City of Roanoke Redevelopment and Housing Authority

RRHA
CITY of ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
PARTNERS IN PROGRESS

Monthly Operations Report

For the Month of September 2026

October 26, 2026

RRHA
CITY of ROANOKE REDEVELOPMENT and HOUSING AUTHORITY
PARTNERS IN PROGRESS

MEMORANDUM

To: Board of Commissioners

From: David Bustamante, Executive Director

Date: October 20, 2026

Subject: Monthly Operations Reports

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

Executive Office ..... Section 1
- Executive Director's Report

Human Resources and Administration ..... Section 2
- Human Resources
- Workers' Compensation

Finance Division ..... Section 3
- Financial Narrative Report
- Financial Statements and Activity

Operations Division ..... Section 4
- Procurement
- Redevelopment and Revitalization

Housing Division ..... Section 5
- Public Housing Operations
- Security Activities
- Section 8 Operations
- Resident Services

Executive Office

Executive Director's Report

HUD Publishes Public Housing Operating Fund Calculation Notice with Concerning New Provisions

HUD published PIH Notice 2026-21, "Public Housing Operating Subsidy Grant Eligibility Calculations and Processing for Calendar Year 2027."

While the notice contains many of the usual provisions, it also includes several new provisions. These additions include the following changes.

- The notice says HUD has the right to "terminate, reduce, or limit the availability of a grant" for Operating Fund performance or substantial noncompliance. HUD considers factors outside of agency control to be a potential reason to take these actions.
- Operating subsidy recipients and their contractors are responsible for complying with all executive orders. It specifically names both future and existing executive orders.
- HUD claims the right to terminate all or part of an award for a series of reasons, including: grants "no longer effectuating program goals or agency priorities." These actions could include a complete termination if a partial termination voids the initial purpose of funding.
- HUD has proposed a grant system that will apply to all grant recipients, named the HUD Unified Grant System (HUGS). This notice states that noncompliance with the reporting requirements for this future grant system will lead HUD to pursue remedies. This new system is not finalized, and NAHRO has submitted comments opposing this proposal. NAHRO has explained in these comments that this system will be burdensome and a duplication of existing requirements.
- Finally, HUD discusses the relationship between this notice and potential lawsuits. All provisions not specifically struck down by a judge will be considered by HUD to remain in place. However, what remains in place would depend on the decision of a court in any potential litigation.

The concerning certification language added for 2026 grants in Notice 2025-22 remains, which imposed requirements on agencies regarding immigration, gender, and other topics included in recent executive orders. Executive orders are generally written with federal agencies—not local entities—as their audience, and it remains unclear exactly how agencies should comply or what these orders mean for PHAs. The litigation from that notice, recent policy developments, and ongoing litigation will impact this year's notice..

Audit

Auditors from Jump, Perry and Company, L.L.P., will be discussing a site visit at RRHA. This is the annual independent audit for year ending September 30, 2025.

Human Resources & Administration Division

HUMAN RESOURCES

MONTHLY REPORT

SEPTEMBER 2026

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2026

HUMAN RESOURCES REPORT
EMPLOYEE CENSUS AS OF MONTH END

Regular Full-Time	74
Regular Part-Time	2
TOTAL	**76**
Temp Agency Employee	1
TOTAL	**77**

NEW HIRES

Job Title	Division	Employee Name
FSS Coordinator	Community Support Services	James Foutz-Vega
Maintenance Worker	Housing – Villages at Lincoln	Junior McGill
HCV Clerical Assistant	HCV – Section 8	Jacquelyn Martin
Maintenance Worker	Housing – Hunt/Bluestone	Robert Younce

SEPARATIONS

Job Title	Division
HCV Specialist	HCV – Section 8
Accountant I	Finance
HCV Clerical Assistant	HCV – Section 8

TURNOVER

		Current Month
Turnover	**Voluntary**	1.27%
	Involuntary	2.53%
	Total Turnover	3.80%
Turnover by Job Category	**Maintenance**	0%
	Other NE	100%

RECRUITING REPORT
OPEN POSITIONS

Position Title	Division	Status
HCV Clerical Assistant	HCV/Section 8	Temp starts 10/8/26
HCV Specialist	HCV/Section 8	Sourcing
Maintenance Tech I	Hunt/Bluestone	Sourcing
Maintenance Worker	Lansdowne	Sourcing

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
September 2026

Maintenance Tech I	Lansdowne	Sourcing

TRAINING REPORT

Name	Course	Completion Date
Meghan Castaneda	Drug Free Workplace	9/10/26
Heather Brush	Drug Free Workplace	9/13/26
Chasidy Blankenship	Difficult Conversations	9/1/26
Larry Lawton	Drug Free Workplace	9/24/26
Junior McGill	New Hire Orientation	9/15/26
James Foutz-Vega	New Hire Orientation	9/15/26
Robert Younce	New Hire Orientation	9/24/26

WORK COMP CLAIMS FY 2026

MONTH	LOST WORK TIME	MEDICAL CLAIM
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
August 2026	2 days	2
September 2026	0	0

Finance Division

DEPARTMENT OF FINANCE

SEPTEMBER 30, 2026

FINANCIAL NARRATIVE REPORT

FINANCE REPORT

Public Housing –Page 27

Public Housing sites are reporting a favorable variance in Total Revenues of approximately $957,000 due to dwelling rental, operating and utility subsidies and other income exceeding the amount budgeted for the year.

Dwelling Rental is reporting a favorable variance of $324,000 due to actual rent charges exceeding the amount budgeted at several AMP's.

Other Income is showing a favorable balance of $533,000 due to $287,000 in grant funds received from the City for unit rehab that was not included in the 2026 budgets due to the expenses that are being reimbursed for these expenses was incurred during the 2025 fiscal year and the City was delayed in reimbursing these costs until the 2026 fiscal year. $29,000 in office rent that was not budgeted due to no lease agreement in place at the time budgets were being prepared. Bad Debt collections exceeded amount budgeted by $86,000.JPEID income exceeded budget by $54,000. Higher laundry and satellite proceeds exceeded the amount budgeted by $86,000.

Operating and Utility Subsidies are showing a favorable variance of approximately $117,000.

Administrative Expenses are under budget approximately $65,000 mainly due to wages and benefits and advertising and marketing expense categories being under the amount that was budgeted.

Utilities Expense is over budget due to utility costs exceeding the amount budgeted in all categories.

Ordinary Maintenance has an unfavorable variance of $1,500,000 due to costs for materials, building repairs, painting and cleaning, temp labor, safety, and plumbing all being over budget.

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

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

Casualty Replacements are reporting an unfavorable variance of $108,000 due to repairs for fire and smoke damage at Jamestown

Replacement of Equipment Melrose and Jamestown purchased new snow blowers that were not budgeted.

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

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

Central Office – page 38

The central office cost center is reporting a favorable variance in Property Management Income of $20,000 due to an increase of 5.83% in the rate released by HUD in June. The increase offsets the unfavorable impact of the actual occupancy rate of the public housing program is

lower 96.5% than the actual amount budgeted 99% and the HCV program is lower 1,928 unit months leased than the amount budgeted 2,096.

Service fee income is reporting an unfavorable variance of 20,000 due to less need for services than was budgeted.

Asset Management and Bookkeeping Income is reporting an unfavorable variance of ($16,000) due to reduced occupancy in the public housing program (96% occupied vs 99% budgeted) and the HCV program leased less units than was budgeted (1744 leased vs 1727 budgeted).

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

Administrative expenses are under budget approximately $234,000 due to open positions during the year and due to legal, training, and travel incurring less expense than was budgeted. Consultant fees and Internet Contracts are less than the amount budgeted.

Tenant Services is reporting an unfavorable variance of 14,000 due to higher FSS forfeiture expenses.

Maintenance is reporting a favorable variance of $58,000 due to salaries and benefits for the Inspector positions posted to Capital Fund Grants rather than as a central office expense due to ongoing construction jobs. Grounds care is under budget due to a lack of grounds maintenance needed at Ashton Hill Property.

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

Section 8 – page 39

Admin Subsidy is reporting an unfavorable variance of $(107,000) due to lower unit months leased UML) than the amount budgeted. The budgeted Admin fee revenue was based on a 2096 UML while the actual UML is 1928 which is approximately 8% lower than the budget.

Administration Expenses are reporting a favorable variance of approximately $150,000 due to salaries and benefits being under budget due to open positions in the Section 8 department. Other Admin and Credit Criminal Reports are under budget related to shortfall status of both HCV and Mainstream programs so less need for credit and criminal report expenses. Property Management Fees and Bookkeeping Fees are $18,000 under budget due to lower UML.

Cash Activity

As of September 30, 2026

CASH ACTIVITY AS OF 09/30/26

UNRESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	BALANCE
Truist	Checking	22,733,959.53
Less:	Outstanding checks	(459,405.14)
		22,274,554.39

RESTRICTED CASH ACCOUNTS

BANK	ACCOUNT DESCRIPTION	YIELD	BALANCE
Truist	Public Housing FSS Escrow	0.01%	166,767.84
Truist	Section 8 FSS Escrow	0.10%	296,681.92
Truist	SRAP Operating Fund	0.02%	171,367.12
Truist	SRAP Operating Reserve Fund	0.04%	1,393,904.29
			2,028,721.17

BALANCE SHEETS

AS OF SEPTEMBER 30, 2026

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING CONSOLIDATED

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	8,080,330	7,582,964
Cash - restricted	166,751	166,751
Investments	0	0
Accounts Receivable	657,615	657,197
Notes & Mortgage Receivable	506,265	506,265
Due from other governments	0	0
Other Assets	453,488	454,959
Interprogram-due from	0	0
Total Current Assets	9,864,449	9,368,136
Fixed Assets, net of depreciation	29,673,089	29,679,785
Total Noncurrent Assets	29,673,089	29,679,785
Total Assets	39,537,538	39,047,921
LIABILITIES		
Accounts Payable	184	19,267
Accrued Liabilities	0	0
Due to other governments	162,720	165,730
Other Liabilities	513,559	516,934
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	676,463	701,931
EQUITY		
Investment in general fixed assets	29,587,441	29,587,441
Retained Earnings - current	581,351	410,415
Operating Reserve	9,939,214	9,939,214
Operating Reserve Used	(1,246,931)	(1,591,080)
Total Fund Equity	38,861,075	38,345,990
Total Liabilities and Fund Equity	39,537,538	39,047,921

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LANSDOWNE PARK

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	2,253,814	2,076,303
Cash - restricted	31,000	31,000
Investments	0	0
Accounts Receivable	241,565	238,949
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	126,001	118,888
Interprogram-due from	0	0
Total Current Assets	2,652,380	2,465,140
Fixed Assets, net of depreciation	3,085,402	3,085,402
Total Noncurrent Assets	3,085,402	3,085,402
Total Assets	5,737,782	5,550,542
LIABILITIES		
Accounts Payable	-9	1,817
Accrued Liabilities	0	0
Due to other governments	17,678	15,610
Other Liabilities	156,012	146,910
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	173,681	164,337
EQUITY		
Investment in general fixed assets	3,085,402	3,085,402
Retained Earnings - current	225,314	47,418
Operating Reserve	2,253,385	2,253,385
Operating Reserve Used	0	0
Total Fund Equity	5,564,101	5,386,205
Total Liabilities and Fund Equity	5,737,782	5,550,542

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH VILLAGES AT LINCOLN

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

	Aug-26	Sep-26
ASSETS		
Cash - unrestricted	996,679	984,410
Cash - restricted	101,321	101,321
Investments	0	0
Accounts Receivable	34,757	37,511
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	79,701	72,824
Interprogram-due from	0	0
Total Current Assets	1,212,458	1,196,066
Fixed Assets, net of depreciation	6,253,233	6,253,233
Total Noncurrent Assets	6,253,233	6,253,233
Total Assets	7,465,691	7,449,299
LIABILITIES		
Accounts Payable	-15	6,741
Accrued Liabilities	0	0
Due to other governments	21,690	21,885
Other Liabilities	161,265	172,032
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	182,940	200,658
EQUITY		
Investment in general fixed assets	6,253,233	6,253,233
Retained Earnings - current	-	-
Operating Reserve	1,159,572	1,159,572
Operating Reserve Used	(130,054)	(164,164)
Total Fund Equity	7,282,751	7,248,641
Total Liabilities and Fund Equity	7,465,691	7,449,299

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HURT PARK

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

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

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HUNT MANOR AND BLUESTONE PARK

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	210,566	140,747
Cash - restricted	11,591	11,591
Investments	0	0
Accounts Receivable	99,313	124,355
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	47,362	87,560
Interprogram-due from	0	0
Total Current Assets	368,832	364,253
Fixed Assets, net of depreciation	3,144,273	3,144,273
Total Noncurrent Assets	3,144,273	3,144,273
Total Assets	3,513,105	3,508,526
LIABILITIES		
Accounts Payable	212	212
Accrued Liabilities	0	0
Due to other governments	23,096	24,399
Other Liabilities	57,796	61,716
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	81,104	86,327
EQUITY		
Investment in general fixed assets	3,059,693	3,059,693
Retained Earnings - current	304,146	337,289
Operating Reserve	347,507	347,507
Operating Reserve Used	(279,345)	(322,290)
Total Fund Equity	3,432,001	3,422,199
Total Liabilities and Fund Equity	3,513,105	3,508,526

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MELROSE TOWERS

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	2,011,020	1,946,871
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	36,826	40,899
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	51,793	47,411
Interprogram-due from	0	0
Total Current Assets	2,099,639	2,035,181
Fixed Assets, net of depreciation	4,689,437	4,689,437
Total Noncurrent Assets	4,689,437	4,689,437
Total Assets	6,789,076	6,724,618
LIABILITIES		
Accounts Payable	10	10
Accrued Liabilities	0	0
Due to other governments	32,499	32,086
Other Liabilities	38,443	34,582
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	70,952	66,678
EQUITY		
Investment in general fixed assets	4,689,437	4,689,437
Retained Earnings - current	6,466	0
Operating Reserve	2,022,221	2,022,221
Operating Reserve Used	0	(53,718)
Total Fund Equity	6,718,124	6,657,940
Total Liabilities and Fund Equity	6,789,076	6,724,618

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	(135,946)	(257,345)
Cash - restricted	21,123	21,123
Investments	0	0
Accounts Receivable	117,248	110,865
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	55,118	46,280
Interprogram-due from	0	0
Total Current Assets	57,543	(79,077)
Fixed Assets, net of depreciation	2,015,718	2,022,414
Total Noncurrent Assets	2,015,718	2,022,414
Total Assets	2,073,261	1,943,337
LIABILITIES		
Accounts Payable	0	33
Accrued Liabilities	0	0
Due to other governments	17,271	17,308
Other Liabilities	46,248	46,736
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	63,519	64,077
EQUITY		
Investment in general fixed assets	2,015,718	2,015,718
Retained Earnings - current	0	0
Operating Reserve	452,882	452,882
Operating Reserve Used	(458,858)	(589,340)
Total Fund Equity	2,009,742	1,879,260
Total Liabilities and Fund Equity	2,073,261	1,943,337

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MORNINGSIDE MANOR

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	503,976	483,639
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	17,519	5,095
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	28,340	25,819
Interprogram-due from	0	0
Total Current Assets	549,835	514,553
Fixed Assets, net of depreciation	2,334,447	2,334,447
Total Noncurrent Assets	2,334,447	2,334,447
Total Assets	2,884,282	2,849,000
LIABILITIES		
Accounts Payable	30	218
Accrued Liabilities	0	0
Due to other governments	21,723	23,949
Other Liabilities	14,292	14,600
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	36,045	38,767
EQUITY		
Investment in general fixed assets	2,334,447	2,334,447
Retained Earnings - current	0	0
Operating Reserve	730,026	730,026
Operating Reserve Used	(216,236)	(254,240)
Total Fund Equity	2,848,237	2,810,233
Total Liabilities and Fund Equity	2,884,282	2,849,000

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	301,012	273,704
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	94,795	95,259
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	61,831	53,321
Interprogram-due from	0	0
Total Current Assets	457,638	422,284
Fixed Assets, net of depreciation	6,611,656	6,611,656
Total Noncurrent Assets	6,611,656	6,611,656
Total Assets	7,069,294	7,033,940
LIABILITIES		
Accounts Payable	0	8,371
Accrued Liabilities	0	0
Due to other governments	21,801	23,198
Other Liabilities	24,167	23,937
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	45,968	55,506
EQUITY		
Investment in general fixed assets	6,611,656	6,611,656
Retained Earnings - current	0	0
Operating Reserve	573,687	573,687
Operating Reserve Used	(162,017)	(206,909)
Total Fund Equity	7,023,326	6,978,434
Total Liabilities and Fund Equity	7,069,294	7,033,940

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	1,518,539	1,512,812
Cash - restricted	1,716	1,716
Investments	0	0
Accounts Receivable	14,979	4,100
Notes & Mortgage Receivable	190,265	190,265
Due from other governments	0	0
Other Assets	3,342	2,856
Interprogram-due from	0	0
Total Current Assets	1,728,841	1,711,749
Fixed Assets, net of depreciation	610,112	610,112
Total Noncurrent Assets	610,112	610,112
Total Assets	2,338,953	2,321,861
LIABILITIES		
Accounts Payable	(44)	1,866
Accrued Liabilities	0	0
Due to other governments	5,956	6,308
Other Liabilities	15,136	15,492
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	21,048	23,666
EQUITY		
Investment in general fixed assets	609,043	609,043
Retained Earnings - current	35,606	15,896
Operating Reserve	1,673,256	1,673,256
Operating Reserve Used	0	0
Total Fund Equity	2,317,905	2,298,195
Total Liabilities and Fund Equity	2,338,953	2,321,861

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH NEW CONSTRUCTION BLUESTONE

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	22,844	23,999
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	614	164
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	23,458	24,163
Fixed Assets, net of depreciation	387,119	387,119
Total Noncurrent Assets	387,119	387,119
Total Assets	410,577	411,282
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	1,005	988
Other Liabilities	201	931
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	1,206	1,919
EQUITY		
Investment in general fixed assets	387,119	387,119
Retained Earnings - current	9,820	9,812
Operating Reserve	12,432	12,432
Operating Reserve Used	0	0
Total Fund Equity	409,371	409,363
Total Liabilities and Fund Equity	410,577	411,282

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	7,754,375	7,763,297
Cash - restricted	0	0
Investments	0	0
Accounts Receivable	311,659	323,972
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	41,663	42,225
Interprogram-due from	0	0
Total Current Assets	8,107,697	8,129,494
Fixed Assets, net of depreciation	248,481	248,481
Total Noncurrent Assets	248,481	248,481
Total Assets	8,356,178	8,377,975
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	358,428	358,428
Due to other governments	0	0
Other Liabilities	39,478	1,141
Total Liabilities	397,906	359,569
EQUITY		
Investment in general fixed assets	248,481	248,481
Retained Earnings - current	558,878	619,012
Operating Reserve	7,150,913	7,150,913
Total Fund Equity	7,958,272	8,018,406
Total Liabilities and Fund Equity	8,356,178	8,377,975

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	4,139,376	4,140,898
Cash - restricted	1,868,325	1,861,953
Investments	0	0
Accounts receivable	2,808	2,808
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	25,345	25,311
Interprogram due from	0	0
Fixed assets net of depreciation	9,634	9,634
Total Assets	6,045,488	6,040,604
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	286,603	296,656
Due to other governments	0	0
Other liabilities	205,315	205,327
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	491,918	501,983
EQUITY		
Investment in general fixed assets	9,634	9,634
Retained Earnings - current	456,992	487,841
Operating Reserve	4,097,607	4,097,607
HAP Reserve	989,337	943,539
Total fund equity	5,553,570	5,538,621
Total Liabilities and Equity	6,045,488	6,040,604

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

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

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

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ACTIVITIES PROGRAM

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

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

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HOMEOWNERSHIP OPPORTUNITIES PROGRAM

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	872,348	869,664
Investments	0	0
Accounts receivable	0	0
Accrued Interest Receivable	0	0
Notes & Mortgages Receivable	155,300	155,300
Due from other governments	0	0
Other assets	0	0
Interprogram due from	0	0
Assets Held for Sale	0	0
Fixed assets, net of depreciation	23,603	23,603
Total Assets	1,051,251	1,048,567
LIABILITIES		
Accounts payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	23,603	23,603
Retained Earnings - current	19,425	16,741
Operating Reserve	1,008,223	1,008,223
Total Fund Equity	1,051,251	1,048,567
Total Liabilities and Fund Equity	1,051,251	1,048,567

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	1,229,883	1,230,472
Investments	0	0
Accounts Receivable	(67)	2,216
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	5,168	4,695
Interprogram due from	0	0
Fixed assets net of depreciation	68,204	68,204
Total Assets	1,303,188	1,305,587
LIABILITIES		
Accounts Payable	41	400
Accrued liabilities	6,446	6,325
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	6,487	6,725
EQUITY		
Investment in general fixed assets	68,204	68,204
Retained Earnings - current	146,737	148,898
Operating Reserve	1,081,760	1,081,760
Total Fund Equity	1,296,701	1,298,862
Total Liabilities and Equity	1,303,188	1,305,587

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	(103,351)	(107,752)
Investments	0	0
Accounts receivable	98,123	102,622
Notes & Mortgages receivable	0	0
Due from other governments	0	0
Other assets	981	883
Interprogram due from	0	0
Fixed assets net of depreciation	0	0
Total Assets	(4,247)	(4,247)
LIABILITIES		
Accounts Payable	0	0
Accrued liabilities	0	0
Due to other governments	0	0
Other liabilities	0	0
Bonds & Notes payable	0	0
Interprogram due to	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	(4,247)	(4,247)
Total Fund Equity	(4,247)	(4,247)
Total Liabilities and Equity	(4,247)	(4,247)

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

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	(3,852)	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from		
Total Current Assets	(3,852)	0
Fixed assets net of depreciation	18,976,169	19,435,179
Total Noncurrent Assets	18,976,169	19,435,179
Total Assets	18,972,317	19,435,179
LIABILITIES		
Accounts Payable	0	900
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	900
EQUITY		
Investment in general fixed assets	18,976,169	19,435,179
Retained Earnings - current	(3,852)	(900)
Operating Reserve	0	0
Total Fund Equity	18,972,317	19,434,279
Total Liabilities and Fund Equity	18,972,317	19,435,179

*** Due to timing**

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JOBS PLUS GRANT 602

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	(89,024)	(89,024)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	89,024	89,024
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	0	0
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	0	0

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ROSS GRANTS 692 & 694

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	(17,054)	(8,264)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	17,054	8,264
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	0	0
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	0	0

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA PUBLIC HOUSING REVITALIZATION GRANT 225

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	0	0
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	0	0
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	3,836,496	3,836,496
Total Noncurrent Assets	3,836,496	3,836,496
Total Assets	3,836,496	3,836,496
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	3,836,496	3,836,496
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	3,836,496	3,836,496
Total Liabilities and Fund Equity	3,836,496	3,836,496

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HOUSING RADON GRANT 226

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	(182,978)	(49,226)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	182,978	49,226
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	0	0
Fixed Assets, net of depreciation	16,076	63,816
Total Noncurrent Assets	16,076	63,816
Total Assets	16,076	63,816
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	0	0
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	0	0
EQUITY		
Investment in general fixed assets	16,076	63,816
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	16,076	63,816
Total Liabilities and Fund Equity	16,076	63,816

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ROANOKE GUN VIOLENCE GRANT

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

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

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
VHDA GRANT - FVIPF

BALANCE SHEET
(unaudited)

SEPTEMBER 30, 2026

ASSETS	Aug-26	Sep-26
Cash - unrestricted	(19,977)	(30,677)
Investments	0	0
Accounts Receivable	0	0
Notes & Mortgage Receivable	0	0
Due from other governments	21,057	31,757
Other Assets	0	0
Interprogram-due from	0	0
Total Current Assets	1,080	1,080
Fixed Assets, net of depreciation	0	0
Total Noncurrent Assets	0	0
Total Assets	1,080	1,080
LIABILITIES		
Accounts Payable	0	0
Accrued Liabilities	1,080	1,080
Due to other governments	0	0
Other Liabilities	0	0
Interprogram-due to	0	0
Bonds & Notes Payable	0	0
Total Liabilities	1,080	1,080
EQUITY		
Investment in general fixed assets	0	0
Retained Earnings - current	0	0
Operating Reserve	0	0
Total Fund Equity	0	0
Total Liabilities and Fund Equity	1,080	1,080

REVENUE AND EXPENSE STATEMENTS

FOR THE PERIOD

OCTOBER 1, 2025 – SEPTEMBER 30, 2026

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
ALL PUBLIC HOUSING SITES

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	4,151,612.00	4,151,612.00	4,475,736.90	324,124.90
Excess Utilities	141,000.00	141,000.00	123,167.11	(17,832.89)
Interest Income	-	-	-	-
Other Income	413,940.00	413,940.00	947,335.61	533,395.61
Operating Subsidy	4,069,141.00	4,069,141.00	4,016,366.00	(52,775.00)
Utilities Subsidy	2,100,680.00	2,100,680.00	2,270,644.00	169,964.00
Total Revenues	10,876,373.00	10,876,373.00	11,833,249.62	956,876.62
EXPENSES				
Administration	1,384,582.00	1,384,582.00	1,319,164.46	65,417.54
Central Office Property Management Fees	1,211,611.00	1,211,611.00	1,234,000.27	(22,389.27)
Central Office Bookkeeping Fees	113,960.00	113,960.00	111,215.50	2,744.50
Tenant Services	214,863.00	214,863.00	214,382.20	480.80
Utilities Expense	2,605,600.00	2,605,600.00	2,827,955.72	(222,355.72)
Ordinary Maintenance	4,432,137.00	4,432,137.00	5,921,926.47	(1,489,789.47)
Protective Services	373,500.00	373,500.00	415,477.89	(41,977.89)
General	868,321.00	868,321.00	651,171.01	217,149.99
P.I.L.O.T.	155,881.00	155,881.00	166,100.23	(10,219.23)
Casualty Repairs	-	-	108,236.61	108,236.61
Replacement of Equipment	-	-	14,090.00	(14,090.00)
Capital Replacements	45,000.00	45,000.00	29,700.00	15,300.00
Interest on Notes/Bonds Payable		-	-	-
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	11,405,455.00	11,405,455.00	13,013,420.36	(1,391,492.14)
Diff In Oper Revenues & Expenses	(529,082.00)	(529,082.00)	(1,180,170.74)	(434,615.52)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	583,470.00	583,470.00	1,591,079.98	(1,007,609.98)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Interest Expense - Deposits	-	-	(494.54)	
Cost of Assets Disposed	-	-	-	-
	583,470.00	583,470.00	1,590,585.44	(1,007,609.98)
Difference in Revenue & Expense	54,388.00	54,388.00	410,414.70	(1,442,225.50)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LANSDOWNE PARK

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	972,168.00	972,168.00	965,237.18	(6,930.82)
Excess Utilities	40,000.00	40,000.00	65,520.01	25,520.01
Interest Income	-	-	-	-
Other Income	93,240.00	93,240.00	209,151.41	115,911.41
Operating Subsidy	1,075,056.00	1,075,056.00	1,090,895.00	15,839.00
Utilities Subsidy	604,719.00	604,719.00	665,137.00	60,418.00
Total Revenues	2,785,183.00	2,785,183.00	2,995,940.60	210,757.60
EXPENSES				
Administration	312,976.00	312,976.00	311,260.73	1,715.27
Central Office Property Management Fees	284,193.00	284,193.00	288,529.20	(4,336.20)
Central Office Bookkeeping Fees	26,730.00	26,730.00	26,002.00	728.00
Tenant Services	37,680.00	37,680.00	42,589.30	(4,909.30)
Utilities Expense	791,800.00	791,800.00	821,465.13	(29,665.13)
Ordinary Maintenance	1,042,445.00	1,042,445.00	1,195,999.66	(153,554.66)
Protective Services	96,500.00	96,500.00	101,754.20	(5,254.20)
General	315,250.00	315,250.00	152,383.25	162,866.75
P.I.L.O.T.	19,317.00	19,317.00	15,699.30	3,617.70
Casualty Repairs	-	-	(7,152.99)	7,152.99
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,926,891.00	2,926,891.00	2,948,529.78	(21,638.78)
Diff In Oper Revenues & Expenses	(141,708.00)	(141,708.00)	47,410.82	189,118.82
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	141,708.00	141,708.00	-	(141,708.00)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	6.75	6.75
Cost of Assets Disposed	-	-	-	-
	141,708.00	141,708.00	6.75	(141,701.25)
Difference in Revenue & Expense	-	-	47,417.57	47,417.57

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH VILLAGES AT LINCOLN

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	410,000.00	410,000.00	448,372.00	38,372.00
Excess Utilities	-	-	472.02	472.02
Interest Income	-	-	-	-
Other Income	18,000.00	18,000.00	32,058.78	14,058.78
Operating Subsidy	771,560.00	771,560.00	792,538.00	20,978.00
Utilities Subsidy	192,890.00	192,890.00	212,578.00	19,688.00
Total Revenues	1,392,450.00	1,392,450.00	1,486,018.80	93,568.80
EXPENSES				
Administration	200,270.00	200,270.00	189,118.89	11,151.11
Central Office Property Management Fees	156,306.00	156,306.00	160,771.84	(4,465.84)
Central Office Bookkeeping Fees	14,702.00	14,702.00	14,490.00	212.00
Tenant Services	18,879.00	18,879.00	20,274.48	(1,395.48)
Utilities Expense	242,000.00	242,000.00	229,042.67	12,957.33
Ordinary Maintenance	590,512.00	590,512.00	873,196.27	(282,684.27)
Protective Services	35,000.00	35,000.00	40,487.46	(5,487.46)
General	87,170.00	87,170.00	72,726.17	14,443.83
P.I.L.O.T.	16,800.00	16,800.00	21,932.93	(5,132.93)
Casualty Repairs	-	-	(1,557.79)	1,557.79
Replacement of Equipment	-	-	-	-
Capital Replacements	45,000.00	45,000.00	29,700.00	15,300.00
Loss from Sale of Asset	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,406,639.00	1,406,639.00	1,650,182.92	(243,543.92)
Diff In Oper Revenues & Expenses	(14,189.00)	(14,189.00)	(164,164.12)	(149,975.12)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	14,189.00	14,189.00	164,164.12	149,975.12
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	14,189.00	14,189.00	164,164.12	149,975.12
Difference in Revenue & Expense	-	-	-	(0.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HURT PARK

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	-	-
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	-	-
Operating Subsidy	-	-	-	-
Utilities Subsidy	-	-	-	-
Total Revenues	-	-	-	-
EXPENSES				
Administration	-	-	-	-
Central Office Property Management Fees	-	-	-	-
Central Office Bookkeeping Fees	-	-	-	-
Tenant Services	-	-	-	-
Utilities Expense	-	-	-	-
Ordinary Maintenance	3,200.00	3,200.00	420.00	2,780.00
Protective Services	-	-	-	-
General	-	-	-	-
P.I.L.O.T.	-	-	-	-
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Loss on Disposal of Land	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	3,200.00	3,200.00	420.00	2,780.00
Diff In Oper Revenues & Expenses	(3,200.00)	(3,200.00)	(420.00)	2,780.00
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	3,200.00	2,100.00	420.00	1,680.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-		-
Cost of Assets Disposed	-	-	-	-
	3,200.00	2,100.00	420.00	1,680.00
Difference in Revenue & Expense	-	(1,100.00)	-	1,100.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH HUNT MANOR AND BLUESTONE PARK

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	579,000.00	579,000.00	669,733.26	90,733.26
Excess Utilities	58,000.00	58,000.00	19,208.36	(38,791.64)
Interest Income	-	-	-	-
Other Income	26,500.00	26,500.00	206,326.52	179,826.52
Operating Subsidy	628,039.00	628,039.00	615,286.00	(12,753.00)
Utilities Subsidy	353,272.00	353,272.00	374,560.00	21,288.00
Total Revenues	1,644,811.00	1,644,811.00	1,885,114.14	240,303.14
EXPENSES				
Administration	206,865.00	206,865.00	184,377.62	22,487.38
Central Office Property Management Fees	164,832.00	164,832.00	167,261.18	(2,429.18)
Central Office Bookkeeping Fees	15,503.00	15,503.00	15,075.00	428.00
Tenant Services	19,414.00	19,414.00	19,143.25	270.75
Utilities Expense	404,100.00	404,100.00	425,651.10	(21,551.10)
Ordinary Maintenance	712,520.00	712,520.00	900,547.61	(188,027.61)
Protective Services	60,000.00	60,000.00	57,395.81	2,604.19
General	92,551.00	92,551.00	73,975.08	18,575.92
P.I.L.O.T.	17,490.00	17,490.00	24,408.22	(6,918.22)
Casualty Repairs	-	-	2,222.31	(2,222.31)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,693,275.00	1,693,275.00	1,870,057.18	(176,782.18)
Diff In Oper Revenues & Expenses	(48,464.00)	(48,464.00)	15,056.96	63,520.96
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	48,464.00	48,464.00	-	48,464.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(57.75)	(57.75)
Cost of Assets Disposed	-	-	-	-
	48,464.00	48,464.00	(57.75)	48,406.25
Difference in Revenue & Expense	-	-	14,999.21	111,927.21

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MELROSE TOWERS

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	794,444.00	794,444.00	804,830.00	10,386.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	61,800.00	61,800.00	84,192.51	22,392.51
Operating Subsidy	405,023.00	405,023.00	393,263.00	(11,760.00)
Utilities Subsidy	318,233.00	318,233.00	345,122.00	26,889.00
Total Revenues	1,579,500.00	1,579,500.00	1,627,407.51	47,907.51
EXPENSES				
Administration	183,633.00	183,633.00	167,889.19	15,743.81
Central Office Property Management Fees	200,830.00	200,830.00	208,335.78	(7,505.78)
Central Office Bookkeeping Fees	18,889.00	18,889.00	18,772.00	117.00
Tenant Services	60,570.00	60,570.00	61,476.64	(906.64)
Utilities Expense	369,000.00	369,000.00	483,120.45	(114,120.45)
Ordinary Maintenance	543,710.00	543,710.00	538,157.55	5,552.45
Protective Services	70,000.00	70,000.00	82,675.58	(12,675.58)
General	95,030.00	95,030.00	81,475.35	13,554.65
P.I.L.O.T.	42,544.00	42,544.00	32,170.96	10,373.04
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	7,045.00	(7,045.00)
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,584,206.00	1,584,206.00	1,681,118.50	(96,912.50)
Diff In Oper Revenues & Expenses	(4,706.00)	(4,706.00)	(53,710.99)	(49,004.99)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	4,706.00	4,706.00	53,710.99	49,004.99
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(6.51)	(6.51)
Cost of Assets Disposed	-	-	-	-
	4,706.00	4,706.00	53,704.48	49,004.99
Difference in Revenue & Expense	-	-	(6.51)	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH JAMESTOWN PLACE

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	438,000.00	438,000.00	511,713.00	73,713.00
Excess Utilities	20,000.00	20,000.00	17,611.66	(2,388.34)
Interest Income	-	-	-	-
Other Income	65,000.00	65,000.00	214,450.74	149,450.74
Operating Subsidy	474,975.00	474,975.00	410,523.00	(64,452.00)
Utilities Subsidy	223,517.00	223,517.00	234,754.00	11,237.00
Total Revenues	1,221,492.00	1,221,492.00	1,389,052.40	167,560.40
EXPENSES				
Administration	166,193.00	166,193.00	179,493.14	(13,300.14)
Central Office Property Management Fees	142,097.00	142,097.00	138,228.31	3,868.69
Central Office Bookkeeping Fees	13,365.00	13,365.00	12,464.50	900.50
Tenant Services	15,561.00	15,561.00	13,375.77	2,185.23
Utilities Expense	280,000.00	280,000.00	338,448.69	(58,448.69)
Ordinary Maintenance	627,491.00	627,491.00	1,070,367.30	(442,876.30)
Protective Services	36,000.00	36,000.00	37,417.68	(1,417.68)
General	116,079.00	116,079.00	89,456.13	26,622.87
P.I.L.O.T.	15,800.00	15,800.00	17,326.43	(1,526.43)
Casualty Repairs	-	-	81,625.08	81,625.08
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,412,586.00	1,412,586.00	1,978,203.03	(402,366.87)
Diff In Oper Revenues & Expenses	(191,094.00)	(191,094.00)	(589,150.63)	(234,806.47)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	191,094.00	191,094.00	589,150.63	(398,056.63)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(189.19)	(189.19)
Cost of Assets Disposed	-	-	-	-
	191,094.00	191,094.00	588,961.44	(398,056.63)
Difference in Revenue & Expense	-	-	(189.19)	(632,863.10)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH MORNINGSIDE MANOR

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	393,000.00	393,000.00	401,151.10	8,151.10
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	18,400.00	18,400.00	24,010.63	5,610.63
Operating Subsidy	183,835.00	183,835.00	181,752.00	(2,083.00)
Utilities Subsidy	150,411.00	150,411.00	159,834.00	9,423.00
Total Revenues	745,646.00	745,646.00	766,747.73	21,101.73
EXPENSES				
Administration	132,207.00	132,207.00	111,022.97	21,184.03
Central Office Property Management Fees	99,468.00	99,468.00	101,860.22	(2,392.22)
Central Office Bookkeeping Fees	9,356.00	9,356.00	9,180.00	176.00
Tenant Services	43,238.00	43,238.00	42,021.36	1,216.64
Utilities Expense	176,500.00	176,500.00	161,330.35	15,169.65
Ordinary Maintenance	300,943.00	300,943.00	406,330.36	(105,387.36)
Protective Services	46,000.00	46,000.00	66,184.26	(20,184.26)
General	36,755.00	36,755.00	65,908.18	(29,153.18)
P.I.L.O.T.	21,650.00	21,650.00	23,982.08	(2,332.08)
Casualty Repairs	-	-	33,100.00	(33,100.00)
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	866,117.00	866,117.00	1,020,919.78	(154,802.78)
Diff In Oper Revenues & Expenses	(120,471.00)	(120,471.00)	(254,172.05)	(133,701.05)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	120,471.00	120,471.00	254,172.05	(133,701.05)
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(67.50)	(67.50)
Cost of Assets Disposed	-	-	-	-
	120,471.00	120,471.00	254,104.55	(133,768.55)
Difference in Revenue & Expense	-	-	(67.50)	(267,469.60)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH INDIAN ROCK VILLAGE

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	510,000.00	510,000.00	594,101.36	84,101.36
Excess Utilities	23,000.00	23,000.00	20,355.06	(2,644.94)
Interest Income	-	-	-	-
Other Income	131,000.00	131,000.00	170,681.52	39,681.52
Operating Subsidy	427,464.00	427,464.00	444,046.00	16,582.00
Utilities Subsidy	251,051.00	251,051.00	271,349.00	20,298.00
Total Revenues	1,342,515.00	1,342,515.00	1,500,532.94	158,017.94
EXPENSES				
Administration	170,730.00	170,730.00	166,455.09	4,274.91
Central Office Property Management Fees	147,781.00	147,781.00	153,208.67	(5,427.67)
Central Office Bookkeeping Fees	13,900.00	13,900.00	13,807.50	92.50
Tenant Services	17,211.00	17,211.00	13,568.64	3,642.36
Utilities Expense	338,100.00	338,100.00	361,884.11	(23,784.11)
Ordinary Maintenance	548,326.00	548,326.00	839,473.61	(291,147.61)
Protective Services	30,000.00	30,000.00	29,562.90	437.10
General	118,915.00	118,915.00	99,034.82	19,880.18
P.I.L.O.T.	17,190.00	17,190.00	23,221.73	(6,031.73)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	7,045.00	(7,045.00)
Interest on Notes/Bonds Payable	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	1,402,153.00	1,402,153.00	1,707,262.07	(305,109.07)
Diff In Oper Revenues & Expenses	(59,638.00)	(59,638.00)	(206,729.13)	(147,091.13)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	59,638.00	59,638.00	-	59,638.00
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	(180.34)	(180.34)
Cost of Assets Disposed	-	-	-	-
	59,638.00	59,638.00	(180.34)	59,457.66
Difference in Revenue & Expense	-	-	(206,909.47)	(87,633.47)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH LEASE PURCHASE HOMES

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	55,000.00	55,000.00	68,595.00	13,595.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	6,453.50	6,453.50
Operating Subsidy	103,189.00	103,189.00	85,015.00	(18,174.00)
Utilities Subsidy	6,587.00	6,587.00	6,713.00	126.00
Total Revenues	164,776.00	164,776.00	166,776.50	2,000.50
EXPENSES				
Administration	11,708.00	11,708.00	9,246.83	2,461.17
Central Office Property Management Fees	16,104.00	16,104.00	13,808.29	2,295.71
Central Office Bookkeeping Fees	1,515.00	1,515.00	1,244.50	270.50
Tenant Services	2,310.00	2,310.00	1,932.76	377.24
Utilities Expense	4,100.00	4,100.00	4,896.60	(796.60)
Ordinary Maintenance	62,990.00	62,990.00	97,409.65	(34,419.65)
Protective Services	-	-	-	-
General	6,571.00	6,571.00	15,972.03	(9,401.03)
P.I.L.O.T.	5,090.00	5,090.00	6,369.84	(1,279.84)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	110,388.00	110,388.00	150,880.50	(40,492.50)
Diff In Oper Revenues & Expenses	54,388.00	54,388.00	15,896.00	(38,492.00)
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Other Income- Sale of Fixed Assets	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	54,388.00	54,388.00	15,896.00	(38,492.00)

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PH NEW CONSTRUCTION BLUESTONE

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	-	-	12,004.00	12,004.00
Excess Utilities	-	-	-	-
Interest Income	-	-	-	-
Other Income	-	-	10.00	10.00
Operating Subsidy	-	-	3,048.00	3,048.00
Utilities Subsidy	-	-	597.00	597.00
Total Revenues	-	-	15,659.00	15,659.00
EXPENSES				
Administration	-	-	300.00	(300.00)
Central Office Property Management Fees	-	-	1,996.78	(1,996.78)
Central Office Bookkeeping Fees	-	-	180.00	(180.00)
Tenant Services	-	-	-	-
Utilities Expense	-	-	2,116.62	(2,116.62)
Ordinary Maintenance	-	-	24.46	(24.46)
Protective Services	-	-	-	-
General	-	-	240.00	(240.00)
P.I.L.O.T.	-	-	988.74	(988.74)
Casualty Repairs	-	-	-	-
Replacement of Equipment	-	-	-	-
Capital Replacements	-	-	-	-
Interest Expense	-	-	-	-
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions		-	-	-
Total Expenses	-	-	5,846.60	(5,846.60)
Diff In Oper Revenues & Expenses	-	-	9,812.40	9,812.40
Non-Oper. Revenues & Expenses				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Reserve Used	-	-	-	-
Other Income- Capital Fd debt serv	-	-	-	-
Other Income- trf to Central Office	-	-	-	-
Other Income- Replacement Housing	-	-	-	-
Interest Expense - Deposits	-	-	-	-
Cost of Assets Disposed	-	-	-	-
	-	-	-	-
Difference in Revenue & Expense	-	-	9,812.40	9,812.40

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CENTRAL OFFICE

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Property Management Income	2,066,360.00	2,066,360.00	2,086,353.12	19,993.12
Service Fee Income	110,433.00	110,433.00	90,505.54	(19,927.46)
Asset Management & Bookkeeping Income	436,100.00	436,100.00	419,938.00	(16,162.00)
Interest Income		-	260.32	260.32
Other Income	7,000.00	7,000.00	27,048.44	20,048.44
Total Revenues	2,619,893.00	2,619,893.00	2,624,105.42	4,212.42
EXPENSES				
Administration	2,052,404.00	2,052,404.00	1,818,013.69	234,390.31
Tenant Services	5,000.00	5,000.00	18,732.85	(13,732.85)
Utilities Expense	37,500.00	37,500.00	29,641.61	7,858.39
Ordinary Maintenance	146,592.00	146,592.00	88,774.78	57,817.22
General	20,550.00	20,550.00	20,395.77	154.23
Extraordinary Maintenance	-	-	-	-
Replacement of Equipment	-	-	29,535.00	(29,535.00)
Proceeds from Sale of Equipment	-	-	-	-
Betterments & Additions	-	-	-	-
Total Expenses	2,262,046.00	2,262,046.00	2,005,093.70	256,952.30
Difference in Revenue & Expense	357,847.00	357,847.00	619,011.72	261,164.72
Non-Operating Revenues and Expenses				
Nonexpend Equipment	-	-	-	-
Difference in Revenue & Expense	357,847.00	357,847.00	619,011.72	261,164.72

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
SECTION 8

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	10.64	10.64
Other Income	6,500.00	6,500.00	6,847.16	347.16
Adm Subsidy	1,738,807.00	1,738,807.00	1,631,298.00	(107,509.00)
FSS Subsidy	0.00	0.00	0.00	0.00
Total Revenues	1,745,307.00	1,745,307.00	1,638,155.80	(107,151.20)
EXPENSES				
Administration	1,271,023.00	1,271,023.00	1,120,329.98	150,693.02
Tenant Services	8,300.00	8,300.00	7,116.69	1,183.31
Utilities	9,400.00	9,400.00	8,203.91	1,196.09
Ordinary Maintenance	10,600.00	10,600.00	5,010.53	5,589.47
General	13,800.00	13,800.00	9,653.92	4,146.08
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Total Expenses	1,313,123.00	1,313,123.00	1,150,315.03	162,807.97
Diff In Oper Revenue & Expense	432,184.00	432,184.00	487,840.77	55,656.77
Non-Oper.Revenue				
Nonexpend Equipment	0.00	0.00	0.00	0.00
HAP Subsidy	19,800,000.00	19,800,000.00	19,519,758.33	(280,241.67)
HAP Payments	19,800,000.00	19,800,000.00	19,519,758.33	280,241.67
Diff in Non-Oper Revenue & Expense	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	432,184.00	432,184.00	487,840.77	55,656.77

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
COMMUNITY DEVELOPMENT BLOCK GRANT

REVENUE AND EXPENSE STATEMENT
(unaudited)

JULY 1, 2026 - SEPTEMBER 30, 2026

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

*YTD Budget is Annual Budget divided by 12, then multiplied by 3 months.
**YTD Actual is Revenue or Expense from 7/1/26 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CITY ACTIVITIES PROGRAM

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Investment Interest Income	0.00	0.00	0.00	0.00
Mortgage Interest Income	0.00	0.00	0.00	0.00
Grant Income -S. Jefferson Coop.	0.00	0.00	0.00	0.00
Grant Income-other City projects	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	0.00	0.00
Total Revenue	0.00	0.00	0.00	0.00
EXPENSES				
Administration	1,000.00	1,000.00	0.00	1,000.00
Debt Interest Expense	0.00	0.00	0.00	0.00
Utilities	0.00	0.00	69.60	(69.60)
Maintenance Expense	2,400.00	2,400.00	0.00	2,400.00
General Expense	25.00	25.00	0.00	25.00
Capital Expenditures	0.00	0.00	0.00	0.00
Total Expenses	3,425.00	3,425.00	69.60	3,355.40
Diff in Oper. Revenues & Expenses	(3,425.00)	(3,425.00)	(69.60)	3,355.40
Non-Oper. Revenues & Expenses				
Proceeds from Property Sales	0.00	0.00	0.00	0.00
Depreciation	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	0.00	0.00
Total Non-Oper. Revenues & Expenses	0.00	0.00	0.00	0.00
Difference in Ttl Revenues & Expenses	(3,425.00)	(3,425.00)	(69.60)	3,355.40

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HOMEOWNERSHIP OPPORTUNITIES PROGRAM

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Proceeds on Sale of Property	0.00	0.00	133,000.00	133,000.00
Interest Income	0.00	0.00	0.00	0.00
Gain (Loss) on Investment	0.00	0.00	0.00	0.00
Other Income	0.00	0.00	9,416.00	9,416.00
Total Revenue	0.00	0.00	142,416.00	142,416.00
EXPENSES				
Administration	9,000.00	9,000.00	2,405.28	6,594.72
Tenant Services	3,000.00	3,000.00	0.00	3,000.00
Utilities	1,500.00	1,500.00	949.13	550.87
Ordinary & Contract Maintenance	4,268.00	4,268.00	283.24	3,984.76
General	25.00	25.00	0.00	25.00
Casualty Repairs	0.00	0.00	40,000.00	(40,000.00)
Capital Expenditures	650,000.00	650,000.00	82,037.18	567,962.82
Total Expenses	667,793.00	667,793.00	125,674.83	542,118.17
Diff in Oper. Revenues & Expenses	(667,793.00)	(667,793.00)	16,741.17	(399,702.17)
Non-Oper. Revenues & Expenses				
Transfers In	0.00	0.00	0.00	0.00
Cost of Disposed Property	0.00	0.00	316,417.61	(316,417.61)
Total Non-Oper. Revenues & Expenses	0.00	0.00	316,417.61	(316,417.61)
Use of Reserves	667,793.00	667,793.00	299,676.44	399,702.17
Difference in Ttl Revenues & Expenses	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
HACKLEY

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	FAVORABLE (UNFAVORABLE)
REVENUES				
Dwelling Rental	50,000.00	50,000.00	56,383.16	6,383.16
Interest Income	0.00	0.00	0.00	0.00
Other Income	550.00	550.00	836.26	286.26
Operating Subsidy	173,328.00	173,328.00	172,124.00	(1,204.00)
Total Revenues	223,878.00	223,878.00	229,343.42	5,465.42
EXPENSES				
Administration	37,968.00	37,968.00	32,891.89	5,076.11
Tenant Services	2,150.00	2,150.00	0.00	2,150.00
Utilities	6,300.00	6,300.00	1,426.25	4,873.75
Ordinary Maintenance	100,380.00	100,380.00	40,636.50	59,743.50
Protective Services	0.00	0.00	0.00	0.00
General	7,970.00	7,970.00	5,490.96	2,479.04
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Replacement of Equipment	0.00	0.00	0.00	0.00
Total Expenses	154,768.00	154,768.00	80,445.60	74,322.40
Non-Oper.Revenue				
Reserve Used	0.00	0.00	0.00	0.00
Difference in Revenue & Expense	69,110.00	69,110.00	148,897.82	79,787.82

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
PRIVATE MANAGEMENT

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	FY 2026 BUDGET	*YTD BUDGET	**YTD ACTUAL	VARIANCE FAVORABLE (UNFAVORABLE)
REVENUES				
Interest Income	0.00	0.00	0.00	0.00
Management Fees	62,734.00	62,734.00	65,184.67	2,450.67
Other income	94,534.00	94,534.00	96,121.96	1,587.96
Total Revenues	157,268.00	157,268.00	161,306.63	4,038.63
EXPENSES				
Administration	79,181.00	79,181.00	49,362.29	29,818.71
Management Fees	62,734.00	62,734.00	65,184.67	(2,450.67)
Tenant Services	0.00	0.00	0.00	0.00
Utilities	220.00	220.00	1,774.59	(1,554.59)
Ordinary Maintenance	13,758.00	13,758.00	43,831.28	(30,073.28)
General	1,375.00	1,375.00	1,153.80	221.20
Extraordinary Maintenance	0.00	0.00	0.00	0.00
Betterments & Additions	0.00	0.00	0.00	0.00
Total Expenses	157,268.00	157,268.00	161,306.63	(4,038.63)
Difference in Revenue & Expense	0.00	0.00	0.00	0.00

*YTD Budget is Annual Budget divided by 12, then multiplied by 12 months.
**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (574)

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	4,840,100.00	4,844,384.22	126,528.95	4,284.22
Total Revenues	4,840,100.00	4,844,384.22	126,528.95	4,284.22
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	10,000.00	0.00	0.00
Administration	480,000.00	480,000.00	0.00	0.00
General Capital Activity	4,350,100.00	4,354,384.22	126,528.95	(4,284.22)
Collaterization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	4,840,100.00	4,844,384.22	126,528.95	(4,284.22)
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates February 17, 2023 to February 16, 2027

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (575)

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	2,317,269.00	2,168,235.50	1,907,995.15	(149,033.50)
Total Revenues	2,317,269.00	2,168,235.50	1,907,995.15	(149,033.50)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	2,317,269.00	2,168,235.50	1,907,995.15	149,033.50
Collaterization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	2,317,269.00	2,168,235.50	1,907,995.15	149,033.50
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates September 8, 2023 to September 8, 2027

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (576)

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	4,936,100.00	4,607,970.35	1,625,141.41	(328,129.65)
Total Revenues	4,936,100.00	4,607,970.35	1,625,141.41	(328,129.65)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	10,000.00	4,983.30	0.00
Administration	490,000.00	490,000.00	0.00	(0.00)
General Capital Activity	4,436,100.00	4,107,970.35	1,620,158.11	328,129.65
Collaterization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	4,936,100.00	4,607,970.35	1,625,141.41	328,129.65
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates May 6, 2024 to May 5, 2028

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
CAPITAL FUND PROGRAM (577)

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	4,702,682.00	1,182,985.14	1,182,985.14	(3,519,696.86)
Total Revenues	4,702,682.00	1,182,985.14	1,182,985.14	(3,519,696.86)
EXPENSES				
Operations	0.00	0.00	0.00	0.00
Management Improvement	10,000.00	10,000.00	10,000.00	0.00
Administration	460,000.00	460,000.00	460,000.00	0.00
General Capital Activity	4,232,682.00	712,985.14	712,985.14	3,519,696.86
Collaterization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	4,702,682.00	1,182,985.14	1,182,985.14	3,519,696.86
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates May 13, 2025 to May 12, 2029

ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY
JOBS PLUS GRANT 602

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	2,300,000.00	2,279,519.34	491,454.78	(20,480.66)
Total Revenues	2,300,000.00	2,279,519.34	491,454.78	(20,480.66)
EXPENSES				
Salaries	948,086.00	967,194.64	181,819.13	(19,108.64)
Staff Travel Costs	2,500.00	1,461.47	633.43	1,038.53
Administrative/Other Costs	57,360.00	40,756.86	7,180.77	16,603.14
Staff Training Costs	5,500.00	6,285.34	1,085.00	(785.34)
Supportive Services	100,860.00	87,760.50	57,584.45	13,099.50
Case Management	161,022.00	122,191.80	5,400.00	38,830.20
Computers/Software	66,172.00	52,536.73	0.00	13,635.27
Rent Incentives	958,500.00	1,001,332.00	237,752.00	(42,832.00)
Total Expenses	2,300,000.00	2,279,519.34	491,454.78	20,480.66
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates are June 1, 2021 to June 30, 2026.

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

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	361,645.00	285,117.88	129,259.24	(76,527.12)
Total Revenues	361,645.00	285,117.88	129,259.24	(76,527.12)
EXPENSES				
Project Coordinator	361,645.00	254,910.83	113,918.04	106,734.17
Administrative Costs	0.00	29,372.05	14,721.20	(29,372.05)
Training Costs	0.00	835.00	620.00	(835.00)
Total Expenses	361,645.00	285,117.88	129,259.24	76,527.12
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates are June 01, 2024 to May 31, 2027.

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

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	194,612.00	160,100.47	160,100.47	(34,511.53)
Total Revenues	194,612.00	160,100.47	160,100.47	(34,511.53)
EXPENSES				
Project Coordinator	194,612.00	160,100.47	160,100.47	34,511.53
Total Expenses	194,612.00	160,100.47	160,100.47	34,511.53
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates are January 01, 2026 to December 31, 2026.

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

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	3,836,496.00	3,836,496.00	320,203.40	0.00
Total Revenues	3,836,496.00	3,836,496.00	320,203.40	0.00
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	0.00	0.00	0.00
General Capital Activity	3,836,496.00	3,836,496.00	320,203.40	0.00
Collaterization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	3,836,496.00	3,836,496.00	320,203.40	0.00
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates July 1, 2022 to June 30, 2026
This grant is reimbursed on a quarterly basis.

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

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	449,000.00	63,816.18	49,266.18	(385,183.82)
Total Revenues	449,000.00	63,816.18	49,266.18	(385,183.82)
EXPENSES				
Reserved Budget	0.00	0.00	0.00	0.00
Operations	0.00	0.00	0.00	0.00
Management Improvement	0.00	0.00	0.00	0.00
Administration	0.00	1,526.18	1,526.18	(1,526.18)
General Capital Activity	449,000.00	62,290.00	47,740.00	386,710.00
Collaterization or Debt Service	0.00	0.00	0.00	0.00
Total Expenses	449,000.00	63,816.18	49,266.18	385,183.82
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.
Grant effective dates May 15, 2023 to May 15, 2026

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

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

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

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

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

REVENUE AND EXPENSE STATEMENT
(unaudited)

OCTOBER 1, 2025- SEPTEMBER 30, 2026

	CUMULATIVE BUDGET	CUMULATIVE ACTUAL	**YTD ACTUAL	BUDGET VARIANCE
REVENUES				
Income	299,916.00	150,353.46	150,353.46	(149,562.54)
Total Revenues	299,916.00	150,353.46	150,353.46	(149,562.54)
EXPENSES				
Personnel	36,712.00	21,538.92	21,538.92	15,173.08
Consultant	203,748.94	78,776.56	78,776.56	124,972.38
Equipment	15,378.05	11,235.95	11,235.95	4,142.10
Supplies/Other	44,077.01	38,802.03	38,802.03	5,274.98
Total Expenses	299,916.00	150,353.46	150,353.46	149,562.54
Difference in Revenue & Expenses	0.00	0.00	0.00	0.00

**YTD Actual is Revenue or Expense from 10/01/25 through 09/30/26.

Operations Division

PROCUREMENT

MONTHLY REPORT

SEPTEMBER 2026

PROCUREMENT SEPTEMBER 2026 MONTHLY ACTIVITY REPORT

I. Capital Fund

A. Contracts Awarded'

None

B. Solicitations Pending

None

II. Operating Budget

A. Contracts Awarded

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. The evaluation panel came to the consensus that the proposal submitted by FileVision USA, LLC provided the best value to RRHA. Commissioners approved Resolution 4295 on September 28, 2026, accepting the proposal submitted by FileVision USA, LLC. A one-year contract with four (4) option years, having a not-to-exceed amount of $277,515.90 is expected to be executed early in October.

REM-26-08-18 **Invitation for Bid for Security Guard Services at Melrose Towers, AMP 206 and Morningside Manor, AMP 208** was issued August 30, 2026. Comments were received by September 23, 2026. Bids are due by October 7, 2026.

III. Other Grants and Projects

A. Contracts Awarded

None

B. Solicitations Pending

None

IV. Protests

None

REDEVELOPMENT AND REVITALIZATION

MONTHLY ACTIVITY REPORT

SEPTEMBER 2026

Redevelopment and Revitalization Department
September 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. A plumbing leak discovered after closing with the latter resulted in additional repairs being performed 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 to be late in 2026 or early in 2027. 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 (2) 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 in the fall 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 95 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.” 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 as is but are needed for the Park Street development. 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, one (1) on 5th Street, NW, and one (1) at 1805 Rorer Ave, SW. Adjacent to the Hurt Park Townhomes, RRHA owns 10 vacant parcels, one of which has easements pertaining to the development.

In August 2026 RRHA received offers for the Park Street Square and Hurt Park developments. RRHA is working on purchase agreements for both, which would include the respective adjoining vacant parcels.

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.

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 pays $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 purse 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. Additional correspondence and comments from the HUD field office were sent to the developer and RRHA in September 2026. The details of the SLR application have not yet been finalized, and some questions remain from the developer and RRHA that HUD has yet to answer.

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

9/30/2026

Fund #	Total Budgeted	Total Obligated	Balance Unobligated	Total Expended	Balance Available	90% Obligation End Date	Expenditure End Date
VA36R01150212	$266,474.00	$266,474.00	$0.00	$266,474.00	$0.00	29-Oct-2018	29-Oct-2020
VA36R01150213	$150,166.00	$150,166.00	$0.00	$150,166.00	$0.00	29-Oct-2018	29-Oct-2020
VA36R01150214	$157,624.00	$157,624.00	$0.00	$157,624.00	$0.00	29-Oct-2018	29-Oct-2020
VA36R01150215	$172,897.00	$172,897.00	$0.00	$172,897.00	$0.00	29-Oct-2018	29-Oct-2020
VA36R01150216	$179,479.00	$179,479.00	$0.00	$179,479.00	$0.00	29-Oct-2018	29-Oct-2020
VA3F011CNP112	$200,000.00	$200,000.00	$0.00	$200,000.00	$0.00	30-Sep-2019	30-Sep-2021
VA36P01150115	$1,921,376.00	$1,921,376.00	$0.00	$1,921,376.00	$0.00	12-Apr-2017	12-Apr-2019
VA36P01150116	$1,996,769.00	$1,996,769.00	$0.00	$1,996,769.00	$0.00	12-Apr-2018	12-Apr-2020
VA36P01150117	$2,066,639.00	$2,066,639.00	$0.00	$2,066,639.00	$0.00	15-Aug-2020	15-Aug-2022
VA36E01150117	$250,000.00	$250,000.00	$0.00	$250,000.00	$0.00	13-Aug-2018	13-Aug-2019
VA36P01150118	$3,302,705.00	$3,302,705.00	$0.00	$3,302,705.00	$0.00	28-May-2021	28-May-2023
VA36P01150119	$3,444,054.00	$3,444,054.00	$0.00	$3,444,054.00	$0.00	15-Apr-2022	15-Apr-2024
VA36P01150120	$3,729,394.00	$3,729,394.00	$0.00	$3,729,394.00	$0.00	25-Mar-2024	25-Mar-2026
VA36E01150120	$275,000.00	$275,000.00	$0.00	$275,000.00	$0.00	21-Sep-2021	21-Sep-2022
VA36P01150121	$3,853,905.00	$3,853,905.00	$0.00	$3,853,905.00	$0.00	22-Feb-2023	22-Feb-2025
VA36P01150122	$4,757,703.00	$4,757,703.00	$0.00	$4,757,703.00	$0.00	11-May-2024	11-May-2026
VA36P01150123	$4,840,100.00	$4,840,100.00	$0.00	$4,840,100.00	$0.00	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-2027
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	$4,608,870.35	$327,229.65	5-May-2026	5-May-2028
VA36P01150125	$4,702,682.00	$3,478,073.76	$1,224,608.24	$1,182,985.14	$3,519,696.86	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	$42,739,727.76	$6,034,868.24	$39,538,925.99	$9,235,670.01		
		87.6%		**81.1%**			

VA36P01150119 (Closing Documentation Submitted to HUD for Approval 6/18/2024)

VA36P01150121 (Closing Documentation Submitted to HUD for Approval 6/14/2024)

City of Roanoke Redevelopment and Housing Authority
Contracts Administered by the Operations Division
Status Report as of 9/30/26

Construction Contract Number	Project Name	Name of Contractor	A/E	NTP Date	Modification Number	Current Contract Amount	Present % Complete	Scheduled % Complete	PROJECT STATUS (To include pending change orders, problems, and concerns)
contract 575-2401-1-7 (project 230701)	Installation of Passive Radon Vent Systems for Bluestone Park Original Contract Amount $601,860.00	Russell's Remodeling, LLC	Hughes Associates Architects & Engineers	TBD		$601,860.00	0%	0%	Work is scheduled to start mid October.
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	61%	76%	Preparing for section 18 process for 24 units at Indian Rock Village located in floodway. Delays experienced in completion of Phase I Environmental Site Assessment.
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	50%	40%	Design work for upgrades to electrical infrastructure at Indian Rock Village is continuing. Design work is underway for Security Measures at Indian Rock Village Administration Building, new playground equipment for Jamestown Place and conversion of a one bedroom unit at Melrose Towers to wheelchair accessibility.
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	92%	90%	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 permiting process for two (2) units at Indian Rock Village. Permits issued week of 9/28/26. Work in last two (2) units scheduled for week of 10/5/26.
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	8/24/26	#1 ($2,600.00)	$231,540.00	24%	25%	Demolition work is complete. For building 811 Hunt Avenue steel work and new handrails is complete.
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	9/9/26		$678,062.00	8%	15%	New heating boilers and domestic water heaters have been placed in boiler rooms. Demolition work has started in first boiler room.
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	8/24/26		$347,200.00	25%	32%	Demolition and prep have started. Electrical rough-in is complete. Painting work is underway. Other 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%	Material submittals are being reviewed. Materials are being ordered.

Housing Division

PUBLIC HOUSING PROGRAM

MONTHLY OPERATIONS REPORT

SEPTEMBER 2026

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

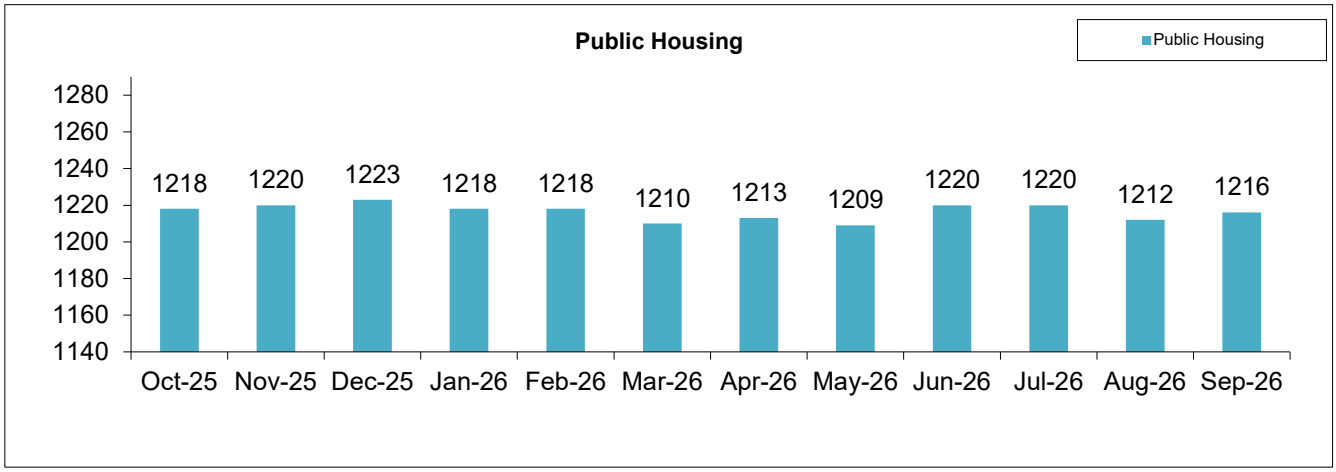
RRHA-Owned Properties	AMP #	Actual Unit Count	Adjusted Unit Count/ Units in MOD status	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Public Housing									
Lansdowne Park	201	300	1	289	9000	695	8305	***92.28%***	***7.72%***
*The Villages at Lincoln/ Handicapped/Elderly Cottages	202	165	1	158	4950	157	4793	***96.83%***	***3.17%***
Hunt Manor/Bluestone Park	259	174	3	161	5220	523	4697	89.98%	10.02%
Melrose Towers	206	212	7	203	6360	58	6302	***99.09%***	***0.91%***
Jamestown Place	207	150	3	139	4500	770	3730	82.89%	17.11%
Morningside	208	105	3	101	3150	31	3119	***99.02%***	***0.98%***
Indian Rock Village/53 Scattered	210	156	1	153	4680	107	4573	***97.71%***	***2.29%***
The Villages at Lincoln- 24 Transitional/Homeownership	215	15	3	12	450	0	450	***100.00%***	***0.00%***
Portfolio Total:		1277	22	1216	38310	2341	35969	***93.89%***	***6.11%***

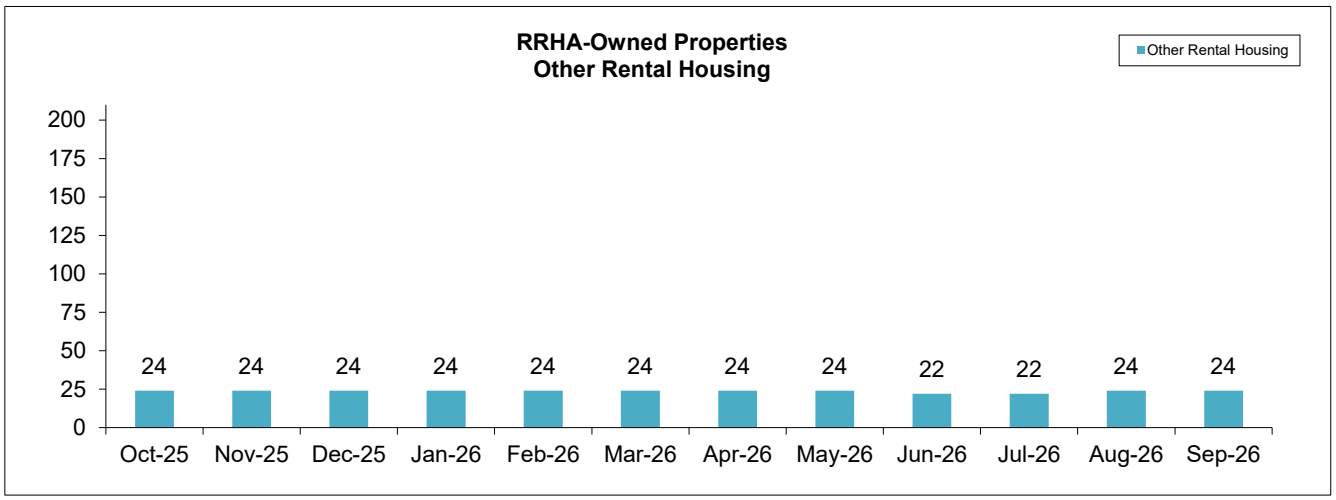
Other Rental Housing	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Hackley Avenue	400	24	22	720	30	690	***95.83%***	***4.17%***
Portfolio Total:		24	22	720	30	690	***95.83%***	***4.17%***

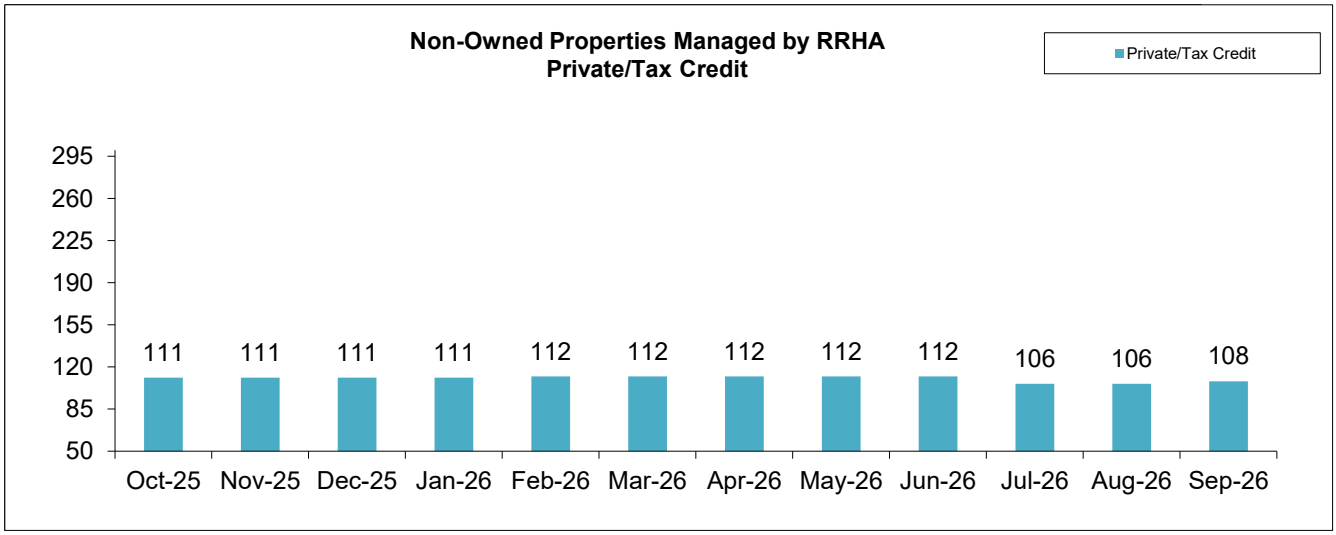
Non-Owned Properties Managed by RRHA/Tax Credit	AMP #	Actual Unit Count	Occupied Units	Total Days	Unoccupied Days	Occupied Days	Occupancy Rate	Vacancy Rate
Stepping Stone (LIHTC)	455	30	25	900	30	870	***96.67%***	**3.33%**
Hillcrest Heights (LIHTC)	456	24	22	720	0	720	***100.00%***	**0.00%**
Park Street Square (LIHTC)	457	25	23	750	0	750	***100.00%***	**0.00%**
Hurt Park LP (LIHTC)	459	40	38	1200	30	1170	***97.50%***	**2.50%**
Portfolio Total:		119	108	3570	60	3510	***98.32%***	**1.68%**

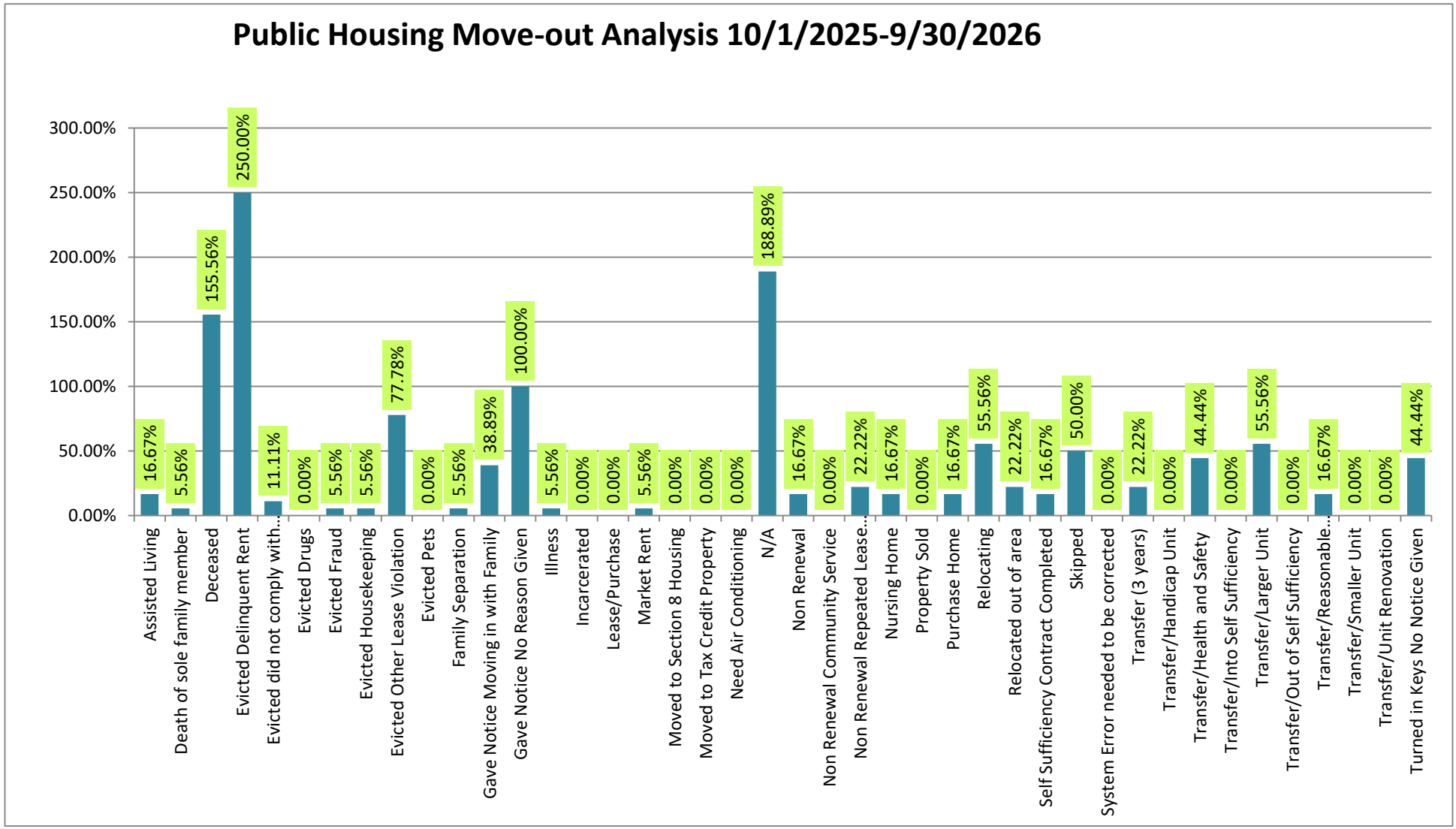
PHAS Scoring	
Occupancy	**Points**
≥ 98%	16
< 98% but ≥ 96%	12
< 96% but ≥ 94%	8
< 94% but ≥ 92%	4
< 92% but ≥ 90%	1
< 90%	0

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








Public Housing Move-out Analysis 10/1/2025-9/30/2026
300.00%
250.00%
200.00%
150.00%
100.00%
50.00%
0.00%
16.67%
5.56%
155.56%
250.00%
11.11%
0.00%
5.56%
5.56%
77.78%
0.00%
5.56%
38.89%
100.00%
5.56%
0.00%
0.00%
5.56%
0.00%
0.00%
0.00%
188.89%
16.67%
0.00%
22.22%
16.67%
0.00%
16.67%
55.56%
22.22%
16.67%
50.00%
0.00%
22.22%
0.00%
44.44%
0.00%
55.56%
0.00%
16.67%
0.00%
0.00%
44.44%
Assisted Living
Death of sole family member
Deceased
Evicted Delinquent Rent
Evicted did not comply with...
Evicted Drugs
Evicted Fraud
Evicted Housekeeping
Evicted Other Lease Violation
Evicted Pets
Family Separation
Gave Notice Moving in with Family
Gave Notice No Reason Given
Illness
Incarcerated
Lease/Purchase
Market Rent
Moved to Section 8 Housing
Moved to Tax Credit Property
Need Air Conditioning
N/A
Non Renewal
Non Renewal Community Service
Non Renewal Repeated Lease...
Nursing Home
Property Sold
Purchase Home
Relocating
Relocated out of area
Self Sufficiency Contract Completed
Skipped
System Error needed to be corrected
Transfer (3 years)
Transfer/Handicap Unit
Transfer/Health and Safety
Transfer/Into Self Sufficiency
Transfer/Larger Unit
Transfer/Out of Self Sufficiency
Transfer/Reasonable...
Transfer/Smaller Unit
Transfer/Unit Renovation
Turned in Keys No Notice Given

Monthly
Management Report
Charges vs. Receipts
September 2026

RRHA-Owned Properties	AMP Number	Vacated Unit Cumulative Collectionsas of 9/01/2026	Vacated Unit Cumulative Charge-Offs as of 9/30/2026
Non-Public Housing Tax Credit		$5,238.75	$29,883.43
Lansdowne Park	201	$45,057.42	$160,452.89
The Villages at Lincoln/ Handicapped/Elderly Cottages	202	$7,183.90	$31,722.10
Hunt Manor/Bluestone Park	259	$17,143.81	$52,690.94
Melrose Towers	206	$3,815.53	$26,309.49
Jamestown Place	207	$22,133.96	$66,485.29
Morningside Manor	208	$0.00	$43,733.05
Indian Rock Village / 53 Scattered	210	$20,718.17	$9,520.03
The Villages at Lincoln- 24 Transitional/Homeownership	215	$1,448.02	$19,142.78
Public Housing	TOTAL	$122,739.56	$439,940.00

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 August 31, 2026

Utility Costs

AMP	Number of Units	Cost PUM Electric	Cost PUM Gas	Cost PUM Water	Total PUM AMP	RRHA PUM Average	Percent Difference
201	300	60.72	84.08	87.33	232.13	215.29	***107.82%***
202	165	100.04	3.00	78.97	182.01	215.29	***84.54%***
259	174	49.31	56.29	99.05	204.65	215.29	***95.06%***
206	212	66.85	54.49	63.29	184.63	215.29	***85.76%***
207	150	52.72	58.57	86.24	197.53	215.29	***91.75%***
208	105	58.65	38.79	39.65	137.09	215.29	***63.68%***
210	156	79.55	61.32	84.02	224.89	215.29	***104.46%***
215	16	N/A	N/A	N/A	N/A	215.29	N/A
Total Units:	1278						
Average Cost PUM:		68.99	66.08	80.22		215.29	

Consumption

	Gas				Electric			Water		
AMP	**Number of Units**	**THERMS PUM**	**RRHA PUM Average**	**Percent Difference**	**KWH PUM**	**RRHA PUM Average**	**Percent Difference**	**Usage PUM**	**RRHA PUM Average**	**Percent Difference**
201	300	84.08	50.49	166.53%	579	629	***92.05%***	6.02	5.66	***106.36%***
202	165	N/A	50.49	N/A	893	629	141.97%	4.65	5.66	***82.16%***
259	174	42.34	50.49	***83.86%***	438	629	***69.63%***	6.32	5.66	***111.66%***
206	212	47.15	50.49	***93.38%***	625	629	***99.36%***	5.08	5.66	***89.75%***
207	150	38.24	50.49	***75.74%***	516	629	***82.03%***	7.30	5.66	128.98%
208	105	33.34	50.49	***66.03%***	555	629	***88.24%***	2.94	5.66	***51.94%***
210	156	42.29	50.49	***83.76%***	607	629	***96.50%***	5.86	5.66	***103.53%***
215	16	N/A	50.49	N/A	N/A	629	N/A	N/A	5.66	N/A
Total Units:	1278									

Average THERM PUM: 50.49 Average KWH PUM: 629 Average water usage PUM: 5.66

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.

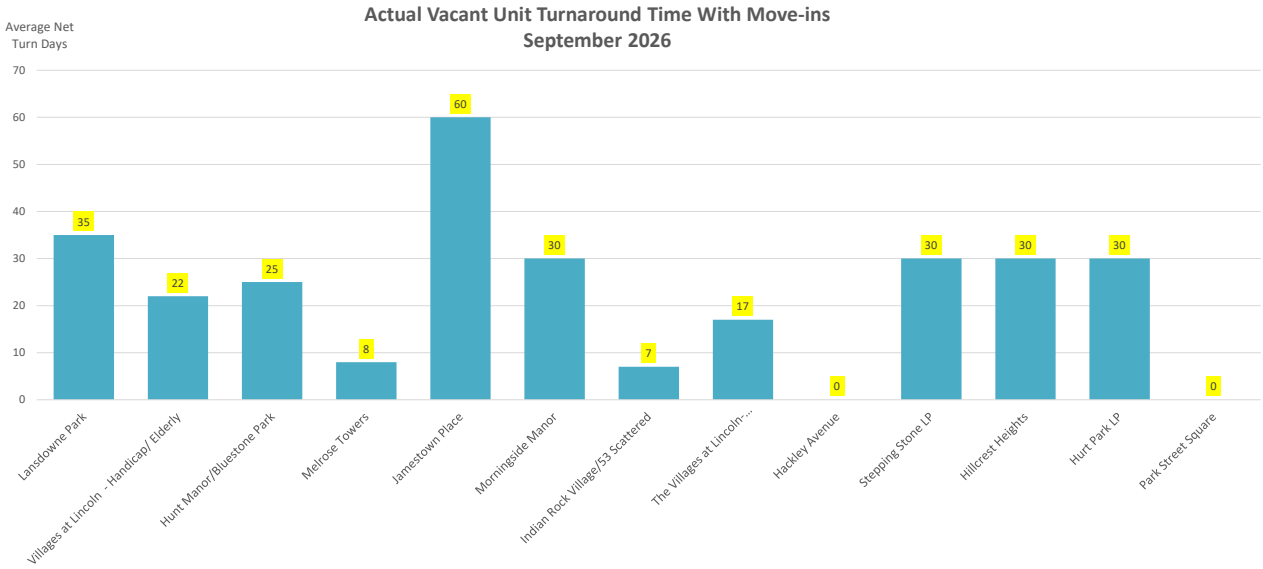
Note: AMP 208 - Residential units have central air conditioning.

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 = $58,752.00

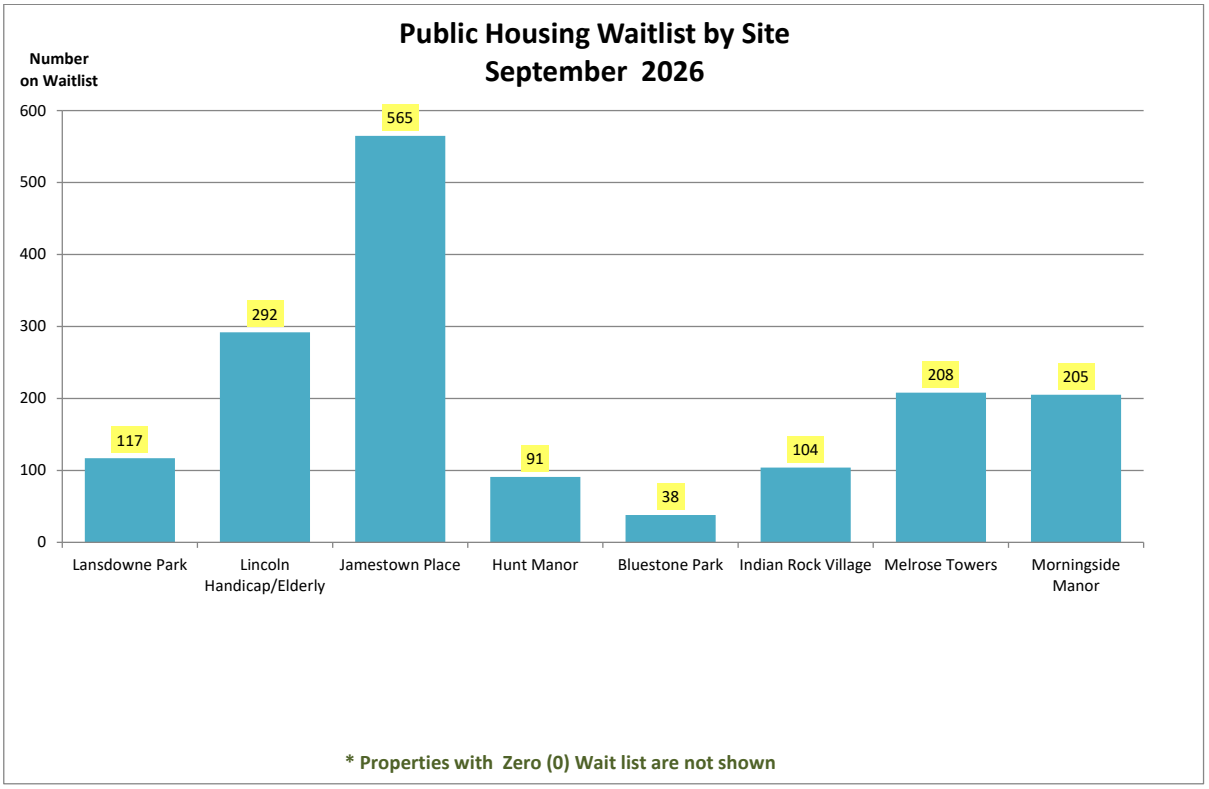
A property is identified as a PERFORMING Property if it has utility consumption not exceeding 120% of the agency average.



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

Development	Number Emergency Work Orders	Number Emergency Work Orders completed within 24 hours	% of Emergency Work Orders completed within 24 hours	Total Non-Emergency Work Orders	Total Number of calendar days to complete Non-Emergency Work Orders	Average Completion Days
Lansdowne Park	28	26	***93%***	12	6	***1***
Village at Lincoln/Handicapped/ Elderly Cottages	10	9	***90%***	6	5	***1***
Hunt Manor/Bluestone Park	10	9	***90%***	15	14	***1***
Melrose Towers	12	11	***92%***	28	2	***0***
Jamestown Place	12	11	***92%***	19	6	***0***
Morningside Manor	13	12	***92%***	16	4	***0***
Indian Rock Village/53 Scattered	5	5	***100%***	22	5	***0***
Total	90	83	***92%***	118	42	***0***

A Property is identivied 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 days.


Public Housing Waitlist by Site
September 2026
Number on Waitlist
600
500
400
300
200
100
0
117
292
565
91
38
104
208
205
Lansdowne Park
Lincoln Handicap/Elderly
Jamestown Place
Hunt Manor
Bluestone Park
Indian Rock Village
Melrose Towers
Morningside Manor
* Properties with Zero (0) Wait list are not shown


Public Housing Waitlist by Bedroom Size
August 2026
Number on Waitlist
700
600
500
400
300
200
100
0
208
646
331
234
145
1
Studio
1BR
2BR
3BR
4BR
5BR

SECURITY ACTIVITIES

MONTHLY REPORT

SEPTEMBER 2026

Public Housing Criminal Activity for the Month of September 2026 and the Fiscal Year 10/01/25 - 09/30/26

	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	5	0	0	0	2	0	0	0	2	0	2	0	3	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	0	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	5	0	4	1	2	4	20	2	10	0	4	0	7
Rape	0	0	0	0	0	0	0	0	1	1	0	1	0	1	0	0
Robbery	0	0	0	0	0	0	0	0	0	3	0	1	0	0	0	0
Part 1 Crime Total	0	8	0	6	0	8	1	2	5	32	2	15	0	9	0	7
Destruction of Property	1	5	0	0	1	2	0	2	4	13	0	6	0	4	0	0
Disorderly Persons	0	1	0	0	0	0	0	0	0	3	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	0	7	0	2	0	3	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	0	3	0	1	2	10	0	20	0	1	0	3
Gambling	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Intimidation	2	3	0	1	1	2	0	1	1	2	1	3	3	3	2	8
Liquor Law	1	1	0	0	0	1	0	0	0	7	0	0	1	1	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	1	0	0	0	0	0	0	0	1	0	0	0	0	0	1
Simple Assault	1	6	0	2	2	7	0	0	0	14	1	9	1	6	0	6
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	1	1	1	1	0	0	0	2	0	2	1	1	0	1
Weapons	0	3	0	0	0	0	0	1	0	6	0	0	0	5	0	0
Part II Crime Total	5	25	1	7	5	18	0	5	7	65	2	43	6	26	2	25
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	5	33	1	13	5	26	1	7	12	97	4	58	6	35	2	32

Public Housing Community vs. Site - Part 1 and Part II Crimes Percentage - September 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	0.0073	0.0000	0.00%	0.0845	0.0533	63.11%	0.0867	38.49% ↑	0.0522	61.88% ↓
Morningside Manor	0.0073	0.0000	0.00%	0.0845	0.0571	67.62%	0.0095	501.50% ↑	0.0772	9.46% ↓
Indian Rock Village	0.0073	0.0000	0.00%	0.0845	0.1000	118.34%	0.0625	60.00% ↓	0.0772	9.46% ↓
Bluestone	0.0071	0.0128	180.61%	0.0706	0.0256	36.31%	0.0395	35.09% ↓	0.0776	9.01% ↓
Lansdowne Park	0.0050	0.0167	336.24%	0.0493	0.1067	216.35%	0.1433	25.56% ↑	0.0576	14.40% ↓
Villages at Lincoln	0.0050	0.0121	244.54%	0.0493	0.0909	184.39%	0.0909	0.01% ↓	0.0576	14.40% ↓
Hunt Manor	0.0050	0.0000	0.00%	0.0493	0.0938	190.15%	0.0729	28.60% ↑	0.0576	14.40% ↓
Melrose Towers	0.0050	0.0000	0.00%	0.0493	0.0330	66.97%	0.0236	39.91% ↑	0.0576	14.40% ↓

	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 II Crime	**Community**	**Site**		**Community**	**Site**					
Jamestown Place	0.0195	0.0333	171.09%	0.1568	0.1667	106.32%	0.5067	67.11% ↑	0.2103	25.46% ↑
Morningside Manor	0.0195	0.0095	48.88%	0.1568	0.0667	42.53%	0.0762	12.51% ↑	0.2103	25.46% ↑
Indian Rock Village	0.0195	0.0625	320.79%	0.1568	0.2250	143.53%	0.3625	37.93% ↑	0.2103	25.46% ↑
Bluestone	0.0067	0.0000	0.00%	0.0852	0.0641	75.25%	0.3421	81.26% ↑	0.1411	39.63% ↓
Lansdowne Park	0.0097	0.0233	240.17%	0.0933	0.2167	232.34%	0.5467	60.37% ↑	0.1870	50.13% ↓
Villages at Lincoln	0.0097	0.0121	124.77%	0.0933	0.2606	279.46%	0.4000	34.85% ↓	0.1870	50.13% ↓
Hunt Manor	0.0097	0.0625	643.32%	0.0933	0.2708	290.43%	0.3021	10.35% ↑	0.1870	50.13% ↓
Melrose Towers	0.0097	0.0094	97.11%	0.0933	0.1179	126.46%	0.0425	177.47% ↑	0.1870	50.13% ↓

SECTION 8 PROGRAMS

MONTHLY OPERATIONS REPORT

SEPTEMBER 2026

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

Program Utilization

The utilization rate for the Housing Choice Voucher (HCV) Department during the month of September 2026, reported at 78.0%. Currently, there are fifty eight (58) Vouchers out for lease up. The average percentage of the Housing Assistance Payments (HAP), budget authority expense, for fiscal year 2026, is 91.4%.

Inspections

During the month of September 2026 the HCV Housing Quality Standards (HQS) Inspector conducted a total of one hundred and thirty six (136) inspections. This includes fifty nine (59) biennials and fifty six (56) initial inspections processed for moving families, in the HCV Program. Eight (08) special inspection(s) and thirteen (13) re-inspections were also conducted. There was seven (7) HQS Quality Control Inspections that were conducted during the month of September 2026.

Housing Choice Voucher Waiting List

For the month of September 2026 the HCV Department conducted frequent briefings for all Special Program/Targeted Selection Vouchers and regular Choice Vouchers. There was two (2) port-ins and zero (0) port out(s) recorded for the month of September 2026.

Tenant Briefings

The HCV Clerical Assistant and Client Specialists provided customer service to a total of three hundred and eighty (380) clients; including seven hundred and thirty (730) tenants/applicants and sixty six (66) landlords during the month of September 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 September 2026, this program has one hundred and thirty two (132) leased vouchers. There are five (5) veterans searching for housing and six (6) 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 September 2026, this program has one hundred and seventy five (175) leased participants. There are fourteen (14) 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 September 2026, this program has sixty eight (69) leased participants. Eleven (11) 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 September 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
September 2026

INSPECTION TYPE	# COMPLETE	# Passed	% PASSED	# FAILED	% FAILED
BIENNIAL	59	36	61.02%	23	38.98%
INITIALS	56	32	57.14%	24	42.86%
COMPLAINT	8	4	50.00%	4	50.00%
EMERGENCY	0	0	#DIV/0!	0	0.00%
HQS REINSPECTIONS	13	9	69.23%	4	30.77%
HQS QUALITY CONTROL	7	3	42.86%	3	42.86%

TOTAL INSPECTIONS SCHEDULED	143
AVERAGE INSPECTIONS PER INSPECTOR PER DAY	6.5
AVERAGE INSPECTIONS PER FIELD DAY	6.5
NUMBER OF INSPECTORS	1
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	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
VOUCHERS	LEASED	1,541	1,534	1,524	1,510	1,498	1,494	1,481	1,479	1,467			
MAINSTREAM	ALLOCATED	217	217	217	217	217	217	217	217	217	217	217	217
Fund 310, 321, 322, 324, 327	LEASED	181	181	177	175	173	171	170	172	175			
VASH (35)	ALLOCATED	35	35	35	35	35	35	35	35	35	35	35	35
Fund 308	LEASED	26	26	27	27	27	27	28	28	29			
VASH (25)	ALLOCATED	25	25	25	25	25	25	25	25	25	25	25	25
Fund 309	LEASED	21	21	20	20	20	20	19	20	19			
FUP (31)	ALLOCATED	31	31	31	31	31	31	31	31	31	31	31	31
Fund 311	LEASED	26	25	26	25	23	24	24	24	24			
FUP (50)	ALLOCATED	50	50	50	50	50	50	50	50	50	50	50	50
Fund 312	LEASED	46	48	47	47	45	43	43	42	45			
VASH (48)	ALLOCATED	48	48	48	48	48	48	48	48	48	48	48	48
Fund 315	LEASED	45	45	45	43	42	41	41	44	47			
VASH (10) B	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
Fund 316	LEASED	8	9	8	8	9	9	9	9	9			
VASH (10) C	ALLOCATED	10	10	10	10	10	10	10	10	10	10	10	10
Fund 317	LEASED	4	7	8	8	9	9	9	9	9			
VASH (8)	ALLOCATED	8	8	8	8	8	8	8	8	8	8	8	8
Fund 318	LEASED	6	6	5	5	6	9	8	8	8			
VASH (5)	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 319	LEASED	4	4	5	5	5	5	5	5	5			
VASH (5) B	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 320	LEASED	3	3	4	4	4	5	5	5	5			
VASH (5) C	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 323	LEASED	1	1	1	-	1	1	1	1	1			
VASH (5) D	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 326	LEASED	-	-	-	-	-	-	-	-	-			
VASH (5) E	ALLOCATED	5	5	5	5	5	5	5	5	5	5	5	5
Fund 328	LEASED	-	-	-	-	-	-	-	-	-			
EMERGENCY HOUSING VOUCHER	ALLOCATED	22	22	22	22	22	22	22	22	22	22	22	22
Fund 360	LEASED	17	17	17	17	17	7	7	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	47	20	12
AUGUST	2,362	1,846	516	43	5	3
SEPTEMBER	2,362	1,843	519	58	6	6
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	$ 1,592,786	$ 1,589,118	$ 18,624,243
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	$ 1,617,454	$ 1,628,695	$ 18,769,580
VARIANCE	$ (17,324)	$ (27,989)	$ 23,145	$ (35,240)	$ 44,951	$ (50,066)	$ 8,552	$ 64,167	$ (68,256)	$ (23,032)	$ (24,668)	$ (39,577)	$ (145,337)
PERCENT VARIANCE	-1.19%	-1.84%	1.58%	-2.20%	2.84%	-3.18%	0.54%	3.96%	-4.67%	-1.47%	-1.55%	-2.49%	-0.78%
YTD VARIANCE	$ (17,324)	$ (45,313)	$ (22,168)	$ (57,408)	$ (12,457)	$ (62,523)	$ (53,971)	$ 10,196	$ (58,060)	$ (81,092)	$ (105,760)	$ (145,337)	$ (145,337)
PUC													
HUD FUNDED PUC	$ 679.20	$ 707.42	$ 681.39	$ 678.84	$ 671.04	$ 666.37	$ 675.62	$ 685.58	$ 618.88	$ 663.48	$ 674.34	$ 672.78	$ 672.53
ACTUAL PUC	$ 829.60	$ 873.61	$ 824.79	$ 857.04	$ 806.31	$ 856.10	$ 845.64	$ 835.21	$ 823.50	$ 862.81	$ 876.19	$ 883.72	$ 847.84
VARIANCE	$ (150.40)	$ (166.18)	$ (143.40)	$ (178.20)	$ (135.27)	$ (189.73)	$ (170.02)	$ (149.64)	$ (204.61)	$ (199.34)	$ (201.86)	$ (210.93)	$ (175.32)
PERCENT VARIANCE	-18.13%	-19.02%	-17.39%	-20.79%	-16.78%	-22.16%	-20.11%	-17.92%	-24.85%	-23.10%	-23.04%	-23.87%	-20.68%
UNITS													
HUD BASELINE UNITS	2,145	2,145	2,145	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362	27,693
HUD FUNDED UNITS	2,145	2,145	2,145	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362	27,693
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	1,818	1,798	21,974
ACTUAL UNITS LEASED	1,777	1,769	1,744	1,912	1,910	1,897	1,877	1,862	1,858	1,843	1,846	1,843	22,138
VARIANCE TO BUDGET	(21)	(32)	28	(41)	56	(58)	10	77	(83)	(27)	(28)	(45)	(164)
VARIANCE TO BASELINE	389	408	373	491	396	523	475	423	587	546	544	564	5,719
YTD VAR TO BASELINE	389	797	1,170	1,661	2,057	2,581	3,056	3,479	4,066	4,611	5,156	5,719	5,719
VARIANCE FUNDED	368	376	401	450	452	465	485	500	504	519	516	519	5,555
YTD VAR TO FUNDED	368	744	1,145	1,595	2,047	2,512	2,997	3,497	4,001	4,520	5,036	5,555	5,555
ADMIN FEES													
HUD FUNDS	$ 118,404	$ 131,906	$ 122,556	$ 132,635	$ 132,634	$ 132,634	$ 146,184	$ 120,045	$ 134,276	$ 134,276	$ 143,997	$ 122,091	$ 1,571,638
ACTUAL EXPENSE	$ 102,761	$ 79,169	$ 84,057	$ 133,523	$ 85,278	$ 93,452	$ 87,984	$ 103,217	$ 93,985	$ 89,557	$ 86,913	$ 92,876	$ 1,132,772
VARIANCE	$ 15,643	$ 52,737	$ 38,499	$ (888)	$ 47,356	$ 39,182	$ 58,200	$ 16,828	$ 40,291	$ 44,719	$ 57,084	$ 29,215	$ 438,866
PERCENT	86.79%	60.02%	68.59%	100.67%	64.30%	70.46%	60.19%	85.98%	69.99%	66.70%	60.36%	76.07%	72.08%
CUMULATIVE VARIANCE	$ 15,643	$ 68,380	$ 106,879	$ 105,991	$ 153,347	$ 192,529	$ 250,729	$ 267,557	$ 307,848	$ 352,567	$ 409,651	$ 438,866	$ 438,866

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	$ 1,712,327	$ 1,712,327	$ -	$ -	$ -	$ 15,550,741
FUNDING RECEIVED	$ 1,603,426	$ 1,585,004	$ 1,573,962	$ 1,595,816	$ 1,619,329	$ 1,461,798	$ 1,567,130	$ 1,592,786	$ 1,589,118				$ 14,188,369
VARIANCE	$ 144,473	$ 162,893	$ 164,436	$ 137,803	$ 114,290	$ 250,529	$ 145,197	$ 119,541	$ 123,209	$ -	$ -	$ -	$ 1,362,372
PERCENT VARIANCE	8.27%	9.32%	9.46%	7.95%	6.59%	14.63%	8.48%	6.98%	7.20%	#DIV/0!	#DIV/0!	#DIV/0!	8.76%
YTD VARIANCE	$ 144,473	$ 307,365	$ 471,801	$ 609,604	$ 723,894	$ 974,423	$ 1,119,621	$ 1,239,162	$ 1,362,372	$ 1,362,372	$ 1,362,372	$ 1,362,372	$ 2,724,743
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	$ 1,592,786	$ 1,589,118	$ -	$ -	$ -	$ 14,188,369
ACTUAL HAP EXPENSE	$ 1,638,666	$ 1,540,053	$ 1,624,028	$ 1,587,264	$ 1,555,162	$ 1,530,054	$ 1,590,162	$ 1,617,454	$ 1,628,695				$ 14,311,538
VARIANCE	$ (35,240)	$ 44,951	$ (50,066)	$ 8,552	$ 64,167	$ (68,256)	$ (23,032)	$ (24,668)	$ (39,577)	$ -	$ -	$ -	$ (123,169)
PERCENT VARIANCE	-2.20%	2.84%	-3.18%	0.54%	3.96%	-4.67%	-1.47%	-1.55%	-2.49%	#DIV/0!	#DIV/0!	#DIV/0!	-0.87%
YTD VARIANCE	$ (35,240)	$ 9,711	$ (40,355)	$ (31,803)	$ 32,364	$ (35,892)	$ (58,924)	$ (83,592)	$ (123,169)	$ (123,169)	$ (123,169)	$ (123,169)	$ (123,169)
PUC													
HUD FUNDED PUC	$ 678.84	$ 671.04	$ 666.37	$ 675.62	$ 685.58	$ 618.88	$ 663.48	$ 674.34	$ 672.78	#DIV/0!	#DIV/0!	#DIV/0!	$ 667.44
ACTUAL PUC	$ 857.04	$ 806.31	$ 856.10	$ 845.64	$ 835.21	$ 823.50	$ 862.81	$ 876.19	$ 883.72	#DIV/0!	#DIV/0!	#DIV/0!	$ 849.45
VARIANCE	$ (178.20)	$ (135.27)	$ (189.73)	$ (170.02)	$ (149.64)	$ (204.61)	$ (199.34)	$ (201.86)	$ (210.93)	#DIV/0!	#DIV/0!	#DIV/0!	$ (182.01)
PERCENT VARIANCE	-20.79%	-16.78%	-22.16%	-20.11%	-17.92%	-24.85%	-23.10%	-23.04%	-23.87%	#DIV/0!	#DIV/0!	#DIV/0!	-21.43%
UNITS													
HUD BASELINE UNITS	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362				21,258
HUD FUNDED UNITS	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362	2,362	-	-	-	21,258
FUNDED UNITS BASED ON ACTUAL HAP	1,871	1,966	1,839	1,887	1,939	1,775	1,816	1,818	1,798	#DIV/0!	#DIV/0!	#DIV/0!	16,703
ACTUAL UNITS LEASED	1,912	1,910	1,897	1,877	1,862	1,858	1,843	1,846	1,843				16,848
VARIANCE TO BUDGET	(41)	56	(58)	10	77	(83)	(27)	(28)	(45)	#DIV/0!	#DIV/0!	#DIV/0!	(145)
VARIANCE TO BASELINE	491	396	523	475	423	587	546	544	564	#DIV/0!	#DIV/0!	#DIV/0!	4,555
YTD VAR TO BASELINE	491	887	1,411	1,886	2,309	2,896	3,441	3,986	4,549	#DIV/0!	#DIV/0!	#DIV/0!	4,555
VARIANCE FUNDED	450	452	465	485	500	504	519	516	519	-	-	-	4,410
YTD VAR TO FUNDED	450	902	1,367	1,852	2,352	2,856	3,375	3,891	4,410	4,410	4,410	4,410	4,410
ADMIN													
HUD FUNDED FEES	132,635	132,634	132,634	146,184	120,045	134,276	134,276	143,997	122,091				1,198,772
ACTUAL EXPENSE	133,523	85,278	93,452	87,984	103,217	93,985	89,557	86,913	92,876				$ 866,785
VARIANCE	$ (888)	$ 47,356	$ 39,182	$ 58,200	$ 16,828	$ 40,291	$ 44,719	$ 57,084	$ 29,215	$ -	$ -	$ -	$ 331,987
PERCENT	100.67%	64.30%	70.46%	60.19%	85.98%	69.99%	66.70%	60.36%	76.07%	#DIV/0!	#DIV/0!	#DIV/0!	72.31%
CUMULATIVE VARIANCE	$ (888)	$ 46,468	$ 85,650	$ 143,850	$ 160,677	$ 200,969	$ 245,688	$ 302,772	$ 331,987	$ 331,987	$ 331,987	$ 331,987	$ 331,987

THIS SHEET INCLUDES HCV, VASH, FUP, & Mainstream

RESIDENT SERVICES REPORT

SEPTEMBER 2026

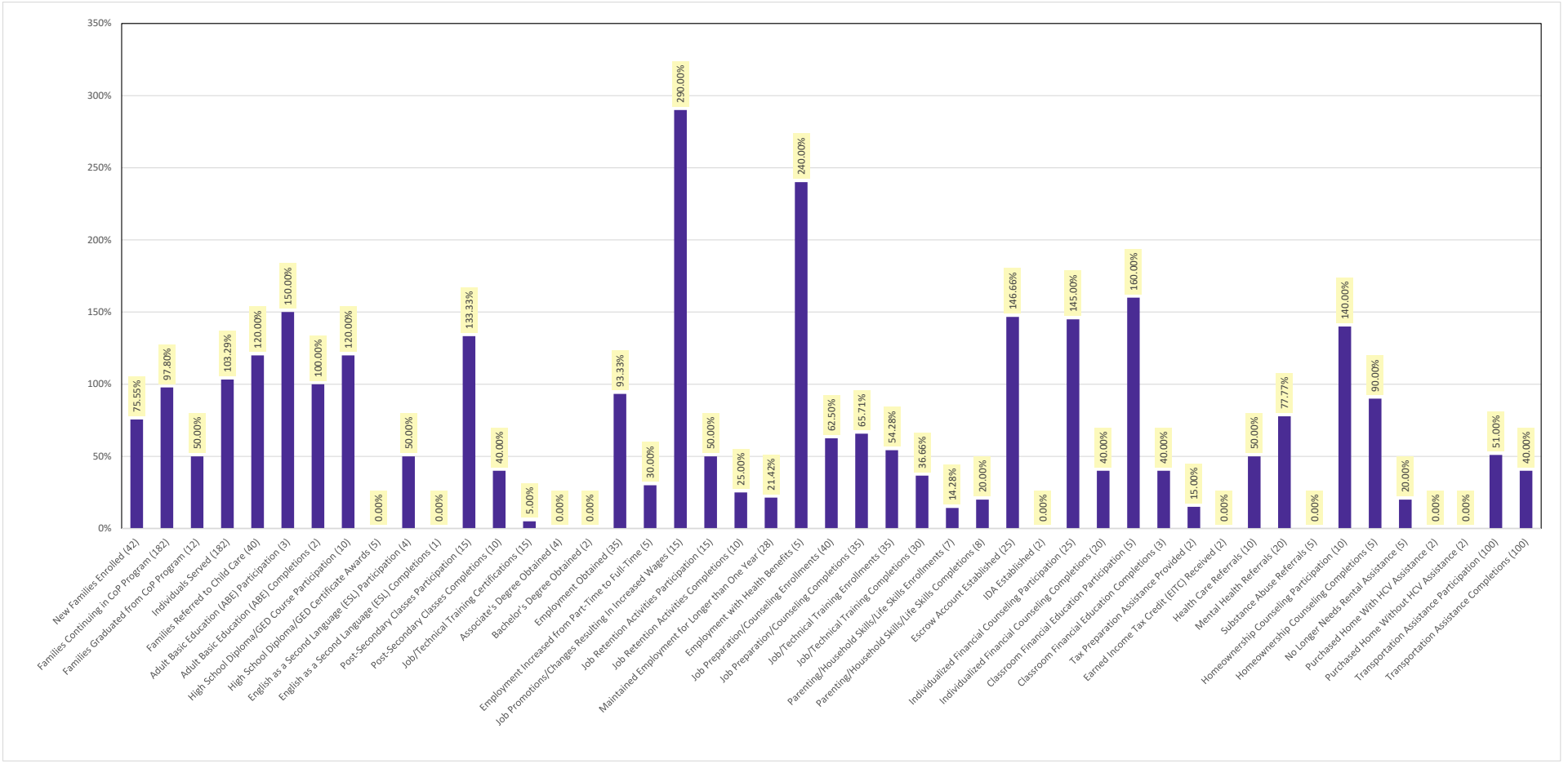
2026 Family Self-Sufficiency (*Grant Funded*)

Grant Period - 01/01/26-12/31/26 **September 2026**

Coordinators: Heather Brush, Natalie Kline, Tiffany Lambert, James Foutz-Vega

Current Number of Participants: 206 **Total Number of Participants With Escrow Acounts 118**

Total Amount in Escrow: $535,941.06 **FSS Terminations 39** (26 in 2025, 35 in 2024) **FSS Graduations: 5** (2 in 2025, 12 in 2024) **FSS Enrollments: 68** (76 in 2025, 37 in 2024)



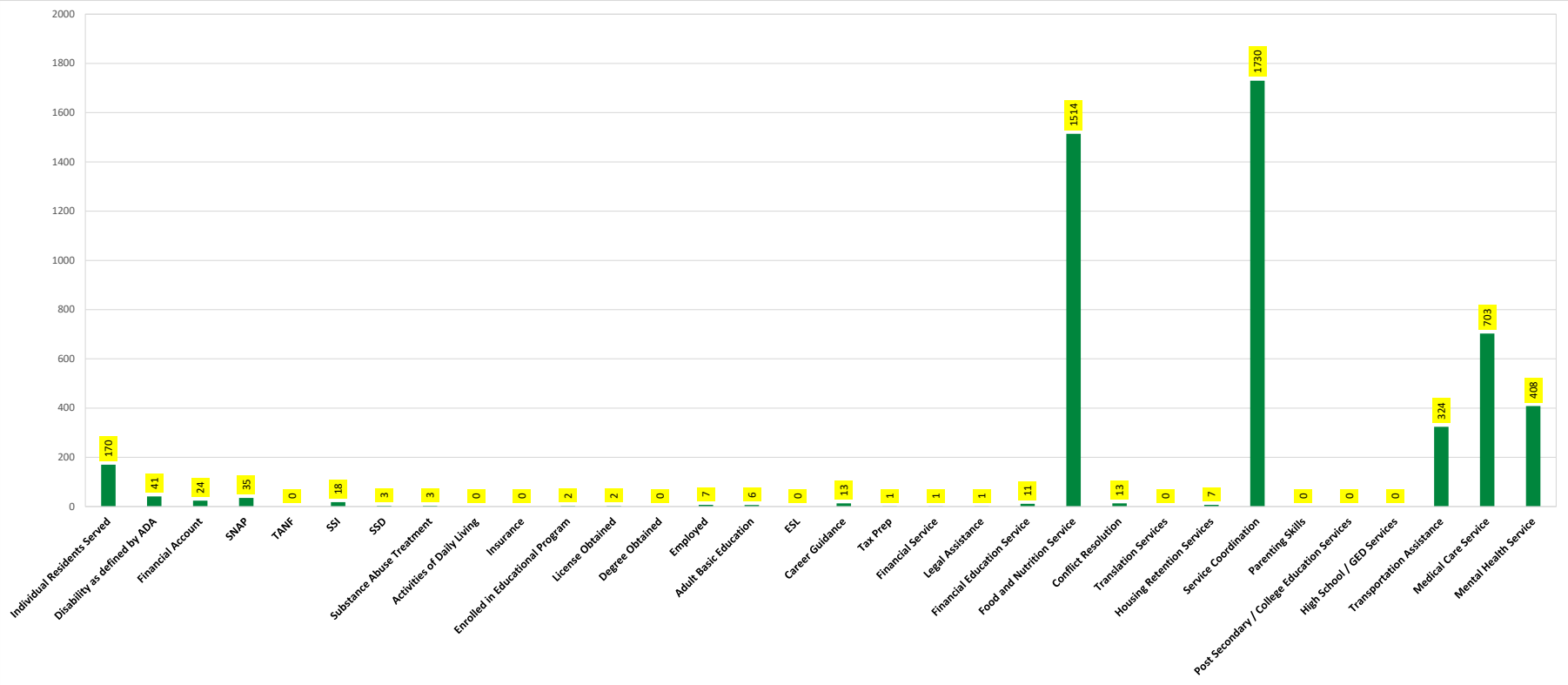
2026 ROSS Service Coordinator - All Public Housing Sites

(*Grant Funded*)

October 26, 2026

Grant Period: 6/1/2024 - 5/30/2027 **Reporting Period: September 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 **September 2026**

Outcome Goals:

· Improved Living Conditions / Quality of Life

· Live Independently and/or Age in Place and Avoid Long-Term Care Placement

