

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY



MONTHLY OPERATIONS REPORT

FOR THE MONTH OF JULY 2026

AUGUST 24, 2026

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: August 18, 2026

Subject: Monthly Operations Reports

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

Executive Office.....	Section 1
Executive Director's Report	
Human Resources and Administration.....	Section 2
Human Resources	
Workers' Compensation	
Operations Division.....	Section 3
Procurement	
Redevelopment and Revitalization	
Housing Division	Section 4
Public Housing Operations	
Security Activities	
Section 8 Operations	
Resident Services	

EXECUTIVE OFFICE

Executive Director's Report

Federal Budget

Senate lawmakers passed a continuing resolution (CR) before adjourning for recess in the early morning hours of August 8. The CR extends funding for federal programs and services through December 11 and delays the implementation through the duration of the CR of a harmful proposed rule from the Office of Management and Budget (OMB) that would make significant changes to the federal grant process.. While the House already passed a CR before leaving for recess, changes to the text made in the Senate require the bill to go back to the House for consideration when representatives return from their recess on August 31.

FY 2026 Operating Budget

Draft operating budgets for FY 2027 are included with materials provided to Commissioners for the August 24th meeting.

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

Poster Winners

I am happy to announce the following winners in the VAHCDO "What Home Means to Me" poster contest for 2026:

Elementary School Category:

- 1st Place – Autumn Dunford, Cumberland Plateau RHA
- 2nd Place – Kaitlyn Garber, Harrisonburg RHA
- 3rd Place – Alexander Curley, Beyond Housing (Bristol)

Middle School Category:

- 1st Place – Jayden Gore, Newport News RHA
- 2nd Place – Saniya Sutton, Newport News RHA
- 3rd Place – Jaileonna Wright, Roanoke RHA**

High School Category:

- 1st Place – Charlina Salyers, Cumberland Plateau RHA
- 2nd Place – Nevaeh Johnson, Franklin RHA
- 3rd Place – Nathan Shortt, Cumberland Plateau RHA

Jaileonna Wright, 7th grade Villages At Lincoln "What Home Means To Me Poster Contest"



HUMAN RESOURCES & ADMINISTRATION DIVISION

HUMAN RESOURCES
MONTHLY REPORT
JULY 2026

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

July 2026

HUMAN RESOURCES REPORT

EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	72
Regular Part-Time	5
<u>TOTAL</u>	<u>77</u>
Temp Agency Employee	3
<u>TOTAL</u>	<u>80</u>

NEW HIRES

Job Title	Division	Employee Name
Maintenance Worker	Housing – Morningside	Marcus Carter
Maintenance Tech I	Housing – Lansdowne	Xavier Hairston
Maintenance Worker	Housing – Lansdowne	Conner Higgins
Maintenance Tech I	Housing – Bluestone	Hunter Garcia

SEPARATIONS

Job Title	Division
HCV Specialist	HCV/Section VI
Maintenance Tech II	Housing – Lansdowne
EnVision Center Mgr/FSS Coordinator	Community Support Services

TURNOVER

		Current Month
Turnover	Voluntary	2.56%
	Involuntary	1.28%
	Total Turnover	3.85%
Turnover by Job Category	Maintenance	33%
	Other NE	67%

RECRUITING REPORT

OPEN POSITIONS

<u>Position Title</u>	<u>Division</u>	<u>Status</u>
Maintenance Tech I	Lansdowne	Sourcing
Maintenance Worker	Lansdowne	Sourcing
It Takes A Village Coordinator	Comm Supp Services	Sourcing
EnVision Center Mgr./FSS Coord.	Comm Supp Services	Filled Internally

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY**July 2026****TRAINING REPORT**

<u>Name</u>	<u>Course</u>	<u>Completion Date</u>
Marcus Carter	New Hire Orientation classes	7/2/26
Andrew Hicks	Fair Housing Best Practices	7/9/26
Andrew Hicks	Fair Housing Maintenance	7/9/26
Hunter Garcia	New Hire Orientation classes	7/10/26
Wanda Green	Preventing Harassment	7/15/26
Denise Stanley	Preventing Harassment	7/15/26
Gwen Parker	Preventing Harassment	7/15/26
Abbigail Reed	Drug Free Workplace	7/15/26
Leah Christoff	Preventing Harassment	7/15/26

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
June 2026	2 months – one employee	0
July 2026	3 months – One employee	0

OPERATIONS DIVISION

PROCUREMENT
MONTHLY REPORT
JULY 2026

PROCUREMENT JULY 2026 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded

RED-26-05-27

Invitation for Bids for Security Measures for Bluestone Park Administration and Maintenance Buildings, Bluestone Park, AMP 259 was issued June 7, 2026. A pre-bid meeting was conducted June 16, 2026. Comments were received by June 23, 2026. Two (2) responsive bids were received by June 30, 2026. G & H Contracting, Inc. submitted the low responsive bid with an amount of \$391,200.00. Commissioners approved Resolution 4289 on July 27, 2026 accepting the bid submitted by G & H Contracting, Inc. A contract with a fixed amount of \$391,200.00 was executed July 29, 2026.

B. Solicitations Pending

None

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.

HUM-26-06-23

Invitation for Bids for Temporary Placement Services was issued July 5, 2026. Comments were received by July 20, 2026. Six (6)

responsive bids were received by July 27, 2026.
Bids are being evaluated.

III. Other Grants and Projects

A. Contracts Awarded

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION
MONTHLY ACTIVITY REPORT
JULY 2026

Redevelopment and Revitalization Department

July 2026 MONTHLY ACTIVITY REPORT

Homeownership Programs

RRHA completed working with two (2) first-time homebuyers per Board Resolution 4064 for properties at 938 Peck Street, NW and 1606 Grayson Avenue, NW. The Board of Commissioners passed resolutions in 2022 to approve the sale of the properties.

The RRHA Board of Commissioners approved a resolution in March 2024 to allow for the purchase and renovation of another two (2) properties for first-time home buyers. A sale of one of the properties, 4947 Showalter Avenue, NW, closed in 2024. The other at 2024 Top Hill Drive, NW, closed in June 2026. Due to plumbing issues discovered after closing with the latter RRHA is preparing to receive quotes for additional work on the property.

The properties were sold to first-time buyers on terms consistent with the other homeownership programs. Of the four (4) buyers of the properties noted above, two (2) were HCV participants, and two (2) were former public housing residents.

RRHA received some grant assistance on the renovation of these two (2) properties from the Roanoke Valley Alleghany Regional Commission (RVARC) after a grant was awarded in 2022 with funds from Virginia Housing (VH). The RVARC grant expired on June 30, 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.

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 one case DPA from the City of Roanoke.

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. Completion of the unit is expected in late summer of 2026. RRHA staff is currently seeking a qualified applicant to purchase the property.

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. Since 2022 RRHA has sold four (4) of the homes in the program. There are four (4) single-family homes left, 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.

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 has been in discussions with the City on transferring the property to the City.

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, NW, one (1) at 832 Centre Avenue, NW, and one (1) at 1805 Rorer Ave, SW.

The Old Spanish Trail Site

Background

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. In the May 2023 Board Meeting the Board of Commissioners approved Resolution 4158 authorizing the Executive Director to

execute a contract for the purchase of the property. RRHA closed on the purchase of the property on December 1, 2023. The sale was for the assessed amount, \$1,040,000, but RRHA only paid \$750,000 as VH covered the difference with grant funds.

RRHA initially planned to do a *Faircloth to Rental Assistance Demonstration* development of 86 units and a subsequent additional phase of housing to be developed later. However, due to the low rents estimated by HUD for that project, RRHA opted to pursue a Low Income Housing Tax Credit (LIHTC) application. A contract for Repositioning and Rental Assistance Demonstration Consulting Services (which includes LIHTC services) with Dominion Due Diligence (D3G) was executed January 31, 2024 per Board resolution. In April 2024 the Board of Commissioners approved a resolution for award of 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 has since submitted a site acquisition proposal to HUD in February 2026 and RRHA is awaiting comments on it. The site acquisition proposal is a means of securing a declaration of trust for the property and thus giving RRHA the option of some public housing development on the site. Virginia Housing and RRHA staff have briefly discussed 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. No plans are imminent as of yet.

Project-Based Vouchers: Trinity Commons

In 2024 RRHA notified Restoration Housing that it would be awarded eight (8) project-based vouchers (PBVs) for its project at 305 Mountain Avenue, SW, known as Trinity Commons. The project is the renovation of a Sunday school annex building at Trinity United Methodist Church into 15 affordable housing units for elderly people. The project opened in April 2026, however RRHA has been unable to execute a Housing Assistance Payment contract with the owner. RRHA submitted a subsidy layering review (SLR) to the HUD field office in December 2025 and after receiving comments submitted additional items (from the owner) on January 30, 2026. RRHA has yet to receive any information or update on the SLR from the field office since.

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

7/31/2026

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	\$4,840,100.00	\$0.00	\$4,801,676.95	\$38,423.05	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	\$2,168,235.50	\$149,033.50	7-Sep-2025	7-Sep-2027
VA36P01150124	\$4,936,100.00	\$4,936,100.00	\$0.00	\$4,447,419.24	\$488,680.76	5-May-2026	5-May-2028
VA36P01150125	\$4,702,682.00	\$2,807,999.13	\$1,894,682.87	\$742,202.54	\$3,960,479.46	12-May-2027	12-May-2029
VA36P01150126	\$4,805,260.00	\$0.00	\$4,805,260.00	\$0.00	\$4,805,260.00	31-Mar-2028	31-Mar-2030
Totals	\$48,774,596.00	\$42,069,653.13	\$6,704,942.87	\$38,898,269.23	\$9,876,326.77		
		86.3%		79.8%			

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 7/31/26

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%	72%	Preparing for section 18 process for 24 units at Indian Rock Village located in floodway. Phase 1 Environmental Site Assessment being performed.
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 #4 (-\$88,693.00) + time	\$726,581.00	99%	100%	Punch list work nearing completion.
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	38%	32%	Design work for upgrades to electrical infrastructure at Indian Rock Village is continuing.
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	70%	68%	Radon vents installed in four (4) units at Jamestown Place. Sixteen out of eighteen radon vents installed at Indian Rock Village. Project delayed due to permitting process for two (2) units at Indian Rock Village.
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%	Material submittals are being reviewed. Materials are being ordered.
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%	Material submittals have been reviewed. Materials are being ordered.
contract 576-2601-1-7 (project 250802)	Security Measures for Villages at Lincoln Administration and Community Building Original Contract Amount \$347,200.00	Thor Construction, LLC	Hughes Associates Architects & Engineers	TBD		\$347,200.00	0%	0%	Material submittals are being reviewed. Some materials are on order.
contract 577-2604-1-7 (project 260401)	Security Measures for Bluestone Park Administration and Maintenance Building Original Contract Amount \$391,200.00	G & H Contracting, Inc.	Hughes Associates Architects & Engineers	TBD		\$391,200.00	0%	0%	Contract executed July 29, 2026.

HOUSING DIVISION

PUBLIC HOUSING PROGRAM
MONTHLY OPERATIONS REPORT
JULY 2026

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

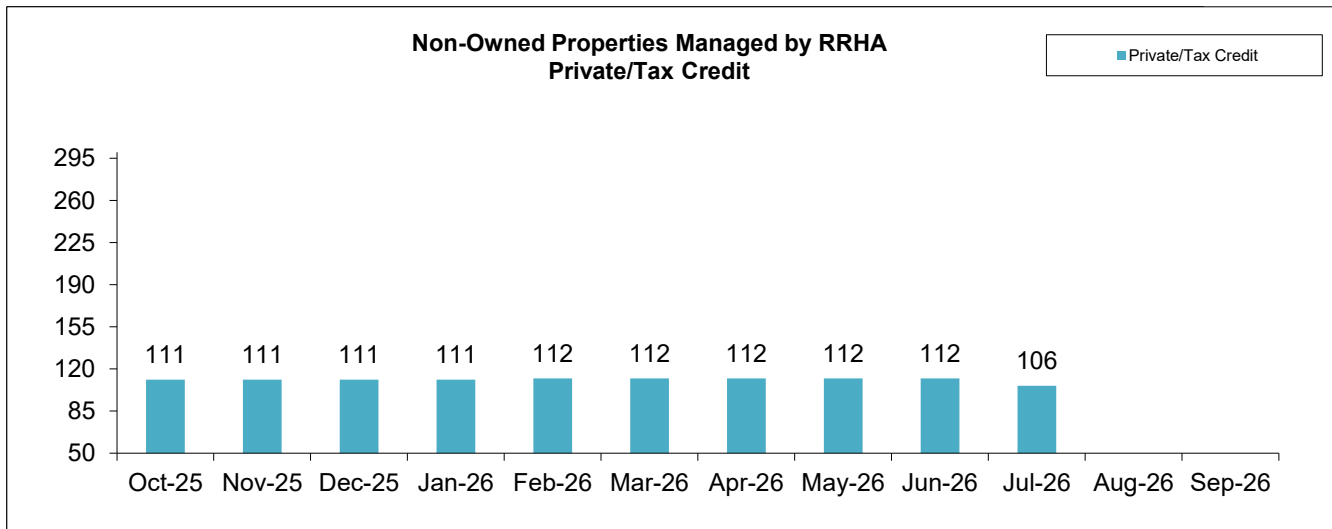
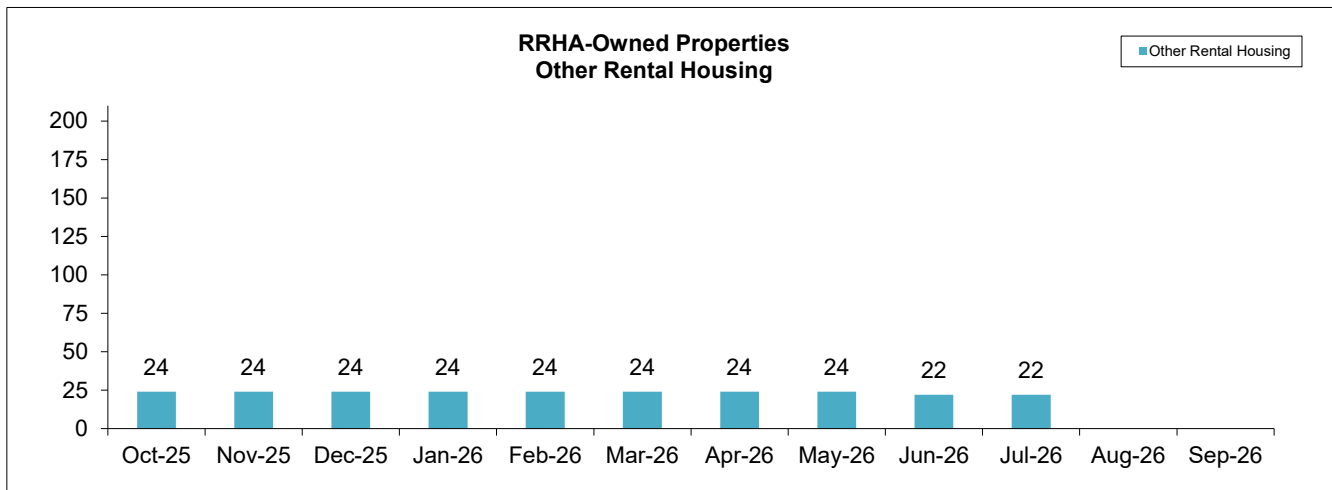
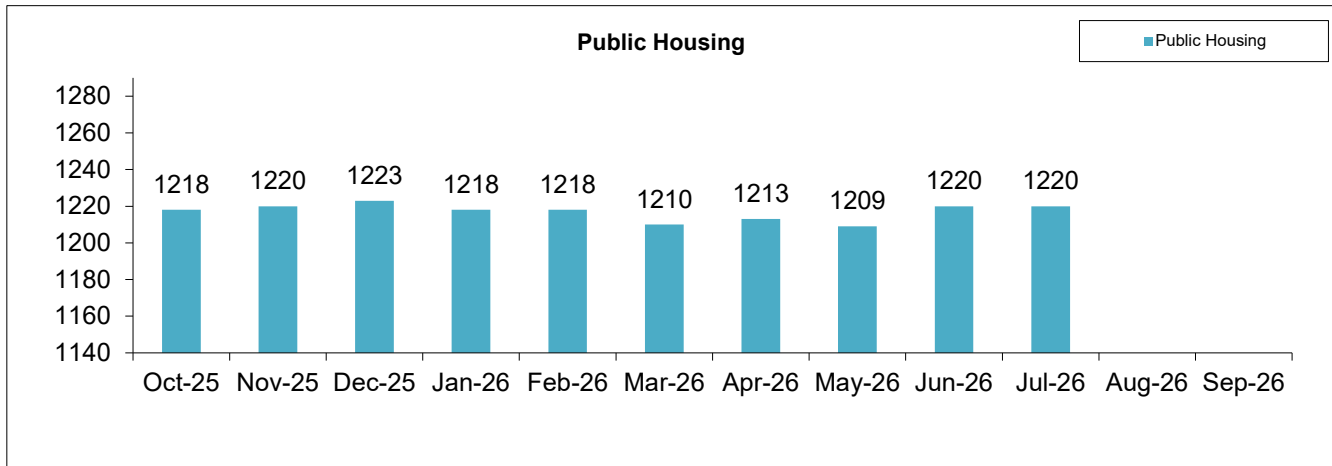
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	0	290	9300	489	8811	94.74%	5.26%
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	160	5115	100	5015	98.04%	1.96%
Hunt Manor/Bluestone Park	259	174	3	167	5394	86	5308	98.41%	1.59%
Melrose Towers	206	212	6	204	6572	44	6528	99.33%	0.67%
Jamestown Place	207	150	4	133	4650	1149	3501	75.29%	24.71%
Morningside	208	105	3	101	3255	59	3196	98.19%	1.81%
Indian Rock Village/53 Scattered	210	156	1	153	4836	81	4755	98.33%	1.67%
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	3	12	465	0	465	100.00%	0.00%
Portfolio Total:		1277	21	1220	39587	2008	37579	94.93%	5.07%

Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	22	744	30	714	95.97%	4.03%
Portfolio Total:		24	22	744	30	714	95.97%	4.03%

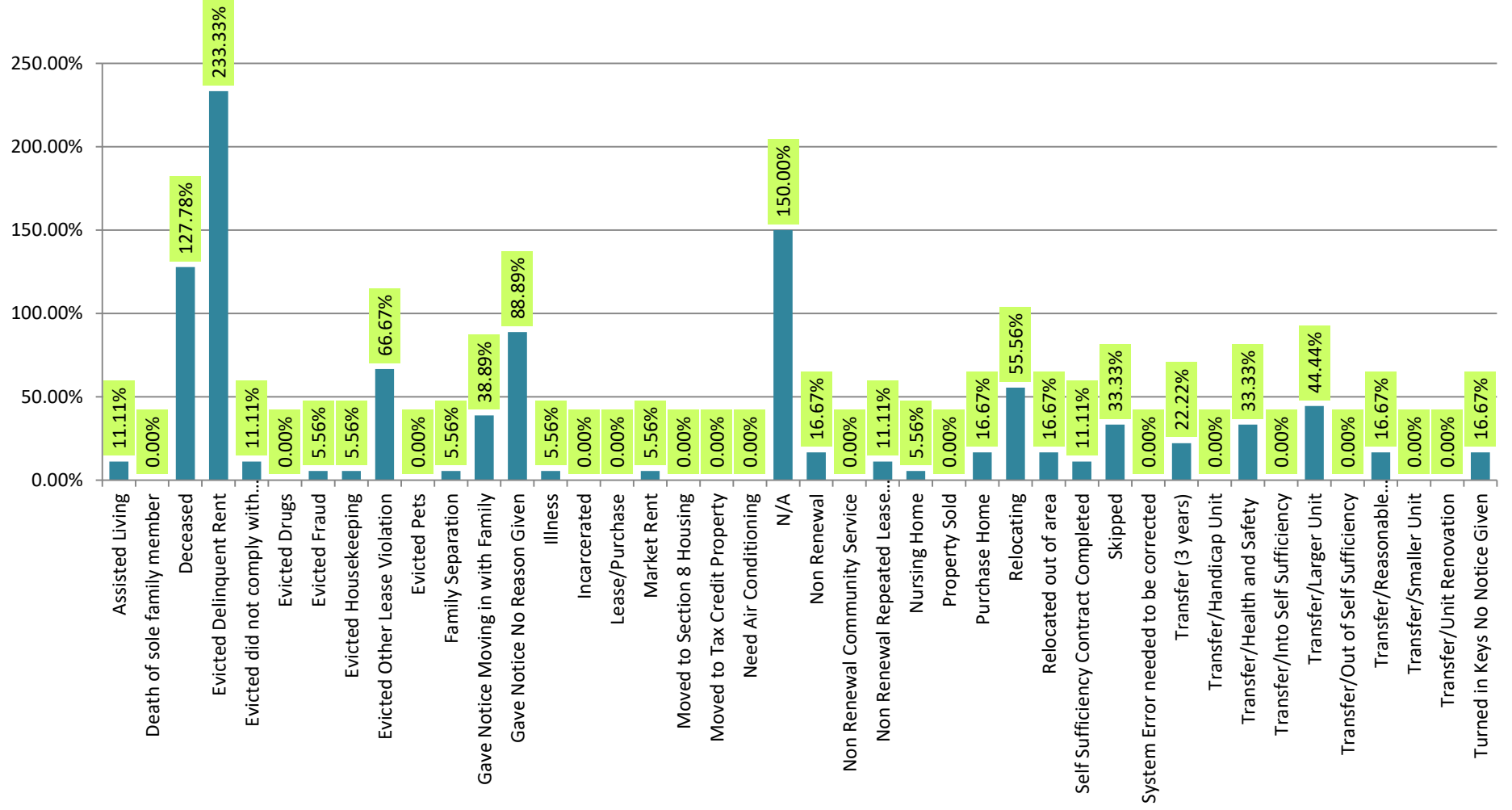
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	25	930	30	900	96.77%	3.23%
Hillcrest Heights (LIHTC)	456	24	22	744	0	744	100.00%	0.00%
Park Street Square (LIHTC)	457	25	22	775	0	775	100.00%	0.00%
Hurt Park LP (LIHTC)	459	40	37	1240	30	1210	97.58%	2.42%
Portfolio Total:		119	106	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
JULY 2026**

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collections as of 7/01/2026	Vacated Unit Cumulative Charge- Offs as of 7/31/2026
<i>Non-Public Housing Tax Credit</i>		\$5,238.75	\$25,813.35
Lansdowne Park	201	\$43,834.81	\$133,287.12
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	\$7,166.54	\$16,800.03
Hunt Manor/Bluestone Park	259	\$17,143.81	\$41,854.05
Melrose Towers	206	\$3,602.53	\$24,102.52
Jamestown Place	207	\$22,060.28	\$65,506.94
Morningside Manor	208	\$0.00	\$43,733.05
Indian Rock Village / 53 Scattered	210	\$18,703.17	\$7,089.37
The Villages at Lincoln- 24 Transitional/Homeownership	215	\$1,448.02	\$19,142.78
Public Housing	TOTAL	\$119,197.91	\$377,329.21

**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	165	0	100%
259	Hunt Manor/Bluestone Park	172	172	0	100%
206	Melrose Towers	212	212	0	100%
207	Jamestown Place	150	150	0	100%
208	Morningside Manor	105	105	0	100%
210	Indian Rock Village/68 Scattered	156	156	0	100%
215	Villages at Lincoln - Scattered	17	17	0	100%
219	New Units at Bluestone	2	2	0	100%
	Total	1279	1279	0	100%

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 June 30, 2026

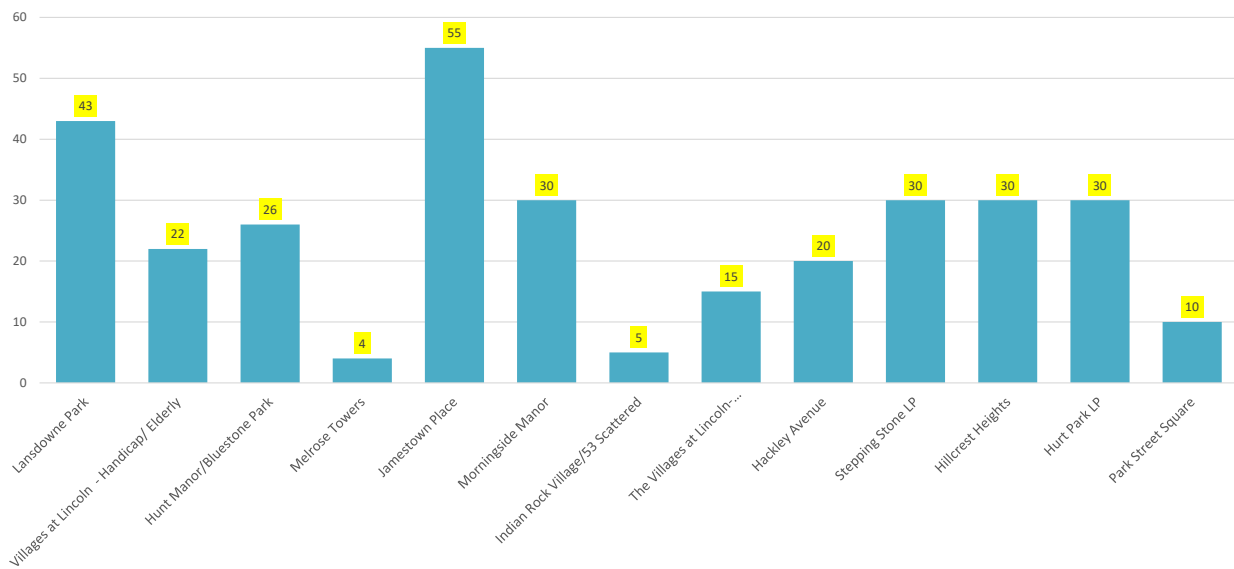
Utility Costs							
AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	56.59	98.85	86.17	241.61	222.84	108.42%
202	165	120.87	3.49	79.25	203.61	222.84	91.37%
259	174	44.61	65.03	98.72	208.36	222.84	93.50%
206	212	61.98	64.01	59.89	185.88	222.84	83.41%
207	150	48.82	65.88	87.24	201.94	222.84	90.62%
208	105	52.19	45.95	39.71	137.85	222.84	61.86%
210	156	64.36	68.77	83.15	216.28	222.84	97.06%
215	15	N/A	N/A	N/A	N/A	222.84	N/A
Total Units: 1277							
Average Cost PUM:		66.86	76.53	79.45		222.84	

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	77.56	59.24	130.93%	548	622	88.10%	5.91	5.59	105.72%	
202	165	N/A	59.24	N/A	1,055	622	169.61%	4.68	5.59	83.72%	
259	174	48.61	59.24	82.06%	395	622	63.50%	6.29	5.59	112.52%	
206	212	55.31	59.24	93.37%	583	622	93.73%	4.77	5.59	85.33%	
207	150	44.19	59.24	74.59%	479	622	77.01%	7.39	5.59	132.20%	
208	105	39.47	59.24	66.63%	499	622	80.23%	3.02	5.59	54.03%	
210	156	48.02	59.24	81.06%	558	622	89.71%	5.86	5.59	104.83%	
215	15	N/A	59.24	N/A	N/A	622	N/A	N/A	5.59	N/A	
Total Units:	1277										
Average THERM PUM:		59.24			Average KWH PUM:		622		Average water usage PUM: 5.59		
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 - 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 2025 = \$62,279.00											

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

Average Net
Turn Days

Actual Vacant Unit Turnaround Time With Move-ins JULY 2026

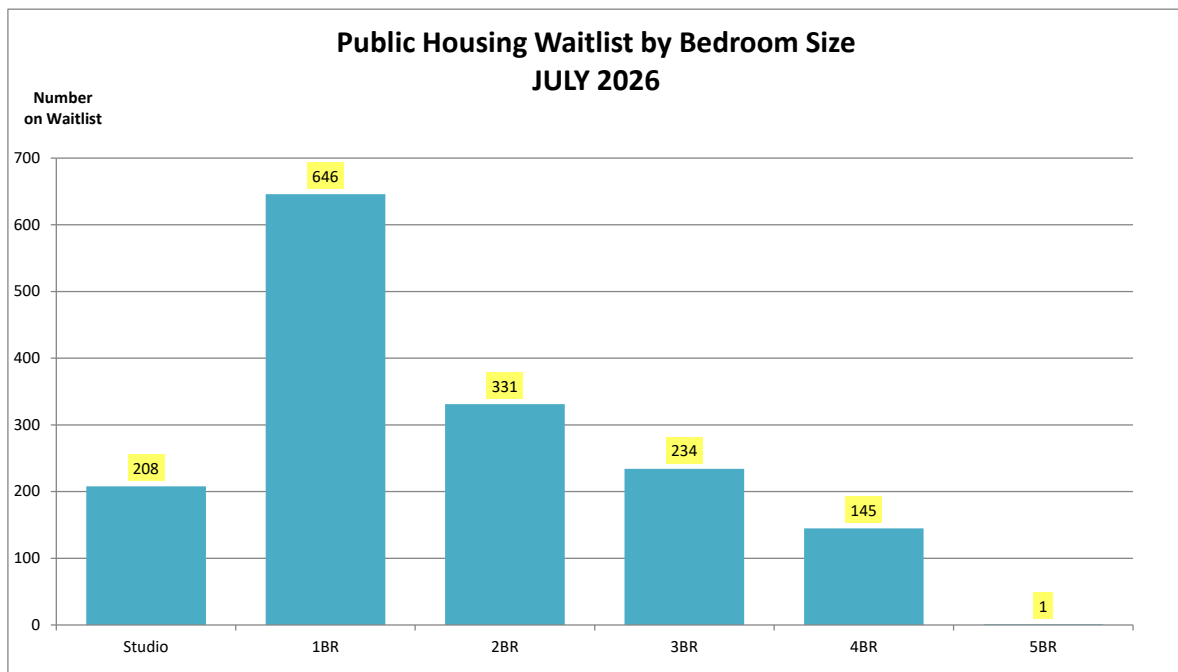
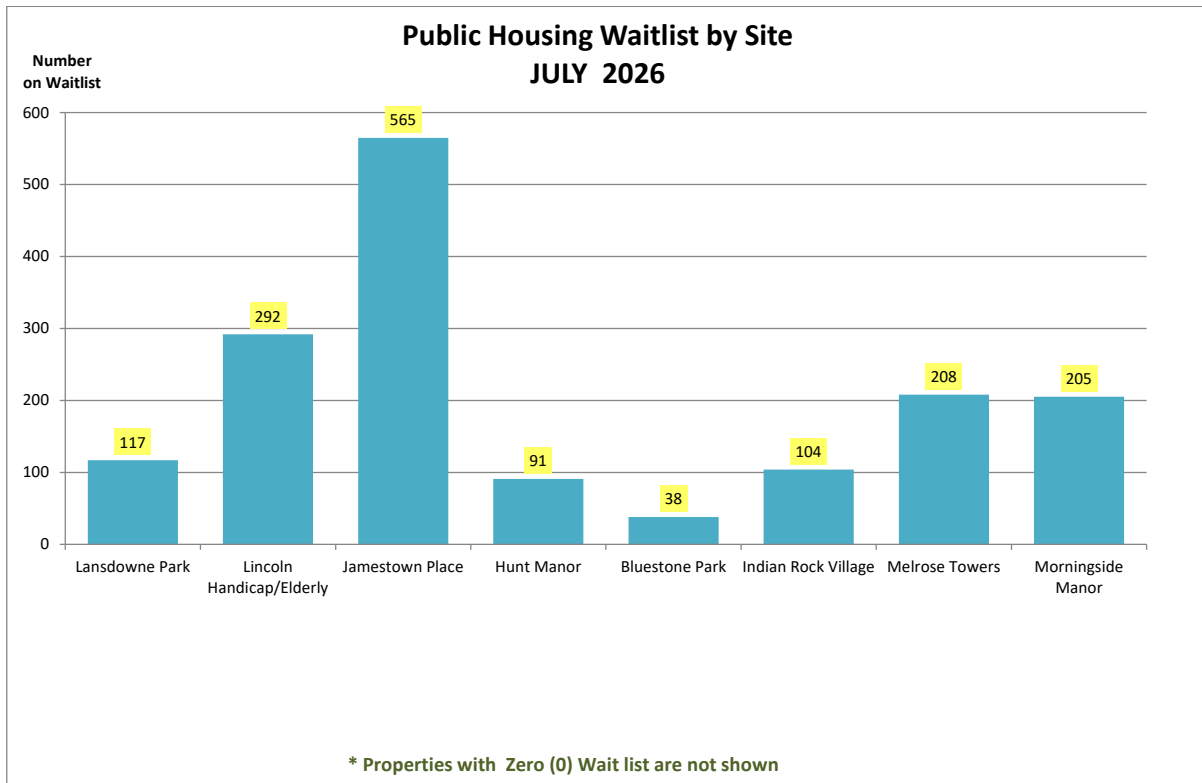


* Properties with Zero (0) Net Turn Days are not shown

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	20	19	95%	16	6	0
Village at Lincoln/Handicapped/ Elderly Cottages	5	4	80%	11	4	0
Hunt Manor/Bluestone Park	9	8	89%	14	3	0
Melrose Towers	8	8	100%	41	6	0
Jamestown Place	8	7	88%	10	13	1
Morningside Manor	18	17	94%	13	0	0
Indian Rock Village/53 Scat	18	17	94%	14	1	0
Total	86	80	93%	119	33	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
JULY 2026

Public Housing Criminal Activity for the Month of JULY 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	1	1	2	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	1	0	0	0	0	0	0	0	1	0	0
Burglary	0	1	1	1	0	0	0	0	0	6	0	1	0	0	0	0
Homicide/Murder	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0
Larceny	0	2	0	3	0	3	0	1	4	13	1	6	1	4	1	6
Rape	0	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0
Robbery	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0
Part 1 Crime Total	0	7	1	4	0	6	0	1	4	23	1	8	3	8	1	6
Destruction of Property	0	3	0	0	0	0	0	2	4	8	2	5	3	4	0	0
Disorderly Persons	0	1	0	0	0	0	0	0	0	1	0	1	0	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	6	0	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	1
Fraud	0	2	0	2	1	2	0	1	1	7	1	20	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	1	0	3	0	2	0	0	0	4
Liquor Law	0	0	0	0	0	1	0	0	2	6	0	0	0	0	0	4
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	1	4	1	2	1	4	0	0	3	11	0	8	1	4	0	5
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	1
Weapons	0	3	0	0	0	0	0	0	0	5	0	0	0	3	0	0
Part II Crime Total	1	17	1	6	2	10	0	4	11	48	3	40	4	15	0	19
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	1	24	2	10	2	16	0	5	15	71	4	48	7	23	1	25

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - JULY 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						
	Community	Site		Community	Site					
Part I Crime	Community	Site		Community	Site					
Jamestown Place	0.0105	0.0000	0.00%	0.0631	0.0467	73.93%	0.0867	46.17% ↑	0.0522	20.93% ↓
Morningside Manor	0.0105	0.0095	91.00%	0.0631	0.0381	60.35%	0.0095	301.00% ↑	0.0772	18.23% ↓
Indian Rock Village	0.0105	0.0000	0.00%	0.0631	0.0750	118.81%	0.0625	20.00% ↓	0.0772	18.23% ↓
Bluestone	0.0069	0.0000	0.00%	0.0557	0.0128	23.04%	0.0395	67.54% ↓	0.0776	28.28% ↓
Lansdowne Park	0.0056	0.0133	237.35%	0.0393	0.0767	194.97%	0.1433	46.50% ↑	0.0576	31.73% ↓
Villages at Lincoln	0.0056	0.0061	107.89%	0.0393	0.0485	123.30%	0.0909	46.66% ↓	0.0576	31.73% ↓
Hunt Manor	0.0056	0.0313	556.29%	0.0393	0.0833	211.92%	0.0729	14.31% ↑	0.0576	31.73% ↓
Melrose Towers	0.0056	0.0047	83.97%	0.0393	0.0283	71.97%	0.0236	19.92% ↑	0.0576	31.73% ↓

	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	Community	Site		Community	Site					
Jamestown Place	0.0156	0.0067	42.77%	0.1204	0.1133	94.17%	0.5067	77.63% ↑	0.2103	42.77% ↑
Morningside Manor	0.0156	0.0095	61.10%	0.1204	0.0571	47.48%	0.0762	25.01% ↑	0.2103	42.77% ↑
Indian Rock Village	0.0156	0.0250	160.39%	0.1204	0.1250	103.86%	0.3625	65.52% ↑	0.2103	42.77% ↑
Bluestone	0.0072	0.0000	0.00%	0.0696	0.0513	73.65%	0.3421	85.01% ↑	0.1411	50.65% ↓
Lansdowne Park	0.0091	0.0367	402.03%	0.0732	0.1600	218.70%	0.5467	70.73% ↑	0.1870	60.88% ↓
Villages at Lincoln	0.0091	0.0182	199.35%	0.0732	0.2424	331.36%	0.4000	39.39% ↓	0.1870	60.88% ↓
Hunt Manor	0.0091	0.0417	456.85%	0.0732	0.1563	213.57%	0.3021	48.28% ↑	0.1870	60.88% ↓
Melrose Towers	0.0091	0.0000	0.00%	0.0732	0.0896	122.50%	0.0425	110.88% ↑	0.1870	60.88% ↓

SECTION 8 PROGRAMS
MONTHLY OPERATIONS REPORT
JULY 2026

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

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of July 2026, reported at 78.0%. Currently, there are twenty nine (29) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2026, is 90.7%.

Inspections

During the month of July 2026 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and sixty six (166) inspections. This includes seventy five (75) biennials and fifty-eight (58) initial inspections processed for moving families, in the HCV Program. Nine teen (19) special inspection(s) and fourteen (14) re-inspections were also conducted. There was eight (8) HQS Quality Control Inspections that were conducted during the month of July 2026.

Housing Choice Voucher Waiting List

For the month of July 2026 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There was one (1) port-ins and zero (0) port out(s) recorded for the month of July 2026.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of seven hundred and fifty eight (758) clients; including six hundred and eighty nine (689) tenants/applicants and sixty nine (69) landlords during the month of July 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 zero (0) 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 July 2026, this program has one hundred and twenty five (125) leased vouchers. There are four (04) veterans searching for housing and four (4) 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 July 2026, this program has one hundred and seventy (170) leased participants. There are eighteen (18) Mainstream applicants searching for housing and two (2) 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 July 2026, this program has sixty eight (68) leased participants. Thirteen (13) 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 July 2026, this program has seven (7) leased participants. Zero (0) referrals will be accepted from our Continuum of Care (COC) community partner.

HCV HQS Inspection Department
Monthly Activity Report
July 2026

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	75	50	66.67%	25	33.33%
INITIALS	58	45	77.59%	13	22.41%
COMPLAINT			#DIV/0!		#DIV/0!
EMERGENCY	19	6	31.58%	13	0.00%
HQS REINSPECTIONS	14	9	64.29%	5	35.71%
HQS QUALITY CONTROL	8	2	25.00%	6	75.00%

TOTAL INSPECTIONS SCHEDULED	174
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	3.95
AVERAGE INSPECTIONS PER FIELD DAY	2.31
NUMBER OF INSPECTORS	2
TOTAL WORKING DAYS	22

SECTION 8 MONTHLY STATISTIC REPORT (CY)

PROGRAM NAME	UNIT MONTHS	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26
HOUSING CHOICE VOUCHERS	ALLOCATED	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903	1,903
	LEASED	1,541	1,534	1,524	1,510	1,498	1,494	1,481	-	-			
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	171	170	-	-			
VASH (35) Fund 308	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
	LEASED	26	26	27	27	27	27	28	-	-			
VASH (25) Fund 309	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
	LEASED	21	21	20	20	20	20	19	-	-			
FUP (31) Fund 311	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
	LEASED	26	25	26	25	23	24	24	-	-			
FUP (50) Fund 312	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
	LEASED	46	48	47	47	45	43	43	-	-			
VASH (48) Fund 315	ALLOCATED	48	48	48	48	48	48	48	48	48	48	48	48
	LEASED	45	45	45	43	42	41	39	-	-			
VASH (10) B Fund 316	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
	LEASED	8	9	8	8	9	9	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	9	9	-	-			
VASH (8) Fund 318	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
	LEASED	6	6	5	5	6	9	10	-	-			
VASH (5) Fund 319	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	4	4	5	5	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	5	5	-	-			
VASH (5) C Fund 323	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
	LEASED	1	1	1	-	1	1	1	-	-			
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	7	7	-	-			

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	2,362	1,912	450	26	1	2
FEBRUARY	2,362	1,910	452	26	10	18
MARCH	2,362	1,897	465	24	4	4
APRIL	2,362	1,877	485	26	5	13
MAY	2,362	1,862	500	44	4	5
JUNE	2,362	1,858	504	61	10	2
JULY	2,362	1,843	519	29	20	12
AUGUST	2,362	-	2,362			
SEPTEMBER	2,362	-	2,362			
OCTOBER	2,362		2,362			
NOVEMBER	2,362		2,362			
DECEMBER	2,362		2,362			

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	\$ 1,603,426	\$ 1,585,004	\$ 1,573,962	\$ 1,595,816	\$ 1,619,329	\$ 1,461,798	\$ 1,567,130	\$ -	\$ -	\$ 15,442,339
ACTUAL HAP EXPENSE	\$ 1,474,199	\$ 1,545,410	\$ 1,438,433	\$ 1,638,666	\$ 1,540,053	\$ 1,624,028	\$ 1,587,264	\$ 1,555,162	\$ 1,530,054	\$ 1,590,162	\$ -	\$ -	\$ 15,523,431
VARIANCE	\$ (17,324)	\$ (27,989)	\$ 23,145	\$ (35,240)	\$ 44,951	\$ (50,066)	\$ 8,552	\$ 64,167	\$ (68,256)	\$ (23,032)	\$ -	\$ -	\$ (81,092)
PERCENT VARIANCE	-1.19%	-1.84%	1.58%	-2.20%	2.84%	-3.18%	0.54%	3.96%	-4.67%	-1.47%	#DIV/0!	#DIV/0!	-0.53%
YTD VARIANCE	\$ (17,324)	\$ (45,313)	\$ (22,168)	\$ (57,408)	\$ (12,457)	\$ (62,523)	\$ (53,971)	\$ 10,196	\$ (58,060)	\$ (81,092)	\$ (81,092)	\$ (81,092)	\$ (81,092)
PUC													
HUD FUNDED PUC	\$ 679.20	\$ 707.42	\$ 681.39	\$ 678.84	\$ 671.04	\$ 666.37	\$ 675.62	\$ 685.58	\$ 618.88	\$ 663.48	#DIV/0!	#DIV/0!	\$ 672.31
ACTUAL PUC	\$ 829.60	\$ 873.61	\$ 824.79	\$ 857.04	\$ 806.31	\$ 856.10	\$ 845.64	\$ 835.21	\$ 823.50	\$ 862.81	#DIV/0!	#DIV/0!	\$ 841.42
VARIANCE	\$ (150.40)	\$ (166.18)	\$ (143.40)	\$ (178.20)	\$ (135.27)	\$ (189.73)	\$ (170.02)	\$ (149.64)	\$ (204.61)	\$ (199.34)	#DIV/0!	#DIV/0!	\$ (169.11)
PERCENT VARIANCE	-18.13%	-19.02%	-17.39%	-20.79%	-16.78%	-22.16%	-20.11%	-17.92%	-24.85%	-23.10%	#DIV/0!	#DIV/0!	-20.10%
UNITS													
HUD BASELINE UNITS	2,145	2,145	2,145	2,362	2,362	2,362	2,362	2,362	2,362	2,362	-	-	22,969
HUD FUNDED UNITS	2,145	2,145	2,145	2,362	2,362	2,362	2,362	2,362	2,362	2,362	-	-	22,969
FUNDED UNITS BASED ON ACTUAL HAP	1,756	1,737	1,772	1,871	1,966	1,839	1,887	1,939	1,775	1,816	#DIV/0!	#DIV/0!	#DIV/0!
ACTUAL UNITS LEASED	1,777	1,769	1,744	1,912	1,910	1,897	1,877	1,862	1,858	1,843	-	-	18,449
VARIANCE TO BUDGET	(21)	(32)	28	(41)	56	(58)	10	77	(83)	(27)	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE TO BASELINE	389	408	373	491	396	523	475	423	587	546	#DIV/0!	#DIV/0!	#DIV/0!
YTD VAR TO BASELINE	389	797	1,170	1,661	2,057	2,581	3,056	3,479	4,066	4,611	#DIV/0!	#DIV/0!	#DIV/0!
VARIANCE FUNDED	368	376	401	450	452	465	485	500	504	519	-	-	4,520
YTD VAR TO FUNDED	368	744	1,145	1,595	2,047	2,512	2,997	3,497	4,001	4,520	4,520	4,520	4,520
ADMIN FEES													
HUD FUNDS	\$ 118,404	\$ 131,906	\$ 122,556	\$ 132,635	\$ 132,634	\$ 132,634	\$ 146,184	\$ 120,045	\$ 134,276	\$ 134,276	\$ -	\$ -	\$ 1,305,550
ACTUAL EXPENSE	\$ 102,761	\$ 79,169	\$ 84,057	\$ 133,523	\$ 85,278	\$ 93,452	\$ 87,984	\$ 103,217	\$ 93,985	\$ 89,557	\$ -	\$ -	\$ 952,983
VARIANCE	\$ 15,643	\$ 52,737	\$ 38,499	\$ (888)	\$ 47,356	\$ 39,182	\$ 58,200	\$ 16,828	\$ 40,291	\$ 44,719	\$ -	\$ -	\$ 352,567
PERCENT	86.79%	60.02%	68.59%	100.67%	64.30%	70.46%	60.19%	85.98%	69.99%	66.70%	#DIV/0!	#DIV/0!	72.99%
CUMULATIVE VARIANCE	\$ 15,643	\$ 68,380	\$ 106,879	\$ 105,991	\$ 153,347	\$ 192,529	\$ 250,729	\$ 267,557	\$ 307,848	\$ 352,567	\$ 352,567	\$ 352,567	\$ 352,567

THIS SHEET INCLUDES HCV, VASH, FUP, & Mainstream

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	\$ 1,747,899	\$ 1,747,897	\$ 1,738,398	\$ 1,733,619	\$ 1,733,619	\$ 1,712,327	\$ 1,712,327	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,126,086
FUNDING RECEIVED	\$ 1,603,426	\$ 1,585,004	\$ 1,573,962	\$ 1,595,816	\$ 1,619,329	\$ 1,461,798	\$ 1,567,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,006,465
VARIANCE	\$ 144,473	\$ 162,893	\$ 164,436	\$ 137,803	\$ 114,290	\$ 250,529	\$ 145,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,119,621
PERCENT VARIANCE	8.27%	9.32%	9.46%	7.95%	6.59%	14.63%	8.48%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	9.23%
YTD VARIANCE	\$ 144,473	\$ 307,365	\$ 471,801	\$ 609,604	\$ 723,894	\$ 974,423	\$ 1,119,621	\$ 1,119,621	\$ 1,119,621	\$ 1,119,621	\$ 1,119,621	\$ 1,119,621	\$ 2,239,242
REVENUE VS EXPENSE													
FUNDING RECEIVED	\$ 1,603,426	\$ 1,585,004	\$ 1,573,962	\$ 1,595,816	\$ 1,619,329	\$ 1,461,798	\$ 1,567,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,006,465
ACTUAL HAP EXPENSE	\$ 1,638,666	\$ 1,540,053	\$ 1,624,028	\$ 1,587,264	\$ 1,555,162	\$ 1,530,054	\$ 1,590,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,065,389
VARIANCE	\$ (35,240)	\$ 44,951	\$ (50,066)	\$ 8,552	\$ 64,167	\$ (68,256)	\$ (23,032)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (58,924)
PERCENT VARIANCE	-2.20%	2.84%	-3.18%	0.54%	3.96%	-4.67%	-1.47%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-0.54%
YTD VARIANCE	\$ (35,240)	\$ 9,711	\$ (40,355)	\$ (31,803)	\$ 32,364	\$ (35,892)	\$ (58,924)	\$ (58,924)	\$ (58,924)	\$ (58,924)	\$ (58,924)	\$ (58,924)	\$ (58,924)
PUC													
HUD FUNDED PUC	\$ 678.84	\$ 671.04	\$ 666.37	\$ 675.62	\$ 685.58	\$ 618.88	\$ 663.48	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 665.69
ACTUAL PUC	\$ 857.04	\$ 806.31	\$ 856.10	\$ 845.64	\$ 835.21	\$ 823.50	\$ 862.81	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ 840.90
VARIANCE	\$ (178.20)	\$ (135.27)	\$ (189.73)	\$ (170.02)	\$ (149.64)	\$ (204.61)	\$ (199.34)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	\$ (175.21)
PERCENT VARIANCE	-20.79%	-16.78%	-22.16%	-20.11%	-17.92%	-24.85%	-23.10%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	-20.84%
UNITS													
HUD BASELINE UNITS	2,362	2,362	2,362	2,362	2,362	2,362	2,362	-	-	-	-	-	16,534
HUD FUNDED UNITS	2,362	2,362	2,362	2,362	2,362	2,362	2,362	-	-	-	-	-	16,534
FUNDED UNITS BASED ON ACTUAL HAP	1,871	1,966	1,839	1,887	1,939	1,775	1,816	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	13,089
ACTUAL UNITS LEASED	1,912	1,910	1,897	1,877	1,862	1,858	1,843	-	-	-	-	-	13,159
VARIANCE TO BUDGET	(41)	56	(58)	10	77	(83)	(27)	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	(70)
VARIANCE TO BASELINE	491	396	523	475	423	587	546	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,445
YTD VAR TO BASELINE	491	887	1,411	1,886	2,309	2,896	3,441	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3,445
VARIANCE FUNDED	450	452	465	485	500	504	519	-	-	-	-	-	3,375
YTD VAR TO FUNDED	450	902	1,367	1,852	2,352	2,856	3,375	3,375	3,375	3,375	3,375	3,375	3,375
ADMIN													
HUD FUNDED FEES	132,635	132,634	132,634	146,184	120,045	134,276	134,276	-	-	-	-	-	932,684
ACTUAL EXPENSE	133,523	85,278	93,452	87,984	103,217	93,985	89,557	-	-	-	-	-	\$ 686,996
VARIANCE	\$ (888)	\$ 47,356	\$ 39,182	\$ 58,200	\$ 16,828	\$ 40,291	\$ 44,719	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,688
PERCENT	100.67%	64.30%	70.46%	60.19%	85.98%	69.99%	66.70%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	73.66%
CUMULATIVE VARIANCE	\$ (888)	\$ 46,468	\$ 85,650	\$ 143,850	\$ 160,677	\$ 200,969	\$ 245,688	\$ 245,688	\$ 245,688	\$ 245,688	\$ 245,688	\$ 245,688	\$ 245,688

THIS SHEET INCLUDES HCV, VASH, FUP, & Mainstream

RESIDENT SERVICES REPORT

JULY 2026

2026 Family Self-Sufficiency (Grant Funded)

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

July 2026

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

Current Number of Participants: 196

Total Number of Participants With Escrow Accounts: 111

Total Amount in Escrow: \$497,812.96

FSS Terminations: 30

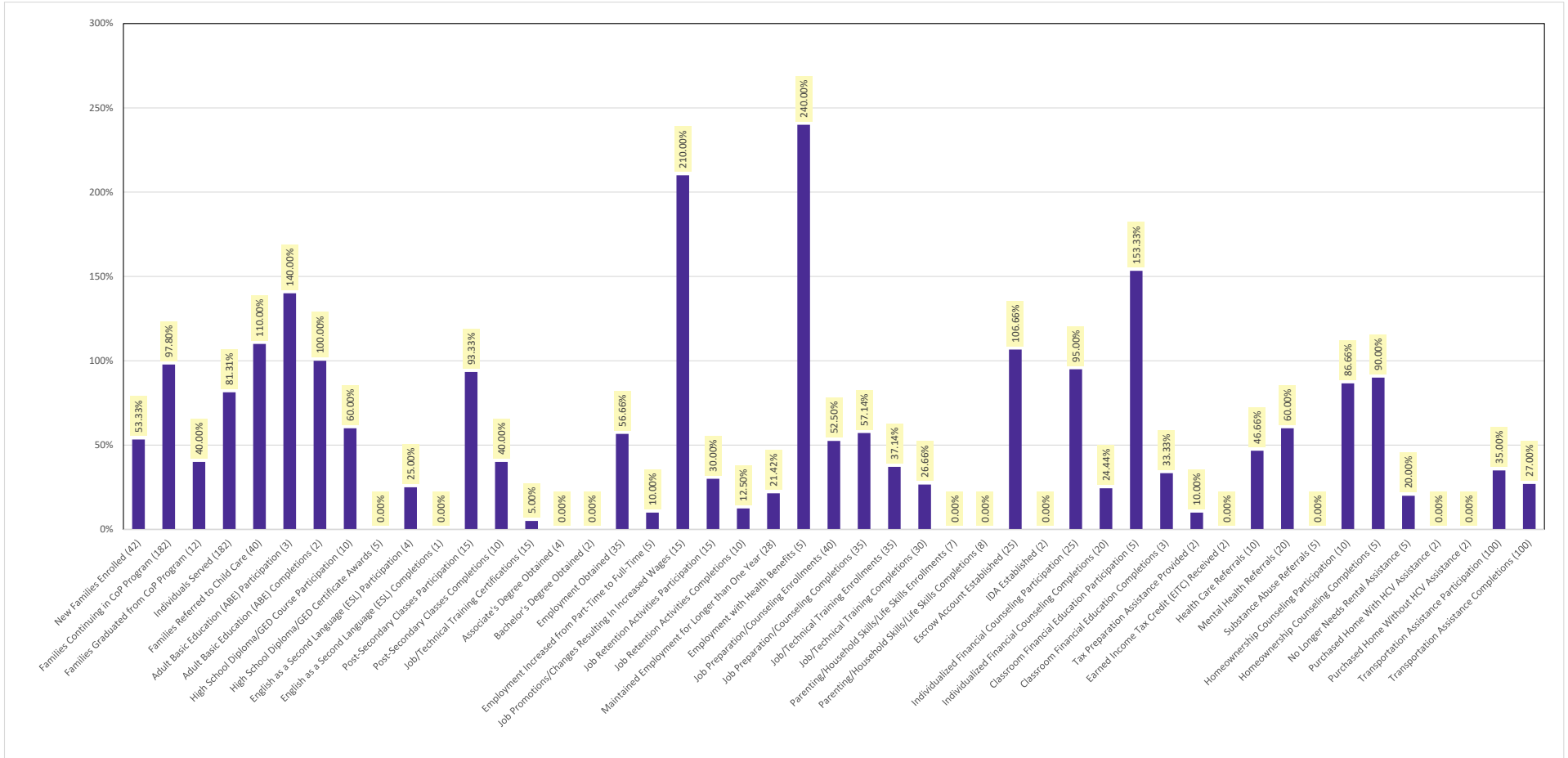
26 in 2025 35 in 2024

FSS Graduations: 4

2 in 2025 12 in 2024

FSS Enrollments: 48

76 in 2025 37 in 2024



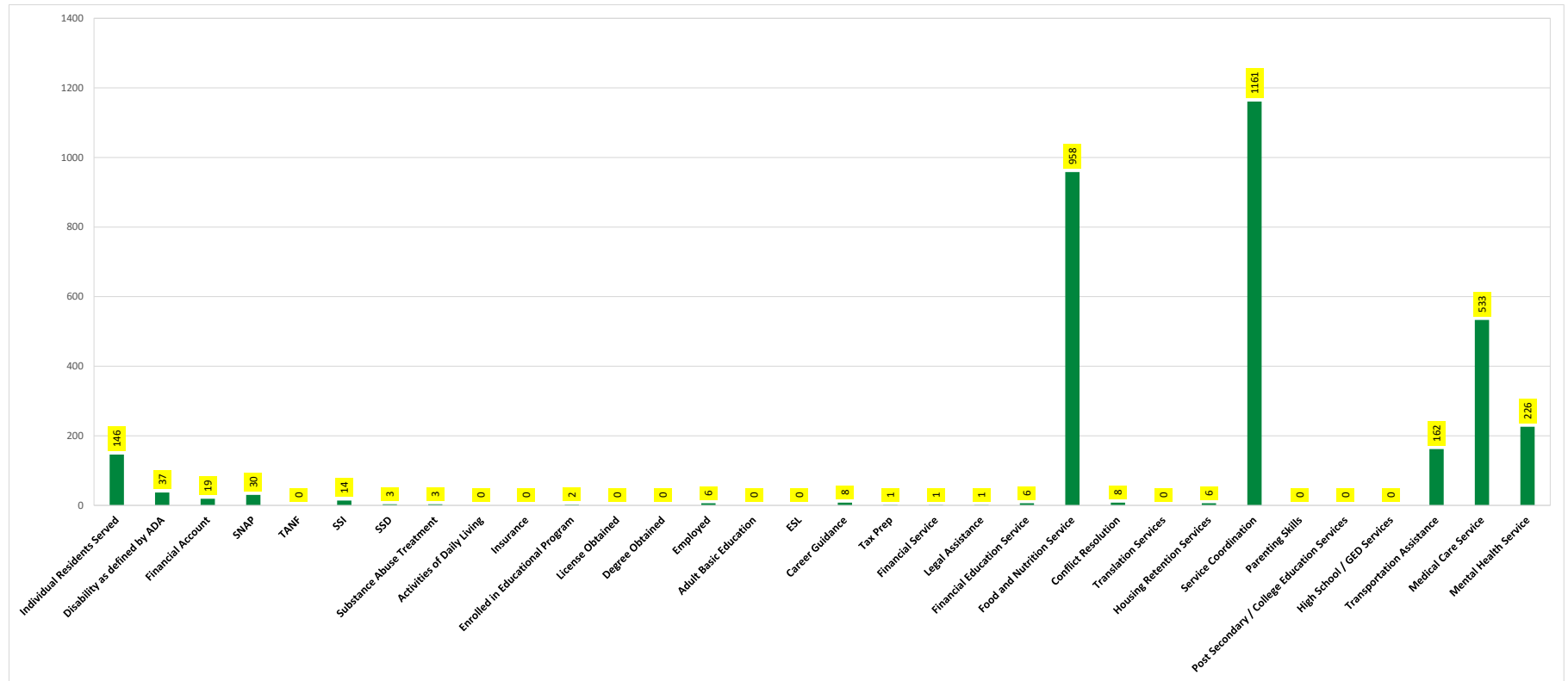
2026 ROSS Service Coordinator - All Public Housing Sites (Grant Funded)

August 24, 2026

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

Reporting Period: July 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

July 2026

Outcome Goals:

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

