

# CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



## MONTHLY OPERATIONS REPORT

FOR THE MONTH OF MARCH 2025

APRIL 27, 2026



# ***MEMORANDUM***

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: April 21, 2026

Subject: Monthly Operations Reports

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

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# EXECUTIVE OFFICE

# Executive Director's Report

## HUD Releases FY 2027 Budget Proposal

### *Insufficient Rental Assistance Increases Paired with Devastating Cuts to Community Development Programs*

The Trump Administration released its [FY 2027 HUD budget](#) (starts on page 563) proposal. Although the president's budget is a political document and does not have the force of law, it does begin the appropriations process. The President's FY27 budget proposal (starts on page 35) includes insufficient increases to rental assistance programs and devastating cuts to community development programs. It would cut \$10.7 billion from the FY 2026 HUD budget, representing a 12.7% reduction. Unlike FY 2026, the Administration is not proposing to block granting federal rental assistance to the states.

The budget proposal includes \$35.565 billion to the Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) renewal account, a \$608 million increase from FY 2026. Based on early estimations, this would not provide enough funding to fully cover all existing HAP contracts. Further, the budget proposal includes language prohibiting both non-MTW and MTW agencies from issuing new vouchers to assist new families (except for new HUD-VASH vouchers, Family Unification Program or Foster Youth to Independence program vouchers, or new Rental Assistance Demonstration (RAD) PBVs). The budget also proposes \$2.951 billion for HCV Administrative Fees, \$115 million more than FY 2026. The budget does not appear to include funding for Emergency Housing Vouchers (EHVs).

The Administration is proposing \$17.64 billion for the Section 8 Project-Based Rental Assistance (PBRA) program, a \$90 million decrease from FY 2026. The budget also proposes \$529 million for Performance-Based Contractor Administrators (PBCAs).

The budget proposes \$5.377 billion for the Public Housing Operating Fund, a \$690 million increase over FY 2026; and \$3.2 billion for the Capital Fund, maintaining level funding. While the proposal includes a modest increase to the Operating Fund and the Capital Fund remains unchanged, these amounts fall short of meeting the full cost of daily operations under the Operating Fund formula and are insufficient to address agencies' capital needs in 2027.

The budget also proposes language that would require PHAs to implement work requirements for all federal rental assistance programs, applicable to residents aged 18 - 62, with exceptions for disabled individuals; veterans undergoing mental health, treatment, substance abuse, rehabilitation, or recovery programs; students; and certain individuals that are not subject to work requirements under SNAP and Medicaid. The proposed budget also includes language that would place a 60-month (5 year) time limit on receiving housing assistance for similar households.

The budget also proposes eliminating funding for all HUD self-sufficiency programs, including the Family Self Sufficiency (FSS), Jobs Plus, and ROSS programs. Harmful on its own, this would be especially troubling if proposed work requirements and time limits went into effect.

The budget proposes devastating cuts to Community Development programs, including eliminating the Community Development Block Grant (CDBG) program, HOME Investment Partnerships Program, the Choice Neighborhoods Initiative, and the Housing Opportunities for Persons with AIDS (HOPWA) program. The budget also proposes eliminating Housing Assistance Grants programs, including the Continuum of Care program, and instead providing \$4 billion to fund Emergency Solutions Grants solely.

Lastly, the budget proposes \$30 million to combat “fraud, waste, and abuse” in federal housing programs. The funding would go toward additional financial reporting and oversight for HUD assistance recipients, aiming to prevent improper payments and ensure funds are used appropriately.

**Budget Summary**

- Public Housing Operating Fund: \$5.377 billion
- Public Housing Capital Fund: \$3.2 billion
- HCV HAP Renewals: \$35.565 billion (the budget does not appear to provide any additional funding for households participating in the Emergency Housing Voucher (EHV) program)
- HCV Administrative Fees: \$2.951 billion
- Tenant Protection Vouchers (TPVs): \$300 million
- Family Unification Program / Foster Youth to Independence Program: \$30 million
- Section 8 PBRA: \$17.64 billion
- Section PBRA Performance Based Contract Administrators (PBCAs): \$529 million
- CDBG: \$0
- HOME: \$0
- Homeless Assistance Grants: \$0
- Emergency Solutions Grants: \$4 billion
- FSS: \$0
- Jobs Plus: \$0
- ROSS: \$0

**RRHA Agency Plan**

A draft of the HUD-required 2026 Annual Plan has been developed through the planning process which began in late February 2026. The process is focused on the HUD-funded Public Housing and Housing Choice Voucher (HCV) programs. Community questionnaires were sent out to gather input from residents and resident councils, of all public housing sites as well as Section 8 participants and landlords between February 21 and March 6, 2026. 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. Copies of the draft Plan have been provided to all active resident councils and are being provided to Commissioners with meeting materials for the April Board meeting.

Following the public hearing, staff will make any necessary revisions to the Plan based on comments received. A resolution to consider approval of the plan will be presented to the Board of Commissioners in the May meeting. The 2026 Annual Plan must be submitted to HUD by July 18, 2026. This plan will include the Capita F und 5 year action plan.

# HUMAN RESOURCES AND ADMINISTRATION DIVISION

HUMAN RESOURCES  
MONTHLY REPORT  
MARCH 2026

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**

**March 2026**

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

Regular Full-Time	74
Regular Part-Time	4
<b><u>TOTAL</u></b>	<b><u>79</u></b>
Temp Agency Employee	5
<b><u>TOTAL</u></b>	<b><u>84</u></b>

**NEW HIRES**

Job Title	Division	Employee Name
Assistant Property Manager I	Housing – Hunt/BS	Belinda Cash
Jobs Plus Case Manager	Jobs Plus	Wand Lovelace-Byrd
Jobs Plus Ambassador	Jobs Plus	Jacquelyn Martin
HCV Specialist	HCV/Section 8	Whitney Akers
Maintenance Tech I	Housing – Lansdowne	Shawn Crawley

**SEPARATIONS**

Job Title	Division
Maintenance Tech I	Housing – Jamestown
Maintenance Tech I	Housing – Lansdowne
Maintenance Tech I	Housing – Lansdowne
Maintenance Tech II	Housing – Hunt/Bluestone
Maintenance Tech I	Housing - Lansdowne

**PROMOTIONS**

Job Title	Division	Employee Name
Maintenance Tech II	Housing – Hunt/BS	Carl Rheinheimer

**TURNOVER**

		Current Month
<b>Turnover</b>	<b>Voluntary</b>	2.80%
	<b>Involuntary</b>	4.20%
	<b>Total Turnover</b>	6.99%
<b>Turnover by Job Category</b>	<b>Maintenance</b>	100%
	<b>Other NE</b>	0%

**CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**

**March 2026**

**RECRUITING REPORT**  
**OPEN POSITIONS**

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Maintenance Tech 1	Housing – LD	Sourcing
Maintenance Tech II	Housing – LD	Sourcing
Maintenance Tech I	Housing – JT	Sourcing
Maintenance Tech I	Housing – Hunt/BS	Sourcing
Property Manager II	Hunt/BS	Sourcing

**TRAINING REPORT**

<u>Name</u>	<u>Course</u>	<u>Completed</u>
James Hamm	New Hire Training Courses	3/30/26
James Hamm	Time Mgt. Module 3: Environmental Factors	3/31/26
Eugene Samuels	New Hire Training Courses	3/30/26
Eugene Samuels	Maintenance Safety Courses	3/30/26
Quahir Williams	New Hire Training Courses	3/30/26
Quahir Williams	Maintenance Safety Courses	3/30/26
Woodly Subtyl	New Hire training courses	3/23/26
Woodly Subtyl	Maintenance Safety Courses	3/23/26
Glenn Palmer	New Hire Training Courses	3/23/26
Glenn Palmer	Maintenance Safety Training Courses	3/23/26
Kourtney Pierce	New Hire Training Courses	3/16/26
James Hamm	Conflict Resolution Courses	3/11/26
James Hamm	Time Mgt. Courses	3/11/26
Chasidy Blankenship	HUD and HCV Training Courses	3/9/26
Joseph Cook	New Hire Training Courses	3/9/26
Joseph Cook	Maintenance Safety Training Courses	3/9/26
James Hamm	Into. To RRHA Resident Services	3/9/26
James Hamm	Case Mgt. Tips	3/9/26
Meghan Castaneda	Post Rent/HAP Manager Training	3/4/26
Meghan Castaneda	Deposit Accounting	3/4/26

**WORK COMP CLAIMS FY 2026**

<u>MONTH</u>	<u>LOST WORK TIME</u>	<u>MEDICAL CLAIM</u>
January 2026	0	1
February 2026	0	0
March 2026	7.50 hours	1
<b>Totals</b>	1 day	2

# FINANCE DIVISION

DEPARTMENT OF FINANCE

MARCH 31, 2026

FINANCIAL NARRATIVE REPORT

# FINANCE REPORT

## **Public Housing –Page 27**

Public Housing sites are reporting a favorable variance in Total Revenues of approximately \$600,000 due to dwelling rental, operating and utility subsidies and other income exceeding the amount budgeted for the year.

Dwelling Rental is reporting a favorable variance of \$130,000 due to actual rent charges exceeding the amount budgeted at several AMP's.

Other Income is showing a favorable balance of \$348,000 due to \$287,000 in grant funds received from the City for unit rehab that was not included in the 2026 budgets due to the expenses that are being reimbursed for these expenses was incurred during the 2025 fiscal year and the City was delayed in reimbursing these costs until the 2026 fiscal year; \$29,000 in office rent that was not budgeted due to no lease agreement in place at the time budgets were being prepared.

Operating and Utility Subsidies are showing a favorable variance \$142,000.

Administrative Expenses are under budget approximately \$48,000 mainly due to most all expense categories being under the amount that was budgeted.

Tenant Services are slightly over budget due to computer expenditures.

Utilities Expense is over budget due to utility costs exceeding the amount budgeted due to the colder winter weather.

Ordinary Maintenance has an unfavorable variance of \$533,000 due to contract costs for building repairs, painting and cleaning, temp labor, safety, and plumbing all being over budget.

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

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

Casualty Replacements are reporting an unfavorable variance of \$85,000 due to repairs for fire and smoke damage Jamestown

Capital Replacements has a favorable variance due to a truck that was purchased to replace vehicle damaged at Lincoln in 2024.

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

## **Central Office – page 38**

The central office cost center is reporting an unfavorable variance in Property Management Income of \$(20,000) due to the occupancy rates 96.4% compared to the budgeted rate of 99%. for the public housing program. In addition, the unit months leased for the Section 8 program is less the amount budgeted due to shortfall limitations imposed by HUD during the first three months of the fiscal year.

Service fee income is reporting an unfavorable variance of 12,000 due to less need for services than was budgeted.

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

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

Administrative expenses are under budget approximately \$110,000 due to open positions during the first six months of the fiscal year and due to legal, training, and travel incurring less expense than was budgeted. Consultant fees are less than the amount budgeted.

Tenant Services is reporting an unfavorable variance of \$8,000 due to higher FSS forfeitures.

Maintenance is reporting a favorable variance of \$32,000 due to salaries and benefits for Capital activities being posted to Capital Fund Grants rather than as a central office expense due to ongoing construction jobs. Grounds care is under budget due to less need for mowing during winter months.

Replacement of Equipment is reporting an unfavorable variance of \$29,000 due to an unbudgeted expense for a used vehicle for the construction inspector.

#### **Section 8 – page 39**

Admin Subsidy is reporting an unfavorable variance of (\$53,000) due to lower unit months leased than the amount budgeted largely due to recommendations from the shortfall prevention team for the first three months of the fiscal year.

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

# CASH ACTIVITY

AS OF MARCH 31, 2026

## CASH ACTIVITY AS OF 03/31/26

<b>UNRESTRICTED CASH ACCOUNTS</b>		
<b>BANK</b>	<b>ACCOUNT DESCRIPTION</b>	<b>BALANCE</b>
Truist	Checking	23,510,733.15
Less:	Outstanding checks	(376,405.86)
		<b>23,134,327.29</b>

<b>RESTRICTED CASH ACCOUNTS</b>			
<b>BANK</b>	<b>ACCOUNT DESCRIPTION</b>	<b>YIELD</b>	<b>BALANCE</b>
Truist	Public Housing FSS Escrow	0.01%	166,759.47
Truist	Section 8 FSS Escrow	0.10%	260,166.52
Truist	SRAP Operating Fund	0.02%	126,978.93
Truist	SRAP Operating Reserve Fund	0.04%	1,380,154.86
			<b>1,934,059.78</b>

# BALANCE SHEETS

AS OF MARCH 31, 2026

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	8,887,876	8,985,820
Cash - restricted	166,751	166,751
Investments	0	0
Accounts Receivable	380,378	329,134
Notes & Mortgage Receivable	506,265	506,265
Due from other governments	0	0
Other Assets	362,899	309,931
Interprogram-due from	0	0
<b>Total Current Assets</b>	10,304,169	10,297,901
Fixed Assets, net of depreciation	29,673,089	29,673,089
<b>Total Noncurrent Assets</b>	29,673,089	29,673,089
<b>Total Assets</b>	39,977,258	39,970,990
 <b>LIABILITIES</b>		
Accounts Payable	1,355	686
Accrued Liabilities	0	0
Due to other governments	221,494	236,133
Other Liabilities	426,523	448,230
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	649,372	685,049
 <b>EQUITY</b>		
Investment in general fixed assets	29,587,441	29,587,441
Retained Earnings - current	279,554	313,418
Operating Reserve	9,939,214	9,939,214
Operating Reserve Used	(478,323)	(554,132)
<b>Total Fund Equity</b>	39,327,886	39,285,941
<b>Total Liabilities and Fund Equity</b>	39,977,258	39,970,990

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	2,205,154	2,250,290
Cash - restricted	31,000	31,000
Investments	0	0
Accounts Receivable	101,293	98,256
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	121,804	107,786
Interprogram-due from	0	0
<b>Total Current Assets</b>	2,459,251	2,487,332
Fixed Assets, net of depreciation	3,085,402	3,085,402
<b>Total Noncurrent Assets</b>	3,085,402	3,085,402
<b>Total Assets</b>	5,544,653	5,572,734
 <b>LIABILITIES</b>		
Accounts Payable	25	125
Accrued Liabilities	0	0
Due to other governments	28,327	29,869
Other Liabilities	96,806	103,781
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	125,158	133,775
 <b>EQUITY</b>		
Investment in general fixed assets	3,085,402	3,085,402
Retained Earnings - current	80,708	100,172
Operating Reserve	2,253,385	2,253,385
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	5,419,495	5,438,959
<b>Total Liabilities and Fund Equity</b>	5,544,653	5,572,734

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	1,095,610	1,112,538
Cash - restricted	101,321	101,321
Investments	0	0
Accounts Receivable	30,165	16,067
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	35,024	28,219
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,262,120	1,258,145
Fixed Assets, net of depreciation	6,253,233	6,253,233
<b>Total Noncurrent Assets</b>	6,253,233	6,253,233
<b>Total Assets</b>	7,515,353	7,511,378
 <b>LIABILITIES</b>		
Accounts Payable	0	-15
Accrued Liabilities	0	0
Due to other governments	29,410	31,213
Other Liabilities	140,287	149,387
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	169,697	180,585
 <b>EQUITY</b>		
Investment in general fixed assets	6,253,233	6,253,233
Retained Earnings - current	-	-
Operating Reserve	1,159,572	1,159,572
Operating Reserve Used	(67,149)	(82,012)
<b>Total Fund Equity</b>	7,345,656	7,330,793
<b>Total Liabilities and Fund Equity</b>	7,515,353	7,511,378

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	397,826	397,826
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	316,000	316,000
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	713,826	713,826
 Fixed Assets, net of depreciation	 541,693	 541,693
<b>Total Noncurrent Assets</b>	541,693	541,693
 <b>Total Assets</b>	1,255,519	1,255,519
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	541,693	541,693
Retained Earnings - current	0	0
Operating Reserve	714,246	714,246
Operating Reserve Used	(420)	(420)
<b>Total Fund Equity</b>	1,255,519	1,255,519
 <b>Total Liabilities and Fund Equity</b>	1,255,519	1,255,519

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	359,603	361,152
Cash - restricted	11,591	11,591
Investments	0	0
Accounts Receivable	66,042	49,660
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	49,521	40,910
Interprogram-due from	0	0
<b>Total Current Assets</b>	486,757	463,313
 Fixed Assets, net of depreciation	 3,144,273	 3,144,273
<b>Total Noncurrent Assets</b>	3,144,273	3,144,273
 <b>Total Assets</b>	3,631,030	3,607,586
 <b>LIABILITIES</b>		
Accounts Payable	392	0
Accrued Liabilities	0	0
Due to other governments	23,734	25,224
Other Liabilities	44,020	48,881
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	68,146	74,105
 <b>EQUITY</b>		
Investment in general fixed assets	3,059,693	3,059,693
Retained Earnings - current	155,684	162,595
Operating Reserve	347,507	347,507
Operating Reserve Used	0	(36,314)
<b>Total Fund Equity</b>	3,562,884	3,533,481
 <b>Total Liabilities and Fund Equity</b>	3,631,030	3,607,586

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	2,070,188	2,067,037
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	24,642	24,336
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	21,046	16,520
Interprogram-due from	0	0
<b>Total Current Assets</b>	<u>2,115,876</u>	<u>2,107,893</u>
 Fixed Assets, net of depreciation	 <u>4,689,437</u>	 <u>4,689,437</u>
<b>Total Noncurrent Assets</b>	<u>4,689,437</u>	<u>4,689,437</u>
 <b>Total Assets</b>	 <u><u>6,805,313</u></u>	 <u><u>6,797,330</u></u>
 <b>LIABILITIES</b>		
Accounts Payable	481	0
Accrued Liabilities	0	0
Due to other governments	52,848	56,554
Other Liabilities	55,328	53,977
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	<u>108,657</u>	<u>110,531</u>
 <b>EQUITY</b>		
Investment in general fixed assets	4,689,437	4,689,437
Retained Earnings - current	0	0
Operating Reserve	2,022,221	2,022,221
Operating Reserve Used	(15,002)	(24,859)
<b>Total Fund Equity</b>	<u>6,696,656</u>	<u>6,686,799</u>
 <b>Total Liabilities and Fund Equity</b>	 <u><u>6,805,313</u></u>	 <u><u>6,797,330</u></u>

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	110,569	157,790
Cash - restricted	21,123	21,123
Investments	0	0
Accounts Receivable	51,172	41,938
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	52,995	46,201
Interprogram-due from	0	0
<b>Total Current Assets</b>	235,859	267,052
 Fixed Assets, net of depreciation	 2,015,718	 2,015,718
<b>Total Noncurrent Assets</b>	2,015,718	2,015,718
 <b>Total Assets</b>	2,251,577	2,282,770
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	20,105	21,256
Other Liabilities	43,058	42,981
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	63,163	64,237
 <b>EQUITY</b>		
Investment in general fixed assets	2,015,718	2,015,718
Retained Earnings - current	0	0
Operating Reserve	452,882	452,882
Operating Reserve Used	(280,186)	(250,067)
<b>Total Fund Equity</b>	2,188,414	2,218,533
 <b>Total Liabilities and Fund Equity</b>	2,251,577	2,282,770

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	716,193	674,741
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	18,538	20,870
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	11,709	9,205
Interprogram-due from	0	0
<b>Total Current Assets</b>	746,440	704,816
 Fixed Assets, net of depreciation	 2,334,447	 2,334,447
<b>Total Noncurrent Assets</b>	2,334,447	2,334,447
 <b>Total Assets</b>	3,080,887	3,039,263
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	31,349	33,195
Other Liabilities	13,437	13,011
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	44,786	46,206
 <b>EQUITY</b>		
Investment in general fixed assets	2,334,447	2,334,447
Retained Earnings - current	0	0
Operating Reserve	730,026	730,026
Operating Reserve Used	(28,372)	(71,416)
<b>Total Fund Equity</b>	3,036,101	2,993,057
 <b>Total Liabilities and Fund Equity</b>	3,080,887	3,039,263

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	396,797	419,366
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	73,935	63,969
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	69,547	60,069
Interprogram-due from	0	0
<b>Total Current Assets</b>	540,279	543,404
 Fixed Assets, net of depreciation	 6,611,656	 6,611,656
<b>Total Noncurrent Assets</b>	6,611,656	6,611,656
 <b>Total Assets</b>	7,151,935	7,155,060
 <b>LIABILITIES</b>		
Accounts Payable	503	623
Accrued Liabilities	0	0
Due to other governments	24,957	27,234
Other Liabilities	28,327	30,903
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	53,787	58,760
 <b>EQUITY</b>		
Investment in general fixed assets	6,611,656	6,611,656
Retained Earnings - current	0	0
Operating Reserve	573,687	573,687
Operating Reserve Used	(87,195)	(89,043)
<b>Total Fund Equity</b>	7,098,148	7,096,300
 <b>Total Liabilities and Fund Equity</b>	7,151,935	7,155,060

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	1,518,513	1,526,337
Cash - restricted	1,716	1,716
Investments	0	0
Accounts Receivable	13,793	13,586
Notes & Mortgage Receivable	190,265	190,265
Due from other governments	0	0
Other Assets	1,253	1,021
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,725,540	1,732,925
 Fixed Assets, net of depreciation	 610,112	 610,112
<b>Total Noncurrent Assets</b>	610,112	610,112
 <b>Total Assets</b>	 2,335,652	 2,343,037
 <b>LIABILITIES</b>		
Accounts Payable	(47)	(47)
Accrued Liabilities	0	0
Due to other governments	9,280	10,024
Other Liabilities	5,062	5,098
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	14,295	15,075
 <b>EQUITY</b>		
Investment in general fixed assets	609,043	609,043
Retained Earnings - current	39,058	45,663
Operating Reserve	1,673,256	1,673,256
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	2,321,357	2,327,962
 <b>Total Liabilities and Fund Equity</b>	 2,335,652	 2,343,037

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	17,424	18,742
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	798	453
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	18,222	19,195
 Fixed Assets, net of depreciation	 387,119	 387,119
<b>Total Noncurrent Assets</b>	387,119	387,119
 <b>Total Assets</b>	405,341	406,314
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	1,484	1,565
Other Liabilities	202	210
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	1,686	1,775
 <b>EQUITY</b>		
Investment in general fixed assets	387,119	387,119
Retained Earnings - current	4,104	4,988
Operating Reserve	12,432	12,432
Operating Reserve Used	0	0
<b>Total Fund Equity</b>	403,655	404,539
 <b>Total Liabilities and Fund Equity</b>	405,341	406,314

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	7,630,260	7,652,772
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	311,690	311,690
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	31,638	32,845
Interprogram-due from	0	0
<b>Total Current Assets</b>	7,973,588	7,997,307
 Fixed Assets, net of depreciation	 248,481	 248,481
<b>Total Noncurrent Assets</b>	248,481	248,481
 <b>Total Assets</b>	8,222,069	8,245,788
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	269,476	231,143
<b>Total Liabilities</b>	627,904	589,571
 <b>EQUITY</b>		
Investment in general fixed assets	248,481	248,481
Retained Earnings - current	194,771	256,823
Operating Reserve	7,150,913	7,150,913
<b>Total Fund Equity</b>	7,594,165	7,656,217
 <b>Total Liabilities and Fund Equity</b>	8,222,069	8,245,788

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
SECTION 8**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	3,935,750	3,918,556
Cash - restricted	1,771,792	1,767,300
Investments	0	0
Accounts receivable	12,365	6,660
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	24,469	22,853
Interprogram due from	0	0
Fixed assets net of depreciation	9,634	9,634
	<hr/>	<hr/>
<b>Total Assets</b>	<b>5,754,010</b>	<b>5,725,003</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	250,571	260,155
Due to other governments	0	0
Other liabilities	192,477	191,664
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>443,048</b>	<b>451,819</b>
<b>EQUITY</b>		
Investment in general fixed assets	9,634	9,634
Retained Earnings - current	185,273	225,955
Operating Reserve	4,097,607	4,097,607
HAP Reserve	1,018,448	939,988
	<hr/>	<hr/>
<b>Total fund equity</b>	<b>5,310,962</b>	<b>5,273,184</b>
<b>Total Liabilities and Equity</b>	<b>5,754,010</b>	<b>5,725,003</b>
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	159,432	159,432
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
Due from other governments	5,880	5,880
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	1,059,437	1,059,437
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,224,749</b>	<b>1,224,749</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	166,855	166,855
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>166,855</b>	<b>166,855</b>
<b>EQUITY</b>		
Investment in general fixed assets	1,059,437	1,059,437
Retained Earnings - current	0	0
Operating Reserve	(1,543)	(1,543)
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>1,057,894</b>	<b>1,057,894</b>
<b>Total Liabilities and Fund Equity</b>	<b>1,224,749</b>	<b>1,224,749</b>
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	696,149	696,149
Cash - restricted	0	0
Investments	0	0
Accounts receivable	0	0
Notes & Mortgages Receivable	0	0
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Fixed assets, net of depreciation	363,281	363,281
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,059,430</b>	<b>1,059,430</b>
	<hr/> <hr/>	<hr/> <hr/>
 <b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	336,328	336,328
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>336,328</b>	<b>336,328</b>
 <b>EQUITY</b>		
Investment in general fixed assets	363,281	363,281
Retained Earnings - current	(70)	(70)
Operating Reserve	359,891	359,891
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>723,102</b>	<b>723,102</b>
	<hr/>	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>1,059,430</b>	<b>1,059,430</b>
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	877,487	876,369
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	117,600	117,600
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Assets Held for Sale	236,378	236,378
Fixed assets, net of depreciation	23,603	23,603
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,255,068</b>	<b>1,253,950</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	23,603	23,603
Retained Earnings - current	(13,136)	(14,254)
Operating Reserve	1,244,601	1,244,601
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>1,255,068</b>	<b>1,253,950</b>
	<hr/>	<hr/>
<b>Total Liabilities and Fund Equity</b>	<b>1,255,068</b>	<b>1,253,950</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	1,152,469	1,169,532
Investments	0	0
Accounts Receivable	2,116	664
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	2,122	1,672
Interprogram due from	0	0
Fixed assets net of depreciation	68,204	68,204
	<hr/>	<hr/>
<b>Total Assets</b>	<b>1,224,911</b>	<b>1,240,072</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	6,032	6,032
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>6,032</b>	<b>6,032</b>
<b>EQUITY</b>		
Investment in general fixed assets	68,204	68,204
Retained Earnings - current	68,915	84,076
Operating Reserve	1,081,760	1,081,760
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>1,218,879</b>	<b>1,234,040</b>
	<hr/>	<hr/>
<b>Total Liabilities and Equity</b>	<b>1,224,911</b>	<b>1,240,072</b>
	<hr/> <hr/>	<hr/> <hr/>

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	(76,032)	(83,505)
Investments	0	0
Accounts receivable	71,412	78,978
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	373	280
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
	<hr/>	<hr/>
<b>Total Assets</b>	<b>(4,247)</b>	<b>(4,247)</b>
	<hr/> <hr/>	<hr/> <hr/>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
	<hr/>	<hr/>
<b>Total Liabilities</b>	<b>0</b>	<b>0</b>
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(4,247)	(4,247)
	<hr/>	<hr/>
<b>Total Fund Equity</b>	<b>(4,247)</b>	<b>(4,247)</b>
	<hr/>	<hr/>
<b>Total Liabilities and Equity</b>	<b>(4,247)</b>	<b>(4,247)</b>
	<hr/> <hr/>	<hr/> <hr/>

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	0	(6,000)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	0	(6,000)
Fixed assets net of depreciation	16,433,924	16,875,920
Total Noncurrent Assets	16,433,924	16,875,920
<b>Total Assets</b>	<b>16,433,924</b>	<b>16,869,920</b>
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
<b>EQUITY</b>		
Investment in general fixed assets	16,433,924	16,875,920
Retained Earnings - current	0	(6,000)
Operating Reserve	0	0
<b>Total Fund Equity</b>	16,433,924	16,869,920
<b>Total Liabilities and Fund Equity</b>	<b>16,433,924</b>	<b>16,869,920</b>

\* Due to timing

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	(400)	(601)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	400	601
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	0	0
Fixed Assets, net of depreciation	0	0
<b>Total Noncurrent Assets</b>	0	0
<b>Total Assets</b>	0	0
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	0	0
<b>Total Liabilities and Fund Equity</b>	0	0

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
ROSS GRANTS**

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	(4,850)	(1,841)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	4,850	1,841
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	0	0
Fixed Assets, net of depreciation	0	0
<b>Total Noncurrent Assets</b>	0	0
<b>Total Assets</b>	0	0
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	0	0
<b>Total Liabilities and Fund Equity</b>	0	0

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	0	(98,305)
Investments	0	0
Accounts Receivable	0	98,305
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	0	0
 Fixed Assets, net of depreciation	 3,659,826	 3,758,131
<b>Total Noncurrent Assets</b>	3,659,826	3,758,131
 <b>Total Assets</b>	 3,659,826	 3,758,131
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	3,659,826	3,758,131
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	3,659,826	3,758,131
 <b>Total Liabilities and Fund Equity</b>	 3,659,826	 3,758,131

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	0	0
 Fixed Assets, net of depreciation	 14,550	 14,550
<b>Total Noncurrent Assets</b>	14,550	14,550
 <b>Total Assets</b>	14,550	14,550
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	0	0
 <b>EQUITY</b>		
Investment in general fixed assets	14,550	14,550
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	14,550	14,550
 <b>Total Liabilities and Fund Equity</b>	14,550	14,550

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	6,000	6,000
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	6,000	6,000
Fixed Assets, net of depreciation	0	0
<b>Total Noncurrent Assets</b>	0	0
<b>Total Assets</b>	6,000	6,000
<b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	6,000	6,000
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	6,000	6,000
<b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	0	0
<b>Total Liabilities and Fund Equity</b>	6,000	6,000

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

**BALANCE SHEET  
(unaudited)**

**MARCH 31, 2026**

<b>ASSETS</b>	<b>Feb-26</b>	<b>Mar-26</b>
Cash - unrestricted	(14,012)	(24,322)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	15,092	25,402
Other Assets	0	0
Interprogram-due from	0	0
<b>Total Current Assets</b>	1,080	1,080
 Fixed Assets, net of depreciation	 0	 0
<b>Total Noncurrent Assets</b>	0	0
 <b>Total Assets</b>	1,080	1,080
 <b>LIABILITIES</b>		
Accounts Payable	0	0
Accrued Liabilities	1,080	1,080
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
<b>Total Liabilities</b>	1,080	1,080
 <b>EQUITY</b>		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
<b>Total Fund Equity</b>	0	0
 <b>Total Liabilities and Fund Equity</b>	1,080	1,080

# REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2025 - MARCH 31, 2026

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	4,151,612.00	2,075,806.00	2,205,771.92	129,965.92
Excess Utilities	141,000.00	70,500.00	57,473.14	(13,026.86)
Interest Income	-	-	-	-
Other Income	413,940.00	206,970.00	554,496.38	347,526.38
Operating Subsidy	4,069,141.00	2,034,570.50	2,109,195.00	74,624.50
Utilities Subsidy	2,100,680.00	1,050,340.00	1,117,406.00	67,066.00
<b>Total Revenues</b>	<b>10,876,373.00</b>	<b>5,438,186.50</b>	<b>6,044,342.44</b>	<b>606,155.94</b>
<b>EXPENSES</b>				
Administration	1,384,582.00	692,291.00	644,455.76	47,835.24
Central Office Property Management Fees	1,211,611.00	605,805.50	592,224.78	13,580.72
Central Office Bookkeeping Fees	113,960.00	56,980.00	55,701.50	1,278.50
Tenant Services	214,863.00	107,431.50	111,255.63	(3,824.13)
Utilities Expense	2,605,600.00	1,302,800.00	1,432,037.58	(129,237.58)
Ordinary Maintenance	4,432,137.00	2,216,068.50	2,748,909.74	(532,841.24)
Protective Services	373,500.00	186,750.00	188,510.21	(1,760.21)
General	868,321.00	434,160.50	340,952.22	93,208.28
P.I.L.O.T.	155,881.00	77,940.50	78,173.92	(233.42)
Casualty Repairs	-	-	63,022.37	63,022.37
Replacement of Equipment	-	-	-	-
Capital Replacements	45,000.00	22,500.00	29,700.00	(7,200.00)
Interest on Notes/Bonds Payable	-	-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>11,405,455.00</b>	<b>5,702,727.50</b>	<b>6,284,943.71</b>	<b>(456,171.47)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(529,082.00)</b>	<b>(264,541.00)</b>	<b>(240,601.27)</b>	<b>149,984.47</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	583,470.00	291,735.00	554,131.80	(262,396.80)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Interest Expense - Deposits	-	-	(112.54)	-
Cost of Assets Disposed	-	-	-	-
	<b>583,470.00</b>	<b>291,735.00</b>	<b>554,019.26</b>	<b>(262,396.80)</b>
<b>Difference in Revenue &amp; Expense</b>	<b>54,388.00</b>	<b>27,194.00</b>	<b>313,417.99</b>	<b>(112,412.33)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	972,168.00	486,084.00	475,749.47	(10,334.53)
Excess Utilities	40,000.00	20,000.00	25,050.63	5,050.63
Interest Income	-	-	-	-
Other Income	93,240.00	46,620.00	114,086.80	67,466.80
Operating Subsidy	1,075,056.00	537,528.00	570,983.00	33,455.00
Utilities Subsidy	604,719.00	302,359.50	329,001.00	26,641.50
<b>Total Revenues</b>	<b>2,785,183.00</b>	<b>1,392,591.50</b>	<b>1,514,870.90</b>	<b>122,279.40</b>
<b>EXPENSES</b>				
Administration	312,976.00	156,488.00	152,502.38	3,985.62
Central Office Property Management Fees	284,193.00	142,096.50	138,667.16	3,429.34
Central Office Bookkeeping Fees	26,730.00	13,365.00	13,042.00	323.00
Tenant Services	37,680.00	18,840.00	27,252.89	(8,412.89)
Utilities Expense	791,800.00	395,900.00	442,585.35	(46,685.35)
Ordinary Maintenance	1,042,445.00	521,222.50	500,053.50	21,169.00
Protective Services	96,500.00	48,250.00	52,051.38	(3,801.38)
General	315,250.00	157,625.00	91,586.64	66,038.36
P.I.L.O.T.	19,317.00	9,658.50	4,116.89	5,541.61
Casualty Repairs	-	-	(7,152.99)	7,152.99
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>2,926,891.00</b>	<b>1,463,445.50</b>	<b>1,414,705.20</b>	<b>48,740.30</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(141,708.00)</b>	<b>(70,854.00)</b>	<b>100,165.70</b>	<b>171,019.70</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	141,708.00	70,854.00	-	(70,854.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	6.75	6.75
Cost of Assets Disposed	-	-	-	-
	<u>141,708.00</u>	<u>70,854.00</u>	<u>6.75</u>	<u>(70,847.25)</u>
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>100,172.45</b>	<b>100,172.45</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	410,000.00	205,000.00	236,404.00	31,404.00
Excess Utilities	-	-	472.02	472.02
Interest Income	-	-	-	-
Other Income	18,000.00	9,000.00	12,865.32	3,865.32
Operating Subsidy	771,560.00	385,780.00	410,824.00	25,044.00
Utilities Subsidy	192,890.00	96,445.00	104,812.00	8,367.00
<b>Total Revenues</b>	<b>1,392,450.00</b>	<b>696,225.00</b>	<b>765,377.34</b>	<b>69,152.34</b>
<b>EXPENSES</b>				
Administration	200,270.00	100,135.00	96,540.90	3,594.10
Central Office Property Management Fees	156,306.00	78,153.00	77,426.66	726.34
Central Office Bookkeeping Fees	14,702.00	7,351.00	7,282.50	68.50
Tenant Services	18,879.00	9,439.50	8,737.36	702.14
Utilities Expense	242,000.00	121,000.00	107,219.22	13,780.78
Ordinary Maintenance	590,512.00	295,256.00	443,818.76	(148,562.76)
Protective Services	35,000.00	17,500.00	20,178.30	(2,678.30)
General	87,170.00	43,585.00	45,124.86	(1,539.86)
P.I.L.O.T.	16,800.00	8,400.00	12,918.48	(4,518.48)
Casualty Repairs	-	-	(1,557.79)	1,557.79
Replacement of Equipment	-	-	-	-
Capital Replacements	45,000.00	22,500.00	29,700.00	(7,200.00)
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,406,639.00</b>	<b>703,319.50</b>	<b>847,389.25</b>	<b>(144,069.75)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(14,189.00)</b>	<b>(7,094.50)</b>	<b>(82,011.91)</b>	<b>(74,917.41)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	14,189.00	7,094.50	82,011.91	74,917.41
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<b>14,189.00</b>	<b>7,094.50</b>	<b>82,011.91</b>	<b>74,917.41</b>
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Revenues</b>	-	-	-	-
<b>EXPENSES</b>				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,200.00	1,600.00	420.00	1,180.00
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
<b>Total Expenses</b>	3,200.00	1,600.00	420.00	1,180.00
<b>Diff In Oper Revenues &amp; Expenses</b>	(3,200.00)	(1,600.00)	(420.00)	1,180.00
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,200.00	2,100.00	420.00	1,680.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>
	3,200.00	2,100.00	420.00	1,680.00
<b>Difference in Revenue &amp; Expense</b>	-	500.00	-	(500.00)

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	579,000.00	289,500.00	318,517.09	29,017.09
Excess Utilities	58,000.00	29,000.00	10,599.71	(18,400.29)
Interest Income	-	-	-	-
Other Income	26,500.00	13,250.00	194,358.73	181,108.73
Operating Subsidy	628,039.00	314,019.50	325,777.00	11,757.50
Utilities Subsidy	353,272.00	176,636.00	187,711.00	11,075.00
<b>Total Revenues</b>	<b>1,644,811.00</b>	<b>822,405.50</b>	<b>1,036,963.53</b>	<b>214,558.03</b>
<b>EXPENSES</b>				
Administration	206,865.00	103,432.50	87,371.56	16,060.94
Central Office Property Management Fees	164,832.00	82,416.00	79,660.18	2,755.82
Central Office Bookkeeping Fees	15,503.00	7,751.50	7,492.50	259.00
Tenant Services	19,414.00	9,707.00	8,572.64	1,134.36
Utilities Expense	404,100.00	202,050.00	207,971.61	(5,921.61)
Ordinary Maintenance	712,520.00	356,260.00	441,127.85	(84,867.85)
Protective Services	60,000.00	30,000.00	28,877.70	1,122.30
General	92,551.00	46,275.50	36,331.22	9,944.28
P.I.L.O.T.	17,490.00	8,745.00	11,054.55	(2,309.55)
Casualty Repairs	-	-	2,222.31	(2,222.31)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,693,275.00</b>	<b>846,637.50</b>	<b>910,682.12</b>	<b>(64,044.62)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(48,464.00)</b>	<b>(24,232.00)</b>	<b>126,281.41</b>	<b>150,513.41</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	48,464.00	24,232.00	-	24,232.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	<b>48,464.00</b>	<b>24,232.00</b>	<b>-</b>	<b>24,232.00</b>
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>126,281.41</b>	<b>174,745.41</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	794,444.00	397,222.00	401,830.00	4,608.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	61,800.00	30,900.00	40,269.07	9,369.07
Operating Subsidy	405,023.00	202,511.50	209,705.00	7,193.50
Utilities Subsidy	318,233.00	159,116.50	171,921.00	12,804.50
<b>Total Revenues</b>	<b>1,579,500.00</b>	<b>789,750.00</b>	<b>823,725.07</b>	<b>33,975.07</b>
<b>EXPENSES</b>				
Administration	183,633.00	91,816.50	87,364.08	4,452.42
Central Office Property Management Fees	200,830.00	100,415.00	99,435.70	979.30
Central Office Bookkeeping Fees	18,889.00	9,444.50	9,352.50	92.00
Tenant Services	60,570.00	30,285.00	32,867.88	(2,582.88)
Utilities Expense	369,000.00	184,500.00	233,841.77	(49,341.77)
Ordinary Maintenance	543,710.00	271,855.00	302,977.18	(31,122.18)
Protective Services	70,000.00	35,000.00	26,109.91	8,890.09
General	95,030.00	47,515.00	39,833.64	7,681.36
P.I.L.O.T.	42,544.00	21,272.00	16,798.82	4,473.18
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,584,206.00</b>	<b>792,103.00</b>	<b>848,581.48</b>	<b>(56,478.48)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(4,706.00)</b>	<b>(2,353.00)</b>	<b>(24,856.41)</b>	<b>(22,503.41)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	4,706.00	2,353.00	24,856.41	22,503.41
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(2.94)	(2.94)
Cost of Assets Disposed	-	-	-	-
	<b>4,706.00</b>	<b>2,353.00</b>	<b>24,853.47</b>	<b>22,503.41</b>
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>(2.94)</b>	<b>(0.00)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	438,000.00	219,000.00	249,694.00	30,694.00
Excess Utilities	20,000.00	10,000.00	9,266.18	(733.82)
Interest Income	-	-	-	-
Other Income	65,000.00	32,500.00	112,021.70	79,521.70
Operating Subsidy	474,975.00	237,487.50	220,813.00	(16,674.50)
Utilities Subsidy	223,517.00	111,758.50	108,548.00	(3,210.50)
<b>Total Revenues</b>	<b>1,221,492.00</b>	<b>610,746.00</b>	<b>700,342.88</b>	<b>89,596.88</b>
<b>EXPENSES</b>				
Administration	166,193.00	83,096.50	84,578.96	(1,482.46)
Central Office Property Management Fees	142,097.00	71,048.50	67,698.46	3,350.04
Central Office Bookkeeping Fees	13,365.00	6,682.50	6,367.50	315.00
Tenant Services	15,561.00	7,780.50	6,319.24	1,461.26
Utilities Expense	280,000.00	140,000.00	181,586.38	(41,586.38)
Ordinary Maintenance	627,491.00	313,745.50	462,438.37	(148,692.87)
Protective Services	36,000.00	18,000.00	18,554.94	(554.94)
General	116,079.00	58,039.50	51,455.55	6,583.95
P.I.L.O.T.	15,800.00	7,900.00	6,810.76	1,089.24
Casualty Repairs	-	-	64,510.84	64,510.84
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>1,412,586.00</b>	<b>706,293.00</b>	<b>950,321.00</b>	<b>(115,006.32)</b>
<b>Diff In Oper Revenues &amp; Expenses</b>	<b>(191,094.00)</b>	<b>(95,547.00)</b>	<b>(249,978.12)</b>	<b>(25,409.44)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	191,094.00	95,547.00	249,978.12	(154,431.12)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(89.19)	(89.19)
Cost of Assets Disposed	-	-	-	-
	<u>191,094.00</u>	<u>95,547.00</u>	<u>249,888.93</u>	<u>(154,431.12)</u>
<b>Difference in Revenue &amp; Expense</b>	<b>-</b>	<b>-</b>	<b>(89.19)</b>	<b>(179,840.56)</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	393,000.00	196,500.00	197,691.00	1,191.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	18,400.00	9,200.00	14,040.47	4,840.47
Operating Subsidy	183,835.00	91,917.50	96,529.00	4,611.50
Utilities Subsidy	150,411.00	75,205.50	79,996.00	4,790.50
	745,646.00	372,823.00	388,256.47	15,433.47
<b>Total Revenues</b>				
<b>EXPENSES</b>				
Administration	132,207.00	66,103.50	49,939.13	16,164.37
Central Office Property Management Fees	99,468.00	49,734.00	47,922.82	1,811.18
Central Office Bookkeeping Fees	9,356.00	4,678.00	4,507.50	170.50
Tenant Services	43,238.00	21,619.00	20,477.64	1,141.36
Utilities Expense	176,500.00	88,250.00	83,981.63	4,268.37
Ordinary Maintenance	300,943.00	150,471.50	183,176.11	(32,704.61)
Protective Services	46,000.00	23,000.00	27,850.05	(4,850.05)
General	36,755.00	18,377.50	25,419.61	(7,042.11)
P.I.L.O.T.	21,650.00	10,825.00	11,370.94	(545.94)
Casualty Repairs	-	-	5,000.00	(5,000.00)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	866,117.00	433,058.50	459,645.43	(26,586.93)
<b>Total Expenses</b>				
<b>Diff In Oper Revenues &amp; Expenses</b>	(120,471.00)	(60,235.50)	(71,388.96)	(11,153.46)
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	120,471.00	60,235.50	71,388.96	(11,153.46)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(27.16)	(27.16)
Cost of Assets Disposed	-	-	-	-
	120,471.00	60,235.50	71,361.80	(11,180.62)
<b>Difference in Revenue &amp; Expense</b>	-	-	(27.16)	(22,334.08)

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	510,000.00	255,000.00	282,532.36	27,532.36
Excess Utilities	23,000.00	11,500.00	12,084.60	584.60
Interest Income	-	-	-	-
Other Income	131,000.00	65,500.00	64,648.33	(851.67)
Operating Subsidy	427,464.00	213,732.00	225,038.00	11,306.00
Utilities Subsidy	251,051.00	125,525.50	132,251.00	6,725.50
	1,342,515.00	671,257.50	716,554.29	45,296.79
<b>Total Revenues</b>				
<b>EXPENSES</b>				
Administration	170,730.00	85,365.00	79,398.54	5,966.46
Central Office Property Management Fees	147,781.00	73,890.50	73,679.70	210.80
Central Office Bookkeeping Fees	13,900.00	6,950.00	6,929.50	20.50
Tenant Services	17,211.00	8,605.50	6,089.71	2,515.79
Utilities Expense	338,100.00	169,050.00	171,641.51	(2,591.51)
Ordinary Maintenance	548,326.00	274,163.00	393,525.26	(119,362.26)
Protective Services	30,000.00	15,000.00	14,887.93	112.07
General	118,915.00	59,457.50	48,356.52	11,100.98
P.I.L.O.T.	17,190.00	8,595.00	11,089.09	(2,494.09)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	1,402,153.00	701,076.50	805,597.76	(104,521.26)
<b>Total Expenses</b>				
<b>Diff In Oper Revenues &amp; Expenses</b>	(59,638.00)	(29,819.00)	(89,043.47)	(59,224.47)
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	59,638.00	29,819.00	-	29,819.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	59,638.00	29,819.00	-	29,819.00
<b>Difference in Revenue &amp; Expense</b>	-	-	(89,043.47)	(29,405.47)

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	55,000.00	27,500.00	36,750.00	9,250.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	2,195.96	2,195.96
Operating Subsidy	103,189.00	51,594.50	48,015.00	(3,579.50)
Utilities Subsidy	6,587.00	3,293.50	3,166.00	(127.50)
	164,776.00	82,388.00	90,126.96	7,738.96
<b>Total Revenues</b>				
<b>EXPENSES</b>				
Administration	11,708.00	5,854.00	6,460.21	(606.21)
Central Office Property Management Fees	16,104.00	8,052.00	6,777.62	1,274.38
Central Office Bookkeeping Fees	1,515.00	757.50	637.50	120.00
Tenant Services	2,310.00	1,155.00	938.27	216.73
Utilities Expense	4,100.00	2,050.00	2,097.99	(47.99)
Ordinary Maintenance	62,990.00	31,495.00	21,363.37	10,131.63
Protective Services	-	-	-	-
General	6,571.00	3,285.50	2,724.18	561.32
P.I.L.O.T.	5,090.00	2,545.00	3,465.20	(920.20)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
	110,388.00	55,194.00	44,464.34	10,729.66
<b>Total Expenses</b>				
<b>Diff In Oper Revenues &amp; Expenses</b>	54,388.00	27,194.00	45,662.62	18,468.62
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	54,388.00	27,194.00	45,662.62	18,468.62

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	-	-	6,604.00	6,604.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	10.00	10.00
Operating Subsidy	-	-	1,511.00	1,511.00
Utilities Subsidy	-	-	-	-
<b>Total Revenues</b>	-	-	8,125.00	8,125.00
<b>EXPENSES</b>				
Administration	-	-	300.00	(300.00)
Central Office Property Management Fees	-	-	956.48	(956.48)
Central Office Bookkeeping Fees	-	-	90.00	(90.00)
Tenant Services	-	-	-	-
Utilities Expense	-	-	1,112.12	(1,112.12)
Ordinary Maintenance	-	-	9.34	(9.34)
Protective Services	-	-	-	-
General	-	-	120.00	(120.00)
P.I.L.O.T.	-	-	549.19	(549.19)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	-	-	3,137.13	(3,137.13)
<b>Diff In Oper Revenues &amp; Expenses</b>	-	-	4,987.87	4,987.87
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	-	-	4,987.87	4,987.87

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CENTRAL OFFICE**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Property Management Income	2,066,360.00	1,033,180.00	1,012,931.77	(20,248.23)
Service Fee Income	110,433.00	55,216.50	43,676.69	(11,539.81)
Asset Management & Bookkeeping Income	436,100.00	218,050.00	211,611.50	(6,438.50)
Interest Income	-	-	129.80	129.80
Other Income	7,000.00	3,500.00	7,938.21	4,438.21
<b>Total Revenues</b>	<b>2,619,893.00</b>	<b>1,309,946.50</b>	<b>1,276,287.97</b>	<b>(33,658.53)</b>
<b>EXPENSES</b>				
Administration	2,052,404.00	1,026,202.00	916,145.97	110,056.03
Tenant Services	5,000.00	2,500.00	10,085.61	(7,585.61)
Utilities Expense	37,500.00	18,750.00	13,152.92	5,597.08
Ordinary Maintenance	146,592.00	73,296.00	40,624.94	32,671.06
General	20,550.00	10,275.00	9,920.88	354.12
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	29,535.00	(29,535.00)
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
<b>Total Expenses</b>	<b>2,262,046.00</b>	<b>1,131,023.00</b>	<b>1,019,465.32</b>	<b>111,557.68</b>
<b>Difference in Revenue &amp; Expense</b>	<b>357,847.00</b>	<b>178,923.50</b>	<b>256,822.65</b>	<b>77,899.15</b>
<b>Non-Operating Revenues and Expenses</b>				
Nonexpend Equipment	-	-	-	-
<b>Difference in Revenue &amp; Expense</b>	<b>357,847.00</b>	<b>178,923.50</b>	<b>256,822.65</b>	<b>77,899.15</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
SECTION 8**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Interest Income	0.00	0.00	4.95	4.95
Other Income	6,500.00	3,250.00	3,054.16	(195.84)
Adm Subsidy	1,738,807.00	869,403.50	816,406.00	(52,997.50)
FSS Subsidy	0.00	0.00	0.00	0.00
<b>Total Revenues</b>	<b>1,745,307.00</b>	<b>872,653.50</b>	<b>819,465.11</b>	<b>(53,188.39)</b>
<b>EXPENSES</b>				
Administration	1,271,023.00	635,511.50	580,479.19	55,032.31
Tenant Services	8,300.00	4,150.00	1,666.35	2,483.65
Utilities	9,400.00	4,700.00	4,394.90	305.10
Ordinary Maintenance	10,600.00	5,300.00	2,265.15	3,034.85
General	13,800.00	6,900.00	4,704.12	2,195.88
Extraordinary Maintenance	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>1,313,123.00</b>	<b>656,561.50</b>	<b>593,509.71</b>	<b>63,051.79</b>
<b>Diff In Oper Revenue &amp; Expense</b>	<b>432,184.00</b>	<b>216,092.00</b>	<b>225,955.40</b>	<b>9,863.40</b>
<b>Non-Oper.Revenue</b>				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	19,800,000.00	9,900,000.00	9,861,065.00	(38,935.00)
HAP Payments	19,800,000.00	9,900,000.00	9,861,065.00	38,935.00
<b>Diff in Non-Oper Revenue &amp; Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Revenue &amp; Expense</b>	<b>432,184.00</b>	<b>216,092.00</b>	<b>225,955.40</b>	<b>9,863.40</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

JULY 1, 2025 - DECEMBER 31, 2025

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
City of Roanoke CD Grants	0.00	0.00	0.00	0.00
City of Roanoke Other Grants	0.00	0.00	0.00	0.00
Other Revenue	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Revenue</b>	0.00	0.00	0.00	0.00
<b>EXPENSES</b>				
Administration	0.00	0.00	0.00	0.00
Property Expenses	0.00	0.00	0.00	0.00
Other Expenses	0.00	0.00	0.00	0.00
Land Transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	0.00	0.00	0.00	0.00
<b>Diff in Oper. Revenues &amp; Expenses</b>	0.00	0.00	0.00	0.00
<b>Non-Oper. Revenues &amp; Expenses</b>				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Capital Expenditures	0.00	0.00	0.00	0.00
Cost of Disposed Property	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Non-Oper. Revenues &amp; Expenses</b>	0.00	0.00	0.00	0.00

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

\*\*YTD Actual is Revenue or Expense from 7/1/25 through 12/31/25.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	0.00	0.00
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>EXPENSES</b>				
Administration	1,000.00	500.00	0.00	500.00
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	69.60	(69.60)
Maintenance Expense	2,400.00	1,200.00	0.00	1,200.00
General Expense	25.00	12.50	0.00	12.50
Capital Expenditures	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>3,425.00</b>	<b>1,712.50</b>	<b>69.60</b>	<b>1,642.90</b>
<b>Diff in Oper. Revenues &amp; Expenses</b>	<b>(3,425.00)</b>	<b>(1,712.50)</b>	<b>(69.60)</b>	<b>1,642.90</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
<b>Total Non-Oper. Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Difference in Ttl Revenues &amp; Expenses</b>	<b>(3,425.00)</b>	<b>(1,712.50)</b>	<b>(69.60)</b>	<b>1,642.90</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Proceeds on Sale of Property	0.00	0.00	0.00	0.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	9,416.00	9,416.00
<b>Total Revenue</b>	<b>0.00</b>	<b>0.00</b>	<b>9,416.00</b>	<b>9,416.00</b>
<b>EXPENSES</b>				
Administration	9,000.00	4,500.00	365.00	4,135.00
Tenant Services	3,000.00	1,500.00	0.00	1,500.00
Utilities	1,500.00	750.00	601.82	148.18
Ordinary & Contract Maintenance	4,268.00	2,134.00	109.20	2,024.80
General	25.00	12.50	0.00	12.50
Capital Expenditures	650,000.00	325,000.00	22,594.00	302,406.00
<b>Total Expenses</b>	<b>667,793.00</b>	<b>333,896.50</b>	<b>23,670.02</b>	<b>310,226.48</b>
<b>Diff in Oper. Revenues &amp; Expenses</b>	<b>(667,793.00)</b>	<b>(333,896.50)</b>	<b>(14,254.02)</b>	<b>(300,810.48)</b>
<b>Non-Oper. Revenues &amp; Expenses</b>				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
<b>Total Non-Oper. Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
Use of Reserves	667,793.00	333,896.50	14,254.02	300,810.48
<b>Difference in Ttl Revenues &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
HACKLEY**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Dwelling Rental	50,000.00	25,000.00	30,952.00	5,952.00
Interest Income	0.00	0.00	0.00	0.00
Other Income	550.00	275.00	454.47	179.47
Operating Subsidy	173,328.00	86,664.00	81,949.00	(4,715.00)
<b>Total Revenues</b>	<b>223,878.00</b>	<b>111,939.00</b>	<b>113,355.47</b>	<b>1,416.47</b>
<b>EXPENSES</b>				
Administration	37,968.00	18,984.00	16,754.96	2,229.04
Tenant Services	2,150.00	1,075.00	0.00	1,075.00
Utilities	6,300.00	3,150.00	1,014.64	2,135.36
Ordinary Maintenance	100,380.00	50,190.00	8,820.10	41,369.90
Protective Services	0.00	0.00	0.00	0.00
General	7,970.00	3,985.00	2,689.68	1,295.32
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	<b>154,768.00</b>	<b>77,384.00</b>	<b>29,279.38</b>	<b>48,104.62</b>
<b>Non-Oper.Revenue</b>				
Reserve Used	0.00	0.00	0.00	0.00
<b>Difference in Revenue &amp; Expense</b>	<b>69,110.00</b>	<b>34,555.00</b>	<b>84,076.09</b>	<b>49,521.09</b>

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PRIVATE MANAGEMENT**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
<b>REVENUES</b>				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	62,734.00	31,367.00	31,920.09	553.09
Other income	94,534.00	47,267.00	51,650.00	4,383.00
<b>Total Revenues</b>	157,268.00	78,634.00	83,570.09	4,936.09
 <b>EXPENSES</b>				
Administration	79,181.00	39,590.50	28,849.77	10,740.73
Management Fees	62,734.00	31,367.00	31,920.09	(553.09)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	220.00	110.00	85.17	24.83
Ordinary Maintenance	13,758.00	6,879.00	22,155.68	(15,276.68)
General	1,375.00	687.50	559.38	128.12
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	157,268.00	78,634.00	83,570.09	(4,936.09)
<b>Difference in Revenue &amp; Expense</b>	0.00	0.00	0.00	0.00

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	4,840,100.00	4,796,872.74	79,017.47	(43,227.26)
<b>Total Revenues</b>	4,840,100.00	4,796,872.74	79,017.47	(43,227.26)
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	10,000.00	0.00	0.00
Administration	480,000.00	480,000.00	0.00	0.00
General Capital Activity	4,350,100.00	4,306,872.74	79,017.47	43,227.26
Collateralization or Debt Service	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	4,840,100.00	4,796,872.74	79,017.47	43,227.26
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates February 17, 2023 to February 16, 2027

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>2,317,269.00</u>	<u>1,231,756.13</u>	<u>971,515.78</u>	<u>(1,085,512.87)</u>
<b>Total Revenues</b>	2,317,269.00	1,231,756.13	971,515.78	(1,085,512.87)
<b>EXPENSES</b>				
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	2,317,269.00	1,231,756.13	971,515.78	1,085,512.87
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	2,317,269.00	1,231,756.13	971,515.78	1,085,512.87
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates September 8, 2023 to September 8, 2027

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	4,936,100.00	3,748,018.26	765,189.32	(1,188,081.74)
<b>Total Revenues</b>	4,936,100.00	3,748,018.26	765,189.32	(1,188,081.74)
<b>EXPENSES</b>				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	5,016.70	0.00	4,983.30
Administration	490,000.00	490,000.00	0.00	(0.00)
General Capital Activity	4,436,100.00	3,253,001.56	765,189.32	1,183,098.44
Collateralization or Debt Service	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	4,936,100.00	3,748,018.26	765,189.32	1,188,081.74
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates May 6, 2024 to May 5, 2028

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates May 13, 2025 to May 12, 2029

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	<u>2,300,000.00</u>	<u>2,010,224.41</u>	<u>222,159.85</u>	<u>(289,775.59)</u>
<b>Total Revenues</b>	2,300,000.00	2,010,224.41	222,159.85	(289,775.59)
 <b>EXPENSES</b>				
Salaries	948,086.00	892,670.87	107,295.36	55,415.13
Staff Travel Costs	2,500.00	828.04	0.00	1,671.96
Administrative/Other Costs	57,360.00	38,381.01	4,804.92	18,978.99
Staff Training Costs	5,500.00	5,200.34	0.00	299.66
Supportive Services	100,860.00	44,638.62	14,462.57	56,221.38
Case Management	161,022.00	118,891.80	2,100.00	42,130.20
Computers/Software	66,172.00	52,536.73	0.00	13,635.27
Rent Incentives	<u>958,500.00</u>	<u>857,077.00</u>	<u>93,497.00</u>	<u>101,423.00</u>
<b>Total Expenses</b>	2,300,000.00	2,010,224.41	222,159.85	289,775.59
 <b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates are June 1, 2021 to June 30, 2026.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	361,645.00	212,628.16	56,769.52	(149,016.84)
<b>Total Revenues</b>	361,645.00	212,628.16	56,769.52	(149,016.84)
<b>EXPENSES</b>				
Project Coordinator	361,645.00	197,206.83	56,214.04	164,438.17
Administrative Costs	0.00	15,206.33	555.48	(15,206.33)
Training Costs	0.00	215.00	0.00	(215.00)
<b>Total Expenses</b>	361,645.00	212,628.16	56,769.52	149,016.84
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates are June 01, 2024 to May 31, 2027.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
FY 2024 FSS GRANT (694)**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	<b>CUMULATIVE BUDGET</b>	<b>CUMULATIVE ACTUAL</b>	<b>**YTD ACTUAL</b>	<b>BUDGET VARIANCE</b>
<b>REVENUES</b>				
Income	<u>194,612.00</u>	<u>40,763.58</u>	<u>40,763.58</u>	<u>(153,848.42)</u>
<b>Total Revenues</b>	194,612.00	40,763.58	40,763.58	(153,848.42)
 <b>EXPENSES</b>				
Project Coordinator	<u>194,612.00</u>	<u>40,763.58</u>	<u>40,763.58</u>	<u>153,848.42</u>
<b>Total Expenses</b>	194,612.00	40,763.58	40,763.58	153,848.42
 <b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates are January 01, 2026 to December 31, 2026.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	3,836,496.00	3,659,825.68	143,533.08	(176,670.32)
<b>Total Revenues</b>	3,836,496.00	3,659,825.68	143,533.08	(176,670.32)
<b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	3,836,496.00	3,659,825.68	143,533.08	176,670.32
Collateralization or Debt Service	0.00	0.00	0.00	0.00
<b>Total Expenses</b>	3,836,496.00	3,659,825.68	143,533.08	176,670.32
<b>Difference in Revenue &amp; Expenses</b>	0.00	0.00	0.00	0.00

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates July 1, 2022 to June 30, 2026  
This grant is reimbursed on a quarterly basis.

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
PUBLIC HOUSING RADON GRANT (226)**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.  
Grant effective dates May 15, 2023 to May 15, 2026

**ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY  
CITY OF ROANOKE GUN VIOLENCE GRANT (227)**

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

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

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

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

**REVENUE AND EXPENSE STATEMENT  
(unaudited)**

OCTOBER 1, 2025- MARCH 31, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
<b>REVENUES</b>				
Income	<u>299,916.00</u>	<u>73,722.48</u>	<u>73,722.48</u>	<u>(226,193.52)</u>
<b>Total Revenues</b>	299,916.00	73,722.48	73,722.48	(226,193.52)
 <b>EXPENSES</b>				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	0.00	73,722.48	73,722.48	(73,722.48)
Collateralization or Debt Service	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Expenses</b>	0.00	73,722.48	73,722.48	(73,722.48)
<b>Difference in Revenue &amp; Expenses</b>	299,916.00	0.00	0.00	(299,916.00)

\*\*YTD Actual is Revenue or Expense from 10/01/25 through 03/31/26.

# OPERATIONS DIVISION

PROCUREMENT  
MONTHLY REPORT  
MARCH 2026

# PROCUREMENT MARCH 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. Bids are being evaluated.

**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 are due by April 7, 2026. Bids are due April 14, 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

**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 was executed March 25, 2026.

B. Solicitations Pending

**None**

**IV. Protests**

**None**

REDEVELOPMENT AND REVITALIZATION  
MONTHLY ACTIVITY REPORT  
MARCH 2026

# Redevelopment and Revitalization Department

## March 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 21<sup>st</sup> 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 21<sup>st</sup> Street.

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

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

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

## **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 5<sup>th</sup> 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**

3/31/2026

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	\$4,796,872.74	\$43,227.26	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	\$1,231,756.13	\$1,085,512.87	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,932,100.00	\$4,000.00	\$3,742,018.26	\$1,194,081.74	5-May-2026	5-May-2028
VA36P01150125	\$4,702,682.00	\$495,660.00	\$4,207,022.00	\$460,000.00	\$4,242,682.00	12-May-2027	12-May-2029
<b>Totals</b>	<b>\$43,969,336.00</b>	<b>\$39,469,150.47</b>	<b>\$4,500,185.53</b>	<b>\$36,969,382.13</b>	<b>\$6,999,953.87</b>		
		<b>89.8%</b>		<b>84.1%</b>			

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 3/31/26**

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	56%	64%	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	92%	97%	Work is complete in 58 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	71%	29%	Work is complete in 213 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	60%	81%	Work is complete in seven (7) 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	100%	100%	Work is complete in both units. Project close out is underway.
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	15%	16%	Design work for Security Improvements for Bluestone Park Administration Building and Maintenance Shop underway. Section 504 modifications to 1-bedroom unit at Morningside are underway. Application for building permits made.
contract 226-2601-1-7 (project 240101)	Installation of Passive Radon Vent Systems for Jamestown Place 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  
MARCH 2026

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

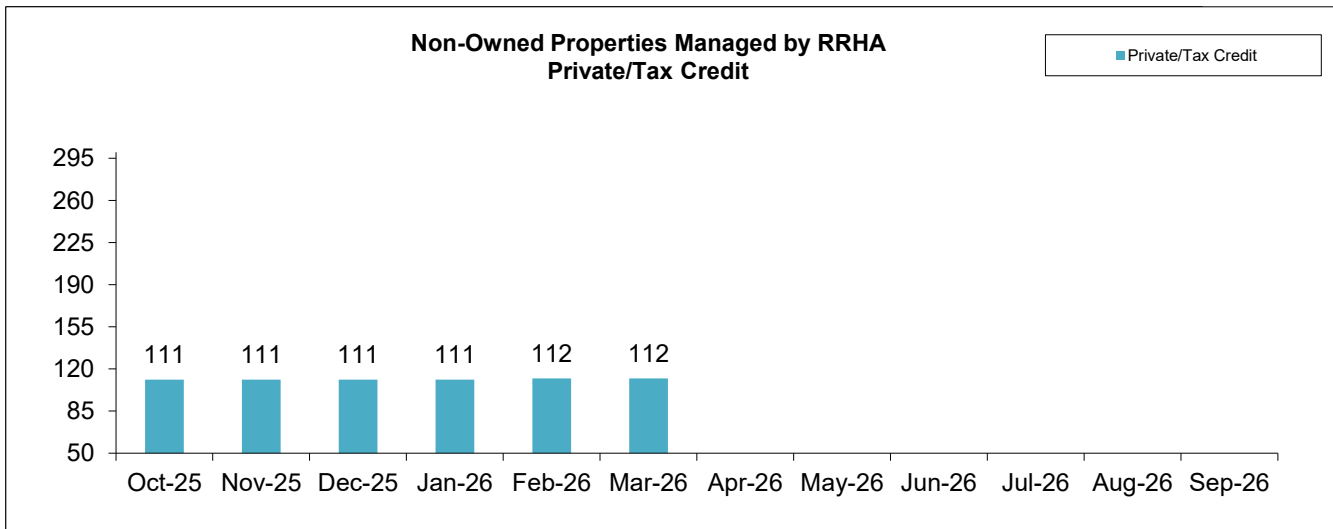
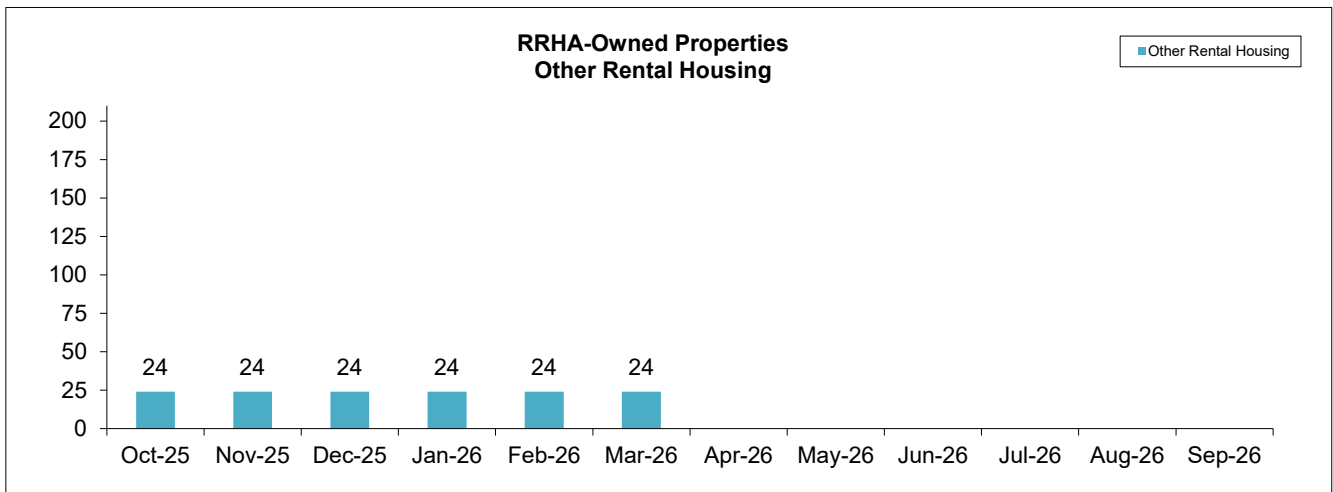
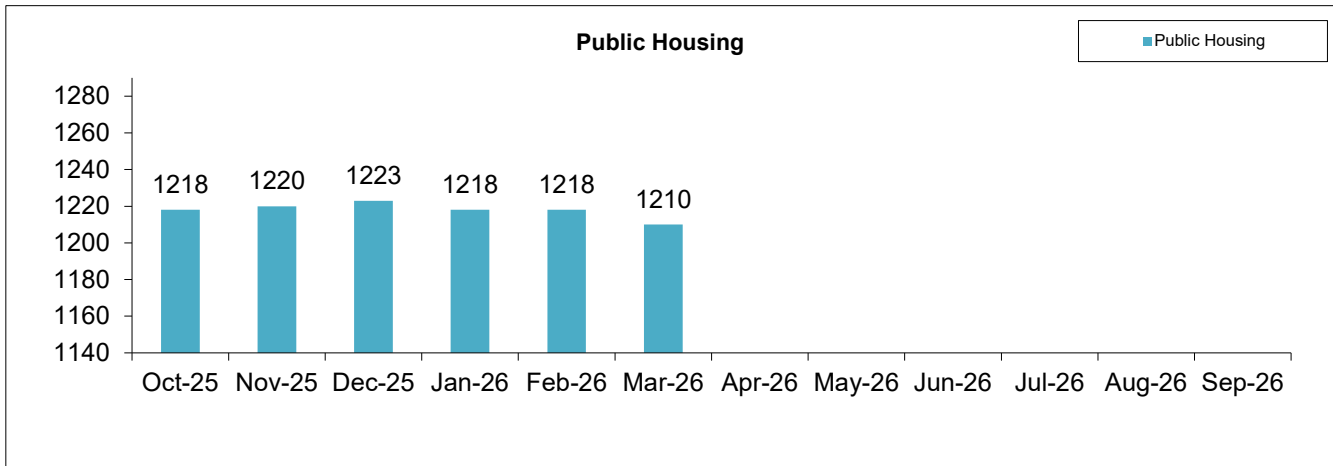
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
<b>Public Housing</b>									
Lansdowne Park	201	300	1	285	9300	1114	8186	88.02%	11.98%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	162	5115	53	5062	<b>98.96%</b>	<b>1.04%</b>
Hunt Manor/Bluestone Park	259	174	10	161	5394	260	5134	<b>95.18%</b>	<b>4.82%</b>
Melrose Towers	206	212	4	208	6572	31	6541	<b>99.53%</b>	<b>0.47%</b>
Jamestown Place	207	150	7	131	4650	701	3949	84.92%	15.08%
Morningside	208	105	2	96	3255	324	2931	90.05%	9.95%
Indian Rock Village/53 Scattered	210	156	0	154	4836	47	4789	<b>99.03%</b>	<b>0.97%</b>
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	1	13	465	77	388	83.44%	16.56%
<b>Portfolio Total:</b>		1277	26	1210	39587	2607	36980	<b>93.41%</b>	<b>6.59%</b>

<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	744	0	744	<b>100.00%</b>	<b>0.00%</b>
<b>Portfolio Total:</b>		24	24	744	0	744	<b>100.00%</b>	<b>0.00%</b>

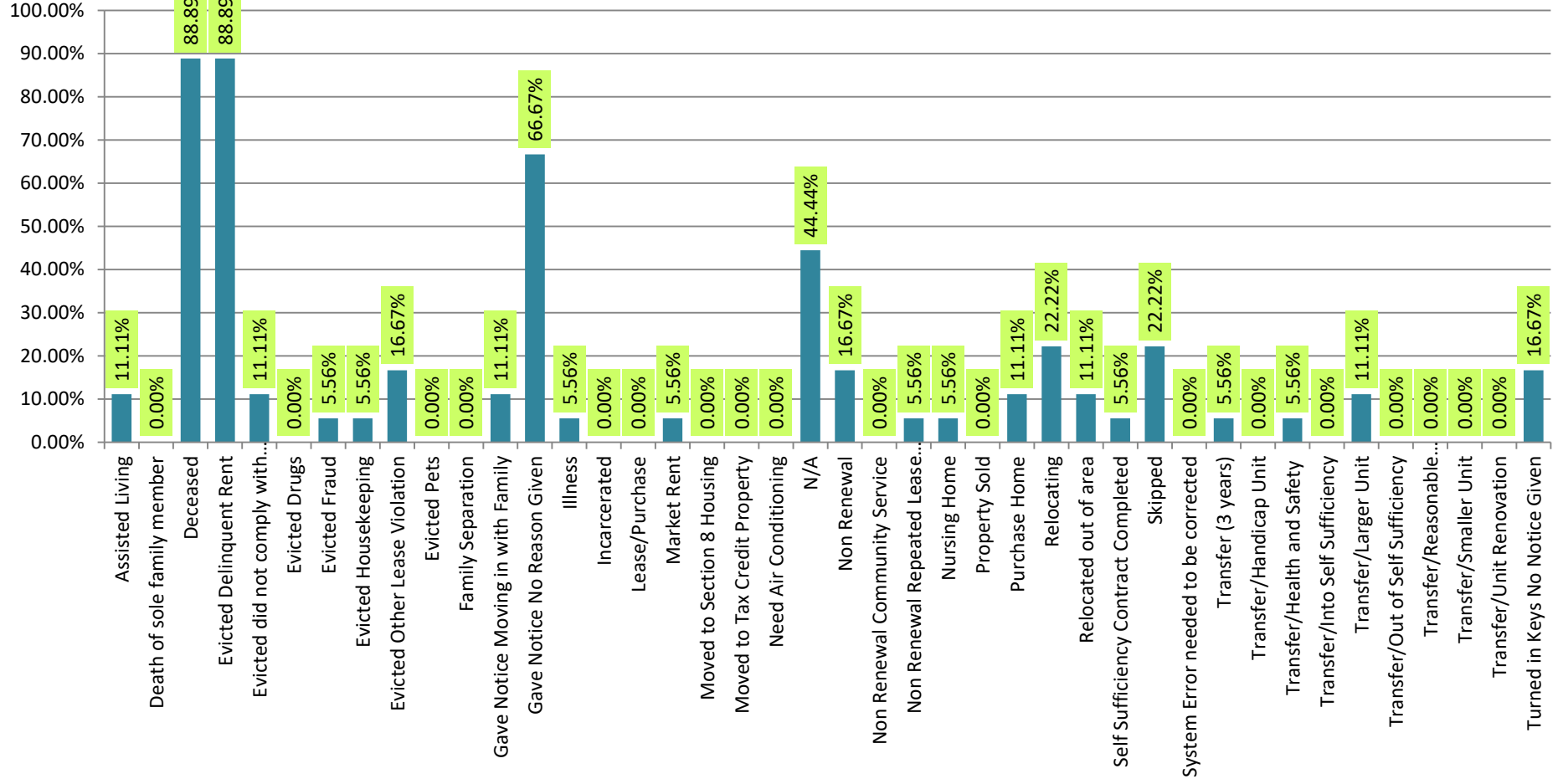
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	930	30	900	<b>96.77%</b>	<b>3.23%</b>
Hillcrest Heights (LIHTC)	456	24	22	744	0	744	<b>100.00%</b>	<b>0.00%</b>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

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

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



## Public Housing Move-out Analysis 10/1/2025-9/30/2026



**Monthly  
Management Report  
Charges vs. Receipts  
MARCH 2026**

<b>RRHA-Owned Properties</b>	<b>AMP Number</b>	<b>Vacated Unit Cumulative Collections as of 3/01/2026</b>	<b>Vacated Unit Cumulative Charge- Offs as of 3/31/2026</b>
<i>Non-Public Housing Tax Credit</i>		\$1,491.08	\$0.00
Lansdowne Park	201	\$9,289.39	\$68,064.35
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$3,552.94	\$6,934.01
Hunt Manor/Bluestone Park	259	\$2,918.53	\$32,365.04
Melrose Towers	206	\$1,920.84	\$13,660.70
Jamestown Place	207	\$1,875.11	\$30,928.97
Morningside Manor	208	\$0.00	\$2,861.14
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	<b>TOTAL</b>	<b>\$24,761.91</b>	<b>\$166,253.80</b>

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

<b>AMP #</b>	<b>Location</b>	<b># Units</b>	<b>Inspected</b>	<b>Uninspected</b>	<b>% Inspected</b>
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.**

## Utility Consumption Report

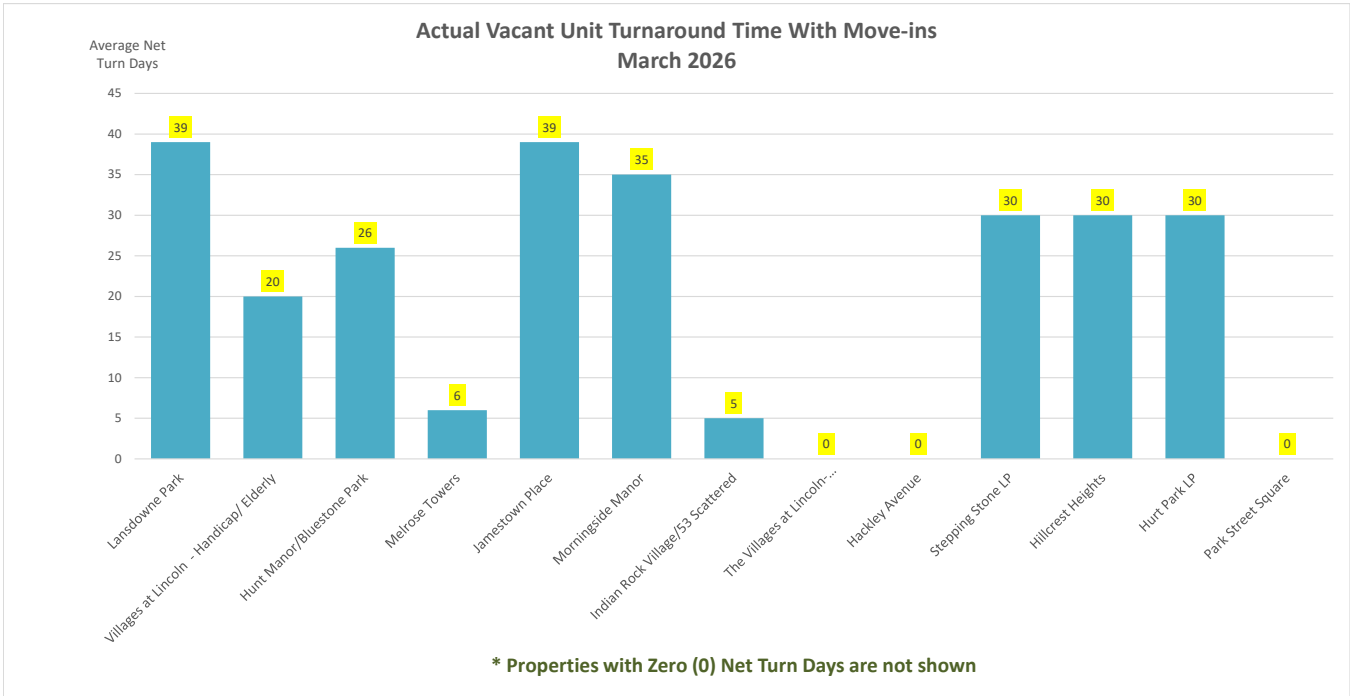
### October 2025 - September 2026

#### Consumption and Costs as of February 28, 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	56.60	133.67	87.02	277.29	256.41	108.14%
202	165	156.07	5.43	52.29	213.79	256.41	83.38%
259	174	41.32	81.87	91.06	214.25	256.41	83.56%
206	212	43.65	88.13	89.44	221.22	256.41	86.28%
207	150	46.09	79.82	62.49	188.40	256.41	73.48%
208	105	39.55	61.19	44.44	145.18	256.41	56.62%
210	156	59.63	85.18	81.69	226.50	256.41	88.34%
215	15	N/A	N/A	N/A	N/A	256.41	N/A
Total Units:		1277					
Average Cost PUM:		65.15	102.00	89.26			256.41

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	108.06	81.58	132.46%	553	604	91.56%	5.98	5.57	107.36%	
202	165	N/A	81.58	N/A	1,372	604	227.15%	5.47	5.57	98.20%	
259	174	63.95	81.58	78.39%	372	604	61.59%	5.62	5.57	100.90%	
206	212	75.63	81.58	92.71%	550	604	91.06%	4.46	5.57	80.07%	
207	150	63.17	81.58	77.43%	438	604	72.52%	7.59	5.57	136.27%	
208	105	53.13	81.58	65.13%	382	604	63.25%	3.06	5.57	54.94%	
210	156	62.22	81.58	76.27%	416	604	68.87%	5.88	5.57	105.57%	
215	15	N/A	81.58	N/A	N/A	604	N/A	N/A	5.57	N/A	
Total Units:		1277									
Average THERM PUM:		81.58			Average KWH PUM:		604		Average water usage PUM:		5.57
<p><b>Note: AMP 202 - Residential units do not use gas utility - HVAC is total electric (heat pumps).</b></p> <p><b>Note: AMP 202 - Administration building and maintenance shop use gas utility.</b></p> <p><b>Note: AMP 208 - Residential units have central air conditioning.</b></p> <p><b>Note: AMP 210 - Includes 29 scattered sites - residents pay utilities - no utility data available.</b></p> <p><b>Note: AMP 215 - Transitional/Homeownership - residents pay utilities - no utility data available.</b></p> <p><b>Note: Stormwater Utility Fee for RRHA public housing properties for FY 2026 = \$62,297.00</b></p>											

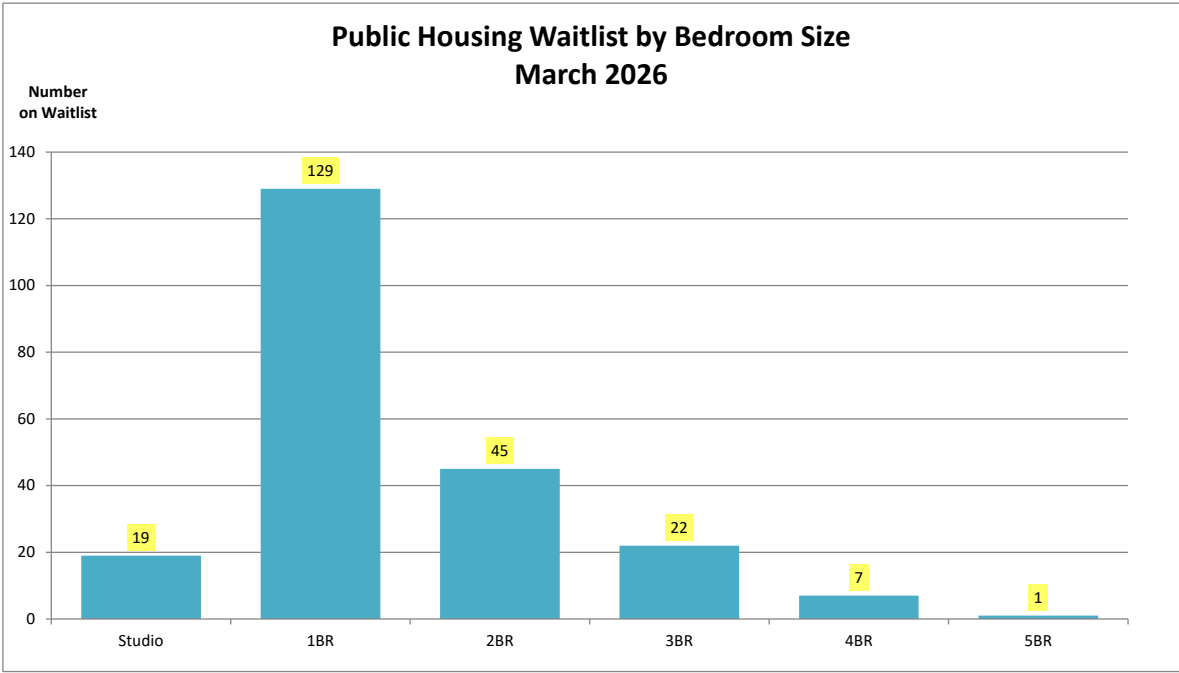
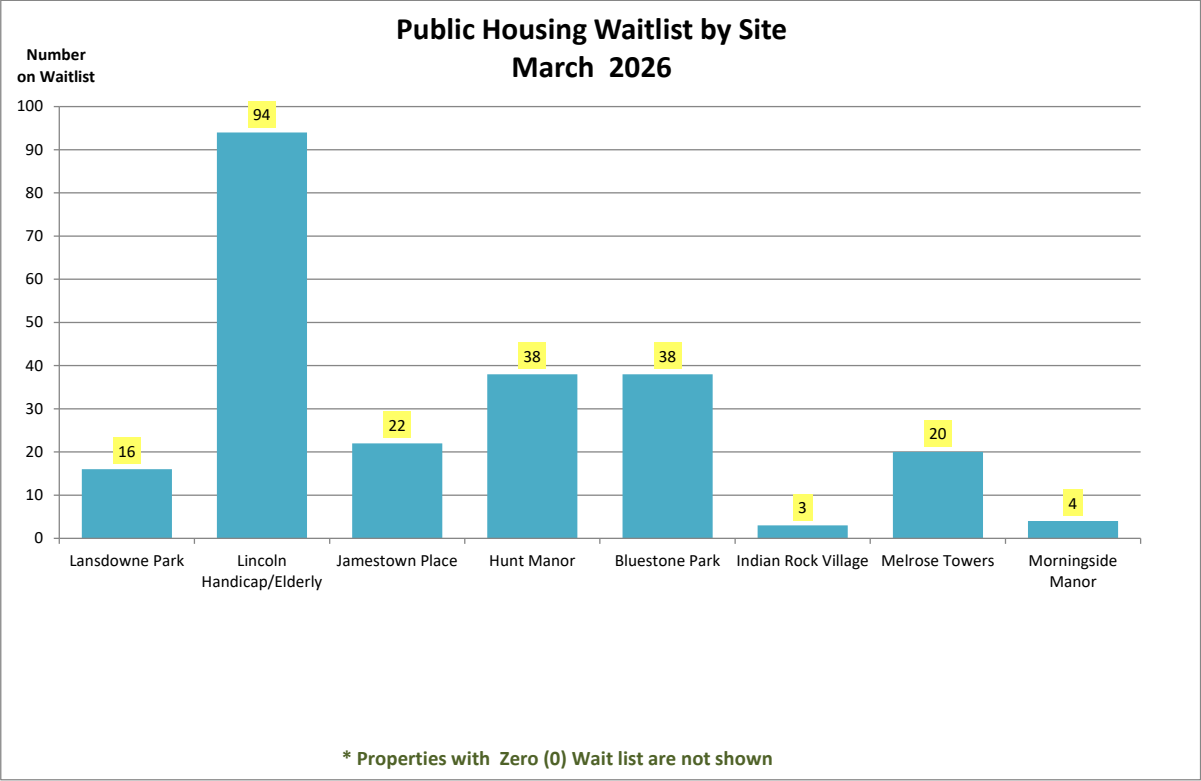
A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.



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
<b>Total</b>	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  
MARCH 2026

Public Housing Criminal Activity for the Month of March 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	1	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	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	1	2	1	2	0	0	1	5	1	2	1	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	0	5	1	2	1	2	0	0	2	6	1	2	1	3	0	2
Destruction of Property	1	1	0	0	0	0	2	2	1	1	2	2	0	0	0	0
Disorderly Persons	0	0	0	0	0	0	0	0	0	0	0	1	0	1	1	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	1	2	0	0	0	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	1	1	1	4	1	19	0	1	1	2
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	0	1	1	1	1	0	0	0	1	1	1	0	0	0	2
Liquor Law	0	0	0	0	0	0	0	0	0	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	1	1	1	1	0	3	0	0	0	2	0	1	0	1	1	1
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	3	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Weapons	0	2	0	0	0	0	0	0	1	4	0	0	1	2	0	0
Part II Crime Total	3	9	2	5	2	6	3	3	3	17	4	26	1	6	3	6
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	14	3	7	3	8	3	3	5	23	5	28	2	9	3	8

## Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - MARCH 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	0.0000	0.00%	0.0289	0.0333	115.15%	0.0867	61.55% ↑	0.0522	44.55% ↓
Morningside Manor	0.0087	0.0095	109.67%	0.0289	0.0190	65.80%	0.0095	100.50% ↑	0.0772	62.50% ↓
Indian Rock Village	0.0087	0.0125	143.94%	0.0289	0.0250	86.37%	0.0625	60.00% ↓	0.0772	62.50% ↓
Bluestone	0.0066	0.0000	0.00%	0.0275	0.0000	0.00%	0.0395	100.00% ↓	0.0776	64.58% ↓
Lansdowne Park	0.0038	0.0067	176.97%	0.0157	0.0200	127.69%	0.1433	86.04% ↑	0.0576	72.81% ↓
Villages at Lincoln	0.0038	0.0061	160.88%	0.0157	0.0121	77.39%	0.0909	86.67% ↓	0.0576	72.81% ↓
Hunt Manor	0.0038	0.0104	276.52%	0.0157	0.0313	199.51%	0.0729	57.13% ↑	0.0576	72.81% ↓
Melrose Towers	0.0038	0.0000	0.00%	0.0157	0.0094	60.23%	0.0236	60.03% ↑	0.0576	72.81% ↓

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	0.0151	0.0200	132.09%	0.0558	0.0600	107.57%	0.5067	88.16% ↑	0.2103	73.48% ↑
Morningside Manor	0.0151	0.0190	125.80%	0.0558	0.0476	85.37%	0.0762	37.51% ↑	0.2103	73.48% ↑
Indian Rock Village	0.0151	0.0250	165.11%	0.0558	0.0750	134.46%	0.3625	79.31% ↑	0.2103	73.48% ↑
Bluestone	0.0076	0.0385	504.27%	0.0291	0.0385	132.29%	0.3421	88.76% ↑	0.1411	79.39% ↓
Lansdowne Park	0.0102	0.0100	98.25%	0.0328	0.0567	172.87%	0.5467	89.63% ↑	0.1870	82.47% ↓
Villages at Lincoln	0.0102	0.0242	238.19%	0.0328	0.1576	480.70%	0.4000	60.61% ↓	0.1870	82.47% ↓
Hunt Manor	0.0102	0.0104	102.35%	0.0328	0.0625	190.66%	0.3021	79.31% ↑	0.1870	82.47% ↓
Melrose Towers	0.0102	0.0142	139.04%	0.0328	0.0283	86.34%	0.0425	33.41% ↑	0.1870	82.47% ↓

**SECTION 8 PROGRAMS**  
**MONTHLY OPERATIONS REPORT**  
**MARCH 2026**

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

**Program Utilization**

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of March 2026, reported at 80.2%. Currently, there are twenty four (24) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2026, is 91.2%.

**Inspections**

During the month of March 2026 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and thirty seven (137) inspections. This includes Eighty five (85) biennials and forty (40) initial inspections processed for moving families, in the HCV Program. Five (05) special inspection(s) and eleven (11) re-inspections were also conducted. There was eight (8) HQS Quality Control Inspections that were conducted during the month of March 2026.

**Housing Choice Voucher Waiting List**

For the month of March 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 March 2026.

**Tenant Briefings**

The HCV Clerical Assistant and Client Specialists provided customer service to a total of one thousand and nine (1009) clients; including nine hundred and forty seven (947) tenants/applicants and sixty two (62) landlords during the month of March 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 March 2026, this program has one hundred and twenty three (123) leased vouchers. There are ten (10) veterans searching for housing and none (0) pending pass HQS inspections. Referrals are steadily being received from our community partner, The Department of Veterans Affairs-Salem VA Medical Center.

### **Mainstream Vouchers**

The Mainstream Voucher program was awarded an additional thirty (30) Vouchers for the FY 2023, increasing the total allocation of vouchers for this program, to two hundred and seventeen (217) vouchers. For the month of March 2026, this program has one hundred and seventy seven (177) 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 March 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 March 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**  
**March 2026**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	85	56	65.88%	29	34.12%
INITIALS	40	25	62.50%	15	37.50%
COMPLAINT	5	4	80.00%	1	20.00%
EMERGENCY	0	0	0.00%	0	0.00%
HQS REINSPECTIONS	11	9	81.82%	2	18.18%
HQS QUALITY CONTROL	8	4	50.00%	4	50.00%

TOTAL INSPECTIONS SCHEDULED	<b>149</b>
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	3
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	-	-	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-	-	-
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	26	26	27	-	-	-	-	-	-	-	-	-
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	21	21	20	-	-	-	-	-	-	-	-	-
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	26	25	26	-	-	-	-	-	-	-	-	-
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	48	47	-	-	-	-	-	-	-	-	-
VASH (48) Fund 315	ALLOCATED	48	48	48	48	48	48	48	48	48	48	48	48
	LEASED	45	45	45	-	-	-	-	-	-	-	-	-
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	9	8	-	-	-	-	-	-	-	-	-
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	4	7	8	-	-	-	-	-	-	-	-	-
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	5	-	-	-	-	-	-	-	-	-
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	5	-	-	-	-	-	-	-	-	-
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	3	3	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	-	-	-	-	-	-	-	-	-

**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	-	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	\$ 1,445,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,806,163
ACTUAL HAP EXPENSE	\$ 1,474,199	\$ 1,545,410	\$ 1,438,433	\$ 1,512,060	\$ 1,401,207	\$ 1,489,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,860,981
VARIANCE	\$ (17,324)	\$ (27,989)	\$ 23,145	\$ (45,480)	\$ 57,446	\$ (44,616)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (54,818)
PERCENT VARIANCE	-1.19%	-1.84%	1.58%	-3.10%	3.94%	-3.09%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-0.62%
YTD VARIANCE	\$ (17,324)	\$ (45,313)	\$ (22,168)	\$ (67,648)	\$ (10,202)	\$ (54,818)	\$ (54,818)	\$ (54,818)	\$ (54,818)	\$ (54,818)	\$ (54,818)	\$ (54,818)	\$ (54,818)
<b>PUC</b>													
HUD FUNDED PUC	\$ 679.20	\$ 707.42	\$ 681.39	\$ 683.72	\$ 680.02	\$ 673.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 342.12
ACTUAL PUC	\$ 829.60	\$ 873.61	\$ 824.79	\$ 873.52	\$ 810.41	\$ 866.09	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 846.32
VARIANCE	\$ (150.40)	\$ (166.18)	\$ (143.40)	\$ (189.80)	\$ (130.39)	\$ (192.40)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (504.20)
PERCENT VARIANCE	-18.13%	-19.02%	-17.39%	-21.73%	-16.09%	-22.22%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-59.58%
<b>UNITS</b>													
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	#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	1,720	-	-	-	-	-	-	10,470
VARIANCE TO BUDGET	(21)	(32)	28	(52)	71	(52)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	389	408	373	466	345	477	#DIV/0!	#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	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	368	376	401	414	416	425	2,145	2,145	2,145	2,145	2,145	2,145	15,270
YTD VAR TO FUNDED	368	744	1,145	1,559	1,975	2,400	4,545	6,690	8,835	10,980	13,125	15,270	15,270
<b>ADMIN FEES</b>													
HUD FUNDS	\$ 118,404	\$ 131,906	\$ 122,556	\$ 119,282	\$ 119,281	\$ 119,281	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 730,710
ACTUAL EXPENSE	\$ 102,761	\$ 79,169	\$ 84,057	\$ 124,513	\$ 80,781	\$ 88,251	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 559,532
VARIANCE	\$ 15,643	\$ 52,737	\$ 38,499	\$ (5,231)	\$ 38,500	\$ 31,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 171,178
PERCENT	86.79%	60.02%	68.59%	104.39%	67.72%	73.99%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	76.57%
CUMULATIVE VARIANCE	\$ 15,643	\$ 68,380	\$ 106,879	\$ 101,648	\$ 140,149	\$ 171,178	\$ 171,178	\$ 171,178	\$ 171,178	\$ 171,178	\$ 171,178	\$ 171,178	\$ 171,178

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

## SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

<b>BUDGET VS ACTUAL</b>	<b>Jan-26</b>	<b>Feb-26</b>	<b>Mar-26</b>	<b>Apr-26</b>	<b>May-26</b>	<b>Jun-26</b>	<b>Jul-26</b>	<b>Aug-26</b>	<b>Sep-26</b>	<b>Oct-26</b>	<b>Nov-26</b>	<b>Dec-26</b>	<b>YTD</b>
FUNDING BUDGET	\$ 1,612,987	\$ 1,612,985	\$ 1,610,075	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,836,047
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,370,289
VARIANCE	\$ 146,407	\$ 154,332	\$ 165,019	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,758
PERCENT VARIANCE	9.08%	9.57%	10.25%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	9.63%
YTD VARIANCE	\$ 146,407	\$ 300,739	\$ 465,758	\$ 465,758	\$ 465,758	\$ 465,758	\$ 465,758	\$ 465,758	\$ 465,758	\$ 465,758	\$ 465,758	\$ 465,758	\$ 931,516
<b>REVENUE VS EXPENSE</b>													
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,370,289
ACTUAL HAP EXPENSE	\$ 1,512,060	\$ 1,401,207	\$ 1,489,672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,402,939
VARIANCE	\$ (45,480)	\$ 57,446	\$ (44,616)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (32,650)
PERCENT VARIANCE	-3.10%	3.94%	-3.09%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-0.75%
YTD VARIANCE	\$ (45,480)	\$ 11,966	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)	\$ (32,650)
<b>PUC</b>													
HUD FUNDED PUC	\$ 683.72	\$ 680.02	\$ 673.69	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 169.79
ACTUAL PUC	\$ 873.52	\$ 810.41	\$ 866.09	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 849.99
VARIANCE	\$ (189.80)	\$ (130.39)	\$ (192.40)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (680.20)
PERCENT VARIANCE	-21.73%	-16.09%	-22.22%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-80.02%
<b>UNITS</b>													
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	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	5,142
ACTUAL UNITS LEASED	1,731	1,729	1,720	-	-	-	-	-	-	-	-	-	5,180
VARIANCE TO BUDGET	(52)	71	(52)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	(38)
VARIANCE TO BASELINE	466	345	477	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	20,598
YTD VAR TO BASELINE	466	811	1,288	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	20,598
VARIANCE FUNDED	414	416	425	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	20,560
YTD VAR TO FUNDED	414	830	1,255	3,400	5,545	7,690	9,835	11,980	14,125	16,270	18,415	20,560	20,560
<b>ADMIN</b>													
HUD FUNDED FEES	119,282	119,281	119,281	-	-	-	-	-	-	-	-	-	357,844
ACTUAL EXPENSE	124,513	80,781	88,251	-	-	-	-	-	-	-	-	-	\$ 293,545
VARIANCE	\$ (5,231)	\$ 38,500	\$ 31,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,299
PERCENT	104.39%	67.72%	73.99%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	82.03%
CUMULATIVE VARIANCE	\$ (5,231)	\$ 33,269	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299	\$ 64,299

THIS SHEET INCLUDES HCV, VASH, & FUP

# 2026 Family Self-Sufficiency (Grant Funded)

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

March 2026

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

Current Number of Participants: 176

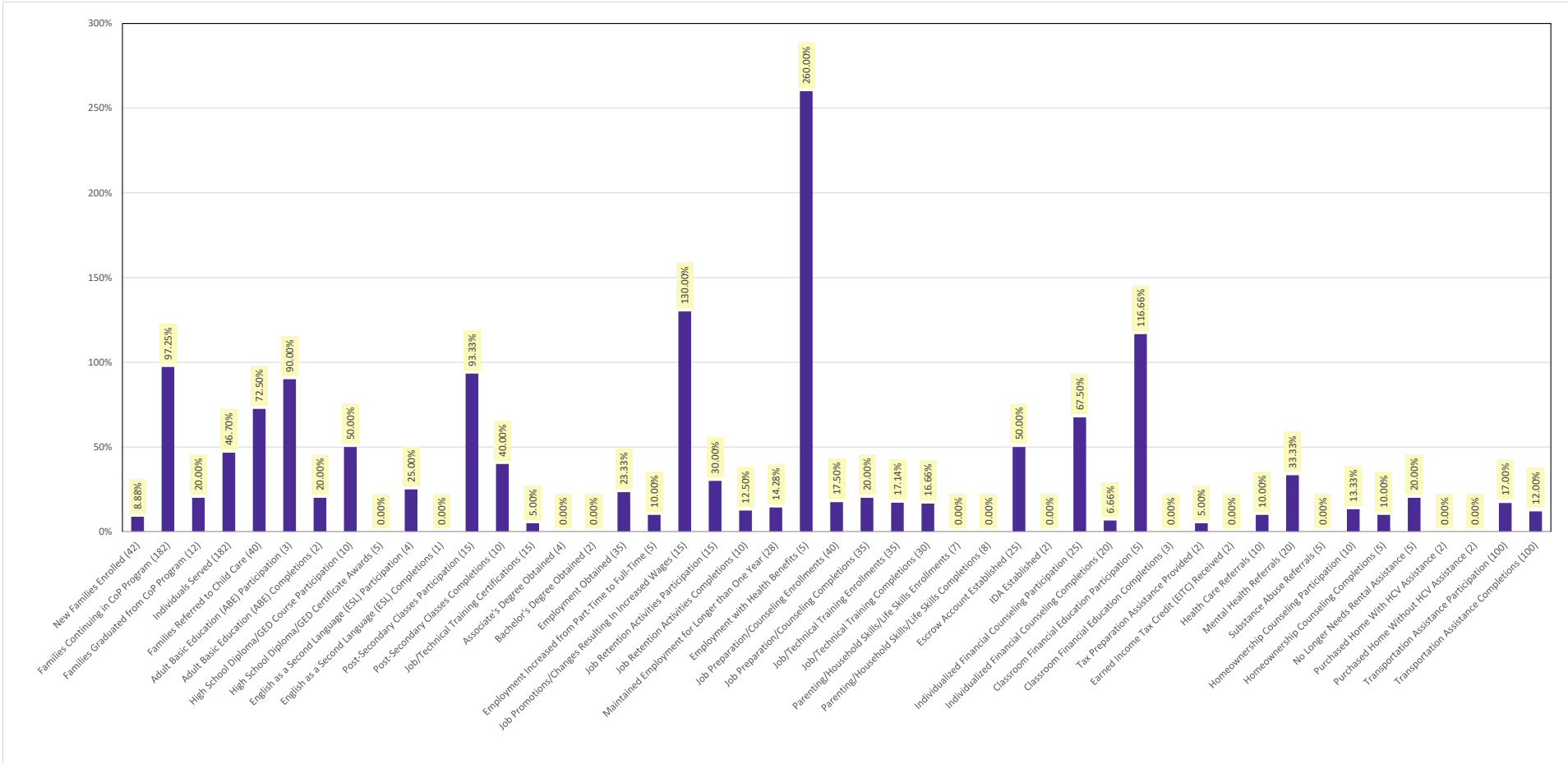
Total Number of Participants With Escrow Accounts: 105

Total Amount in Escrow: \$479,467.96

FSS Terminations: 10  
26 in 2025 35 in 2024

FSS Graduations: 2  
2 in 2025 12 in 2024

FSS Enrollments: 5  
76 in 2025 37 in 2024



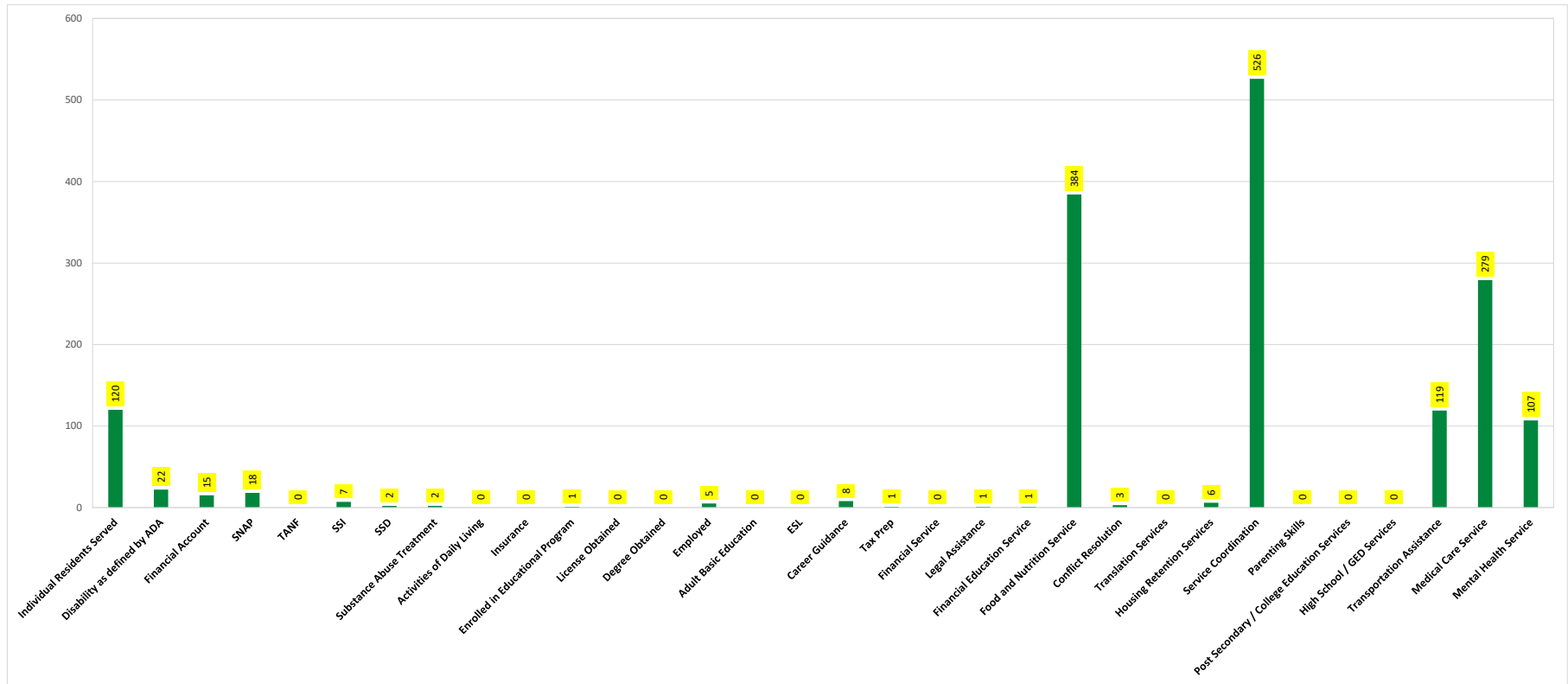
# 2026 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

March 2026

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

Reporting Period: March 2026

Service Coordinators: Letia Harris, Denise White



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

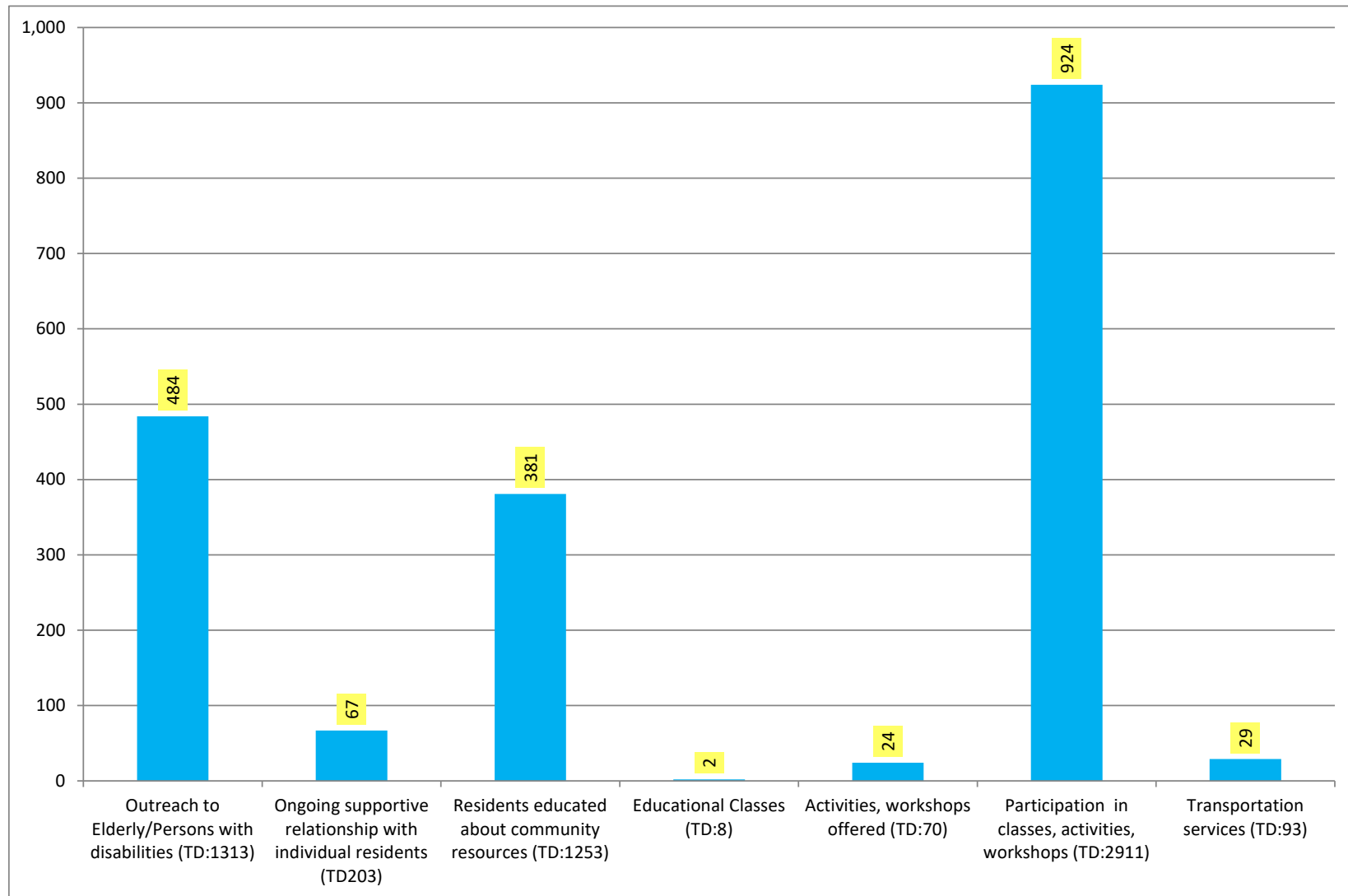
# Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

March 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

March 2026 1st Quarter

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

Program Manager Sylvia Williams

Case Managers Wanda Lovelace-Byrd, Amanda Dill, James Hamm

ITEM	DESCRIPTION	GOAL	TOTALS
1	Number of Work-able Residents (PIC)		295
2	Current Residents with Jobs Plus Assessment (CM)		151
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)		46.36% Data: 70/151
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: 41
8	Number of Jobs Plus Events	15	Quarter: 3 Total:70
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 37
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter:2 Total: 186
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter:50 Total: 152
12	Participants Who Met with a Case Manager	20	Quarter:96 Total: 182
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:2 Total: 20
16	Participants Provided with Job Search Assistance	15	Quarter: 4 Total: 44
17	Participants Beginning New Part-Time Employment	5	Quarter:6 Total: 60
18	Participants Beginning New Full-Time Employment	5	Quarter:2 Total: 60
19	Participants Moving to a new Job or Changing From Part-Time to Full-Time Employment	1	6 Total: 39
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 59
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter:55

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: 5 Total: 51
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: 1 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: 14 Total: 40
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 7
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 3 Total: 38
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