

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF MAY 2026

JUNE 22, 2026

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: June 16, 2026

Subject: Monthly Operations Reports

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

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Security Activities	
Section 8 Operations	
Resident Services	

EXECUTIVE OFFICE

Executive Director's Report

FY 2027 Operating Budget

Management staff have completed the first draft of RRHA operating budgets for FY 2027. Budgets are currently under review by the Finance Department. A federal budget has not been approved so funding amounts projected for budgeting purposes are estimates based on amounts included in the President's budget proposal.

A public hearing will be scheduled for August 24, 2026 to occur immediately preceding the regular Board meeting, for Commissioners to receive public comments on the proposed operating budgets. Proposed budgets will be provided to Commissioners for review prior to that meeting. A presentation providing explanation of the proposed budget will be provided at the beginning of the public hearing.

Book-Rich Environments/summer lunch program

This summer RRHA will continue to participate in HUD's Book Rich Environment initiative. We received over 3,500 books this year. We have plans to host children and family events throughout our developments and at the EnVision Center, similar to what we have done in years past. Books will be given out when the Roanoke City Public Schools does meal distribution at six public housing sites and during RRHA's summer lunch program. In addition, books will be placed in the lobby of the Central office so that Section 8 parents can take some home to their children.

The summer lunch program will continue at VAL, Hunt, Bluestone, and Indian Village. Lansdowne residents have received a mail out letting them know that the Melrose Library is hosting both a snack and lunch for youth, Monday through Friday and Feeding Southwest Virginia will be holding an evening feeding at Jamestown Monday through Friday, providing hot fresh meals out of their food truck for all youth ages 1-18. The distribution time will be extended from ½ hour to 1 hour so that children can space out their arrival times. We will be operating as we did pre COVID, children should come in and either take the lunch home or eat at the community rooms in the RRHA developments.

HUMAN RESOURCES & ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
MAY 2026

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**May 2026****HUMAN RESOURCES REPORT
EMPLOYEE CENSUS AS OF MONTH END**

Regular Full-Time	75
Regular Part-Time	5
<u>TOTAL</u>	<u>80</u>
Temp Agency Employee	6
<u>TOTAL</u>	<u>86</u>

NEW HIRES

Job Title	Division	Employee Name
HCV Specialist I	HCV/Section 8	Ashley Hicks
Property Manager II	Housing – Hunt/BS	Michelle Rhame
Maintenance Tech I	Housing – Lansdowne	Henry Edwards
Maintenance Tech I	Housing – Hunt/BS	Shawn Crawley

SEPARATIONS

Job Title	Division
Jobs Plus Resident Ambassador	Jobs Plus – Community Support Services

TURNOVER

		Current Month
Turnover	Voluntary	0
	Involuntary	1.39%
	Total Turnover	1.39%
Turnover by Job Category	Maintenance	0
	Other NE	1

RECRUITING REPORT**OPEN POSITIONS**

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Maintenance Tech II – Lansdowne	Housing	Started 6/8/26
Maintenance Tech I – Hunt/Bluestone	Housing	Sourcing

TRAINING REPORT

Name	Course	Completed
Denise White	Drug Free Workplace	5/26/26
Henry Edwards	New Hire Orientation Courses	5/26/26
Chris Hicks	Federal Fair Housing Compliance	5/19/26

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

May 2026

Ariel O’Heeron	Drug Free Workplace	5/18/26
Chris Hicks	Drug Free Workplace – Supervisor	5/15/26
Ashley Hicks	New Hire Orientation Training	5/15/26
Ashley Hicks	Section 8 Training	5/14/26
Aijalon Robinson	Drug Free Workplace	5/13/26
Chris Hicks	Federal Fair Housing for Maintenance	5/13/26
Michelle Rhame	New Hire Orientation training	5/12/26
Jean Woodlin	Drug Free Workplace	5/2/26

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
April 2026	23 days	1
May 2026	31 days	0
Totals	54 days and 7.50 hours	3

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
MAY 2026

PROCUREMENT MAY 2026 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-26-01-27

Invitation for Bids for Balcony and Stair Repair and Replacement for Buildings 807 and 811 Hunt Ave., Hunt Manor, AMP 259 was issued February 8, 2026. A pre-bid meeting was conducted February 17, 2026. Comments were received by March 3, 2026. Three (3) responsive bids were received by March 10, 2026. G & H Contracting, Inc. submitted the low responsive bid with an amount of \$228,940.00. Commissioners approved Resolution 4275 on April 27, 2026 accepting the bid submitted by G & H Contracting, Inc. A contract with a fixed amount of \$228,940.00 was executed May 4, 2026.

RED-26-03-16

Invitation for Bids for Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, AMP 201, Phase 4 was issued March 22, 2026. A pre-bid meeting was conducted March 31, 2026. Comments were received by April 7, 2026. Two (2) responsive bids were received by April 14, 2026. Russell's Remodeling, LLC submitted the low responsive bid with an amount of \$678,062.00. Commissioners approved Resolution 4284 on May 18, 2026 accepting the bid submitted by Russell's Remodeling, LLC. A contract with a fixed amount of \$678,062.00 was executed May 19, 2026.

B. Solicitations Pending

RED-26-01-30

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

2026. Three (3) responsive bids were received by May 26, 2026. Bids are being evaluated.

II. Operating Budget

A. Contracts Awarded

None

B. Solicitations Pending

EXE-25-08-28

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

III. Other Grants and Projects

A. Contracts Awarded

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
MAY 2026

Redevelopment and Revitalization Department

May 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. 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. Renovations are now complete and the applicant is working with Freedom First Credit Union on the loan details. Closing should occur this summer.

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 summer 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 two of them now occupied by program participants under lease. In April 2026, RRHA evicted two (2) participants who were behind on their rent. The two (2) units are available to new applicants and should be ready for occupancy by late summer of 2026.

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

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

RRHA closed on the sale of 1720 Dupree Street, NW in August 2022, which was the first sale in the Lease-Purchase program since 2016. RRHA closed on the sale of 1809 Downing Street, NW on October 30, 2023. The buyer was a lease-purchase applicant that had leased the house for over two (2) years. After leasing the house, the buyer's income increased over the 80% average median income threshold the program requires. However, RRHA was able to make the sale to her as an existing public housing tenant per HUD regulations.

Work was completed at 505 21st Street, NW and the sale closed on April 3, 2024 after the tenant had leased the property for over two (2) years in the program. On May 22, 2023 the Board of Commissioners passed a resolution to sell the properties at 1809 Downing Street and 505 21st Street.

Loan Consolidation Program & Surplus Real Estate

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

There is presumably only one (1) second mortgage loan in the program that RRHA has a lien on. The second mortgages in this program were with City HUD funds and were typically forgiven once the first loans were paid and all grant obligations were met.

RRHA currently owns 84 vacant parcels in the City. Of these, 77 are part of the Cherry Hill property between Gainsboro Road, 5th Street, and Orange and McDowell Avenues, NW, known as "Cherry Hill." Recently, RRHA has been contacted about some of these properties by interested parties. RRHA has advertised that the Cherry Hill and Shenandoah Avenue lots are available for proposals.

Over the last few years RRHA has been in discussion with several potential developers for the Cherry Hill properties, though none has submitted a proposal. The property currently has an issue with homeless people setting up a camp on the site, and the City has notified RRHA that it will have to be cleaned up due to complaints from nearby residents. RRHA has reached out to the City Manager and City staff about the future of the site and the RRHA Board of Commissioners has brought it to City Council's attention in the last two (2) joint meetings. RRHA's Executive Director met with the City Manager in October 2025 and she advised that the City is hiring a new person for their Housing Policy position. That position has been filled and RRHA is in discussions with him on this and other housing matters.

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

Repositioning and Faircloth to RAD

Repositioning public housing is the conversion and transfer of ownership of public housing properties to housing that is subsidized with a long-term contract under the Section 8 Program. The properties go through a HUD authorized process and in the end are owned or controlled by a PHA or a PHA's non-profit affiliate after HUD releases the declaration of trust. The most common conversion method is the Rental Assistance Demonstration (RAD) Program, though

there are several other methods of conversion, such as Section 18 demolition/disposition or RAD/section 18 blends.

In late 2021, RRHA procured Dominion Due Diligence Group (D3G) to conduct a repositioning study of RRHA's public housing portfolio. The study was finished in June 2022 and presented to the Board of Commissioners in July. It provides RRHA with an evaluation of each property and a repositioning plan with a potential order and repositioning method for each property.

One action included in the study is using the *Faircloth to RAD* process as a means to create new affordable housing units in Roanoke. This method entails building new public housing units and converting them to the Section 8 Program with a long-term contract before occupancy through the RAD process. RRHA initially decided to pursue a Faircloth to RAD project to build 85-90 new units but has since amended that plan to apply for low-income housing tax credits (LIHTC) and use project-based vouchers as a means of financing the development.

On February 27, 2023 the Board of Commissioners approved a resolution to allow the Executive Director to submit a proposal to Virginia Housing (VH) for property at 4301 Old Spanish Trail, NW, and set a price cap in executive session. RRHA proposed a Faircloth to RAD development (which has since been amended as noted above) of 86 units at the site and a purchase price of \$750,000. A subsequent additional phase of housing to be developed in the future was also referenced in the proposal.

RRHA was notified by VH in April 2023 that it would be awarded the project at the property at the price proposed. VH advised that it would send a contract to RRHA soon and also coordinate a press release for the sale. In the May 2023 Board Meeting the Board of Commissioners approved Resolution 4158 to authorizing the Executive Director to execute a contract for the purchase of the property. The sale will officially be for the assessed amount, \$1,040,000, but RRHA will only pay \$750,000 as VH will cover the difference with grant funds. The contract was executed on August 29, 2023 after which RRHA has a 45 day due diligence period. Closing must be scheduled within 30 days thereafter. RRHA received a Phase 1 environmental site assessment dated August 31, 2023 that states there are no recognized environmental conditions on the property. RRHA closed on the purchase of the property on December 1, 2023.

A Request for Proposals (RFP) for the Consulting Services was advertised November 12, 2023. One (1) responsive proposal was received by the December 12, 2023 deadline. The Board of Commissioners passed a resolution in January to allow the Executive Director to enter into a contract with Dominion Due Diligence (D3G) for these services. A contract for Repositioning and Rental Assistance Demonstration Consulting Services was executed January 31, 2024. RRHA met with D3G staff several times and discussed the first steps of the process to finance and develop the site at 4301 Old Spanish Trail. D3G submitted an application to HUD on behalf of RRHA for a Notice of Anticipated RAD Rents (NARR). The NARR was received in June; rent rates for the development were deemed too low by RRHA to continue with the Faircloth to RAD application.

RRHA issued a Request for Qualifications for architectural and engineering services to design the project in March 2024. RRHA Evaluation Panel ranked the five (5) responsive Statements of Qualifications that were received. During the April 2024 meeting, the Board of

Commissioners approved a resolution for awarding a contract with CJMW Architecture, a design firm with an office in Lynchburg.

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

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

RRHA staff met to discuss the future of the site and for various reasons decided that the best course of action at this point is to submit a site acquisition proposal to HUD and discuss an extension of our grant agreement with Virginia Housing. That would almost certainly mean that a LIHTC application would not be submitted next year but would allow for more options long-term. The site acquisition proposal was submitted to HUD in February 2026 and RRHA is awaiting comments on it.

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

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

5/31/2026

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	\$4,797,676.95	\$42,423.05	16-Feb-2025	16-Feb-2027
VALRT0010-23	\$449,000.00	\$447,000.00	\$2,000.00	\$14,550.00	\$434,450.00	15-May-2025	15-May-2026
VA36H01150122	\$2,317,269.00	\$2,314,269.00	\$3,000.00	\$2,060,987.45	\$256,281.55	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,932,100.00	\$4,000.00	\$4,237,677.79	\$698,422.21	5-May-2026	5-May-2028
VA36P01150125	\$4,702,682.00	\$1,730,595.53	\$2,972,086.47	\$486,916.40	\$4,215,765.60	12-May-2027	12-May-2029
Totals	\$43,969,336.00	\$40,966,686.00	\$3,002,650.00	\$38,321,993.59	\$5,647,342.41		
		93.2%		87.2%			

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 5/31/26

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	60%	68%	Preparing for section 18 process for 24 units at Indian Rock Village located in floodway. Phase 1 Environmental Site Assessment being performed.
contract 225-2401-1-7 (project 240301)	Bathroom Renovations for Bluestone Park Original Contract Amount \$544,000.00	Russell's Remodeling, LLC	N/A	8/11/25		\$544,000.00	100%	100%	Project close out is starting.
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	100%	40%	Project close out is starting.
contract 576-2503-1-7 (project 250201)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park Original Contract Amount \$649,975.00	Control Maintenance, Inc.	Hughes Associates Architects & Engineers	11/18/25	#1 (\$6,000.00) #2 (\$159,299.00) #3 time	\$815,274.00	80%	87%	Work is complete in ten (10) boiler rooms. Contractor is insulating piping and installing circuit setters.
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	30%	24%	Design work for Security Measures for Bluestone Park Administration Building and Maintenance Shop is complete. Upgrades to electrical infrastructure at Indian Rock Village is underway.
contract 226-2601-1-7 (project 240101)	Installation of Passive Radon Vent Systems for Jamestown Place and Indian Rock Village Original Contract Amount \$280,000.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	5/11/26		\$280,000.00	19%	17%	Radon vents installed in four (4) units at Jamestown Place. Work to start Indian Rock Village 6/1/26.
contract 577-2601-1-7 (project 250601)	Balcony and Stair Replacement for Buildings 807 and 811 Hunt Avenue Original Contract Amount \$228,940.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD		\$228,940.00	0%	0%	Contract executed May 4, 2026.
contract 577-2602-1-7 (project 260301)	Replacement of Heating and Domestic Hot Water Systems for Lansdowne Park, Phase 4 Original Contract Amount \$678,062.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		\$678,062.00	0%	0%	Contract executed May 19, 2026. Material submittals have been reviewed.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
MAY 2026

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

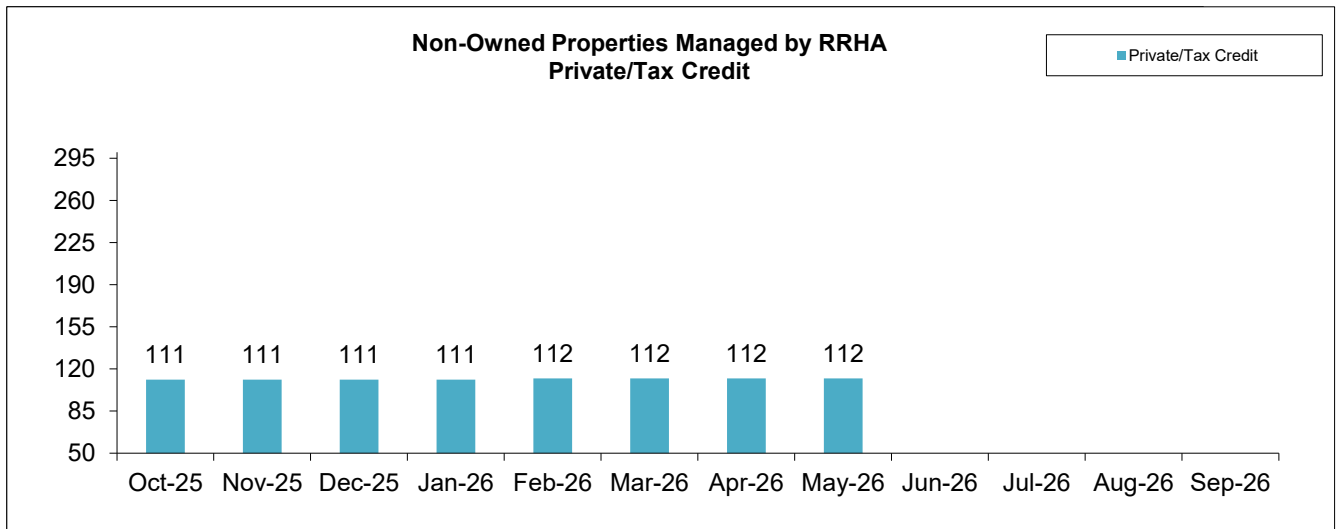
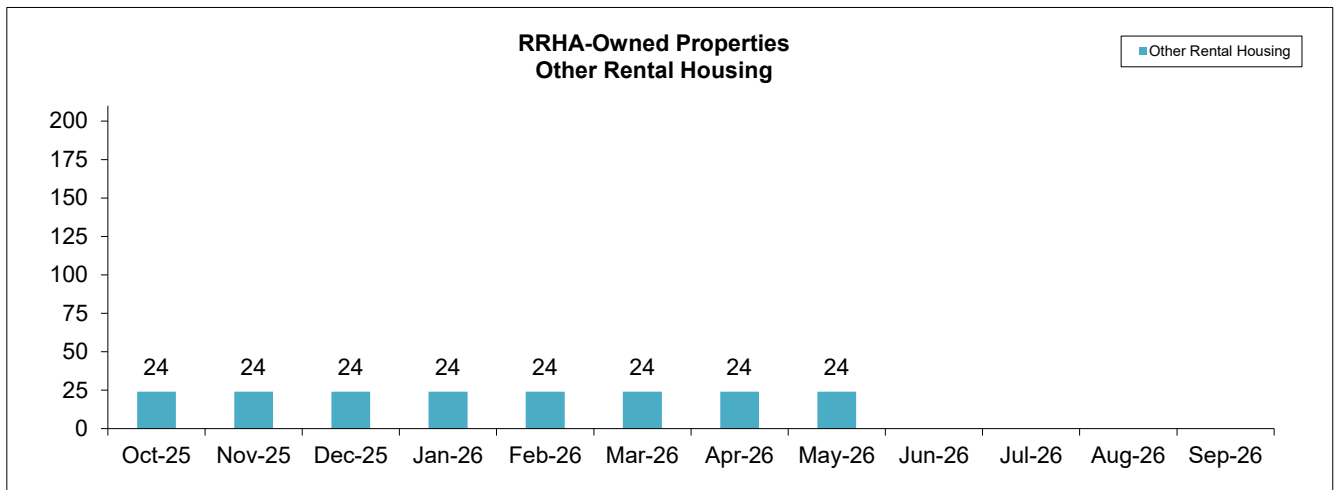
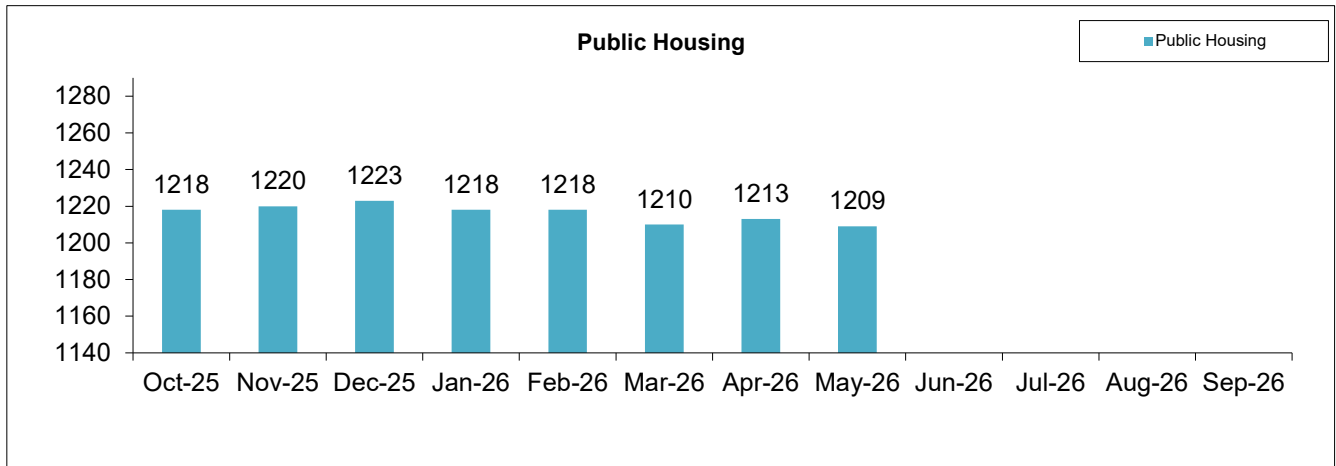
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	0	288	9300	1,095	8205	88.23%	11.77%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	159	5115	127	4988	97.52%	2.48%
Hunt Manor/Bluestone Park	259	174	4	165	5394	267	5127	95.05%	4.95%
Melrose Towers	206	212	3	207	6572	50	6522	99.24%	0.76%
Jamestown Place	207	150	5	127	4650	1252	3398	73.08%	26.92%
Morningside	208	105	3	102	3255	0	3255	100.00%	0.00%
Indian Rock Village/53 Scattered	210	156	1	149	4836	148	4688	96.94%	3.06%
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	1	12	465	94	371	79.78%	20.22%
Portfolio Total:		1277	18	1209	39587	3033	36554	92.34%	7.66%

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

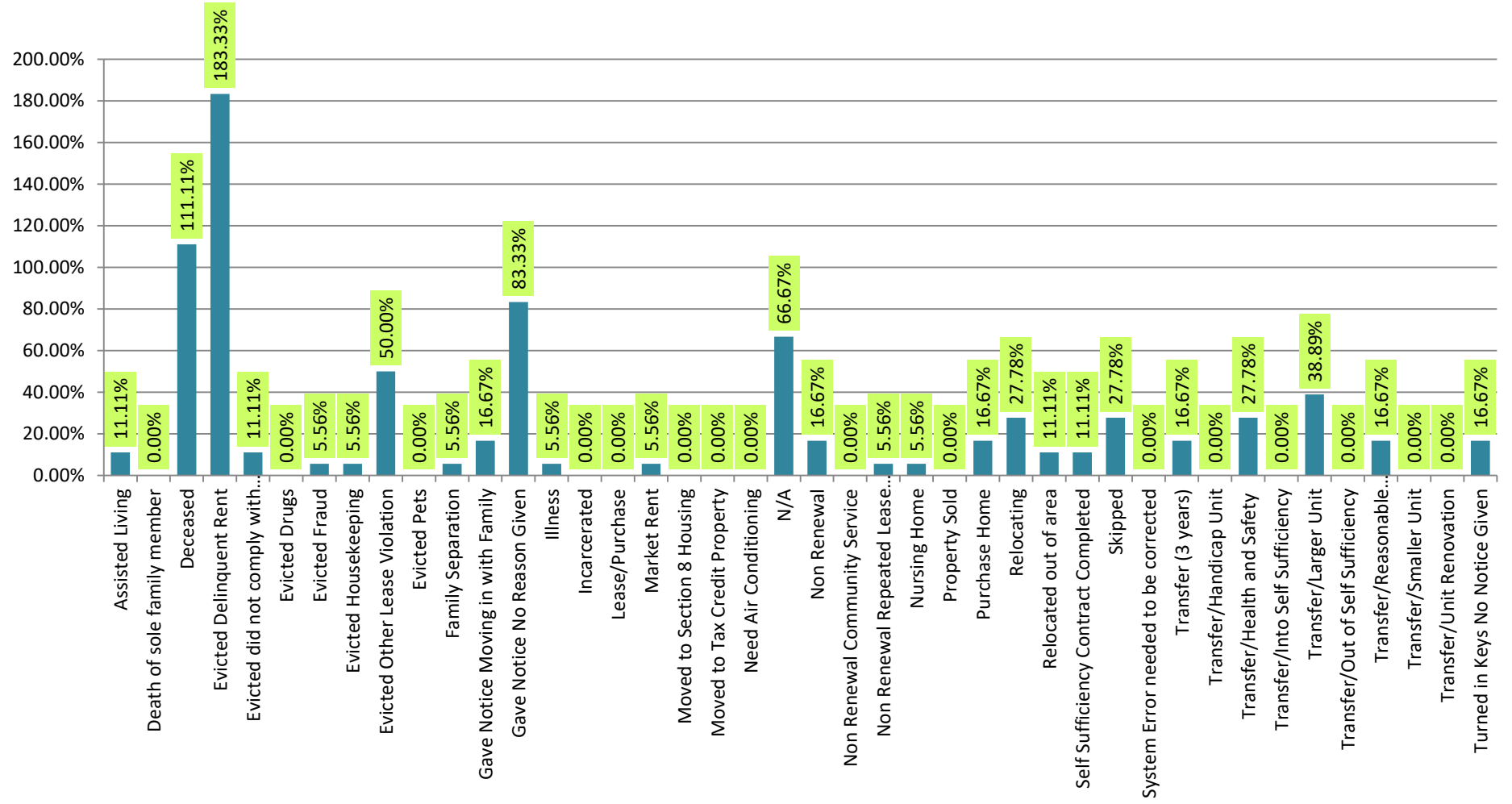
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	27	930	30	900	96.77%	3.23%
Hillcrest Heights (LIHTC)	456	24	22	744	0	744	100.00%	0.00%
Park Street Square (LIHTC)	457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

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

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



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



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

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 5/01/2026	Vacated Unit Cumulative Charge- Offs as of 5/31/2026
<i>Non-Public Housing Tax Credit</i>		\$4,218.17	\$23,184.19
Lansdowne Park	201	\$39,163.99	\$88,186.65
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$5,289.05	\$14,499.49
Hunt Manor/Bluestone Park	259	\$12,088.02	\$33,034.47
Melrose Towers	206	\$3,573.73	\$16,364.71
Jamestown Place	207	\$20,593.89	\$64,854.51
Morningside Manor	208	\$0.00	\$2,861.14
Indian Rock Village / 53 Scattered	210	\$14,532.18	\$7,089.37
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$1,282.63	\$19,142.78
Public Housing	TOTAL	\$100,741.66	\$269,217.31

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

AMP #	Location	# Units	Inspected	Uninspected	% Inspected
201	Lansdowne Park	300	300	0	100%
202	Villages at Lincoln	165		0	0%
259	Hunt Manor/Bluestone Park	172		0	0%
206	Melrose Towers	212		0	0%
207	Jamestown Place	150		0	0%
208	Morningside Manor	105		0	0%
210	Indian Rock Village/68 Scattered	156		0	0%
215	Villages at Lincoln - Scattered	17		0	0%
219	New Units at Bluestone	2		0	0%
	Total	1279	300	0	23%

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

Utility Consumption Report

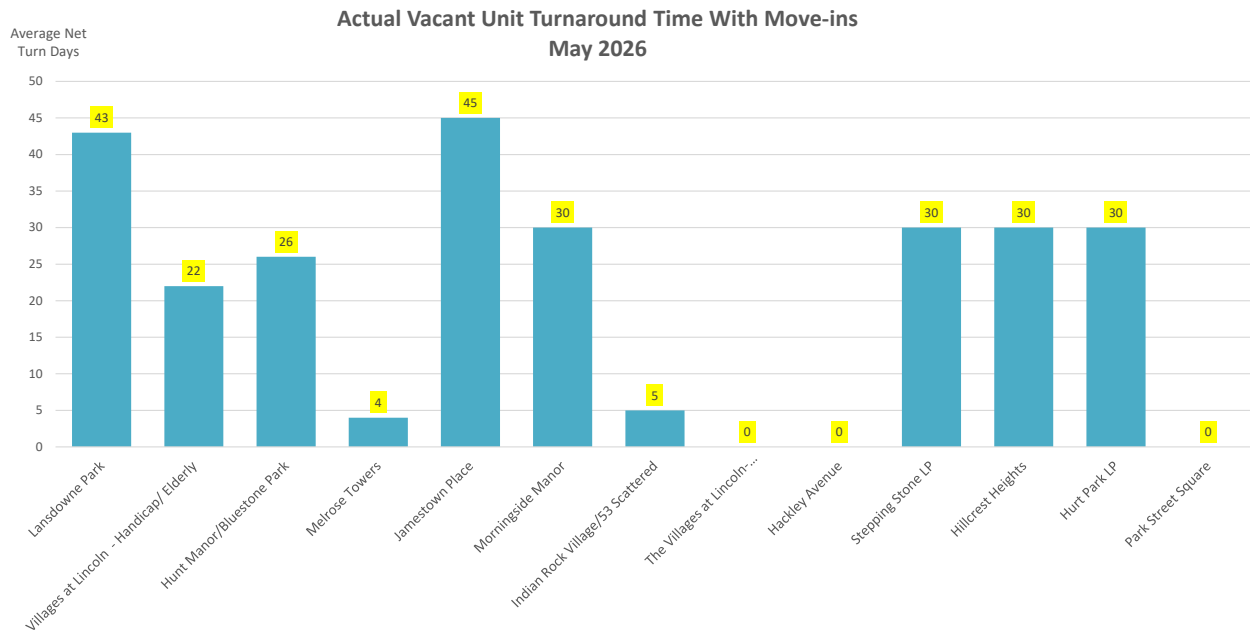
October 2025 - September 2026

Consumption and Costs as of April 30, 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	47.41	118.33	86.01	251.75	213.88	117.71%
202	165	126.50	4.66	93.86	225.02	213.88	105.21%
259	174	38.32	77.49	98.04	213.85	213.88	99.99%
206	212	55.45	77.22	57.35	190.02	213.88	88.84%
207	150	44.32	77.00	89.78	211.10	213.88	98.70%
208	105	45.12	56.25	39.10	140.47	213.88	65.68%
210	156	62.29	79.63	81.25	223.17	213.88	104.34%
215	15	N/A	N/A	N/A	N/A	213.88	N/A
Total Units: 1277							
Average Cost PUM:		57.72	76.01	80.15		213.88	

Consumption											
AMP	Gas			Percent Difference	Electric			Percent Difference	Water		Percent Difference
	Number of Units	THERMS PUM	RRHA PUM Average		KWH PUM	RRHA PUM Average	Usage PUM		RRHA PUM Average		
201	300	94.20	76.01	123.93%	467	539	86.64%	5.95	5.65	105.31%	
202	165	N/A	76.01	N/A	1,147	539	212.80%	5.60	5.65	99.12%	
259	174	59.00	76.01	77.62%	346	539	64.19%	6.22	5.65	110.09%	
206	212	66.69	76.01	87.74%	544	539	100.93%	4.54	5.65	80.35%	
207	150	77.00	76.01	101.30%	439	539	81.45%	7.62	5.65	134.87%	
208	105	49.70	76.01	65.39%	444	539	82.37%	2.96	5.65	52.39%	
210	156	56.81	76.01	74.74%	495	539	91.84%	5.98	5.65	105.84%	
215	15	N/A	76.01	N/A	N/A	539	N/A	N/A	5.65	N/A	
Total Units:	1277										
Average THERM PUM:		76.01			Average KWH PUM:		539	Average water usage PUM: 5.65			
Note: AMP 202 - Residential units do not use gas utility - HVAC is total electric (heat pumps).											
Note: AMP 202 - Administration building and maintenance shop use gas utility.											
Note: AMP 208 - Residential units have central air conditioning.											
Note: AMP 210 - Includes 29 scattered sites which residents pay utilities - no utility data available.											
Note: AMP 215 - Transitional/Homeownership - residents pay utilities - no utility data available.											
Note: Stormwater Utility Fee for RRHA public housing properties for FY 2026 = \$62,279.00											

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

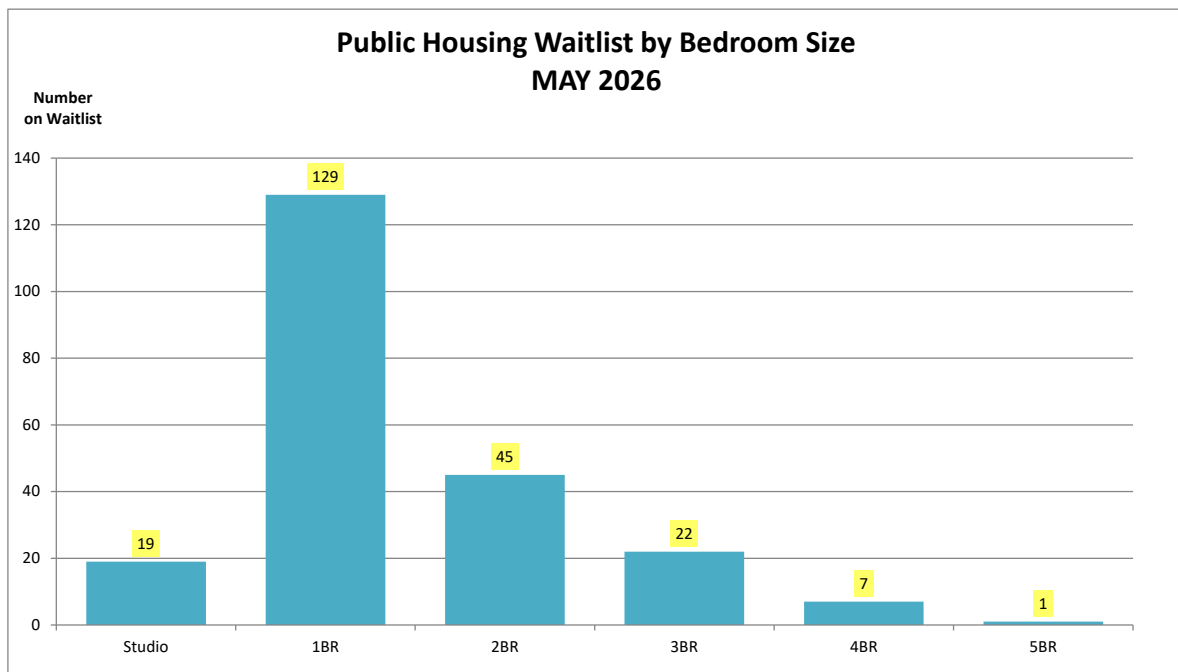
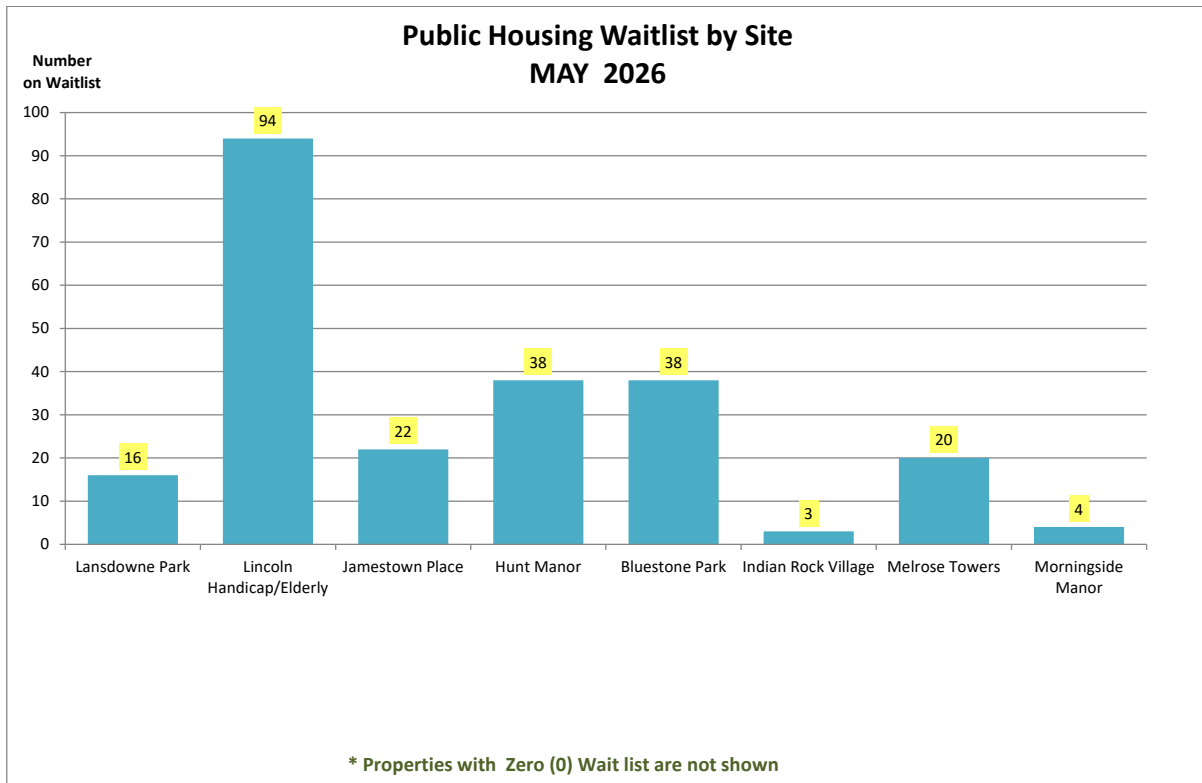


* Properties with Zero (0) Net Turn Days are not shown

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

Development	Number Emergency Work Orders	Number Emergency Work Orders completed within 24 hours	% of Emergency Work Orders completed within 24 hours	Total Non- Emergency Work Orders	Total Number of calendar days to complete Non- Emergency Work Orders	Average Completion Days
Lansdowne Park	36	35	97%	17	4	0
Village at Lincoln/Handicapped/ Elderly Cottages	9	8	89%	10	6	1
Hunt Manor/Bluestone Park	10	10	100%	9	8	1
Melrose Towers	13	13	100%	26	5	0
Jamestown Place	12	12	100%	5	0	0
Morningside Manor	9	9	100%	15	0	0
Indian Rock Village/53 Scattered	17	16	94%	8	4	1
Total	106	103	97%	90	27	0

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



SECURITY ACTIVITIES
MONTHLY REPORT
MAY 2026

Public Housing Criminal Activity for the Month of May 2026 and the Fiscal Year 10/01/25 - 09/30/26
RRHA is submitting FOIA requests to the city every month to obtain this informatin

	Jamestown Place		Morningside Manor		Indian Rock Village		Bluestone Park		Lansdowne Park		Villages at Lincoln		Hunt Manor		Melrose Towers	
	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total	Monthly	Fiscal Year Total
Aggravated Assault	0	4	0	0	0	1	0	0	0	1	0	0	1	1	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	0	1	0	0
Burglary	0	1	0	0	0	0	0	0	4	4	0	1	0	0	0	0
Homicide/Murder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Larceny	0	2	0	3	1	3	0	0	1	8	0	3	0	2	0	2
Rape	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	2	2	0	0	0	0	0	0
Part 1 Crime Total	0	7	0	3	1	4	0	0	7	15	0	4	1	4	0	2
Destruction of Property	0	1	0	0	0	0	0	2	0	2	1	2	0	1	0	0
Disorderly Persons	0	1	0	0	0	0	0	0	0	0	0	1	1	2	0	1
Domestic Aggravated Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Disorder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Domestic Simple Assault	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Drug Offense	0	0	0	1	0	2	0	0	1	5	1	2	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	1	0	1	1	6	0	19	0	1	0	2
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	0	1	0	1	0	1	0	0	2	3	0	1	0	0	0	2
Liquor Law	0	0	0	0	0	0	0	0	1	2	0	0	0	0	2	3
Loitering	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Prostitution	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sex Offense	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Simple Assault	0	2	0	1	0	3	0	0	2	6	2	4	1	3	2	4
Sucide/Attempt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tampering w/Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Towed Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Trespassing	0	3	0	0	0	0	0	0	0	0	0	2	0	0	0	0
Weapons	0	3	0	0	0	0	0	0	0	4	0	0	1	3	0	0
Part II Crime Total	0	13	0	5	0	7	0	3	7	29	4	31	3	11	4	13
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	0	20	0	8	1	11	0	3	14	44	4	35	4	15	4	15

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

	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						
Part I Crime	Community	Site		Community	Site					
Jamestown Place	0.0071	0.0000	0.00%	0.0448	0.0467	104.27%	0.0867	46.17% ↑	0.0522	14.26% ↓
Morningside Manor	0.0071	0.0000	0.00%	0.0448	0.0286	63.84%	0.0095	200.75% ↑	0.0772	42.03% ↓
Indian Rock Village	0.0071	0.0125	175.43%	0.0448	0.0500	111.72%	0.0625	20.00% ↓	0.0772	42.03% ↓
Bluestone	0.0075	0.0000	0.00%	0.0401	0.0000	0.00%	0.0395	100.00% ↓	0.0776	48.33% ↓
Lansdowne Park	0.0063	0.0233	367.77%	0.0266	0.0500	188.20%	0.1433	65.11% ↑	0.0576	53.88% ↓
Villages at Lincoln	0.0063	0.0000	0.00%	0.0266	0.0242	91.25%	0.0909	73.33% ↓	0.0576	53.88% ↓
Hunt Manor	0.0063	0.0104	164.18%	0.0266	0.0417	156.83%	0.0729	42.84% ↑	0.0576	53.88% ↓
Melrose Towers	0.0063	0.0000	0.00%	0.0266	0.0094	35.51%	0.0236	60.03% ↑	0.0576	53.88% ↓

	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					
Part II Crime										
Jamestown Place	0.0127	0.0000	0.00%	0.0861	0.0867	100.70%	0.5067	82.90% ↑	0.2103	59.08% ↑
Morningside Manor	0.0127	0.0000	0.00%	0.0861	0.0476	55.33%	0.0762	37.51% ↑	0.2103	59.08% ↑
Indian Rock Village	0.0127	0.0000	0.00%	0.0861	0.0875	101.67%	0.3625	75.86% ↑	0.2103	59.08% ↑
Bluestone	0.0094	0.0000	0.00%	0.0471	0.0385	81.62%	0.3421	88.76% ↑	0.1411	66.60% ↓
Lansdowne Park	0.0084	0.0233	278.00%	0.0503	0.0967	192.20%	0.5467	82.32% ↑	0.1870	73.10% ↓
Villages at Lincoln	0.0084	0.0242	288.83%	0.0503	0.1879	373.56%	0.4000	53.03% ↓	0.1870	73.10% ↓
Hunt Manor	0.0084	0.0313	372.32%	0.0503	0.1146	227.83%	0.3021	62.07% ↑	0.1870	73.10% ↓
Melrose Towers	0.0084	0.0189	224.80%	0.0503	0.0613	121.92%	0.0425	44.28% ↑	0.1870	73.10% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
MAY 2026

**HCV HQS Inspection Department
Monthly Activity Report
May 2026**

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	131	92	70.23%	39	29.77%
INITIALS	35	27	77.14%	8	22.86%
COMPLAINT	0	0	0.00%	0	0.00%
EMERGENCY	3	1	33.33%	2	66.66%
HQS REINSPECTIONS	15	8	53.33%	7	46.67%
HQS QUALITY CONTROL	8	5	62.50%	3	37.50%

TOTAL INSPECTIONS SCHEDULED	192
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	4.8
AVERAGE INSPECTIONS PER FIELD DAY	9.6
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	20

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
HOUSING CHOICE VOUCHERS	ALLOCATED	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903
	LEASED	1,541	1,534	1,524	1,510	1,500	-	-	-	-			
MAINSTREAM Fund 310, 321, 322, 324, 327	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
	LEASED	181	181	177	175	173	-	-	-	-			
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	26	26	27	27	27	-	-	-	-			
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	21	21	20	20	20	-	-	-	-			
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	26	25	26	25	23	-	-	-	-			
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	48	47	47	45	-	-	-	-			
VASH (48) Fund 315	ALLOCATED	48	48	48	48	48	48	48	48	48	48	48	48
	LEASED	45	45	45	43	42	-	-	-	-			
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	9	8	8	9	-	-	-	-			
VASH (10) C Fund 317	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	4	7	8	8	9	-	-	-	-			
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	5	5	6	-	-	-	-			
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	5	5	5	-	-	-	-			
VASH (5) B Fund 320	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	3	3	4	4	4	-	-	-	-			
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	1	1	1	-	1	-	-	-	-			
VASH (5) D Fund 326	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-							
VASH (5) E Fund 328	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	-	-	-	-	-							
EMERGENCY HOUSING VOUCHER Fund 360	ALLOCATED	22	22	22	22	22	22	22	22	22	22	22	22
	LEASED	17	17	17	17	17	-	-	-	-			

VOUCHER UNITS LEASED
CY 2026

MONTH	TOTAL HUD AWARDED UNITS	TOTAL LEASED UNITS	DIFFERENCE AWARDED V/S LEASED	VOUCHERS ON STREET	MONTHLY ATTRITION	
					MOVE - IN	MOVE - OUT
JANUARY	2,145	1,731	414	26	1	2
FEBRUARY	2,145	1,729	416	26	10	18
MARCH	2,145	1,720	425	24	4	4
APRIL	2,145	1,702	443	26	5	13
MAY	2,145	1,691	454	37	4	5
JUNE	2,145	-	2,145			
JULY	2,145	-	2,145			
AUGUST	2,145	-	2,145			
SEPTEMBER	2,145	-	2,145			
OCTOBER	2,145		2,145			
NOVEMBER	2,145		2,145			
DECEMBER	2,145		2,145			

SECTION 8 FY MONTHLY HAP EXPENDITURE ANALYSIS

HAP	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	YTD
FUNDING RECEIVED	\$ 1,456,875	\$ 1,517,421	\$ 1,461,578	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ 1,462,713	\$ 1,486,226	\$ -	\$ -	\$ -	\$ -	\$ 11,755,102
ACTUAL HAP EXPENSE	\$ 1,474,199	\$ 1,545,410	\$ 1,438,433	\$ 1,512,060	\$ 1,401,207	\$ 1,489,672	\$ 1,451,809	\$ 1,428,368	\$ -	\$ -	\$ -	\$ -	\$ 11,741,158
VARIANCE	\$ (17,324)	\$ (27,989)	\$ 23,145	\$ (45,480)	\$ 57,446	\$ (44,616)	\$ 10,904	\$ 57,858	\$ -	\$ -	\$ -	\$ -	\$ 13,944
PERCENT VARIANCE	-1.19%	-1.84%	1.58%	-3.10%	3.94%	-3.09%	0.75%	3.89%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.12%
YTD VARIANCE	\$ (17,324)	\$ (45,313)	\$ (22,168)	\$ (67,648)	\$ (10,202)	\$ (54,818)	\$ (43,914)	\$ 13,944	\$ 13,944	\$ 13,944	\$ 13,944	\$ 13,944	\$ 13,944
PUC													
HUD FUNDED PUC	\$ 679.20	\$ 707.42	\$ 681.39	\$ 683.72	\$ 680.02	\$ 673.69	\$ 681.92	\$ 692.88	\$ -	\$ -	\$ -	\$ -	\$ 456.69
ACTUAL PUC	\$ 829.60	\$ 873.61	\$ 824.79	\$ 873.52	\$ 810.41	\$ 866.09	\$ 853.00	\$ 844.69	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 846.94
VARIANCE	\$ (150.40)	\$ (166.18)	\$ (143.40)	\$ (189.80)	\$ (130.39)	\$ (192.40)	\$ (171.08)	\$ (151.81)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (390.26)
PERCENT VARIANCE	-18.13%	-19.02%	-17.39%	-21.73%	-16.09%	-22.22%	-20.06%	-17.97%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-46.08%
UNITS													
HUD BASELINE UNITS	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,740
HUD FUNDED UNITS	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,740
FUNDED UNITS BASED ON ACTUAL HAP	1,756	1,737	1,772	1,679	1,800	1,668	1,715	1,759	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
ACTUAL UNITS LEASED	1,777	1,769	1,744	1,731	1,729	1,720	1,702	1,691	-	-	-	-	13,863
VARIANCE TO BUDGET	(21)	(32)	28	(52)	71	(52)	13	68	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	389	408	373	466	345	477	430	386	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	389	797	1,170	1,636	1,981	2,458	2,888	3,273	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	368	376	401	414	416	425	443	454	2,145	2,145	2,145	2,145	11,877
YTD VAR TO FUNDED	368	744	1,145	1,559	1,975	2,400	2,843	3,297	5,442	7,587	9,732	11,877	11,877
ADMIN FEES													
HUD FUNDS	\$ 118,404	\$ 131,906	\$ 122,556	\$ 119,282	\$ 119,281	\$ 119,281	\$ 133,114	\$ 106,975	\$ -	\$ -	\$ -	\$ -	\$ 970,799
ACTUAL EXPENSE	\$ 102,761	\$ 79,169	\$ 84,057	\$ 124,513	\$ 80,781	\$ 88,251	\$ 83,563	\$ 79,813	\$ -	\$ -	\$ -	\$ -	\$ 722,907
VARIANCE	\$ 15,643	\$ 52,737	\$ 38,499	\$ (5,231)	\$ 38,500	\$ 31,030	\$ 49,551	\$ 27,162	\$ -	\$ -	\$ -	\$ -	\$ 247,892
PERCENT	86.79%	60.02%	68.59%	104.39%	67.72%	73.99%	62.78%	74.61%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	74.47%
CUMULATIVE VARIANCE	\$ 15,643	\$ 68,380	\$ 106,879	\$ 101,648	\$ 140,149	\$ 171,178	\$ 220,729	\$ 247,892	\$ 247,892	\$ 247,892	\$ 247,892	\$ 247,892	\$ 247,892

THIS SHEET INCLUDES HCV, VASH, & FUP

SECTION 8 CY MONTHLY HAP EXPENDITURE ANALYSIS

BUDGET VS ACTUAL	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	YTD
FUNDING BUDGET	\$ 1,612,987	\$ 1,612,985	\$ 1,610,075	\$ 1,733,619	\$ 1,733,619	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,303,285
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ 1,462,713	\$ 1,486,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,319,228
VARIANCE	\$ 146,407	\$ 154,332	\$ 165,019	\$ 270,906	\$ 247,393	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984,057
PERCENT VARIANCE	9.08%	9.57%	10.25%	15.63%	14.27%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	11.85%
YTD VARIANCE	\$ 146,407	\$ 300,739	\$ 465,758	\$ 736,664	\$ 984,057	\$ 984,057	\$ 984,057	\$ 984,057	\$ 984,057	\$ 984,057	\$ 984,057	\$ 984,057	\$ 1,968,114
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,466,580	\$ 1,458,653	\$ 1,445,056	\$ 1,462,713	\$ 1,486,226	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,319,228
ACTUAL HAP EXPENSE	\$ 1,512,060	\$ 1,401,207	\$ 1,489,672	\$ 1,451,809	\$ 1,428,368	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,283,116
VARIANCE	\$ (45,480)	\$ 57,446	\$ (44,616)	\$ 10,904	\$ 57,858	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,112
PERCENT VARIANCE	-3.10%	3.94%	-3.09%	0.75%	3.89%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	0.49%
YTD VARIANCE	\$ (45,480)	\$ 11,966	\$ (32,650)	\$ (21,746)	\$ 36,112	\$ 36,112	\$ 36,112	\$ 36,112	\$ 36,112	\$ 36,112	\$ 36,112	\$ 36,112	\$ 36,112
PUC													
HUD FUNDED PUC	\$ 683.72	\$ 680.02	\$ 673.69	\$ 681.92	\$ 692.88	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 284.35
ACTUAL PUC	\$ 873.52	\$ 810.41	\$ 866.09	\$ 853.00	\$ 844.69	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 849.54
VARIANCE	\$ (189.80)	\$ (130.39)	\$ (192.40)	\$ (171.08)	\$ (151.81)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (565.19)
PERCENT VARIANCE	-21.73%	-16.09%	-22.22%	-20.06%	-17.97%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-66.53%
UNITS													
HUD BASELINE UNITS	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,740
HUD FUNDED UNITS	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	2,145	25,740
FUNDED UNITS BASED ON ACTUAL HAP	1,679	1,800	1,668	1,715	1,759	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	8,616
ACTUAL UNITS LEASED	1,731	1,729	1,720	1,702	1,691	-	-	-	-	-	-	-	8,573
VARIANCE TO BUDGET	(52)	71	(52)	13	68	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	43
VARIANCE TO BASELINE	466	345	477	430	386	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	17,124
YTD VAR TO BASELINE	466	811	1,288	1,718	2,103	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	17,124
VARIANCE FUNDED	414	416	425	443	454	2,145	2,145	2,145	2,145	2,145	2,145	2,145	17,167
YTD VAR TO FUNDED	414	830	1,255	1,698	2,152	4,297	6,442	8,587	10,732	12,877	15,022	17,167	17,167
ADMIN													
HUD FUNDED FEES	119,282	119,281	119,281	133,114	106,975	-	-	-	-	-	-	-	597,933
ACTUAL EXPENSE	124,513	80,781	88,251	83,563	79,813	-	-	-	-	-	-	-	\$ 456,920
VARIANCE	\$ (5,231)	\$ 38,500	\$ 31,030	\$ 49,551	\$ 27,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 141,013
PERCENT	104.39%	67.72%	73.99%	62.78%	74.61%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	76.42%
CUMULATIVE VARIANCE	\$ (5,231)	\$ 33,269	\$ 64,299	\$ 113,850	\$ 141,013	\$ 141,013	\$ 141,013	\$ 141,013	\$ 141,013	\$ 141,013	\$ 141,013	\$ 141,013	\$ 141,013

THIS SHEET INCLUDES HCV, VASH, & FUP

RESIDENT SERVICES REPORT

MAY 2026

2026 Family Self-Sufficiency (Grant Funded)

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

May 2026

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

Current Number of Participants: 182

Total Number of Participants With Escrow Accounts: 108

Total Amount in Escrow: \$470,468.96

FSS Terminations: 18

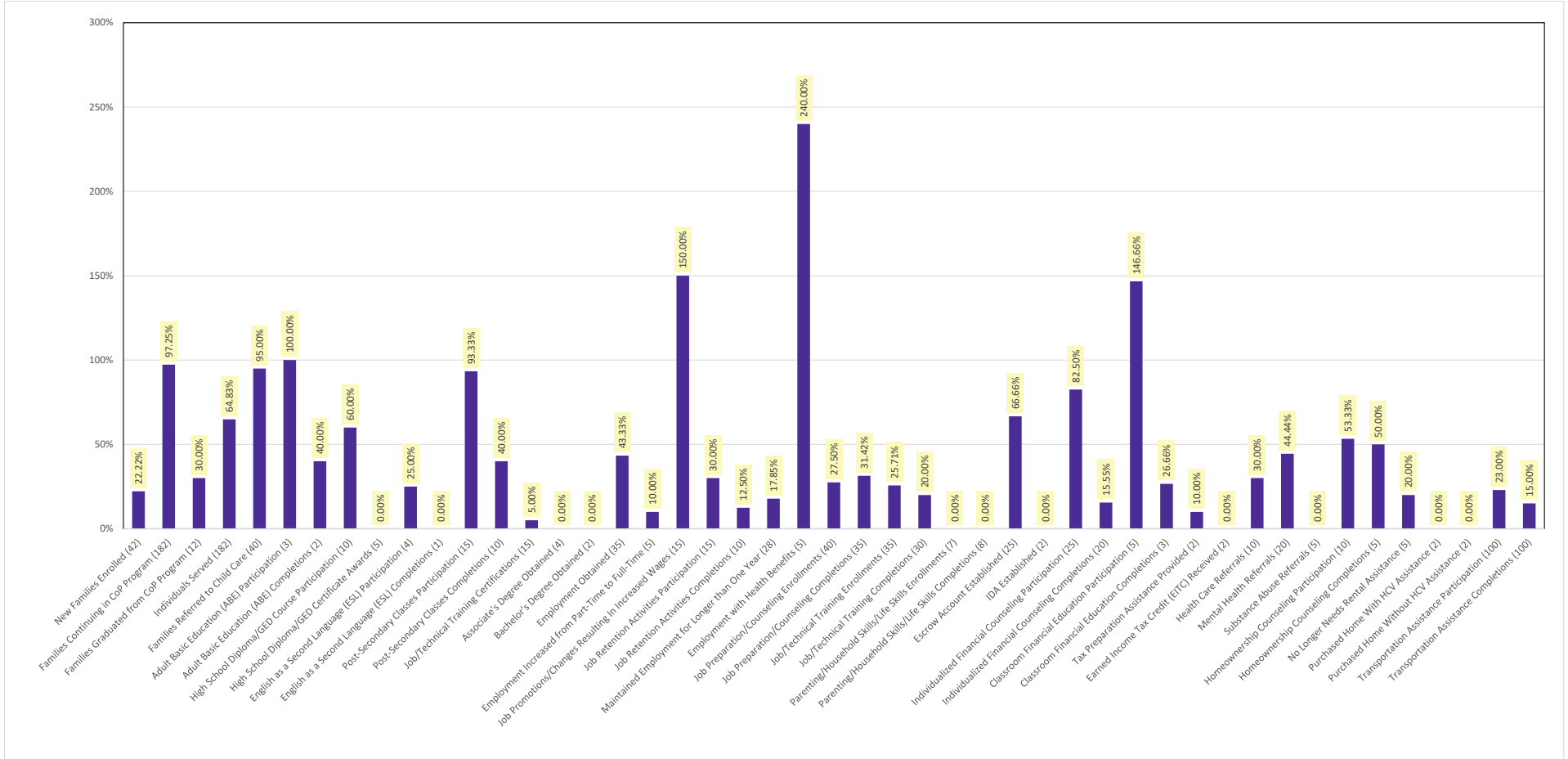
26 in 2025 35 in 2024

FSS Graduations: 3

2 in 2025 12 in 2024

FSS Enrollments: 22

76 in 2025 37 in 2024



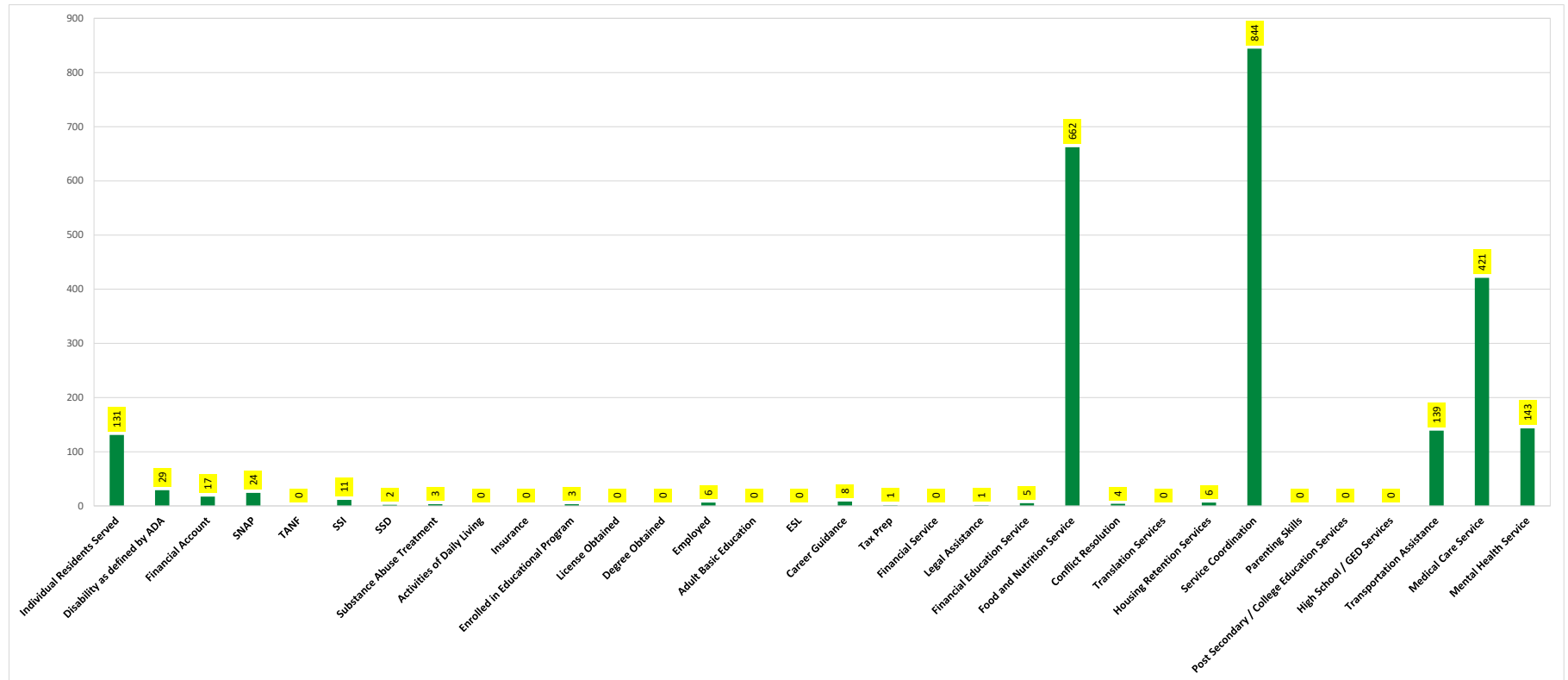
2026 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

6/22/2026

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

Reporting Period: May 2026

Service Coordinators: Letia Harris, Denise White



*ITSP - Individual Training and Service Plan

*GED - General Education Development

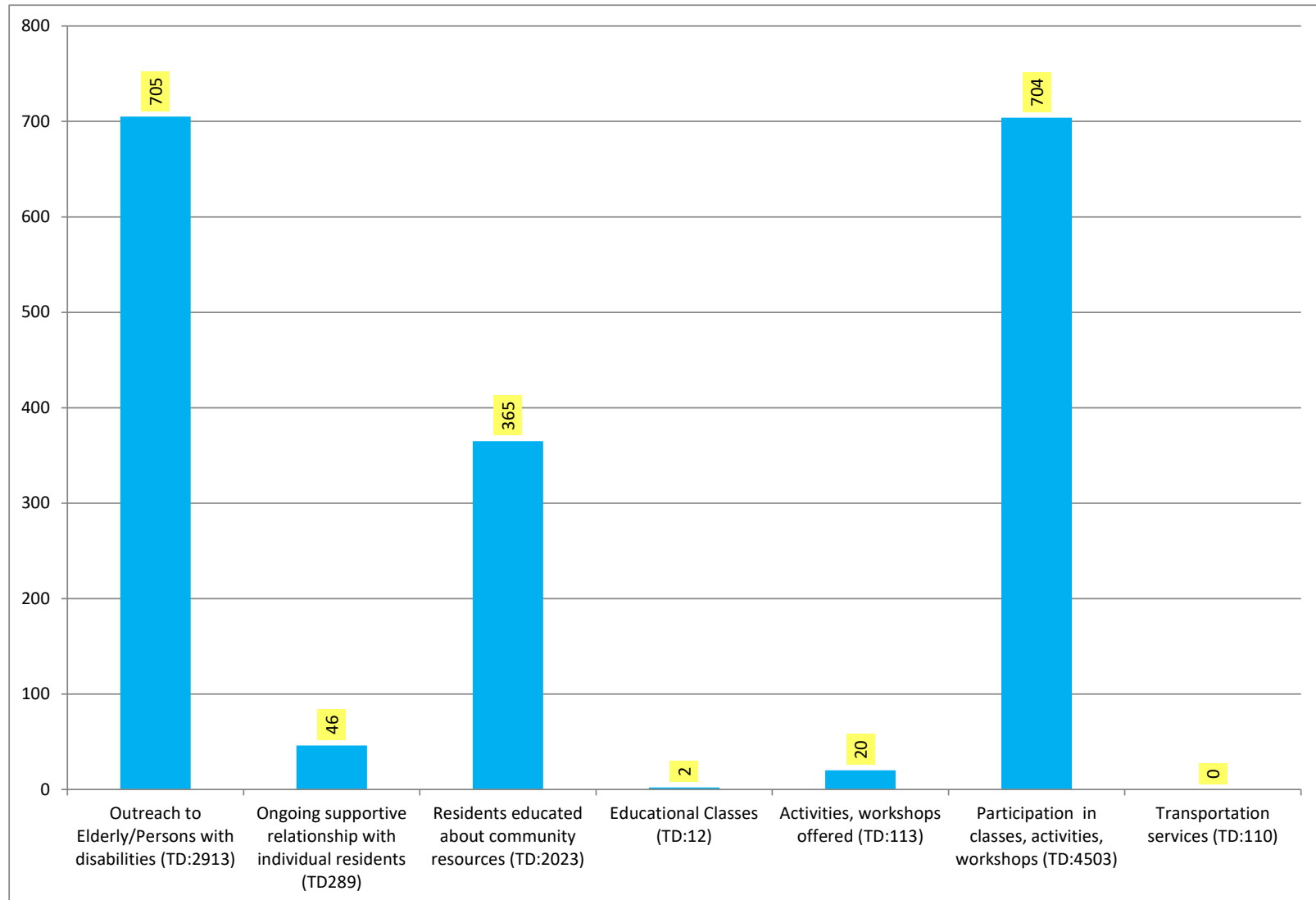
Elderly & Disabled - Melrose Towers (*Operations Funded*)

Activity Coordinator: Barbara James

May 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

May 2026 2nd 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)		148
3	Percent of Work-able Residents Who Are Employed (PIC)		38.98% Data: 115/295
4	Percent of Current Residents with a Jobs Plus Assessment and Who Are Employed (CM)		37.16% Data: 55/148
5	Percent of Work-able Residents Employed at Living Wage (PIC)		1.02% Data: 3/295
6	Number of Youth 14-17 Years Old (PIC)		84
7	Work-able Residents Who Connected with a Jobs Plus Community Coach	15	Quarter: 38
8	Number of Jobs Plus Events	15	Quarter: 6 Total: 76
9	Adults Who Attended a Jobs Plus Event	30	Quarter: 39
10	Residents Who Completed a Jobs Plus Assessment	20	Quarter: 1 Total: 187
11	Participants With a Post-Assessment Service Through Jobs Plus	10	Quarter: 73 Total: 160
12	Participants Who Met with a Case Manager	20	Quarter: 95 Total: 183
13	Participants Enrolled in Employment Readiness Program	2	Quarter: 9 Total: 35
14	Participants Enrolled in Training/Certification Program	0	Quarter: 5 Total: 38
15	Participants Who Completed a Training/Certification Program	0	Quarter: 0 Total: 20
16	Participants Provided with Job Search Assistance	15	Quarter: 7 Total: 48
17	Participants Beginning New Part-Time Employment	5	Quarter: 1 Total: 61
18	Participants Beginning New Full-Time Employment	5	Quarter: 0 Total: 61
19	Participants Moving to a New Job or Changing From Part-Time to Full-Time Employment	1	5 Total: 42
20	Participants Continuously Employed for 90 Days or Longer	2	Quarter: 27
21	Participants Continuously Employed for 180 Days or Longer	1	Quarter: 24

22	Participants Employed On or Before Their Assessment Date and Were Employed in the Current Quarter	4	Quarter: 25 Need: 24
23	Participants Enrolled in a High School Equivalency Program	2	Quarter: 0 Total: 10
24	Participants Who Received a High School Equivalency Credential	0	Quarter: 0 Total: 0
25	Participants Enrolled in a College Degree Program	1	Need: 5 Quarter: 0 Total: 0
26	Participants Who Graduated from a College Degree Program	0	Quarter: 0 Total: 0
27	Participants Receiving Financial Coaching or Education	4	Need: 42 Quarter: 2 Total: 53
28	Participants in an IDA Program	0	Quarter: 0 Total: 0
29	Participants Opening a Bank Account	0	Need: 23 Quarter: 0 Total: 0
30	Participants Receiving Legal Assistance	0	Need: 2 Quarter: 0 Total: 1
31	Participants with Access to Physical Health Care	1	Need: 3 Quarter: 1 Total: 8
32	Participants with Access to Behavioral Health Care	1	Need: 9 Quarter: 11 Total: 48
33	Participants Receiving Child Care Assistance	2	Need: 6 Quarter: 0 Total: 7
34	Participants Receiving Transportation Assistance	4	Need: 19 Quarter: 5 Total: 41
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