

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF FEBRUARY 2026

MARCH 23, 2026



MEMORANDUM

To: Board of Commissioners
From: David Bustamante, Executive Director
Date: March 17, 2026
Subject: Monthly Operations Reports

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

Executive Office.....	Section 1
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EXECUTIVE OFFICE

Executive Director's Report

HUD Publishes Proposed Rule on Verification of Eligible Status SAVE Verification Would Be Required for All Applicants and Tenants

HUD published its proposed rule on mixed-status households and required verification of citizenship or eligible immigration status in the Federal Register on Friday, February 20, 2026. If adopted, the rule would make significant changes to existing requirements regarding verification of citizenship or eligible immigration status. The proposed rule can be found [here](#). Comments on the proposed rule are due on April 21, 2026.

Under the proposed rule, all applicants and existing tenants would be required to sign a release form allowing HAs and owners to submit personal information to the Department of Homeland Security, U. S. Customs and Immigration Service's SAVE system to verify citizenship or eligible immigration status. HAs and other administrators of covered housing assistance programs would be required to submit that information to SAVE as the primary verification mechanism. If that submission is inconclusive, or if the family disputes those results, secondary verification via collection of other documentation and/or appeals processes would be permitted.

The proposed rule would eliminate the age-based limitation on verifications, requiring all family members—including minors and those over age 62—to sign the release allowing completion of a verification process via SAVE. The proposed rule would also eliminate the "do not contend" option for family members without eligible status. In so doing, HUD would make prorated assistance available on a temporary basis only, pending the outcome of secondary verification or appeals processes. A family with any ineligible members would not be eligible for ongoing assistance.

The new verification requirements would have to be completed for existing mixed-status households within 90 days of the effective date of the final rule, with a single 30-day extension permitted. For all other families, it would be required as part of the next regularly scheduled recertification review.

RRHA Agency Plan

RRHA has begun the planning process for the 2026 Annual Plan required by HUD. The planning process focuses on the HUD-funded Public Housing and Housing Choice Voucher (HCV) programs. Questionnaires were sent to residents, landlords and stakeholders in order to gather their input. Staff met with resident councils at Melrose Towers, Morningside Manor, Bluestone and Lincoln Terrace.,

A draft of the 2026 Annual Plan will be completed and made available at all RRHA sites, City offices, and on the RRHA website for a 45-day public comment period beginning April 7, 2026. The RRHA Board of Commissioners is required to hold a public hearing prior to adoption of the 2026 Annual Plan, which must be submitted to HUD by July 18, 2026. The public hearing will be scheduled on the date of the May regular meeting.

HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
FEBRUARY 2026

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

February 2026

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

Regular Full-Time	72
Regular Part-Time	4
<u>TOTAL</u>	<u>76</u>
Temp Agency Employee	7
<u>TOTAL</u>	<u>83</u>

NEW HIRES

Job Title	Division	Employee Name
Assistant Property Manager – Hunt/Bluestone	Housing	Belinda Cash
Jobs Plus Case Manager	Jobs Plus	Wanda Lovelace-Byrd
Jobs Plus Ambassador	Jobs Plus	Jacquelyn Martin
HCV Specialist	HCV	Whitney Akers
Maintenance Tech I – Lansdowne	Housing	Shawn Crawley

SEPARATIONS

Job Title	Division
Maintenance Tech I	Housing - Lansdowne

TURNOVER

		Current Month
Turnover	Voluntary	0
	Involuntary	1.44%
	Total Turnover	1.44%
Turnover by Job Category	Maintenance	100%
	Other NE	0

**RECRUITING REPORT
OPEN POSITIONS**

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Maintenance Tech I – Morningside	Housing	Sourcing
Maintenance Worker – Lansdowne	Housing	Sourcing

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
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Maintenance Tech I – Hunt/Bluestone	Housing	Sourcing
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TRAINING REPORT

Name	Course	Completed
Amanda Dill	COM 120 - Effective Telephone Skills: Basic Communication	2/2/2026
Amanda Dill	COM 121 - Effective Telephone Skills: Put Yourself in the Zone	2/2/2026
Amanda Dill	COM 122 - Effective Telephone Skills: Balancing Your Tone	2/2/2026
Amanda Dill	COM 123 - Effective Telephone Skills: Avoiding Common Pitfalls	2/2/2026
Amanda Dill	COM 124 - Effective Telephone Skills: Difficult Callers I	2/2/2026
Amanda Dill	COM 125 - Effective Telephone Skills: Difficult Callers II	2/2/2026
Amanda Dill	COM 128 - Effective Telephone Skills: Asking the Right Questions	1/30/2026
Amanda Dill	CS 110 - Introduction to Microsoft Excel	1/30/2026
Chasidy Blankenship	Y1 030 - YardiOne Admin	2/11/2026
Jacquelyn Martin	eL 100 - Welcome to eLearning	2/5/2026
Jacquelyn Martin	FH 100 - Federal Fair Housing Compliance	2/5/2026
Jacquelyn Martin	HR 130 - Drug-Free Workplace	2/5/2026
Shawn Crawley	eL 100 - Welcome to eLearning	2/17/2026
Shawn Crawley	FH 110 - Federal Fair Housing Compliance for Maintenance	2/17/2026
Shawn Crawley	HR 130 - Drug-Free Workplace	2/17/2026
Shawn Crawley	SP 135 - Bloodborne Pathogen Awareness: Introduction	2/17/2026
Shawn Crawley	SP 136 - Bloodborne Pathogen Awareness: Disease Prevention	2/17/2026
Wanda Lovelace-Byrd	eL 100 - Welcome to eLearning	2/2/2026
Wanda Lovelace-Byrd	FH 100 - Federal Fair Housing Compliance	2/2/2026
Wanda Lovelace-Byrd	HR 130 - Drug-Free Workplace	2/2/2026
Wanda Lovelace-Byrd	PD 120 - Time Management Module 1: What are the Benefits?	2/4/2026
Wanda Lovelace-Byrd	PD 121 - Time Management Module 2: Taking Control	2/4/2026
Wanda Lovelace-Byrd	PD 122 - Time Management Module 3: Environmental Factors	2/4/2026
Wanda Lovelace-Byrd	PD 123 - Time Management Module 4: Setting Goals	2/4/2026
Wanda Lovelace-Byrd	PD 124 - Time Management Module 5: Scheduling Success	2/4/2026
Whitney Akers	eL 100 - Welcome to eLearning	2/2/2026
Whitney Akers	FH 100 - Federal Fair Housing Compliance	2/2/2026
Whitney Akers	HR 130 - Drug-Free Workplace	2/2/2026
Chris Hicks	NSPIRE Certification	2/26/26

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
February 2026

WORK COMP CLAIMS FY 2025

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

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
FEBRUARY 2026

PROCUREMENT FEBRUARY 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 are due March 3, 2026. Bids are due March 10, 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

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
FEBRUARY 2026

Redevelopment and Revitalization Department

February 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 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 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. However, two (2) participants are behind on their rent and RRHA has been granted judgements by the court. 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 could be advertised as early 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 the person 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, 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**

2/28/2026

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	\$4,785,562.86	\$54,537.14	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	\$917,112.97	\$1,400,156.03	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,932,100.00	\$4,000.00	\$3,631,975.91	\$1,304,124.09	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	\$36,533,386.74	\$7,435,949.26		
		89.7%		83.1%			

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 2/28/26**

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.
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	55%	62%	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	85%	84%	Work is complete in 52 units. Work is underway in one (1) unit.
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	54%	26%	Work is complete in 161 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	50%	62%	Work is complete in six (6) boiler rooms. Cold weather conditions have delayed work progress.
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	95%	98%	Work is complete in 1509 Queen Anne and nearing completion in 1511 Queen Anne.
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	10%	12%	Design work for Security Improvements for Bluestone Park Administration Building and Maintenance Shop is underway.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
FEBRUARY 2026

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

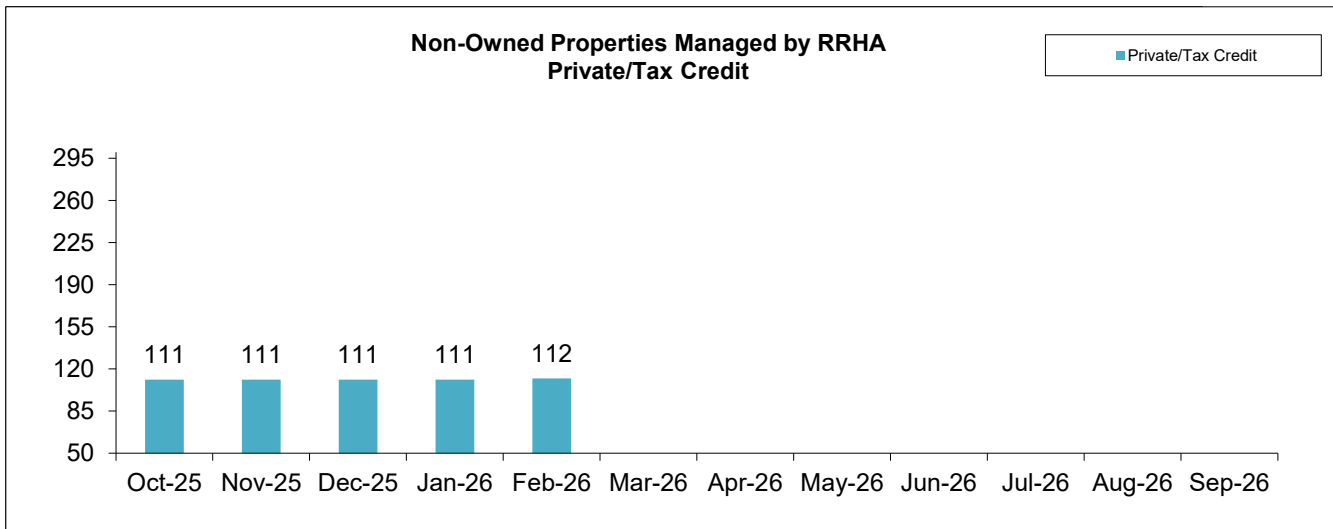
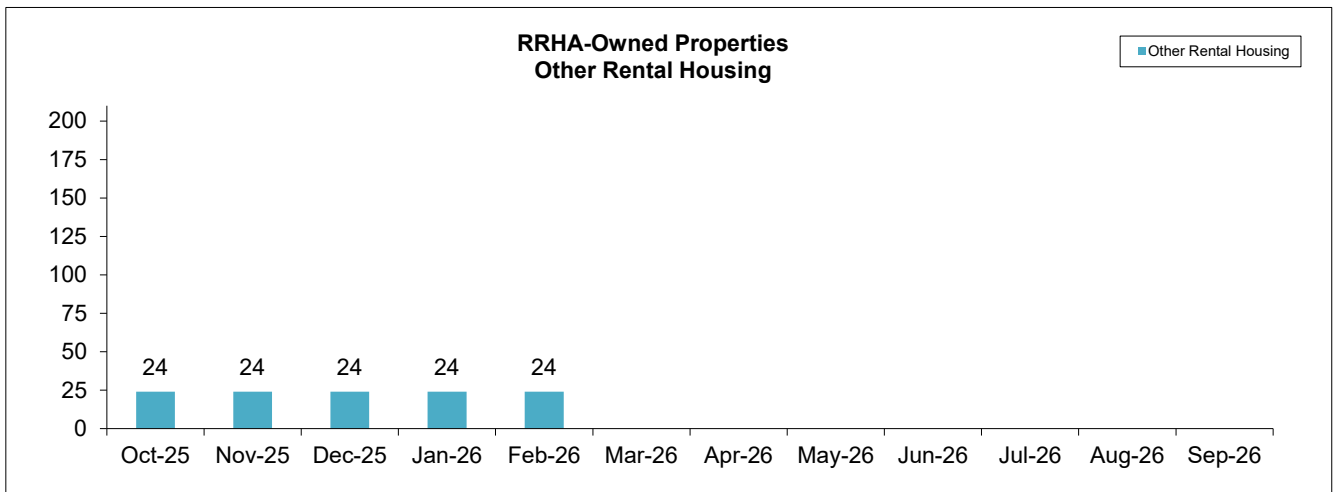
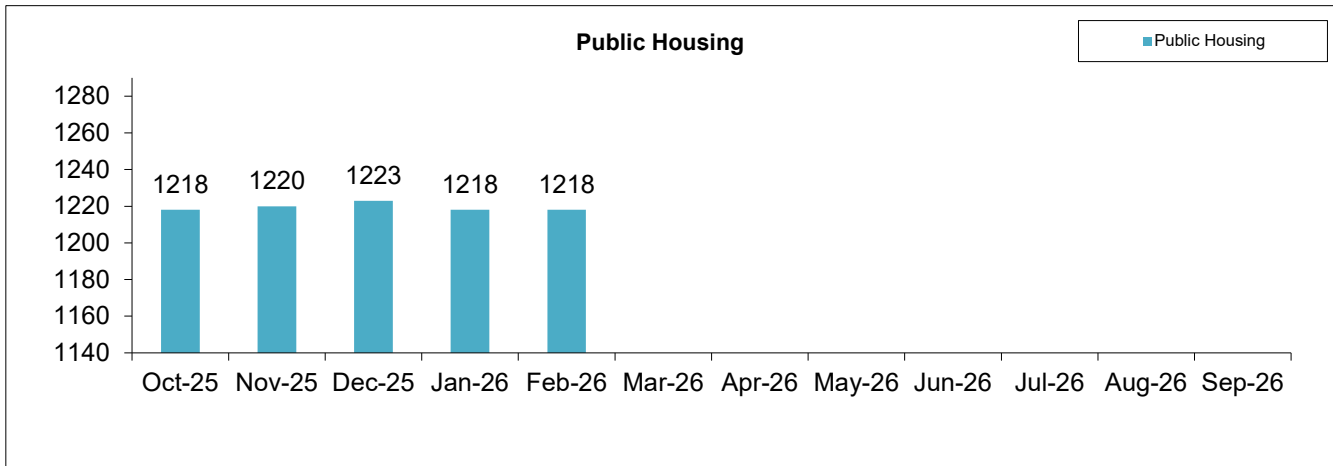
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	1	288	8400	734	7666	91.26%	8.74%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	162	4620	127	4493	97.25%	2.75%
Hunt Manor/Bluestone Park	259	174	9	161	4872	261	4611	94.64%	5.36%
Melrose Towers	206	212	3	208	5936	0	5936	100.00%	0.00%
Jamestown Place	207	150	6	134	4200	583	3617	86.12%	13.88%
Morningside	208	105	2	99	2940	270	2670	90.82%	9.18%
Indian Rock Village/53 Scattered	210	156	0	153	4368	158	4210	96.38%	3.62%
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	1	13	420	44	376	89.52%	10.48%
Portfolio Total:		1277	23	1218	35756	2177	33579	93.91%	6.09%

<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	672	0	672	100.00%	0.00%
Portfolio Total:		24	24	672	0	672	100.00%	0.00%

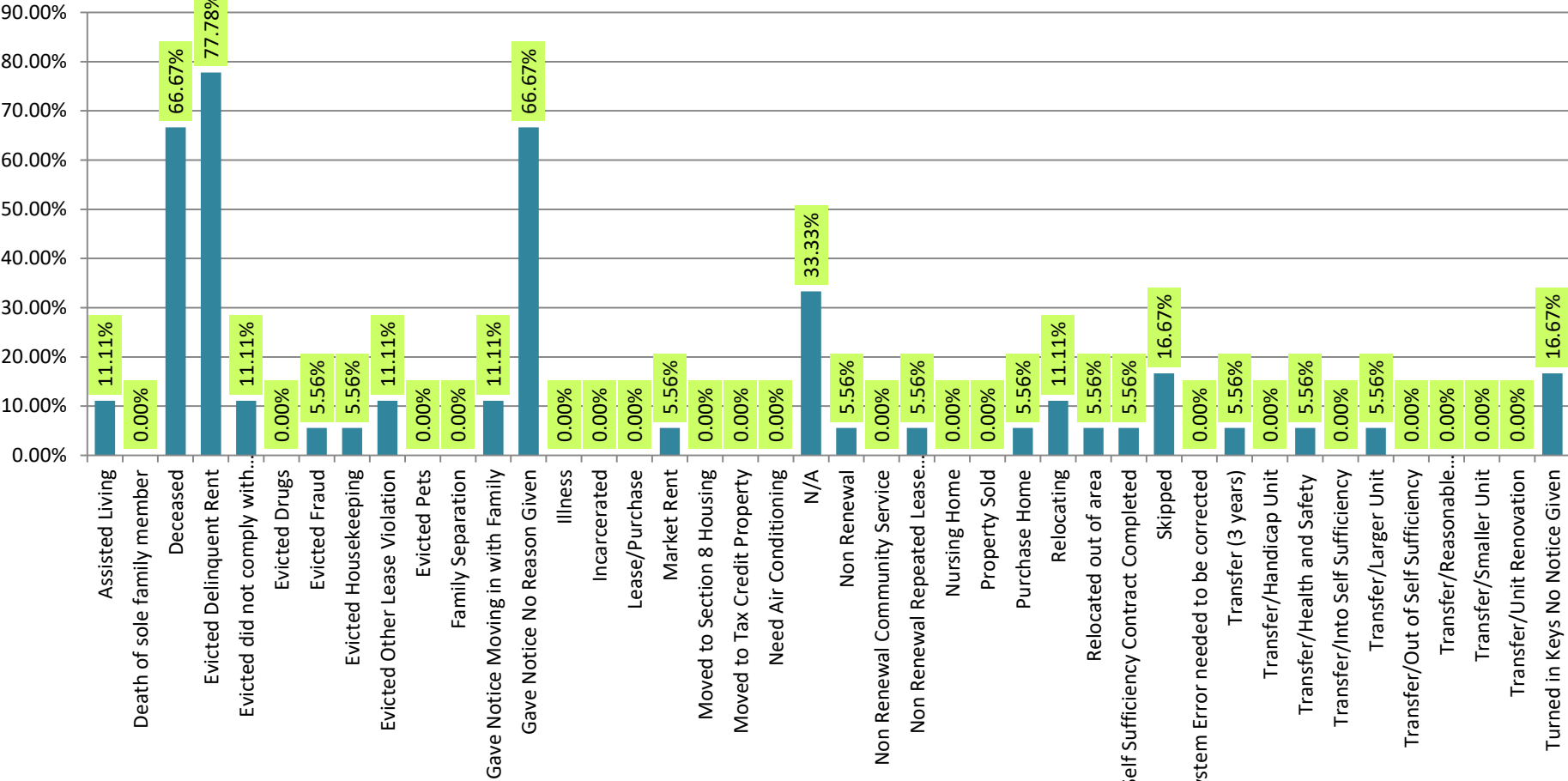
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	840	30	810	96.43%	3.57%
Hillcrest Heights (LIHTC)	456	24	22	672	0	672	100.00%	0.00%
Park Street Square (LIHTC)	457	25	25	700	0	700	100.00%	0.00%
Hurt Park LP (LIHTC)	459	40	37	1120	30	1090	97.32%	2.68%
Portfolio Total:		119	111	3332	60	3272	98.20%	1.80%

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
February 2026**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 2/01/2026	Vacated Unit Cumulative Charge-Offs as of 2/28/2026
<i>Non-Public Housing Tax Credit</i>		\$1,491.08	\$0.00
Lansdowne Park	201	\$6,971.49	\$36,379.33
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$611.23	\$6,934.01
Hunt Manor/Bluestone Park	259	\$2,133.89	\$31,932.35
Melrose Towers	206	\$1,920.84	\$11,209.58
Jamestown Place	207	\$1,875.11	\$13,004.30
Morningside Manor	208	\$0.00	\$1,037.79
Indian Rock Village / 53 Scattered	210	\$3,714.02	\$130.81
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$0.00	\$11,308.78
Public Housing	TOTAL	\$18,717.66	\$111,936.95

**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

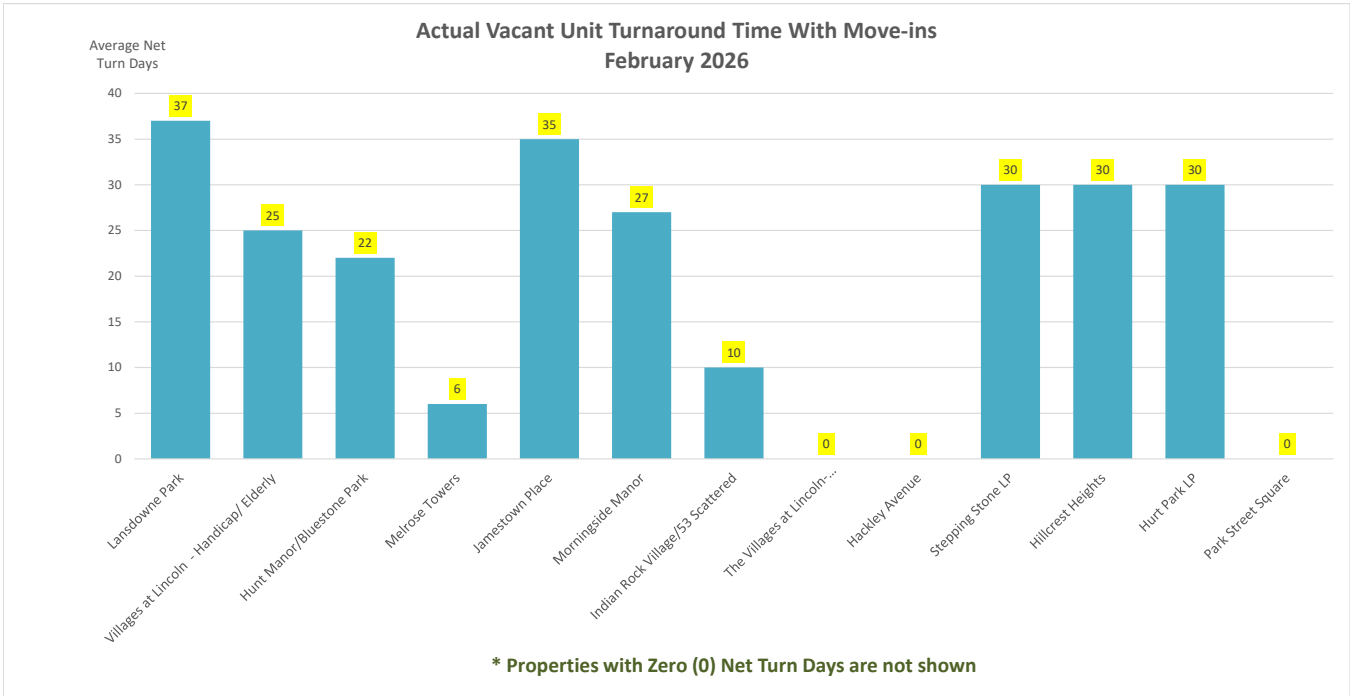
October 2025 - September 2026

Consumption and Costs as of January 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	55.29	130.77	85.20	271.26	242.12	112.04%
202	165	149.38	4.96	90.55	244.89	242.12	101.14%
259	174	40.73	99.98	78.05	218.76	242.12	90.35%
206	212	56.61	85.85	56.10	198.56	242.12	82.01%
207	150	43.79	90.03	88.99	222.81	242.12	92.02%
208	105	38.35	62.19	40.97	141.51	242.12	58.45%
210	156	51.67	90.54	88.61	230.82	242.12	95.33%
215	17	N/A	N/A	N/A	N/A	242.12	N/A
Total Units: 1279							
Average Cost PUM:		64.09	99.98	78.05	242.12		

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	130.77	81.30	160.85%	536	591	90.69%	5.80	5.47	106.03%
202	165	N/A	81.30	N/A	1,317	591	222.84%	5.30	5.47	96.89%
259	174	59.62	81.30	73.33%	364	591	61.59%	5.38	5.47	98.35%
206	212	75.79	81.30	93.22%	557	591	94.25%	4.57	5.47	83.55%
207	150	65.53	81.30	80.60%	437	591	73.94%	7.55	5.47	138.03%
208	105	54.66	81.30	67.23%	379	591	64.13%	3.13	5.47	57.22%
210	156	68.34	81.30	84.06%	506	591	85.62%	6.33	5.47	115.72%
215	17	N/A	81.30	N/A	N/A	591	N/A	N/A	5.47	N/A
Total Units: 1279										
Average THERM PUM: 81.30		Average KWH PUM: 591			Average water usage PUM: 5.47					
<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>										

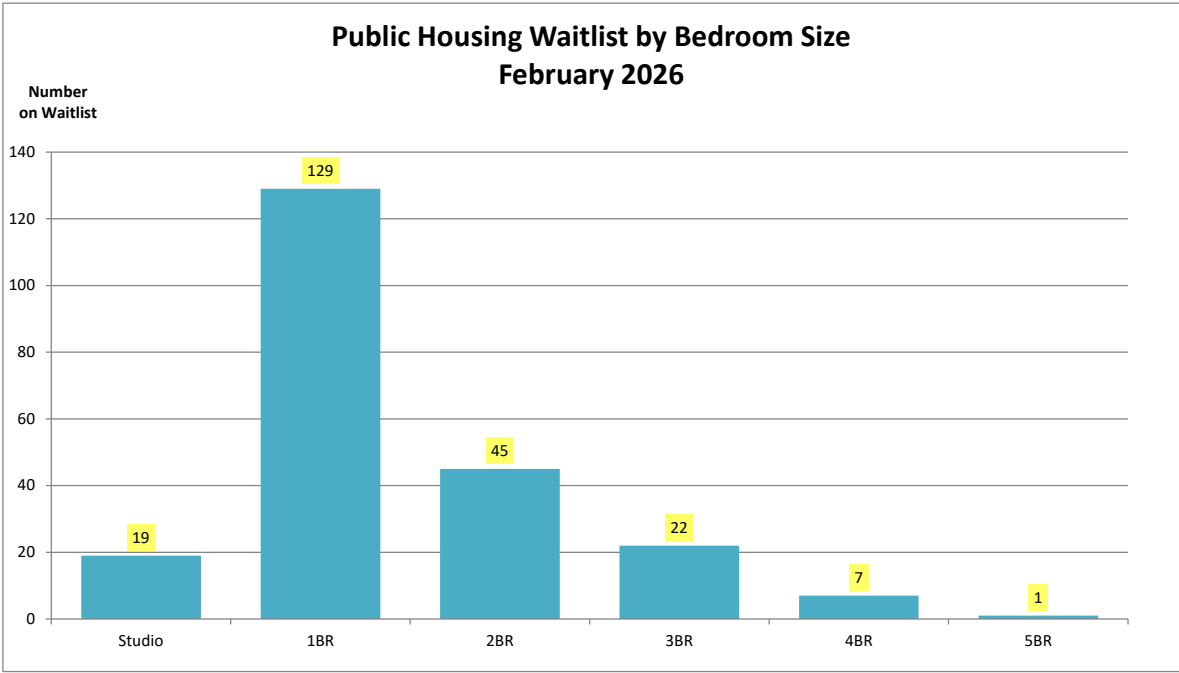
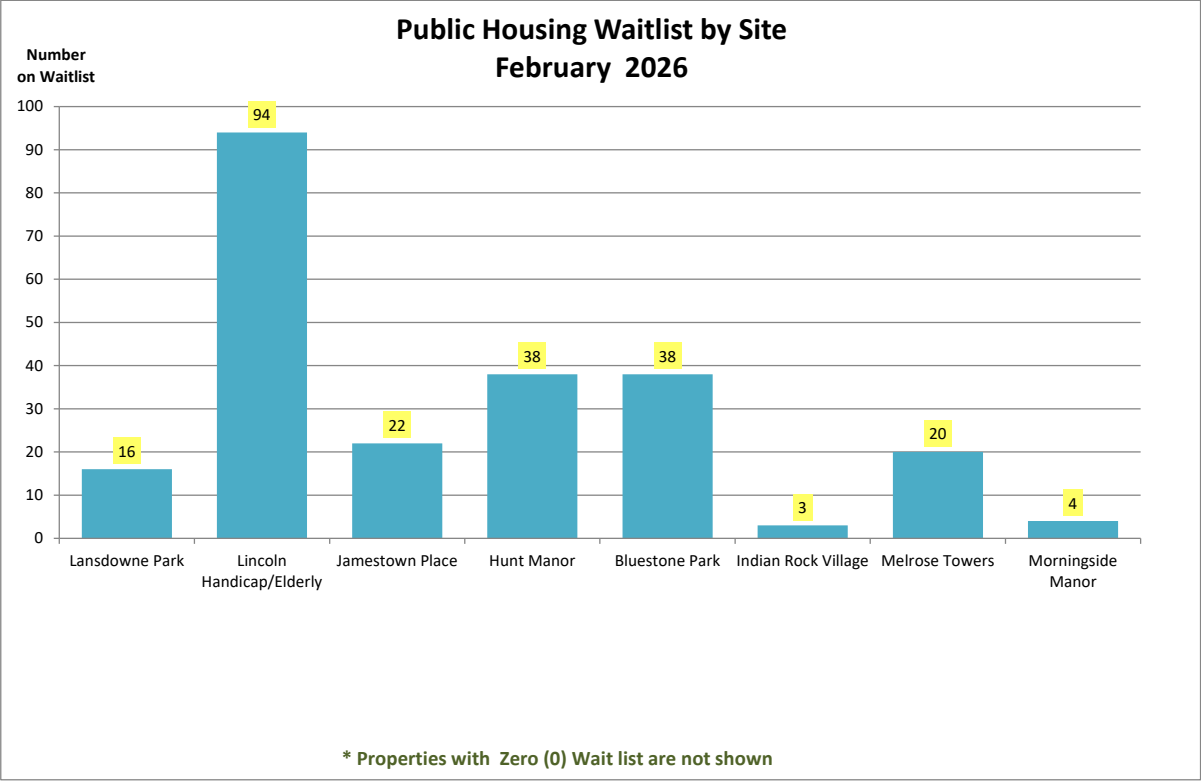
A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.



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	82	80	98%	25	3	0
Village at Lincoln/Handicapped/ Elderly Cottages	12	11	92%	18	8	0
Hunt Manor/Bluestone Park	15	14	93%	11	8	1
Melrose Towers	17	16	94%	28	3	0
Jamestown Place	10	10	100%	4	4	1
Morningside Manor	8	8	100%	10	0	0
Indian Rock Village/53 Scattered	16	15	94%	6	3	1
Total	160	154	96%	102	29	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
FEBRUARY 2026

Public Housing Criminal Activity for the Month of February 2026 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	2	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	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	0	0	0	0	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Larceny	0	2	0	1	0	1	0	0	4	0	1	1	1	1	1	2
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part 1 Crime Total	0	5	0	1	0	1	0	0	4	0	1	1	2	1	2	2
Destruction of Property	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disorderly Persons	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	0
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Disorder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Simple Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drug Offense	0	0	0	1	1	1	0	0	1	4	0	0	0	1	0	0
Family Offense (nonviolent)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Forgery	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fraud	0	2	0	2	0	0	0	0	1	3	0	0	1	1	0	1
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	1	0	0	0	0	0	2
Liquor Law	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0
Loitering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Simple Assault	0	0	0	0	1	3	0	0	2	2	1	1	0	1	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	1	2	0	0	0	0	0	0	0	0	2	0	0	0	0	0
Weapons	2	2	0	0	0	0	0	0	1	3	0	0	1	1	0	0
Part II Crime Total	3	6	0	3	2	4	0	0	6	14	2	4	2	5	0	3
Auto Accident	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fire	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Part III Crime Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Area Total	3	11	0	4	2	5	0	0	6	18	2	5	3	7	1	5

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - February 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	0.0066	0.0000	0.00%	0.0203	0.0333	164.51%	0.0867	61.55% ↑	0.0522	61.18% ↓
Morningside Manor	0.0066	0.0000	0.00%	0.0203	0.0095	47.00%	0.0095	0.25% ↑	0.0772	73.75% ↓
Indian Rock Village	0.0066	0.0000	0.00%	0.0203	0.0125	61.69%	0.0625	80.00% ↓	0.0772	73.75% ↓
Bluestone	0.0057	0.0000	0.00%	0.0208	0.0000	0.00%	0.0395	100.00% ↓	0.0776	73.14% ↓
Lansdowne Park	0.0030	0.0000	0.00%	0.0119	0.0133	112.08%	0.1433	90.70% ↑	0.0576	79.35% ↓
Villages at Lincoln	0.0030	0.0000	0.00%	0.0119	0.0061	50.95%	0.0909	93.33% ↓	0.0576	79.35% ↓
Hunt Manor	0.0030	0.0104	350.25%	0.0119	0.0208	175.13%	0.0729	71.42% ↑	0.0576	79.35% ↓
Melrose Towers	0.0030	0.0047	158.61%	0.0119	0.0094	79.30%	0.0236	60.03% ↑	0.0576	79.35% ↓

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	0.0114	0.0200	176.12%	0.0406	0.0400	98.43%	0.5067	92.11% ↑	0.2103	80.68% ↑
Morningside Manor	0.0114	0.0000	0.00%	0.0406	0.0286	70.31%	0.0762	62.50% ↑	0.2103	80.68% ↑
Indian Rock Village	0.0114	0.0250	220.15%	0.0406	0.0500	123.04%	0.3625	86.21% ↑	0.2103	80.68% ↑
Bluestone	0.0063	0.0000	0.00%	0.0214	0.0000	0.00%	0.3421	100.00% ↑	0.1411	84.80% ↓
Lansdowne Park	0.0081	0.0200	248.05%	0.0226	0.0467	206.47%	0.5467	91.46% ↑	0.1870	87.91% ↓
Villages at Lincoln	0.0081	0.0121	150.33%	0.0226	0.0242	107.26%	0.4000	93.94% ↓	0.1870	87.91% ↓
Hunt Manor	0.0081	0.0208	258.38%	0.0226	0.0521	230.43%	0.3021	82.76% ↑	0.1870	87.91% ↓
Melrose Towers	0.0081	0.0000	0.00%	0.0226	0.0142	62.61%	0.0425	66.70% ↑	0.1870	87.91% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
FEBRUARY 2026

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

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of February 2026, reported at 80.7%. Currently, there are twenty six (26) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2026, is 93.6%.

Inspections

During the month of February 2026 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and thirty five (135) inspections. This includes seventy three (73) biennials and forty eight (48) initial inspections processed for moving families, in the HCV Program. Five (05) special inspection(s) and nine (09) re-inspections were also conducted. There was five (5) HQS Quality Control Inspections that were conducted during the month of February 2026.

Housing Choice Voucher Waiting List

For the month of February 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 one (0) port out(s) recorded for the month of February 2026.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of seven hundred and nine (709) clients; including six hundred and twenty eight (628) tenants/applicants and eighty one (81) landlords during the month of February 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 February 2026, this program has one hundred and twenty two (122) leased vouchers. There are ten (10) veterans searching for housing and three (3) 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 February 2026, this program has one hundred and eighty one (181) 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 February 2026, 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 February 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
February 2026**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	73	45	61.64%	28	38.36%
INITIALS	48	35	72.92%	13	27.08%
COMPLAINT	5	1	20.00%	4	80.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	9	5	55.56%	4	44.44%
HQS QUALITY CONTROL	5	2	40.00%	3	60.00%

TOTAL INSPECTIONS SCHEDULED	140
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	7
AVERAGE INSPECTIONS PER FIELD DAY	7
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	19

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	-	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-	-
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	26	26	-	-	-	-	-	-	-	-	-	-
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	21	21	-	-	-	-	-	-	-	-	-	-
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	26	25	-	-	-	-	-	-	-	-	-	-
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	48	-	-	-	-	-	-	-	-	-	-
VASH (48) Fund 315	ALLOCATED	48	48	48	48	48	48	48	48	48	48	48	48
	LEASED	45	45	-	-	-	-	-	-	-	-	-	-
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	9	-	-	-	-	-	-	-	-	-	-
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	4	7	-	-	-	-	-	-	-	-	-	-
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	-	-	-	-	-	-	-	-	-	-
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	-	-	-	-	-	-	-	-	-	-
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	3	3	-	-	-	-	-	-	-	-	-	-
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	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	-	-	-	-	-	-	-	-	-	-

**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		2,145			
APRIL	2,145		2,145			
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,361,107
ACTUAL HAP EXPENSE	\$ 1,474,879	\$ 1,547,617	\$ 1,439,281	\$ 1,513,260	\$ 1,401,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,376,921
VARIANCE	\$ (18,004)	\$ (30,196)	\$ 22,297	\$ (46,680)	\$ 56,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (15,814)
PERCENT VARIANCE	-1.24%	-1.99%	1.53%	-3.18%	3.89%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-0.21%
YTD VARIANCE	\$ (18,004)	\$ (48,200)	\$ (25,903)	\$ (72,583)	\$ (15,814)	\$ (15,814)	\$ (15,814)	\$ (15,814)	\$ (15,814)	\$ (15,814)	\$ (15,814)	\$ (15,814)	\$ (15,814)
PUC													
HUD FUNDED PUC	\$ 679.20	\$ 707.42	\$ 681.39	\$ 683.72	\$ 680.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285.98
ACTUAL PUC	\$ 829.98	\$ 874.85	\$ 825.28	\$ 874.21	\$ 810.81	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 843.08
VARIANCE	\$ (150.79)	\$ (167.43)	\$ (143.89)	\$ (190.49)	\$ (130.78)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (557.10)
PERCENT VARIANCE	-18.17%	-19.14%	-17.44%	-21.79%	-16.13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-66.08%
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	1,678	1,799	#DIV/0!	#DIV/0!	#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	-	-	-	-	-	-	-	8,750
VARIANCE TO BUDGET	(22)	(35)	27	(53)	70	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	390	411	374	467	346	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	390	800	1,174	1,642	1,988	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	368	376	401	414	416	2,145	2,145	2,145	2,145	2,145	2,145	2,145	16,990
YTD VAR TO FUNDED	368	744	1,145	1,559	1,975	4,120	6,265	8,410	10,555	12,700	14,845	16,990	16,990
ADMIN FEES													
HUD FUNDS	\$ 118,404	\$ 131,906	\$ 122,556	\$ 119,282	\$ 119,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 611,429
ACTUAL EXPENSE	\$ 102,081	\$ 76,962	\$ 83,209	\$ 123,313	\$ 80,103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,669
VARIANCE	\$ 16,323	\$ 54,944	\$ 39,347	\$ (4,031)	\$ 39,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 145,760
PERCENT	86.21%	58.35%	67.89%	103.38%	67.16%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	76.16%
CUMULATIVE VARIANCE	\$ 16,323	\$ 71,267	\$ 110,614	\$ 106,583	\$ 145,760	\$ 145,760	\$ 145,760	\$ 145,760	\$ 145,760	\$ 145,760	\$ 145,760	\$ 145,760	\$ 145,760

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	\$ 1,612,987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,225,974
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925,233
VARIANCE	\$ 146,407	\$ 154,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,741
PERCENT VARIANCE	9.08%	9.57%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	9.32%
YTD VARIANCE	\$ 146,407	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 300,741	\$ 601,482
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,925,233
ACTUAL HAP EXPENSE	\$ 1,513,260	\$ 1,401,884	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,915,144
VARIANCE	\$ (46,680)	\$ 56,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,089
PERCENT VARIANCE	-3.18%	3.89%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.34%
YTD VARIANCE	\$ (46,680)	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089	\$ 10,089
PUC													
HUD FUNDED PUC	\$ 683.72	\$ 680.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113.65
ACTUAL PUC	\$ 874.21	\$ 810.81	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 842.53
VARIANCE	\$ (190.49)	\$ (130.78)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (728.88)
PERCENT VARIANCE	-21.79%	-16.13%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-86.51%
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	1,678	1,799	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,472
ACTUAL UNITS LEASED	1,731	1,729	-	-	-	-	-	-	-	-	-	-	3,460
VARIANCE TO BUDGET	(53)	70	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	12
VARIANCE TO BASELINE	467	346	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	22,268
YTD VAR TO BASELINE	467	813	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	22,268
VARIANCE FUNDED	414	416	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	22,280
YTD VAR TO FUNDED	414	830	2,975	5,120	7,265	9,410	11,555	13,700	15,845	17,990	20,135	22,280	22,280
ADMIN													
HUD FUNDED FEES	119,282	119,281	-	-	-	-	-	-	-	-	-	-	238,563
ACTUAL EXPENSE	123,313	80,103	-	-	-	-	-	-	-	-	-	-	\$ 203,416
VARIANCE	\$ (4,031)	\$ 39,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,147
PERCENT	103.38%	67.16%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	85.27%
CUMULATIVE VARIANCE	\$ (4,031)	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147	\$ 35,147

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT
FEBRUARY 2026

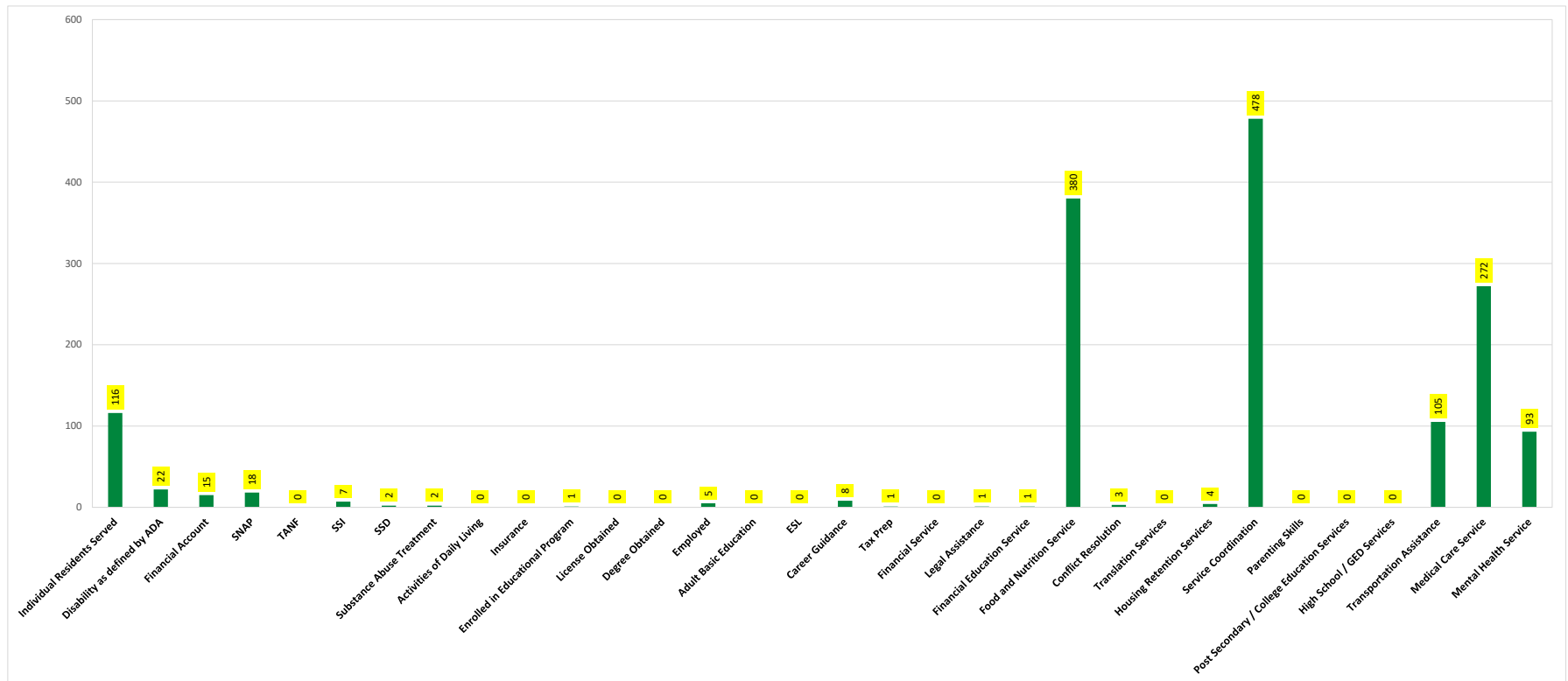
2026 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

February 2026

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

Reporting Period: Feb-2026

Service Coordinators: Letia Harris, Denise White



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

2026 Family Self-Sufficiency (Grant Funded)

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

February 2026

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

Current Number of Participants: 179

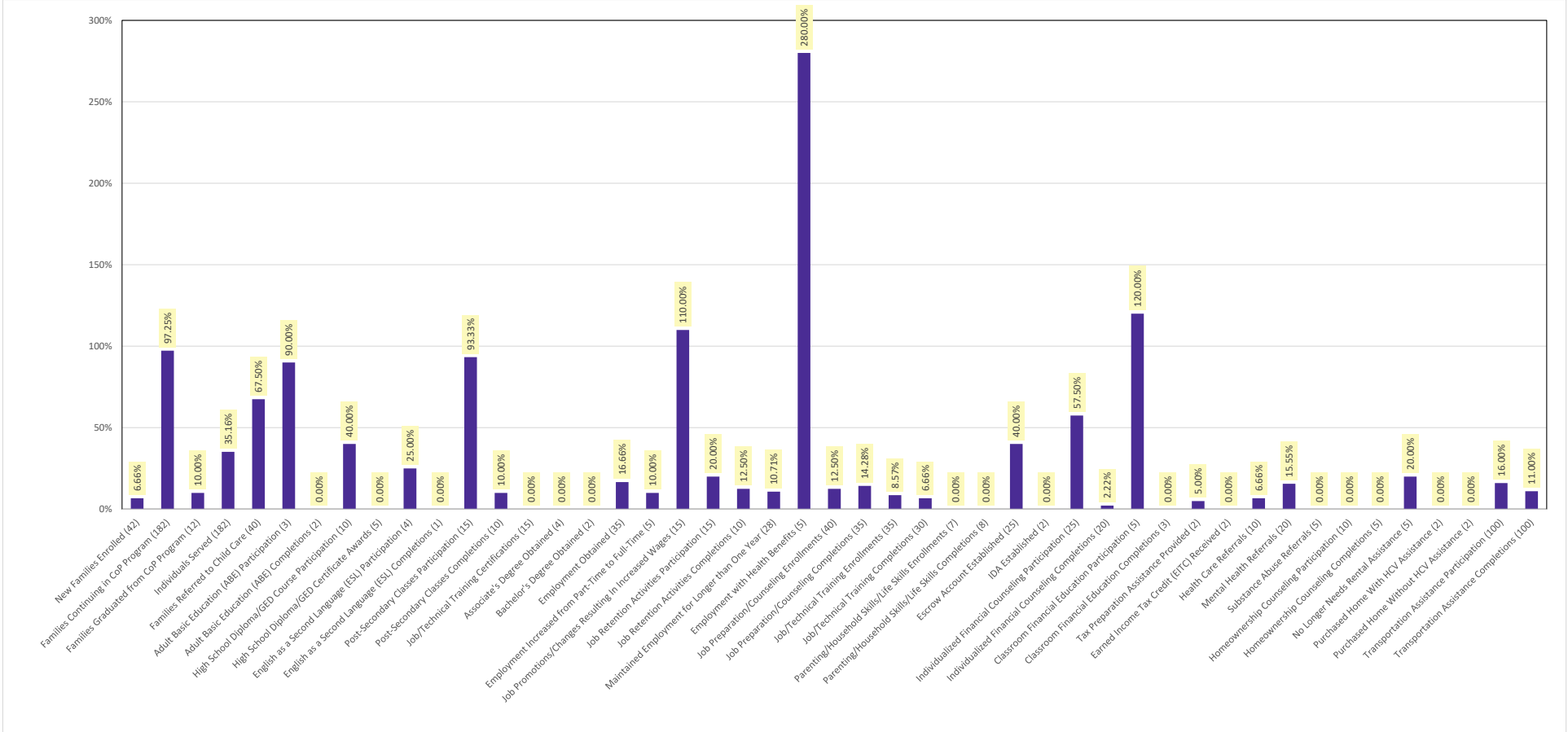
Total Number of Participants With Escrow Accounts: 104

Total Amount in Escrow: \$444,581.28

FSS Terminations: 6
26 in 2025 35 in 2024

FSS Graduations: 1
2 in 2025 12 in 2024

FSS Enrollments: 7
76 in 2025 37 in 2024



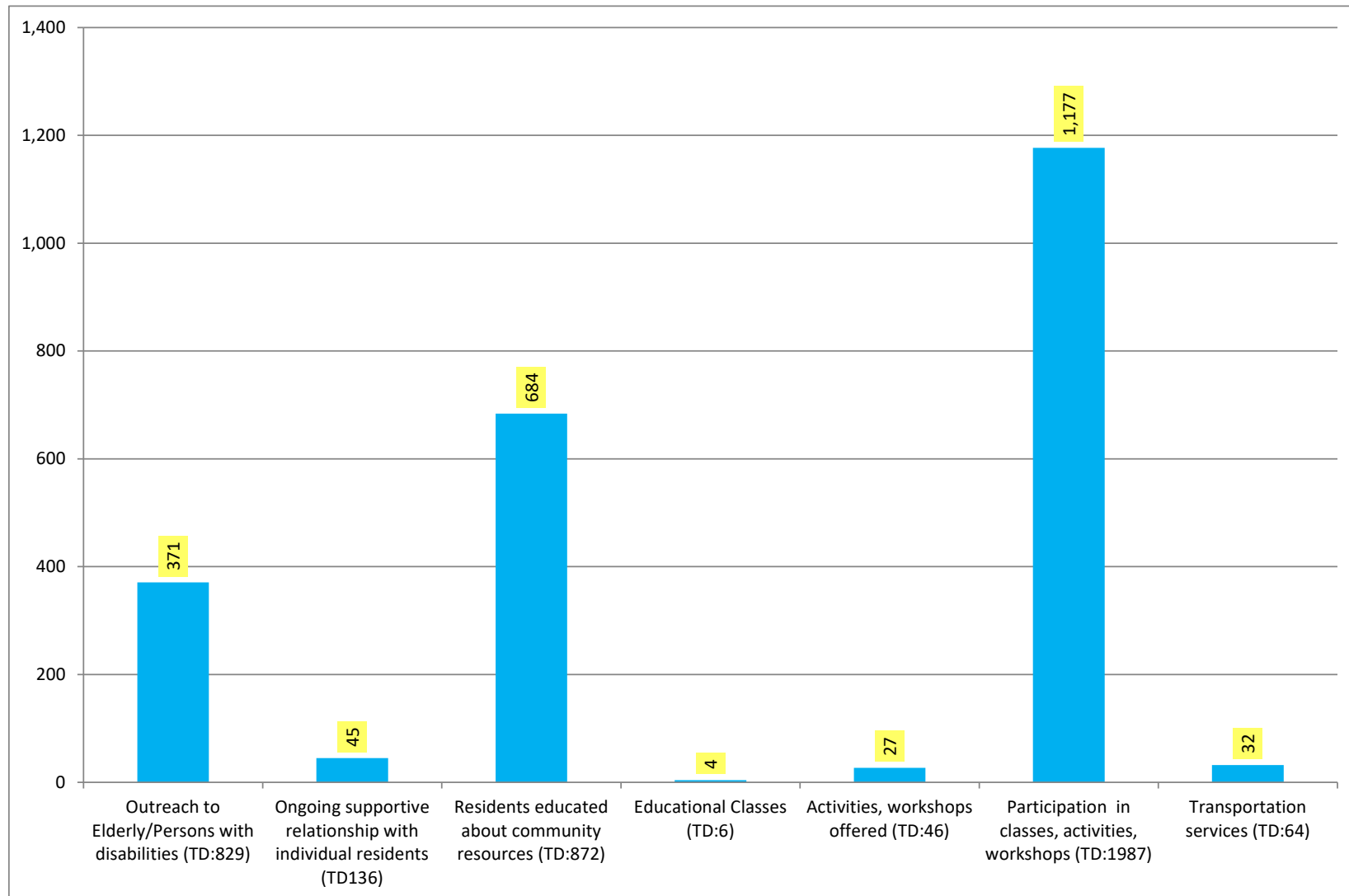
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

February 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
 Grant Period: 4/26/20-6/30/2026
 Program Manager- Sylvia Williams
 Case Managers Wanda Lovelace-Byrd, Amanda Dill

February 2026 1st 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)		43.62% Data: 65/149
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)		88
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 51
8	Number of Jobs Plus Events	15	Quarter: 3 Total:70
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 26
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter:0 Total: 184
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter:30 Total: 148
12	Participants Who Met with a Case Manager	20	Quarter:78 Total: 184
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 0 Total: 29
14	Participants Enrolled in Training/Certification Program	0	Quarter:5 Total: 38
15	Participants Who Completed a Training/Certification Program	0	Quarter:1 Total: 18
16	Participants Provided with Job Search Assistance	15	Quarter: 4 Total: 44
17	Participants Beginning New Part-Time Employment	5	Quarter:5 Total: 60
18	Participants Beginning New Full-Time Employment	5	Quarter:1 Total: 60
19	Participants Moving to a new Job or Changing From Part-Time to Full-Time Employment	1	Quarter: 2 Total: 35
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 53
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter:49

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 29
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: 1 Total: 49
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: 4 Total: 37
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 7
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 1 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: 180
40	Households Enrolled in JPEID	20	Quarter: 0 Total:
41	Participants who Chose FSS Escrow Rather Than JPEID	0	Quarter: 0 Total: 1