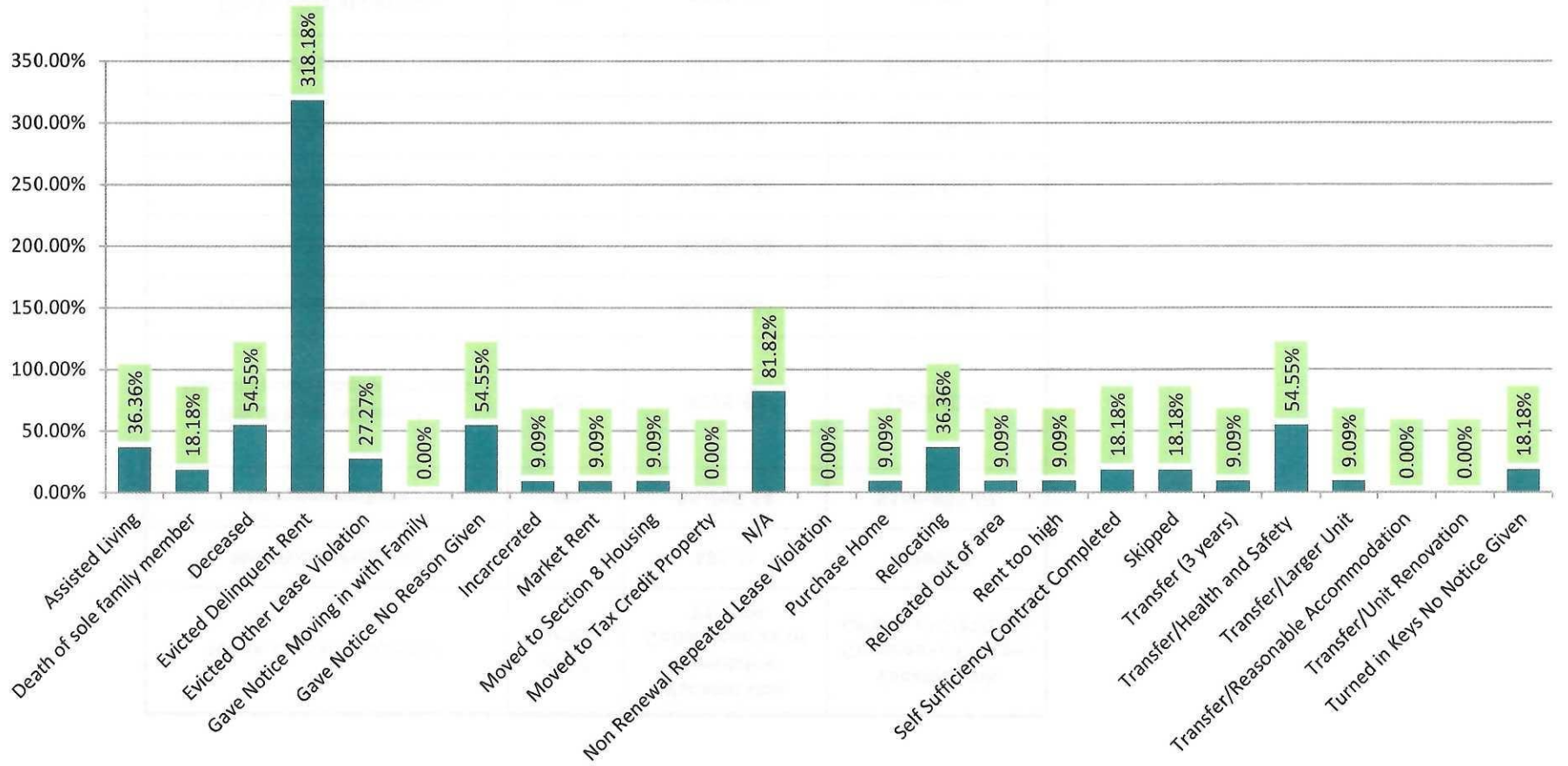
| <b>PHAS Scoring</b> |        |
|---------------------|--------|
| Occupancy           | Points |
| ≥ 98%               | 16     |
| < 98% but ≥ 96%     | 12     |
| < 96% but ≥ 94%     | 8      |
| < 94% but ≥ 92%     | 4      |
| < 92% but ≥ 90%     | 1      |
| < 90%               | 0      |

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





## Public Housing Move-out Analysis 10/1/2023-9/30/2024



**Monthly  
Management Report  
Charges vs. Receipts  
March 2024**

| <b>RRHA-Owned Properties</b>                              | <b>AMP Number</b> | <b>Vacated Unit Cumulative Collections as of 3/1/2024</b> | <b>Vacated Unit Cumulative Charge-Offs as of 3/31/2024</b> |
|---|-------------------|---|--|
| <i>Non-Public Housing</i>                                 |                   | \$90.31   | \$760.00   |
| Lansdowne Park  | 201               | \$5,766.14  | \$180,691.57   |
| The Villages at Lincoln/<br>Handicapped/Elderly Cottages  | 202               | \$279.04  | \$26,045.39  |
| Hunt Manor/Bluestone Park                                 | 259               | \$3,055.41  | \$28,738.43  |
| Melrose Towers  | 206               | \$1,027.52  | \$5,397.39   |
| Jamestown Place   | 207               | \$1,285.98  | \$22,149.43  |
| Morningside Manor   | 208               | \$462.00  | \$4,379.27   |
| Indian Rock Village / 53 Scattered                        | 210               | \$972.28  | \$36,638.71  |
| The Villages at Lincoln-<br>24 Transitional/Homeownership | 215               | \$203.00  | \$0.00   |
| <b>Public Housing</b>                                     | <b>TOTAL</b>      | <b>\$13,141.68</b>  | <b>\$304,800.19</b>  |

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

| <b>AMP #</b> | <b>Location</b>                  | <b># Units</b> | <b>Inspected</b> | <b>Uninspected</b> | <b>% Inspected</b> |
|--------------|----------------------------------|----------------|------------------|--------------------|--------------------|
| 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  | 18             | 0                | 21                 | 0%                 |
|              |                                  |                |                  |                    |                    |
|              | Total                            | 1278           | 0                | 1281               | 0%                 |
|              |                                  |                |                  |                    |                    |

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

|  |  |  |  |  |  |
|--|--|--|--|--|--|
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## Utility Consumption Report

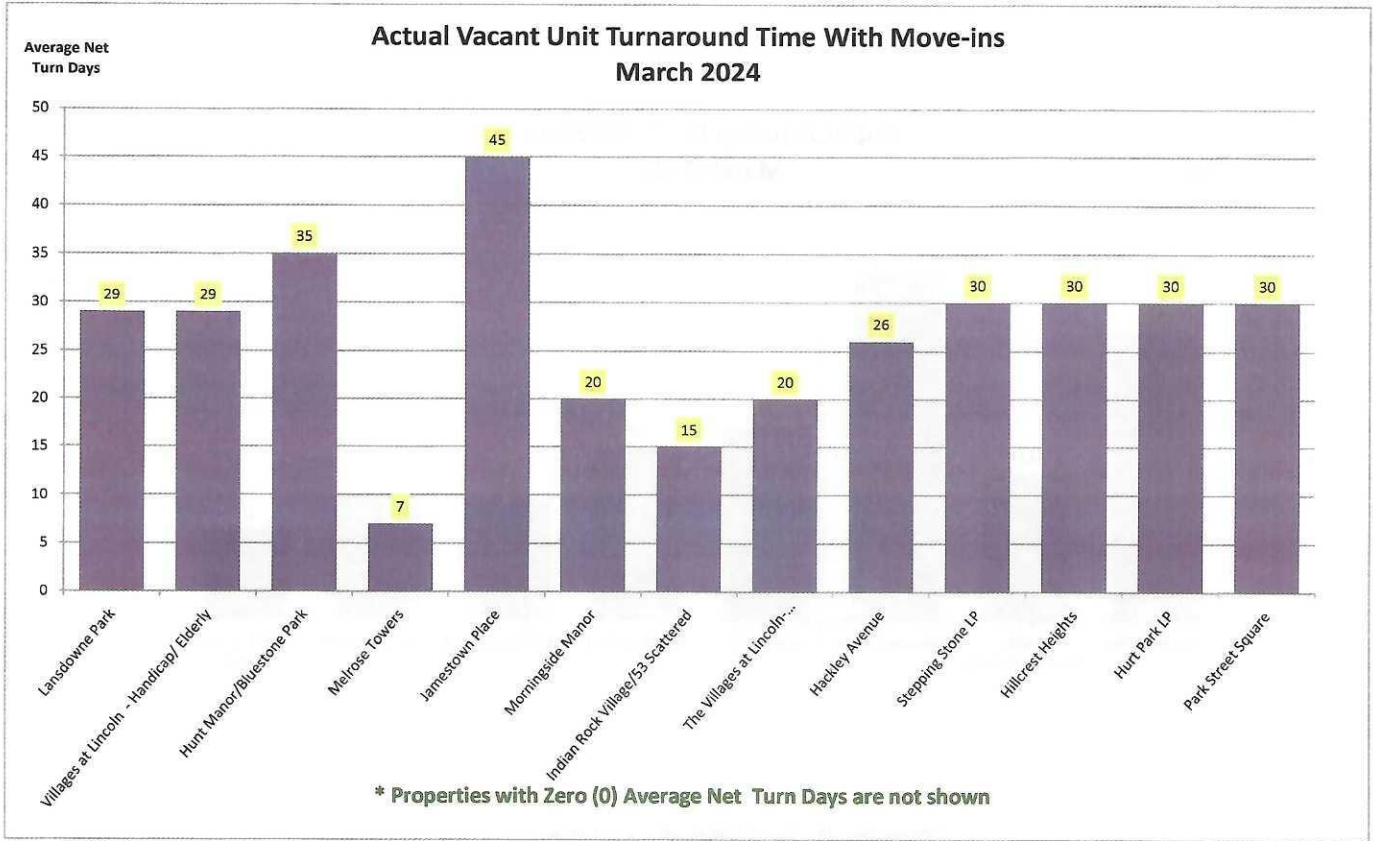
### October 2023 - September 2024

Consumption and Costs as of February 29, 2024

| 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             | 55.52             | 94.37        | 74.56          | 224.45        | 203.04           | 110.54%            |
| 202               | 165             | 139.56            | 5.16         | 73.22          | 217.94        | 203.04           | 107.34%            |
| 259               | 172             | 44.69             | 94.71        | 97.78          | 237.18        | 203.04           | 116.81%            |
| 206               | 212             | 58.99             | 37.28        | 43.01          | 139.28        | 203.04           | 68.60%             |
| 207               | 150             | 46.50             | 47.21        | 63.17          | 156.88        | 203.04           | 77.27%             |
| 208               | 105             | 63.31             | 45.10        | 44.10          | 152.51        | 203.04           | 75.11%             |
| 210               | 156             | 59.11             | 67.95        | 95.49          | 222.55        | 203.04           | 109.61%            |
| 215               | 21              | N/A               | N/A          | N/A            | N/A           | 203.04           | N/A                |
| Total Units: 1281 |                 | Average Cost PUM: |              | 65.83          | 66.49         | 70.72            | 203.04             |

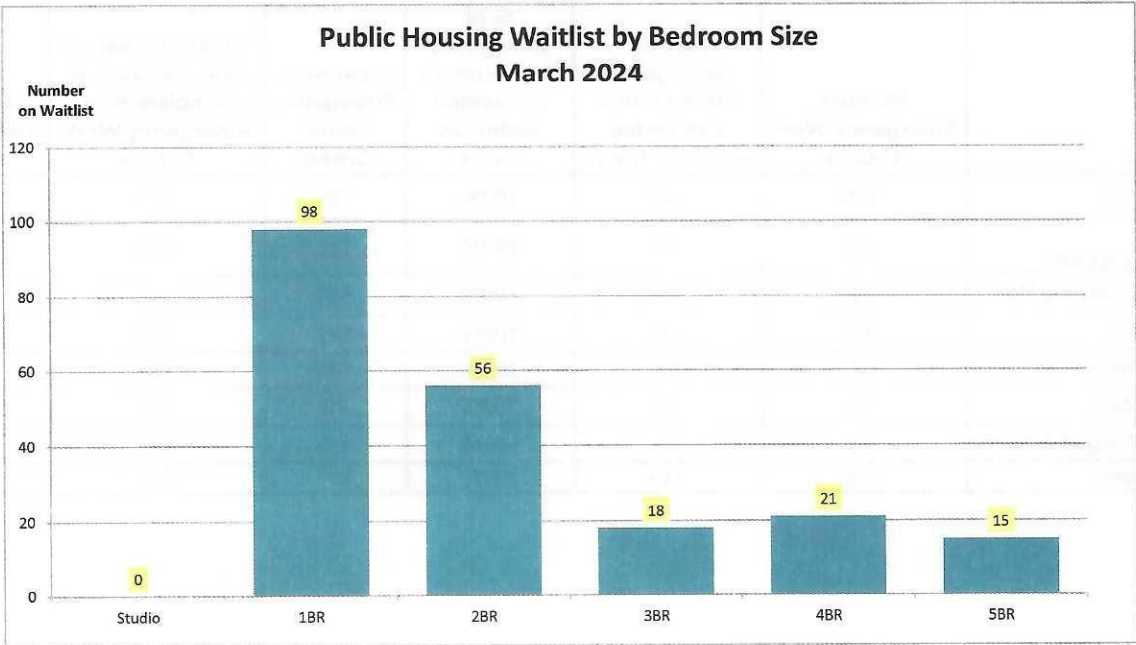
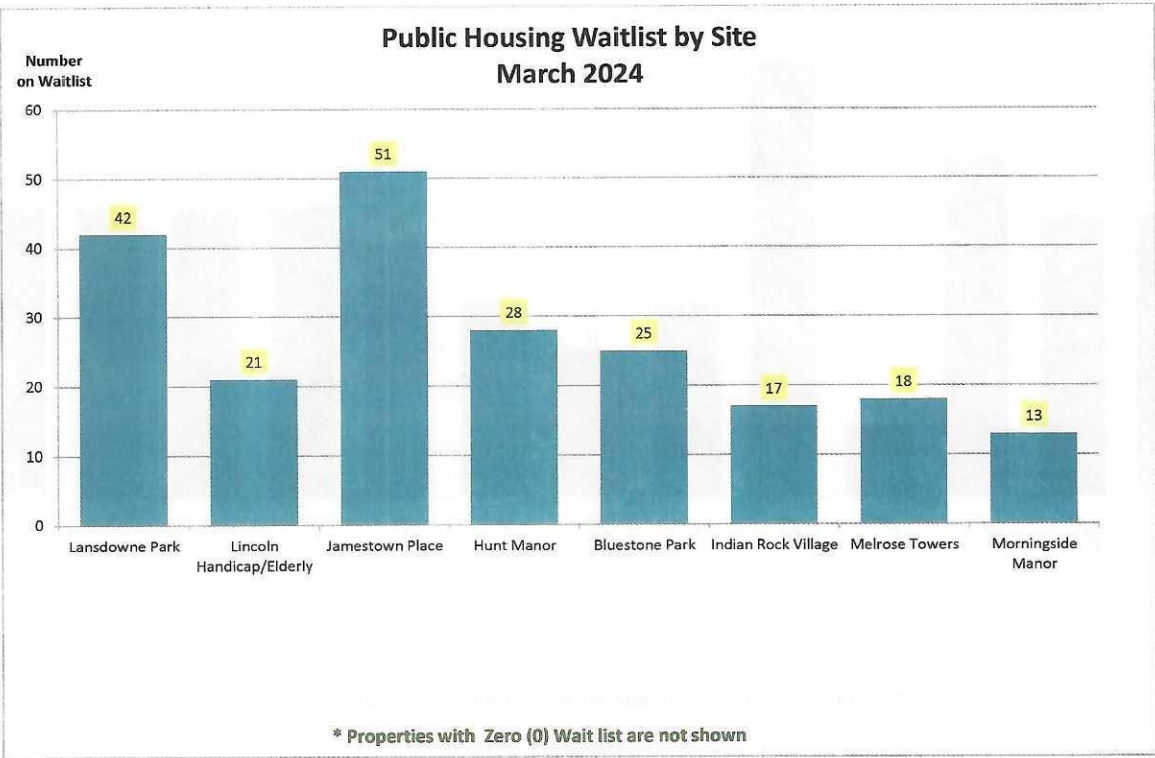
| Consumption   |                 |                          |                  |                      |          |                               |                    |           |                  |                    |
|---|-----------------|--------------------------|------------------|----------------------|----------|-------------------------------|--------------------|-----------|------------------|--------------------|
| AMP   | Number of Units | Gas                      |                  |                      | Electric |                               |                    | Water     |                  |                    |
|   |                 | THERMS PUM               | RRHA PUM Average | Percent Difference   | KWH PUM  | RRHA PUM Average              | Percent Difference | Usage PUM | RRHA PUM Average | Percent Difference |
| 201   | 300             | 106.28                   | 71.68            | 148.27%              | 556      | 610                           | 91.15%             | 6.03      | 5.71             | 105.60%            |
| 202   | 165             | N/A                      | 71.68            | N/A                  | 1,261    | 610                           | 206.72%            | 5.20      | 5.71             | 91.07%             |
| 259   | 172             | 60.28                    | 71.68            | 84.10%               | 381      | 610                           | 62.46%             | 7.09      | 5.71             | 124.17%            |
| 206   | 212             | 42.27                    | 71.68            | 58.97%               | 548      | 610                           | 89.84%             | 3.81      | 5.71             | 66.73%             |
| 207   | 150             | 53.10                    | 71.68            | 74.08%               | 457      | 610                           | 74.92%             | 5.73      | 5.71             | 100.35%            |
| 208   | 105             | 50.58                    | 71.68            | 70.56%               | 565      | 610                           | 92.62%             | 3.95      | 5.71             | 69.18%             |
| 210   | 148             | 64.50                    | 71.68            | 89.98%               | 476      | 610                           | 78.03%             | 7.92      | 5.71             | 138.70%            |
| 215   | 23              | N/A                      | 71.68            | N/A                  | N/A      | 610                           | N/A                | N/A       | 5.71             | N/A                |
| Total Units: 1275   |                 | Average THERM PUM: 71.68 |                  | Average KWH PUM: 610 |          | Average water usage PUM: 5.71 |                    |           |                  |                    |
| <p>Note: AMP 202 - Residential units do not use gas utility - HVAC is total electric (heat pumps).</p> <p>Note: AMP 202 - Administration building and maintenance shop use gas utility.</p> <p>Note: AMP 208 - Residential units have central air conditioning.</p> <p>Note: AMP 210 - Includes 21 scattered sites - residents pay utilities - no utility data available.</p> <p>Note: AMP 215 - Transitional/Homeownership - residents pay utilities - no utility data available.</p> <p>Note: Stormwater Utility Fee for RRHA public housing properties for FY 2024 = 27,616.80</p> |                 |                          |                  |                      |          |                               |                    |           |                  |                    |





### Work Order Report from March 2024

| 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                  | 125                          | 125  | 100%   | 189                             | 180   | 1                       |
| Village at Lincoln/Handicapped/ | 20                           | 20   | 100%   | 115                             | 100   | 1                       |
| Hunt Manor/Bluestone Park       | 89                           | 89   | 100%   | 150                             | 147   | 1                       |
| Melrose Towers                  | 20                           | 20   | 100%   | 127                             | 120   | 1                       |
| Jamestown Place                 | 62                           | 62   | 100%   | 145                             | 138   | 1                       |
| Morningside Manor               | 15                           | 15   | 100%   | 79                              | 75  | 1                       |
| Indian Rock Village/53 Scatte   | 13                           | 13   | 100%   | 112                             | 107   | 1                       |
| <b>Total</b>                    | <b>344</b>                   | <b>344</b>   | <b>100%</b>  | <b>917</b>                      | <b>867</b>  | <b>1</b>                |



SECURITY ACTIVITIES  
MONTHLY REPORT  
MARCH 2024

Public Housing Criminal Activity for the Month of March 2024 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                 | 0                   | 1                 | 0              | 0                 | 0              | 1                 | 0                   | 1                 | 1          | 2                 | 0              | 2                 |
| Arson                       | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 2                 | 0                   | 0                 | 0          | 0                 | 0              | 2                 |
| Auto Theft                  | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 1                 | 0                   | 1                 | 0          | 2                 | 0              | 0                 |
| Burglary                    | 0               | 1                 | 0                 | 0                 | 0                   | 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                     | 0               | 4                 | 0                 | 1                 | 1                   | 1                 | 0              | 3                 | 1              | 11                | 0                   | 3                 | 1          | 1                 | 0              | 2                 |
| Rape                        | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 0                 | 0                   | 0                 | 1          | 1                 | 0              | 0                 |
| Robbery                     | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 0                 | 0                   | 1                 | 0          | 1                 | 0              | 0                 |
| Part I Crime Total          | 0               | 6                 | 0                 | 1                 | 1                   | 5                 | 0              | 3                 | 1              | 15                | 0                   | 6                 | 3          | 7                 | 0              | 6                 |
| Destruction of Property     | 0               | 3                 | 0                 | 0                 | 1                   | 5                 | 1              | 1                 | 0              | 9                 | 4                   | 9                 | 1          | 3                 | 0              | 0                 |
| Disorderly Persons          | 1               | 1                 | 0                 | 1                 | 0                   | 0                 | 0              | 0                 | 1              | 4                 | 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                | 0               | 1                 | 0                 | 0                 | 0                   | 4                 | 0              | 3                 | 0              | 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                       | 1               | 3                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 2              | 2                 | 0                   | 0                 | 0          | 0                 | 0              | 1                 |
| Gambling                    | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 0                 | 0                   | 0                 | 0          | 0                 | 0              | 0                 |
| Intimidation                | 1               | 3                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 3                 | 0                   | 0                 | 1          | 2                 | 0              | 0                 |
| Liquor Law                  | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 1              | 1                 | 1                   | 1                 | 0          | 0                 | 0              | 0                 |
| Loitering                   | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 0                 | 0                   | 0                 | 0          | 0                 | 0              | 0                 |
| Prostitution                | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 0                 | 0                   | 0                 | 0          | 0                 | 0              | 0                 |
| Sex Offense                 | 0               | 0                 | 0                 | 0                 | 0                   | 0                 | 0              | 0                 | 0              | 0                 | 0                   | 0                 | 0          | 0                 | 0              | 0                 |
| Simple Assault              | 0               | 3                 | 0                 | 0                 | 0                   | 8                 | 0              | 3                 | 0              | 8                 | 1                   | 5                 | 2          | 7                 | 2              | 5                 |
| 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                 | 1              | 4                 | 0                   | 0                 | 0          | 4                 | 0              | 1                 |
| Part II Crime Total         | 3               | 14                | 0                 | 1                 | 1                   | 18                | 1              | 9                 | 5              | 40                | 6                   | 18                | 4          | 18                | 2              | 7                 |
| 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                  | 3               | 20                | 0                 | 2                 | 2                   | 23                | 1              | 12                | 6              | 55                | 6                   | 24                | 7          | 25                | 2              | 13                |



## Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - MARCH 2024

| Part I Crime        | MONTH             |        | Site Rate Compared to Community | YEAR TO DATE      |        | Site Rate Compared to Community | Site No. Per Household prior YTD | Site Rate YTD Compared to prior YTD | Community No. Per Household prior YTD | Community Rate YTD Compared to prior YTD |        |   |
|---------------------|-------------------|--------|---------------------------------|-------------------|--------|---------------------------------|----------------------------------|-------------------------------------|---------------------------------------|--|--------|---|
|                     | No. Per Household |        |                                 | No. Per Household |        |                                 |                                  |                                     |                                       |  |        |   |
|                     | Community         | Site   |                                 | Community         | Site   |                                 |                                  |                                     |                                       |  |        |   |
| Jamestown Place     | 0.0055            | 0.0000 | 0.00%                           | 0.0513            | 0.0400 | 77.93%                          | 0.0867                           | 53.86%                              | ↑                                     | 0.0522                                   | 1.68%  | ↓ |
| Morningside Manor   | 0.0055            | 0.0000 | 0.00%                           | 0.0513            | 0.0095 | 18.56%                          | 0.0095                           | 0.25%                               | ↑                                     | 0.0772                                   | 33.52% | ↓ |
| Indian Rock Village | 0.0055            | 0.0125 | 229.13%                         | 0.0513            | 0.0625 | 121.77%                         | 0.0625                           | 0.00%                               | ↓                                     | 0.0772                                   | 33.52% | ↓ |
| Bluestone           | 0.0063            | 0.0000 | 0.00%                           | 0.0467            | 0.0395 | 84.44%                          | 0.0395                           | 0.07%                               | ↓                                     | 0.0776                                   | 39.76% | ↓ |
| Lansdowne Park      | 0.0044            | 0.0033 | 75.28%                          | 0.0314            | 0.0500 | 159.27%                         | 0.1433                           | 65.11%                              | ↑                                     | 0.0576                                   | 45.50% | ↓ |
| Villages at Lincoln | 0.0044            | 0.0000 | 0.00%                           | 0.0314            | 0.0364 | 115.84%                         | 0.0909                           | 60.00%                              | ↓                                     | 0.0576                                   | 45.50% | ↓ |
| Hunt Manor          | 0.0044            | 0.0313 | 705.74%                         | 0.0314            | 0.0729 | 232.27%                         | 0.0729                           | 0.02%                               | ↑                                     | 0.0576                                   | 45.50% | ↓ |
| Melrose Towers      | 0.0044            | 0.0000 | 0.00%                           | 0.0314            | 0.0283 | 90.15%                          | 0.0236                           | 19.92%                              | ↑                                     | 0.0576                                   | 45.50% | ↓ |

| Part II Crime       | MONTH             |        | Site Rate Compared to Community | YEAR TO DATE      |        | Site Rate Compared to Community | Site No. Per Household prior YTD | Site Rate YTD Compared to prior YTD | Community No. Per Household prior YTD | Community Rate YTD Compared to prior YTD |        |   |
|---------------------|-------------------|--------|---------------------------------|-------------------|--------|---------------------------------|----------------------------------|-------------------------------------|---------------------------------------|--|--------|---|
|                     | No. Per Household |        |                                 | No. Per Household |        |                                 |                                  |                                     |                                       |  |        |   |
|                     | Community         | Site   |                                 | Community         | Site   |                                 |                                  |                                     |                                       |  |        |   |
| Jamestown Place     | 0.0135            | 0.0200 | 148.46%                         | 0.0966            | 0.0933 | 96.58%                          | 0.5067                           | 81.58%                              | ↑                                     | 0.2103                                   | 54.05% | ↑ |
| Morningside Manor   | 0.0135            | 0.0000 | 0.00%                           | 0.0966            | 0.0095 | 9.86%                           | 0.0762                           | 87.50%                              | ↑                                     | 0.2103                                   | 54.05% | ↑ |
| Indian Rock Village | 0.0135            | 0.0125 | 92.79%                          | 0.0966            | 0.2250 | 232.83%                         | 0.3625                           | 37.93%                              | ↑                                     | 0.2103                                   | 54.05% | ↑ |
| Bluestone           | 0.0071            | 0.0132 | 185.36%                         | 0.0493            | 0.1184 | 240.14%                         | 0.3421                           | 65.38%                              | ↑                                     | 0.1411                                   | 65.05% | ↓ |
| Lansdowne Park      | 0.0096            | 0.0167 | 172.73%                         | 0.0648            | 0.1333 | 205.65%                         | 0.5467                           | 75.61%                              | ↑                                     | 0.1870                                   | 65.33% | ↓ |
| Villages at Lincoln | 0.0096            | 0.0364 | 376.86%                         | 0.0648            | 0.1091 | 168.26%                         | 0.4000                           | 72.73%                              | ↓                                     | 0.1870                                   | 65.33% | ↓ |
| Hunt Manor          | 0.0096            | 0.0417 | 431.82%                         | 0.0648            | 0.1875 | 289.20%                         | 0.3021                           | 37.93%                              | ↑                                     | 0.1870                                   | 65.33% | ↓ |
| Melrose Towers      | 0.0096            | 0.0094 | 97.77%                          | 0.0648            | 0.0330 | 50.93%                          | 0.0425                           | 22.31%                              | ↑                                     | 0.1870                                   | 65.33% | ↓ |

SECTION 8 PROGRAMS  
MONTHLY OPERATIONS REPORT  
MARCH 2024

**Housing Choice Voucher Department  
Summary of Operations, Accomplishments and Challenges  
March 2024**

**Program Utilization**

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of March 2024, reported at 85.8%. Currently, there are sixty eight (68) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2024, is 108.5%.

**Inspections**

During the month of March 2024 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and sixty five (165) inspections. This includes ninety nine (99) biennials and fifty five (55) initial inspections processed for moving families, in the HCV Program. Three (3) special inspection(s) and eight (8) re-inspections were also conducted. There were zero (0) HQS Quality Control Inspections that were conducted during the month of March 2024.

**Housing Choice Voucher Waiting List**

For the month of March 2024 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There were three (3) port-ins and zero (0) port out(s) recorded for the month of March 2024.

**Tenant Briefings**

The HCV Clerical Assistant and Client Specialists provided customer service to a total of six hundred and eighty (680) clients; including six hundred and twenty five (625) tenants/applicants and fifty five (55) landlords during the month of March 2024. 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 plus three (3) in the process of becoming a new homeowner. 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 March 2024, this program has one hundred and fifteen (116) leased vouchers. There are twenty three (23) veterans searching for housing and five (5) 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 March 2024, this program has two hundred and twelve (215) leased participants. There are two (2) Mainstream applicants searching for housing and zero (0) pending pass HQS inspections. 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 March 2024, this program has seventy (70) leased participants. Eleven (11) referrals may be accepted from our community partners, the Roanoke City and Roanoke County Departments of Social Services (DSS).

### **Emergency Housing Voucher Program (EHV)**

The Emergency Housing Voucher program is specifically designed for households who are homeless; at risk of homelessness; recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability; fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking. Effective July 1, 2021 a total of twenty six (26) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority. For the month of March 2024, this program has twenty one (21) leased participants. Five (5) referrals may be accepted from our Continuum of Care (CoC) community partner.

**HCV HQS Inspection Department  
Monthly Activity Report  
March 2024**

| INSPECTION TYPE     | # COMPLETE | # Passed | % PASSED | # FAILED | % FAILED |
|---------------------|------------|----------|----------|----------|----------|
| BIENNIAL            | 99         | 70       | 70.71%   | 29       | 29.29%   |
| INITIALS            | 55         | 35       | 63.64%   | 20       | 36.36%   |
| COMPLAINT           | 3          | 1        | 0.00%    | 2        | 0.00%    |
| EMERGENCY           | 0          | 0        | 0.00%    | 0        | 0.00%    |
| HQS REINSPECTIONS   | 8          | 5        | 62.50%   | 3        | 37.50%   |
| HQS QUALITY CONTROL | 0          | 0        | 100.00%  | 0        | 0.00%    |

|   |            |
|---|------------|
| TOTAL INSPECTIONS SCHEDULED               | <b>165</b> |
| AVERAGE INSPECTIONS PER INSPECTOR PER DAY | 7.86       |
| AVERAGE INSPECTIONS PER FIELD DAY         | 7.86       |
| NUMBER OF INSPECTORS                      | 1          |
| TOTAL WORKING DAYS                        | 21         |

**SECTION 8 MONTHLY STATISTIC REPORT (CY)**

| PROGRAM NAME  | UNIT MONTHS | Jan-24 | Feb-24 | Mar-24 | Apr-24 | May-24 | Jun-24 | Jul-24 | Aug-24 | Sep-24 | Oct-24 | Nov-24 | Dec-24 |
|---|-------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| HOUSING CHOICE<br>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      | 1,653  | 1,654  | 1,655  | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| MAINSTREAM<br><small>Fund 310, 321, 322, 324, 327</small> | ALLOCATED   | 217    | 217    | 217    | 217    | 217    | 217    | 217    | 217    | 217    | 217    | 217    | 217    |
|   | LEASED      | 212    | 212    | 210    | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (35)<br>Fund 308                                     | ALLOCATED   | 35     | 35     | 35     | 35     | 35     | 35     | 35     | 35     | 35     | 35     | 35     | 35     |
|   | LEASED      | 33     | 32     | 35     | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (25)<br>Fund 309                                     | ALLOCATED   | 25     | 25     | 25     | 25     | 25     | 25     | 25     | 25     | 25     | 25     | 25     | 25     |
|   | LEASED      | 22     | 22     | 23     | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| FUP (31)<br>Fund 311                                      | ALLOCATED   | 31     | 31     | 31     | 31     | 31     | 31     | 31     | 31     | 31     | 31     | 31     | 31     |
|   | LEASED      | 29     | 29     | 29     | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| FUP (50)<br>Fund 312                                      | ALLOCATED   | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     | 50     |
|   | LEASED      | 40     | 40     | 39     | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (43)<br>Fund 315                                     | ALLOCATED   | 43     | 43     | 43     | 43     | 43     | 43     | 43     | 43     | 43     | 43     | 43     | 43     |
|   | LEASED      | 22     | 21     | 22     | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (10) B<br>Fund 316                                   | ALLOCATED   | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     |
|   | LEASED      | 11     | 11     | 10     | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (10) C<br>Fund 317                                   | ALLOCATED   | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     | 10     |
|   | LEASED      | 9      | 9      | 9      | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (8)<br>Fund 318                                      | ALLOCATED   | 8      | 8      | 8      | 8      | 8      | 8      | 8      | 8      | 8      | 8      | 8      | 8      |
|   | LEASED      | 7      | 6      | 6      | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (5)<br>Fund 319                                      | ALLOCATED   | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      |
|   | LEASED      | 5      | 5      | 5      | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (5) B<br>Fund 320                                    | ALLOCATED   | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      |
|   | LEASED      | 4      | 3      | 3      | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (5) C<br>Fund 323                                    | ALLOCATED   | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      |
|   | LEASED      | 2      | 2      | 1      | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (5) D<br>Fund 326                                    | ALLOCATED   | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      |
|   | LEASED      | -      | -      | -      | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| VASH (5) E<br>Fund 328                                    | ALLOCATED   | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      | 5      |
|   | LEASED      | -      | -      | -      | -      | -      | -      | -      | -      | -      | -      | -      | -      |
| EMERGENCY HOUSING VOUCHER<br>Fund 360                     | ALLOCATED   | 26     | 26     | 26     | 26     | 26     | 26     | 26     | 26     | 26     | 26     | 26     | 26     |
|   | LEASED      | 23     | 22     | 21     | -      | -      | -      | -      | -      | -      | -      | -      | -      |



**VOUCHER UNITS LEASED  
CY 2024**

| MONTH     | TOTAL HUD<br>AWARDED<br>UNITS | TOTAL<br>LEASED<br>UNITS | DIFFERENCE<br>AWARDED V/S<br>LEASED | VOUCHERS<br>ON STREET | MONTHLY ATTRITION |            |
|-----------|-------------------------------|--------------------------|-------------------------------------|-----------------------|-------------------|------------|
|           |                               |                          |                                     |                       | MOVE - IN         | MOVE - OUT |
| JANUARY   | 2,140                         | 1,837                    | 303                                 | 56                    | 20                | 7          |
| FEBRUARY  | 2,140                         | 1,834                    | 306                                 | 54                    | 9                 | 3          |
| MARCH     | 2,140                         | 1,837                    | 303                                 | 68                    | 7                 | 10         |
| APRIL     |                               |                          | -                                   |                       |                   |            |
| MAY       |                               |                          | -                                   |                       |                   |            |
| JUNE      |                               |                          | -                                   |                       |                   |            |
| JULY      |                               |                          | -                                   |                       |                   |            |
| AUGUST    |                               |                          | -                                   |                       |                   |            |
| SEPTEMBER |                               |                          | -                                   |                       |                   |            |
| OCTOBER   |                               |                          | -                                   |                       |                   |            |
| NOVEMBER  |                               |                          | -                                   |                       |                   |            |
| DECEMBER  |                               |                          | -                                   |                       |                   |            |

**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 | \$ 1,282,451 | \$ 1,277,607 | \$ 1,264,616 | \$ 1,378,885 | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 7,634,266 |
| ACTUAL HAP EXPENSE               | \$ 1,289,013 | \$ 1,346,317 | \$ 1,346,409 | \$ 1,333,127 | \$ 1,352,643 | \$ 1,397,021 | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 8,064,530 |
| VARIANCE                         | \$ (50,456)  | \$ (154,167) | \$ (63,958)  | \$ (55,520)  | \$ (88,027)  | \$ (18,136)  | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ (430,264) |
| PERCENT VARIANCE                 | -4.07%       | -12.93%      | -4.99%       | -4.35%       | -6.96%       | -1.32%       | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | -5.64%       |
| YTD VARIANCE                     | \$ (50,456)  | \$ (204,623) | \$ (268,581) | \$ (324,101) | \$ (412,128) | \$ (430,264) | \$ (430,264) | \$ (430,264) | \$ (430,264) | \$ (430,264) | \$ (430,264) | \$ (430,264) | \$ (430,264) |
| <b>PUC</b>                       |              |              |              |              |              |              |              |              |              |              |              |              |              |
| HUD FUNDED PUC                   | \$ 585.88    | \$ 557.08    | \$ 599.28    | \$ 597.01    | \$ 590.94    | \$ 644.34    | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 297.59    |
| ACTUAL PUC                       | \$ 704.38    | \$ 736.90    | \$ 736.14    | \$ 725.71    | \$ 737.54    | \$ 760.49    | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | \$ 733.54    |
| VARIANCE                         | \$ (118.50)  | \$ (179.82)  | \$ (136.87)  | \$ (128.70)  | \$ (146.59)  | \$ (116.15)  | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | \$ (435.95)  |
| PERCENT VARIANCE                 | -16.82%      | -24.40%      | -18.59%      | -17.73%      | -19.88%      | -15.27%      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | -59.43%      |
| <b>UNITS</b>                     |              |              |              |              |              |              |              |              |              |              |              |              |              |
| 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        | 1,742        | 1,760        | 1,715        | 1,813        | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      |
| ACTUAL UNITS LEASED              | 1,830        | 1,827        | 1,829        | 1,837        | 1,834        | 1,837        | -            | -            | -            | -            | -            | -            | 10,994       |
| VARIANCE TO BUDGET               | (72)         | (209)        | (87)         | (77)         | (119)        | (24)         | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      |
| VARIANCE TO BASELINE             | 356          | 522          | 398          | 380          | 425          | 327          | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      |
| YTD VAR TO BASELINE              | 356          | 878          | 1,276        | 1,655        | 2,081        | 2,407        | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      |
| VARIANCE FUNDED                  | 284          | 313          | 311          | 303          | 306          | 303          | 2,140        | 2,140        | 2,140        | 2,140        | 2,140        | 2,140        | 14,660       |
| YTD VAR TO FUNDED                | 284          | 597          | 908          | 1,211        | 1,517        | 1,820        | 3,960        | 6,100        | 8,240        | 10,380       | 12,520       | 14,660       | 14,660       |
| <b>ADMIN FEES</b>                |              |              |              |              |              |              |              |              |              |              |              |              |              |
| HUD FUNDS                        | \$ 107,167   | \$ 121,876   | \$ 121,876   | \$ 115,461   | \$ 122,181   | \$ 115,461   | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 704,022   |
| ACTUAL EXPENSE                   | \$ 85,665    | \$ 79,585    | \$ 97,784    | \$ 79,176    | \$ 116,092   | \$ 115,942   | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 574,245   |
| VARIANCE                         | \$ 21,502    | \$ 42,291    | \$ 24,092    | \$ 36,285    | \$ 6,089     | \$ (481)     | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 129,777   |
| PERCENT                          | 79.94%       | 65.30%       | 80.23%       | 68.57%       | 95.02%       | 100.42%      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | #DIV/0!      | 81.57%       |
| CUMULATIVE VARIANCE              | \$ 21,502    | \$ 63,793    | \$ 87,885    | \$ 124,170   | \$ 130,259   | \$ 129,777   | \$ 129,777   | \$ 129,777   | \$ 129,777   | \$ 129,777   | \$ 129,777   | \$ 129,777   | \$ 129,777   |

THIS SHEET INCLUDES HCV, VASH, & FUP



**SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS**

| <b>BUDGET VS ACTUAL</b>          | <b>Jan-24</b> | <b>Feb-24</b> | <b>Mar-24</b> | <b>Apr-24</b> | <b>May-24</b> | <b>Jun-24</b> | <b>Jul-24</b> | <b>Aug-24</b> | <b>Sep-24</b> | <b>Oct-24</b> | <b>Nov-24</b> | <b>Dec-24</b> | <b>YTD</b>   |
|----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------|
| FUNDING BUDGET                   | \$ 1,289,296  | \$ 1,286,244  | \$ 1,288,058  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 3,863,598 |
| FUNDING RECEIVED                 | \$ 1,277,607  | \$ 1,264,616  | \$ 1,378,885  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 3,921,108 |
| VARIANCE                         | \$ 11,689     | \$ 21,628     | \$ (90,827)   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ (57,510)  |
| PERCENT VARIANCE                 | 0.91%         | 1.68%         | -7.05%        | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | -1.49%       |
| YTD VARIANCE                     | \$ 11,689     | \$ 33,317     | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (57,510)   | \$ (115,021) |
| <b>REVENUE VS EXPENSE</b>        |               |               |               |               |               |               |               |               |               |               |               |               |              |
| FUNDING RECEIVED                 | \$ 1,277,607  | \$ 1,264,616  | \$ 1,378,885  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 3,921,108 |
| ACTUAL HAP EXPENSE               | \$ 1,333,127  | \$ 1,352,643  | \$ 1,397,021  | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 4,082,791 |
| VARIANCE                         | \$ (55,520)   | \$ (88,027)   | \$ (18,136)   | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ (161,683) |
| PERCENT VARIANCE                 | -4.35%        | -6.96%        | -1.32%        | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | -4.12%       |
| YTD VARIANCE                     | \$ (55,520)   | \$ (143,547)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683)  | \$ (161,683) |
| <b>PUC</b>                       |               |               |               |               |               |               |               |               |               |               |               |               |              |
| HUD FUNDED PUC                   | \$ 597.01     | \$ 590.94     | \$ 644.34     | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 152.69    |
| ACTUAL PUC                       | \$ 725.71     | \$ 737.54     | \$ 760.49     | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | \$ 741.25    |
| VARIANCE                         | \$ (128.70)   | \$ (146.59)   | \$ (116.15)   | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | \$ (588.56)  |
| PERCENT VARIANCE                 | -17.73%       | -19.88%       | -15.27%       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | -79.40%      |
| <b>UNITS</b>                     |               |               |               |               |               |               |               |               |               |               |               |               |              |
| HUD BASELINE UNITS               | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 25,680       |
| HUD FUNDED UNITS                 | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 25,680       |
| FUNDED UNITS BASED ON ACTUAL HAP | 1,760         | 1,715         | 1,813         | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | 5,290        |
| ACTUAL UNITS LEASED              | 1,837         | 1,834         | 1,837         | -             | -             | -             | -             | -             | -             | -             | -             | -             | 5,508        |
| VARIANCE TO BUDGET               | (77)          | (119)         | (24)          | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | (218)        |
| VARIANCE TO BASELINE             | 380           | 425           | 327           | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | 20,390       |
| YTD VAR TO BASELINE              | 380           | 805           | 1,132         | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | 20,390       |
| VARIANCE FUNDED                  | 303           | 306           | 303           | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 2,140         | 20,172       |
| YTD VAR TO FUNDED                | 303           | 609           | 912           | 3,052         | 5,192         | 7,332         | 9,472         | 11,612        | 13,752        | 15,892        | 18,032        | 20,172        | 20,172       |
| <b>ADMIN</b>                     |               |               |               |               |               |               |               |               |               |               |               |               |              |
| HUD FUNDED FEES                  | 115,461       | 122,181       | 115,461       | -             | -             | -             | -             | -             | -             | -             | -             | -             | 353,103      |
| ACTUAL EXPENSE                   | 79,176        | 116,092       | 115,942       | -             | -             | -             | -             | -             | -             | -             | -             | -             | \$ 311,210   |
| VARIANCE                         | \$ 36,285     | \$ 6,089      | \$ (481)      | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ -          | \$ 41,893    |
| PERCENT                          | 68.57%        | 95.02%        | 100.42%       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | #DIV/0!       | 88.14%       |
| CUMULATIVE VARIANCE              | \$ 36,285     | \$ 42,374     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893     | \$ 41,893    |

**THIS SHEET INCLUDES HCV, VASH, & FUP**

RESIDENT SERVICES REPORT  
MARCH 2024

# 2024 Family Self-Sufficiency (Grant Funded)

Grant Period - 01/01/24-12/31/24

March 2024

Coordinators: Greg Goodman, Heather Brush, Lynelle Lewis, Robert Shepherd

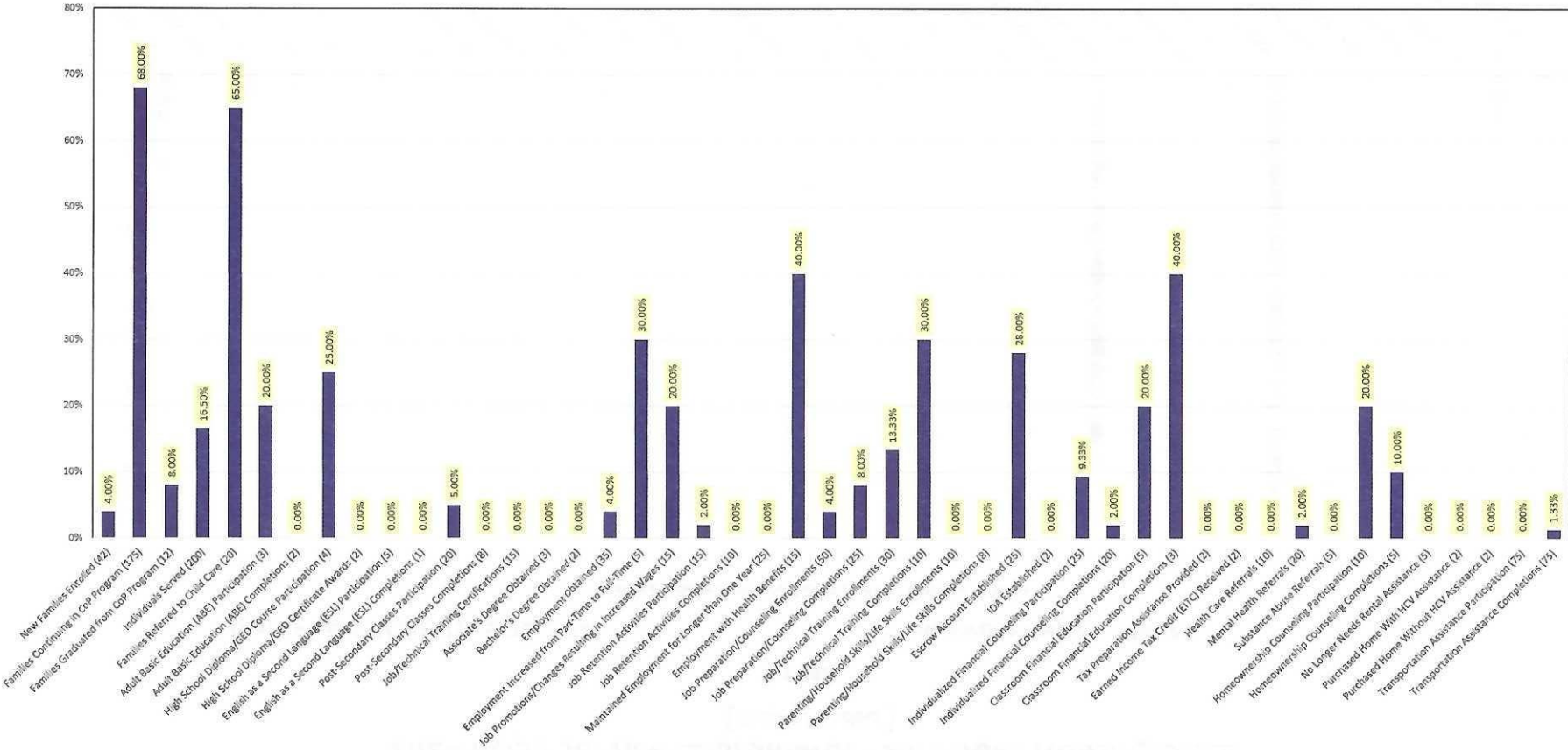
Current Number of Part 134

Total Number of Participants With Escrow Account: 68

Total Amount in Escrow 205,808.74

FSS Terminations: 2

FSS Completions: 0



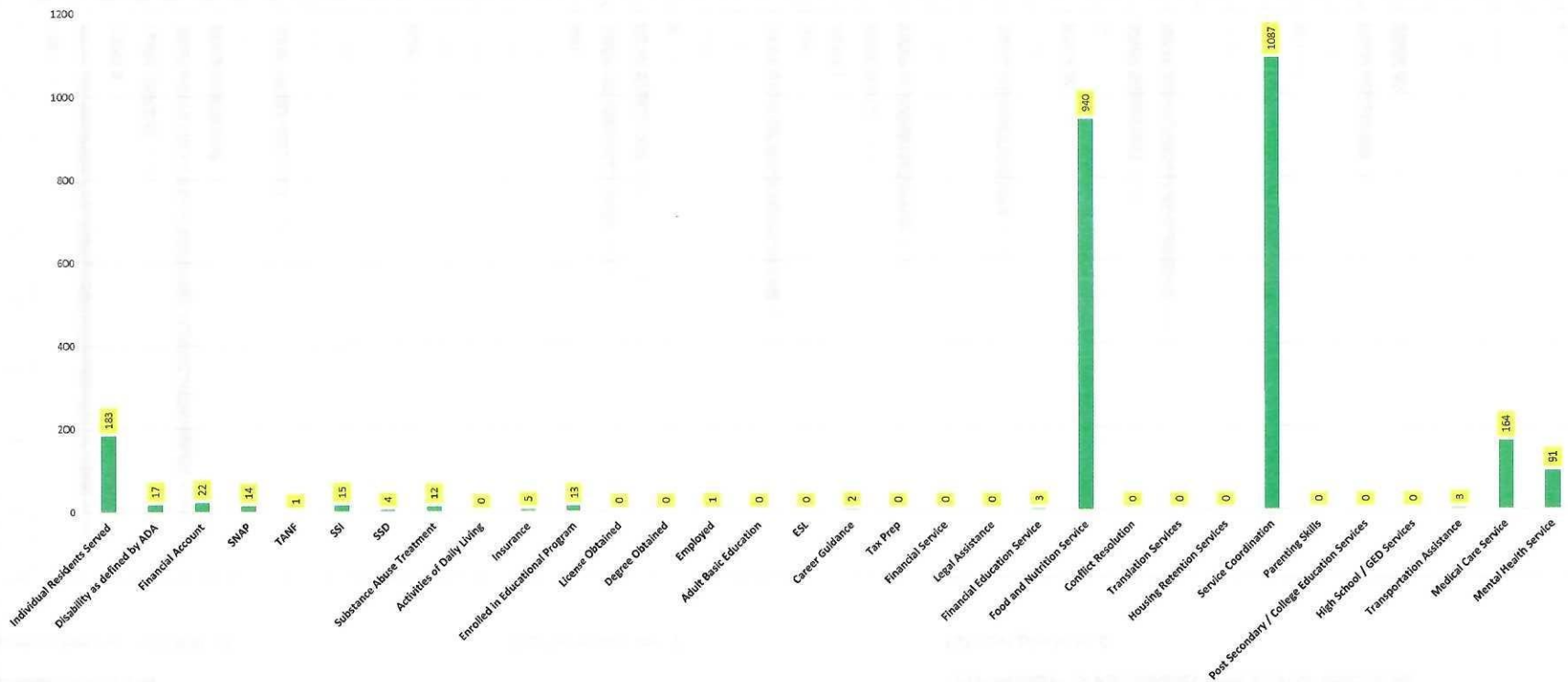
## 2024 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

1-Mar

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

Reporting Period: Mar-24

Service Coordinators: Letia Harris, Denise White



\*ITSP - Individual Training and Service Plan  
\*GED - General Education Development



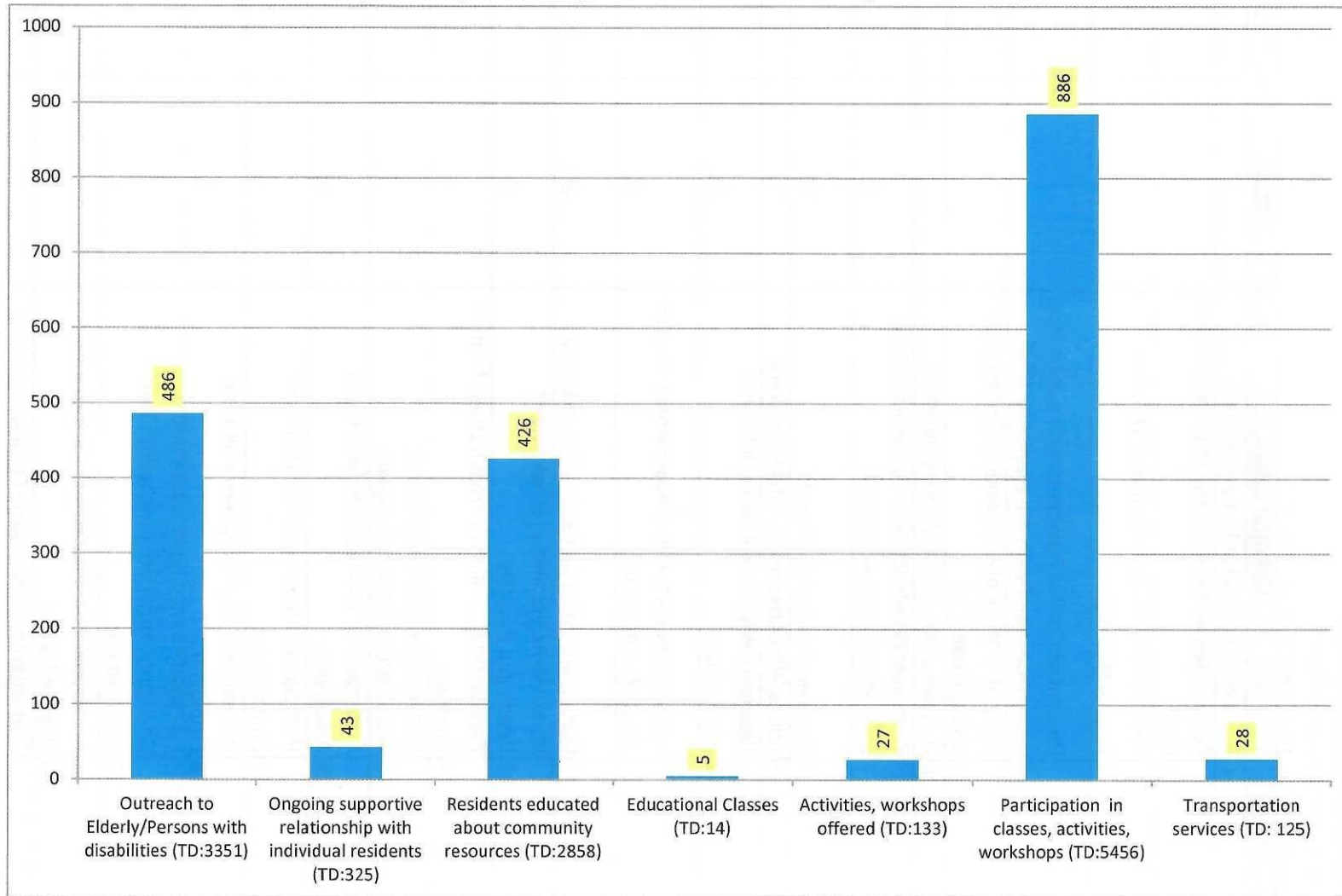
# Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

March 2024

## Outcome Goals:

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



Jobs Plus Report

March 2024 2nd Quarter

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)                                    |      | 118                       |
| 3    | Percent of Work-able Residents Who Are Employed (PIC)                               |      | 61.63%<br>Data: 212/344   |
| 4    | Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)  |      | 37.19%<br>Data: 45/121    |
| 5    | Percent of Work-able Residents Employed at Living Wage (PIC)                        |      | 0.58%<br>Data: 2/344      |
| 6    | Number of Youth 14-17 Years Old (PIC)   |      | 96                        |
| 7    | Work-able Residents Who Connected with a Jobs Plus Community Coach                  | 15   | Quarter: 7                |
| 8    | Number of Jobs Plus Events  | 15   | Quarter: 0<br>Total: 50   |
| 9    | Adults Who Attended a Jobs Plus Event   | 30   | Quarter: 0                |
| 10   | Residents Who Completed a Jobs Plus Assessment                                      | 20   | Quarter: 0<br>Total: 133  |
| 11   | Participants With a Post-Assessment Service Through Jobs Plus                       | 10   | Quarter: 23<br>Total: 89  |
| 12   | Participants Who Met with a Case Manager  | 20   | Quarter: 86<br>Total: 126 |
| 13   | Participants Enrolled in Employment Readiness Program                               | 2    | Quarter: 1<br>Total: 3    |
| 14   | Participants Enrolled in Training/Certification Program                             | 0    | Quarter: 0<br>Total: 3    |
| 15   | Participants Who Completed a Training/Certification Program                         | 0    | Quarter: 0<br>Total: 0    |
| 16   | Participants Provided with Job Search Assistance                                    | 15   | Quarter: 8<br>Total: 21   |
| 17   | Participants Beginning New Part-Time Employment                                     | 5    | Quarter: 3<br>Total: 19   |
| 18   | Participants Beginning New Full-Time Employment                                     | 5    | Quarter: 9<br>Total: 34   |
| 19   | Participants Moving to a new Job or Changing From Part-Time to Full-Time Employment | 1    | Quarter: 2<br>Total: 5    |
| 20   | Participants Continuously Employed for 90 Days or Longer                            | 2    | Quarter: 15               |
| 21   | Participants Continuously Employed for 180 Days or Longer                           | 1    | Quarter: 14               |

|    |   |   |                                     |
|----|---|---|-------------------------------------|
| 22 | Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter | 4 | Quarter: 37<br>Need: 18             |
| 23 | Participants Enrolled in a High School Equivalency Program  | 2 | Quarter: 0<br>Total: 4              |
| 24 | Participants Who Received a High School Equivalency Credential                                    | 0 | Quarter: 0<br>Total: 0              |
| 25 | Participants Enrolled in a College Degree Program   | 1 | Need: 5<br>Quarter: 0<br>Total: 0   |
| 26 | Participants Who Graduated from a College Degree Program  | 0 | Quarter: 0<br>Total: 0              |
| 27 | Participants Receiving Financial Coaching or Education  | 4 | Need: 35<br>Quarter: 3<br>Total: 17 |
| 28 | Participants in an IDA Program  | 0 | Quarter: 0<br>Total: 0              |
| 29 | Participants Opening a Bank Account   | 0 | Need: 20<br>Quarter: 0<br>Total: 0  |
| 30 | Participants Receiving Legal Assistance   | 0 | Need: 1<br>Quarter: 0<br>Total: 0   |
| 31 | Participants with Access to Physical Health Care  | 1 | Need: 3<br>Quarter: 6<br>Total: 6   |
| 32 | Participants with Access to Behavioral Health Care  | 1 | Need: 7<br>Quarter: 1<br>Total: 16  |
| 33 | Participants Receiving Child Care Assistance  | 2 | Need: 5<br>Quarter: 0<br>Total: 1   |
| 34 | Participants Receiving Transportation Assistance  | 4 | Need: 14<br>Quarter: 5<br>Total: 12 |
| 35 | Youth Employed in Jobs/Internships  | 0 | Quarter: 0<br>Total: 0              |
| 36 | Youth Receiving Financial Literacy Information  | 0 | Quarter: 0<br>Total: 0              |
| 37 | Youth Enrolled in Job Training Opportunities  | 0 | Quarter: 0<br>Total: 0              |
| 38 | Youth Enrolled in Extracurricular Educational Opportunities                                       | 0 | Quarter: 0<br>Total: 0              |
|    |   |   | Quarter: 0                          |

|    |   |    |                         |
|----|---|----|-------------------------|
| 39 | Individuals Enrolled in JPEID                       | 20 | Total: 95               |
| 40 | Households Enrolled in JPEID                        | 20 | Quarter: 0<br>Total: 93 |
| 41 | Participants who Chose FSS Escrow Rather Than JPEID | 0  | Quarter: 0<br>Total: 0  |