

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF DECEMBER 2025

JANUARY 26, 2026



MEMORANDUM

To: Board of Commissioners
From: David Bustamante, Executive Director
Date: January 20, 2026
Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of December 2025. The reports are as follows:

Executive Office.....	Section 1
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EXECUTIVE OFFICE

Executive Director's Report

Federal Budget

The Administration has proposed its FY 26 HUD budget, and the House of Representatives and the Senate have both released their FY 26 bills and passed them through their respective Appropriations Committees.

There is considerable disagreement across the three budgets:

- The Administration has proposed combining most HUD rental assistance programs into a State Rental Assistance Program block grant and cutting funding to those programs by 42%.
- The House bill, while not proposing any block granting, includes dramatic cuts to public housing operating and capital funding, as well as to voucher administrative fees.
- The Senate, while also proposing significant cuts to public housing operating funding, has included modest increases for both voucher renewals and administrative fees.

Despite a challenging appropriations environment, Congress must ensure maximum funding for HUD programs that provide safe, sanitary, and decent housing for low-income families. Rising insurance rates; increasing regulatory burdens like Build America, Buy America (BABA); and higher rental costs require greater funding for HAs so that they may continue to provide safe and decent housing to low-income families.

Public Housing

Operating Fund—Both the House and Senate have proposed significant and unsustainable cuts to public housing operating fund. Given rising insurance rates, increasing regulatory burdens, and continued high levels of tenant accounts receivable (TARs), these funding cuts would challenge HAs to continue to provide safe and decent housing. At a minimum, Congress should provide level appropriations for the operating fund.

Capital Fund—The Senate has proposed flat funding relative to FY 25 enacted levels, while the House has proposed a 28.6 percent cut to the capital fund. These amounts are inadequate in today's environment of rapid inflation for construction materials, the need to conform to new NSPIRE and Build America Buy America (BABA) standards, and additional mandates related to health and safety.

Shortfall Funding—the Senate has proposed an over eightfold increase in public housing shortfall funding, to \$214 million, over the \$25 million enacted in FY 25. The House has only proposed maintaining the same funding as FY 25 enacted levels. However, even combining the Senate's more generous shortfall funding with its cuts to the public housing operating fund, HAs would face an over seven percent cut to public Housing funding compared to FY 25.

Section 8

Voucher Renewals—while the Senate has put forth a 5.7percent increase in funding for voucher contract renewals, the House has proposed essentially flat funding. Given that HUD’s own data show that voucher rents are increasing by 9 percent year-over-year, both chambers’ proposed voucher renewal amounts are inadequate and would result in widespread voucher shortfalls if enacted.

Administrative Fees—The Senate has proposed a modest increase (five percent) for voucher administrative fees, while the House bill includes a 28 percent cut to administrative fees relative to FY 25 levels. Administrative fees are essential to running an efficient voucher program, and any reduction in funding will negatively impact voucher utilization and landlord customer service.

Tenant-Protection Vouchers—The House and Senate have included increased funding for tenant protection vouchers (TPVs) of 11 and 28 percent, respectively. The House bill also would allow HUD to dedicate TPV funding to Emergency Housing Voucher (EHV) shortfalls in CY 26. As HUD continues to encourage RAD repositioning, TPV funding is essential to make these deals economically feasible.

Project-Based Rental Assistance—The House and Senate have both proposed modest increases in PBRA funding. Both chambers believe this funding will allow HUD to renew all existing PBRA contracts.

Incremental Vouchers—The Administration and the House have proposed \$25 million and \$30 million, respectively, for new vouchers for youth aging out of foster care. The Senate bill includes \$45 million for incremental vouchers—\$15 million for Veterans Affairs Supportive Housing (VASH) and \$30 million for the Family Unification Program (FUP).

Self-Sufficiency Programs—the House has proposed an 11 and 12.5 percent cut to the Family Self-Sufficiency (FSS) Resident Opportunities and Self-Sufficiency (ROSS) programs. The Senate has put forth notable increases for both FSS (10.6 percent) and ROSS (12.5 percent). Both FSS and ROSS are crucial to engaging residents and promoting economic and social independence.

RRHA Agency Plan

During the month of February 2026, RRHA will begin the planning process for the 2026 Annual Plan update to the 2025-2029 Agency Plan required by HUD. The planning process will focus on the HUD-funded Public Housing and Section 8 programs. Questionnaires will be sent to all residents and landlords to gather input beginning in late February 2026.

The RRHA Board of Commissioners is required to hold a public hearing prior to adoption of the 2026 Annual Plan update to the 2025-2029 Agency Plan, which must be submitted to HUD by July 18, 2026.

HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
DECEMBER 2025

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

December 2025

**HUMAN RESOURCES REPORT
EMPLOYEE CENSUS AS OF MONTH END**

Regular Full-Time	70
Regular Part-Time	4
<u>TOTAL</u>	<u>74</u>
Temp Agency Employee	9
<u>TOTAL</u>	<u>83</u>

NEW HIRES

Job Title	Division	Employee Name
HCV Specialist	HCV/Section 8	Renee Crowder
Maintenance Worker	Public Housing	Elizabeth Whitacre
Clerical Assistant	Public Housing	Markelle Chavez
Maintenance Tech I	Public Housing	Qareeb Steelman

SEPARATIONS

Job Title	Division
HCV Specialist	HCV/Section 8

TURNOVER

		Current Month
Turnover	Voluntary	1.43%
	Involuntary	0%
	Total Turnover	1.43%
Turnover by Job Category	Maintenance	0%
	Other NE	100%

RECRUITING REPORT

OPEN POSITIONS

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Maintenance Tech I – Lansdowne	Housing	Sourcing
Maintenance Tech I – Bluestone/Hunt (2)	Housing	Sourcing
Maintenance Tech I – Morningside	Housing	Sourcing
Maintenance Worker – Lansdowne	Housing	Sourcing
HCV Specialist – Central (3)	HCV	Sourcing
Jobs Plus Ambassador	Jobs Plus	Sourcing

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
December 2025

TRAINING REPORT

Name	Course	Date Completed
Chris Hicks	Mold Awareness and Prevention	12/23/25
Andrew Hicks	Federal Fair Housing Compliance	12/22/25
David Routt	Drug Free Workplace	12/14/25
Chris Hicks	Fire Safety, Heat Stress Prevention	12/8/25
Christian Niebles	Telephone Skills	12/8/25
Tia Allen	Voyager in 7S	12/8/25
Chris Hicks	Basic First Aid	12/8/25
Qareeb Steelman	Maintenance Training Courses	12/5/25
Shauna Paxton	Voucher training, HCV Occupancy Cycle, Eligibility and Intake, Violence in the Workplace Tenant approval, Generating the HAP Contract	12/4/25
Markelle Chavez	New Hire Orientation Training	12/1/25
Elizabeth Whitacre	New Hire Orientation Training	12/1/25

WORK COMP CLAIMS FY 2025

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM ONLY</u>
January 2025	0	0
February 2025	0	0
March 2025	0	0
April 2025	15 hours	1
May 2025	0	0
June 2025	0	0
July 2025	0	1
August 2025	0	0
September 2025	0	0
October 2025	7.50	1
November 2025	0	1
December 2025	3 hours	1 – claim denied
Fiscal Year Total	25.50 hours	4

FINANCE DIVISION

DEPARTMENT OF FINANCE

DECEMBER 31, 2025

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 27

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$500,000 due to dwelling rental, operating and utility subsidies and other income exceeding the amount budgeted for the year.

Dwelling Rental is reporting a favorable variance of \$50,000 due to actual rent charges exceeding the amount budgeted at several AMP's.

Other Income is showing a favorable balance of \$261,000 due to grant funds received from the City for unit rehab that was not included in the 2026 budgets due to the expenses that are being reimbursed for these expenses was incurred during the 2025 fiscal year and the City was delayed in reimbursing these costs until the 2026 fiscal year.

Operating and Utility Subsidies are showing a favorable variance \$128,000.

Administrative Expenses are under budget approximately \$55,000 mainly due to most all expense categories being under the amount that was budgeted.

Tenant Services are under budget due to less spending than was budgeted.

Utilities Expense is under budget due to utility costs being under the amount budgeted due to the mild fall weather.

Ordinary Maintenance has an unfavorable variance of \$300,000 due to contract costs for building repairs, painting and cleaning, temp labor, safety, and plumbing all being over budget.

Protective Services is over budget due to increasing costs for fire systems and security patrols.

General Expenses are under budget mainly due to bad debt write-offs.

Casualty Replacements are reporting an unfavorable variance of \$85,000 due to repairs for fire and smoke damage Jamestown and for a truck that was purchased to replace vehicle damaged at Lincoln in 2024.

Reserve Used has an unfavorable variance due to total expenses exceeding the amount of total revenues at several sites.

Central Office – page 38

The central office cost center is reporting an unfavorable variance in Property Management Income of \$(11,000) due to the occupancy rates 96.4% compared to the budgeted rate of 99%.for the public housing program.

Service fee income is reporting an unfavorable variance of \$3,000 due to less need for services than was budgeted.

Asset Management and Bookkeeping Income is reporting an unfavorable variance of \$(3,000) due to reduced occupancy in the public housing program (96% occupied vs 99% budgeted) and the HCV program leased less units than was budgeted (1781 leased vs 1874 budgeted).

Other Income has a favorable balance due to FSS Forfeitures and the annual rebate received for the Bank of America credit card program.

Administrative expenses are under budget approximately \$61,000 due to open positions during the first three months of the fiscal year and due to legal, training, and travel incurring less expense than was budgeted. Computer hardware and software reported less in expenses than the amount budgeted.

Tenant Services is reporting a favorable variance of \$34,000 due to grant funds being used to fund the Envision Center Manager salary is being funded thru the grant program rather than a central office expense.

Maintenance is reporting a favorable variance of \$13,000 due to salaries and benefits for Capital activities being posted to Capital Fund Grants rather than as a central office expense due to ongoing construction jobs. Grounds care is under budget due to less need for mowing during winter months.

Section 8 – page 39

Other Income is reporting a favorable balance due to Fraud Recovery collections.

Admin Subsidy is reporting an unfavorable variance of (\$26,000) due to lower unit months leased than the amount budgeted largely due to recommendations from the short fall prevention team.

Administration Expenses are reporting a favorable variance of approximately \$43,000 due to salaries and benefits being under budget due to open positions in the Section 8 department and due to Other Admin and Credit Criminal Reports being under budget related to shortfall status of both HCV and Mainstream programs.

CASH ACTIVITY

AS OF DECEMBER 31, 2025

CASH ACTIVITY AS OF 12/31/25

UNRESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>BALANCE</u>
Truist	Checking	23,437,716.95
Less:	Outstanding checks	(971,116.56)
		<hr/> 22,466,600.39

RESTRICTED CASH ACCOUNTS

<u>BANK</u>	<u>ACCOUNT DESCRIPTION</u>	<u>YIELD</u>	<u>BALANCE</u>
Truist	Public Housing FSS Escrow	0.01%	166,755.35
Truist	Section 8 FSS Escrow	0.10%	248,772.64
Truist	SRAP Operating Fund	0.02%	42,644.64
Truist	SRAP Operating Reserve Fund	0.04%	1,380,120.83
			<hr/> 1,838,293.46

BALANCE SHEETS

AS OF DECEMBER 31, 2025

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	9,320,472	9,205,347
Cash - restricted	166,751	166,751
Investments	0	0
Accounts Receivable	258,525	311,648
Notes & Mortgage Receivable	506,265	506,265
Due from other governments	0	0
Other Assets	328,789	373,682
Interprogram-due from	0	0
Total Current Assets	10,580,802	10,563,693
Fixed Assets, net of depreciation	29,673,089	29,673,089
Total Noncurrent Assets	29,673,089	29,673,089
Total Assets	40,253,891	40,236,782
LIABILITIES		
Accounts Payable	1,657	1,569
Accrued Liabilities	0	0
Due to other governments	192,238	205,585
Other Liabilities	355,353	396,965
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	549,248	604,119
EQUITY		
Investment in general fixed assets	29,587,441	29,587,441
Retained Earnings - current	345,417	413,439
Operating Reserve	9,939,214	9,939,214
Operating Reserve Used	(167,429)	(307,431)
Total Fund Equity	39,704,643	39,632,663
Total Liabilities and Fund Equity	40,253,891	40,236,782

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	2,270,169	2,303,241
Cash - restricted	31,000	31,000
Investments	0	0
Accounts Receivable	66,185	82,504
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	83,998	65,205
Interprogram-due from	0	0
Total Current Assets	2,451,351	2,481,950
	0	
Fixed Assets, net of depreciation	3,085,402	3,085,402
Total Noncurrent Assets	3,085,402	3,085,402
	0	
Total Assets	5,536,753	5,567,352
LIABILITIES		
Accounts Payable	13	25
Accrued Liabilities	0	0
Due to other governments	29,528	31,191
Other Liabilities	84,964	85,972
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	114,505	117,188
EQUITY		
Investment in general fixed assets	3,085,402	3,085,402
Retained Earnings - current	83,461	111,377
Operating Reserve	2,253,385	2,253,385
Operating Reserve Used	0	0
Total Fund Equity	5,422,248	5,450,164
Total Liabilities and Fund Equity	5,536,753	5,567,352

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	1,085,827	1,096,223
Cash - restricted	101,321	101,321
Investments	0	0
Accounts Receivable	19,592	19,760
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	55,804	46,909
Interprogram-due from	0	0
Total Current Assets	1,262,544	1,264,213
Fixed Assets, net of depreciation	6,253,233	6,253,233
Total Noncurrent Assets	6,253,233	6,253,233
Total Assets	7,515,777	7,517,446
 LIABILITIES		
Accounts Payable	549	549
Accrued Liabilities	0	0
Due to other governments	23,590	25,490
Other Liabilities	113,198	121,103
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	137,337	147,142
 EQUITY		
Investment in general fixed assets	6,253,233	6,253,233
Retained Earnings - current	-	-
Operating Reserve	1,159,572	1,159,572
Operating Reserve Used	(34,365)	(42,501)
Total Fund Equity	7,378,440	7,370,304
Total Liabilities and Fund Equity	7,515,777	7,517,446

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	397,826	397,826
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	713,826	713,826
 Fixed Assets, net of depreciation	 541,693	 541,693
Total Noncurrent Assets	541,693	541,693
 Total Assets	1,255,519	1,255,519
 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	714,246	714,246
Operating Reserve Used	(420)	(420)
Total Fund Equity	1,255,519	1,255,519
 Total Liabilities and Fund Equity	1,255,519	1,255,519

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	382,910	395,541
Cash - restricted	11,591	11,591
Investments	0	0
Accounts Receivable	55,846	65,937
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	73,662	66,234
Interprogram-due from	0	0
Total Current Assets	524,009	539,303
 Fixed Assets, net of depreciation	 3,144,273	 3,144,273
Total Noncurrent Assets	3,144,273	3,144,273
 Total Assets	3,668,282	3,683,576
 LIABILITIES		
Accounts Payable	482	482
Accrued Liabilities	0	0
Due to other governments	18,992	20,546
Other Liabilities	34,682	39,174
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	54,156	60,202
 EQUITY		
Investment in general fixed assets	3,059,693	3,059,693
Retained Earnings - current	206,926	216,174
Operating Reserve	347,507	347,507
Operating Reserve Used	0	0
Total Fund Equity	3,614,126	3,623,374
 Total Liabilities and Fund Equity	3,668,282	3,683,576

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	2,076,767	2,123,978
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	19,826	20,306
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	34,895	27,492
Interprogram-due from	0	0
Total Current Assets	2,131,488	2,171,776
 Fixed Assets, net of depreciation	 4,689,437	 4,689,437
Total Noncurrent Assets	4,689,437	4,689,437
 Total Assets	6,820,925	6,861,213
 LIABILITIES		
Accounts Payable	9	9
Accrued Liabilities	0	0
Due to other governments	47,055	49,684
Other Liabilities	33,586	60,617
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	80,650	110,310
 EQUITY		
Investment in general fixed assets	4,689,437	4,689,437
Retained Earnings - current	28,617	39,245
Operating Reserve	2,022,221	2,022,221
Operating Reserve Used	0	0
Total Fund Equity	6,740,275	6,750,903
 Total Liabilities and Fund Equity	6,820,925	6,861,213

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	367,559	194,274
Cash - restricted	21,123	21,123
Investments	0	0
Accounts Receivable	34,320	46,831
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	29,198	67,334
Interprogram-due from	0	0
Total Current Assets	452,200	329,562
 Fixed Assets, net of depreciation	 2,015,718	 2,015,718
Total Noncurrent Assets	2,015,718	2,015,718
 Total Assets	2,467,918	2,345,280
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	18,139	19,436
Other Liabilities	44,198	44,854
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	62,337	64,290
 EQUITY		
Investment in general fixed assets	2,015,718	2,015,718
Retained Earnings - current	0	0
Operating Reserve	452,882	452,882
Operating Reserve Used	(63,019)	(187,610)
Total Fund Equity	2,405,581	2,280,990
 Total Liabilities and Fund Equity	2,467,918	2,345,280

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	1,506,765	1,516,971
Cash - restricted	1,716	1,716
Investments	0	0
Accounts Receivable	8,467	10,467
Notes & Mortgage Receivable	190,265	190,265
Due from other governments	0	0
Other Assets	2,230	1,724
Interprogram-due from	0	0
Total Current Assets	1,709,443	1,721,143
 Fixed Assets, net of depreciation	 610,112	 610,112
Total Noncurrent Assets	610,112	610,112
 Total Assets	2,319,555	2,331,255
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	7,546	8,018
Other Liabilities	5,172	5,072
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	12,718	13,090
 EQUITY		
Investment in general fixed assets	609,043	609,043
Retained Earnings - current	24,538	35,866
Operating Reserve	1,673,256	1,673,256
Operating Reserve Used	0	0
Total Fund Equity	2,306,837	2,318,165
 Total Liabilities and Fund Equity	2,319,555	2,331,255

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	15,422	15,902
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	318	681
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	15,740	16,583
Fixed Assets, net of depreciation	387,119	387,119
Total Noncurrent Assets	387,119	387,119
Total Assets	402,859	403,702
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	1,232	1,321
Other Liabilities	202	202
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	1,434	1,523
 EQUITY		
Investment in general fixed assets	387,119	387,119
Retained Earnings - current	1,874	2,628
Operating Reserve	12,432	12,432
Operating Reserve Used	0	0
Total Fund Equity	401,425	402,179
Total Liabilities and Fund Equity	402,859	403,702

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	7,646,133	7,670,635
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	306,290	311,690
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	25,992	21,739
Interprogram-due from	0	0
Total Current Assets	7,978,415	8,004,064
 Fixed Assets, net of depreciation	 248,481	 248,481
Total Noncurrent Assets	248,481	248,481
 Total Assets	8,226,896	8,252,545
 LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	384,475	346,142
Total Liabilities	742,903	704,570
 EQUITY		
Investment in general fixed assets	248,481	248,481
Retained Earnings - current	84,667	148,649
Operating Reserve	7,150,845	7,150,845
Total Fund Equity	7,483,993	7,547,975
 Total Liabilities and Fund Equity	8,226,896	8,252,545

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	3,847,800	3,889,105
Cash - restricted	1,660,958	1,671,538
Investments	0	0
Accounts receivable	7,678	7,558
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	8,192	13,719
Interprogram due from	0	0
Fixed assets net of depreciation	9,634	9,634
	<hr/>	<hr/>
Total Assets	5,534,262	5,591,554
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	225,951	248,767
Due to other governments	0	0
Other liabilities	192,637	192,528
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	418,588	441,295
EQUITY		
Investment in general fixed assets	9,634	9,634
Retained Earnings - current	88,098	131,450
Operating Reserve	3,329,103	3,329,103
HAP Reserve	1,688,839	1,680,072
	<hr/>	<hr/>
Total fund equity	5,115,674	5,150,259
	<hr/>	<hr/>
Total Liabilities and Equity	5,534,262	5,591,554
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	159,888	159,432
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	1,059,437	1,059,437
	<hr/>	<hr/>
Total Assets	1,225,205	1,224,749
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	167,311	166,855
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	167,311	166,855
EQUITY		
Investment in general fixed assets	1,059,437	1,059,437
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
	<hr/>	<hr/>
Total Fund Equity	1,057,894	1,057,894
Total Liabilities and Fund Equity	1,225,205	1,224,749
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	696,149	696,149
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	363,281	363,281
	<hr/>	<hr/>
Total Assets	1,059,430	1,059,430
	<hr/> <hr/>	<hr/> <hr/>
 LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,328	336,328
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	336,328	336,328
 EQUITY		
Investment in general fixed assets	363,281	363,281
Retained Earnings - current	(70)	(70)
Operating Reserve	359,891	359,891
	<hr/>	<hr/>
Total Fund Equity	723,102	723,102
	<hr/>	<hr/>
Total Liabilities and Fund Equity	1,059,430	1,059,430
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	890,762	880,737
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
Assets Held for Sale	236,378	236,378
Fixed assets, net of depreciation	23,603	23,603
	<hr/>	<hr/>
Total Assets	1,268,343	1,258,318
	<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	23,603	23,603
Retained Earnings - current	139	(9,886)
Operating Reserve	1,244,601	1,244,601
	<hr/>	<hr/>
Total Fund Equity	1,268,343	1,258,318
	<hr/> <hr/>	<hr/> <hr/>
Total Liabilities and Fund Equity	1,268,343	1,258,318

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	1,109,878	1,130,866
Investments	0	0
Accounts Receivable	4,345	(1,904)
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	3,183	2,737
Interprogram due from	0	0
Fixed assets net of depreciation	68,204	68,204
	<hr/>	<hr/>
Total Assets	1,185,610	1,199,903
	<hr/> <hr/>	<hr/> <hr/>
LIABILITIES		
Accounts Payable	685	0
Accrued liabilities	6,000	5,991
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
Total Liabilities	6,685	5,991
EQUITY		
Investment in general fixed assets	68,204	68,204
Retained Earnings - current	28,961	43,948
Operating Reserve	1,081,760	1,081,760
	<hr/>	<hr/>
Total Fund Equity	1,178,925	1,193,912
Total Liabilities and Equity	1,185,610	1,199,903
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	(63,576)	(71,465)
Investments	0	0
Accounts receivable	58,676	66,659
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	653	559
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/>	<hr/> <hr/>
Total Liabilities and Equity	(4,247)	(4,247)

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (574-577)**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	(5,310)	(1,418)
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	(5,310)	(1,418)
 Fixed assets net of depreciation	 15,307,664	 15,637,816
Total Noncurrent Assets	15,307,664	15,637,816
 Total Assets	15,302,354	15,636,398
 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	19,296,604	15,637,816
Retained Earnings - current	(5,260)	(1,418)
Operating Reserve	0	0
 Total Fund Equity	19,291,344	15,636,398
 Total Liabilities and Fund Equity	19,291,344	15,636,398

* Due to timing

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	(192,346)	(182,508)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	192,346	182,508
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, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	(68,763)	(78,109)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	68,763	78,109
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, 2025

ASSETS	Nov-25	Dec-25
Cash - unrestricted	(2,400)	(143,533)
Investments	0	0
Accounts Receivable	2,400	143,533
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	 3,518,693	 3,659,826
Total Noncurrent Assets	3,518,693	3,659,826
 Total Assets	3,518,693	3,659,826
 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	3,518,693	3,659,826
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	3,518,693	3,659,826
 Total Liabilities and Fund Equity	3,518,693	3,659,826

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

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25
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, 2025

ASSETS	Nov-25	Dec-25
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	6,000	6,000
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	6,000	6,000
 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	6,000	6,000

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA GRANT - FVIPF**

**BALANCE SHEET
(unaudited)**

DECEMBER 31, 2025

ASSETS	Nov-25	Dec-25	Current
Cash - unrestricted	(16,427)	(26,298)	(9,871)
Investments	0	0	0
Accounts Receivable	0	0	0
Notes & Mortgage Receivable	0	0	0
Due from other governments	0	0	0
Other Assets	0	0	0
Interprogram-due from	0	0	0
Total Current Assets	0	(26,298)	(9,871)
Fixed Assets, net of depreciation	(17,507)	(27,378)	(9,871)
Total Noncurrent Assets	(17,507)	(27,378)	(9,871)
Total Assets	(17,507)	(53,676)	(19,742)
 LIABILITIES			
Accounts Payable	0	0	0
Accrued Liabilities	1,080	1,080	0
Due to other governments	0	0	0
Other Liabilities	0	0	0
Interprogram-due to	0	0	0
Bonds & Notes Payable	0	0	0
Total Liabilities	0	1,080	0
 EQUITY			
Investment in general fixed assets	0	0	0
Retained Earnings - current	0	0	0
Operating Reserve	0	0	0
Total Fund Equity	0	0	0
Total Liabilities and Fund Equity	0	1,080	0

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2024 - DECEMBER 31, 2025

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	4,151,612.00	1,037,903.00	1,087,974.95	50,071.95
Excess Utilities	141,000.00	35,250.00	36,283.95	1,033.95
Interest Income	-	-	-	-
Other Income	413,940.00	103,485.00	364,738.25	261,253.25
Operating Subsidy	4,069,141.00	1,017,285.25	1,144,792.00	127,506.75
Utilities Subsidy	2,100,680.00	525,170.00	590,797.00	65,627.00
Total Revenues	10,876,373.00	2,719,093.25	3,224,586.15	505,492.90
EXPENSES				
Administration	1,384,582.00	346,145.50	290,681.47	55,464.03
Central Office Property Management Fees	1,211,611.00	302,902.75	293,758.12	9,144.63
Central Office Bookkeeping Fees	113,960.00	28,490.00	27,628.00	862.00
Tenant Services	214,863.00	53,715.75	49,003.10	4,712.65
Utilities Expense	2,605,600.00	651,400.00	614,499.36	36,900.64
Ordinary Maintenance	4,432,137.00	1,108,034.25	1,411,530.27	(303,496.02)
Protective Services	373,500.00	93,375.00	97,035.58	(3,660.58)
General	868,321.00	217,080.25	201,322.11	15,758.14
P.I.L.O.T.	155,881.00	38,970.25	47,625.04	(8,654.79)
Casualty Repairs	-	-	85,501.71	85,501.71
Replacement of Equipment	-	-	-	-
Capital Replacements	45,000.00	11,250.00	-	11,250.00
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	11,405,455.00	2,851,363.75	3,118,584.76	(96,217.59)
Diff In Oper Revenues & Expenses	(529,082.00)	(132,270.50)	106,001.39	409,275.31
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	583,470.00	145,867.50	307,431.21	(161,563.71)
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	-	-	6.75	-
Cost of Assets Disposed	-	-	-	-
	<u>583,470.00</u>	<u>145,867.50</u>	<u>307,437.96</u>	<u>(161,563.71)</u>
Difference in Revenue & Expense	54,388.00	13,597.00	413,439.35	247,711.60

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	972,168.00	243,042.00	231,346.79	(11,695.21)
Excess Utilities	40,000.00	10,000.00	15,238.30	5,238.30
Interest Income	-	-	-	-
Other Income	93,240.00	23,310.00	68,188.50	44,878.50
Operating Subsidy	1,075,056.00	268,764.00	308,322.00	39,558.00
Utilities Subsidy	604,719.00	151,179.75	173,900.00	22,720.25
Total Revenues	2,785,183.00	696,295.75	796,995.59	100,699.84
EXPENSES				
Administration	312,976.00	78,244.00	71,967.25	6,276.75
Central Office Property Management Fees	284,193.00	71,048.25	68,336.94	2,711.31
Central Office Bookkeeping Fees	26,730.00	6,682.50	6,427.50	255.00
Tenant Services	37,680.00	9,420.00	5,999.28	3,420.72
Utilities Expense	791,800.00	197,950.00	179,732.07	18,217.93
Ordinary Maintenance	1,042,445.00	260,611.25	260,061.22	550.03
Protective Services	96,500.00	24,125.00	25,421.01	(1,296.01)
General	315,250.00	78,812.50	62,240.88	16,571.62
P.I.L.O.T.	19,317.00	4,829.25	5,438.95	(609.70)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,926,891.00	731,722.75	685,625.10	46,097.65
Diff In Oper Revenues & Expenses	(141,708.00)	(35,427.00)	111,370.49	146,797.49
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	141,708.00	35,427.00	-	(35,427.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	6.75	6.75
Cost of Assets Disposed	-	-	-	-
	141,708.00	35,427.00	6.75	(35,420.25)
Difference in Revenue & Expense	-	-	111,377.24	111,377.24

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	410,000.00	102,500.00	120,114.00	17,614.00
Excess Utilities	-	-	472.02	472.02
Interest Income	-	-	-	-
Other Income	18,000.00	4,500.00	7,512.77	3,012.77
Operating Subsidy	771,560.00	192,890.00	221,410.00	28,520.00
Utilities Subsidy	192,890.00	48,222.50	55,390.00	7,167.50
Total Revenues	1,392,450.00	348,112.50	404,898.79	56,786.29
EXPENSES				
Administration	200,270.00	50,067.50	46,799.68	3,267.82
Central Office Property Management Fees	156,306.00	39,076.50	38,593.66	482.84
Central Office Bookkeeping Fees	14,702.00	3,675.50	3,629.50	46.00
Tenant Services	18,879.00	4,719.75	4,379.79	339.96
Utilities Expense	242,000.00	60,500.00	48,164.13	12,335.87
Ordinary Maintenance	590,512.00	147,628.00	232,540.36	(84,912.36)
Protective Services	35,000.00	8,750.00	9,795.65	(1,045.65)
General	87,170.00	21,792.50	28,159.56	(6,367.06)
P.I.L.O.T.	16,800.00	4,200.00	7,194.99	(2,994.99)
Casualty Repairs	-	-	28,142.21	(28,142.21)
Replacement of Equipment	-	-	-	-
Capital Replacements	45,000.00	11,250.00	-	11,250.00
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,406,639.00	351,659.75	447,399.53	(95,739.78)
Diff In Oper Revenues & Expenses	(14,189.00)	(3,547.25)	(42,500.74)	(38,953.49)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	14,189.00	3,547.25	42,500.74	38,953.49
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	14,189.00	3,547.25	42,500.74	38,953.49
Difference in Revenue & Expense	-	-	-	-

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 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	420.00	380.00
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	420.00	380.00
Diff In Oper Revenues & Expenses	(3,200.00)	(800.00)	(420.00)	380.00
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,200.00	2,100.00	420.00	1,680.00
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	420.00	1,680.00
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 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	579,000.00	144,750.00	154,475.80	9,725.80
Excess Utilities	58,000.00	14,500.00	8,057.94	(6,442.06)
Interest Income	-	-	-	-
Other Income	26,500.00	6,625.00	192,452.68	185,827.68
Operating Subsidy	628,039.00	157,009.75	179,806.00	22,796.25
Utilities Subsidy	353,272.00	88,318.00	101,416.00	13,098.00
Total Revenues	1,644,811.00	411,202.75	636,208.42	225,005.67
EXPENSES				
Administration	206,865.00	51,716.25	36,587.98	15,128.27
Central Office Property Management Fees	164,832.00	41,208.00	38,992.26	2,215.74
Central Office Bookkeeping Fees	15,503.00	3,875.75	3,667.50	208.25
Tenant Services	19,414.00	4,853.50	4,081.04	772.46
Utilities Expense	404,100.00	101,025.00	90,708.62	10,316.38
Ordinary Maintenance	712,520.00	178,130.00	207,503.20	(29,373.20)
Protective Services	60,000.00	15,000.00	14,001.77	998.23
General	92,551.00	23,137.75	18,115.61	5,022.14
P.I.L.O.T.	17,490.00	4,372.50	6,376.72	(2,004.22)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,693,275.00	423,318.75	420,034.70	3,284.05
Diff In Oper Revenues & Expenses	(48,464.00)	(12,116.00)	216,173.72	228,289.72
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	48,464.00	12,116.00	-	12,116.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	48,464.00	12,116.00	-	12,116.00
Difference in Revenue & Expense	-	-	216,173.72	240,405.72

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	794,444.00	198,611.00	198,331.00	(280.00)
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	61,800.00	15,450.00	22,777.34	7,327.34
Operating Subsidy	405,023.00	101,255.75	115,427.00	14,171.25
Utilities Subsidy	318,233.00	79,558.25	92,199.00	12,640.75
Total Revenues	1,579,500.00	394,875.00	428,734.34	33,859.34
EXPENSES				
Administration	183,633.00	45,908.25	39,932.52	5,975.73
Central Office Property Management Fees	200,830.00	50,207.50	49,119.74	1,087.76
Central Office Bookkeeping Fees	18,889.00	4,722.25	4,619.50	102.75
Tenant Services	60,570.00	15,142.50	16,752.28	(1,609.78)
Utilities Expense	369,000.00	92,250.00	99,035.91	(6,785.91)
Ordinary Maintenance	543,710.00	135,927.50	136,191.61	(264.11)
Protective Services	70,000.00	17,500.00	13,991.29	3,508.71
General	95,030.00	23,757.50	19,916.82	3,840.68
P.I.L.O.T.	42,544.00	10,636.00	9,929.51	706.49
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,584,206.00	396,051.50	389,489.18	6,562.32
Diff In Oper Revenues & Expenses	(4,706.00)	(1,176.50)	39,245.16	40,421.66
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	4,706.00	1,176.50	-	(1,176.50)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	4,706.00	1,176.50	-	(1,176.50)
Difference in Revenue & Expense	-	-	39,245.16	39,245.16

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	438,000.00	109,500.00	126,922.00	17,422.00
Excess Utilities	20,000.00	5,000.00	6,473.39	1,473.39
Interest Income	-	-	-	-
Other Income	65,000.00	16,250.00	57,589.50	41,339.50
Operating Subsidy	474,975.00	118,743.75	119,431.00	687.25
Utilities Subsidy	223,517.00	55,879.25	55,241.00	(638.25)
Total Revenues	1,221,492.00	305,373.00	365,656.89	60,283.89
EXPENSES				
Administration	166,193.00	41,548.25	35,594.39	5,953.86
Central Office Property Management Fees	142,097.00	35,524.25	33,729.94	1,794.31
Central Office Bookkeeping Fees	13,365.00	3,341.25	3,172.50	168.75
Tenant Services	15,561.00	3,890.25	2,950.45	939.80
Utilities Expense	280,000.00	70,000.00	77,020.08	(7,020.08)
Ordinary Maintenance	627,491.00	156,872.75	275,989.01	(119,116.26)
Protective Services	36,000.00	9,000.00	9,209.94	(209.94)
General	116,079.00	29,019.75	33,042.45	(4,022.70)
P.I.L.O.T.	15,800.00	3,950.00	4,990.19	(1,040.19)
Casualty Repairs	-	-	77,567.50	77,567.50
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,412,586.00	353,146.50	553,266.45	(44,984.95)
Diff In Oper Revenues & Expenses	(191,094.00)	(47,773.50)	(187,609.56)	15,298.94
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	191,094.00	47,773.50	187,609.56	(139,836.06)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	191,094.00	47,773.50	187,609.56	(139,836.06)
Difference in Revenue & Expense	-	-	-	(124,537.12)

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	393,000.00	98,250.00	99,996.00	1,746.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	18,400.00	4,600.00	6,556.27	1,956.27
Operating Subsidy	183,835.00	45,958.75	53,022.00	7,063.25
Utilities Subsidy	150,411.00	37,602.75	42,953.00	5,350.25
Total Revenues	745,646.00	186,411.50	202,527.27	16,115.77
EXPENSES				
Administration	132,207.00	33,051.75	24,424.31	8,627.44
Central Office Property Management Fees	99,468.00	24,867.00	24,240.52	626.48
Central Office Bookkeeping Fees	9,356.00	2,339.00	2,280.00	59.00
Tenant Services	43,238.00	10,809.50	11,580.86	(771.36)
Utilities Expense	176,500.00	44,125.00	37,747.73	6,377.27
Ordinary Maintenance	300,943.00	75,235.75	76,064.33	(828.58)
Protective Services	46,000.00	11,500.00	17,154.97	(5,654.97)
General	36,755.00	9,188.75	14,868.31	(5,679.56)
P.I.L.O.T.	21,650.00	5,412.50	6,224.83	(812.33)
Casualty Repairs	-	-	(20,208.00)	20,208.00
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	866,117.00	216,529.25	194,377.86	22,151.39
Diff In Oper Revenues & Expenses	(120,471.00)	(30,117.75)	8,149.41	38,267.16
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	120,471.00	30,117.75	-	30,117.75
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	120,471.00	30,117.75	-	30,117.75
Difference in Revenue & Expense	-	-	8,149.41	68,384.91

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	510,000.00	127,500.00	137,631.36	10,131.36
Excess Utilities	23,000.00	5,750.00	6,042.30	292.30
Interest Income	-	-	-	-
Other Income	131,000.00	32,750.00	9,076.01	(23,673.99)
Operating Subsidy	427,464.00	106,866.00	117,235.00	10,369.00
Utilities Subsidy	251,051.00	62,762.75	67,872.00	5,109.25
	1,342,515.00	335,628.75	337,856.67	2,227.92
Total Revenues				
EXPENSES				
Administration	170,730.00	42,682.50	32,908.00	9,774.50
Central Office Property Management Fees	147,781.00	36,945.25	36,918.96	26.29
Central Office Bookkeeping Fees	13,900.00	3,475.00	3,472.00	3.00
Tenant Services	17,211.00	4,302.75	2,825.95	1,476.80
Utilities Expense	338,100.00	84,525.00	80,570.97	3,954.03
Ordinary Maintenance	548,326.00	137,081.50	221,338.32	(84,256.82)
Protective Services	30,000.00	7,500.00	7,460.95	39.05
General	118,915.00	29,728.75	23,556.39	6,172.36
P.I.L.O.T.	17,190.00	4,297.50	5,706.04	(1,408.54)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	1,402,153.00	350,538.25	414,757.58	(64,219.33)
Total Expenses				
Diff In Oper Revenues & Expenses	(59,638.00)	(14,909.50)	(76,900.91)	(61,991.41)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	59,638.00	14,909.50	-	14,909.50
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	59,638.00	14,909.50	-	14,909.50
Difference in Revenue & Expense	-	-	(76,900.91)	(47,081.91)

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	55,000.00	13,750.00	15,770.00	2,020.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	575.18	575.18
Operating Subsidy	103,189.00	25,797.25	29,681.00	3,883.75
Utilities Subsidy	6,587.00	1,646.75	1,826.00	179.25
Total Revenues	164,776.00	41,194.00	47,852.18	6,658.18
EXPENSES				
Administration	11,708.00	2,927.00	2,467.34	459.66
Central Office Property Management Fees	16,104.00	4,026.00	3,348.62	677.38
Central Office Bookkeeping Fees	1,515.00	378.75	314.50	64.25
Tenant Services	2,310.00	577.50	433.45	144.05
Utilities Expense	4,100.00	1,025.00	1,181.87	(156.87)
Ordinary Maintenance	62,990.00	15,747.50	1,419.72	14,327.78
Protective Services	-	-	-	-
General	6,571.00	1,642.75	1,362.09	280.66
P.I.L.O.T.	5,090.00	1,272.50	1,458.81	(186.31)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	110,388.00	27,597.00	11,986.40	15,610.60
Diff In Oper Revenues & Expenses	54,388.00	13,597.00	35,865.78	22,268.78
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	54,388.00	13,597.00	35,865.78	22,268.78

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	3,388.00	3,388.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	10.00	10.00
Operating Subsidy	-	-	458.00	458.00
Utilities Subsidy	-	-	-	-
Total Revenues	-	-	3,856.00	3,856.00
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	477.48	(477.48)
Central Office Bookkeeping Fees	-	-	45.00	(45.00)
Tenant Services	-	-	-	-
Utilities Expense	-	-	337.98	(337.98)
Ordinary Maintenance	-	-	2.50	(2.50)
Protective Services	-	-	-	-
General	-	-	60.00	(60.00)
P.I.L.O.T.	-	-	305.00	(305.00)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	-	-	1,227.96	(1,227.96)
Diff In Oper Revenues & Expenses	-	-	2,628.04	2,628.04
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	-	-	2,628.04	2,628.04

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	2,066,360.00	516,590.00	505,693.02	(10,896.98)
Service Fee Income	110,433.00	27,608.25	24,299.46	(3,308.79)
Asset Management & Bookkeeping Income	436,100.00	109,025.00	105,995.50	(3,029.50)
Interest Income	-	-	65.61	65.61
Other Income	7,000.00	1,750.00	2,502.58	752.58
Total Revenues	2,619,893.00	654,973.25	638,556.17	(16,417.08)
EXPENSES				
Administration	2,052,404.00	513,101.00	452,621.73	60,479.27
Tenant Services	5,000.00	1,250.00	3,488.03	(2,238.03)
Utilities Expense	37,500.00	9,375.00	6,070.53	3,304.47
Ordinary Maintenance	146,592.00	36,648.00	22,765.99	13,882.01
General	20,550.00	5,137.50	4,960.44	177.06
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,262,046.00	565,511.50	489,906.72	75,604.78
Difference in Revenue & Expense	357,847.00	89,461.75	148,649.45	59,187.70
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	357,847.00	89,461.75	148,649.45	59,187.70

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	2.16	2.16
Other Income	6,500.00	1,625.00	2,605.66	980.66
Adm Subsidy	1,738,807.00	434,701.75	409,024.00	(25,677.75)
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,745,307.00	436,326.75	411,631.82	(24,694.93)
EXPENSES				
Administration	1,271,023.00	317,755.75	274,379.81	43,375.94
Tenant Services	8,300.00	2,075.00	911.55	1,163.45
Utilities	9,400.00	2,350.00	1,712.88	637.12
Ordinary Maintenance	10,600.00	2,650.00	825.72	1,824.28
General	13,800.00	3,450.00	2,352.06	1,097.94
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,313,123.00	328,280.75	280,182.02	48,098.73
Diff In Oper Revenue & Expense	432,184.00	108,046.00	131,449.80	23,403.80
Non-Oper.Revenue				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	19,800,000.00	4,950,000.00	4,973,030.35	23,030.35
HAP Payments	19,800,000.00	4,950,000.00	4,973,030.35	(23,030.35)
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	432,184.00	108,046.00	131,449.80	23,403.80

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

JULY 1, 2025 - DECEMBER 31, 2025

	FY 2026 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 7/1/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 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	0.00	0.00	69.60	(69.60)
Maintenance Expense	2,400.00	600.00	0.00	600.00
General Expense	25.00	6.25	0.00	6.25
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	3,425.00	856.25	69.60	786.65
Diff in Oper. Revenues & Expenses	(3,425.00)	(856.25)	(69.60)	786.65
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	(3,425.00)	(856.25)	(69.60)	786.65

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 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	9,416.00	9,416.00
Total Revenue	0.00	0.00	9,416.00	9,416.00
EXPENSES				
Administration	9,000.00	2,250.00	0.00	2,250.00
Tenant Services	3,000.00	750.00	0.00	750.00
Utilities	1,500.00	375.00	207.95	167.05
Ordinary & Contract Maintenance	4,268.00	1,067.00	109.20	957.80
General	25.00	6.25	0.00	6.25
Capital Expenditures	650,000.00	162,500.00	18,985.00	143,515.00
Total Expenses	667,793.00	166,948.25	19,302.15	147,646.10
Diff in Oper. Revenues & Expenses	(667,793.00)	(166,948.25)	(9,886.15)	(138,230.10)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Use of Reserves	667,793.00	166,948.25	9,886.15	138,230.10
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 10/01/25 through 12/31/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	50,000.00	12,500.00	13,531.00	1,031.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	550.00	137.50	310.47	172.97
Operating Subsidy	<u>173,328.00</u>	<u>43,332.00</u>	<u>44,171.00</u>	<u>839.00</u>
Total Revenues	223,878.00	55,969.50	58,012.47	2,042.97
EXPENSES				
Administration	37,968.00	9,492.00	5,978.93	3,513.07
Tenant Services	2,150.00	537.50	0.00	537.50
Utilities	6,300.00	1,575.00	1,014.64	560.36
Ordinary Maintenance	100,380.00	25,095.00	5,731.06	19,363.94
Protective Services	0.00	0.00	0.00	0.00
General	7,970.00	1,992.50	1,340.34	652.16
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	154,768.00	38,692.00	14,064.97	24,627.03
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	69,110.00	17,277.50	43,947.50	26,670.00

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

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	62,734.00	15,683.50	16,376.85	693.35
Other income	94,534.00	23,633.50	33,134.97	9,501.47
Total Revenues	157,268.00	39,317.00	49,511.82	10,194.82
EXPENSES				
Administration	79,181.00	19,795.25	18,671.00	1,124.25
Management Fees	62,734.00	15,683.50	16,376.85	(693.35)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	220.00	55.00	43.09	11.91
Ordinary Maintenance	13,758.00	3,439.50	14,141.19	(10,701.69)
General	1,375.00	343.75	279.69	64.06
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	157,268.00	39,317.00	49,511.82	(10,194.82)
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 10/01/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	4,840,100.00	4,773,756.71	4,774.49	(66,343.29)
Total Revenues	4,840,100.00	4,773,756.71	4,774.49	(66,343.29)
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	10,000.00	0.00	0.00
Administration	480,000.00	480,000.00	0.00	0.00
General Capital Activity	4,350,100.00	4,283,756.71	4,774.49	66,343.29
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	4,840,100.00	4,773,756.71	4,774.49	66,343.29
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
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, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>2,317,269.00</u>	<u>482,646.97</u>	<u>222,406.62</u>	<u>(1,834,622.03)</u>
Total Revenues	2,317,269.00	482,646.97	222,406.62	(1,834,622.03)
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	482,646.97	222,406.62	1,834,622.03
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	482,646.97	222,406.62	1,834,622.03
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
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, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>4,936,100.00</u>	<u>3,286,424.54</u>	<u>303,595.60</u>	<u>(1,649,675.46)</u>
Total Revenues	4,936,100.00	3,286,424.54	303,595.60	(1,649,675.46)
 EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	5,016.70	0.00	4,983.30
Administration	490,000.00	490,000.00	0.00	(0.00)
General Capital Activity	4,436,100.00	2,791,407.84	303,595.60	1,644,692.16
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	3,286,424.54	303,595.60	1,649,675.46
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
Grant effective dates May 6, 2024 to May 5, 2028

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (577)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	4,666,662.00	460,000.00	460,000.00	(4,206,662.00)
Total Revenues	4,666,662.00	460,000.00	460,000.00	(4,206,662.00)
 EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	0.00	0.00	10,000.00
Administration	460,000.00	460,000.00	460,000.00	0.00
General Capital Activity	4,196,662.00	0.00	0.00	4,196,662.00
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	4,666,662.00	460,000.00	460,000.00	4,206,662.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
Grant effective dates May 13, 2025 to May 12, 2029

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	2,300,000.00	1,860,327.22	72,262.66	(439,672.78)
Total Revenues	2,300,000.00	1,860,327.22	72,262.66	(439,672.78)
EXPENSES				
Salaries	948,086.00	843,509.32	58,133.81	104,576.68
Staff Travel Costs	2,500.00	828.04	0.00	1,671.96
Administrative/Other Costs	57,360.00	35,932.57	2,356.48	21,427.43
Staff Training Costs	5,500.00	5,200.34	0.00	299.66
Supportive Services	100,860.00	41,948.42	11,772.37	58,911.58
Case Management	161,022.00	116,791.80	0.00	44,230.20
Computers/Software	66,172.00	52,536.73	0.00	13,635.27
Rent Incentives	958,500.00	763,580.00	0.00	194,920.00
Total Expenses	2,300,000.00	1,860,327.22	72,262.66	439,672.78
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
Grant effective dates are June 1, 2021 to September 30, 2025.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>361,645.00</u>	<u>185,852.02</u>	<u>29,993.38</u>	<u>(175,792.98)</u>
Total Revenues	361,645.00	185,852.02	29,993.38	(175,792.98)
 EXPENSES				
Project Coordinator	361,645.00	170,858.99	29,866.20	190,786.01
Administrative Costs	0.00	14,778.03	127.18	(14,778.03)
Training Costs	<u>0.00</u>	<u>215.00</u>	<u>0.00</u>	<u>(215.00)</u>
Total Expenses	361,645.00	185,852.02	29,993.38	175,792.98
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
Grant effective dates are June 01, 2024 to May 31, 2027.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
FY 2024 FSS GRANT (693)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>165,000.00</u>	<u>157,601.07</u>	<u>66,968.58</u>	<u>(7,398.93)</u>
Total Revenues	165,000.00	157,601.07	66,968.58	(7,398.93)
 EXPENSES				
Project Coordinator	<u>165,000.00</u>	<u>157,601.07</u>	<u>66,968.58</u>	<u>7,398.93</u>
Total Expenses	165,000.00	157,601.07	66,968.58	7,398.93
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
Grant effective dates are January 01, 2025 to December 31, 2025.

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

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>3,836,496.00</u>	<u>3,659,825.68</u>	<u>143,533.08</u>	<u>(176,670.32)</u>
Total Revenues	3,836,496.00	3,659,825.68	143,533.08	(176,670.32)
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	3,659,825.68	143,533.08	176,670.32
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	3,659,825.68	143,533.08	176,670.32
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
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, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	449,000.00	14,550.00	0.00	(434,450.00)
Total Revenues	449,000.00	14,550.00	0.00	(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	0.00	434,450.00
Collateralization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	449,000.00	14,550.00	0.00	434,450.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.
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, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>164,000.00</u>	<u>158,000.00</u>	<u>0.00</u>	<u>(6,000.00)</u>
Total Revenues	164,000.00	158,000.00	0.00	(6,000.00)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	164,000.00	158,000.00	0.00	6,000.00
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	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	164,000.00	158,000.00	0.00	6,000.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA GRANT - FVIFPF (229)**

**REVENUE AND EXPENSE STATEMENT
(unaudited)**

OCTOBER 1, 2025- DECEMBER 31, 2025

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	<u>299,916.00</u>	<u>28,302.61</u>	<u>28,302.61</u>	<u>(271,613.39)</u>
Total Revenues	299,916.00	28,302.61	28,302.61	(271,613.39)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	0.00	28,302.61	28,302.61	(28,302.61)
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Expenses	0.00	28,302.61	28,302.61	(28,302.61)
Difference in Revenue & Expenses	299,916.00	0.00	0.00	(299,916.00)

**YTD Actual is Revenue or Expense from 10/01/25 through 12/31/25.

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
DECEMBER 2025

PROCUREMENT DECEMBER 2025 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

None

B. Solicitations Pending

None

II. Operating Budget

A. Contracts Awarded

None

B. Solicitations Pending

REM-25-09-15

Invitation for Bids for Security Guard Services for Melrose Towers and Morningside Manor was issued September 21, 2025. Comments were received by October 15, 2025. Seven (7) responsive bids were received by October 22, 2025. American Global Security, Inc. submitted the low responsive bid with an amount of \$362,978.08. Commissioners approved Resolution 4270 on November 24, 2025 accepting the bid submitted by American Global Security, Inc. A contract with a fixed amount of \$362,978.08 is expected to be executed in January, 2026.

EXE-25-08-28

Request for Proposals for Electronic Document Management/Workflow Software was issued November 9, 2025. Comments were received by November 25, 2025. Five (5) responsive proposals were received by December 16, 2025. 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 2025

Redevelopment and Revitalization Department

December 2025 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 2022.

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 in August 2024 to allow RRHA to use the funds towards the renovation of existing homes rather than build new as originally planned. The RVARC grant expired on June 30, 2025.

The RRHA Board of Commissioners approved a resolution in March 2024 to allow for the purchase and renovation of two (2) properties for first-time home buyers. One applicant has completed the program, while another is in process. RRHA closed on the purchase of 4947 Showalter on May 31, 2024 after the Board of Commissioners approved a resolution on May 20, 2024. In July 2024 the Board approved a resolution of the sale to a qualified first time homebuyer. On September 13, 2024 RRHA closed on the sale of the property to a first-time homebuyer. RRHA presented a resolution to the Board in June 2024 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 ongoing. The initial applicant moved out on September 5, 2025 as she could not qualify for a mortgage. Another applicant that is pre-approved for a loan signed a contract and put down a deposit with RRHA in September 2025.

Section 32

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

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

The only remaining property in the Section 32 program is 1922 Melrose Avenue, NW. On July 25, 2025 this property caught on fire while the tenant was there. The tenant got out safely and the fire resulted in damage primarily to the kitchen/dining area. An insurance claim was made and a settlement issued for \$44,487.52 of damages with RRHA's deductible accounting for \$5,000 out of that amount. RRHA advised the tenant that she could not live in the unit and ideally should not be living alone. The tenant moved out her personal items in September 2025 and RRHA did an inspection to determine a scope of work for renovation of the unit. A Request for Quotations for Repairs, Painting and Cleaning was sent out to 11 contractors on September 30, 2025. RRHA awarded a purchase order to a contractor in October for the project and work is underway. Completion of the unit is expected in Winter of 2026.

In February 2025, RRHA closed on the sale of 2004 Melrose Avenue, NW. Since October, 2020, RRHA has sold four (4) of the five (5) Section 32 homes. For all of the sales RRHA took out a second mortgage for 20% of the loan, which is forgivable after ten (10) years if the owner maintains it as their primary residence. In addition, buyers benefitted from a forgivable down payment assistance (DPA) loan from the FHLB, and in once case DPA from the City of Roanoke.

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 four (4) single-family homes left in the program, with all of them now occupied by program participants under lease. At present there are no lease-purchase properties available to new applicants. However, two (2) participants are behind on their rent and may be evicted. It is likely that those two (2) units will be available to new applicants in the Spring or Summer of 2026.

The tenant that had been leasing 1203 Melrose Avenue, NW since August 2023, closed on the sale of the property on September 5, 2025. The buyer was able to obtain down payment assistance through the FHLB with Freedom First Credit Union, and RRHA has a forgivable second mortgage on the property to reduce her borrowing costs.

In March 2024, 1924 Melrose Avenue was leased and an option to purchase was signed by the tenant. In April 2024, 2008 Melrose Avenue was also leased with an option to purchase signed by the tenant. In September 2024, an applicant was accepted to the program to begin leasing 1219 Melrose Avenue. The previous tenant at 1219 Melrose Avenue has been relocated and renovation of the unit was completed July 2025. The new participant is now under lease. In August 2025 renovation of 1207 Melrose Avenue, NW, was completed and the new tenants moved in and signed an option to purchase.

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, 2023. 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.

There is presumably 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, known as "Cherry Hill." Recently, RRHA has been contacted about some of these properties by interested parties. RRHA has advertised that the Cherry Hill and Shenandoah Avenue lots are available for proposals.

Over the last few years RRHA has been in discussion with several potential developers for the Cherry Hill properties, though none has submitted a proposal. RRHA is currently working on a Request for Proposal (RFP) to ensure fair competition to facilitate development of the property. The RFP should be advertised in the Spring of 2026.

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. RRHA has reached out to the City Manager and City staff about the future of the site and the RRHA Board of Commissioners has brought it to City Council's attention in the last two (2) joint meetings. RRHA's Executive Director met with the City Manager in October 2025 and she advised that the City is hiring a new person for their Housing Policy position. That position will work with RRHA on this and other housing matters.

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.

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 several 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.

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.

CJMW submitted a preliminary site plan to the City in January, and RRHA submitted the LIHTC application to Virginia Housing (VH) on March 13, 2025 through its consultant. In April 2025 RRHA received a notice of "cure period" items from VH. The items were all relatively minor and RRHA, with help from its consultants, submitted the requested items by the 48 hour deadline.

Virginia Housing released its final LIHTC scores in June 2025 and RRHA's project was 5th out of 5 projects in the public housing authority pool. Prior to the final scores being released RRHA submitted questions to Virginia Housing and met with their staff to get clarity on several items that scored low.

RRHA staff met to discuss the future of the site and for various reasons decided that the best course of action at this point is to submit a site acquisition proposal to HUD and discuss an extension of our grant agreement with Virginia Housing. That would almost certainly mean that a LIHTC application would not be submitted next year but would allow for more options long-term. The site acquisition proposal is now awaiting the City's approval of an environmental review.

Virginia Housing and RRHA staff intend to discuss the future of the site and the grant agreement that was part of RRHA's purchase of the property. Further discussions of the property will also take place after HUD's review of the site acquisition proposal.

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

12/31/2025

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	90% 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	\$3,729,394.00	\$0.00	25-Mar-2024	25-Mar-2026
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	\$4,757,703.00	\$0.00	11-May-2024	11-May-2026
VA36P01150123	\$4,840,100.00	\$4,818,536.47	\$21,563.53	\$4,769,472.49	\$70,627.51	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	\$482,646.97	\$1,834,622.03	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,932,100.00	\$4,000.00	\$3,286,424.54	\$1,649,675.46	5-May-2026	5-May-2028
VA36P01150125	\$4,702,682.00	\$460,000.00	\$4,242,682.00	\$460,000.00	\$4,242,682.00	12-May-2027	12-May-2029
Totals	\$43,969,336.00	\$39,433,490.47	\$4,535,845.53	\$35,737,279.00	\$8,232,057.00		
		89.7%		81.3%			

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 12/31/25**

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 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%	Work is delayed due to environmental review process delays.
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	54%	59%	Preparing for section 18 process for 24 units at Indian Rock Village located in floodway.
contract 225-2401-1-7 (project 240301)	Bathroom Renovations for Bluestone Park Original Contract Amount \$544,000.00	Russell's Remodeling, LLC	N/A	8/11/25		\$544,000.00	60%	60%	Work is complete in 38 units. Work is underway in two (2) units.
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	#1 (\$20,000.00)	\$1,005,000.00	52%	38%	LIHTC application was unsuccessful. Design work paused.
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	10/20/25	#1 (\$44,642.00) #2 (\$563,302.00) #3 (\$33,376.00) #4 (\$19,774.00)	\$2,171,245.00	25%	13%	Work is complete in 85 units.
contract 576-2503-1-7 (project 250201)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park Original Contract Amount \$649,975.00	Control Maintenance, Inc.	Hughes Associates Architects & Engineers	11/18/25	#1 (\$6,000.00) #2 (\$159,299.00)	\$815,274.00	25%	27%	Work is complete in three (3) boiler rooms.
contract 207-2501-1-7 (project 250101)	Repairs due to Fire and Smoke Damage for 1509/1511 Queen Anne Drive at Jamestown Place Original Contract Amount \$350,000.00	Corell Electrical Contractors, Inc. DBA Atlantic Design Builders, LLC	N/A	7/21/25		\$350,000.00	80%	90%	Interior finishes are being installed.
contract 574-2601-1-5 (project 250801)	Open End A & E Services Original Contract Amount \$225,000.00	Hughes Associates Architects & Engineers	N/A	12/1/25		\$225,000.00	0%	4%	Contract executed October 29, 2025.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
DECEMBER 2025

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

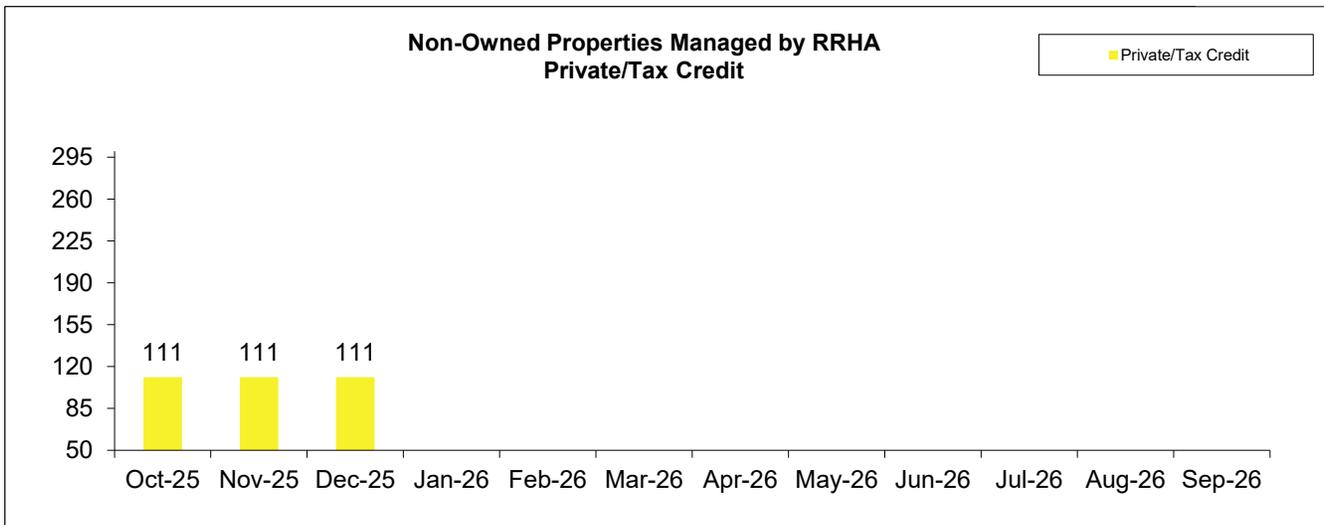
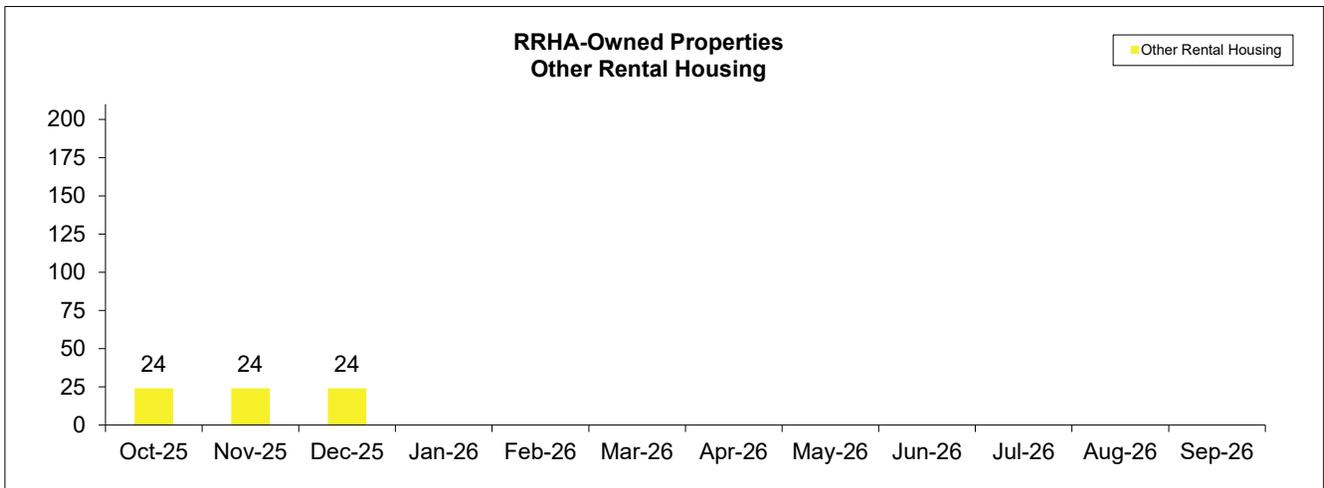
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	2	293	9300	377	8923	95.95%	4.05%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	162	5115	88	5027	98.28%	1.72%
Hunt Manor/Bluestone Park	259	174	11	159	5394	185	5209	96.57%	3.43%
Melrose Towers	206	212	3	204	6572	127	6445	98.07%	1.93%
Jamestown Place	207	150	7	137	4650	368	4282	92.09%	7.91%
Morningside	208	105	0	102	3255	94	3161	97.11%	2.89%
Indian Rock Village/53 Scattered	210	156	1	153	4836	138	4698	97.15%	2.85%
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	1	13	465	62	403	86.67%	13.33%
Portfolio Total:		1277	26	1223	39587	1439	38148	96.36%	3.64%

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	24	744	0	744	100.00%	0.00%
Portfolio Total:		24	24	744	0	744	100.00%	0.00%

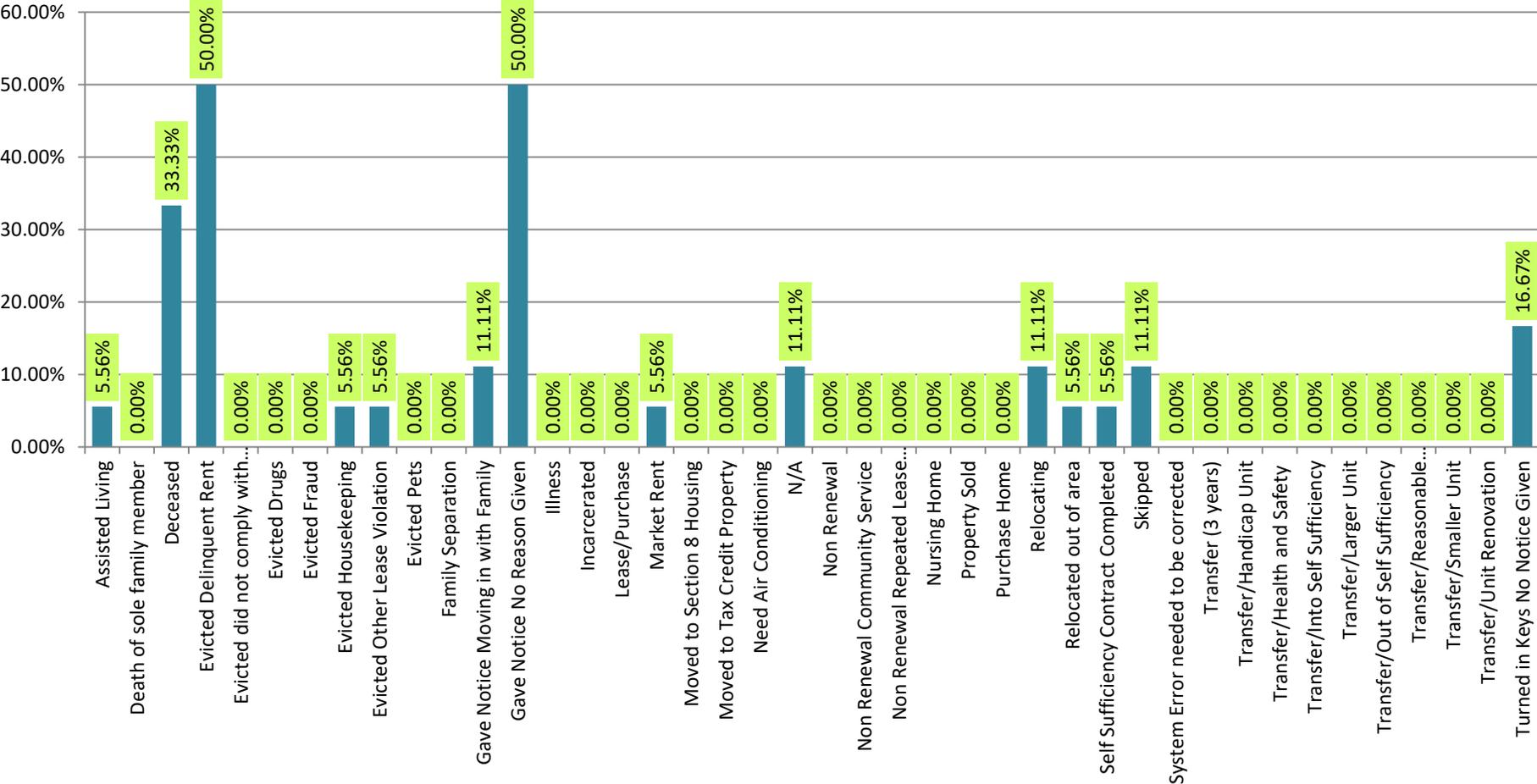
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	930	30	900	96.77%	3.23%
Hillcrest Heights (LIHTC)	456	24	22	744	0	744	100.00%	0.00%
Park Street Square (LIHTC)	457	25	25	775	0	775	100.00%	0.00%
Hurt Park LP (LIHTC)	459	40	37	1240	30	1210	97.58%	2.42%
Portfolio Total:		119	111	3689	60	3629	98.37%	1.63%

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 10/1/2025-9/30/2026



**Monthly
Management Report
Charges vs. Receipts
December 2025**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 12/01/2025	Vacated Unit Cumulative Charge-Offs as of 12/31/2025
<i>Non-Public Housing Tax Credit</i>		\$902.12	\$0.00
Lansdowne Park	201	\$4,297.41	\$15,713.32
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$611.23	\$3,069.00
Hunt Manor/Bluestone Park	259	\$1,979.77	\$28,955.87
Melrose Towers	206	\$1,656.84	\$11,198.58
Jamestown Place	207	\$1,800.86	\$7,489.45
Morningside Manor	208	\$0.00	\$43.62
Indian Rock Village / 53 Scattered	210	\$2,122.02	\$130.81
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$0.00	\$7,539.00
Public Housing	TOTAL	\$13,370.25	\$74,139.65

**Fiscal Year to Date
Public Housing Inspections
10/01/25 - 9/30/2026**

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300		0	0%
202	Villages at Lincoln	165		0	0%
259	Hunt Manor/Bluestone Park	172		0	0%
206	Melrose Towers	212		0	0%
207	Jamestown Place	150		0	0%
208	Morningside Manor	105		0	0%
210	Indian Rock Village/68 Scattered	156		0	0%
215	Villages at Lincoln - Scattered	17		0	0%
219	New Units at Bluestone	2		0	0%
	Total	1279	0	0	0%

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

Utility Consumption Report

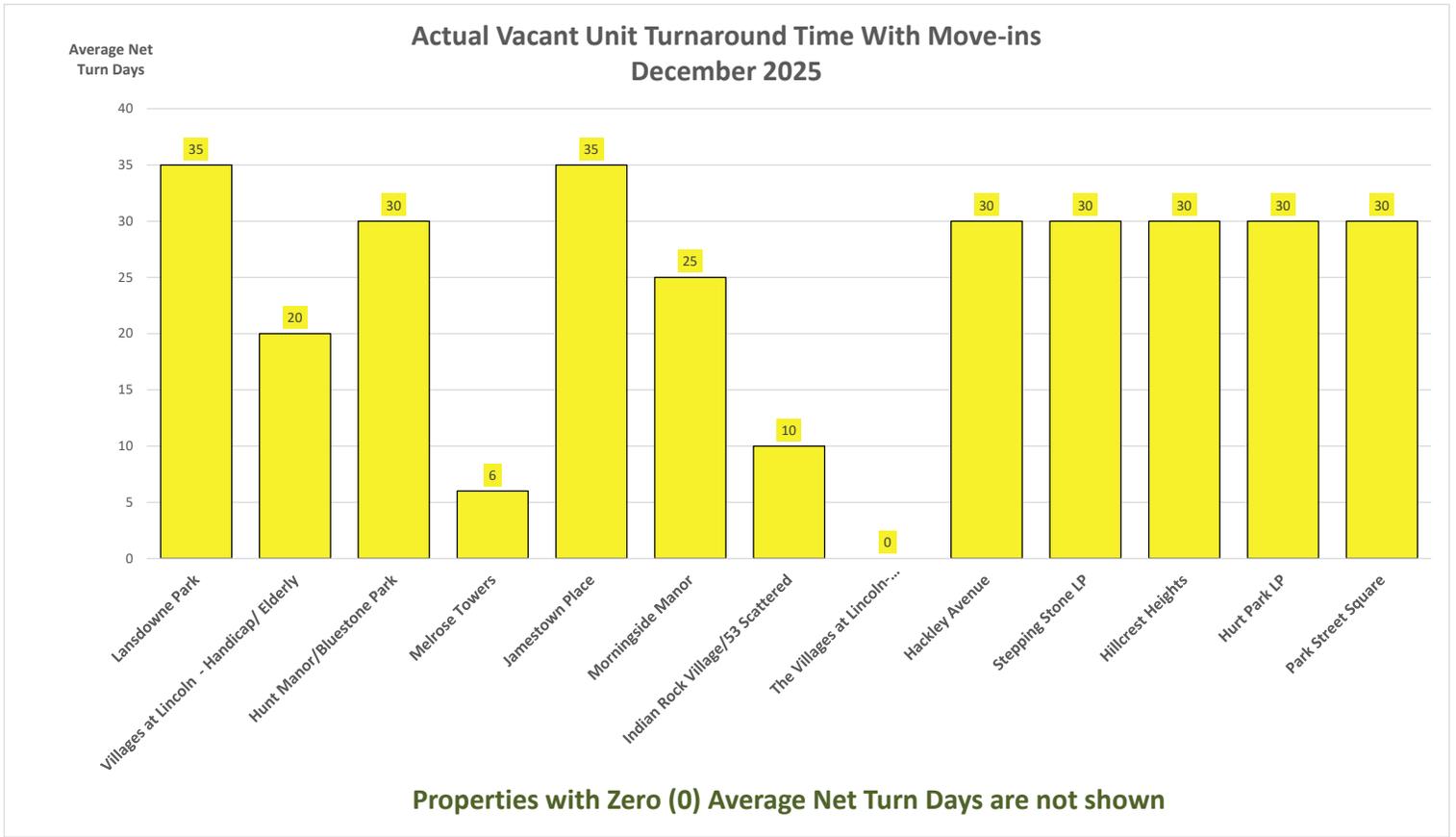
October 2025 - September 2026

Consumption and Costs as of November 30, 2025

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	59.77	81.57	66.74	208.08	195.94	106.20%
202	165	97.49	2.28	41.52	141.29	195.94	72.11%
259	174	40.80	45.54	69.00	155.34	195.94	79.28%
206	212	63.64	60.08	51.89	175.61	195.94	89.62%
207	150	43.11	61.67	83.25	188.03	195.94	95.96%
208	105	39.75	45.35	46.98	132.08	195.94	67.41%
210	156	64.13	63.66	84.91	212.70	195.94	108.55%
215	15	N/A	N/A	N/A	N/A	195.94	N/A
Total Units: 1277							
Average Cost PUM:		61.01	70.54	64.39			195.94

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	67.17	57.52	116.78%	544	541	100.55%	6.02	5.55	108.47%
202	165	N/A	57.52	N/A	828	541	153.05%	4.82	5.55	86.85%
259	174	33.85	57.52	58.85%	348	541	64.33%	5.34	5.55	96.22%
206	212	55.19	57.52	95.95%	572	541	105.73%	4.70	5.55	84.68%
207	150	42.89	57.52	74.57%	420	541	77.63%	7.03	5.55	126.67%
208	105	41.50	57.52	72.15%	389	541	71.90%	3.68	5.55	66.31%
210	156	47.07	57.52	81.83%	491	541	90.76%	5.97	5.55	107.57%
215	15	N/A	57.52	N/A	N/A	541	N/A	N/A	5.55	N/A
Total Units: 1277										
Average THERM PUM: 57.52					Average KWH PUM: 541		Average water usage PUM: 5.55			
<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 2026 = \$62,279.00</p>										

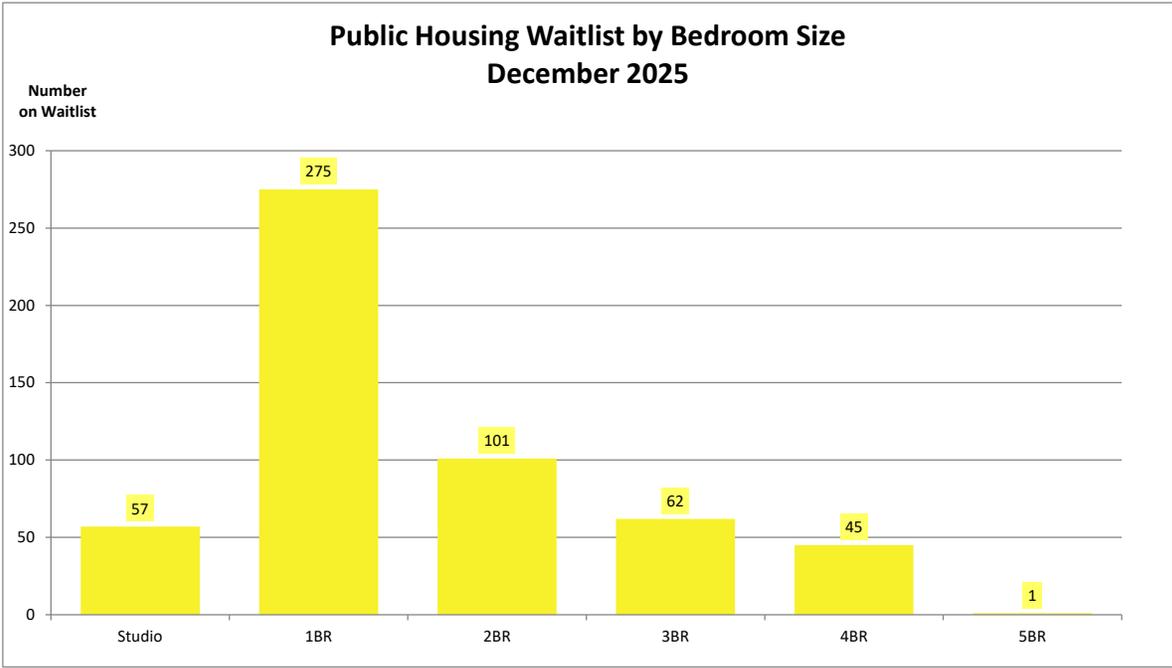
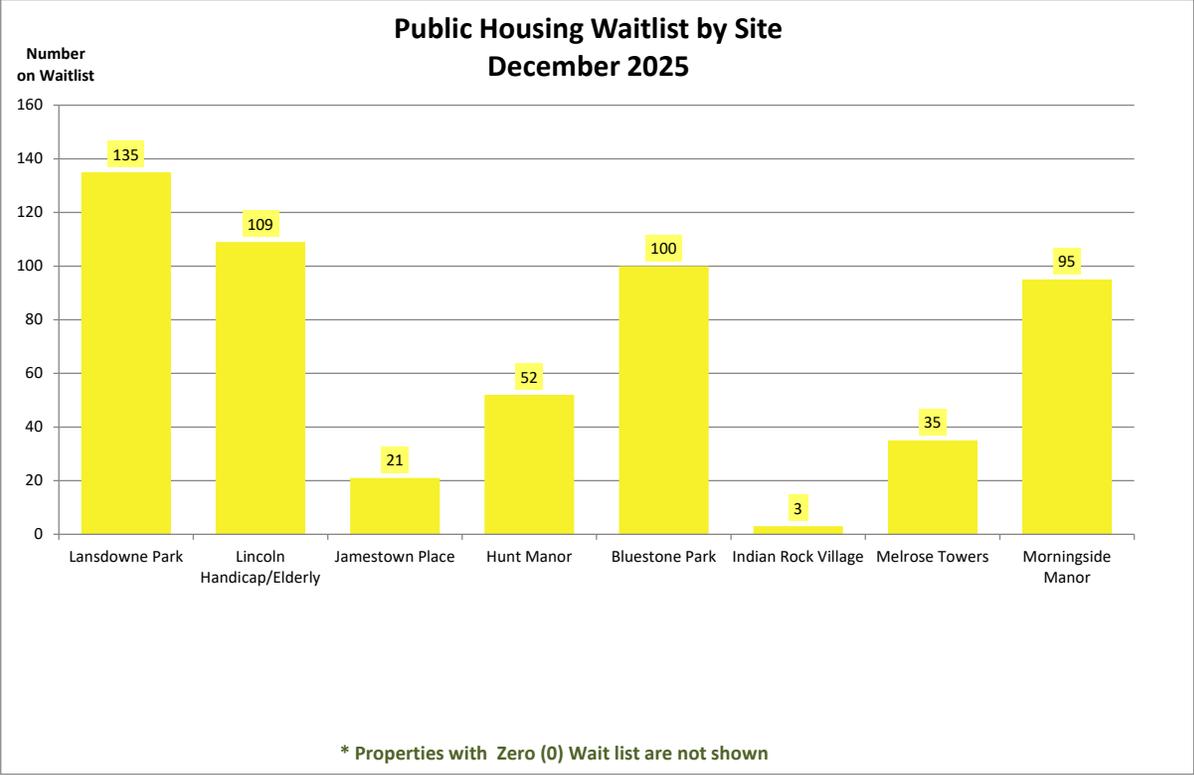
A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.



Work Order Report from 10/01/2025 - 9/30/2026

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	70	65	93%	13	2	0
Village at Lincoln/Handicapped/ Elderly Cottages	37	36	97%	21	6	0
Hunt Manor/Bluestone Park	54	52	96%	22	8	0
Melrose Towers	49	46	94%	34	3	0
Jamestown Place	47	45	96%	10	3	0
Morningside Manor	26	26	100%	14	0	0
Indian Rock Village/53 Scattered	29	27	93%	6	9	2
Total	312	297	95%	120	31	0

A Property is identified as a **PERFORMING** Property if 98% of the Emergency Work Orders are completed within 24 hours or less and Non-Emergency Work Orders are completed in less than 25 days.



SECURITY ACTIVITIES
MONTHLY REPORT
DECEMBER 2025

Public Housing Criminal Activity for the Month of December 2025 and the Fiscal Year 10/01/25 - 09/30/26
Crime data is not up to date due to having to submit FOIA requests every month to obtain this informatin

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

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - December 2025

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	0.0079	0.0133	168.68%	0.0079	0.0133	168.68%	0.0867	84.62% ↑	0.0522	84.86% ↓
Morningside Manor	0.0079	0.0000	0.00%	0.0079	0.0000	0.00%	0.0095	100.00% ↑	0.0772	89.76% ↓
Indian Rock Village	0.0079	0.0000	0.00%	0.0079	0.0000	0.00%	0.0625	100.00% ↓	0.0772	89.76% ↓
Bluestone	0.0077	0.0128	166.44%	0.0077	0.0128	166.44%	0.0395	67.54% ↓	0.0776	90.07% ↓
Lansdowne Park	0.0050	0.0033	67.25%	0.0050	0.0033	67.25%	0.1433	97.67% ↑	0.0576	91.39% ↓
Villages at Lincoln	0.0050	0.0000	0.00%	0.0050	0.0000	0.00%	0.0909	100.00% ↓	0.0576	91.39% ↓
Hunt Manor	0.0050	0.0000	0.00%	0.0050	0.0000	0.00%	0.0729	100.00% ↑	0.0576	91.39% ↓
Melrose Towers	0.0050	0.0000	0.00%	0.0050	0.0000	0.00%	0.0236	100.00% ↑	0.0576	91.39% ↓

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	0.0171	0.0333	194.42%	0.0171	0.0333	194.42%	0.5067	93.42% ↑	0.2103	91.85% ↑
Morningside Manor	0.0171	0.0000	0.00%	0.0171	0.0000	0.00%	0.0762	100.00% ↑	0.2103	91.85% ↑
Indian Rock Village	0.0171	0.0125	72.91%	0.0171	0.0125	72.91%	0.3625	96.55% ↑	0.2103	91.85% ↑
Bluestone	0.0079	0.0128	163.24%	0.0079	0.0128	163.24%	0.3421	96.25% ↑	0.1411	94.43% ↓
Lansdowne Park	0.0074	0.0200	270.20%	0.0074	0.0200	270.20%	0.5467	96.34% ↑	0.1870	96.04% ↓
Villages at Lincoln	0.0074	0.0000	0.00%	0.0074	0.0000	0.00%	0.4000	100.00% ↓	0.1870	96.04% ↓
Hunt Manor	0.0074	0.0104	140.73%	0.0074	0.0104	140.73%	0.3021	96.55% ↑	0.1870	96.04% ↓
Melrose Towers	0.0074	0.0047	63.73%	0.0074	0.0047	63.73%	0.0425	88.90% ↑	0.1870	96.04% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
DECEMBER 2025

**Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
December 2025**

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of December 2025, reported at 83.8%. Currently, there are twenty two (22) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2025, is 100.6%.

Inspections

During the month of December 2025 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and twenty one (121) inspections. This includes forty one (41) biennials and sixty (60) initial inspections processed for moving families, in the HCV Program. Six (06) special inspection(s) and fourteen (14) re-inspections were also conducted. There was eight (8) HQS Quality Control Inspections that were conducted during the month of December 2025.

Housing Choice Voucher Waiting List

For the month of December 2025 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There were one (1) port-ins and one (0) port out(s) recorded for the month of December 2025.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of seven hundred and thirty five (735) clients; including six hundred and seventy two (672) tenants/applicants and sixty three (63) landlords during the month of December 2025. 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 ten (10) HCV participants in the Homeownership Program with one (1) 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 forty two (242) vouchers. For the month of December 2025, this program has one hundred and seventeen (117) leased vouchers. There are fourteen (14) veterans searching for housing and two (2) 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 2025, this program has one hundred and eighty six (186) leased participants. There are zero (0) Mainstream applicants searching for housing and zero (0) pending pass HQS inspections. Referrals for Mainstream vouchers are currently open and our community partners will refer any applicants at this time since the number of searching families is less than 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 2025, this program has seventy three (73) leased participants. Eight (08) 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 two (22) vouchers have been allocated to the City of Roanoke Redevelopment and Housing Authority. For the month of December 2025, this program has seventeen (17) leased participants. Zero (0) referrals will be accepted from our Continuum of Care (CoC) community partner.

**HCV HQS Inspection Department
 Monthly Activity Report
 December 2025**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	41	27	65.85%	14	34.15%
INITIALS	60	33	55.00%	27	45.00%
COMPLAINT	6	2	33.33%	4	66.67%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	14	8	57.14%	6	42.86%
HQS QUALITY CONTROL	8	6	75.00%	2	25.00%

TOTAL INSPECTIONS SCHEDULED	129
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	3.225
AVERAGE INSPECTIONS PER FIELD DAY	6.45
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	20

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
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	1,626	1,627	1,633	1,630	1,628	1,621	1,608	1,589	1,580	1,572	1,554
MAINSTREAM <small>Fund 310, 321, 322, 324, 327</small>	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	193	192	190	190	189	186	187	187	185	184	186	186
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	33	33	34	33	34	34	32	32	31	31	30	27
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	24	24	22	22	22	21	21	21	21	22	21	20
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	30	30	30	30	29	29	28	28	26	26	26	26
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	38	39	41	41	41	40	40	42	44	46	46	47
VASH (48) Fund 315	ALLOCATED	43	43	48	48	48	48	48	48	48	48	48	48
	LEASED	32	32	33	36	38	38	39	41	44	47	48	46
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	7	7	7	6	6	6	6	6	6	6	7	6
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	6	5	5	5	5	5	5	5	5	5	5	4
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	7	7	7	7	7	7	7	6	6	6
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	4	4	4	4	4	4	4	4	4	4
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	1	1	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	22	22	22	22	22	22	22	22	22	22	22	22
	LEASED	19	19	19	19	19	19	19	19	19	18	18	17

**VOUCHER UNITS LEASED
CY 2025**

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	1,812	328	67	7	1
FEBRUARY	2,140	1,810	330	54	12	5
MARCH	2,145	1,814	331	42	10	1
APRIL	2,145	1,821	324	41	6	5
MAY	2,145	1,820	325	36	2	3
JUNE	2,145	1,816	329	49	-	6
JULY	2,145	1,807	338	31	3	3
AUGUST	2,145	1,798	347	41	6	4
SEPTEMBER	2,145	1,781	364	23	6	33
OCTOBER	2,145	1,777	368	19	4	3
NOVEMBER	2,145	1,768	377	22	4	4
DECEMBER	2,145	1,744	401	22	3	6

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD
FUNDING RECEIVED	\$ 1,456,875	\$ 1,517,421	\$ 1,461,578										\$ 4,435,874
ACTUAL HAP EXPENSE	\$ 1,474,879	\$ 1,547,617	\$ 1,439,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,461,777
VARIANCE	\$ (18,004)	\$ (30,196)	\$ 22,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (25,903)
PERCENT VARIANCE	-1.24%	-1.99%	1.53%	#DIV/0!	-0.58%								
YTD VARIANCE	\$ (18,004)	\$ (48,200)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)	\$ (25,903)
PUC													
HUD FUNDED PUC	\$ 679.20	\$ 707.42	\$ 681.39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 172.33
ACTUAL PUC	\$ 829.98	\$ 874.85	\$ 825.28	#DIV/0!	\$ 843.44								
VARIANCE	\$ (150.79)	\$ (167.43)	\$ (143.89)	#DIV/0!	\$ (671.10)								
PERCENT VARIANCE	-18.17%	-19.14%	-17.44%	#DIV/0!	-79.57%								
UNITS													
HUD BASELINE UNITS	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,740
HUD FUNDED UNITS	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,740
FUNDED UNITS BASED ON ACTUAL HAP	1,755	1,734	1,771	#DIV/0!									
ACTUAL UNITS LEASED	1,777	1,769	1,744	-	-	-	-	-	-	-	-	-	5,290
VARIANCE TO BUDGET	(22)	(35)	27	#DIV/0!									
VARIANCE TO BASELINE	390	411	374	#DIV/0!									
YTD VAR TO BASELINE	390	800	1,174	#DIV/0!									
VARIANCE FUNDED	368	376	401	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	20,450
YTD VAR TO FUNDED	368	744	1,145	3,290	5,435	7,580	9,725	11,870	14,015	16,160	18,305	20,450	20,450
ADMIN FEES													
HUD FUNDS	\$ 118,404	\$ 131,906	\$ 122,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 372,866
ACTUAL EXPENSE	\$ 102,081	\$ 76,962	\$ 83,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 262,252
VARIANCE	\$ 16,323	\$ 54,944	\$ 39,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 110,614
PERCENT	86.21%	58.35%	67.89%	#DIV/0!	70.33%								
CUMULATIVE VARIANCE	\$ 16,323	\$ 71,267	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614	\$ 110,614

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	YTD
FUNDING BUDGET	\$ 1,465,177	\$ 1,465,177	\$ 1,471,248	\$ 1,471,248	\$ 1,481,151	\$ 1,515,420	\$ 1,515,420	\$ 1,515,420	\$ 1,609,896	\$ 1,459,787	\$ 1,458,917	\$ 1,490,963	\$ 17,919,822
FUNDING RECEIVED	\$ 1,465,624	\$ 1,465,624	\$ 1,512,818	\$ 1,512,808	\$ 1,460,846	\$ 1,804,978	\$ 1,554,969	\$ 1,542,448	\$ 1,565,173	\$ 1,456,875	\$ 1,517,421	\$ 1,461,578	\$ 18,321,162
VARIANCE	\$ (447)	\$ (447)	\$ (41,570)	\$ (41,560)	\$ 20,305	\$ (289,559)	\$ (39,550)	\$ (27,029)	\$ 44,723	\$ 2,912	\$ (58,504)	\$ 29,385	\$ (401,340)
PERCENT VARIANCE	-0.03%	-0.03%	-2.83%	-2.82%	1.37%	-19.11%	-2.61%	-1.78%	2.78%	0.20%	-4.01%	1.97%	-2.24%
YTD VARIANCE	\$ (447)	\$ (894)	\$ (42,464)	\$ (84,024)	\$ (63,719)	\$ (353,278)	\$ (392,827)	\$ (419,856)	\$ (375,133)	\$ (372,221)	\$ (430,725)	\$ (401,340)	\$ (802,680)
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,465,624	\$ 1,465,624	\$ 1,512,818	\$ 1,512,808	\$ 1,460,846	\$ 1,804,978	\$ 1,554,969	\$ 1,542,448	\$ 1,565,173	\$ 1,456,875	\$ 1,517,421	\$ 1,461,578	\$ 18,321,162
ACTUAL HAP EXPENSE	\$ 1,462,377	\$ 1,431,323	\$ 1,558,710	\$ 1,497,881	\$ 1,583,554	\$ 1,472,165	\$ 1,549,616	\$ 1,544,172	\$ 1,493,489	\$ 1,474,879	\$ 1,547,617	\$ 1,439,281	\$ 18,055,064
VARIANCE	\$ 3,247	\$ 34,301	\$ (45,892)	\$ 14,927	\$ (122,708)	\$ 332,813	\$ 5,353	\$ (1,724)	\$ 71,684	\$ (18,004)	\$ (30,196)	\$ 22,297	\$ 266,098
PERCENT VARIANCE	0.22%	2.34%	-3.03%	0.99%	-8.40%	18.44%	0.34%	-0.11%	4.58%	-1.24%	-1.99%	1.53%	1.45%
YTD VARIANCE	\$ 3,247	\$ 37,548	\$ (8,343)	\$ 6,583	\$ (116,125)	\$ 216,688	\$ 222,041	\$ 220,317	\$ 292,001	\$ 273,997	\$ 243,801	\$ 266,098	\$ 266,098
PUC													
HUD FUNDED PUC	\$ 684.87	\$ 684.87	\$ 705.28	\$ 705.27	\$ 681.05	\$ 841.48	\$ 724.93	\$ 719.09	\$ 729.68	\$ 679.20	\$ 707.42	\$ 681.39	\$ 712.05
ACTUAL PUC	\$ 807.05	\$ 790.79	\$ 859.27	\$ 822.56	\$ 870.08	\$ 810.66	\$ 857.56	\$ 858.83	\$ 838.57	\$ 829.98	\$ 874.85	\$ 825.28	\$ 837.08
VARIANCE	\$ (122.18)	\$ (105.92)	\$ (153.99)	\$ (117.29)	\$ (189.04)	\$ 30.82	\$ (132.64)	\$ (139.74)	\$ (108.88)	\$ (150.79)	\$ (167.43)	\$ (143.89)	\$ (125.03)
PERCENT VARIANCE	-15.14%	-13.39%	-17.92%	-14.26%	-21.73%	3.80%	-15.47%	-16.27%	-12.98%	-18.17%	-19.14%	-17.44%	-14.94%
UNITS													
HUD BASELINE UNITS	2,140	2,140	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,730
HUD FUNDED UNITS	2,140	2,140	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,730
FUNDED UNITS BASED ON ACTUAL HAP	1,816	1,853	1,761	1,839	1,679	2,227	1,813	1,796	1,866	1,755	1,734	1,771	21,887
ACTUAL UNITS LEASED	1,812	1,810	1,814	1,821	1,820	1,816	1,807	1,798	1,781	1,777	1,769	1,744	21,569
VARIANCE TO BUDGET	4	43	(53)	18	(141)	411	6	(2)	85	(22)	(35)	27	318
VARIANCE TO BASELINE	324	287	384	306	466	(82)	332	349	279	390	411	374	3,843
YTD VAR TO BASELINE	324	611	995	1,301	1,767	1,685	2,017	2,366	2,645	3,034	3,445	3,819	3,843
VARIANCE FUNDED	328	330	331	324	325	329	338	347	364	368	376	401	4,161
YTD VAR TO FUNDED	328	658	989	1,313	1,638	1,967	2,305	2,652	3,016	3,384	3,760	4,161	4,161
ADMIN													
HUD FUNDED FEES	120,542	138,544	120,542	120,542	119,218	123,242	118,404	126,104	202,234	118,404	131,906	122,556	1,562,238
ACTUAL EXPENSE	83,429	82,216	83,453	79,306	97,371	77,270	69,865	82,040	86,353	102,081	76,962	83,209	\$ 1,003,555
VARIANCE	\$ 37,113	\$ 56,328	\$ 37,089	\$ 41,236	\$ 21,847	\$ 45,972	\$ 48,539	\$ 44,064	\$ 115,881	\$ 16,323	\$ 54,944	\$ 39,347	\$ 558,683
PERCENT	69.21%	59.34%	69.23%	65.79%	81.67%	62.70%	59.01%	65.06%	42.70%	86.21%	58.35%	67.89%	64.24%
CUMULATIVE VARIANCE	\$ 37,113	\$ 93,441	\$ 130,529	\$ 171,766	\$ 193,613	\$ 239,585	\$ 288,125	\$ 332,188	\$ 448,069	\$ 464,392	\$ 519,335	\$ 558,683	\$ 558,683

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
DECEMBER 2025

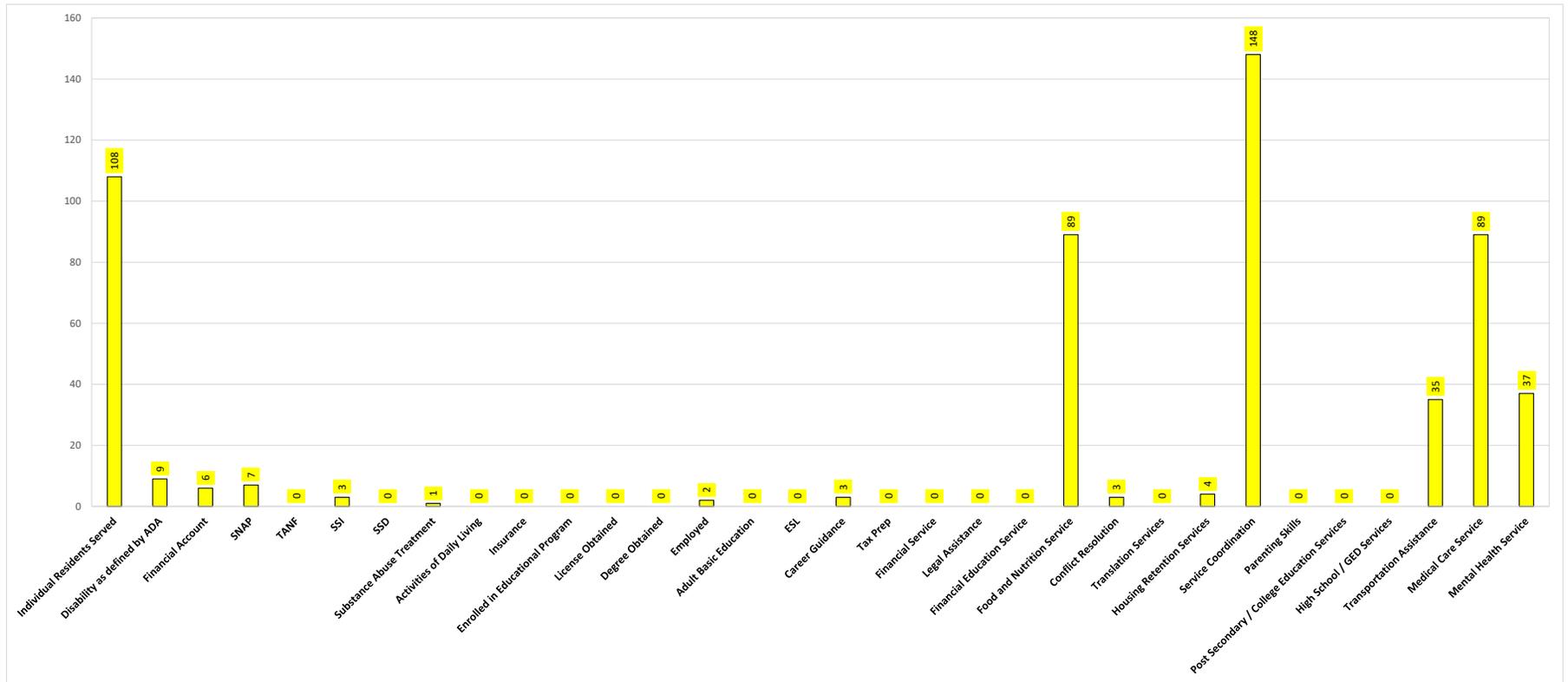
2025 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

1-Dec

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

Reporting Period: December 2025

Service Coordinators: Letia Harris, Denise White



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

2025 Family Self-Sufficiency (Grant Funded)

Grant Period - 01/01/25-12/31/25

December 2025

Coordinators: Heather Brush, Lynelle Lewis, Natalie Kline, Tiffany Lambert

Current Number of Participants: 179

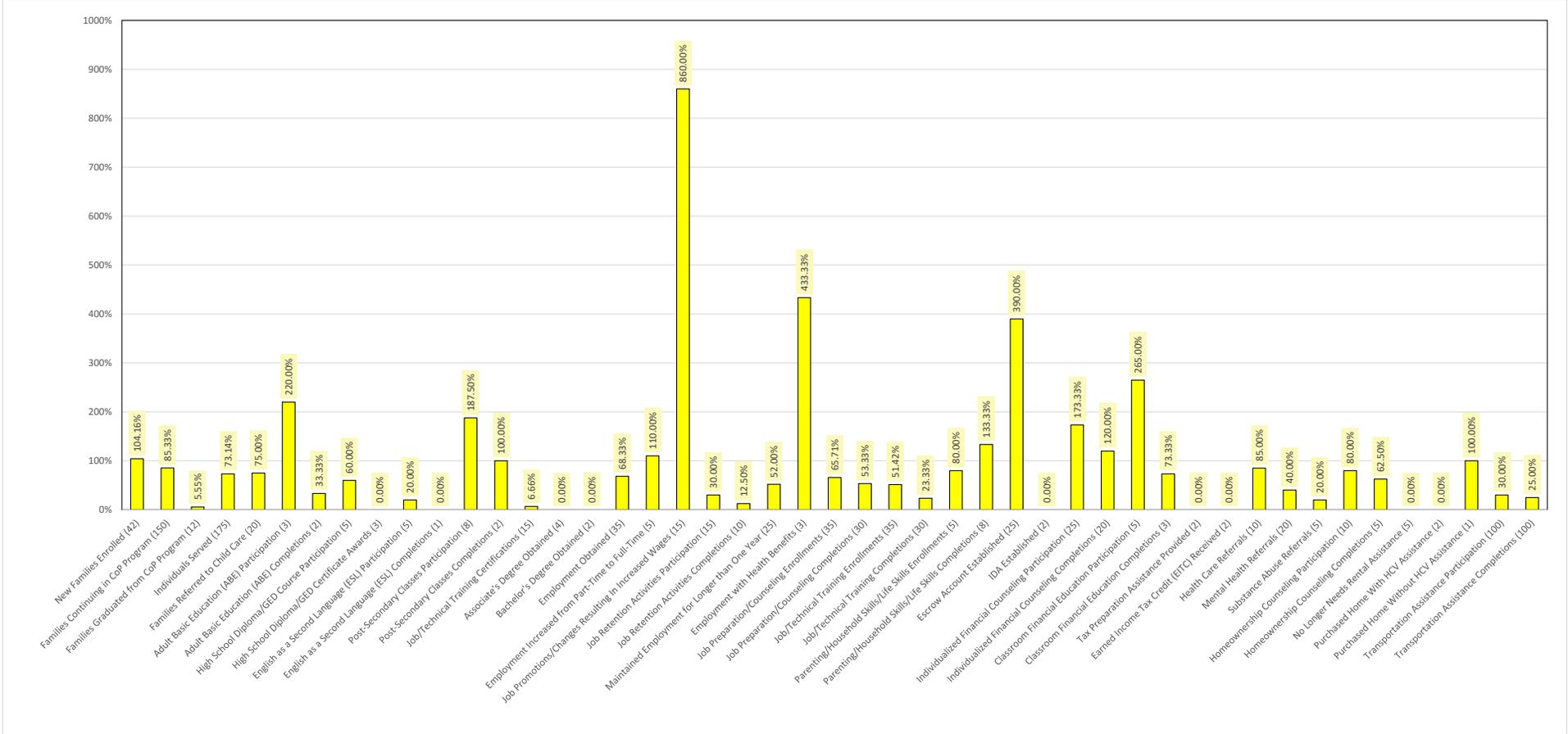
Total Number of Participants With Escrow Accounts: 94

Total Amount in Escrow: \$417,610.64

FSS Terminations: 26
35 in 2024

FSS Graduations: 2
12 in 2024

FSS Enrollments: 76
37 in 2024



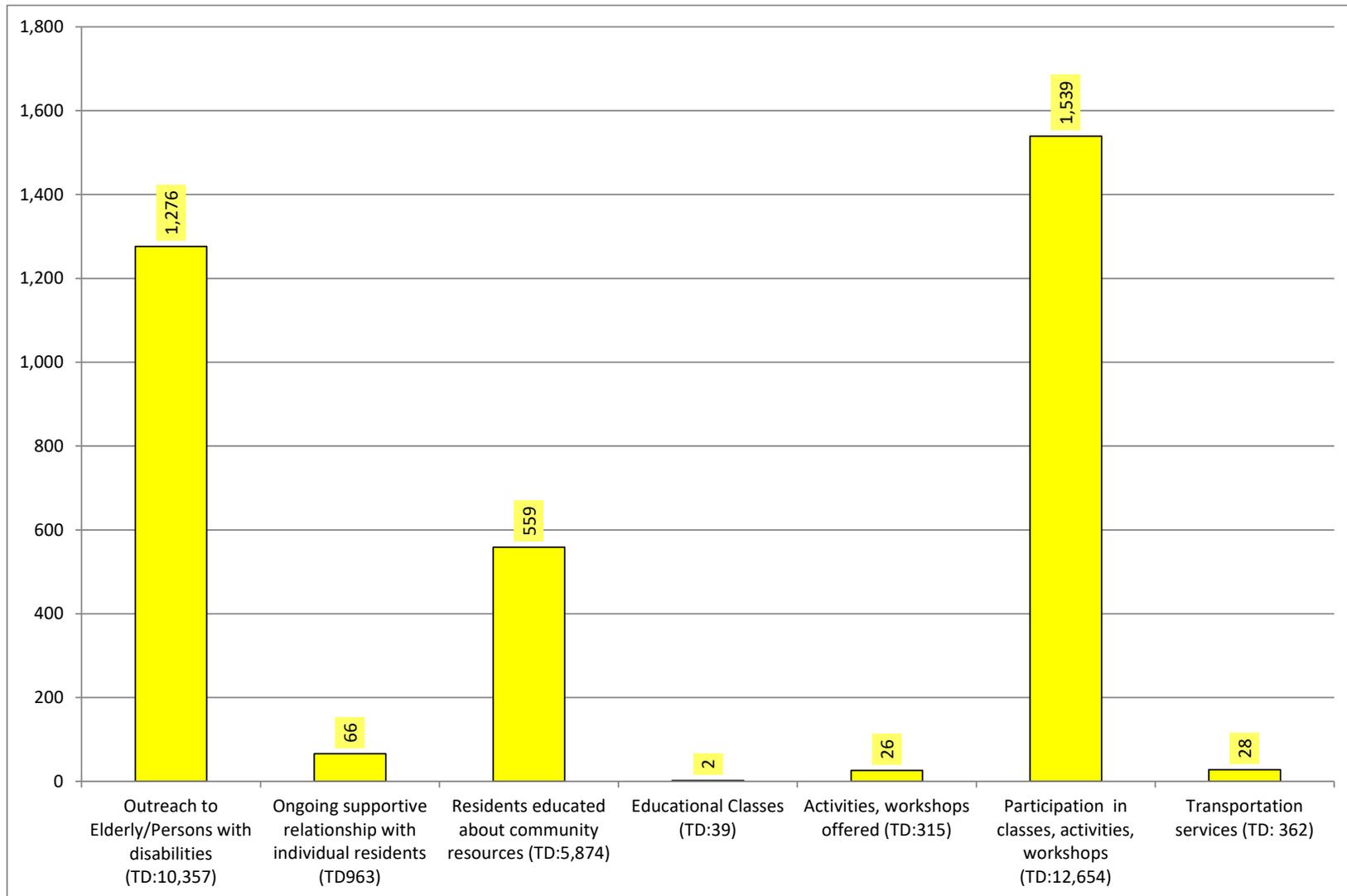
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

December 2025

Outcome Goals:

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



Jobs Plus Report
 Grant Period: 4/26/20-6/30/2026
 Program Manager Sylvia Williams
 Case Managers Alika Scott, Amanda Dill, Aariqua Day

December 2025 4th Quarter

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		295
2	Current Residents with Jobs Plus Assessment (CM)		149
3	Percent of Work-able Residents Who Are Employed (PIC)		37.97% Data: 112/295
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		42.28% Data: 63/149
5	Percent of Work-able Residents Employed at Living Wage (PIC)		1.69% Data: 5/295
6	Number of Youth 14-17 Years Old (PIC)		91
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 1
8	Number of Jobs Plus Events	15	Quarter: 2 Total: 67
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 24
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 3 Total: 184
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 45 Total: 147
12	Participants Who Met with a Case Manager	20	Quarter: 108 Total: 180
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 11 Total: 29
14	Participants Enrolled in Training/Certification Program	0	Quarter: 7 Total: 35
15	Participants Who Completed a Training/Certification Program	0	Quarter: 7 Total: 18
16	Participants Provided with Job Search Assistance	15	Quarter: 4 Total: 43
17	Participants Beginning New Part-Time Employment	5	Quarter: 6 Total: 59
18	Participants Beginning New Full-Time Employment	5	Quarter: 4 Total: 59
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 4 Total: 35
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 36
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 37

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 31
23	Participants Enrolled in a High School Equivalency Program	2	Need: 24 Quarter: 0 Total: 10
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: 0 Total: 48
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: 8
32	Participants with Access to Behavioral Health Care	1	Need: 9 Quarter: 7 Total: 34
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 7
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 6 Total: 37
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: 0

39	Individuals Enrolled in JPEID	20	Total: 150
40	Households Enrolled in JPEID	20	Quarter: 0 Total:
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 1