

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF DECEMBER 2024

JANUARY 27, 2025

MEMORANDUM

To: Board of Commissioners
From: David Bustamante, Executive Director
Date: January 20, 2025
Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of December 2024. The reports are as follows:

Executive Office	Section 1
Executive Director's Report	
Human Resources and Administration	Section 2
Human Resources	
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Finance Division	Section 3
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Operations Division	Section 4
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Redevelopment and Revitalization	
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EXECUTIVE OFFICE

Executive Director's Report

Biden Signs Funding Bill, Avoiding Government Shutdown **Major Hurdles Anticipated for FY 25 Legislation**

On December 20, just hours before the funding deadline, the House leadership released a scaled-back Continuing Resolution (CR) to extend funding for federal programs, including HUD, through March 14, 2025. The new CR passed both chambers, and President Biden signed the legislation into law early on December 21. With the March 2025 extension and the increasingly difficult legislative environment, assisted housing programs are vulnerable if the FY 25 appropriations process stalls.

The upcoming negotiations are further complicated by the Fiscal Responsibility Act (FRA) of 2023, which caps discretionary spending for the FY 25 budget at just 1 percent above FY 23 levels. This constraint could also trigger automatic spending cuts if all twelve appropriation bills are not passed by April 30, 2025.

Article Summary

- A government shutdown was narrowly avoided ahead of the December 20 deadline when President Biden signed the funding bill early on December 21.
- The stopgap bill extends funding for 3 months, includes funding for farmers and natural disasters, as well as a one-year Farm Bill extension.
- Looking ahead, if all FY 25 twelve appropriation bills are not passed by April 30, 2025, programs under the Fiscal Responsibility Act (FRA) could be vulnerable to funding cuts.
- The appropriations process is made more complex by a divided House, with Republicans holding a narrow 220–215 majority, which continues to shrink due to resignations and Trump Administration appointments.

What is Included in the CR?

A potential government shutdown was averted at the last minute on December 20 when Congress passed, and President Biden signed, a [118-page continuing resolution](#). Speaker Johnson (R-LA) faced significant obstacles in building consensus after initial bipartisan legislation failed to advance, primarily over the issue of including debt ceiling measures. Following days of negotiations to find common ground among House Republicans, Democrats, and President-elect Trump's priorities, lawmakers ultimately passed a more streamlined bill.

While the final version does not include a provision to raise the debt ceiling, it does allocate \$110 billion for disaster relief and farm aid, and a one-year extension of the farm bill—provisions that had been sticking points in the effort to reach a bipartisan agreement.

Looking Ahead: FY 25 Appropriations Further Complicated by the Fiscal Responsibility Act

The process for this funding extension has revealed significant challenges in the federal budget landscape. The FRA, signed into law in 2023, greatly limits FY 25 discretionary spending, capping it at just 1 percent above FY 23 levels. This will pose a major challenge for housing authorities, as rising costs for materials, labor, and insurance make it difficult to bridge the funding gap with such a modest increase.

Under the FRA, programs are at risk of funding cuts if all twelve appropriation bills for FY 25 are not passed by April 30, 2025. If this occurs, automatic reductions will be triggered, affecting both defense and non-defense programs, including public housing. Some Republican senators have raised concerns that certain House conservatives may intentionally delay spending deals to trigger these cuts.

The Reconciliation Process and the Potential Effect on HAs

As President-elect Trump and Congressional Republicans prepare to advance their agenda, reconciliation is seen as a key tool for fast-tracking fiscal measures, including tax and spending provisions, while bypassing the usual Senate filibuster. However, Sen. Lisa Murkowski (R-Alaska) warned that “reconciliation is not easy, referring to the special budgetary process that can be used to circumvent a Senate filibuster.

While unlikely to directly impact public housing funding, changes to mandatory programs like the Supplemental Nutrition Assistance Program (SNAP) could have ripple effects on the broader housing and social services landscape. Another component of the reconciliation process receiving attention is the Byrd Rule, which limits reconciliation to bills affecting revenue or expenditures. Even if a package violates the Byrd Rule, a point of order must be raised to remove it. The Committee for a Responsible Federal Budget provides more details on the [history and process for reconciliation](#).

A full year CR:

Unless substantial funding increases for the voucher program are made through ‘anomalies’ in a full year CR, it is unlikely that all renewals could be sustained through the year. Terminations and/or other drastic cost-cutting measures would be needed, negatively affecting agencies, households, landlords, and communities.

Approval of a 2025 federal budget:

Whether occurring during the current lame duck session of Congress or early in the next Congress, funding at the level of the currently pending Senate T-HUD appropriations bill is a minimum level needed to support all voucher renewals.

Audit

Auditors from Jump, Perry, and Company, L.L.P., will be on-site at RRHA during the week of December 16, 2024, conducting fieldwork for the annual independent audit for the year ending September 30, 2024.

HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
DECEMBER 2024

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

December 2024

HUMAN RESOURCES REPORT

EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	72
Regular Part-Time	3
TOTAL	75
Temp Agency Employee	6
TOTAL	81

NEW HIRES

Job Title	Division	Employee Name
None in December		

SEPARATIONS

HCV Specialist	HCV - Central
Assistant Property Manager – Lansdowne	Housing

TURNOVER

		Current Month
Turnover	Voluntary	1.46%
	Involuntary	1.46%
	Total Turnover	2.92%
Turnover by Job Category	Maintenance	0%
	Other NE	100%
	Exempt	0%

RECRUITING REPORT

OPEN POSITIONS

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Recruiter/HR Assistant	Human Resources	Interviews set for 1/14/25
Accountant I	Finance	Sourcing Applicants
Maintenance Worker - Hunt	Housing	Sourcing Applicants
Maintenance Technician – Hunt and Lansdowne	Housing	Sourcing Applicants
HCV Specialist	HCV	Sourcing Applicants

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

TRAINING REPORT

RRHA UNIVERSITY

of employees completing a course 5
 # of unique courses 0
 # of courses completed 8

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

Employee Name	Course
Kline, Natalie	RSERV- Drafting a MOU
Kline, Natalie	HR 130 - Drug-Free Workplace
Taylor, Carday	PD 120 - Time Management Module 1: What are the Benefits?
Taylor, Carday	PD 121 - Time Management Module 2: Taking Control
Taylor, Carday	PD 122 - Time Management Module 3: Environmental Factors
Routt, David	Y1 030 - YardiOne Admin
Prieto-Velazquez, Brenda	FH 100 - Federal Fair Housing Compliance
Williams, Artisha	HR 010 - Preventing Harassment

WORK COMP CLAIMS FY 2024-2025

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM ONLY</u>
January 2024		
February 2024		
March 2024		1
April 2024		
May 2024		1
June 2024		1
July 2024		1
August 2024		1
September 2024		0

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
December 2024

October 2024		0
November 2024		2
December 2024		1
Fiscal Year Total		8

FINANCE DIVISION

DEPARTMENT OF FINANCE

DECEMBER 31, 2024

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 26

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$95,000 for the first three months of the 2025 fiscal year.

Dwelling Rental is reporting an unfavorable variance of \$3,500 due to rent charges exceeding the amount budgeted at several AMP's.

Excess Utilities favorable variance is due to meter readings were higher than the amount budgeted at several sites.

Other Income is showing an unfavorable balance due to maintenance charges and late fees were less than the amount budgeted.

Operating and Utility Subsidies are showing a favorable variance due to receiving more than the amount budgeted.

Administrative Expenses are under budget approximately \$18,000 mainly due to most all expense categories being under the amount that was budgeted.

Tenant Services are under budget approximately \$3,000 most expenses being under the amount that was budgeted.

Utilities Expense is under budget \$39,000 due to utility costs being under the amount budgeted mostly in water and gas.

Ordinary Maintenance has a favorable variance of approximately \$26,000 due to most sites being under budget for maintenance costs with the exception of Hunt and Bluestone which is over budget \$72,000 in maintenance costs for the first three months of the year due to material costs for building repairs, paint supplies, and appliance with the majority of the overage due to painting and cleaning costs..

General Expenses are over budget \$25,000 mainly due to bad debt write-offs.

Casualty Repairs are reporting an unfavorable variance of \$205,000 due to a fire at Jamestown caused by vandalism.

Reserve Used has an unfavorable variance due to the amount spent exceeded the amount budgeted by \$29,000 primarily due to the maintenance costs spend at Hunt and Bluestone.

Central Office – page 37

The central office cost center is reporting a favorable variance in Property Management Income of \$1,000 related to the increase in fee rates for the HCV program.

Service fee income is reporting an unfavorable variance of \$23,000 due to less need for services than was budgeted.

Asset Management and Bookkeeping Income is reporting an unfavorable variance of \$1,900 due to less occupancy in the public housing program and the HCV program leased less units than was budgeted.

Administrative expenses are under budget approximately \$35,000 mainly due to open positions during the first three months of the fiscal year.

Maintenance is reporting a favorable variance of \$13,000 due to salaries and benefits are under budget due to the more construction salaries and benefits have been posted to capital fund rather than as a central office expense due to ongoing construction jobs.

Section 8 – page 38

Admin Subsidy is reporting a favorable balance of \$.16,000 due to HUD paying the admin fee from 2024 in 2025.

Administration Expenses are reporting an unfavorable variance of approximately \$14,000 due to most expense categories being under budget.

CASH ACTIVITY

AS OF DECEMBER 31, 2024

CASH ACTIVITY AS OF 12/31/24

UNRESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>BALANCE</u>
Truist	Checking	23,421,803.98
Less:	Outstanding checks	<u>(1,900,989.59)</u>
		21,520,814.39

RESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>YIELD</u>	<u>BALANCE</u>
Truist	Public Housing FSS Escrow	0.01%	112,917.07
Truist	Section 8 FSS Escrow	0.10%	151,128.69
Truist	SRAP Operating Fund	0.02%	143,883.31
Truist	SRAP Operating Reserve Fund	0.04%	1,316,662.06
			<u>1,724,591.13</u>

BALANCE SHEETS

AS OF DECEMBER 31, 2024

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	10,232,876	10,466,812
Cash - restricted	112,914	112,914
Investments	0	0
Accounts Receivable	171,066	200,191
Notes & Mortgage Receivable	460,565	460,565
Due from other governments	0	0
Other Assets	392,988	386,489
Interprogram-due from	0	0
Total Current Assets	11,370,409	11,626,971
 Fixed Assets, net of depreciation	 24,788,866	 24,788,866
Total Noncurrent Assets	24,788,866	24,788,866
 Total Assets	 36,159,275	 36,415,837
 LIABILITIES		
Accounts Payable	8,533	3,460
Accrued Liabilities	0	0
Due to other governments	194,042	205,990
Other Liabilities	270,926	298,690
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	473,501	508,140
 EQUITY		
Investment in general fixed assets	24,788,866	24,788,866
Retained Earnings - current	213,141	462,569
Operating Reserve	10,742,656	10,742,656
Operating Reserve Used	(58,889)	(86,394)
Total Fund Equity	35,685,774	35,907,697
 Total Liabilities and Fund Equity	 36,159,275	 36,415,837

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	2,669,999	2,710,430
Cash - restricted	2,697	2,697
Investments	0	0
Accounts Receivable	48,551	58,082
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	75,861	66,349
Interprogram-due from	0	0
Total Current Assets	2,797,108	2,837,558
Fixed Assets, net of depreciation	1,725,874	1,725,874
Total Noncurrent Assets	1,725,874	1,725,874
Total Assets	4,522,982	4,563,432
 LIABILITIES		
Accounts Payable	100	100
Accrued Liabilities	0	0
Due to other governments	36,587	38,556
Other Liabilities	59,713	60,886
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	96,400	99,542
 EQUITY		
Investment in general fixed assets	1,725,874	1,725,874
Retained Earnings - current	40,028	77,336
Operating Reserve	2,660,680	2,660,680
Operating Reserve Used	0	0
Total Fund Equity	4,426,582	4,463,890
Total Liabilities and Fund Equity	4,522,982	4,563,432

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	1,226,286	1,241,056
Cash - restricted	61,773	61,773
Investments	0	0
Accounts Receivable	25,619	35,448
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	54,658	46,590
Interprogram-due from	0	0
Total Current Assets	1,368,336	1,384,867
 Fixed Assets, net of depreciation	 6,225,817	 6,225,817
Total Noncurrent Assets	6,225,817	6,225,817
 Total Assets	 7,594,153	 7,610,684
 LIABILITIES		
Accounts Payable	7,523	2,484
Accrued Liabilities	0	0
Due to other governments	19,855	21,495
Other Liabilities	71,811	75,394
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	99,189	99,373
 EQUITY		
Investment in general fixed assets	6,225,817	6,225,817
Retained Earnings - current	15,607	31,955
Operating Reserve	1,253,540	1,253,539
Operating Reserve Used	0	0
Total Fund Equity	7,494,964	7,511,311
 Total Liabilities and Fund Equity	 7,594,153	 7,610,684

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	400,451	399,926
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	316,000	316,000
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	716,451	715,926
 Fixed Assets, net of depreciation	 541,693	 541,693
Total Noncurrent Assets	541,693	541,693
 Total Assets	1,258,144	1,257,619
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
 EQUITY		
Investment in general fixed assets	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	716,766	716,766
Operating Reserve Used	(315)	(840)
Total Fund Equity	1,258,144	1,257,619
 Total Liabilities and Fund Equity	1,258,144	1,257,619

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	194,274	165,487
Cash - restricted	2,036	2,036
Investments	0	0
Accounts Receivable	2,061	3,653
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	83,153	79,266
Interprogram-due from	0	0
Total Current Assets	281,524	250,442
 Fixed Assets, net of depreciation	 2,541,679	 2,541,679
Total Noncurrent Assets	2,541,679	2,541,679
 Total Assets	 2,823,203	 2,792,121
 LIABILITIES		
Accounts Payable	402	402
Accrued Liabilities	0	0
Due to other governments	16,048	16,714
Other Liabilities	22,793	24,168
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	39,243	41,284
 EQUITY		
Investment in general fixed assets	2,541,679	2,541,679
Retained Earnings - current	0	0
Operating Reserve	294,712	294,712
Operating Reserve Used	(52,431)	(85,554)
Total Fund Equity	2,783,960	2,750,837
 Total Liabilities and Fund Equity	 2,823,203	 2,792,121

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	1,950,896	2,005,458
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	21,053	28,206
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	34,449	27,908
Interprogram-due from	0	0
Total Current Assets	2,006,398	2,061,572
 Fixed Assets, net of depreciation	 3,767,336	 3,767,336
Total Noncurrent Assets	3,767,336	3,767,336
 Total Assets	5,773,734	5,828,908
 LIABILITIES		
Accounts Payable	270	270
Accrued Liabilities	0	0
Due to other governments	51,104	54,846
Other Liabilities	35,752	56,950
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	87,126	112,066
 EQUITY		
Investment in general fixed assets	3,767,336	3,767,336
Retained Earnings - current	63,816	94,050
Operating Reserve	1,855,456	1,855,456
Operating Reserve Used	0	0
Total Fund Equity	5,686,608	5,716,842
 Total Liabilities and Fund Equity	5,773,734	5,828,908

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	700,589	876,958
Cash - restricted	14,075	14,075
Investments	0	0
Accounts Receivable	30,210	23,158
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	64,755	67,347
Interprogram-due from	0	0
Total Current Assets	809,629	981,538
 Fixed Assets, net of depreciation	 1,826,957	 1,826,957
Total Noncurrent Assets	1,826,957	1,826,957
 Total Assets	 2,636,586	 2,808,495
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	16,189	16,787
Other Liabilities	33,646	35,234
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	49,835	52,021
 EQUITY		
Investment in general fixed assets	1,826,957	1,826,957
Retained Earnings - current	2,550	172,273
Operating Reserve	757,244	757,244
Operating Reserve Used	0	0
Total Fund Equity	2,586,751	2,756,474
 Total Liabilities and Fund Equity	 2,636,586	 2,808,495

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	936,145	941,605
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	5,167	6,666
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	18,315	15,499
Interprogram-due from	0	0
Total Current Assets	959,627	963,770
 Fixed Assets, net of depreciation	 1,225,103	 1,225,103
Total Noncurrent Assets	1,225,103	1,225,103
 Total Assets	 2,184,730	 2,188,873
 LIABILITIES		
Accounts Payable	34	0
Accrued Liabilities	0	0
Due to other governments	24,503	25,840
Other Liabilities	14,657	15,150
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	39,194	40,990
 EQUITY		
Investment in general fixed assets	1,225,103	1,225,103
Retained Earnings - current	24,704	27,051
Operating Reserve	895,729	895,729
Operating Reserve Used	0	0
Total Fund Equity	2,145,536	2,147,883
 Total Liabilities and Fund Equity	 2,184,730	 2,188,873

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	793,375	753,362
Cash - restricted	13,665	13,665
Investments	0	0
Accounts Receivable	32,018	36,852
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	59,096	81,342
Interprogram-due from	0	0
Total Current Assets	898,154	885,221
 Fixed Assets, net of depreciation	 5,882,489	 5,882,489
Total Noncurrent Assets	5,882,489	5,882,489
 Total Assets	 6,780,643	 6,767,710
 LIABILITIES		
Accounts Payable	203	203
Accrued Liabilities	0	0
Due to other governments	24,641	25,976
Other Liabilities	26,489	24,828
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	51,333	51,007
 EQUITY		
Investment in general fixed assets	5,882,489	5,882,489
Retained Earnings - current	37,146	24,539
Operating Reserve	809,675	809,675
Operating Reserve Used	0	0
Total Fund Equity	6,729,310	6,716,703
 Total Liabilities and Fund Equity	 6,780,643	 6,767,710

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	1,356,167	1,367,700
Cash - restricted	18,669	18,669
Investments	0	0
Accounts Receivable	4,977	6,035
Notes & Mortgage Receivable	144,565	144,565
Due from other governments	0	0
Other Assets	2,701	2,189
Interprogram-due from	0	0
Total Current Assets	1,527,079	1,539,158
Fixed Assets, net of depreciation	656,312	656,312
Total Noncurrent Assets	656,312	656,312
Total Assets	2,183,391	2,195,470
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	4,669	5,243
Other Liabilities	5,868	5,884
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	10,537	11,127
EQUITY		
Investment in general fixed assets	656,312	656,312
Retained Earnings - current	19,979	31,468
Operating Reserve	1,496,563	1,496,563
Operating Reserve Used	0	0
Total Fund Equity	2,172,854	2,184,343
Total Liabilities and Fund Equity	2,183,391	2,195,470

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	4,695	4,830
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	1,410	2,093
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	6,105	6,923
 Fixed Assets, net of depreciation	 395,607	 395,607
Total Noncurrent Assets	395,607	395,607
 Total Assets	 401,712	 402,530
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	444	532
Other Liabilities	200	201
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	644	733
 EQUITY		
Investment in general fixed assets	395,607	395,607
Retained Earnings - current	3,169	3,898
Operating Reserve	0	0
Operating Reserve Used	2,292	2,292
Total Fund Equity	401,068	401,797
 Total Liabilities and Fund Equity	 401,712	 402,530

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	7,016,624	7,063,642
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	231,040	231,040
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	31,023	27,102
Interprogram-due from	0	0
Total Current Assets	7,278,687	7,321,784
 Fixed Assets, net of depreciation	 278,478	 278,478
Total Noncurrent Assets	278,478	278,478
 Total Assets	 7,557,165	 7,600,262
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	410,658	369,825
Total Liabilities	769,086	728,253
 EQUITY		
Investment in general fixed assets	278,478	278,478
Retained Earnings - current	30,112	114,042
Operating Reserve	6,479,489	6,479,489
Total Fund Equity	6,788,079	6,872,009
 Total Liabilities and Fund Equity	 7,557,165	 7,600,262

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	2,879,340	2,870,288
Cash - restricted	1,512,769	1,611,674
Investments	0	0
Accounts receivable	5,061	4,811
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	21,669	31,080
Interprogram due from	0	0
Fixed assets net of depreciation	14,345	14,345
	<hr/>	<hr/>
Total Assets	4,433,184	4,532,198
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	152,855	151,124
Due to other governments	0	0
Other liabilities	194,168	193,929
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	347,023	345,053
EQUITY		
Investment in general fixed assets	14,345	14,345
Retained Earnings - current	50,983	99,268
Operating Reserve	2,823,376	2,823,376
HAP Reserve	1,197,457	1,250,156
	<hr/>	<hr/>
Total fund equity	4,649,099	4,187,145
Total Liabilities and Equity	5,006,778	4,532,198
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
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	1,119,886	1,119,886
	<hr/>	<hr/>
Total Assets	1,278,879	1,278,879
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	160,536	160,536
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	160,536	160,536
EQUITY		
Investment in general fixed assets	1,119,886	1,119,886
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
	<hr/>	<hr/>
Total Fund Equity	1,118,343	1,118,343
	<hr/>	<hr/>
Total Liabilities and Fund Equity	1,278,879	1,278,879
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	697,057	697,057
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	406,180	406,180
	<hr/>	<hr/>
Total Assets	1,103,237	1,103,237
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,701	336,701
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	336,701	336,701
	<hr/>	<hr/>
EQUITY		
Investment in general fixed assets	406,180	406,180
Retained Earnings - current	(170)	(170)
Operating Reserve	360,526	360,526
	<hr/>	<hr/>
Total Fund Equity	766,536	766,536
	<hr/>	<hr/>
Total Liabilities and Fund Equity	1,103,237	1,103,237
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	903,183	880,351
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	117,600	117,600
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	177,418	177,418
	1,198,201	1,175,369
Total Assets	1,198,201	1,175,369
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	177,418	177,418
Retained Earnings - current	(25,815)	(48,647)
Operating Reserve	1,046,598	1,046,598
	1,198,201	1,175,369
Total Fund Equity	1,198,201	1,175,369
Total Liabilities and Fund Equity	1,198,201	1,175,369

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	1,081,312	1,091,707
Investments	0	0
Accounts Receivable	(973)	(1,297)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	2,860	2,584
Interprogram due from	0	0
Fixed assets net of depreciation	68,204	68,204
	<hr/>	<hr/>
Total Assets	1,151,403	1,161,198
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts Payable	206	206
Accrued liabilities	5,686	5,686
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	5,892	5,892
	<hr/>	<hr/>
EQUITY		
Investment in general fixed assets	68,204	68,204
Retained Earnings - current	20,777	30,572
Operating Reserve	1,056,530	1,056,530
	<hr/>	<hr/>
Total Fund Equity	1,119,639	1,155,306
	<hr/>	<hr/>
Total Liabilities and Equity	1,125,531	1,161,198
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	(18,375)	(15,246)
Investments	0	0
Accounts receivable	13,096	10,114
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	1,032	885
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
	<hr/>	<hr/>
Total Assets	(4,247)	(4,247)
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(4,247)	(4,247)
	<hr/>	<hr/>
Total Fund Equity	(4,247)	(4,247)
	<hr/>	<hr/>
Total Liabilities and Equity	(4,247)	(4,247)
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (570-576)**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	(4,678)	(4,246)
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	(4,678)	(4,246)
 Fixed assets net of depreciation	 17,580,370	 17,733,008
Total Noncurrent Assets	17,580,370	17,733,008
 Total Assets	17,575,692	17,728,762
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
 Total Liabilities	0	0
 EQUITY		
Investment in general fixed assets	17,580,370	17,733,008
Retained Earnings - current	(4,678)	(4,246)
Operating Reserve	0	0
 Total Fund Equity	17,575,692	17,728,762
 Total Liabilities and Fund Equity	17,575,692	17,728,762

* Due to timing

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	(113,476)	(29,590)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	113,476	29,590
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	0	0
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	0	0

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS GRANTS**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	(47,192)	(40,311)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	47,192	40,311
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
 Fixed Assets, net of depreciation	 0	 0
Total Noncurrent Assets	0	0
 Total Assets	0	0
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
 EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
 Total Liabilities and Fund Equity	0	0

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	(71,437)	(91,568)
Investments	0	0
Accounts Receivable	71,437	91,568
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	2,399,002	2,419,132
Total Noncurrent Assets	2,399,002	2,419,132
Total Assets	2,399,002	2,419,132
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	2,399,002	2,419,132
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	2,399,002	2,419,132
Total Liabilities and Fund Equity	2,399,002	2,419,132

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
Cash - unrestricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
 Fixed Assets, net of depreciation	 14,550	 14,550
Total Noncurrent Assets	14,550	14,550
 Total Assets	14,550	14,550
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
 EQUITY		
Investment in general fixed assets	14,550	14,550
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	14,550	14,550
 Total Liabilities and Fund Equity	14,550	14,550

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2024

ASSETS	Nov-24	Dec-24
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
Total Current Assets	6,000	6,000
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	6,000	6,000
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	6,000	6,000
Operating Reserve	0	0
Total Fund Equity	6,000	6,000
Total Liabilities and Fund Equity	6,000	6,000

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2023 - DECEMBER 31, 2024

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	3,977,188.00	994,297.00	990,784.76	(3,512.24)
Excess Utilities	121,900.00	30,475.00	38,484.05	8,009.05
Interest Income	-	-	-	-
Other Income	286,267.00	71,566.75	62,464.22	(9,102.53)
Operating Subsidy	4,293,163.00	1,073,290.75	1,135,396.00	62,105.25
Utilities Subsidy	<u>2,346,755.00</u>	<u>586,688.75</u>	<u>624,469.00</u>	<u>37,780.25</u>
Total Revenues	11,025,273.00	2,756,318.25	2,851,598.03	95,279.78
EXPENSES				
Administration	1,406,244.00	351,561.00	333,153.70	18,407.30
Central Office Property Management Fees	1,168,308.00	292,077.00	288,177.46	3,899.54
Central Office Bookkeeping Fees	113,960.00	28,490.00	27,102.50	1,387.50
Tenant Services	211,194.00	52,798.50	50,274.91	2,523.59
Utilities Expense	2,406,300.00	601,575.00	562,999.05	38,575.95
Ordinary Maintenance	4,184,331.00	1,046,082.75	1,020,081.51	26,001.24
Protective Services	355,870.00	88,967.50	79,791.43	9,176.07
General	1,004,065.00	251,016.25	275,853.23	(24,836.98)
P.I.L.O.T.	159,819.00	39,954.75	43,096.37	(3,141.62)
Casualty Repairs	-	-	(205,146.50)	(205,146.50)
Replacement of Equipment	-	-	-	-
Capital Replacements	15,000.00	3,750.00	-	3,750.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenses	11,025,091.00	2,756,272.75	2,475,383.66	(129,403.91)
Diff In Oper Revenues & Expenses	182.00	45.50	376,214.37	(34,124.13)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	260,442.00	65,110.50	86,394.35	(21,283.85)
Other Income- trf to Central Office	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Interest Expense - Deposits	-	-	(39.94)	-
Cost of Assets Disposed	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	260,442.00	65,110.50	86,354.41	(21,283.85)
Difference in Revenue & Expense	260,624.00	65,156.00	462,568.78	(55,407.98)

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

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	
REVENUES					
Dwelling Rental	888,900.00	222,225.00	239,026.00	16,801.00	8%
Excess Utilities	26,000.00	6,500.00	15,188.69	8,688.69	134%
Interest Income	-	-	-	-	
Other Income	39,000.00	9,750.00	26,776.44	17,026.44	175%
Operating Subsidy	1,100,949.00	275,237.25	287,304.00	12,066.75	4%
Utilities Subsidy	703,885.00	175,971.25	181,548.00	5,576.75	3%
Total Revenues	2,758,734.00	689,683.50	749,843.13	60,159.63	9%
EXPENSES					
Administration	317,733.00	79,433.25	80,524.01	(1,090.76)	-1%
Central Office Property Management Fees	274,036.00	68,509.00	68,655.16	(146.16)	0%
Central Office Bookkeeping Fees	26,730.00	6,682.50	6,457.00	225.50	3%
Tenant Services	40,691.00	10,172.75	5,784.76	4,387.99	43%
Utilities Expense	621,300.00	155,325.00	159,861.85	(4,536.85)	-3%
Ordinary Maintenance	992,213.00	248,053.25	209,699.59	38,353.66	15%
Protective Services	95,870.00	23,967.50	26,388.95	(2,421.45)	-10%
General	329,680.00	82,420.00	106,940.35	(24,520.35)	-30%
P.I.L.O.T.	27,690.00	6,922.50	8,195.53	(1,273.03)	-18%
Casualty Repairs	-	-	-	-	0%
Replacement of Equipment	-	-	-	-	
Capital Replacements	-	-	-	-	
Loss from Sale of Equipment	-	-	-	-	
Betterments & Additions	-	-	-	-	
Total Expenses	2,725,943.00	681,485.75	672,507.20	8,978.55	1%
Diff In Oper Revenues & Expenses	32,791.00	8,197.75	77,335.93	69,138.18	843%
Non-Oper. Revenues & Expenses					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
Reserve Used	-	-	-	-	
Other Income- Capital Fd debt serv	-	-	-	-	
Other Income- trf to Central Office	-	-	-	-	
Other Income- Replacement Housing	-	-	-	-	
Interest Expense - Deposits	-	-	-	-	
Cost of Assets Disposed	-	-	-	-	
Difference in Revenue & Expense	32,791.00	8,197.75	77,335.93	69,138.18	

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	410,000.00	102,500.00	98,041.00	(4,459.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	19,200.00	4,800.00	1,959.41	(2,840.59)
Operating Subsidy	775,955.00	193,988.75	200,834.00	6,845.25
Utilities Subsidy	182,014.00	45,503.50	48,293.00	2,789.50
Total Revenues	1,387,169.00	346,792.25	349,127.41	2,335.16
EXPENSES				
Administration	189,576.00	47,394.00	49,635.13	(2,241.13)
Central Office Property Management Fees	150,720.00	37,680.00	38,195.40	(515.40)
Central Office Bookkeeping Fees	14,702.00	3,675.50	3,592.00	83.50
Tenant Services	18,715.00	4,678.75	4,401.16	277.59
Utilities Expense	213,000.00	53,250.00	43,096.25	10,153.75
Ordinary Maintenance	591,830.00	147,957.50	147,129.19	828.31
Protective Services	35,000.00	8,750.00	9,347.01	(597.01)
General	95,470.00	23,867.50	16,281.82	7,585.68
P.I.L.O.T.	19,700.00	4,925.00	5,494.48	(569.48)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	15,000.00	3,750.00	-	3,750.00
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,343,713.00	335,928.25	317,172.44	18,755.81
Diff In Oper Revenues & Expenses	43,456.00	10,864.00	31,954.97	21,090.97
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	43,456.00	10,864.00	31,954.97	21,090.97

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,200.00	800.00	840.00	(40.00)
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	3,200.00	800.00	840.00	(40.00)
Diff In Oper Revenues & Expenses	(3,200.00)	(800.00)	(840.00)	(40.00)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,200.00	2,100.00	840.00	1,260.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	3,200.00	2,100.00	840.00	1,260.00
Difference in Revenue & Expense	-	1,300.00	-	(1,300.00)

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	515,000.00	128,750.00	114,122.76	(14,627.24)
Excess Utilities	35,000.00	8,750.00	7,913.07	(836.93)
Interest Income	-	-	-	-
Other Income	20,000.00	5,000.00	2,260.81	(2,739.19)
Operating Subsidy	690,564.00	172,641.00	178,623.00	5,982.00
Utilities Subsidy	340,129.00	85,032.25	89,301.00	4,268.75
Total Revenues	1,600,693.00	400,173.25	392,220.64	(7,952.61)
EXPENSES				
Administration	219,462.00	54,865.50	54,265.35	600.15
Central Office Property Management Fees	157,114.00	39,278.50	35,803.12	3,475.38
Central Office Bookkeeping Fees	15,325.00	3,831.25	3,367.00	464.25
Tenant Services	20,507.00	5,126.75	3,852.60	1,274.15
Utilities Expense	436,000.00	109,000.00	81,798.45	27,201.55
Ordinary Maintenance	624,173.00	156,043.25	234,317.24	(78,273.99)
Protective Services	50,000.00	12,500.00	13,774.95	(1,274.95)
General	97,661.00	24,415.25	47,325.17	(22,909.92)
P.I.L.O.T.	7,900.00	1,975.00	3,271.11	(1,296.11)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,628,142.00	407,035.50	477,774.99	(70,739.49)
Diff In Oper Revenues & Expenses	(27,449.00)	(6,862.25)	(85,554.35)	(78,692.10)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	27,449.00	6,862.25	85,554.35	(78,692.10)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	27,449.00	6,862.25	85,554.35	(78,692.10)
Difference in Revenue & Expense	-	-	-	(157,384.20)

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	750,000.00	187,500.00	195,496.00	7,996.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	72,800.00	18,200.00	13,752.77	(4,447.23)
Operating Subsidy	434,397.00	108,599.25	113,943.00	5,343.75
Utilities Subsidy	355,415.00	88,853.75	91,364.00	2,510.25
	<hr/>	<hr/>	<hr/>	<hr/>
Total Revenues	1,612,612.00	403,153.00	414,555.77	11,402.77
EXPENSES				
Administration	181,058.00	45,264.50	45,906.58	(642.08)
Central Office Property Management Fees	193,652.00	48,413.00	50,076.66	(1,663.66)
Central Office Bookkeeping Fees	18,889.00	4,722.25	4,709.50	12.75
Tenant Services	57,859.00	14,464.75	16,486.18	(2,021.43)
Utilities Expense	357,200.00	89,300.00	81,842.69	7,457.31
Ordinary Maintenance	484,131.00	121,032.75	71,788.28	49,244.47
Protective Services	45,000.00	11,250.00	11,966.47	(716.47)
General	87,520.00	21,880.00	26,336.77	(4,456.77)
P.I.L.O.T.	39,280.00	9,820.00	11,365.33	(1,545.33)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
Total Expenses	1,464,589.00	366,147.25	320,478.46	45,668.79
Diff In Oper Revenues & Expenses	148,023.00	37,005.75	94,077.31	57,071.56
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(27.44)	(27.44)
Cost of Assets Disposed	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	-	-	(27.44)	-
Difference in Revenue & Expense	148,023.00	37,005.75	94,049.87	57,071.56

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	421,000.00	105,250.00	98,448.00	(6,802.00)
Excess Utilities	20,000.00	5,000.00	7,598.69	2,598.69
Interest Income	-	-	-	-
Other Income	79,000.00	19,750.00	5,629.29	(14,120.71)
Operating Subsidy	535,136.00	133,784.00	135,651.00	1,867.00
Utilities Subsidy	263,574.00	65,893.50	68,417.00	2,523.50
Total Revenues	1,318,710.00	329,677.50	315,743.98	(13,933.52)
EXPENSES				
Administration	172,133.00	43,033.25	43,530.20	(496.95)
Central Office Property Management Fees	137,018.00	34,254.50	30,779.54	3,474.96
Central Office Bookkeeping Fees	13,365.00	3,341.25	2,894.50	446.75
Tenant Services	17,810.00	4,452.50	2,925.46	1,527.04
Utilities Expense	259,500.00	64,875.00	66,734.81	(1,859.81)
Ordinary Maintenance	565,081.00	141,270.25	152,304.14	(11,033.89)
Protective Services	36,000.00	9,000.00	9,209.94	(209.94)
General	126,079.00	31,519.75	37,067.78	(5,548.03)
P.I.L.O.T.	16,150.00	4,037.50	3,171.32	866.18
Casualty Repairs	-	-	(205,146.50)	(205,146.50)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,343,136.00	335,784.00	143,471.19	(217,980.19)
Diff In Oper Revenues & Expenses	(24,426.00)	(6,106.50)	172,272.79	(231,913.71)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	24,426.00	6,106.50	-	6,106.50
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	24,426.00	6,106.50	-	6,106.50
Difference in Revenue & Expense	-	-	172,272.79	(225,807.21)

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	393,000.00	98,250.00	94,349.00	(3,901.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	18,267.00	4,566.75	4,794.46	227.71
Operating Subsidy	199,932.00	49,983.00	52,170.00	2,187.00
Utilities Subsidy	170,312.00	42,578.00	44,093.00	1,515.00
Total Revenues	781,511.00	195,377.75	195,406.46	28.71
EXPENSES				
Administration	143,422.00	35,855.50	21,291.86	14,563.64
Central Office Property Management Fees	95,913.00	23,978.25	23,762.52	215.73
Central Office Bookkeeping Fees	9,356.00	2,339.00	2,235.00	104.00
Tenant Services	36,092.00	9,023.00	11,713.76	(2,690.76)
Utilities Expense	188,500.00	47,125.00	46,404.15	720.85
Ordinary Maintenance	250,333.00	62,583.25	46,407.07	16,176.18
Protective Services	45,000.00	11,250.00	1,749.13	9,500.87
General	44,555.00	11,138.75	9,985.29	1,153.46
P.I.L.O.T.	20,450.00	5,112.50	4,794.49	318.01
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	833,621.00	208,405.25	168,343.27	40,061.98
Diff In Oper Revenues & Expenses	(52,110.00)	(13,027.50)	27,063.19	40,090.69
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	52,110.00	13,027.50	-	13,027.50
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(12.50)	(12.50)
Cost of Assets Disposed	-	-	-	-
	52,110.00	13,027.50	(12.50)	13,015.00
Difference in Revenue & Expense	-	-	27,050.69	53,105.69

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	537,288.00	134,322.00	131,618.00	(2,704.00)
Excess Utilities	22,900.00	5,725.00	7,783.60	2,058.60
Interest Income	-	-	-	-
Other Income	35,700.00	8,925.00	7,291.04	(1,633.96)
Operating Subsidy	448,866.00	112,216.50	137,149.00	24,932.50
Utilities Subsidy	325,041.00	81,260.25	100,150.00	18,889.75
Total Revenues	1,369,795.00	342,448.75	383,991.64	41,542.89
EXPENSES				
Administration	171,431.00	42,857.75	35,997.88	6,859.87
Central Office Property Management Fees	142,499.00	35,624.75	36,520.48	(895.73)
Central Office Bookkeeping Fees	13,900.00	3,475.00	3,435.00	40.00
Tenant Services	17,060.00	4,265.00	4,703.56	(438.56)
Utilities Expense	319,000.00	79,750.00	81,475.30	(1,725.30)
Ordinary Maintenance	588,663.00	147,165.75	154,598.95	(7,433.20)
Protective Services	29,000.00	7,250.00	7,354.98	(104.98)
General	219,670.00	54,917.50	30,352.72	24,564.78
P.I.L.O.T.	21,829.00	5,457.25	5,014.27	442.98
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,523,052.00	380,763.00	359,453.14	21,309.86
Diff In Oper Revenues & Expenses	(153,257.00)	(38,314.25)	24,538.50	62,852.75
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	153,257.00	38,314.25	-	38,314.25
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	153,257.00	38,314.25	-	38,314.25
Difference in Revenue & Expense	-	-	24,538.50	101,167.00

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	38,000.00	9,500.00	16,648.00	7,148.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	106,122.00	26,530.50	27,739.00	1,208.50
Utilities Subsidy	5,585.00	1,396.25	1,303.00	(93.25)
Total Revenues	149,707.00	37,426.75	45,690.00	8,263.25
EXPENSES				
Administration	8,669.00	2,167.25	2,002.69	164.56
Central Office Property Management Fees	15,529.00	3,882.25	3,907.10	(24.85)
Central Office Bookkeeping Fees	1,515.00	378.75	367.50	11.25
Tenant Services	2,410.00	602.50	407.43	195.07
Utilities Expense	2,000.00	500.00	1,524.78	(1,024.78)
Ordinary Maintenance	78,847.00	19,711.75	2,997.05	16,714.70
Protective Services	-	-	-	-
General	2,040.00	510.00	1,503.33	(993.33)
P.I.L.O.T.	3,600.00	900.00	1,512.32	(612.32)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	114,610.00	28,652.50	14,222.20	14,430.30
Diff In Oper Revenues & Expenses	35,097.00	8,774.25	31,467.80	22,693.55
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
Difference in Revenue & Expense	35,097.00	8,774.25	31,467.80	22,693.55

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)	
REVENUES					
Dwelling Rental	24,000.00	6,000.00	3,036.00	(2,964.00)	-49%
Excess Utilities	18,000.00	4,500.00	-	(4,500.00)	
Interest Income	-	-	-	-	
Other Income	2,300.00	575.00	-	(575.00)	-100%
Operating Subsidy	1,242.00	310.50	1,983.00	1,672.50	539%
Utilities Subsidy	800.00	200.00	-	(200.00)	-100%
Total Revenues	46,342.00	11,585.50	5,019.00	(6,566.50)	-57%
EXPENSES					
Administration	2,760.00	690.00	-	690.00	100%
Central Office Property Management Fees	1,827.00	456.75	477.48	(20.73)	-5%
Central Office Bookkeeping Fees	178.00	44.50	45.00	(0.50)	-1%
Tenant Services	50.00	12.50	-	12.50	100%
Utilities Expense	9,800.00	2,450.00	260.77	2,189.23	89%
Ordinary Maintenance	5,860.00	1,465.00	-	1,465.00	100%
Protective Services	20,000.00	5,000.00	-	5,000.00	
General	1,390.00	347.50	60.00	287.50	83%
P.I.L.O.T.	3,220.00	805.00	277.52	527.48	66%
Casualty Repairs	-	-	-	-	
Replacement of Equipment	-	-	-	-	
Capital Replacements	-	-	-	-	
Interest Expense	-	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-	
Betterments & Additions	-	-	-	-	
Total Expenses	45,085.00	11,271.25	1,120.77	10,150.48	90%
Diff In Oper Revenues & Expenses	1,257.00	314.25	3,898.23	3,583.98	1140%
Non-Oper. Revenues & Expenses					
Transfers In	-	-	-	-	
Transfers Out	-	-	-	-	
Reserve Used	-	-	-	-	
Other Income- Capital Fd debt serv	-	-	-	-	
Other Income- trf to Central Office	-	-	-	-	
Other Income- Replacement Housing	-	-	-	-	
Interest Expense - Deposits	-	-	-	-	
Cost of Assets Disposed	-	-	-	-	
Difference in Revenue & Expense	1,257.00	314.25	3,898.23	3,583.98	1140%

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	2,024,250.00	506,062.50	507,070.43	1,007.93
Service Fee Income	189,179.00	47,294.75	24,448.47	(22,846.28)
Asset Management & Bookkeeping Income	436,040.00	109,010.00	107,097.50	(1,912.50)
Interest Income		-	65.41	65.41
Other Income	5,600.00	1,400.00	6,321.15	4,921.15
Total Revenues	2,655,069.00	663,767.25	645,002.96	(18,764.29)
EXPENSES				
Administration	2,069,445.00	517,361.25	482,021.48	35,339.77
Tenant Services	40,207.00	10,051.75	10,003.11	48.64
Utilities Expense	33,800.00	8,450.00	7,879.34	570.66
Ordinary Maintenance	156,093.00	39,023.25	26,264.95	12,758.30
General	20,475.00	5,118.75	4,791.75	327.00
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,320,020.00	580,005.00	530,960.63	49,044.37
Difference in Revenue & Expense	335,049.00	83,762.25	114,042.33	30,280.08
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	335,049.00	83,762.25	114,042.33	30,280.08

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	1.62	1.62
Other Income	4,600.00	1,150.00	375.00	(775.00)
Adm Subsidy	1,653,791.00	413,447.75	429,179.00	15,731.25
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,658,391.00	414,597.75	429,555.62	14,957.87
EXPENSES				
Administration	1,238,364.00	309,591.00	323,658.31	(14,067.31)
Tenant Services	6,500.00	1,625.00	1,048.76	576.24
Utilities	7,400.00	1,850.00	1,546.70	303.30
Ordinary Maintenance	10,200.00	2,550.00	1,277.59	1,272.41
General	12,300.00	3,075.00	2,756.48	318.52
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,274,764.00	318,691.00	330,287.84	(11,596.84)
Diff In Oper Revenue & Expense	383,627.00	95,906.75	99,267.78	3,361.03
Non-Oper. Revenue				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	19,200,000.00	4,800,000.00	5,001,068.80	201,068.80
HAP Payments	19,200,000.00	4,800,000.00	5,001,068.80	(201,068.80)
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	383,627.00	95,906.75	99,267.78	3,361.03

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
City of Roanoke CD Grants	0.00	0.00	0.00	0.00
City of Roanoke Other Grants	0.00	0.00	0.00	0.00
Other Revenue	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	0.00	0.00	0.00	0.00
Property Expenses	0.00	0.00	0.00	0.00
Other Expenses	0.00	0.00	0.00	0.00
Land Transfers	0.00	0.00	0.00	0.00
Total Expenses	0.00	0.00	0.00	0.00
Diff in Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00

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

**YTD Actual is Revenue or Expense from 7/1/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	0.00	0.00
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	1,000.00	250.00	0.00	250.00
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	50.00	50.00	64.80	(14.80)
Maintenance Expense	1,600.00	400.00	105.00	295.00
General Expense	15.00	3.75	0.00	3.75
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	2,665.00	703.75	169.80	533.95
Diff in Oper. Revenues & Expenses	(2,665.00)	(703.75)	(169.80)	533.95
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Difference in Ttl Revenues & Expenses	(2,665.00)	(703.75)	(169.80)	533.95

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Proceeds on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	10,200.00	2,550.00	0.00	2,550.00
Tenant Services	6,000.00	1,500.00	0.00	1,500.00
Utilities	0.00	0.00	(39.41)	39.41
Ordinary & Contract Maintenance	5,125.00	1,281.25	109.20	1,172.05
General	0.00	0.00	9.03	(9.03)
Capital Expenditures	800,000.00	200,000.00	48,632.00	151,368.00
Total Expenses	821,325.00	205,331.25	48,710.82	156,620.43
Diff in Oper. Revenues & Expenses	(821,325.00)	(205,331.25)	(48,710.82)	(156,620.43)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	(63.53)	63.53
Total Non-Oper. Revenues & Expenses	0.00	0.00	(63.53)	63.53
Use of Reserves	821,325.00	205,331.25	48,647.29	156,620.43
Difference in Ttl Revenues & Expenses	0.00	0.00	0.00	0.00

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	49,884.00	12,471.00	12,927.00	456.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	860.00	215.00	115.00	(100.00)
Operating Subsidy	<u>161,892.00</u>	<u>40,473.00</u>	<u>37,617.00</u>	<u>(2,856.00)</u>
Total Revenues	212,636.00	53,159.00	50,659.00	(2,500.00)
EXPENSES				
Administration	36,752.00	9,188.00	8,206.38	981.62
Tenant Services	3,350.00	837.50	0.00	837.50
Utilities	6,900.00	1,725.00	1,465.96	259.04
Ordinary Maintenance	91,162.00	22,790.50	9,177.38	13,613.12
Protective Services	0.00	0.00	0.00	0.00
General	7,455.00	1,863.75	1,237.20	626.55
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	145,619.00	36,404.75	20,086.92	16,317.83
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	67,017.00	16,754.25	30,572.08	13,817.83

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	FY 2025 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	61,098.00	15,274.50	15,820.18	545.68
Other income	61,691.00	15,422.75	16,454.85	1,032.10
Total Revenues	122,789.00	30,697.25	32,275.03	1,577.78
EXPENSES				
Administration	46,655.00	11,663.75	11,711.13	(47.38)
Management Fees	61,098.00	15,274.50	15,820.18	(545.68)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	200.00	50.00	41.82	8.18
Ordinary Maintenance	12,646.00	3,161.50	4,259.31	(1,097.81)
General	2,190.00	547.50	442.59	104.91
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	122,789.00	30,697.25	32,275.03	(1,577.78)
Difference in Revenue & Expense	0.00	0.00	0.00	(0.00)

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,729,394.00	3,404,861.58	0.00	(324,532.42)
Total Revenues	3,729,394.00	3,404,861.58	0.00	(324,532.42)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	25,000.00	16,592.15	0.00	8,407.85
Administration	370,000.00	370,000.00	0.00	0.00
General Capital Activity	3,334,394.00	3,018,269.43	0.00	316,124.57
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	3,729,394.00	3,404,861.58	0.00	324,532.42
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
Grant effective dates March 26, 2020 to March 25, 2026

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,757,703.00</u>	<u>4,383,855.38</u>	<u>0.00</u>	<u>(373,847.62)</u>
Total Revenues	4,757,703.00	4,383,855.38	0.00	(373,847.62)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	4,000.00	958.70	0.00	3,041.30
Administration	470,000.00	470,000.00	0.00	0.00
General Capital Activity	4,283,703.00	3,912,896.68	0.00	370,806.32
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,757,703.00	4,383,855.38	0.00	373,847.62
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
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, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	4,840,100.00	3,829,471.70	209,737.69	(1,010,628.30)
Total Revenues	4,840,100.00	3,829,471.70	209,737.69	(1,010,628.30)
 EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	0.00	0.00	10,000.00
Administration	480,000.00	480,000.00	0.00	0.00
General Capital Activity	4,350,100.00	3,349,471.70	209,737.69	1,000,628.30
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	4,840,100.00	3,829,471.70	209,737.69	1,010,628.30
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
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, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,317,269.00</u>	<u>23,275.00</u>	<u>0.00</u>	<u>(2,293,994.00)</u>
Total Revenues	2,317,269.00	23,275.00	0.00	(2,293,994.00)
 EXPENSES				
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	23,275.00	0.00	2,293,994.00
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	2,317,269.00	23,275.00	0.00	2,293,994.00
 Difference in Revenue & Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
Grant effective dates September 8, 2023 to September 8, 2027

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (576)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,936,100.00</u>	<u>904,765.58</u>	<u>670,115.00</u>	<u>(4,031,334.42)</u>
Total Revenues	4,936,100.00	904,765.58	670,115.00	(4,031,334.42)
 EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	0.00	0.00	10,000.00
Administration	490,000.00	490,000.00	490,000.00	(0.00)
General Capital Activity	4,436,100.00	414,765.58	180,115.00	4,021,334.42
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	4,936,100.00	904,765.58	670,115.00	4,031,334.42
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
Grant effective dates May 6, 2024 to May 5, 2028

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,300,000.00</u>	<u>1,180,288.50</u>	<u>81,279.24</u>	<u>(1,119,711.50)</u>
Total Revenues	2,300,000.00	1,180,288.50	81,279.24	(1,119,711.50)
 EXPENSES				
Salaries	1,319,598.00	603,363.02	60,961.30	716,234.98
Staff Travel Costs	2,000.00	733.88	0.00	1,266.12
Administrative/Other Costs	83,360.00	24,496.22	3,211.40	58,863.78
Staff Training Costs	12,000.00	4,650.34	0.00	7,349.66
Supportive Services	35,120.00	15,417.45	5,840.32	19,702.55
Case Management	116,642.00	105,655.76	7,404.70	10,986.24
Computers/Software	42,780.00	36,765.83	3,861.52	6,014.17
Rent Incentives	<u>688,500.00</u>	<u>389,206.00</u>	<u>0.00</u>	<u>299,294.00</u>
Total Expenses	2,300,000.00	1,180,288.50	81,279.24	1,119,711.50
 Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
Grant effective dates are June 1, 2021 to September 30, 2025.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
FY 2023 FSS GRANT (691)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>198,450.00</u>	<u>145,060.28</u>	<u>103,831.42</u>	<u>(53,389.72)</u>
Total Revenues	198,450.00	145,060.28	103,831.42	(53,389.72)
EXPENSES				
Project Coordinator	<u>198,450.00</u>	<u>145,060.28</u>	<u>103,831.42</u>	<u>53,389.72</u>
Total Expenses	198,450.00	145,060.28	103,831.42	53,389.72
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
Grant effective dates are January 01, 2024 to December 31, 2024.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS FY 2024 SERVICE COORDINATOR GRANT (692)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>361,645.00</u>	<u>66,849.77</u>	<u>36,173.46</u>	<u>(294,795.23)</u>
Total Revenues	361,645.00	66,849.77	36,173.46	(294,795.23)
EXPENSES				
Project Coordinator	361,645.00	59,370.36	28,879.44	302,274.64
Administrative Costs	0.00	7,479.41	7,294.02	(7,479.41)
Training Costs	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	361,645.00	66,849.77	36,173.46	294,795.23
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
Grant effective dates are June 01, 2024 to May 31, 2027.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2024 - DECEMBER 31, 2024

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,836,496.00</u>	<u>2,419,132.39</u>	<u>91,567.64</u>	<u>(1,417,363.61)</u>
Total Revenues	3,836,496.00	2,419,132.39	91,567.64	(1,417,363.61)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	3,836,496.00	2,419,132.39	91,567.64	1,417,363.61
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	3,836,496.00	2,419,132.39	91,567.64	1,417,363.61
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
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, 2024 - DECEMBER 31, 2024

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.
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, 2024 - DECEMBER 31, 2024

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

**YTD Actual is Revenue or Expense from 10/01/24 through 12/31/24.

OPERATIONS DIVISION

**PROCUREMENT
MONTHLY REPORT
DECEMBER 2024**

PROCUREMENT DECEMBER 2024 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-24-10-21

Invitation for Bids for Rear Porch Modifications for Four Accessible Duplex Units, Lansdowne Park, AMP 201 was issued November 3, 2024. A pre-bid meeting was held November 12, 2024. Comments were received by November 19, 2024. Two (2) responsive bids were received by November 26, 2024. TBS Construction, LLC submitted the low responsive bid with an amount of \$258,908.54. Commissioners approved Resolution 4234 on December 17, 2024 accepting the bid submitted by TBS Construction, LLC. A contract with a fixed amount of \$258,908.54 was executed December 18, 2024.

B. Solicitations Pending

RED-24-10-31

Invitation for Bids for Natural Gas Infrastructure Improvements for Lansdowne Park, AMP 201 was issued November 10, 2024. A pre-bid meeting was held November 19, 2024. Comments are due December 3, 2024. One (1) responsive bid was received by December 10, 2024. The bid is being evaluated.

II. Operating Budget

A. Contracts Awarded

ADM-09-01-24

Request for Proposals for IT Services for RRHA was issued September 30, 2024. A pre-proposal meeting was held October 15, 2024. Comments were received by October 25, 2024. Four (4) responsive proposals were received by November 5, 2024. Cantey Technology Consulting, LLC submitted the highest ranked proposal. Commissioners approved Resolution 4233 on December 17, 2024 accepting the proposal submitted by Cantey Technology

Consulting, LLC. A contract with a not-to-exceed amount of \$654,288 for one (1) year and four (4) option years is scheduled to be executed early January, 2025.

B. Solicitations Pending

EXE-24-09-16 **Request for Proposals for Strategic Planning Services for RRHA** was issued October 20, 2024. Comments were received by November 5, 2024. Four (4) responsive proposals were received by November 22, 2024. Proposals are being evaluated.

III. **Other Grants and Projects**

A. Contracts Awarded

None

B. Solicitations Pending

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 was held April 9, 2024. Comments were received by April 23, 2024. One (1) responsive bid was received by April 30, 2024. Russell's Remodeling, LLC submitted the only responsive bid with an amount of \$316,000.00. As a result of negotiations, Russell's Remodeling, LLC revised the amount of the bid to \$280,000.00. Commissioners approved Resolution 4205 on May 20, 2024 accepting the revised bid submitted by Russell's Remodeling, LLC. A contract with a fixed amount of \$280,000.00 is scheduled to be executed once environmental review process for the grant funding the work is complete.

IV. **Protests**

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
DECEMBER 2024

Redevelopment and Revitalization Department

December 2024 MONTHLY ACTIVITY REPORT

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 on two (2) new homeownership units for first-time buyers of low-to-moderate income. The RVARC and RRHA amended the scope of the grant last month to allow RRHA to use the funds towards the renovation of existing homes rather than build new as originally planned. The RVARC funds must be expended by June 30, 2025.

The RRHA Board of Commissioners approved a resolution in March to allow for the purchase and renovation of two (2) properties for first-time home buyers. Two (2) qualified applicants have made deposits and are currently working with RRHA staff. RRHA closed on the purchase of 4947 Showalter on May 31 after the Board of Commissioners approved a resolution on May 20. In July the Board approved a resolution of the sale to a qualified first time homebuyer. On September 13 RRHA closed on the sale of the property to a first-time homebuyer. RRHA presented a resolution to the Board in June for the acquisition of 2024 Top Hill Drive, NW, for the other applicant in this program. RRHA closed on the sale of the property on July 23, 2024. Renovations are currently under way.

Section 32

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

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

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

In March 2023 a buyer qualified to purchase the property at 1613 Dupree Street, NW. In November the Board approved a resolution to sell the property. RRHA closed on the sale of this property on December 27, 2023. The buyer was able to take advantage of the additional down payment assistance funding from the FHLB as well as the City of Roanoke's down payment assistance program. RRHA holds a 20% forgivable second mortgage on the property.

In February a pre-qualified buyer signed a contract and put down a deposit for 2004 Melrose Avenue, NW. RRHA relocated the tenant in June and issued a Request for Quotations for renovations to the house with quotations being due August 6, 2024. RRHA awarded a purchase order to the contractor submitting the low quotation. Renovations are underway and closing is scheduled for January 2025.

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 five (5) single-family homes left in the program, with three (3) occupied by program participants under lease, and two (2) that are reserved for new applicants that have paid a deposit. In March, 1924 Melrose Avenue was leased and an option to purchase was signed by the tenant. In April, 2008 Melrose Avenue was also leased with an option to purchase signed by the tenant. In September an applicant an applicant was accepted to the program to begin leasing 1219 Melrose Avenue. In December an applicant was accepted to the program to begin leasing 1207 Melrose Avenue. The previous tenant at 1219 Melrose Avenue has been relocated, while a relocation notice was sent to the current tenant at 1207 Melrose Avenue and RRHA has begun looking for other units in which to move the family.

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 (2) 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 21st Street, NW and the sale closed on April 3, 2024 after the tenant had 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 21st 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, 5th Street, and Orange and McDowell Avenues, NW. Recently, RRHA has been contacted about some of these properties and is discussing a possible sale with an interested party.

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

RRHA has advertised that the Cherry Hill and Shenandoah Avenue lots are available for proposals. 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 initially decided to pursue a Faircloth to RAD project to build 85-90 new units but has since amended that plan to apply for low-income

housing tax credits (LIHTC) and use project-based vouchers as a means of financing the development.

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 (which has since been amended as noted above) 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 a few times and discussed the first steps of the process to finance and develop the site at 4301 Old Spanish Trail. D3G submitted an application to HUD on behalf of RRHA for a Notice of Anticipated RAD Rents (NARR). The NARR was received in June; rent rates for the development were deemed too low by RRHA to continue with the Faircloth to RAD application. Since that time RRHA has been discussing alternatives with D3G, but still intends to apply for LIHTC in March, 2025.

RRHA issued a Request for Qualifications for architectural and engineering services to design the project in March. RRHA Evaluation Panel ranked the five (5) responsive Statements of Qualifications that were received. During the April 2024 meeting, the Board of Commissioners approved a resolution for awarding a contract with CJMW Architecture, a design firm with an office in Lynchburg.

RRHA has met with the CJMW staff on two (2) occasions to initiate the design process. CJMW has submitted a preliminary site plan and building plans that RRHA are currently reviewing. CJMW has also held a pre-application meeting with the City of Roanoke Code Officials for the project comprehensive site plans. City of Roanoke comments are being incorporated into project design.

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

12/31/2024

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	Obligation End Date	Expenditure End Date
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
VA3F011CNP112	\$200,000.00	\$200,000.00	\$0.00	\$200,000.00	\$0.00	30-Sep-2019	30-Sep-2021
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	\$3,444,054.00	\$0.00	15-Apr-2022	15-Apr-2024
VA36P01150120	\$3,729,394.00	\$3,729,394.00	\$0.00	\$3,404,861.58	\$324,532.42	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	\$3,853,905.00	\$0.00	22-Feb-2023	22-Feb-2025
VA36P01150122	\$4,757,703.00	\$4,757,703.00	\$0.00	\$4,383,855.38	\$373,847.62	11-May-2024	11-May-2026
VA36P01150123	\$4,840,100.00	\$4,570,906.03	\$269,193.97	\$3,835,217.37	\$1,004,882.63	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	\$2,314,269.00	\$3,000.00	\$23,275.00	\$2,293,994.00	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$2,217,975.86	\$2,718,124.14	\$944,983.83	\$3,991,116.17	5-May-2026	5-May-2028
Totals	\$39,266,654.00	\$36,011,735.89	\$3,254,918.11	\$30,843,831.16	\$8,422,822.84		
		91.7%		78.5%			

VA36P01150119 (Closing Documentation Submitted to HUD for Approval 6/18/2024)

VA36P01150121 (Closing Documentation Submitted to HUD for Approval 6/14/2024)

**City of Roanoke Redevelopment and Housing Authority
Contracts Administered by the Operations Division
Status Report as of 12/31/24**

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 569-2007-1-7 (project 200701)	Bathroom Renovations, Phase 2 Hunt Manor Original Contract Amount \$565,430.00	Russell's Remodeling, LLC	N/A	9/12/22		\$565,430.00	78%	100%	Work has been delayed due to contractor working on other projects for RRHA. Work is progressing in 5 bathrooms. Work is complete in 31 bathrooms.
contract 570-2101-1-7 (project 201004)	HVAC Improvements for Morningside Manor Original Contract Amount \$439,200.00	Valley Boiler & Mechanical, Inc.	Hughes Associates Architects & Engineers	4/19/21	#1 (\$24,262.00) + time	\$463,462.00	99%	100%	Work is nearing completion. Contractor addressing punch list items.
contract 573-2301-1-7 (project 220801)	Porch Repairs for Single-Story Apartment Units for Villages at Lincoln, Phase 2 Original Contract Amount \$464,010.50	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	11/25/24		\$464,010.50	0%	0%	Repairs to porch roofs and framing are underway.
contract 574-2304-1-5 (project 230901)	Open End A & E Services Original Contract Amount \$175,000.00	Hughes Associates Architects & Engineers	N/A	12/1/23		\$175,000.00	60%	52%	Design work is underway for installation of 1/2 basketball court at Indian Rock Village and Phase 3 HVAC Improvements for Lansdowne Park.
contract 575-2401-1-7 (project 230701)	Installation of Passive Radon Vent Systems for Bluestone Park Original Contract Amount \$601,860.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$601,860.00	0%	0%	Materials have been ordered.
contract 574-2402-1-5 (project 231102)	Repositioning and Rental Assistance Demonstration Consulting Services Original Contract Amount \$250,000.00	Dominion Due Diligence Group	N/A	2/1/24		\$250,000.00	40%	36%	Consulting firm continuing to work on draft 9% LIHTC application. NARR rents are too low. Applied to HUD for Deed of Trust for the property.
contract 574-2404-1-7 (project 230703)	Replacement of Rooftop Mounted HVAC Equipment for Floors 2-9 for Melrose Towers Original Contract Amount \$748,300.00	Comfort Systems USA, Inc.	Hughes Associates Architects & Engineers	11/22/24	#1 (\$41,919.00) #2 (\$17,846.00) #3 (\$11,898.00)	\$736,125.00	0%	0%	Material submittals being reviewed and materials are being ordered. HVAC equipment is scheduled for delivery in mid November.
contract 225-2401-1-7 (project 240301)	Bathroom Renovations for Bluestone Park Original Contract Amount \$544,000.00	Russell's Remodeling, LLC	N/A	TBD		\$544,000.00	10%	10%	Work complete in six (6) units.
contract 574-2405-1-7 (project 240202)	Repairs, Painting and Cleaning 2717/2719 Sand Road Original Contract Amount \$200,000.00	Russell's Remodeling, LLC	N/A	TBD		\$200,000.00	5%	2%	Contract executed May 21, 2024. Demolition work is complete.
contract 574-2406-1-5 (project 240201)	A/E Services New Construction 86 Units Original Contract Amount \$985,000.00	CJMW Architecture	N/A	5/29/24		\$985,000.00	30%	20%	Preliminary city review of comprehensive site plans has taken place.
contract 575-2402-1-7 (project 240501)	Installation of Range Hoods for Lansdowne Park Original Contract Amount \$1,510,151.00	Central Builders, Inc.	Hughes Associates Architects & Engineers	TBD	#1 (\$44,542.00) #2 (\$563,302.00)	\$2,118,095.00	0%	0%	Kitchen cabinets are being ordered in early November after measurements taken.
contract 225-2402-1-5 (project 240601)	Window Replacement for Bluestone Park Original Contract Amount \$596,595.00	Central Builders, Inc.	Hughes Associates Architects & Engineers	TBD	#1 (\$52,267.00) #2 (\$8,435.00)	\$657,297.00	0%	0%	Material submittals have been reviewed. Windows are on order.
contract 576-2501-1-7 (project 241001)	Rear Porch Modifications for Four Accessible Duplex Units at Lansdowne Park Original Contract Amount \$258,908.54	TBS Construction, LLC	Hughes Associates Architects & Engineers	TBD		\$258,908.54	0%	0%	Contract executed December 18, 2024.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
DECEMBER 2024

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

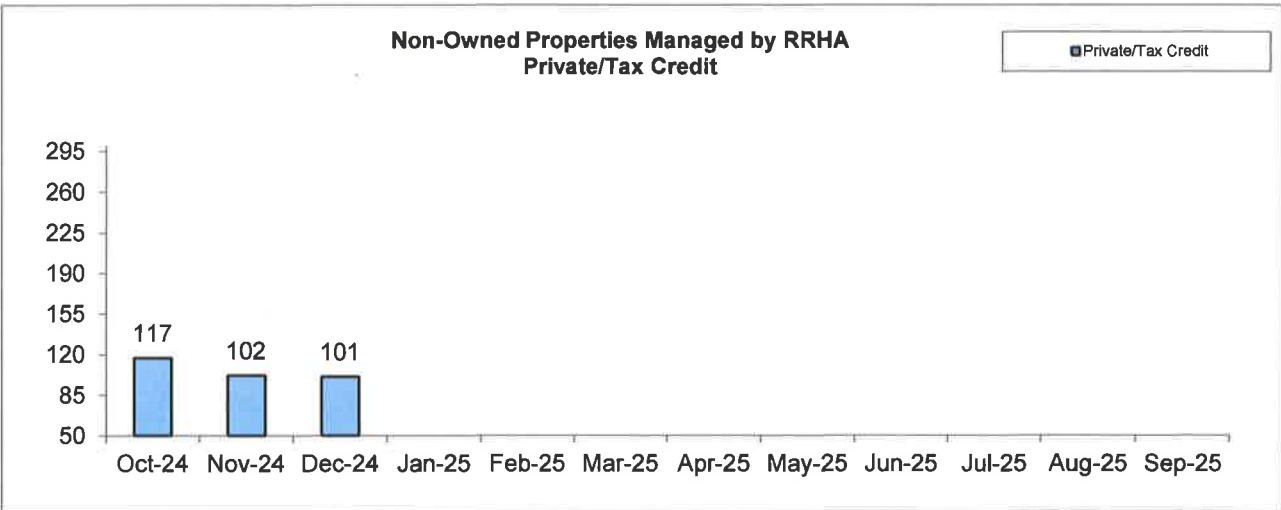
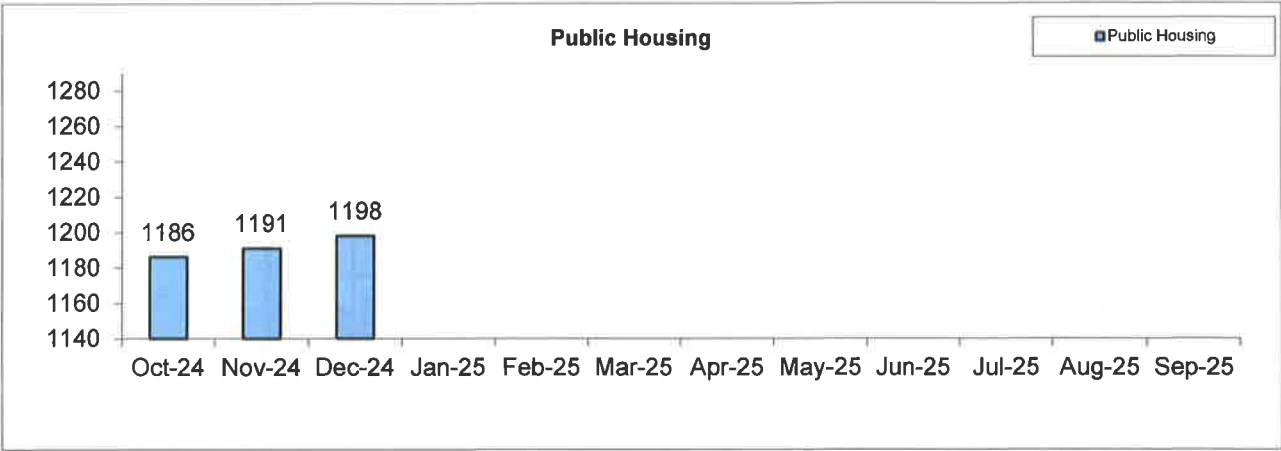
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	4	288	9300	656	8644	92.95%	7.05%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	2	161	5115	121	4994	97.63%	2.37%
Hunt Manor/Bluestone Park	259	174	14	146	5394	1,000	4394	81.46%	18.54%
Melrose Towers	206	212	1	211	6572	0	6572	100.00%	0.00%
Jamestown Place	207	150	6	126	4650	794	3856	82.92%	17.08%
Morningside	208	105	1	99	3255	487	2768	85.04%	14.96%
Indian Rock Village/53 Scattered	210	156	2	152	4836	164	4672	96.61%	3.39%
The Villages at Lincoln- 24 Transitional/Homeownership	215	17	1	15	527	17	510	96.77%	3.23%
Portfolio Total:		1279	31	1198	39649	3239	36410	91.83%	8.17%

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	23	744	30	714	95.97%	4.03%
Portfolio Total:		24	23	744	30	714	95.97%	4.03%

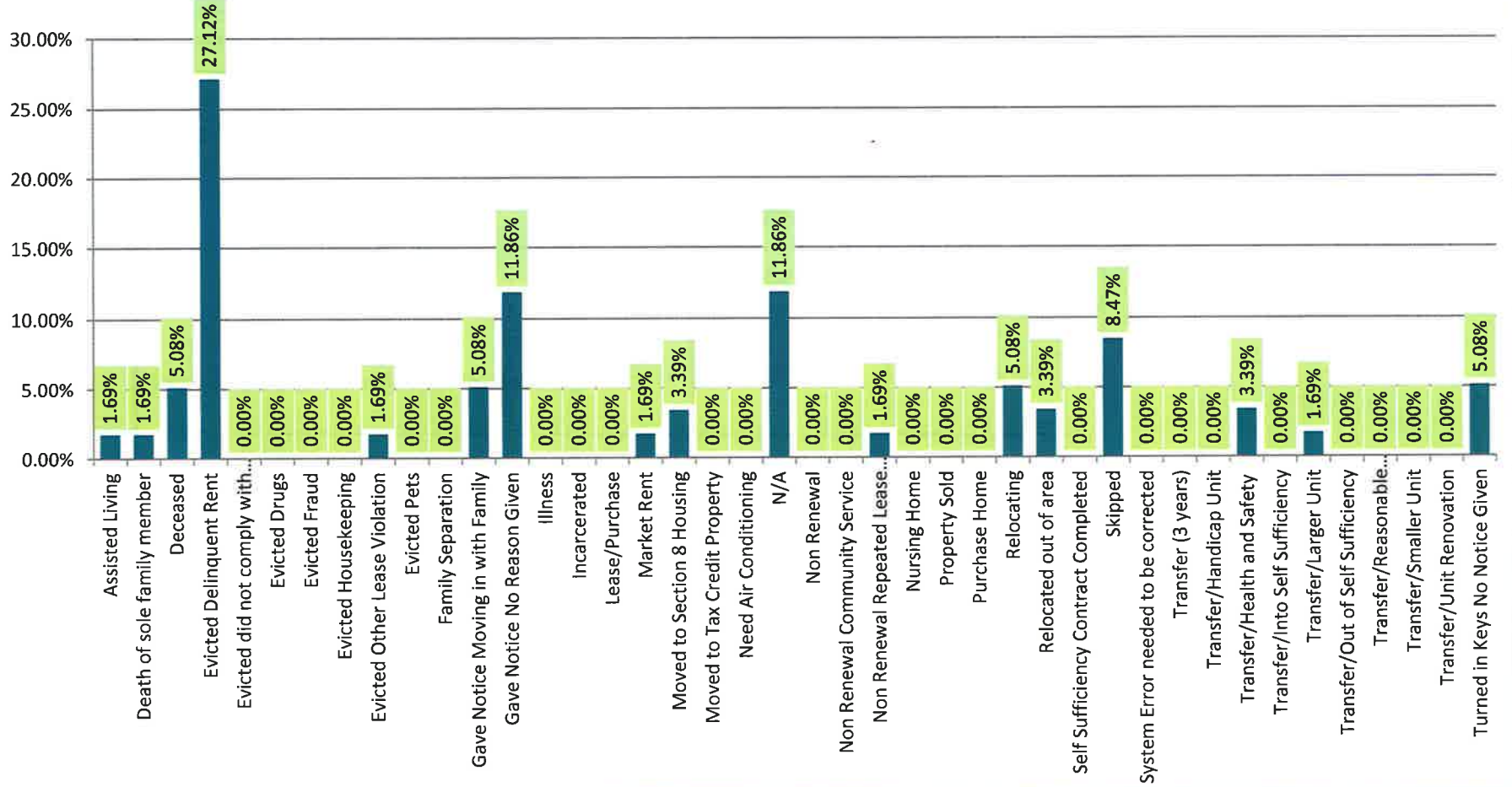
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	25	930	30	900	96.77%	3.23%
Hillcrest Heights (LIHTC)	456	24	20	744	0	744	100.00%	0.00%
Park Street Square (LIHTC)	457	25	22	775	60	715	92.26%	7.74%
Hurt Park LP (LIHTC)	459	40	34	1240	30	1210	97.58%	2.42%
Portfolio Total:		119	101	3689	120	3569	96.75%	3.25%

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

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



Public Housing Move-out Analysis 10/1/2024-9/30/2025



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

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 12/01/2024	Vacated Unit Cumulative Charge- Offs as of 12/31/2024
<i>Non-Public Housing Tax Credit</i>		\$0.00	\$37,628.29
Lansdowne Park	201	\$809.00	\$48,989.24
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$247.25	\$827.54
Hunt Manor/Bluestone Park	259	\$0.00	\$29,129.15
Melrose Towers	206	\$624.40	\$8,100.48
Jamestown Place	207	\$158.00	\$19,648.61
Morningside Manor	208	\$25.00	\$133.12
Indian Rock Village / 53 Scattered	210	\$356.00	\$8,814.87
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$0.00	\$0.00
Public Housing	TOTAL	\$2,219.65	\$153,271.30

**Fiscal Year to Date
Public Housing Inspections
10/01/24 - 10/30/2025**

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300	300	0	100%
202	Villages at Lincoln	165	165	0	100%
259	Hunt Manor/Bluestone Park	172	172	0	100%
206	Melrose Towers	212	212	0	100%
207	Jamestown Place	150	150	0	100%
208	Morningside Manor	105	105	0	100%
210	Indian Rock Village/68 Scattered	156	156	0	100%
215	Villages at Lincoln - Scattered	17	17	0	100%
219	New Units at Bluestone	2	2	0	100%
	Total	1279	1279	0	100%
<p>A Property is identified as a Performing Property if an annual inspection has occurred on 100% of units and systems.</p>					

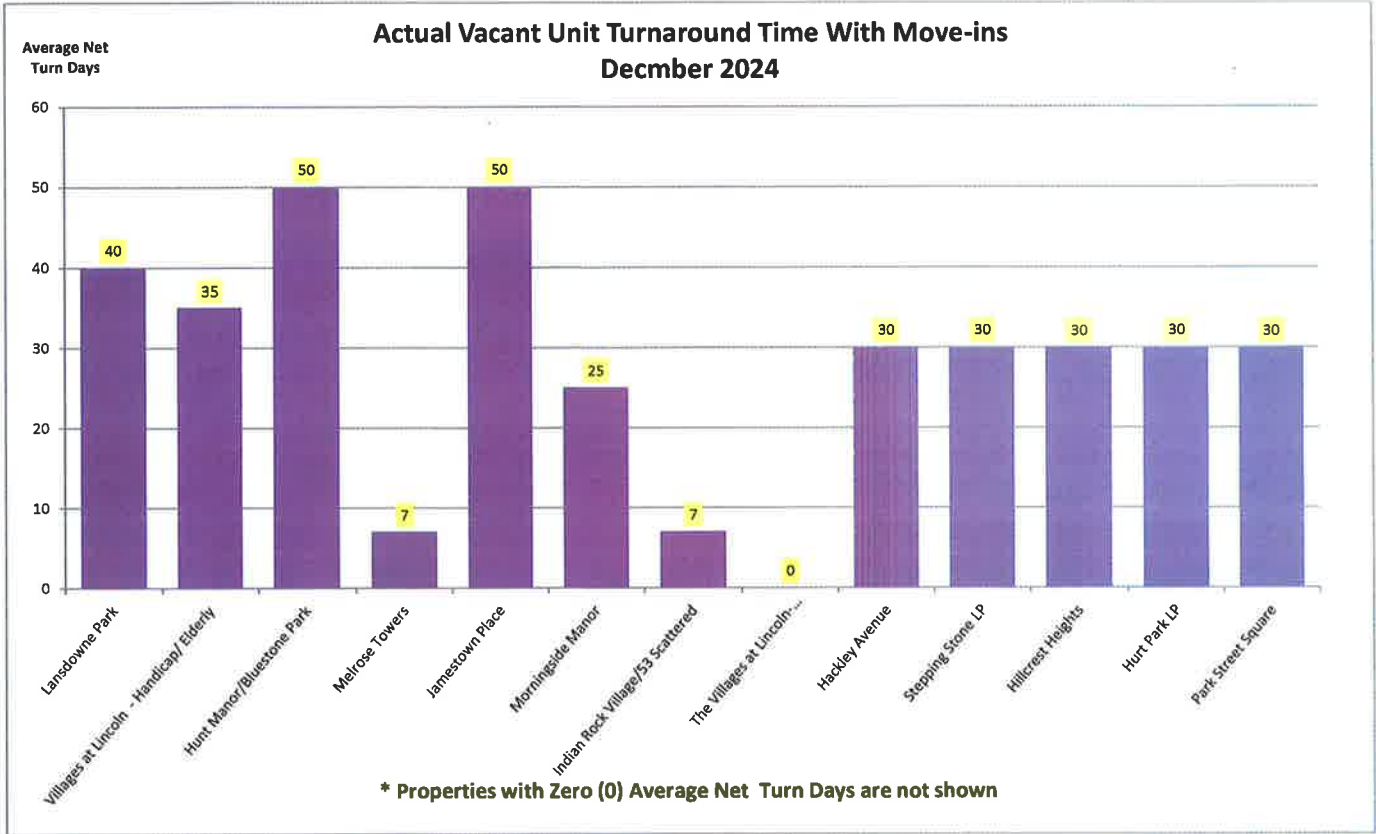
Utility Consumption Report

October 2024 - September 2025

Consumption and Costs as of November 30, 2024

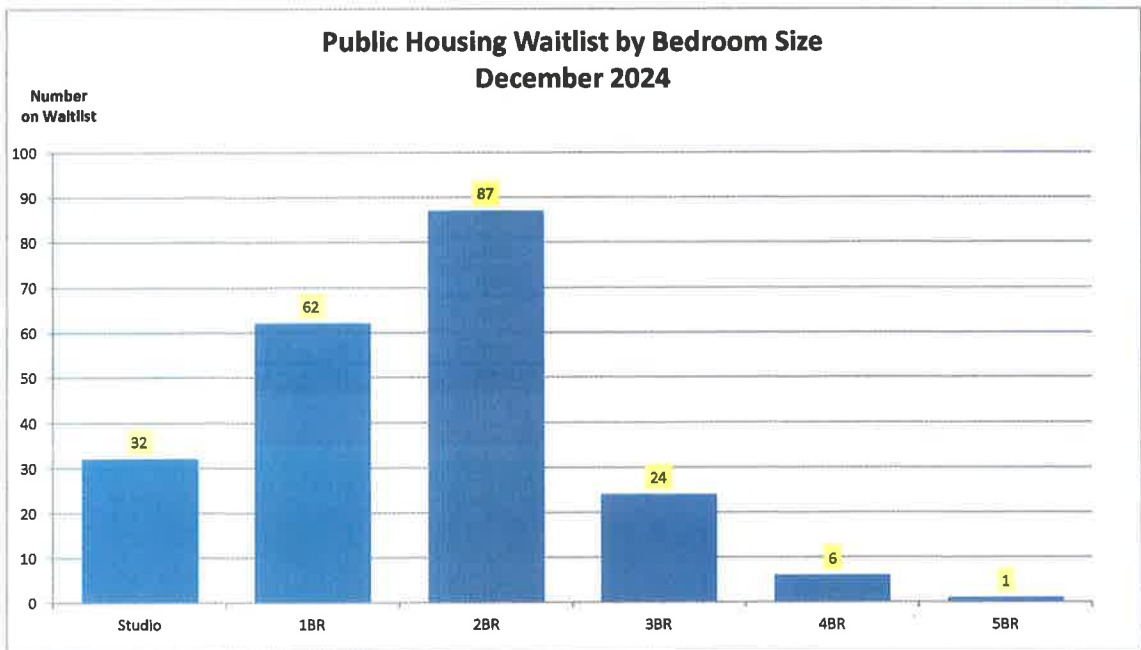
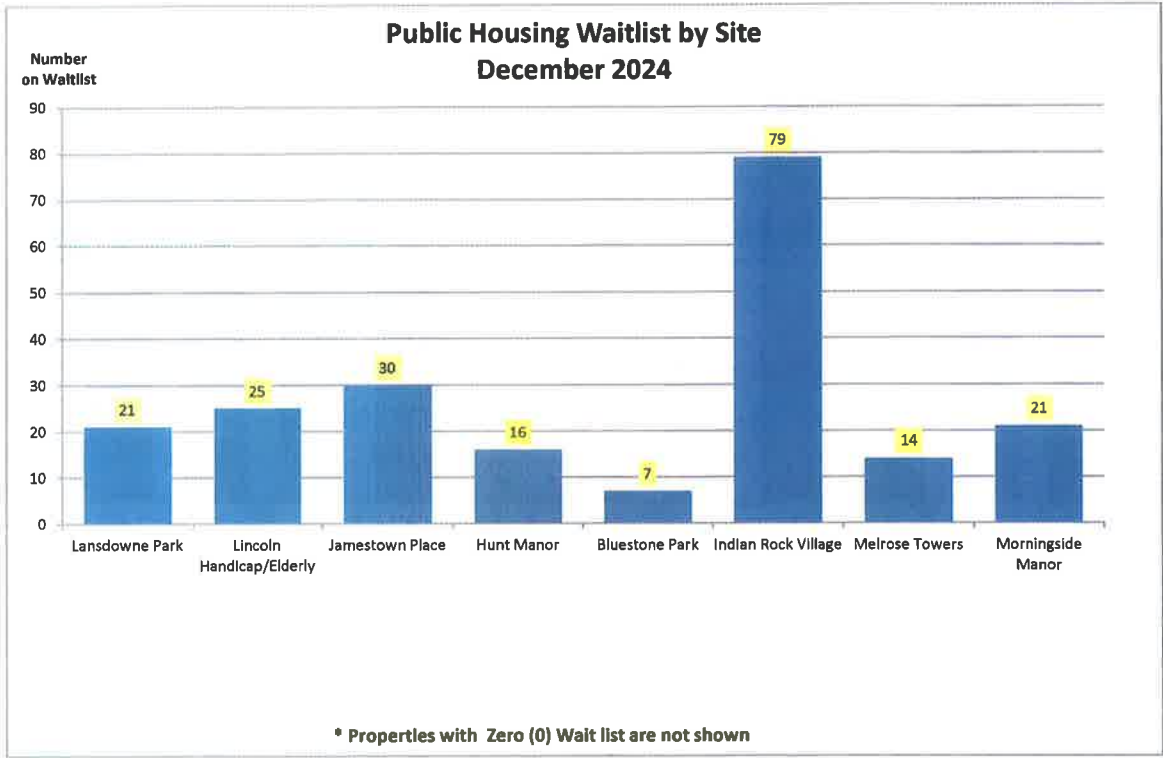
Utility Costs							
AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	55.20	81.44	96.72	233.36	183.61	127.10%
202	165	87.95	2.51	73.12	163.58	183.61	89.09%
259	172	40.83	39.62	69.43	149.88	183.61	81.63%
206	212	63.56	36.25	31.69	131.50	183.61	71.62%
207	150	43.77	53.42	52.98	150.17	183.61	81.79%
208	105	67.09	48.89	38.73	154.71	183.61	84.26%
210	156	74.30	56.62	83.46	214.38	183.61	116.76%
215	21	N/A	N/A	N/A	N/A	183.61	N/A
Total Units: 1281							
Average Cost PUM:		63.05	58.24	62.32			183.61

Consumption										
AMP	Gas				Electric			Water		
	Number of Units	THERMS PUM	RRHA PUM Average	Percent Difference	KWH PUM	RRHA PUM Average	Percent Difference	Usage PUM	RRHA PUM Average	Percent Difference
201	300	75.62	51.03	148.19%	517	618	83.66%	6.34	5.21	121.69%
202	165	N/A	51.03	N/A	770	618	124.60%	5.23	5.21	100.38%
259	174	30.99	51.03	60.73%	340	618	55.02%	5.45	5.21	104.61%
206	212	35.72	51.03	70.00%	582	618	94.17%	3.54	5.21	67.95%
207	150	37.78	51.03	74.03%	577	618	93.37%	6.29	5.21	120.73%
208	105	48.09	51.03	94.24%	883	618	142.88%	3.67	5.21	70.44%
210	156	44.75	51.03	87.69%	716	618	115.86%	7.40	5.21	142.03%
215	17	N/A	51.03	N/A	N/A	618	N/A	N/A	5.21	N/A
Total Units: 1279										
Average THERM PUM: 51.03		Average KWH PUM: 618			Average water usage PUM: 5.21					
<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 29 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 2025 = \$58,752.00</p>										



Work Order Report from 12/01/2024 - 12/31/2024

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	59	59	100%	17	5	0
Village at Lincoln/Handicapped/ Elderly Cottages	1	1	100%	10	4	0
Hunt Manor/Bluestone Park	22	22	100%	21	8	0
Melrose Towers	5	5	100%	37	1	0
Jamestown Place	18	18	100%	8	13	2
Morningside Manor	6	6	100%	21	9	0
Indian Rock Village/53 Scattered	10	10	100%	6	5	1
Total	121	121	100%	120	45	0



SECURITY ACTIVITIES
MONTHLY REPORT
DECEMBER 2024

Public Housing Criminal Activity for the Month of December 2024 and the Fiscal Year 10/01/24 - 09/30/25

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park		Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	0	0	0	0	0	0	0	1	1	0	1	2	2	0	0
Arson	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0
Auto Theft	1	1	0	0	0	0	0	0	1	1	0	1	0	0	0	0
Burglary	0	0	0	0	0	0	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	2	4	1	1	0	0	0	1	1	4	0	1	0	1	0	1
Rape	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part I Crime Total	3	5	1	1	0	0	0	1	3	6	1	4	2	4	0	1
Destruction of Property	0	0	0	0	1	1	0	0	1	7	0	2	0	0	0	1
Disorderly Persons	1	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	0	0
Drug Offense	0	0	0	0	0	0	0	0	2	4	0	0	0	1	0	0
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	0	0	0	0	1	1	0	0	0	3	0	1	0	0	0	0
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	0	0	0	0	0	0	1	1	4	1	1	1	1	0	0
Liquor Law	1	2	0	0	0	0	0	0	0	0	0	0	1	0	1	0
Loitering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0
Simple Assault	1	2	0	0	0	1	0	1	1	8	0	2	1	1	0	0
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	0	0	0	0	0	0	0
Trespassing	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Weapons	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0
Part II Crime Total	3	6	0	0	3	4	0	2	5	28	1	7	2	4	0	3
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	6	11	1	1	3	4	0	3	8	34	2	11	4	8	0	4

0

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - December 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	0.0121	0.0200	164.81%	0.0277	0.0333	120.24%	0.0867	61.55% ↑	0.0522	46.89% ↓
Morningside Manor	0.0121	0.0095	78.48%	0.0277	0.0095	34.35%	0.0095	0.25% ↑	0.0772	64.09% ↓
Indian Rock Village	0.0121	0.0000	0.00%	0.0277	0.0000	0.00%	0.0625	100.00% ↓	0.0772	64.09% ↓
Bluestone	0.0048	0.0000	0.00%	0.0113	0.0132	116.94%	0.0395	66.69% ↓	0.0776	85.50% ↓
Lansdowne Park	0.0048	0.0100	207.27%	0.0105	0.0200	190.33%	0.1433	86.04% ↑	0.0576	81.76% ↓
Villages at Lincoln	0.0048	0.0061	125.62%	0.0105	0.0242	230.70%	0.0909	73.33% ↓	0.0576	81.76% ↓
Hunt Manor	0.0048	0.0208	431.82%	0.0105	0.0417	396.51%	0.0729	42.84% ↑	0.0576	81.76% ↓
Melrose Towers	0.0048	0.0000	0.00%	0.0105	0.0047	44.89%	0.0236	80.01% ↑	0.0576	81.76% ↓

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	0.0146	0.0200	137.13%	0.0345	0.0400	115.90%	0.5067	92.11% ↑	0.2103	83.59% ↑
Morningside Manor	0.0146	0.0000	0.00%	0.0345	0.0000	0.00%	0.0762	100.00% ↑	0.2103	83.59% ↑
Indian Rock Village	0.0146	0.0375	257.12%	0.0345	0.0500	144.87%	0.3625	86.21% ↑	0.2103	83.59% ↑
Bluestone	0.0050	0.0000	0.00%	0.0113	0.0263	232.32%	0.3421	92.31% ↑	0.1411	91.97% ↓
Lansdowne Park	0.0076	0.0167	219.29%	0.0190	0.0933	490.36%	0.5467	82.93% ↑	0.1870	89.82% ↓
Villages at Lincoln	0.0076	0.0061	79.74%	0.0190	0.0424	222.89%	0.4000	89.39% ↓	0.1870	89.82% ↓
Hunt Manor	0.0076	0.0208	274.11%	0.0190	0.0417	218.91%	0.3021	86.21% ↑	0.1870	89.82% ↓
Melrose Towers	0.0076	0.0000	0.00%	0.0190	0.0142	74.35%	0.0425	66.70% ↑	0.1870	89.82% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
DECEMBER 2024

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

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of December 2024, reported at 85.7%. Currently, there are Forty three (43) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2024, is 103.8%.

Inspections

During the month of December 2024 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and six (106) inspections. This includes fifty eight (58) biennials and twenty nine (29) initial inspections processed for moving families, in the HCV Program. Three (03) special inspection(s) and sixteen (16) re-inspections were also conducted. There were seven (7) HQS Quality Control Inspections that were conducted during the month of December 2024.

Housing Choice Voucher Waiting List

For the month of December 2024 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There were two (2) port-ins and two (2) port out(s) recorded for the month of December 2024.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of five hundred and seventy (570) clients; including five hundred and forty (540) tenants/applicants and thirty (30) landlords during the month of December 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 zero (0) 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 two hundred and two (202) vouchers. For the month of December 2024, this program has one hundred and fifty (150) leased vouchers. There are seven (7) veterans searching for housing and one (1) pending pass HQS inspections. Referrals are steadily being received from our community partner, The Department of Veterans Affairs-Salem VA Medical Center.

Mainstream Vouchers

The Mainstream Voucher program was awarded an additional thirty (30) Vouchers for the FY 2023, increasing the total allocation of vouchers for this program, to two hundred and seventeen (217) vouchers. For the month of December 2024, this program has one hundred and ninety five (195) leased participants. There are ten (10) Mainstream applicants searching for housing and zero (0) pending pass HQS inspections. Referrals for Mainstream vouchers are currently closed and our community partners will not refer any applicants at this time since the number of searching families equals the total allocation of vouchers.

Family Unification Program (FUP)

HUD's Family Unification Program focuses on preventing family separation due to homelessness and easing the transition to adulthood for aging-out youth in Foster Care. A total of eighty one (81) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority to serve this population. For the month of December 2024, this program has sixty seven (67) leased participants. Twelve (12) referrals will 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 December 2024, this program has twenty one (21) leased participants. Zero (0) referrals will be accepted from our Continuum of Care (CoC) community partner.

HCV HQS Inspection Department
 Monthly Activity Report

8-Jan

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	58	34	58.00%	24	42.00%
INITIALS	29	24	82.00%	5	18.00%
COMPLAINT	3	2	66.00%	1	34.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	16	10	62.00%	6	38.00%
HQS QUALITY CONTROL	7	6	85.00%	1	15.00%
TOTAL INSPECTIONS SCHEDULED			113		
AVERAGE INSPECTIONS PER INSPECTOR PER DAY			5.65		
AVERAGE INSPECTIONS PER FIELD DAY			5		
NUMBER OF INSPECTORS			2		
TOTAL WORKING DAYS			20		

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 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	1,628	1,629	1,633	1,632	1,624	1,617	1,618	1,633	1,637	1,656	1,654	1,650
MAINSTREAM <small>Fund 310, 321, 322, 324, 327</small>	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	210	209	208	208	204	203	204	200	197	196	197	195
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	33	35	35	36	35	34	34	34	35	33	35	34
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	22	22	23	23	22	23	22	23	23	23	24	24
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	29	29	29	29	30	30	30	30	30	30	30	30
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	39	39	39	39	39	38	38	38	38	37	36	36
VASH (43) Fund 315	ALLOCATED	43	43	43	43	43	43	43	43	43	43	43	43
	LEASED	21	21	22	22	22	24	25	27	31	32	31	32
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	10	10	10	10	10	10	10	10	8	7	7	7
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	9	9	9	9	8	7	7	7	6	6	6	6
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	6	6	6	6	6	6	7	7	7	6
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	5	5	5	5	5	5	5	5	5	5	5	5
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	3	3	3	3	3	3	3	3	3	3	3	3
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	2	2	1	1	1	1	1	1	1	1	1	1
VASH (5) D Fund 326	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
VASH (5) E Fund 328	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-	-	-	-	-	-	-	-
EMERGENCY HOUSING VOUCHER Fund 360	ALLOCATED	26	26	26	26	26	26	26	26	26	26	26	26
	LEASED	21	21	21	21	21	21	21	21	21	22	19	19

**VOUCHER UNITS LEASED
CY 2024**

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET		
				MONTHLY ATTRITION MOVE - IN	MOVE - OUT	
JANUARY	2,140	1,807	333	56	20	7
FEBRUARY	2,140	1,810	330	54	9	3
MARCH	2,140	1,815	325	68	7	10
APRIL	2,140	1,815	325	76	13	7
MAY	2,140	1,805	335	113	27	7
JUNE	2,140	1,798	342	122	6	1
JULY	2,140	1,799	341	67	25	2
AUGUST	2,140	1,817	323	129	25	2
SEPTEMBER	2,140	1,824	316	58	26	4
OCTOBER	2,140	1,840	300	40	9	5
NOVEMBER	2,140	1,839	301	63	6	2
DECEMBER	2,140	1,834	306	43	3	5

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	YTD
FUNDING RECEIVED	\$ 1,400,082	\$ 1,067,505	\$ 1,450,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,917,700
ACTUAL HAP EXPENSE	\$ 1,481,234	\$ 1,486,368	\$ 1,505,102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,472,705
VARIANCE	\$ (81,152)	\$ (418,863)	\$ (54,989)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (555,005)
PERCENT VARIANCE	-5.80%	-39.24%	-3.79%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-14.17%
YTD VARIANCE	\$ (81,152)	\$ (500,016)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)	\$ (555,005)
PUC													
HUD FUNDED PUC	\$ 654.24	\$ 498.83	\$ 677.62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152.56
ACTUAL PUC	\$ 805.02	\$ 808.25	\$ 820.67	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 811.30
VARIANCE	\$ (150.77)	\$ (309.41)	\$ (143.04)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (658.74)
PERCENT VARIANCE	-18.73%	-38.28%	-17.43%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-81.20%
UNITS													
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	1,739	1,321	1,767	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ACTUAL UNITS LEASED	1,840	1,839	1,834	-	-	-	-	-	-	-	-	-	5,513
VARIANCE TO BUDGET	(101)	(518)	(67)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	401	819	373	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	401	1,220	1,593	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	300	301	306	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	2,140	20,167
YTD VAR TO FUNDED	300	601	907	3,047	5,187	7,327	9,467	11,607	13,747	15,887	18,027	20,167	20,167
ADMIN FEES													
HUD FUNDS	\$ 114,890	\$ 135,871	\$ 118,842	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 369,603
ACTUAL EXPENSE	\$ 88,307	\$ 136,508	\$ 81,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 306,048
VARIANCE	\$ 26,583	\$ (637)	\$ 37,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,555
PERCENT	76.86%	100.47%	68.35%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	82.80%
CUMULATIVE VARIANCE	\$ 26,583	\$ 25,946	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555	\$ 63,555

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	YTD
FUNDING BUDGET	\$ 1,289,308	\$ 1,286,244	\$ 1,288,058	\$ 1,465,634	\$ 1,331,545	\$ 1,323,856	\$ 1,323,856	\$ 1,323,856	\$ 1,328,663	\$ 1,328,663	\$ 1,315,672	\$ 1,315,672	\$ 15,921,025
FUNDING RECEIVED	\$ 1,277,607	\$ 1,264,616	\$ 1,378,885	\$ 1,958,285	\$ 1,837,190	\$ 1,373,511	\$ 1,373,511	\$ 1,400,082	\$ 1,400,082	\$ 1,400,082	\$ 1,067,505	\$ 1,450,113	\$ 17,181,469
VARIANCE	\$ 11,701	\$ 21,628	\$ (90,827)	\$ (492,651)	\$ (505,645)	\$ (49,655)	\$ (49,655)	\$ (76,226)	\$ (71,419)	\$ (71,419)	\$ 248,167	\$ (134,441)	\$ (1,260,444)
PERCENT VARIANCE	0.91%	1.68%	-7.05%	-33.61%	-37.97%	-3.75%	-3.75%	-5.76%	-5.38%	-5.38%	18.86%	-10.22%	-7.92%
YTD VARIANCE	\$ 11,701	\$ 33,329	\$ (57,498)	\$ (550,150)	\$ (1,055,795)	\$ (1,105,450)	\$ (1,155,105)	\$ (1,231,332)	\$ (1,302,751)	\$ (1,374,170)	\$ (1,126,003)	\$ (1,260,444)	\$ (2,520,888)
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,277,607	\$ 1,264,616	\$ 1,378,885	\$ 1,958,285	\$ 1,837,190	\$ 1,373,511	\$ 1,373,511	\$ 1,400,082	\$ 1,400,082	\$ 1,400,082	\$ 1,067,505	\$ 1,450,113	\$ 17,181,469
ACTUAL HAP EXPENSE	\$ 1,333,127	\$ 1,352,643	\$ 1,397,021	\$ 1,398,859	\$ 1,418,441	\$ 1,393,479	\$ 1,422,073	\$ 1,447,100	\$ 1,476,116	\$ 1,481,234	\$ 1,486,368	\$ 1,505,102	\$ 17,111,564
VARIANCE	\$ (55,520)	\$ (88,027)	\$ (18,136)	\$ 559,426	\$ 418,749	\$ (19,968)	\$ (48,562)	\$ (47,018)	\$ (76,034)	\$ (81,152)	\$ (418,863)	\$ (54,989)	\$ 69,905
PERCENT VARIANCE	-4.35%	-6.96%	-1.32%	28.57%	22.79%	-1.45%	-3.54%	-3.36%	-5.43%	-5.80%	-39.24%	-3.79%	0.41%
YTD VARIANCE	\$ (55,520)	\$ (143,547)	\$ (161,683)	\$ 397,744	\$ 816,492	\$ 796,524	\$ 747,963	\$ 700,944	\$ 624,910	\$ 543,758	\$ 124,894	\$ 69,905	\$ 69,905
PUC													
HUD FUNDED PUC	\$ 597.01	\$ 590.94	\$ 644.34	\$ 915.09	\$ 858.50	\$ 641.83	\$ 641.83	\$ 654.24	\$ 654.24	\$ 654.24	\$ 498.83	\$ 677.62	\$ 669.06
ACTUAL PUC	\$ 737.76	\$ 747.32	\$ 769.71	\$ 770.72	\$ 785.84	\$ 775.02	\$ 790.48	\$ 796.42	\$ 809.27	\$ 805.02	\$ 808.25	\$ 820.67	\$ 784.83
VARIANCE	\$ (140.74)	\$ (156.37)	\$ (125.37)	\$ 144.37	\$ 72.66	\$ (133.19)	\$ (148.65)	\$ (142.18)	\$ (155.03)	\$ (150.77)	\$ (309.41)	\$ (143.04)	\$ (115.77)
PERCENT VARIANCE	-19.08%	-20.92%	-16.29%	18.73%	9.25%	-17.19%	-18.81%	-17.85%	-19.16%	-18.73%	-38.28%	-17.43%	-14.75%
UNITS													
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	1,732	1,692	1,791	2,541	2,338	1,772	1,738	1,758	1,730	1,739	1,321	1,767	21,892
ACTUAL UNITS LEASED	1,807	1,810	1,815	1,815	1,805	1,798	1,799	1,817	1,824	1,840	1,839	1,834	21,803
VARIANCE TO BUDGET	(75)	(118)	(24)	726	533	(26)	(61)	(59)	(94)	(101)	(518)	(67)	89
VARIANCE TO BASELINE	408	448	349	(401)	(198)	368	402	382	410	401	819	373	3,788
YTD VAR TO BASELINE	408	856	1,205	804	606	974	1,376	1,758	2,168	2,569	3,388	3,761	3,788
VARIANCE FUNDED	333	330	325	325	335	342	341	323	316	300	301	306	3,877
YTD VAR TO FUNDED	333	663	988	1,313	1,648	1,990	2,331	2,654	2,970	3,270	3,571	3,877	3,877
ADMIN													
HUD FUNDED FEES	115,461	122,181	115,461	115,305	115,305	114,889	114,889	185,661	114,889	114,890	135,871	118,842	1,483,644
ACTUAL EXPENSE	79,176	116,092	115,942	88,771	97,315	75,051	87,679	101,494	96,753	88,307	136,508	81,233	1,164,322
VARIANCE	\$ 36,285	\$ 6,089	\$ (481)	\$ 26,534	\$ 17,990	\$ 39,838	\$ 27,210	\$ 84,167	\$ 18,136	\$ 26,583	\$ (637)	\$ 37,609	\$ 319,322
PERCENT	68.57%	95.02%	100.42%	76.99%	84.40%	65.32%	76.32%	54.67%	84.21%	76.86%	100.47%	68.35%	78.48%
CUMULATIVE VARIANCE	\$ 36,285	\$ 42,374	\$ 41,893	\$ 68,426	\$ 86,416	\$ 126,254	\$ 153,464	\$ 237,631	\$ 255,767	\$ 282,350	\$ 281,712	\$ 319,322	\$ 319,322

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
DECEMBER 2024

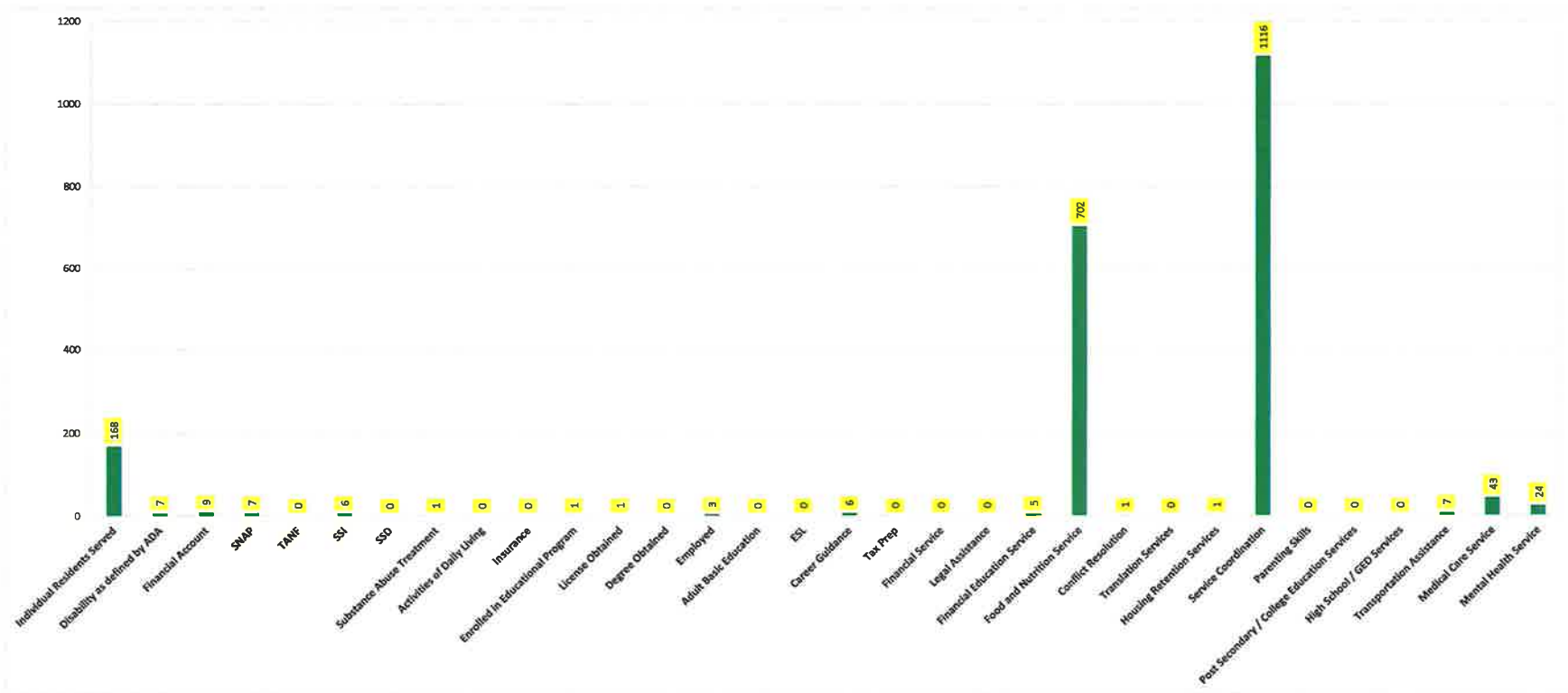
2024 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

1-Dec

Grant Period: 6/1/2024 - 5/30/2027

Reporting Period: Dec-24

Service Coordinators: Letia Harris, Denise White



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

2024 Family Self-Sufficiency (Grant Funded)

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

December 2024

Coordinators: Greg Goodman, Heather Brush, Lynelle Lewis, Natalie Kline

Current Number of Part 131

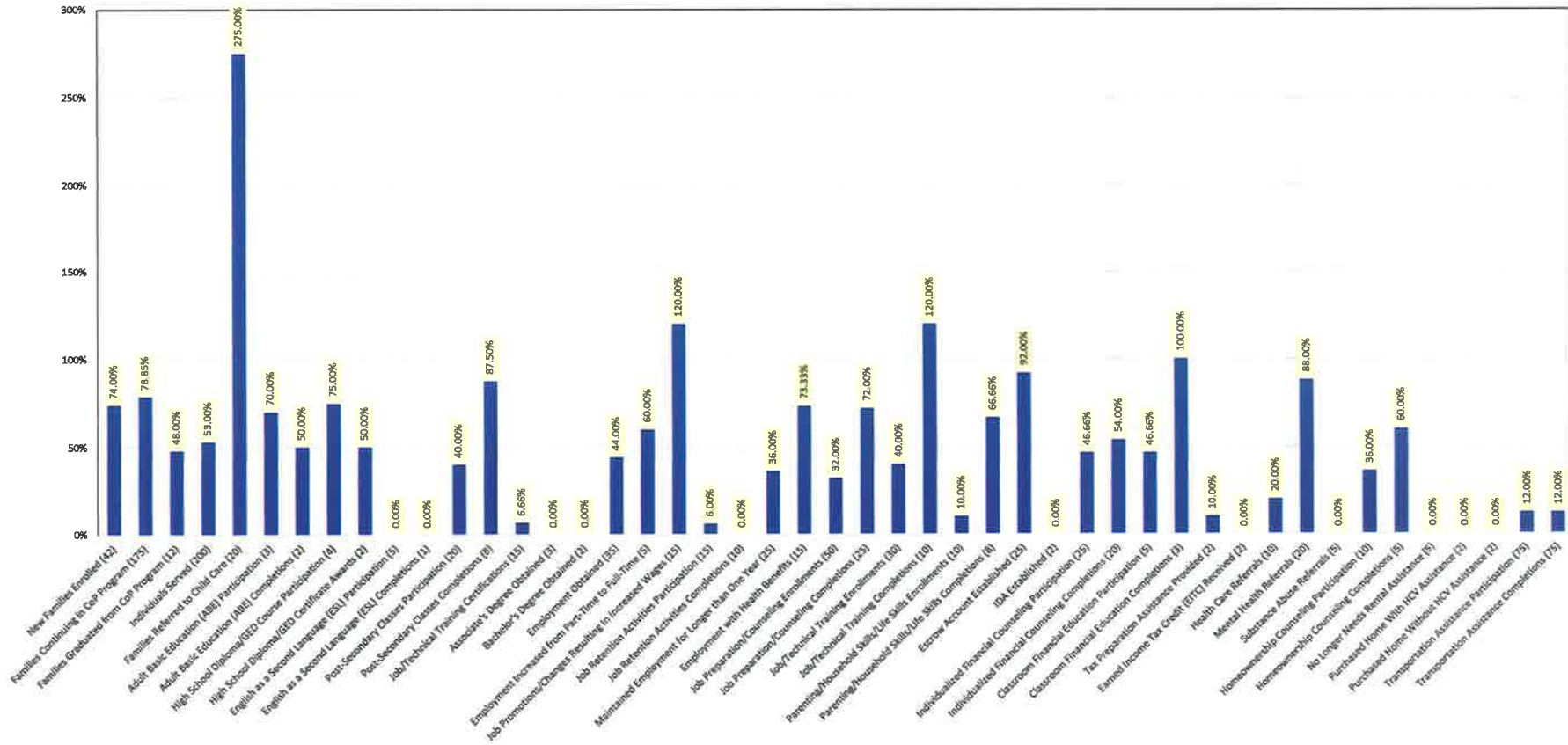
Total Number of Participants With Escrow Accounts 67

Total Amount in Escrow 248,392.89

FSS Terminations: 35

FSS Graduations: 12

FSS Enrollments: 37



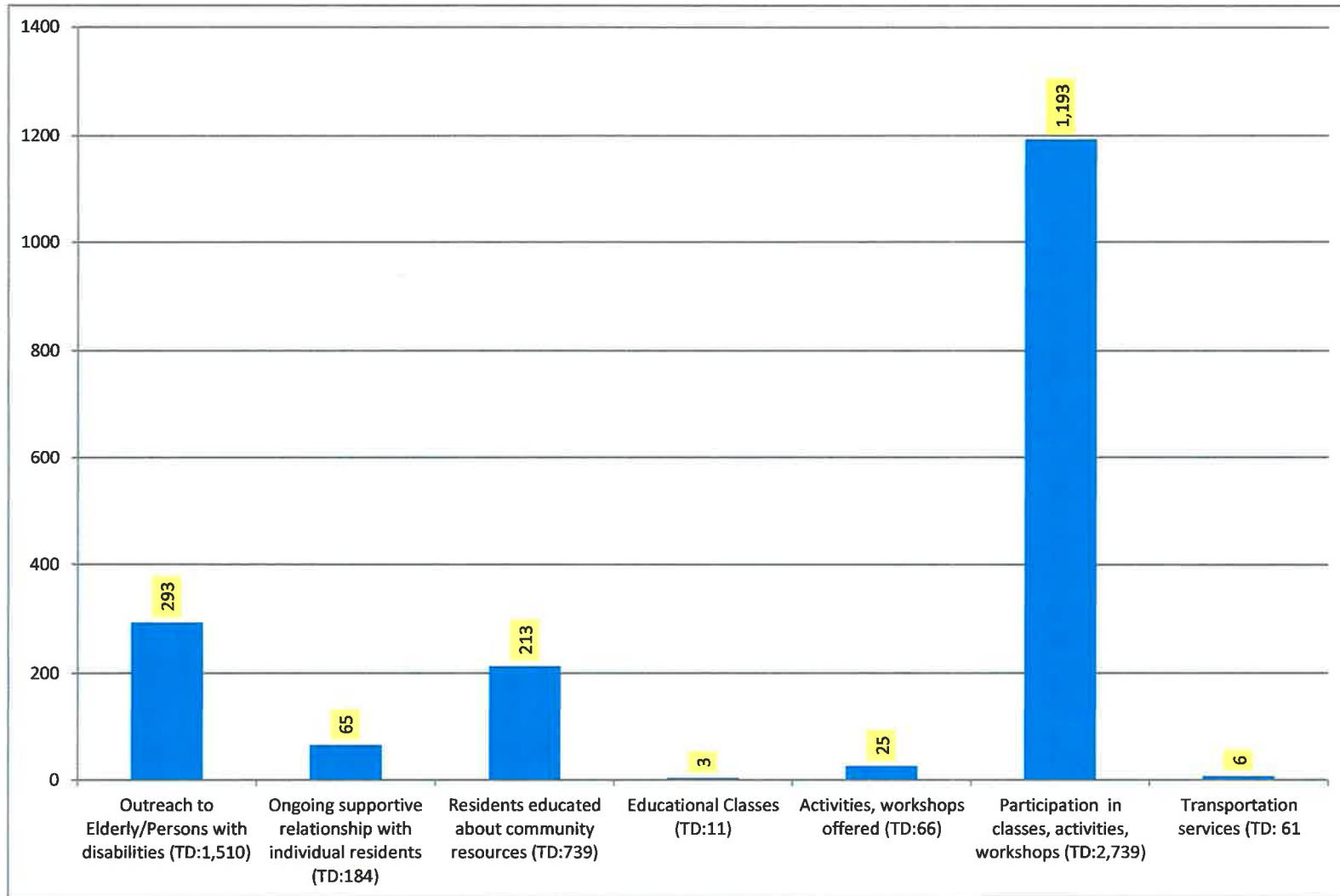
Elderly & Disabled - Melrose Towers (Operations Funded)

Activity Coordinator: Barbara James

December 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

December 2024 4th Quarter

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

Program Manager Sylvia Williams

Case Managers Salome Sheff, Victoria Croy, Carday Taylor

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		282
2	Current Residents with Jobs Plus Assessment (CM)		152
3	Percent of Work-able Residents Who Are Employed (PIC)		35.46% Data: 100/282`
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		51.32% Data: 78/152
5	Percent of Work-able Residents Employed at Living Wage (PIC)		1.06% Data: 3/282
6	Number of Youth 14-17 Years Old (PIC)		85
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 22
8	Number of Jobs Plus Events	15	Quarter: 3 Total: 56
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 20
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 17 Total: 172
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 46 Total: 140
12	Participants Who Met with a Case Manager	20	Quarter: 101 Total: 167
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 2 Total: 8
14	Participants Enrolled in Training/Certification Program	0	Quarter: 5 Total: 16
15	Participants Who Completed a Training/Certification Program	0	Quarter: 1 Total: 2
16	Participants Provided with Job Search Assistance	15	Quarter: 3 Total: 35
17	Participants Beginning New Part-Time Employment	5	Quarter: 10 Total: 44
18	Participants Beginning New Full-Time Employment	5	Quarter: 8 Total: 44
19	Participants Moving to a new Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 4 Total: 19
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 74
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 63

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 46
23	Participants Enrolled in a High School Equivalency Program	2	Need: 24 Quarter: 0 Total: 8
24	Participants Who Received a High School Equivalency Credential	0	Quarter: 0 Total: 0
25	Participants Enrolled in a College Degree Program	1	Need: 5 Quarter: 0 Total: 0
26	Participants Who Graduated from a College Degree Program	0	Quarter: 0 Total: 0
27	Participants Receiving Financial Coaching or Education	4	Need: 42 Quarter: 3 Total: 43
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 23 Quarter: 0 Total: 0
30	Participants Receiving Legal Assistance	0	Need: 2 Quarter: 0 Total: 0
31	Participants with Access to Physical Health Care	1	Need: 3 Quarter: 0 Total: 7
32	Participants with Access to Behavioral Health Care	1	Need: 9 Quarter: 3 Total: 24
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 6
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 8 Total: 23
35	Youth Employed in Jobs/Internships	0	Quarter: 0 Total: 0
36	Youth Receiving Financial Literacy Information	0	Quarter: 0 Total: 0
37	Youth Enrolled in Job Training Opportunities	0	Quarter: 0 Total: 0
38	Youth Enrolled in Extracurricular Educational Opportunities	0	Quarter: 0 Total: 0
			Quarter: 7

39	Individuals Enrolled in JPEID	20	Total: 102
40	Households Enrolled in JPEID	20	Quarter: 0 Total: 93
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 1