

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF APRIL 2026

MAY 18, 2026

MEMORANDUM

To: Board of Commissioners
From: David Bustamante, Executive Director
Date: May 12, 2026
Subject: Monthly Operations Reports

Enclosed for your information and review are operations reports from each department for the month of April 2026. The reports are as follows:

Executive Office.....	Section 1
Executive Director's Report	
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EXECUTIVE OFFICE

Executive Director's Report

RRHA Agency Plan

A draft of the HUD-required 2026 Annual Plan has been developed through the planning process which began in early February 2026. The process is focused on the HUD-funded Public Housing and Housing Choice Voucher (HCV) programs. Community meetings were held and questionnaires were sent between February 12 and February 25, 2026 to all residents HCV and Public Housing, landlords and stake holders to gather their input. All comments and responses have been included as an attachment to the draft 2026 Annual Plan.

Required public notice has been given for a public hearing to be conducted by the Board of Commissioners on May 18, 2026 at 3:00 p.m. for the purpose of receiving public comments on the 2026 Annual Plan. The draft Plan has been made available at all RRHA sites, City offices, and on the RRHA website for a 45-day public comment period beginning April 1, 2026.

Following the public hearing, a resolution to consider approval of the plan will be presented to the Board of Commissioners. The 2026 Annual Plan must be submitted to HUD by June 18, 2026.

Capital Fund 5-Year Action Plan

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

The required public notice has been given for a public hearing to be conducted by the Board of Commissioners on May 18, 2026 at 3:00 p.m. for the purpose of receiving public comments on the 5-Year Action Plan. Following the public hearing, a resolution to consider approval of the CFP 5-Year Action Plan will be presented to the Board of Commissioners.

FY 2027 Operating Budget

Development of RRHA operating budgets for FY 2027 has begun. A federal budget has not been approved so funding amounts projected for budgeting purposes will be estimates based on amounts included in the President's budget proposal and funding levels of prior years. A public hearing will be scheduled for August 24, 2026 to occur immediately preceding the regular Board meeting, for Commissioners to receive public comments on the proposed operating budgets. Proposed budgets will be provided to Commissioners for review prior to that meeting. A presentation providing explanation of the proposed budget will be provided at the beginning of the public hearing.

HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
APRIL 2026

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

April 2026

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

Regular Full-Time	70
Regular Part-Time	6
<u>TOTAL</u>	<u>76</u>
Temp Agency Employee	7
<u>TOTAL</u>	<u>83</u>

NEW HIRES

Job Title	Division	Employee Name
HCV Specialist I	HCV/Section 8	Salem Gairy
Maintenance Tech I – Morningside	Housing	Rashawn Vernon

SEPARATIONS

Job Title	Division
HCV Specialist I	HCV/Section 8
Jobs Plus Case Manager	Jobs Plus
HCV Specialist I	HCV/Section 8

TURNOVER

		Current Month
Turnover	Voluntary	.94%
	Involuntary	1.87%
	Total Turnover	2.81%
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	Onboarding started
Maintenance Tech II – Lansdowne	Housing	Offer extended
HCV Specialist	Section 8	Starts 5/11/26
Maintenance Tech I – Jamestown	Housing	Sourcing
Maintenance Tech I – Hunt/Bluestone	Housing	Sourcing

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

April 2026

TRAINING REPORT

Name	Course	Completed
Carl Rheinheimer	Drug Free Workplace	4/30/26
Chasidy Blankenship	Email Etiquette: Basics of Email Communications	4/22/26
Chasidy Blankenship	Email Etiquette: Getting Started	4/22/26
Chasidy Blankenship	Email Etiquette: Keeping it Professional	4/22/26
Chasidy Blankenship	Email Etiquette: Writing with Positivity	4/22/26
Chasidy Blankenship	Generating the HAP Contract	4/1/26
Chasidy Blankenship	Add 50058 and Move in a Future Resident in 7S	4/1/26
Chasidy Blankenship	End of Participation in 7S	4/1/26
Chasidy Blankenship	Unit Transfers, Pt. 1: Assign to Leased Property	4/1/26
Chasidy Blankenship	Unit Transfers, Pt. 2: Assign Unit	4/1/26
Chasidy Blankenship	Unit Transfers, Pt 3: Transfer to Property	4/1/26
Chasidy Blankenship	Creating a Purchase Order	4/1/26
Lynelle Lewis	Drug Free Workplace	4/13/26
Rashawn Vernon	Welcome to ELearning	4/16/26
Rashawn Vernon	Federal Fair Housing Compliance for Maintenance	4/16/26
Rashawn Vernon	Drug Free Workplace	4/16/26
Rashawn Vernon	Blood borne Pathogen Awareness	4/16/26
Rashawn Vernon	Blood borne Pathogen: Disease Prevention	4/16/26
Salem Gairy	Welcome to E Learning	4/6/26
Salem Gairy	Federal Fair Housing Compliance	4/6/26
Salem Gairy	Drug Free Workplace	4/6/26
Salem Gairy	What is HUD?	4/6/26
Salem Gairy	Determining Eligibility and Approving Intake Applications	4/6/26
Salem Gairy	Issuing the Voucher	4/6/26
Salem Gairy	Online HCV Briefing Workflow	4/6/26
Salem Gairy	Online Request for Tenancy Approval	4/6/26
Salem Gairy	Processing and Approving the RFTA	4/6/26
Salem Gairy	Generating the HAP Contract	4/6/26
Salem Gairy	Add 50058 and Move in a Future Resident	4/6/26
Salem Gairy	End of Participation	4/6/26
Salem Gairy	Unit Transfers, Pt. 1: Assign to Leased Property	4/6/26
Salem Gairy	Unit Transfers, Pt. 2: Assign Unit	4/6/26
Salem Gairy	Unit Transfers, Pt.3: Transfer to Property	4/6/26
Salem Gairy	HCV Occupancy Cycle: Annual Activities	4/6/26
Salem Gairy	HCV Occupancy Cycle: Terminations	4/6/26

WORK COMP CLAIMS FY 2026

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM</u>
January 2026	0	1

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

April 2026

February 2026	0	0
March 2026	7.50 hours	1
April 2026	23 days	1
Totals	23 days, 7.50 hours	3

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
APRIL 2026

PROCUREMENT APRIL 2026 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

None

B. Solicitations Pending

RED-26-01-27

Invitation for Bids for Balcony and Stair Repair and Replacement for Buildings 807 and 811 Hunt Ave., Hunt Manor, AMP 259 was issued February 8, 2026. A pre-bid meeting was conducted February 17, 2026. Comments were received by March 3, 2026. Three (3) responsive bids were received by March 10, 2026. G & H Contracting, Inc. submitted the low responsive bid with an amount of \$228,940.00. Commissioners approved Resolution 4275 on April 27, 2026 accepting the bid submitted by G & H Contracting, Inc. A contract with a fixed amount of \$228,940.00 is expected to be executed in early May, 2026.

RED-26-03-16

Invitation for Bids for Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, AMP 201, Phase 4 was issued March 22, 2026. A pre-bid meeting was conducted March 31, 2026. Comments were received by April 7, 2026. Two (2) responsive bids were received by April 14, 2026. Bids are being evaluated.

RED-26-01-30

Invitation for Bids for Security Measures for Administration and Community Building for Villages At Lincoln, AMP 202 was issued April 12, 2026. A pre-bid meeting was conducted April 21, 2026. Comments are due by May 5, 2026. Bids are due May 12, 2026.

II. Operating Budget

A. Contracts Awarded

None

B. Solicitations Pending

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

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
APRIL 2026

Redevelopment and Revitalization Department

April 2026 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 nearly complete. 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 as early as Spring 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. In April 2026, RRHA evicted two (2) participants who were behind on their rent. The two (2) units are available to new applicants and should be ready for occupancy by late 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 could be advertised as early as the Spring of 2026 (see below).

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 has been filled and RRHA is in discussions with him 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, 2023 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 2023 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, 2023 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 dated August 31, 2023 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 2024. 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 was submitted to HUD in February 2026 and RRHA is awaiting comments on it.

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**

4/30/2026

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	\$4,797,676.95	\$42,423.05	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	\$1,611,461.80	\$705,807.20	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,932,100.00	\$4,000.00	\$4,009,847.66	\$926,252.34	5-May-2026	5-May-2028
VA36P01150125	\$4,702,682.00	\$669,156.00	\$4,033,526.00	\$465,773.00	\$4,236,909.00	12-May-2027	12-May-2029
Totals	\$43,969,336.00	\$39,642,646.47	\$4,326,689.53	\$37,623,494.41	\$6,345,841.59		
		90.2%		85.6%			

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 4/30/26**

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. Environmental review process complete. Application for building permits made.
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	59%	66%	Preparing for section 18 process for 24 units at Indian Rock Village located in floodway. Phase 1 Environmental Site Assessment being performed.
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	95%	99%	Work is complete in 62 bathrooms. Work is underway in two (2) units.
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	93%	34%	Work is complete in 278 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) #3 time	\$815,274.00	67%	73%	Work is complete in eight (8) boiler rooms.
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	20%	20%	Design work for Security Improvements for Bluestone Park Administration Building and Maintenance Shop underway. Design work for Section 504 modifications to 1-bedroom unit at Morningside is complete.
contract 226-2601-1-7 (project 240101)	Installation of Passive Radon Vent Systems for Jamestown Place and Indian Rock Village Original Contract Amount \$280,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$280,000.00	0%	0%	Contract executed March 25, 2026.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
APRIL 2026

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

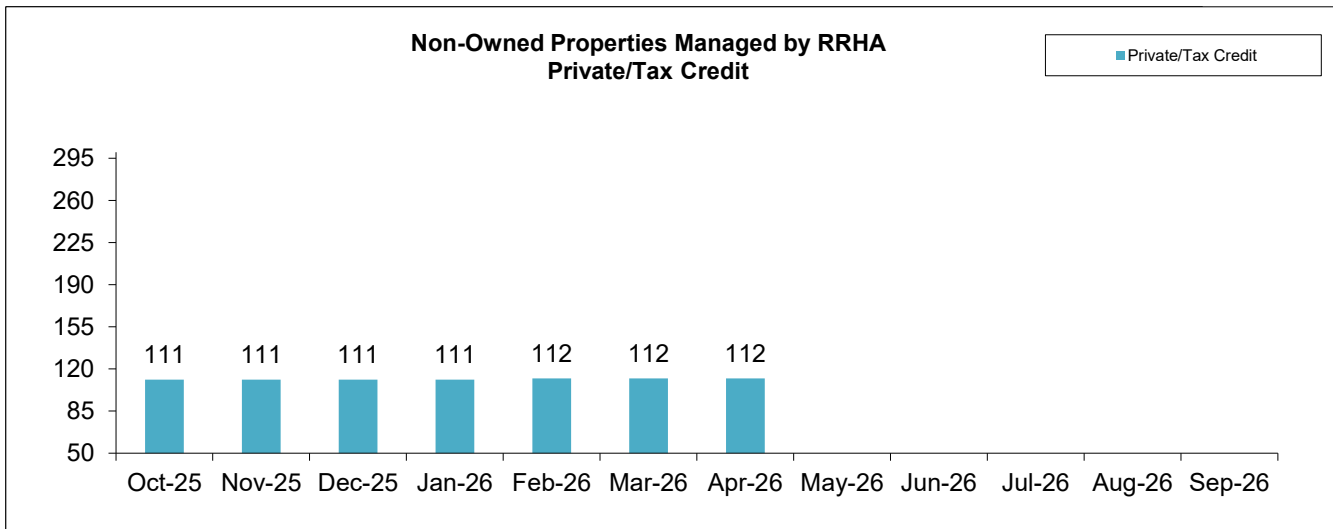
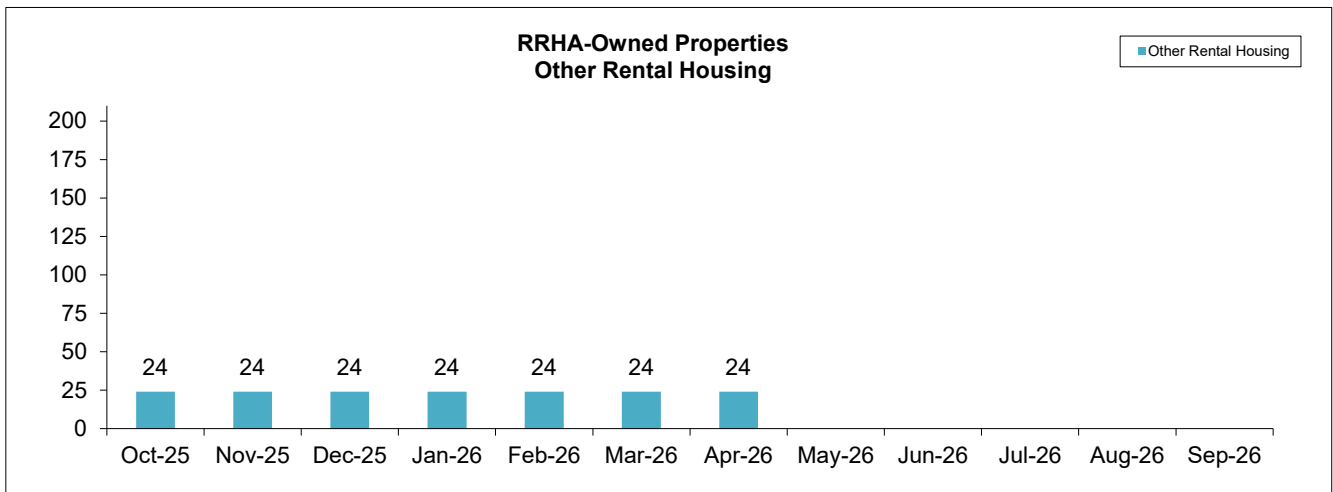
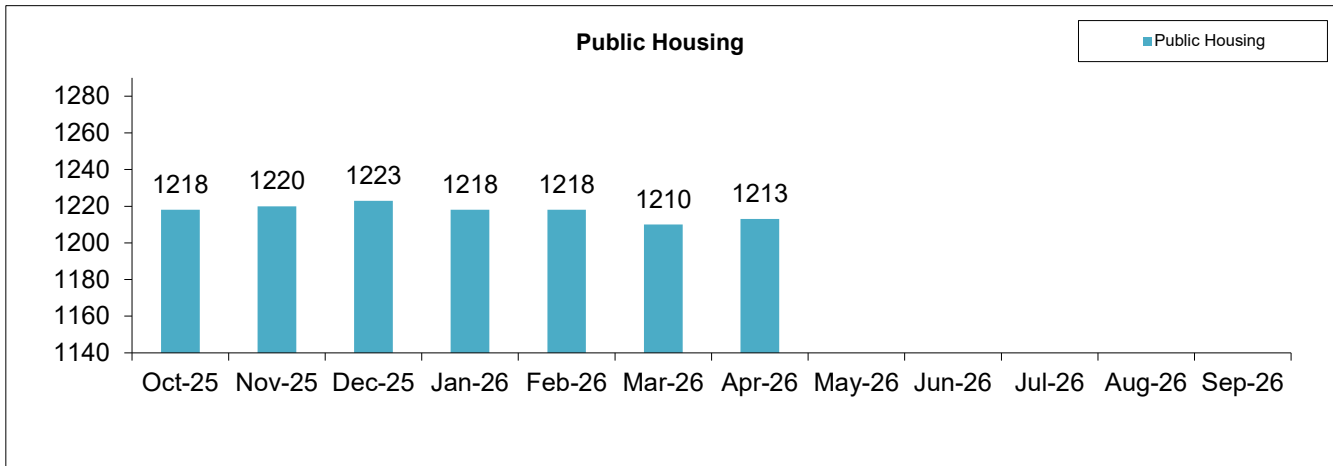
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	1	286	9000	1,146	7854	87.27%	12.73%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	160	4950	20	4930	99.60%	0.40%
Hunt Manor/Bluestone Park	259	174	6	163	5220	399	4821	92.36%	7.64%
Melrose Towers	206	212	4	206	6360	47	6313	99.26%	0.74%
Jamestown Place	207	150	5	131	4500	701	3799	84.42%	15.58%
Morningside	208	105	2	102	3150	28	3122	99.11%	0.89%
Indian Rock Village/53 Scattered	210	156	0	153	4680	82	4598	98.25%	1.75%
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	1	12	450	100	350	77.78%	22.22%
Portfolio Total:		1277	20	1213	38310	2523	35787	93.41%	6.59%

<i>Other Rental Housing</i>	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	24	720	0	720	100.00%	0.00%
Portfolio Total:		24	24	720	0	720	100.00%	0.00%

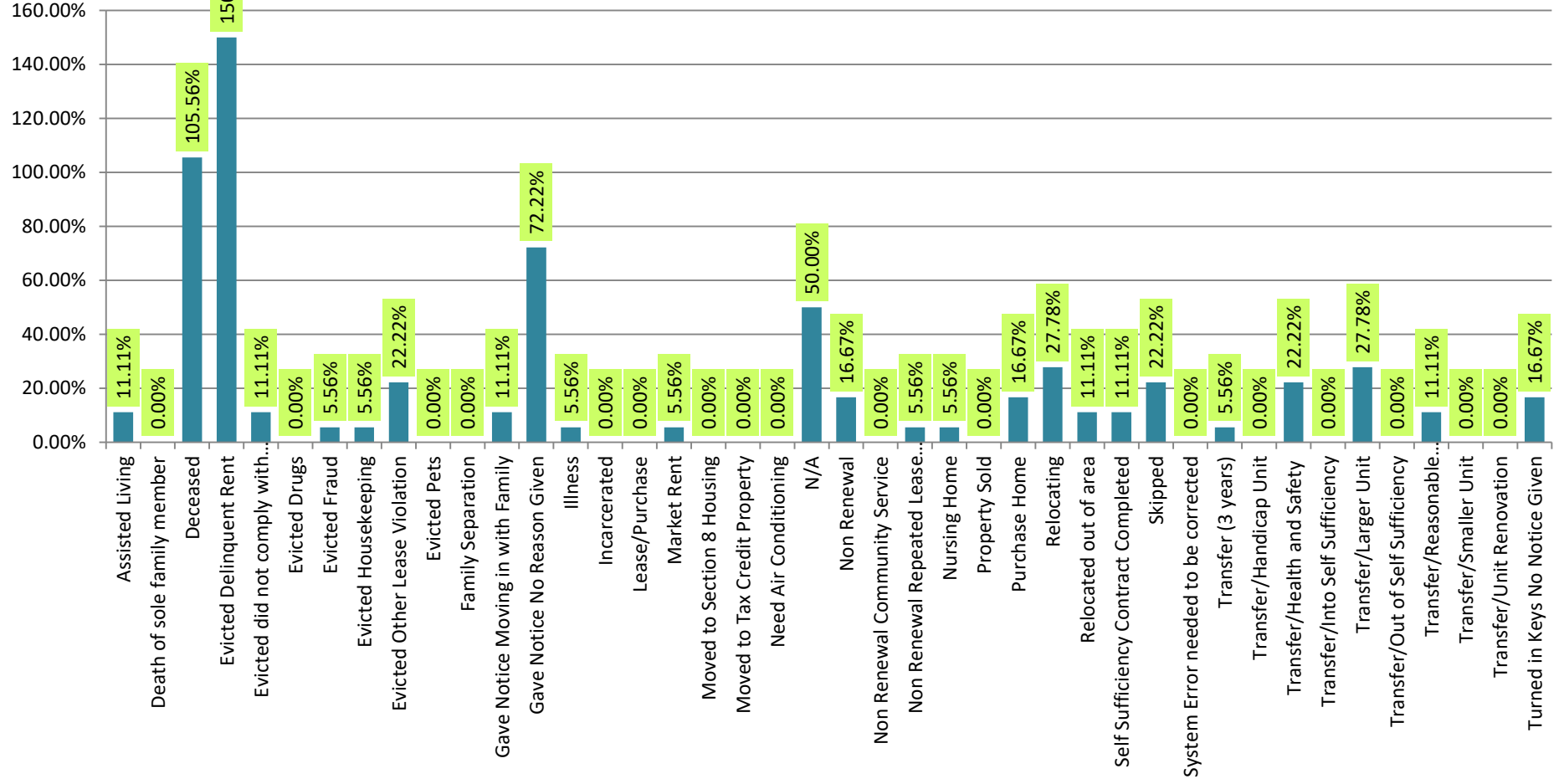
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	900	30	870	96.67%	3.33%
Hillcrest Heights (LIHTC)	456	24	22	720	0	720	100.00%	0.00%
Park Street Square (LIHTC)	457	25	25	750	0	750	100.00%	0.00%
Hurt Park LP (LIHTC)	459	40	37	1200	30	1170	97.50%	2.50%
Portfolio Total:		119	111	3570	60	3510	98.32%	1.68%

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
APRIL 2026**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 4/01/2026	Vacated Unit Cumulative Charge- Offs as of 4/30/2026
<i>Non-Public Housing Tax Credit</i>		\$3,317.69	\$11,836.19
Lansdowne Park	201	\$29,568.82	\$77,078.27
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$5,028.06	\$14,499.49
Hunt Manor/Bluestone Park	259	\$10,428.23	\$32,365.04
Melrose Towers	206	\$3,008.84	\$16,364.71
Jamestown Place	207	\$13,654.44	\$49,374.19
Morningside Manor	208	\$0.00	\$2,861.14
Indian Rock Village / 53 Scattered	210	\$12,873.01	\$7,089.37
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$631.68	\$19,142.78
Public Housing	TOTAL	\$78,510.77	\$230,611.18

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

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300	300	0	100%
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	300	0	23%

A Property is identified as a Performing Property if an annual inspection has occurred on 100% of units and systems. The remainder of the inspections are scheduled for June 2026.

Utility Consumption Report

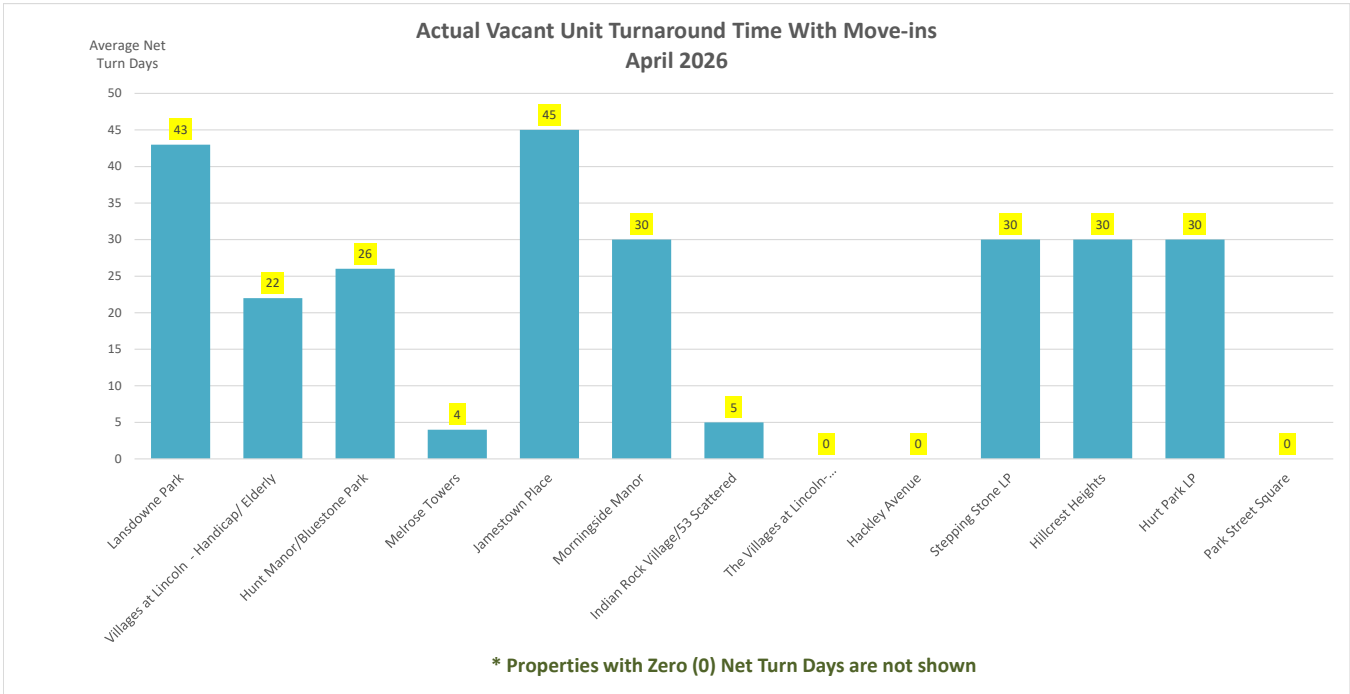
October 2025 - September 2026

Consumption and Costs as of March 31, 2026

Utility Costs							
AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	55.06	128.38	86.24	269.68	240.04	112.35%
202	165	131.78	5.05	80.06	216.89	240.04	90.36%
259	174	41.15	80.61	90.28	212.04	240.04	88.34%
206	212	55.06	83.20	55.97	194.23	240.04	80.92%
207	150	43.72	83.45	89.95	217.12	240.04	90.45%
208	105	42.64	60.13	39.87	142.64	240.04	59.42%
210	156	63.32	86.58	95.23	245.13	240.04	102.12%
215	15	N/A	N/A	N/A	N/A	240.04	N/A
Total Units: 1277							
Average Cost PUM:		62.00	98.19	79.85		240.04	

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	103.02	77.79	132.43%	543	581	93.46%	5.91	5.62	105.16%
202	165	N/A	77.79	N/A	1,200	581	206.54%	4.76	5.62	84.70%
259	174	62.15	77.79	79.89%	378	581	65.06%	6.18	5.62	109.96%
206	212	72.01	77.79	92.57%	550	581	94.66%	4.42	5.62	78.65%
207	150	58.88	77.79	75.69%	440	581	75.73%	7.64	5.62	135.94%
208	105	51.79	77.79	66.58%	419	581	72.12%	3.03	5.62	53.91%
210	156	62.59	77.79	80.46%	506	581	87.09%	6.01	5.62	106.94%
215	15	N/A	77.79	N/A	N/A	581	N/A	N/A	5.62	N/A
Total Units: 1277										
Average THERM PUM: 77.79		Average KWH PUM: 581		Average water usage PUM: 5.62						
<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 = \$62,279.40</p>										

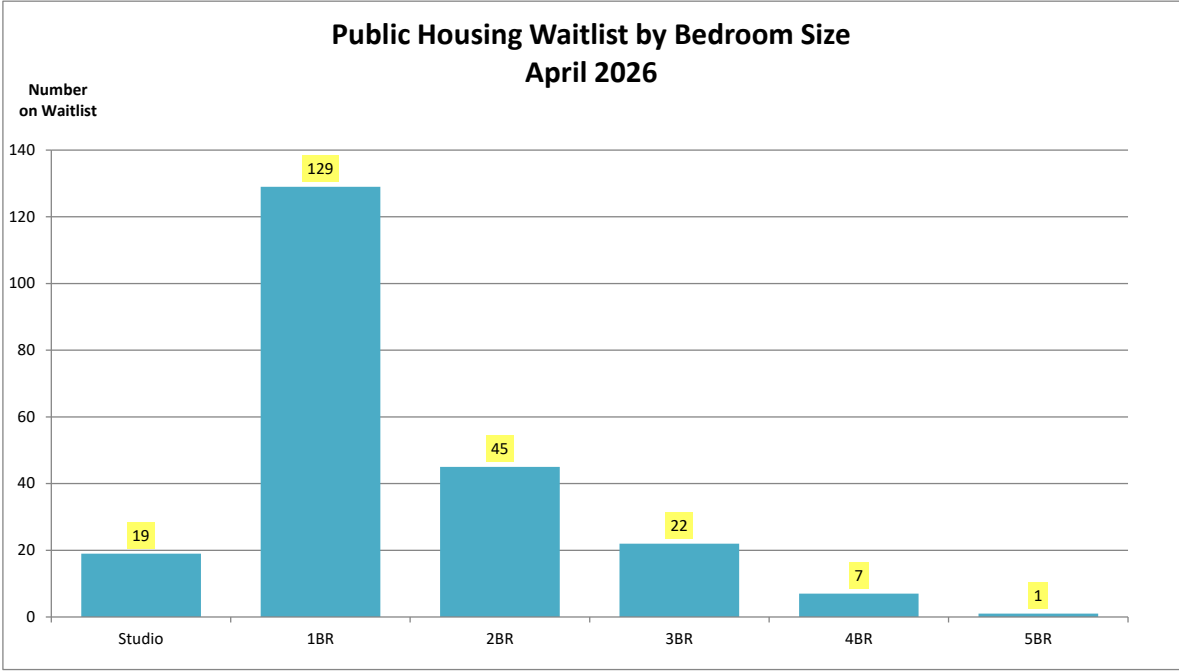
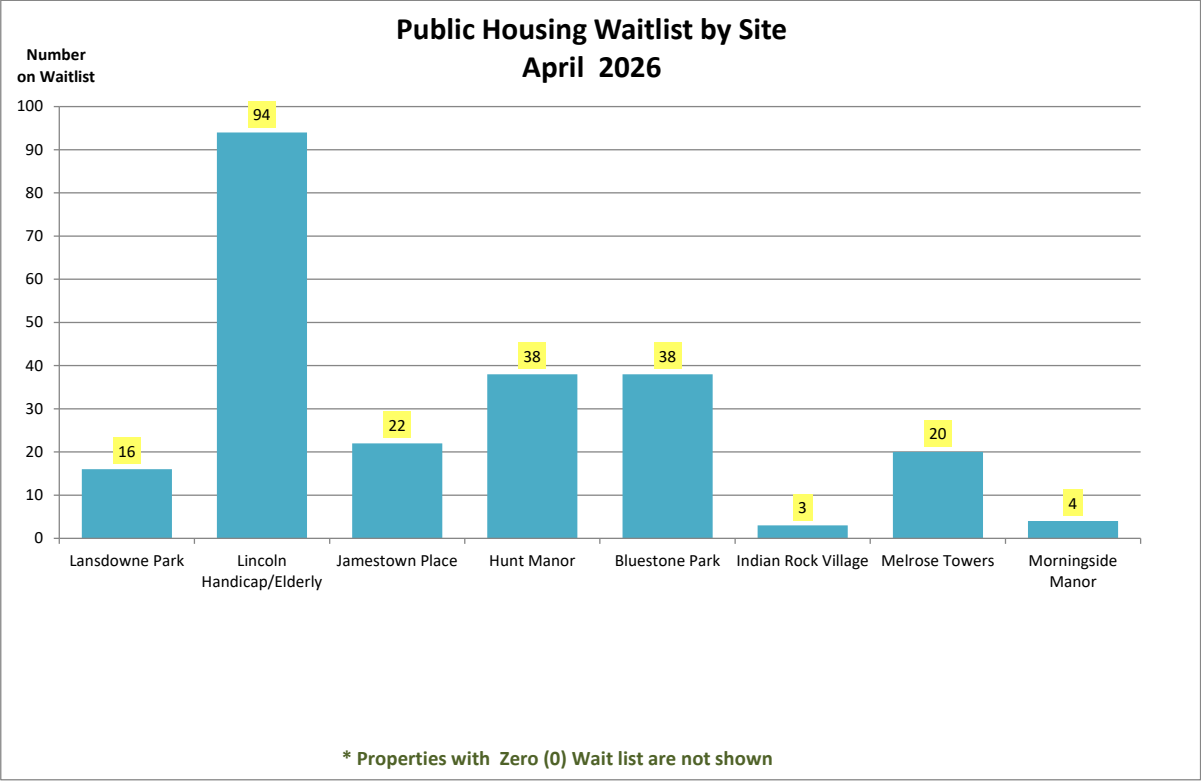
A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.



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	36	35	97%	17	4	0
Village at Lincoln/Handicapped/Elderly Cottages	9	8	89%	10	6	1
Hunt Manor/Bluestone Park	10	10	100%	9	8	1
Melrose Towers	13	13	100%	26	5	0
Jamestown Place	12	12	100%	5	0	0
Morningside Manor	9	9	100%	15	0	0
Indian Rock Village/53 Scattered	17	16	94%	8	4	1
Total	106	103	97%	90	27	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



SECURITY ACTIVITIES
MONTHLY REPORT
APRIL 2026

Public Housing Criminal Activity for the Month of April 2026 and the Fiscal Year 10/01/25 - 09/30/26
RRHA is submitting FOIA requests to the city 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	2	4	0	0	1	1	0	0	0	1	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	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0
Burglary	0	1	0	0	0	0	0	0	0	0	1	1	0	0	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Larceny	0	2	1	3	0	2	0	0	2	7	0	2	0	2	0	2
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part 1 Crime Total	2	7	1	3	1	3	0	0	2	8	1	3	0	3	0	2
Destruction of Property	0	1	0	0	0	0	0	2	1	2	0	2	1	1	0	0
Disorderly Persons	1	1	0	0	0	0	0	0	0	0	0	1	0	1	0	1
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Disorder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Simple Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drug Offense	0	0	0	1	0	2	0	0	0	4	1	1	0	1	0	0
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	0	2	0	2	1	1	0	1	1	5	0	19	0	1	0	2
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	1	1	0	1	0	1	0	0	0	1	0	1	0	0	0	2
Liquor Law	0	0	0	0	0	0	0	0	0	1	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	1	1	0	0	0	0	1	1
Simple Assault	1	2	0	1	0	3	0	0	2	4	1	2	1	2	1	2
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	3	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Weapons	1	3	0	0	0	0	0	0	0	4	0	0	0	2	0	0
Part II Crime Total	4	13	0	5	1	7	0	3	5	22	2	28	2	8	3	9
Auto Accident	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area Total	6	20	1	8	2	10	0	3	7	30	3	31	2	11	3	11

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - APRIL 2026

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	0.0087	0.0133	153.54%	0.0376	0.0467	124.01%	0.0867	46.17% ↑	0.0522	27.91% ↓
Morningside Manor	0.0087	0.0095	109.67%	0.0376	0.0286	75.93%	0.0095	200.75% ↑	0.0772	51.26% ↓
Indian Rock Village	0.0087	0.0125	143.94%	0.0376	0.0375	99.65%	0.0625	40.00% ↓	0.0772	51.26% ↓
Bluestone	0.0051	0.0000	0.00%	0.0326	0.0000	0.00%	0.0395	100.00% ↓	0.0776	57.96% ↓
Lansdowne Park	0.0046	0.0067	146.19%	0.0202	0.0267	131.86%	0.1433	81.39% ↑	0.0576	64.89% ↓
Villages at Lincoln	0.0046	0.0061	132.90%	0.0202	0.0182	89.90%	0.0909	80.00% ↓	0.0576	64.89% ↓
Hunt Manor	0.0046	0.0000	0.00%	0.0202	0.0313	154.52%	0.0729	57.13% ↑	0.0576	64.89% ↓
Melrose Towers	0.0046	0.0000	0.00%	0.0202	0.0094	46.65%	0.0236	60.03% ↑	0.0576	64.89% ↓

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	0.0176	0.0267	151.59%	0.0734	0.0867	118.12%	0.5067	82.90% ↑	0.2103	65.11% ↑
Morningside Manor	0.0176	0.0000	0.00%	0.0734	0.0476	64.90%	0.0762	37.51% ↑	0.2103	65.11% ↑
Indian Rock Village	0.0176	0.0125	71.06%	0.0734	0.0875	119.26%	0.3625	75.86% ↑	0.2103	65.11% ↑
Bluestone	0.0087	0.0000	0.00%	0.0378	0.0385	101.86%	0.3421	88.76% ↑	0.1411	73.24% ↓
Lansdowne Park	0.0091	0.0167	182.74%	0.0419	0.0733	175.02%	0.5467	86.59% ↑	0.1870	77.59% ↓
Villages at Lincoln	0.0091	0.0121	132.90%	0.0419	0.1697	405.00%	0.4000	57.58% ↓	0.1870	77.59% ↓
Hunt Manor	0.0091	0.0208	228.43%	0.0419	0.0833	198.88%	0.3021	72.42% ↑	0.1870	77.59% ↓
Melrose Towers	0.0091	0.0142	155.16%	0.0419	0.0425	101.32%	0.0425	0.11% ↑	0.1870	77.59% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
APRIL 2026

**Housing Choice Voucher Department
Summary of Operations, Accomplishments and Challenges
April 2026**

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of April 2026, reported at 83.8%. Currently, there are twenty seven (27) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2026, is 100.9%.

Inspections

During the month of April 2026 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and thirty nine (139) inspections. This includes eighty five (85) biennials and thirty five (35) initial inspections processed for moving families, in the HCV Program. Six (6) special inspection(s) and thirteen (13) re-inspections were also conducted. There was eight (7) HQS Quality Control Inspections that were conducted during the month of April 2026.

Housing Choice Voucher Waiting List

For the month of April 2026 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There were one (1) port-ins and two (2) port out(s) recorded for the month of April 2026.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of seven hundred and ninety three (793) clients; including seven hundred and twenty five (725) tenants/applicants and sixty eight (68) landlords during the month of April 2026. 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 April 2026, this program has one hundred and twenty (120) leased vouchers. There are six (6) 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 April 2026, this program has one hundred and seventy five (175) 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 April 2026, this program has seventy two (72) leased participants. Nine (09) 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 April 2026, 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
April 2026**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	85	56	65.88%	29	34.12%
INITIALS	35	27	77.00%	8	23.00%
COMPLAINT	6	1	16.67%	5	83.33%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	13	8	61.54%	5	38.46%
HQS QUALITY CONTROL	7	4	57.14%	3	42.86%

TOTAL INSPECTIONS SCHEDULED	146
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	7
AVERAGE INSPECTIONS PER FIELD DAY	7
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	22

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
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	1,541	1,534	1,524	1,510	-	-	-	-	-	-	-	-
MAINSTREAM <small>Fund 310, 321, 322, 324, 327</small>	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	181	181	177	175	-	-	-	-	-	-	-	-
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	26	26	27	27	-	-	-	-	-	-	-	-
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	21	21	20	20	-	-	-	-	-	-	-	-
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	26	25	26	25	-	-	-	-	-	-	-	-
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	48	47	47	-	-	-	-	-	-	-	-
VASH (48) Fund 315	ALLOCATED	48	48	48	48	48	48	48	48	48	48	48	48
	LEASED	45	45	45	43	-	-	-	-	-	-	-	-
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	9	8	8	-	-	-	-	-	-	-	-
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	4	7	8	8	-	-	-	-	-	-	-	-
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	5	5	-	-	-	-	-	-	-	-
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	5	5	-	-	-	-	-	-	-	-
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	3	3	4	4	-	-	-	-	-	-	-	-
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	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	17	17	17	17	-	-	-	-	-	-	-	-

VOUCHER UNITS LEASED
CY 2026

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION MOVE -	
					IN	MOVE - OUT
JANUARY	2,145	1,731	414	26	1	2
FEBRUARY	2,145	1,729	416	26	10	18
MARCH	2,145	1,720	425	24	4	4
APRIL	2,145	1,702	443	26	5	13
MAY	2,145	-	2,145			
JUNE	2,145	-	2,145			
JULY	2,145	-	2,145			
AUGUST	2,145	-	2,145			
SEPTEMBER	2,145	-	2,145			
OCTOBER	2,145		2,145			
NOVEMBER	2,145		2,145			
DECEMBER	2,145		2,145			

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	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ 1,462,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,268,876
ACTUAL HAP EXPENSE	\$ 1,474,199	\$ 1,545,410	\$ 1,438,433	\$ 1,512,060	\$ 1,401,207	\$ 1,489,672	\$ 1,451,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,312,790
VARIANCE	\$ (17,324)	\$ (27,989)	\$ 23,145	\$ (45,480)	\$ 57,446	\$ (44,616)	\$ 10,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (43,914)
PERCENT VARIANCE	-1.19%	-1.84%	1.58%	-3.10%	3.94%	-3.09%	0.75%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-0.43%
YTD VARIANCE	\$ (17,324)	\$ (45,313)	\$ (22,168)	\$ (67,648)	\$ (10,202)	\$ (54,818)	\$ (43,914)	\$ (43,914)	\$ (43,914)	\$ (43,914)	\$ (43,914)	\$ (43,914)	\$ (43,914)
PUC													
HUD FUNDED PUC	\$ 679.20	\$ 707.42	\$ 681.39	\$ 683.72	\$ 680.02	\$ 673.69	\$ 681.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 398.95
ACTUAL PUC	\$ 829.60	\$ 873.61	\$ 824.79	\$ 873.52	\$ 810.41	\$ 866.09	\$ 853.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 847.26
VARIANCE	\$ (150.40)	\$ (166.18)	\$ (143.40)	\$ (189.80)	\$ (130.39)	\$ (192.40)	\$ (171.08)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (448.31)
PERCENT VARIANCE	-18.13%	-19.02%	-17.39%	-21.73%	-16.09%	-22.22%	-20.06%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-52.91%
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	1,756	1,737	1,772	1,679	1,800	1,668	1,715	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ACTUAL UNITS LEASED	1,777	1,769	1,744	1,731	1,729	1,720	1,702	-	-	-	-	-	12,172
VARIANCE TO BUDGET	(21)	(32)	28	(52)	71	(52)	13	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	389	408	373	466	345	477	430	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	389	797	1,170	1,636	1,981	2,458	2,888	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	368	376	401	414	416	425	443	2,145	2,145	2,145	2,145	2,145	13,568
YTD VAR TO FUNDED	368	744	1,145	1,559	1,975	2,400	2,843	4,988	7,133	9,278	11,423	13,568	13,568
ADMIN FEES													
HUD FUNDS	\$ 118,404	\$ 131,906	\$ 122,556	\$ 119,282	\$ 119,281	\$ 119,281	\$ 133,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 863,824
ACTUAL EXPENSE	\$ 102,761	\$ 79,169	\$ 84,057	\$ 124,513	\$ 80,781	\$ 88,251	\$ 83,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 643,095
VARIANCE	\$ 15,643	\$ 52,737	\$ 38,499	\$ (5,231)	\$ 38,500	\$ 31,030	\$ 49,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 220,729
PERCENT	86.79%	60.02%	68.59%	104.39%	67.72%	73.99%	62.78%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	74.45%
CUMULATIVE VARIANCE	\$ 15,643	\$ 68,380	\$ 106,879	\$ 101,648	\$ 140,149	\$ 171,178	\$ 220,729	\$ 220,729	\$ 220,729	\$ 220,729	\$ 220,729	\$ 220,729	\$ 220,729

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	YTD
FUNDING BUDGET	\$ 1,612,987	\$ 1,612,985	\$ 1,610,075	\$ 1,733,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,569,666
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ 1,462,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,833,002
VARIANCE	\$ 146,407	\$ 154,332	\$ 165,019	\$ 270,906	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 736,664
PERCENT VARIANCE	9.08%	9.57%	10.25%	15.63%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	11.21%
YTD VARIANCE	\$ 146,407	\$ 300,739	\$ 465,758	\$ 736,664	\$ 736,664	\$ 736,664	\$ 736,664	\$ 736,664	\$ 736,664	\$ 736,664	\$ 736,664	\$ 736,664	\$ 1,473,328
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ 1,462,713	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,833,002
ACTUAL HAP EXPENSE	\$ 1,512,060	\$ 1,401,207	\$ 1,489,672	\$ 1,451,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,854,748
VARIANCE	\$ (45,480)	\$ 57,446	\$ (44,616)	\$ 10,904	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (21,746)
PERCENT VARIANCE	-3.10%	3.94%	-3.09%	0.75%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-0.37%
YTD VARIANCE	\$ (45,480)	\$ 11,966	\$ (32,650)	\$ (21,746)	\$ (21,746)	\$ (21,746)	\$ (21,746)	\$ (21,746)	\$ (21,746)	\$ (21,746)	\$ (21,746)	\$ (21,746)	\$ (21,746)
PUC													
HUD FUNDED PUC	\$ 683.72	\$ 680.02	\$ 673.69	\$ 681.92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226.61
ACTUAL PUC	\$ 873.52	\$ 810.41	\$ 866.09	\$ 853.00	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 850.73
VARIANCE	\$ (189.80)	\$ (130.39)	\$ (192.40)	\$ (171.08)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (624.12)
PERCENT VARIANCE	-21.73%	-16.09%	-22.22%	-20.06%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-73.36%
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	1,679	1,800	1,668	1,715	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	6,856
ACTUAL UNITS LEASED	1,731	1,729	1,720	1,702	-	-	-	-	-	-	-	-	6,882
VARIANCE TO BUDGET	(52)	71	(52)	13	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	(26)
VARIANCE TO BASELINE	466	345	477	430	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	18,884
YTD VAR TO BASELINE	466	811	1,288	1,718	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	18,884
VARIANCE FUNDED	414	416	425	443	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	18,858
YTD VAR TO FUNDED	414	830	1,255	1,698	3,843	5,988	8,133	10,278	12,423	14,568	16,713	18,858	18,858
ADMIN													
HUD FUNDED FEES	119,282	119,281	119,281	133,114	-	-	-	-	-	-	-	-	490,958
ACTUAL EXPENSE	124,513	80,781	88,251	83,563	-	-	-	-	-	-	-	-	\$ 377,108
VARIANCE	\$ (5,231)	\$ 38,500	\$ 31,030	\$ 49,551	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,850
PERCENT	104.39%	67.72%	73.99%	62.78%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	76.81%
CUMULATIVE VARIANCE	\$ (5,231)	\$ 33,269	\$ 64,299	\$ 113,850	\$ 113,850	\$ 113,850	\$ 113,850	\$ 113,850	\$ 113,850	\$ 113,850	\$ 113,850	\$ 113,850	\$ 113,850

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT

APRIL 2026

2026 Family Self-Sufficiency (Grant Funded)

Grant Period - 01/01/26-12/31/26

April 2026

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

Current Number of Participants: 174

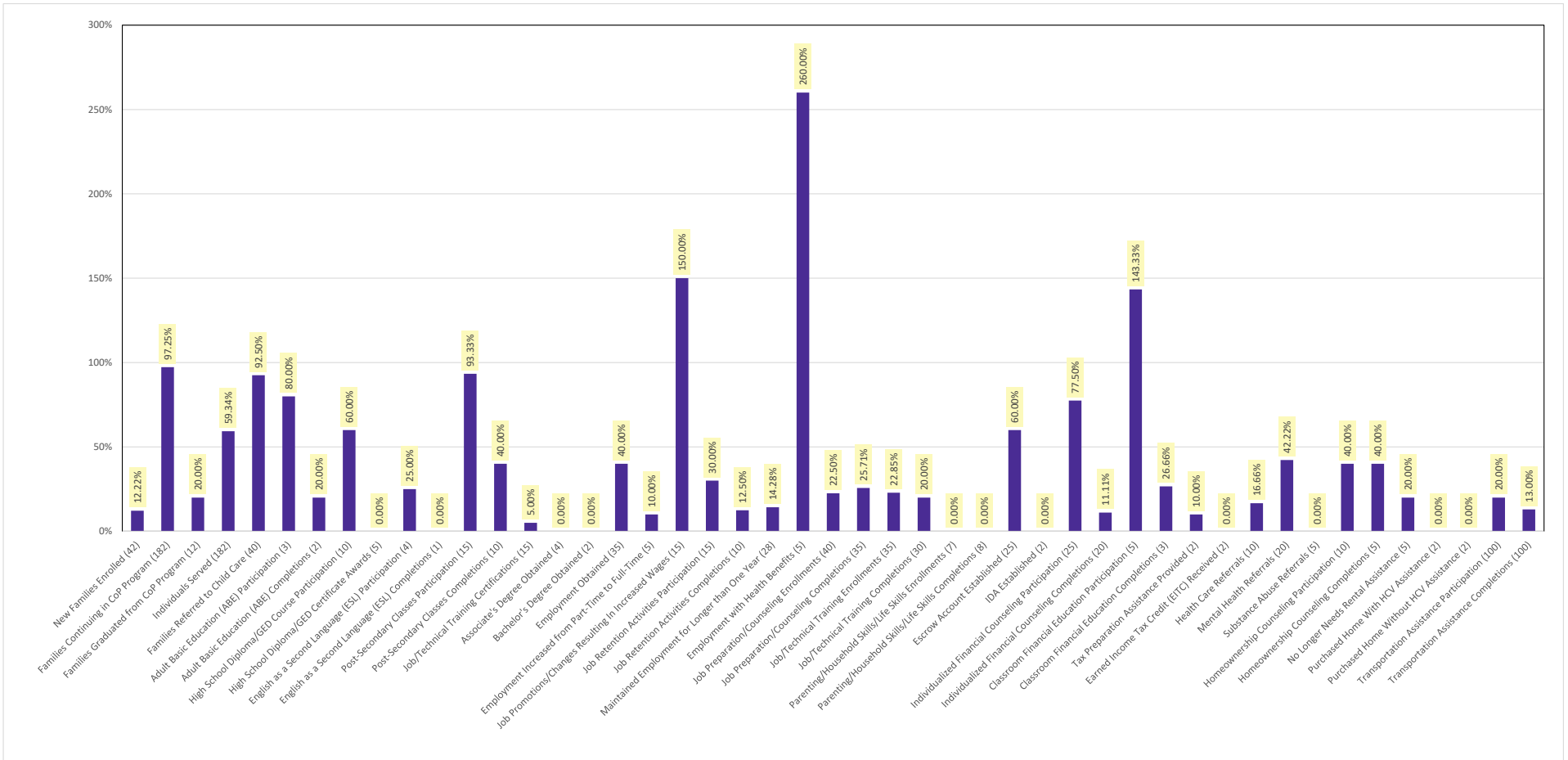
Total Number of Participants With Escrow Accounts: 105

Total Amount in Escrow: \$455,645.08

FSS Terminations: 14
26 in 2025 35 in 2024

FSS Graduations: 2
2 in 2025 12 in 2024

FSS Enrollments: 11
76 in 2025 37 in 2024



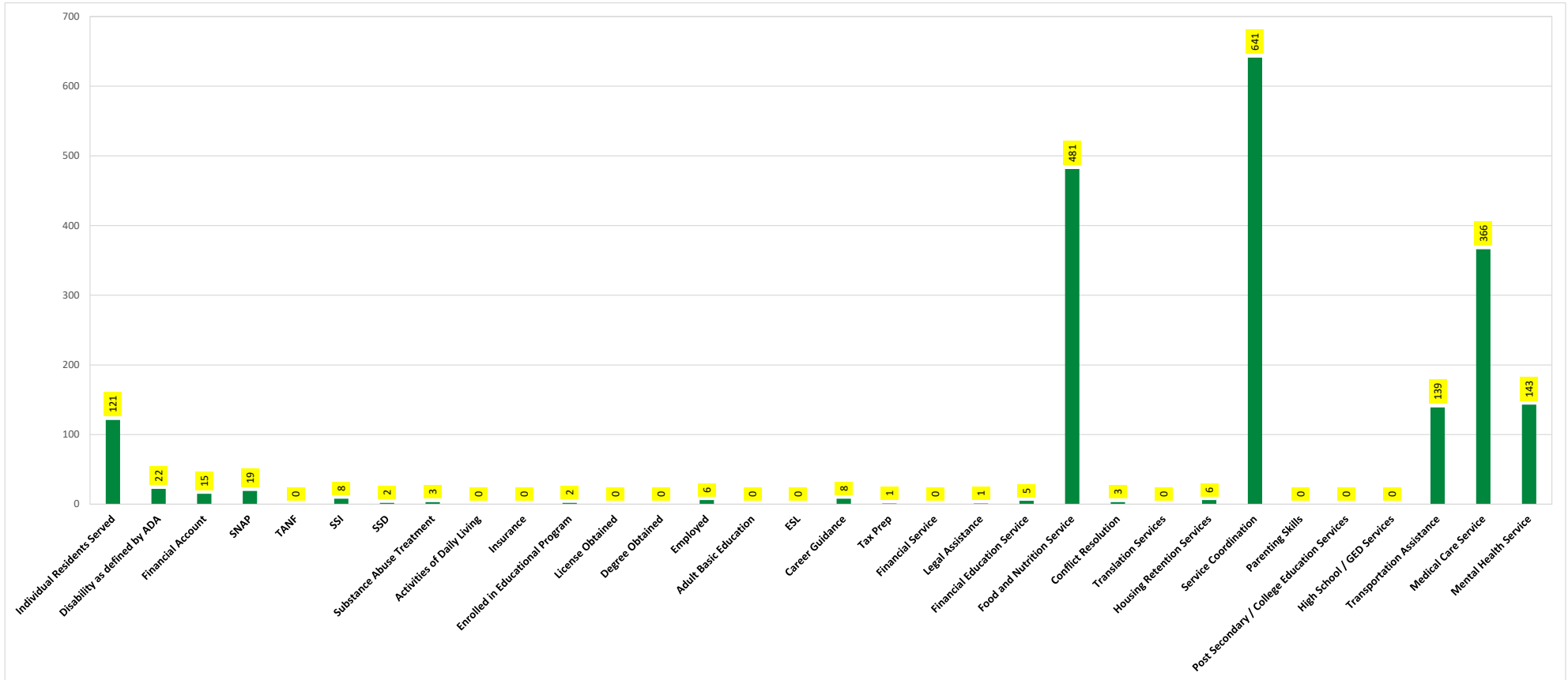
2026 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

4/1/2026

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

Reporting Period: April 2026

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan

*GED - General Education Development

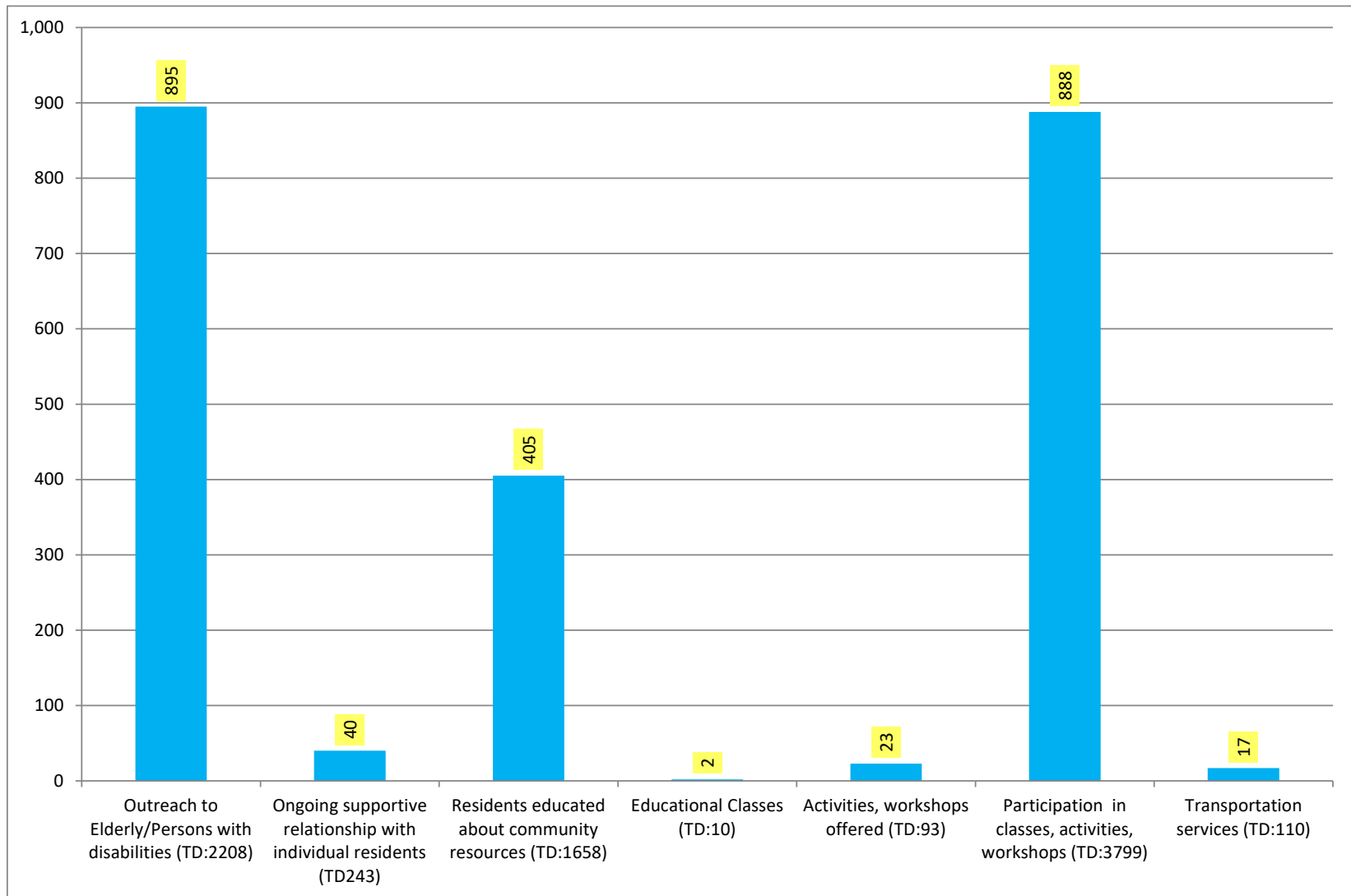
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

April 2026

Outcome Goals:

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



Jobs Plus Report

April 2026 2nd Quarter

Grant Period: 4/26/20-6/30/2026

Program Manager- Sylvia Williams

Case Managers Wanda Lovelace-Byrd, James Hamm

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		295
2	Current Residents with Jobs Plus Assessment (CM)		148
3	Percent of Work-able Residents Who Are Employed (PIC)		36.61% Data: 108/295
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		36.49% Data: 50/148
5	Percent of Work-able Residents Employed at Living Wage (PIC)		1.36% Data:4/295
6	Number of Youth 14-17 Years Old (PIC)		81
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter:13
8	Number of Jobs Plus Events	15	Quarter: 4 Total:74
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 29
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter:1 Total: 187
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter:63 Total: 157
12	Participants Who Met with a Case Manager	20	Quarter:86 Total: 183
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 0 Total: 29
14	Participants Enrolled in Training/Certification Program	0	Quarter:0 Total: 38
15	Participants Who Completed a Training/Certification Program	0	Quarter:0 Total: 20
16	Participants Provided with Job Search Assistance	15	Quarter: 7 Total: 48
17	Participants Beginning New Part-Time Employment	5	Quarter:0 Total: 60
18	Participants Beginning New Full-Time Employment	5	Quarter:0 Total: 60
19	Participants Moving to a new Job or Changing From Part-Time to Full-Time Employment	1	2 Total: 41
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 28
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter:26

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 26
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: 2 Total: 53
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: 1
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: 10 Total: 47
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 7
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 2 Total: 39
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: 186
40	Households Enrolled in JPEID	20	Quarter: 0 Total:
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 1