



HARRISONBURG
REDEVELOPMENT AND
HOUSING AUTHORITY
P.O. BOX 1071
HARRISONBURG, VA 22803

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June 14, 2019

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on Wednesday, June 19, 2019 at 4:00 p.m., at the office of the Authority located at 286 Kelley Street, Harrisonburg, Virginia.


Michael G. Wong
Executive Director

Enclosures

AGENDA
Regular Meeting
June 19, 2019

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
 - April 2019
- III. Review and Approval Financial Statements
 - April 2019
 - May 2019
- IV. Reports
 - A. Executive Director
 1. Public Comment
 2. HUD SEMAP
 3. Strategic Planning Discussion- 2020-2024 5 Year Plan
 - a. Public Relations and Landlord Outreach Initiatives
 - b. 2014-2019 Strategic Plan
 4. Approval of Revised Move to Work Resolution
 5. Bond Redemption-Woodman West
 - B. Any New Business/ Old Business
 1. Strategic Initiatives Updates
 - MTW Application
 - Addressing Homelessness and Affordable Housing
 - C. Management Reports
 1. Housing Choice Voucher Management Report
 2. J.R. "Polly" Lineweaver/Lineweaver Annex Program Management Report
 3. Franklin Heights Program Management Report
 4. Commerce Village Management Report
 5. Family Self Sufficiency Management Report
 6. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
April 17, 2019

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday April 17, at 4:00 p.m., at the office of the Authority located at 286 Kelley Street, Harrisonburg Virginia.

Those present were:

Tim Smith, Chair
John Hall, Vice Chair
Benjamin Fuller, Commissioner
Costello Forney, Commissioner

Also present were:

Michael G. Wong, Executive Director
Melisa Michelson, Attorney

The Regular Meeting was called to order and quorum declared present by Tim Smith, Chair. Mr. Wong then presented the minutes from the March 20, 2019 meeting for consideration of approval. After a period of discussion, the minutes were unanimously approved on a motion from Vice Chair Hall seconded by Commissioner Fuller. Mr. Wong then presented the February 2019 financial statements for consideration of approval. After a period of discussion, Vice Chair Hall seconded by Commissioner Forney made the motion for approval. This motion was unanimously approved.

Chairperson Smith then opened the floor for general Public Comment. Receiving no comment, Mr. Wong provided an update on the Authority's website design, public relations, and landlord outreach initiatives. He provided an overview of the web development, new logo, and of the target date of May for release of the new site. He stated of the partnership with several different JMU communication classes to assist in an assessment of the Authority's community perception, current landlord and public engagement, and action steps for remediation. He related of the belief that the information provided will assist the board in its strategic planning activities. He also provided a brief update on the landlord outreach and engagement activities and expressed his thanks to the commissioners that were able to attend the earlier landlord outreach event held today. The event had approximately 68 persons in attendance.

He then provided brief program updates on Authority's strategic initiatives, Franklin Heights, the Family Self Sufficiency Program, Lineweaver Annex, JR Polly Lineweaver, Commerce Village and the Housing Choice Voucher program. Commissioner Fuller seconded by Commissioner Forney then made the motion to approve the management reports and to adjourn. This motion was unanimously approved.

Michael G. Wong
Executive Director

Tim Smith
Chairperson

LOCAL COMMUNITY DEVELOPMENT (LCD)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of April 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3410 HMIS COC Homelessness Grant-17	84,072.00	7,006.00	15,294.69	25,153.17	28,024.00	(2,870.83)
3410 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	0.00	13,405.16	17,668.00	(4,262.84)
3610 Interest Income	0.00	0.00	0.00	0.23	0.00	0.23
3690 Other Income	0.00	0.00	0.00	5,000.00	0.00	5,000.00
3690 Developer's Fees	175,000.00	14,583.33	0.00	0.00	58,333.33	(58,333.33)
3690 Admin. Fees	10,000.00	833.33	0.00	4,884.38	3,333.33	1,551.05
3690 Application Fees	15,000.00	1,250.00	0.00	0.00	5,000.00	(5,000.00)
3690 Lease Income	4,800.00	400.00	400.00	1,600.00	1,600.00	0.00
3690 Management Fees-CV	10,000.00	833.33	805.36	3,317.79	3,333.33	(15.54)
3690 BPort Net Receipts	184,265.00	15,355.42	22,923.88	68,859.19	61,421.67	7,437.52
3690 Lineweaver Apts. Net Receipts	360,800.00	30,066.67	30,627.68	124,287.56	120,266.67	4,020.89
Total Receipts	896,941.00	74,745.08	70,051.61	246,507.48	298,980.33	(52,472.85)
Expenses:						
Administration						
4110 Adm Salaries	129,791.00	10,815.92	8,241.13	42,861.18	43,263.67	(402.49)
4540 Adm Benefits	40,011.00	3,334.25	3,446.03	13,251.43	13,337.00	(85.57)
4130 Legal Expense	10,000.00	833.33	1,069.50	3,264.05	3,333.33	(69.28)
4140 Staff Training	5,000.00	416.67	475.00	670.00	1,666.67	(996.67)
4150 Travel	15,000.00	1,250.00	3,909.39	7,142.65	5,000.00	2,142.65
4171 Auditing Fees	3,600.00	300.00	0.00	0.00	1,200.00	(1,200.00)
4190 Sundry-Admin. Exp.	28,500.00	2,375.00	6,654.35	14,350.79	9,500.00	4,850.79
4190 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	5,235.19	15,375.20	17,668.00	(2,292.80)
4190 HMIS Match for Grant Funds	10,000.00	833.33	113.83	1,033.50	3,333.33	(2,299.83)
4190 Community Donations (OpDr/COC, etc)	15,000.00	1,250.00	10,000.00	10,100.00	5,000.00	5,100.00
4190 HMIS Homeless Assistance-17	84,072.00	7,006.00	7,807.48	25,154.17	28,024.00	(2,869.83)
Total Administration	393,978.00	32,831.50	46,951.90	133,202.97	131,326.00	1,876.97
Utilities						
4320 Electric	3,150.00	262.50	238.03	1,045.41	1,050.00	(4.59)
4330 Gas	1,800.00	150.00	93.58	536.25	600.00	(63.75)
Total Utilities	4,950.00	412.50	331.61	1,581.66	1,650.00	(68.34)
4410 Maintenance Salaries	39,437.00	3,286.42	2,989.20	13,616.11	13,145.67	470.44
4540 Maintenance Benefits	12,309.00	1,025.75	918.55	4,065.81	4,103.00	(37.19)
4420 Materials	6,000.00	500.00	204.11	485.71	2,000.00	(1,514.29)
4430 Contract Costs	9,500.00	791.67	121.18	705.49	3,166.67	(2,461.18)
Total Maintenance	67,246.00	5,603.83	4,233.04	18,873.12	22,415.33	(3,542.21)
General:						
4510 Insurance	10,500.00	875.00	511.32	2,045.27	3,500.00	(1,454.73)
4570 Collection Loss/Bad Debt Expens	0.00	0.00	0.00	0.00	0.00	0.00
4000 Bport Expenses	58,000.00	4,833.33	2,137.28	14,662.70	19,333.33	(4,670.63)
4000 Lineweaver Apartments Expenses	360,579.00	30,048.25	27,572.23	119,082.91	120,193.00	(1,110.09)
Total General	429,079.00	35,756.58	30,220.83	135,790.88	143,026.33	(7,235.45)
TOTAL EXPENSES	895,253.00	74,604.42	81,737.38	289,448.63	298,417.67	(8,969.04)
TOTAL RECEIPTS TO DATE						246,507.48
TOTAL EXPENSES TO DATE						289,448.63
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(42,941.15)

Michael G. Wong, Executive Director

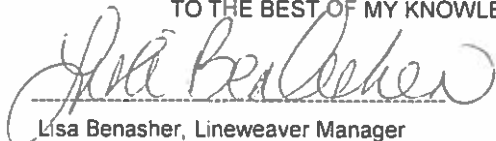
Date

5/9/19

LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment A
For the Month of April 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Rental Income	229,200.00	19,100.00	18,098.42	72,771.60	76,400.00	(3,628.40)
3410 HAP Funding	120,000.00	10,000.00	10,433.00	48,018.00	40,000.00	8,018.00
3690 Other Income-Laundry	3,600.00	300.00	254.56	1,012.87	1,200.00	(187.13)
3690 Other Income-Late fees,workordt	8,000.00	666.67	1,841.70	2,485.09	2,666.67	(181.58)
Total Receipts	360,800.00	30,066.67	30,627.68	124,287.56	120,266.67	4,020.89
Expenses:						
Administration:						
4110 Adm Salaries	60,863.00	5,071.92	4,678.18	20,220.71	20,287.67	(66.96)
4540 Adm Benefits	19,548.00	1,629.00	1,578.61	6,653.92	6,516.00	137.92
4130 Legal Fees	1,500.00	125.00	0.00	64.57	500.00	(435.43)
4140 Staff Training	1,000.00	83.33	0.00	0.00	333.33	(333.33)
4150 Travel	1,000.00	83.33	40.00	160.00	333.33	(173.33)
4171 Auditing	1,200.00	100.00	0.00	0.00	400.00	(400.00)
4190 Sundry	15,000.00	1,250.00	2,403.27	6,908.63	5,000.00	1,908.63
Total Administration	100,111.00	8,342.58	8,700.06	34,007.83	33,370.33	637.50
Tenant Services:						
4240 Tenant Services-Other	1,000.00	83.33	0.00	0.00	333.33	(333.33)
Total Tenant Serv.	1,000.00	83.33	0.00	0.00	333.33	(333.33)
Utilities:						
4310 Water	8,000.00	666.67	617.10	2,428.80	2,666.67	(237.87)
4320 Electricity	55,000.00	4,583.33	6,068.98	28,201.17	18,333.33	9,867.84
4390 Sewer	23,500.00	1,958.33	1,863.60	7,454.40	7,833.33	(378.93)
Total Utilities	86,500.00	7,208.33	8,549.68	38,084.37	28,833.33	9,251.04
Maintenance:						
4410 Maintenance Salaries	63,740.00	5,311.67	3,999.03	17,429.30	21,246.67	(3,817.37)
4540 Maintenance Benefits	20,346.00	1,695.50	1,150.90	4,993.86	6,782.00	(1,788.14)
4420 Materials	18,000.00	1,500.00	560.98	7,194.51	6,000.00	1,194.51
4430 Contract Costs	60,000.00	5,000.00	3,972.63	14,817.24	20,000.00	(5,182.76)
Total Maintenance	162,086.00	13,507.17	9,683.54	44,434.91	54,028.67	(9,593.76)
General Expenses:						
4510 Insurance Expenses	10,882.00	906.83	638.95	2,555.80	3,627.33	(1,071.53)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
Total General Exp.	10,882.00	906.83	638.95	2,555.80	3,627.33	(1,071.53)
TOTAL EXPENSES	360,579.00	30,048.25	27,572.23	119,082.91	120,193.00	(1,110.09)
TOTAL RECEIPTS TO DATE						124,287.56
TOTAL EXPENSES TO DATE						119,082.91
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						5,204.65

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF


Lisa Benasher, Lineweaver Manager

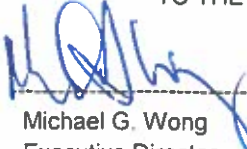
5-9-19

Date

BRIDGEPORT COMPLEX
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment B
For the Month of April 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3690 Rental Income	184,265.00	15,355.42	22,923.88	68,859.19	61,421.67	7,437.52
3690 Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Receipts	184,265.00	15,355.42	22,923.88	68,859.19	61,421.67	7,437.52
Expenses:						
Operations						
4130 Legal Expenses	1,000.00	83.33	0.00	0.00	333.33	(333.33)
4190-Sundry-Phone	600.00	50.00	30.10	120.61	200.00	(79.39)
Total Op. Expenses	1,600.00	133.33	30.10	120.61	533.33	(412.72)
Utilities:						
4310 Water	1,100.00	91.67	0.00	0.00	366.67	(366.67)
4320 Electricity	0.00	0.00	0.00	0.00	0.00	0.00
4330 Gas	0.00	0.00	0.00	0.00	0.00	0.00
4310 Sewer	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	1,100.00	91.67	0.00	0.00	366.67	(366.67)
Maintenance:						
4420 Materials	2,000.00	166.67	0.00	0.00	666.67	(666.67)
4430 Contract Costs	10,000.00	833.33	517.53	8,303.19	3,333.33	4,969.86
Total Maintenance	12,000.00	1,000.00	517.53	8,303.19	4,000.00	4,303.19
General Expenses:						
4510 Insurance Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4580 Interst Expense	19,260.00	1,605.00	1,589.65	6,238.90	6,420.00	(181.10)
Total General Exp.	19,260.00	1,605.00	1,589.65	6,238.90	6,420.00	(181.10)
TOTAL EXPENSES	33,960.00	2,830.00	2,137.28	14,662.70	11,320.00	3,342.70
TOTAL RECEIPTS TO DATE						68,859.19
TOTAL EXPENSES TO DATE						14,662.70
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						54,196.49

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF


Michael G. Wong
Executive Director

5/9/19
Date


Please note: A principal payment to Bank of the James was made in the amount of \$2,018.49 for a total of \$8,193.66 for this fiscal year.

Housing Choice Voucher Program (HCV)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of April 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts						
3300RC Adm-Fraud/Abuse/Set Off De	16,000.00	1,333.33	798.00	2,570.80	5,333.33	(2,762.53)
3300RC HAP-Fraud/Abuse/Set Off De	16,000.00	1,333.33	798.01	2,570.80	5,333.33	(2,762.53)
3300 FSS Fort.	0.00	0.00	0.00	1,339.00	0.00	1,339.00
3300 Portability Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
3610 Interest-HAP	0.00	0.00	0.00	0.00	0.00	0.00
3610 Interest-Adm	0.00	0.00	0.00	0.00	0.00	0.00
3410 HCV FSS Grant Funds	28,444.00	2,370.33	7,110.40	7,110.40	9,481.33	(2,370.93)
3410 HCV HAP Payment-Adm Fees	437,219.00	36,434.92	38,867.00	162,607.00	145,739.67	16,867.33
3410 HCV HAP Payment-HAP Fees	5,600,756.00	466,729.67	486,818.00	1,964,049.00	1,866,918.67	97,130.33
Total Receipts	6,098,419.00	508,201.58	534,391.41	2,140,247.00	2,032,806.33	107,440.67
Expenses						
Administration						
4110 Adm Salaries	269,276.00	22,439.67	20,693.56	92,815.14	89,758.67	3,056.47
4110 FSS Salaries (grant portion)	28,444.00	2,370.33	2,172.46	9,978.09	9,481.33	496.76
4540 Adm/FSS Benefits	95,351.00	7,945.92	7,167.82	29,358.15	31,783.67	(2,425.52)
4130 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00
4140 Staff Training	2,000.00	166.67	0.00	1,105.00	666.67	438.33
4150 Travel	2,000.00	166.67	1,069.98	1,599.96	666.67	933.29
4171 Auditing Fees	6,940.00	578.33	0.00	0.00	2,313.33	(2,313.33)
4190 Sundry	44,000.00	3,666.67	10,776.05	12,773.81	14,666.67	(1,892.86)
4190.1 Portability Fees	5,500.00	458.33	1.78	1,246.86	1,833.33	(586.47)
Total Administration	453,511.00	37,792.58	41,881.65	148,877.01	151,170.33	(2,293.32)
Utilities						
4310 Water	0.00	0.00	0.00	0.00	0.00	0.00
4320 Electric	0.00	0.00	0.00	0.00	0.00	0.00
4330 Gas	0.00	0.00	0.00	0.00	0.00	0.00
4390 Sewer	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance						
4420 Maintenance Salaries	0.00	0.00	0.00	0.00	0.00	0.00
4540 Maintenance Benefits	0.00	0.00	0.00	0.00	0.00	0.00
4420 Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430 Contract Costs (Unit Inspections)	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
General						
4510 Insurance	11,470.00	856.33	534.90	2,175.60	3,425.32	(1,249.72)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4715 HAP Portability In	0.00	0.00	0.00	0.00	0.00	0.00
Total	11,470.00	856.33	534.90	2,175.60	3,425.32	(1,249.72)
Total Expenses (excluding HAP)	464,981.00	38,648.91	42,416.55	151,052.61	154,595.65	(3,543.04)
4715 HAP	5,580,496.00	465,041.33	442,531.00	1,807,121.14	1,860,165.33	(53,044.19)
4715 UAP	0.00	0.00	11,295.00	47,121.00	0.00	47,121.00
4718 FSS Escrow	0.00	0.00	5,130.00	22,972.00	0.00	22,972.00
HAP Total	5,580,496.00	465,041.33	458,956.00	1,877,214.14	1,860,165.33	17,048.81
Total Expenses	6,045,477.00	503,690.25	501,372.55	2,028,266.75	2,014,760.99	13,505.76
TOTAL RECEIPTS TO DATE						2,140,247.00
TOTAL EXPENSES TO DATE						2,028,266.75
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						111,980.25

Adm Funds 21,235.59
HAP Funds 90,744.66

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF


Liz Webb, Housing Choice Voucher Mgr


Date

J. R. "POLLY" LINEWEAVER (JRL)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of April 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Dwelling Rent	174,802.00	14,566.83	13,965.59	54,926.16	58,267.33	(3,341.17)
3410 HAP Funding	262,204.00	21,850.33	22,166.00	84,938.00	87,401.33	(2,463.33)
3410 Service Coord Grant-2018	66,107.00	5,508.92	0.00	1,358.24	22,035.67	(20,677.43)
3690 Other Income-Laundry	6,000.00	500.00	254.57	1,012.89	2,000.00	(987.11)
3690 Other Income-Late fees,w/orders	6,000.00	500.00	1,030.50	2,386.28	2,000.00	386.28
Total Receipts	515,113.00	42,926.08	37,416.66	144,621.57	171,704.33	(27,082.76)
Expenses:						
Administration						
4110 Adm Salaries	61,380.00	5,115.00	4,718.02	20,399.99	20,460.00	(60.01)
4540 Adm Benefits	19,629.00	1,635.75	1,581.65	6,667.66	6,543.00	124.66
4130 Legal Fees	1,000.00	83.33	1,279.40	2,649.10	333.33	2,315.77
4140 Staff Training	0.00	0.00	0.00	0.00	0.00	0.00
4150 Travel	0.00	0.00	40.00	160.00	0.00	160.00
4171 Auditing Fees	1,200.00	100.00	0.00	0.00	400.00	(400.00)
4190 Sundry	15,000.00	1,250.00	4,031.04	6,228.85	5,000.00	1,228.85
Total Administration	98,209.00	8,184.08	11,650.11	36,105.60	32,736.33	3,369.27
Tenant Services:						
4220-40 Service Coord Grant-2018	66,107.00	5,508.92	6,591.13	15,356.72	22,035.67	(6,678.95)
4230 Tenant Services-Other	1,000.00	83.33	0.00	0.00	333.33	(333.33)
Total Tenant Serv.	67,107.00	5,592.25	6,591.13	15,356.72	22,369.00	(7,012.28)
Utilities:						
4310 Water	7,500.00	625.00	623.70	2,494.80	2,500.00	(5.20)
4320 Electric	65,000.00	5,416.67	7,504.35	34,763.36	21,666.67	13,096.69
4390 Sewer	25,000.00	2,083.33	1,925.72	7,702.88	8,333.33	(630.45)
Total Utilities	97,500.00	8,125.00	10,053.77	44,961.04	32,500.00	12,461.04
Maintenance:						
4410 Maintenance Salaries	46,120.00	3,843.33	2,643.44	11,312.63	15,373.33	(4,060.70)
4540 Maintenance Benefits	14,808.00	1,234.00	707.89	3,137.84	4,936.00	(1,798.16)
4420 Materials	8,000.00	666.67	519.17	4,309.68	2,666.67	1,643.01
4430 Contract	55,000.00	4,583.33	7,273.37	20,531.09	18,333.33	2,197.76
Total Maintenance	123,928.00	10,327.33	11,143.87	39,291.24	41,309.33	(2,018.09)
General:						
4510 Insurance	12,000.00	1,000.00	759.06	2,875.73	4,000.00	(1,124.27)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4580 United Bank Bond Interest	37,323.00	3,110.25	3,254.31	12,815.90	12,441.00	374.90
Total General	49,323.00	4,110.25	4,013.37	15,691.63	16,441.00	(749.37)
TOTAL EXPENSES	436,067.00	36,338.92	43,452.25	151,406.23	145,355.67	6,050.56
TOTAL RECEIPTS TO DATE						144,621.57
TOTAL EXPENSES TO DATE						151,406.23
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(6,784.66)

I CERTIFY THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF


 Lisa Benasher, Lineweaver Manager

5-9-19
 Date

Please note: A principal payment to United Bank was made in the amount of \$6,411.97 for a total of \$25,849.22 for this fiscal year.

FRANKLIN HEIGHTS, LLC
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of April 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Dwelling Rent	380,005.00	31,667.08	31,975.46	129,472.99	126,668.33	2,804.66
3410 HAP Funding	993,000.00	82,750.00	89,486.00	354,323.00	331,000.00	23,323.00
3610 Interest Income	0.00	0.00	74.26	235.64	0.00	235.64
3690 Other Income-Late fees, etc.	25,000.00	2,083.33	1,599.20	14,522.10	8,333.33	6,188.77
3410 Other Receipts-CDBG Funds	140,000.00	11,666.67	0.00	70,000.00	46,666.67	23,333.33
Total Receipts	1,538,005.00	128,167.08	123,134.92	568,553.73	512,668.33	55,885.40
Expenses:						
Administration						
4110 Adm Salaries	222,262.00	18,521.83	17,068.68	76,726.02	74,087.33	2,638.69
4540 Adm Benefits	70,801.00	5,900.08	6,713.19	24,702.48	23,600.33	1,102.15
4130 Legal Fees	2,000.00	166.67	0.00	270.00	666.67	(396.65)
4140 Staff Training	1,000.00	83.33	0.00	520.00	333.33	186.67
4150 Travel	1,500.00	125.00	80.00	320.00	500.00	(180.00)
4171 Auditing Fees	1,800.00	150.00	0.00	0.00	600.00	(600.00)
4190 Sundry	25,000.00	2,083.33	7,889.19	12,158.05	8,333.33	3,824.72
Total Administration	324,363.00	27,030.25	31,751.06	114,696.57	108,121.00	6,575.57
Tenant Services						
4240 Tenant Services-Recreation	1,000.00	83.33	0.00	0.00	333.33	(333.33)
Total Tenant Services	1,000.00	83.33	0.00	0.00	333.33	(333.33)
Utilities						
4310 Water	0.00	0.00	(602.98)	(1,672.07)	0.00	(1,672.07)
4320 Electric	15,000.00	1,250.00	1,040.41	4,116.53	5,000.00	(883.47)
4330 Gas	3,400.00	283.33	121.88	682.16	1,133.33	(451.17)
4390 Sewer	0.00	0.00	(807.42)	(3,496.83)	0.00	(3,496.83)
Total Utilities	18,400.00	1,533.33	(248.11)	(370.21)	6,133.33	(6,503.54)
Maintenance						
4410 Maintenance Salaries	102,899.00	8,574.92	9,252.93	36,283.60	34,299.67	1,983.93
4540 Maintenance Benefits	33,318.00	2,776.50	2,808.78	9,977.51	11,106.00	(1,128.49)
4420 Materials	43,500.00	3,625.00	2,286.66	12,262.80	14,500.00	(2,237.20)
4430 Contract	100,000.00	8,333.33	2,442.15	20,817.71	33,333.33	(12,515.62)
Total Maintenance	279,717.00	23,309.75	16,790.52	79,341.62	93,239.00	(13,897.38)
General						
4510 Insurance	45,000.00	3,750.00	1,735.25	5,726.99	15,000.00	(9,273.01)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4590 Real Estate Taxes	24,000.00	2,000.00	0.00	0.00	8,000.00	(8,000.00)
4580 Interest Expense-HHR	97,100.00	8,091.67	0.00	48,550.00	32,366.67	16,183.33
4580 Interest Expense-FH	133,925.00	11,160.42	0.00	66,962.50	44,641.67	22,320.83
4580 Interest Expense-FORK(UB)	26,227.00	2,185.58	2,287.11	9,006.93	8,742.33	264.60
4580 Interest Expense-FORK(Seller Fin)	45,066.00	3,755.50	3,805.89	15,342.06	15,022.00	320.06
Total General	371,318.00	30,943.17	7,828.25	145,588.48	123,772.67	21,815.81
TOTAL EXPENSES	994,798.00	82,899.83	56,121.72	339,256.46	331,599.33	7,657.13
TOTAL RECEIPTS TO DATE						568,553.73
TOTAL EXPENSES TO DATE						339,256.46
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						229,297.27

I CERTIFY THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF


 Nehemias Velez, FH Manager

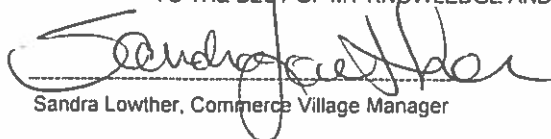
5/8/19
 Date

Please note P/I payments below:	Debt Pymts Due	Debt Pymts YTD	Debt Pymts Outstanding	
HHR 2006/14 Go Bond Payment	217,100	0	217,100	120000
FH 2009/11 Go Bond Payment	443,925	0	443,925	310000
Uniled Bank-Forkovitch Units	81,512	26,956	54,556	55285
Seller Financed-Forkovitch Family	102,953	<u>34,316</u>	<u>68,637</u>	57887
Total	845,490	61,272	784,218	

COMMERCE VILLAGE LLC (CVO)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of April 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Rental Income	78,892.00	6,574.33	5,742.00	26,090.00	26,297.33	(207.33)
3410 HAP Funding	110,000.00	9,166.67	9,569.00	36,919.00	36,666.67	252.33
3610 Interest (VHDA acct)	360.00	30.00	54.85	199.43	120.00	79.43
3690 Other Income-Laundry&Donatio	2,500.00	208.33	109.76	604.91	833.33	(228.42)
3690 Other Inc-Late fees,workorders	2,500.00	208.33	541.00	1,099.00	833.33	265.67
Total Receipts	194,252.00	16,187.67	16,016.61	64,912.34	64,750.67	161.67
Expenses:						
Administration:						
4110 Adm Salaries	17,592.00	1,466.00	1,353.26	6,089.67	5,864.00	225.67
4540 Adm Benefits	5,676.00	473.00	208.12	893.57	1,892.00	(998.43)
4130 Legal Fees	0.00	0.00	0.00	100.00	0.00	100.00
4140 Staff Training	0.00	0.00	0.00	0.00	0.00	0.00
4150 Travel	0.00	0.00	0.00	0.00	0.00	0.00
4171 Auditing	0.00	0.00	0.00	0.00	0.00	0.00
4190 Sundry	2,900.00	241.67	2,748.60	4,766.48	966.67	3,799.81
4190 Sundry-Management fees	10,000.00	833.33	805.36	3,317.79	3,333.33	(15.54)
4190 Sundry-HCC fees	6,100.00	508.33	0.00	0.00	2,033.33	(2,033.33)
Total Administration	42,268.00	3,522.33	5,115.34	15,167.51	14,089.33	1,078.18
Tenant Services:						
4240-Case Mgt/Peer Counseling	16,500.00	1,375.00	3,611.00	3,611.00	5,500.00	(1,889.00)
4240 Tenant Services-Client	1,500.00	125.00	0.00	285.00	500.00	(215.00)
Total Tenant Serv.	18,000.00	1,500.00	3,611.00	3,896.00	6,000.00	(2,104.00)
Utilities:						
4310 Water	4,000.00	333.33	326.70	1,306.80	1,333.33	(26.53)
4320 Electricity	20,000.00	1,666.67	1,677.83	7,010.30	6,666.67	343.63
4330 Gas	2,100.00	175.00	184.13	714.40	700.00	14.40
4390 Sewer	11,000.00	916.67	931.80	3,727.20	3,666.67	60.53
Total Utilities	37,100.00	3,091.67	3,120.46	12,758.70	12,366.67	392.03
Maintenance:						
4410 Maintenance Salaries	9,669.00	805.75	891.80	3,502.93	3,223.00	279.93
4540 Maintenance Benefits	3,056.00	254.67	253.95	1,024.88	1,018.67	6.21
4420 Materials	2,500.00	208.33	290.42	1,281.25	833.33	447.92
4430 Contract Costs	16,500.00	1,375.00	1,213.07	6,581.52	5,500.00	1,081.52
Total Maintenance	31,725.00	2,643.75	2,649.24	12,390.58	10,575.00	1,815.58
General Expenses:						
4510 Insurance Expenses	5,200.00	433.33	628.10	1,368.90	1,733.33	(364.43)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4580 Interest Expense	16,380.00	1,365.00	1,365.00	5,460.00	5,460.00	0.00
4590 Real Estate Taxes	24.00	2.00	1.01	4.04	8.00	(3.96)
1162 Replacement Reserve Acct	9,000.00	750.00	750.00	3,000.00	3,000.00	0.00
Total General Exp.	30,604.00	2,550.33	2,744.11	9,832.94	10,201.33	(368.39)
TOTAL EXPENSES	159,697.00	13,308.08	17,240.15	54,045.73	53,232.33	813.40
TOTAL RECEIPTS TO DATE						64,912.34
TOTAL EXPENSES TO DATE						54,045.73
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						10,866.61

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF


Sandra Lowther, Commerce Village Manager

5-8-2019
Date

LOCAL COMMUNITY DEVELOPMENT (LCD)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of May 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3410 HMIS COC Homelessness Grant-17	84,072.00	7,006.00	4,852.87	30,006.04	35,030.00	(5,023.96)
3410 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	0.00	13,405.16	22,085.00	(8,679.84)
3610 Interest Income	0.00	0.00	0.00	0.23	0.00	0.23
3690 Other Income	0.00	0.00	0.00	5,000.00	0.00	5,000.00
3690 Developer's Fees	175,000.00	14,583.33	0.00	0.00	72,916.67	(72,916.67)
3690 Admin. Fees	10,000.00	833.33	0.00	4,884.38	4,166.67	717.71
3690 Application Fees	15,000.00	1,250.00	0.00	0.00	6,250.00	(6,250.00)
3690 Lease Income	4,800.00	400.00	400.00	2,000.00	2,000.00	0.00
3690 Management Fees-CV	10,000.00	833.33	865.96	4,183.75	4,166.67	17.08
3690 BPort Net Receipts	184,265.00	15,355.42	8,908.88	77,768.07	76,777.08	990.99
3690 Lineweaver Apts. Net Receipts	360,800.00	30,066.67	32,759.35	157,046.91	150,333.33	6,713.58
Total Receipts	896,941.00	74,745.08	47,787.06	294,294.54	373,725.42	(79,430.88)
Expenses:						
Administration						
4110 Adm Salaries	129,791.00	10,815.92	8,194.97	51,056.15	54,079.58	(3,023.43)
4540 Adm Benefits	40,011.00	3,334.25	3,391.03	16,642.46	16,671.25	(28.79)
4130 Legal Expense	10,000.00	833.33	633.26	3,897.31	4,166.67	(269.36)
4140 Staff Training	5,000.00	416.67	0.00	670.00	2,083.33	(1,413.33)
4150 Travel	15,000.00	1,250.00	411.88	7,554.53	6,250.00	1,304.53
4171 Auditing Fees	3,600.00	300.00	0.00	0.00	1,500.00	(1,500.00)
4190 Sundry-Admin. Exp.	28,500.00	2,375.00	(485.86)	13,864.93	11,875.00	1,989.93
4190 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	16,203.48	31,578.68	22,085.00	9,493.68
4190 HMIS Match for Grant Funds	10,000.00	833.33	289.02	1,322.52	4,166.67	(2,844.15)
4190 Community Donations (OpDr/COC, etc)	15,000.00	1,250.00	0.00	10,100.00	6,250.00	3,850.00
4190 HMIS Homeless Assistance-17	84,072.00	7,006.00	4,862.87	30,017.04	35,030.00	(5,012.96)
Total Administration	393,978.00	32,831.50	33,500.65	166,703.62	164,157.50	2,546.12
Utilities						
4320 Electric	3,150.00	262.50	147.42	1,192.83	1,312.50	(119.67)
4330 Gas	1,800.00	150.00	28.86	565.11	750.00	(184.89)
Total Utilities	4,950.00	412.50	176.28	1,757.94	2,062.50	(304.56)
Maintenance						
4410 Maintenance Salaries	39,437.00	3,286.42	2,966.78	16,582.89	16,432.08	150.81
4540 Maintenance Benefits	12,309.00	1,025.75	902.59	4,968.40	5,128.75	(160.35)
4420 Materials	6,000.00	500.00	100.49	586.20	2,500.00	(1,913.80)
4430 Contract Costs	9,500.00	791.67	156.03	861.52	3,958.33	(3,096.81)
Total Maintenance	67,246.00	5,603.83	4,125.89	22,999.01	28,019.17	(5,020.16)
General:						
4510 Insurance	10,500.00	875.00	528.36	2,573.63	4,375.00	(1,801.37)
4570 Collection Loss/Bad Debt Expens	0.00	0.00	0.00	0.00	0.00	0.00
4000 Bport Expenses	58,000.00	4,833.33	2,098.57	16,761.27	24,166.67	(7,405.40)
4000 Lineweaver Apartments Expenses	360,579.00	30,048.25	31,225.12	147,643.94	150,241.25	(2,597.31)
Total General	429,079.00	35,756.58	33,852.05	166,978.84	178,782.92	(11,804.08)
TOTAL EXPENSES	895,253.00	74,604.42	71,654.87	358,439.41	373,022.08	(14,582.67)
TOTAL RECEIPTS TO DATE						294,294.54
TOTAL EXPENSES TO DATE						358,439.41
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(64,144.87)

Michael G. Wong, Executive Director

Date

6/11/19


LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment A
For the Month of May 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Rental Income	229,200.00	19,100.00	18,227.00	90,998.60	95,500.00	(4,501.40)
3410 HAP Funding	120,000.00	10,000.00	11,037.00	59,055.00	50,000.00	9,055.00
3690 Other Income-Laundry	3,600.00	300.00	136.75	1,149.62	1,500.00	(350.38)
3690 Other Income-Late fees,workordr	8,000.00	666.67	3,358.60	5,843.69	3,333.33	2,510.36
Total Receipts	360,800.00	30,066.67	32,759.35	157,046.91	150,333.33	6,713.58
Expenses:						
Administration:						
4110 Adm Salaries	60,863.00	5,071.92	4,678.18	24,898.89	25,359.58	(460.69)
4540 Adm Benefits	19,548.00	1,629.00	2,394.12	9,048.04	8,145.00	903.04
4130 Legal Fees	1,500.00	125.00	0.00	64.57	625.00	(560.43)
4140 Staff Training	1,000.00	83.33	0.00	0.00	416.67	(416.67)
4150 Travel	1,000.00	83.33	82.38	242.38	416.67	(174.29)
4171 Auditing	1,200.00	100.00	0.00	0.00	500.00	(500.00)
4190 Sundry	15,000.00	1,250.00	(66.36)	6,842.27	6,250.00	592.27
Total Administration	100,111.00	8,342.58	7,088.32	41,096.15	41,712.92	(616.77)
Tenant Services:						
4240 Tenant Services-Other	1,000.00	83.33	0.00	0.00	416.67	(416.67)
Total Tenant Serv.	1,000.00	83.33	0.00	0.00	416.67	(416.67)
Utilities:						
4310 Water	8,000.00	666.67	636.90	3,065.70	3,333.33	(267.63)
4320 Electricity	55,000.00	4,583.33	3,657.30	31,858.47	22,916.67	8,941.80
4390 Sewer	23,500.00	1,958.33	1,863.60	9,318.00	9,791.67	(473.67)
Total Utilities	86,500.00	7,208.33	6,157.80	44,242.17	36,041.67	8,200.50
Maintenance:						
4410 Maintenance Salaries	63,740.00	5,311.67	4,198.00	21,627.30	26,558.33	(4,931.03)
4540 Maintenance Benefits	20,346.00	1,695.50	2,966.78	5,296.55	8,477.50	(3,180.95)
4420 Materials	18,000.00	1,500.00	259.68	7,454.19	7,500.00	(45.81)
4430 Contract Costs	60,000.00	5,000.00	9,897.47	24,714.71	25,000.00	(285.29)
Total Maintenance	162,086.00	13,507.17	17,321.93	59,092.75	67,535.83	(8,443.08)
General Expenses:						
4510 Insurance Expenses	10,882.00	906.83	657.07	3,212.87	4,534.17	(1,321.30)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
Total General Exp.	10,882.00	906.83	657.07	3,212.87	4,534.17	(1,321.30)
TOTAL EXPENSES	360,579.00	30,048.25	31,225.12	147,643.94	150,241.25	(2,597.31)
TOTAL RECEIPTS TO DATE						157,046.91
TOTAL EXPENSES TO DATE						147,643.94
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						9,402.97

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF



Lisa Benasher, Lineweaver Manager

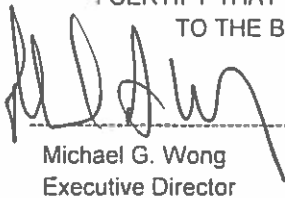


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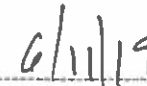
BRIDGEPORT COMPLEX
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment B
For the Month of May 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3690 Rental Income	184,265.00	15,355.42	8,908.88	77,768.07	76,777.08	990.99
3690 Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Receipts	184,265.00	15,355.42	8,908.88	77,768.07	76,777.08	990.99
Expenses:						
Operations						
4130 Legal Expenses	1,000.00	83.33	0.00	0.00	416.67	(416.67)
4190-Sundry-Phone	600.00	50.00	30.13	150.74	250.00	(99.26)
Total Op. Expenses	1,600.00	133.33	30.13	150.74	666.67	(515.93)
Utilities:						
4310 Water	1,100.00	91.67	0.00	0.00	458.33	(458.33)
4320 Electricity	0.00	0.00	0.00	0.00	0.00	0.00
4330 Gas	0.00	0.00	0.00	0.00	0.00	0.00
4310 Sewer	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	1,100.00	91.67	0.00	0.00	458.33	(458.33)
Maintenance:						
4420 Materials	2,000.00	166.67	0.00	0.00	833.33	(833.33)
4430 Contract Costs	10,000.00	833.33	534.10	8,837.29	4,166.67	4,670.62
Total Maintenance	12,000.00	1,000.00	534.10	8,837.29	5,000.00	3,837.29
General Expenses:						
4510 Insurance Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4580 Interst Expense	19,260.00	1,605.00	1,534.34	7,773.24	8,025.00	(251.76)
Total General Exp.	19,260.00	1,605.00	1,534.34	7,773.24	8,025.00	(251.76)
TOTAL EXPENSES	33,960.00	2,830.00	2,098.57	16,761.27	14,150.00	2,611.27
TOTAL RECEIPTS TO DATE						77,768.07
TOTAL EXPENSES TO DATE						16,761.27
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						61,006.80

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF



Michael G. Wong
Executive Director



Date

Please note: A principal payment to Bank of the James was made in the amount of \$2,018.49 for a total of \$8,193.66 for this fiscal year.

Housing Choice Voucher Program (HCV)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of May 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts						
3300RC Adm-Fraud/Abuse/Set Off De	16,000.00	1,333.33	473.14	3,043.94	6,666.67	(3,622.73)
3300RC HAP-Fraud/Abuse/Set Off De	16,000.00	1,333.33	473.13	3,043.93	6,666.67	(3,622.74)
3300 FSS Fort.	0.00	0.00	0.00	1,339.00	0.00	1,339.00
3300 Portability Fee Income	0.00	0.00	0.00	0.00	0.00	0.00
3610 Interest-HAP	0.00	0.00	0.00	0.00	0.00	0.00
3610 Interest-Adm	0.00	0.00	0.00	0.00	0.00	0.00
3410 HCV FSS Grant Funds	28,444.00	2,370.33	2,370.40	9,480.80	11,851.67	(2,370.87)
3410 HCV HAP Payment-Adm Fees	437,219.00	36,434.92	38,254.00	200,861.00	182,174.58	18,686.42
3410 HCV HAP Payment-HAP Fees	5,600,756.00	466,729.67	475,228.00	2,439,277.00	2,333,648.33	105,628.67
Total Receipts	6,098,419.00	508,201.58	516,798.67	2,657,045.67	2,541,007.92	116,037.75
Expenses						
Administration						
4110 Adm Salaries	269,276.00	22,439.67	20,693.56	113,508.70	112,198.33	1,310.37
4110 FSS Salaries (grant portion)	28,444.00	2,370.33	2,172.46	12,150.55	11,851.67	298.88
4540 Adm/FSS Benefits	95,351.00	7,945.92	7,029.82	36,387.97	39,729.58	(3,341.61)
4130 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00
4140 Staff Training	2,000.00	166.67	0.00	1,105.00	833.33	271.67
4150 Travel	2,000.00	166.67	1,265.90	2,865.86	833.33	2,032.53
4171 Auditing Fees	6,940.00	578.33	0.00	0.00	2,891.67	(2,891.67)
4190 Sundry	44,000.00	3,666.67	2,898.00	15,671.77	18,333.33	(2,661.56)
4190.1 Portability Fees	5,500.00	458.33	75.02	1,321.88	2,291.67	(969.79)
Total Administration	453,511.00	37,792.58	34,134.76	183,011.73	188,962.92	(5,951.19)
Utilities						
4310 Water	0.00	0.00	0.00	0.00	0.00	0.00
4320 Electric	0.00	0.00	0.00	0.00	0.00	0.00
4330 Gas	0.00	0.00	0.00	0.00	0.00	0.00
4390 Sewer	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	0.00	0.00	0.00	0.00	0.00	0.00
Maintenance						
4420 Maintenance Salaries	0.00	0.00	0.00	0.00	0.00	0.00
4540 Maintenance Benefits	0.00	0.00	0.00	0.00	0.00	0.00
4420 Materials	0.00	0.00	0.00	0.00	0.00	0.00
4430 Contract Costs (Unit Inspections)	0.00	0.00	0.00	0.00	0.00	0.00
Total Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
General						
4510 Insurance	11,470.00	856.33	532.03	2,737.63	4,281.65	(1,544.02)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4715 HAP Portability In	0.00	0.00	0.00	0.00	0.00	0.00
Total	11,470.00	856.33	532.03	2,737.63	4,281.65	(1,544.02)
Total Expenses (excluding HAP)	464,981.00	38,648.91	34,666.79	185,749.36	193,244.57	(7,495.21)
4715 HAP	5,580,496.00	465,041.33	450,855.00	2,257,976.14	2,325,206.67	(67,230.53)
4715 UAP	0.00	0.00	11,249.00	58,370.00	0.00	58,370.00
4718 FSS Escrow	0.00	0.00	5,347.00	28,319.00	0.00	28,319.00
HAP Total	5,580,496.00	465,041.33	467,451.00	2,344,665.14	2,325,206.67	19,458.47
Total Expenses	6,045,477.00	503,690.25	502,117.79	2,530,414.50	2,518,451.23	11,963.27
TOTAL RECEIPTS TO DATE						2,657,045.67
TOTAL EXPENSES TO DATE						2,530,414.50
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						126,631.17

Adm Funds 27,636.38
HAP Funds 98,994.79

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF

Liz Webb

Liz Webb, Housing Choice Voucher Mgr

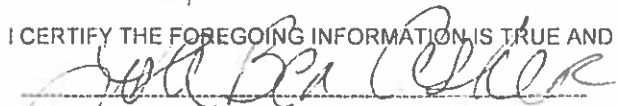
6/13/19

Date

J. R. "POLLY" LINEWEAVER (JRL)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of May 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Dwelling Rent	174,802.00	14,566.83	14,383.98	69,310.14	72,834.17	(3,524.03)
3410 HAP Funding	262,204.00	21,850.33	21,372.00	106,310.00	109,251.67	(2,941.67)
3410 Service Coord Grant-2018	66,107.00	5,508.92	0.00	1,358.24	27,544.58	(26,186.34)
3690 Other Income-Laundry	6,000.00	500.00	136.75	1,149.64	2,500.00	(1,350.36)
3690 Other Income-Late fees,w/orders	6,000.00	500.00	3,022.93	5,409.21	2,500.00	2,909.21
Total Receipts	515,113.00	42,926.08	38,915.66	183,537.23	214,630.42	(31,093.19)
Expenses:						
Administration						
4110 Adm Salaries	61,380.00	5,115.00	4,718.02	25,118.01	25,575.00	(456.99)
4540 Adm Benefits	19,629.00	1,635.75	1,551.58	8,219.24	8,178.75	40.49
4130 Legal Fees	1,000.00	83.33	0.00	2,649.10	416.67	2,232.43
4140 Staff Training	0.00	0.00	0.00	0.00	0.00	0.00
4150 Travel	0.00	0.00	82.38	242.38	0.00	242.38
4171 Auditing Fees	1,200.00	100.00	0.00	0.00	500.00	(500.00)
4190 Sundry	15,000.00	1,250.00	1,195.62	7,424.47	6,250.00	1,174.47
Total Administration	98,209.00	8,184.08	7,547.60	43,653.20	40,920.42	2,732.78
Tenant Services:						
4220-40 Service Coord Grant-2018	66,107.00	5,508.92	5,960.86	20,121.96	27,544.58	(7,422.62)
4230 Tenant Services-Other	1,000.00	83.33	0.00	0.00	416.67	(416.67)
Total Tenant Serv	67,107.00	5,592.25	5,960.86	20,121.96	27,961.25	(7,839.29)
Utilities:						
4310 Water	7,500.00	625.00	623.70	3,118.50	3,125.00	(6.50)
4320 Electric	65,000.00	5,416.67	4,069.99	38,833.35	27,083.33	11,750.02
4390 Sewer	25,000.00	2,083.33	1,925.72	9,628.60	10,416.67	(788.07)
Total Utilities	97,500.00	8,125.00	6,619.41	51,580.45	40,625.00	10,955.45
Maintenance:						
4410 Maintenance Salaries	46,120.00	3,843.33	2,842.40	14,155.03	19,216.67	(5,061.64)
4540 Maintenance Benefits	14,808.00	1,234.00	712.25	3,850.09	6,170.00	(2,319.91)
4420 Materials	8,000.00	666.67	256.31	4,565.99	3,333.33	1,232.66
4430 Contract	55,000.00	4,583.33	6,710.09	27,241.18	22,916.67	4,324.51
Total Maintenance	123,928.00	10,327.33	10,521.05	49,812.29	51,636.67	(1,824.38)
General:						
4510 Insurance	12,000.00	1,000.00	779.01	3,654.74	5,000.00	(1,345.26)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4580 United Bank Bond Interest	37,323.00	3,110.25	3,138.89	15,954.79	15,551.25	403.54
Total General	49,323.00	4,110.25	3,917.90	19,609.53	20,551.25	(941.72)
TOTAL EXPENSES	436,067.00	36,338.92	34,566.82	184,777.43	181,694.58	3,082.85
TOTAL RECEIPTS TO DATE						183,537.23
TOTAL EXPENSES TO DATE						184,777.43
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(1,240.20)

I CERTIFY THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF


 Lisa Benasher, Lineweaver Manager

6-12-2019
 Date

Please note: A principal payment to United Bank was made in the amount of \$6,527.39 for a total of \$32,376.61 for this fiscal year.

FRANKLIN HEIGHTS, LLC
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of May 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Dwelling Rent	380,005.00	31,667.08	29,173.00	158,645.99	158,335.42	310.57
3410 HAP Funding	993,000.00	82,750.00	91,246.00	445,569.00	413,750.00	31,819.00
3610 Interest Income	0.00	0.00	73.97	309.61	0.00	309.61
3690 Other Income-Late fees, etc.	25,000.00	2,083.33	1,077.60	15,634.70	10,416.67	5,218.03
3410 Other Receipts-CDBG Funds	140,000.00	11,666.67	0.00	70,000.00	58,333.33	11,666.67
Total Receipts	1,538,005.00	128,167.08	121,570.57	690,159.30	640,835.42	49,323.88
Expenses:						
Administration						
4110 Adm Salaries	222,262.00	18,521.83	17,068.68	93,794.70	92,609.17	1,185.53
4540 Adm Benefits	70,801.00	5,900.08	7,125.73	31,828.21	29,500.42	2,327.79
4130 Legal Fees	2,000.00	166.67	0.00	270.02	833.33	(563.31)
4140 Staff Training	1,000.00	83.33	0.00	520.00	416.67	103.33
4150 Travel	1,500.00	125.00	1,253.00	1,573.00	625.00	948.00
4171 Auditing Fees	1,800.00	150.00	0.00	0.00	750.00	(750.00)
4190 Sundry	25,000.00	2,083.33	1,240.90	13,398.95	10,416.67	2,982.28
4190 CDBG Down Payment Assistance Program	0.00	0.00	4,000.00	4,000.00	0.00	4,000.00
Total Administration	324,363.00	27,030.25	30,688.31	145,384.88	135,151.25	10,233.63
Tenant Services						
4240 Tenant Services-Recreation	1,000.00	83.33	0.00	0.00	416.67	(416.67)
Total Tenant Services	1,000.00	83.33	0.00	0.00	416.67	(416.67)
Utilities						
4310 Water	0.00	0.00	321.50	(1,350.57)	0.00	(1,350.57)
4320 Electric	15,000.00	1,250.00	592.90	4,709.43	6,250.00	(1,540.57)
4330 Gas	3,400.00	283.33	76.56	758.72	1,416.67	(657.95)
4390 Sewer	0.00	0.00	(1,503.88)	(5,000.71)	0.00	(5,000.71)
Total Utilities	18,400.00	1,533.33	(512.92)	(883.13)	7,666.67	(8,549.80)
Maintenance						
4410 Maintenance Salaries	102,899.00	8,574.92	8,822.38	45,105.98	42,874.58	2,231.40
4540 Maintenance Benefits	33,318.00	2,776.50	2,236.67	12,214.18	13,882.50	(1,668.32)
4420 Materials	43,500.00	3,625.00	1,145.52	13,408.32	18,125.00	(4,716.68)
4430 Contract	100,000.00	8,333.33	6,087.36	26,905.07	41,666.67	(14,761.60)
Total Maintenance	279,717.00	23,309.75	18,291.93	97,633.55	116,548.75	(18,915.20)
General						
4510 Insurance	45,000.00	3,750.00	1,793.09	7,520.08	18,750.00	(11,229.92)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4590 Real Estate Taxes	24,000.00	2,000.00	0.00	0.00	10,000.00	(10,000.00)
4580 Interest Expense-HHR	97,100.00	8,091.67	0.00	48,550.00	40,458.33	8,091.67
4580 Interest Expense-FH	133,925.00	11,160.42	0.00	66,962.50	55,802.08	11,160.42
4580 Interest Expense-FORK(UB)	26,227.00	2,185.58	2,206.00	11,212.93	10,927.92	285.01
4580 Interest Expense-FORK(Seller Fin)	45,066.00	3,755.50	3,785.99	19,128.05	18,777.50	350.55
Total General	371,318.00	30,943.17	7,785.08	153,373.56	154,715.83	(1,342.27)
TOTAL EXPENSES	994,798.00	82,899.83	56,252.40	395,508.86	414,499.17	(18,990.31)
TOTAL RECEIPTS TO DATE						690,159.30
TOTAL EXPENSES TO DATE						395,508.86
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						294,650.44

I CERTIFY THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF


 Nehemias Velez, FH Manager

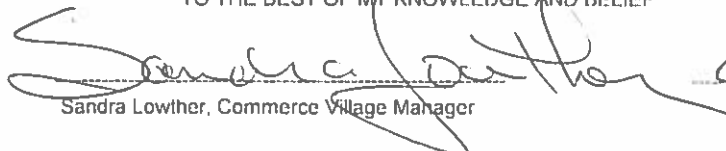
6/12/19
 Date

Please note P/I payments below:	Debt Pymts Due	Debt Pymts YTD	Debt Pymts Outstanding	
HHR 2006/14 Go Bond Payment	217,100	0	217,100	120000
FH 2009/11 Go Bond Payment	443,925	0	443,925	310000
United Bank-Forkovitch Units	81,512	33,749	47,763	55285
Seller Financed-Forkovitch Family	102,953	42,895	60,058	57887
Total	845,490	76,644	768,846	

COMMERCE VILLAGE LLC (CVO)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of May 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Rental Income	78,892.00	6,574.33	7,526.20	33,616.20	32,871.67	744.53
3410 HAP Funding	110,000.00	9,166.67	8,937.00	45,856.00	45,833.33	22.67
3610 Interest (Replacement&Operatir	360.00	30.00	163.98	388.34	150.00	238.34
3690 Other Income-Laundry&Donatio	2,500.00	208.33	43.00	647.91	1,041.67	(393.76)
3690 Other Inc-Late fees,workorders	2,500.00	208.33	1,782.00	2,881.00	1,041.67	1,839.33
Total Receipts	194,252.00	16,187.67	18,452.18	83,389.45	80,938.33	2,451.12
Expenses:						
Administration:						
4110 Adm Salaries	17,592.00	1,466.00	1,353.26	7,442.93	7,330.00	112.93
4540 Adm Benefits	5,676.00	473.00	205.49	1,099.06	2,365.00	(1,265.94)
4130 Legal Fees	0.00	0.00	0.00	100.00	0.00	100.00
4140 Staff Training	0.00	0.00	0.00	0.00	0.00	0.00
4150 Travel	0.00	0.00	0.00	0.00	0.00	0.00
4171 Auditing	0.00	0.00	0.00	0.00	0.00	0.00
4190 Sundry	2,900.00	241.67	1,139.44	5,905.92	1,208.33	4,697.59
4190 Sundry-Management fees	10,000.00	833.33	865.96	4,183.75	4,166.67	17.08
4190 Sundry-HCC fees	6,100.00	508.33	0.00	0.00	2,541.67	(2,541.67)
Total Administration	42,268.00	3,522.33	3,564.15	18,731.66	17,611.67	1,119.99
Tenant Services:						
4240-Case Mgt/Peer Counseling	16,500.00	1,375.00	2,245.99	5,856.99	6,875.00	(1,018.01)
4240 Tenant Services-Client	1,500.00	125.00	320.00	605.00	625.00	(20.00)
Total Tenant Serv.	18,000.00	1,500.00	2,565.99	6,461.99	7,500.00	(1,038.01)
Utilities:						
4310 Water	4,000.00	333.33	326.70	1,633.50	1,666.67	(33.17)
4320 Electricity	20,000.00	1,666.67	1,314.36	8,324.66	8,333.33	(8.67)
4330 Gas	2,100.00	175.00	174.73	889.13	875.00	14.13
4390 Sewer	11,000.00	916.67	931.80	4,659.00	4,583.33	75.67
Total Utilities	37,100.00	3,091.67	2,747.59	15,506.29	15,458.33	47.96
Maintenance:						
4410 Maintenance Salaries	9,669.00	805.75	1,050.34	4,553.27	4,028.75	524.52
4540 Maintenance Benefits	3,056.00	254.67	261.93	1,286.81	1,273.33	13.48
4420 Materials	2,500.00	208.33	246.05	1,527.30	1,041.67	485.63
4430 Contract Costs	16,500.00	1,375.00	2,434.43	9,015.95	6,875.00	2,140.95
Total Maintenance	31,725.00	2,643.75	3,992.75	16,383.33	13,218.75	3,164.58
General Expenses:						
4510 Insurance Expenses	5,200.00	433.33	629.89	1,998.79	2,166.67	(167.88)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4580 Interest Expense	16,380.00	1,365.00	1,365.00	6,825.00	6,825.00	0.00
4590 Real Estate Taxes	24.00	2.00	1.01	5.05	10.00	(4.95)
1162 Replacement Reserve Acct	9,000.00	750.00	750.00	3,750.00	3,750.00	0.00
Total General Exp.	30,604.00	2,550.33	2,745.90	12,578.84	12,751.67	(172.83)
TOTAL EXPENSES	159,697.00	13,308.08	15,616.38	69,662.11	66,540.42	3,121.69
TOTAL RECEIPTS TO DATE						83,389.45
TOTAL EXPENSES TO DATE						69,662.11
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						13,727.34

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF


Sandra Lowther, Commerce Village Manager

6/11/2019
Date



RECEIVED
MAY 08 2019

U. S. Department of Housing & Urban Development

Richmond Public Housing Program Center
600 E. Broad Street, 3rd Floor
Richmond, VA 23219
1-800-842-2610

PY:

April 30, 2019

Mr. Michael G. Wong
Executive Director,
Harrisonburg Redevelopment and Housing Authority
P.O. Box 1071
Harrisonburg, VA 22803

Dear Mr. Wong:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Harrisonburg Redevelopment and Housing Authority (HRHA). We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

HRHA's final SEMAP score for the fiscal year ended 12/31/2018 is 130 points out of a possible 135 (100%). Your overall performance rating is "high". The following are your scores on each indicator:

Indicator	1	Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))	15
Indicator	2	Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)	20
Indicator	3	Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516)	20
Indicator	4	Utility Allowance Schedule (24 CFR 982.517)	5
Indicator	5	HQS Quality Control (24 CFR 982.405(b))	0
Indicator	6	HQS Enforcement (24 CFR 982.404)	10
Indicator	7	Expanding Housing Opportunities	5
Indicator	8	Payment Standards (24 CFR 982.503)	5
Indicator	9	Timely Annual Reexaminations (24 CFR 5.617)	10
Indicator	10	Correct Tenant Rent Calculations (24 CFR 982, Subpart K)	5
Indicator	11	Pre-Contract HQS Inspections (24 CFR 982.305)	5
Indicator	12	Annual HQS Inspections (24 CFR 982.405(a))	10
Indicator	13	Lease-Up	20
Indicator	14	Family Self-Sufficiency (24 CFR 984.105 and 984.305)	N/A
Indicator	15	Deconcentration Bonus	0

This HUD letter notifies HRHA of one SEMAP deficiency ("indicator rating of zero"). HRHA must correct Indicator 5 HQS Quality Control, 45 calendar days from the date of this HUD notification letter (see 24 CFR 985.106). The PHA must send a written report to HUD describing its correction of any identified SEMAP deficiency.

HRHA is reminded that if the PHA fails to correct a SEMAP deficiency within 45 calendar days as required, HUD may require the PHA to prepare and submit a corrective action plan within 30 calendar days from the date of the HUD Notice. This Office is hopeful that the PHA shall be successful in correcting the indicator rating of zero.

The PHA may appeal its overall performance rating to HUD by providing justification of the reasons for its appeal. An appeal made to the Program Center may be further appeal to the Assistant Secretary.

Thank you for your cooperation with the SEMAP process. If you have any questions, please call me at (804) 822-4899.

Sincerely,



Robert F. Davenport
Director
Richmond Public Housing Program Center

Cc:
Mr. Timothy Smith, Chairperson, Board of Commissioners

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 8/30/2011

1.0	PHA Information PHA Name: <u>Harrisonburg Redevelopment and Housing Authority</u> PHA Code: <u>VA-014</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01-2015 v.1</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>NONE</u> Number of HCV units: <u>843</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <u>Attachment 5.1</u>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <u>Attachment 5.2</u>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <u>Attachment 6.0</u>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <u>Attachment 7.0</u>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <u>N/A</u>				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <u>N/A</u>				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <u>N/A</u>				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <u>N/A</u>				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <u>Attachment 9.0</u>				

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Attachment 9.1
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Attachment 10
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Attached (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) N/A (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) N/A (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) N/A (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. N/A (g) Challenged Elements N/A (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) N/A (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) N/A

HUD-50075 Item 5.1 and 5.2

**5 Year Goals
Harrisonburg Redevelopment and Housing Authority
2015-2019**

Mission Statement:

To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community.

Goals and Objectives:

1. Promote Adequate and Affordable Housing

- a. Create and expand access to decent, safe and affordable rental housing including partnership with the City of Harrisonburg to establish a Home-Ownership Center with access to appropriate training opportunities
- b. Improve the management, accountability and physical quality of subsidized housing programs
- c. Improve housing opportunities for the elderly, persons with disabilities and the homeless
- d. Provide a leadership role in the Harrisonburg, Winchester/Western Virginia Continuum of Care (VA-513) and work with participating agencies to address gaps or needs in the local housing continuum
- e. Expand use of technology to improve quality of services and increase efficiencies
- f. Partner with City of Harrisonburg on Fair Housing programs and activities

2. Promote Self-Sufficiency for Residents

- a. Continue programs that foster economic growth
- b. Promote initiatives that encourage healthy living and lifestyles and access to medical care
- c. Pursue additional partnerships and resources that assist residents in achieving self-sufficiency including partnership with the City to provide a temporary ramp program to enable persons with disabilities and the elderly to have accessible housing
- d. Develop and implement youth programs to encourage success in schools and self-sufficiency

3. Revitalization of Communities

- a. In Partnership with the City of Harrisonburg, identify and develop solutions to specific redevelopment initiatives that address blight and blighted conditions or promote economic opportunities for its residents
- b. Improve neighborhoods through renovation initiatives with residential developments

- c. Develop mixed income and mixed use communities that incorporate transportation centers
- d. Identify and obtain additional resources to assist in community revitalization
- e. Participate in the development of a designated Non-Profit Center for neighborhood and community support of non-profits to maintain tenants in adequate and affordable housing
- f. Promote and encourage the use of EarthCraft and LEED building techniques

Item 6 (a):

HRHA has updated its Admissions and Continued Occupancy Plan(s) in accordance with the enhanced protections found in VAWA 2013, for the Smoke-Free Policy which went into effect July 1, 2014, and changes to the Franklin Heights, LLC Lease agreement for the Late Rent Charge and addendums for the Smoke-Free Policy and VAWA protections (relevant sections attached).

Item 6(b):

Version 1 of the HRHA 5-Year and Annual PHA Plan for FY 2015 is available for public review and inspection at the main administrative office of HRHA (286 Kelley Street, Harrisonburg, Va 22802) as well as its website, www.harrisonburgrha.com.

Item 7:

Project-based Vouchers: HRHA is in the process of beginning construction of a 30 unit Permanent Supportive Housing project, Commerce Village (CV), for the chronically homeless and medically vulnerable in Harrisonburg. A minimum of 15 and maximum of 30 units of the CV project will use Project-based Vouchers. HRHA has received the approval of the Richmond Field Office for the Project Basing Proposal for Commerce Village, LLC, a component unit of the Harrisonburg Redevelopment and Housing Authority. The LLC was the only respondent to the Authority's RFP Solicitation. HRHA is in the process of finalizing the Subsidy Layering Review for the project with the assistance of the Richmond Field Office.

Item 8 – 8.3: N/A

Item 9.0 Housing Needs (HCV)

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of households	% of total households	Annual Turnover
Waiting list total (06/30/2014)	115		41 (7/1/13 to 6/30/14)
Extremely low income <=30% AMI	80	77.67	
Very low income (>30% but <=50% AMI)	21	20.39	
Low income (>50% but <80% AMI)	2	1.94	
Households with children	75	72.82	
Elderly households	5	4.85	
Households with Disabilities	2	1.94	
Race – White	66	64.08	
Race - African American	34	33.01	
Race – Other	3	2.91	
Ethnicity – Hispanic	23	22.33	
Ethnicity – Non-Hispanic	80	77.67	
Characteristics by Bedroom Size (Public Housing Only)	N/A	N/A	N/A
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 17 Months (Since February 2013)			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (Only for Family Unification Program households, referred by the Department of Social Services, and Non-Elderly Disabled Program households, referred by the Community Services Board or Valley Associates for Independent Living, transitioning from institutions into the community.)			

Item 9.1:

To address local housing needs, HRHA will continue to seek additional resources, maintain and create new partnerships and proactively address gaps in the local housing market through partnerships and collaborations. It will continue its leadership role in the Continuum of Care (VA-513).

HRHA will continue its partnership with the City of Harrisonburg on projects which specifically address blight or provide economic benefits to residents. HRHA will continue its emphasis on housing for the elderly, persons with disabilities and the homeless and look at the possible development of housing specific projects (senior and single room occupancy).

**Report on Progress:
Goals and Objectives Contained in
FY 2010-2014 Five Year Plan**

In addition to serving as the Lead Agent for the Southern Planning Group of the Harrisonburg, Winchester/Western Virginia CoC (VA-513) and Lead Agent for the CoC's HMIS grant, the following:

1. Promote Adequate and Affordable Housing

- Purchased, rezoned and leased a home in 2010 to be used as a boarding house to provide affordable housing to aid the homeless. This program was designed and run by two nonprofit groups in the community.
- Completed \$9M renovation of 32 Units of 2, 3 and 4-bedroom duplexes (Franklin Heights) which ended the citywide initiative to renovate 100 low-income rental units owned by the Authority. In November 2010, this project was awarded the "Best Housing Development" certificate at the Governor's Housing Conference in Richmond.
- Completed \$2.4M purchase and restoration in 2012 of 25 units of 3 and 4 bedroom affordable housing (Forkovitch Properties).
- Completed a \$1M renovation to its J.R. "Polly" Lineweaver Apartments in 2012 including the upgrade of all heating and air conditioning units.
- Installed solar panels (\$92,000) at its Lineweaver Apartments to save on electricity costs for the Authority as well as tenants. At the time of installation in 2013, it was believed to be the first solar photovoltaic system at a public housing project in the state.
- Partnered with City and other local organizations to jointly sponsor annual fair housing training workshops for Realtors, contractors, tenants, landlords, housing professionals, City staff and others. The most recent fair housing training event was held in May 2014.
- Ongoing development of +\$3M plan for the PSH project, Commerce Village, for chronically homeless and medically vulnerable. In the process of going to closing in 2014 for the construction phase.
- Upgraded the Authority's tenant management software in 2014 and purchased tablets for use by maintenance staff so that management of tenant work orders can be more efficient.

2. Promote Self-Sufficiency for Residents

- Ongoing participation in the HCV Family Self-Sufficiency Program since receiving its first funding award in 1993. More than 100 people who get HRHA subsidized housing are enrolled in the program.
- Served as Lead Agency in the development of the Harrisonburg-Rockingham County Ten Year Plan to End Homelessness in 2010. The Plan aims to end and prevent homelessness, promote self-sufficiency and encourage personal responsibility.
- Assisted the Harrisonburg Community Health Center in building a \$3.5M facility in 2010 which tripled its available space from 4,000 to 12,000 square feet.
- Partnered with City and other local organizations to jointly sponsor annual job fairs in 2013 and 2014 for citizens at large, Authority tenants, clients of community shelters and others.
- Effective July 1, 2014, the Authority adopted a smoke-free policy for all of its 249 units of subsidized, affordable housing and its Administrative Office(s).

3. Revitalization of Communities

- In 2010, HRHA approved a 20 – year lease of a building acquired by the Authority in 2005 as a children’s museum in downtown Harrisonburg. Under the lease agreement, the City was to pay the annual debt service on the outstanding loan for renovation costs. A possible benefit of the collaboration between the Authority, the City and the Museum was as an economic revitalization tool.
- Transferred the Lucy F. Simms Continuing Education Center to the Harrisonburg Parks and Recreation Department in 2010. HRHA had completed the \$5.5M renovations of the historic Simms Center in 2005 but managed the property through a component LLC to fulfill the requirements of the LIHTC program.
- \$2.09M renovation of a 60 year-old-building in downtown Harrisonburg before turning it over to the Harrisonburg Public School System for its administrative offices in 2011.
- Participated in a 2013 community event, “Remembering Newtown,” on the place and history of the Newtown neighborhood of Harrisonburg and the revitalization project during the 1950s and 1960s. This project was presented by James Madison University Libraries and co-sponsored by Harrisonburg Downtown Renaissance, JMU Office for Diversity, the Northeast Neighborhood Association and Harrisonburg Redevelopment and Housing Authority.
- All Authority projects have used EarthCraft building techniques.

HUD-50075 Item 10(b) VA-014 -

Five Year Plan for Fiscal Years: 2015-2019 and Annual Plan for FY 2015

A significant amendment of substantial deviation/modification to the 5 year or annual plan will involve either a policy change which affects the admission or continued occupancy of participants to housing programs or a fiscal change which is greater than \$100,000.

**RESOLUTION AUTHORIZING APPLICATION FOR ADMISSION TO
THE MOVING TO WORK DEMONSTRATION PROGRAM**

WHEREAS, the Harrisonburg Redevelopment and Housing Authority (“HRHA”) desires to apply to the Move to Work Demonstration Program (the “MTW Program”);

WHEREAS, the MTW Program may reduce costs and achieve greater cost effectiveness;

WHEREAS, the MTW Program provides incentives to families with children where the head of the household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people in obtaining employment or becoming more self-sufficient economically;

WHEREAS, the MTW Program may increase housing choices for eligible low-income families;

WHEREAS, the MTW Program provides for a more efficient use of federal funds;

WHEREAS, HRHA is eligible to apply to the MTW Program;

WHEREAS, the Board of Commissioners supports and encourages HRHA in its application to the MTW Program; and

WHEREAS, HRHA desires to obtain MTW designation and it is HRHA’s intention to comply with the MTW objectives and statutory requirements and the Operations Notice.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY THAT:

1. The Board approves HRHA’s desire to obtain MTW designation under the first cohort of the MTW Expansion and it is its intention to comply with the MTW objectives and statutory requirements and the Operations Notice;
2. The Executive Director is hereby authorized to submit an application and letter of intent under the Moving to Work Demonstration Program for Fiscal year 2019; and
3. The Executive Director is hereby authorized to take all actions that are reasonable and necessary to effectuate the application process, including without limitation signing the Commitment to Participate in the HUD-Sponsored Evaluation of the First Cohort of the MTW Expansion and the Certifications of Compliance with HUD and Federal Requirements and Regulations.

Resolved this 19th day of June 2019.

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled **“RESOLUTION AUTHORIZING APPLICATION FOR ADMISSION TO THE MOVING TO WORK DEMONSTRATION PROGRAM”** taken at a regular meeting of the Authority held on June 19, 2019:

	AYE	NAY	ABSTAIN	ABSENT
Timothy Smith, Chairman				
John Hall, Vice Chairman				
Scott Gallagher				
Benjamin L. Fuller				
Costello Forney				
Dated: June 19, 2019				

(SEAL)

Chairman, Harrisonburg Redevelopment and Housing Authority

ATTEST: _____
Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority’s commissioners present and voting at a meeting duly called and held on June 19, 2019, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this 19th day of June, 2019.

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

By: _____
Michael G. Wong, Secretary

Woodman West Preservation, L.P.
c/o Related Companies
60 Columbus Circle, 20th Floor
New York, NY 10023

May 13, 2019

Michael Wong
Executive Director
Harrisonburg Redevelopment & Housing Authority
286 Kelley Street
Harrisonburg VA 22802

Re: Woodman West
Glen Allen, VA
**Bond Redemption – Woodman West – Harrisonburg Redevelopment and Housing
Authority Variable Rate Demand Multifamily Housing Revenue Bonds (Woodman
West Apartments Project), Series 2008**

Dear Michael,

On behalf of Woodman West Preservation, L.P. (the "Owner"), the Owner intends to redeem the full balance of the Harrisonburg Redevelopment and Housing Authority Variable Rate Demand Multifamily Housing Revenue Bonds (Woodman West Apartments Project), Series 2008 on June 15, 2019, if achievable, otherwise on July 15, 2019.

Please do not hesitate to contact Brian Samson at 646-582-2276 or brian.samson@related.com should you require additional information with regard to this prepayment.

Sincerely,



David Pearson
Vice President of General Partner of Owner

**HOUSING CHOICE VOUCHER PROGRAM
MANAGEMENT REPORT FOR 5/15/19 BOARD MEETING
SUMMARY OF APRIL 2019**

1. HCV Program Applications (as of 4/30/19)

	1 BR	2 BR	3 BR	4BR	5+ BR	Total
HCV Waiting List	435	792	604	207	43	2,081
New Applicants	53	64	44	17	7	185

2. Voucher Utilization (as of 4/30/19)

	FUP	NED	TP	VASH	MS5	HCV	Total	Percent
MANDATED TOTAL	50	170	9	15	25	614	883	
Leased or Port Out Billing	36	156	9	15	12	567	795	90.0
Searching (incl. Port-In) and Scheduled to Issue	8	4	0	0	17	34	63	7.2
Available	6	10	0	0	-4	13	25	2.8

3. Inspections

	Privately Owned (by HRHA)				HRHA-Owned (by WRHA)**			
	Pass	Fail	Re-Inspect	Total	Pass	Fail	Re-Inspect	Total
Pre-Contract	12	7	3	22	-	-	-	-
Annual	14	10	8*	32	-	-	-	-

* Re-inspect annuals completed by HRHA include both verified and on-site.

** WRHA inspection details were not available at the time of reporting.

4. PIC Submission (goal 95%): 98.74%

5. HAP Expenditures (April): \$458,297

I certify that the forgoing information is true and correct to the best of my knowledge and belief.



Elizabeth Webb, HCV Manager

May 15, 2019

Date

JR "Polly" Lineweaver Program Management Report
Month of April 2019

Applications

	Efficiency	One bedroom
Currently On Waiting List	1	68
New Applications Taken	1	19

Marketing

	Efficiency	One bedroom	Total
# of units vacant	3	0	3
# of Tenants who moved in	3	1	4
# of Tenants who moved out	3	0	3
# of Tenants who transferred	0	1	1
# of Legal Notices	1	0	1
# of Unlawful Detainers	1	0	1

Occupancy

11	# of minorities	18%
36	# of disabled tenants	59%
56	# of elderly tenants	44%
Total Number of Units Leased: 58		

Tenant Accounts Receivable

Accounts Receivable at end of Month	\$16,915.54		
Delinquent Accounts By Age	30 4	60 3	>606
Security Deposits Held	\$13,561.24		
Pet Deposits Held	\$1,949.67		
Rent Billed	\$14,186.59		
Rent Collected	\$14,404.12		

Number of Inspections	0
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Management

Comments on any problems experienced during the month:

I certify that the forgoing information is true and correct to the best of my knowledge and belief.


4-30-2019
 Lisa Benasher, Lineweaver Property Manager Date

Lineweaver Annex Program Management Report...
Month of APRIL 2019

Applications

Currently On Waiting List	100
New Applications Taken	1

Marketing

# of units vacant	2
# of Tenants who moved in	1
# of Tenants who moved out	1
# of Tenants who transferred	0
# of Legal Notices	1
# of Unlawful Detainers	1

Occupancy

3	# of minorities	9%
45	# of disabled tenants	43%
24	# of elderly tenants	55%
Total Number of Units Leased <u>58</u>		

Tenant Accounts Receivable

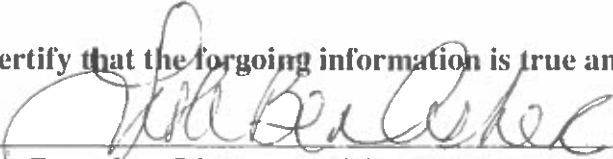
Accounts Receivable at end of Month	\$22,997.16		
Delinquent Accounts By Age	30 7	60 7	>60 8
Security Deposits Held	\$27,770.28		
Pet Deposits Held	\$1,400.00		
Rent Billed	\$18,098.42		
Rent Collected	\$17,935.27		

Number of Inspections	<u>0</u>
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Management

Comments on any problems experienced during the month:

I certify that the foregoing information is true and correct to the best of my knowledge and belief.



Lisa Benasher, Lineweaver Manager

4-30-2019

Date

FRANKLIN HEIGHTS PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF MARCH 2019

1.) Marketing:

	<u>1 BDR</u>	<u>2 BDR</u>	<u>3 BDR</u>	<u>4 BDR</u>	<u>5 BDR</u>	<u>Total</u>
# of Units Vacant	<u>1</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>
# of Tenants who moved in	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>2</u>
# of Tenants who moved out	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>
# of Tenants evicted	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Tenants who transferred	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Legal Notices	<u>3</u>	<u>9</u>	<u>9</u>	<u>2</u>	<u>1</u>	<u>24</u>
# of Unlawful Detainers	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tenants who are over-housed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tenants who are under-housed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Units with handicap access	<u>9</u>	<u>0</u>	<u>2</u>	<u>4</u>	<u>1</u>	<u>16</u>
Tenants who need handicap access	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>05</u>
Tenants who have handicap access	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>05</u>

2.) Occupancy:

TOTAL NUMBER OF UNITS LEASED: 124

3.) Tenant Accounts Receivable:

Security and Pet Deposits Held:	<u>\$109,695.20</u>
Rent Billed	<u>\$127,273.18</u>
Rent Collected	<u>\$127,455.01</u>

4.) Applications:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5BR</u>
Currently on the Waiting List there are a total of <u>1,356</u> applicants.	<u>389</u>	<u>501</u>	<u>332</u>	<u>100</u>	<u>034</u>

5.) Inspections:

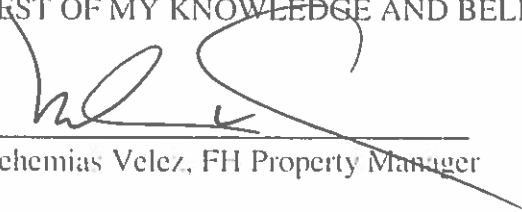
Number Completed	Excellent	Good	Acceptable	Needs work	Issues
11	2	0	7	2	0

6.3 Management:

Comments on any problems experienced during the month:

Franklin Heights, LLC (FH) had two move-ins and two move-outs for the month of April 2019. FH started taking applications effective November 01, 2018.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



Nehemias Velez, FH Property Manager

5/8/19
Date

**COMMERCE VILLAGE PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF APRIL 2019**

1.) Marketing:

	<u>1 BDR VASH</u>	<u>1 BDR HCV</u>
# of Units Vacant	<u>0</u>	<u>1</u>
# of Tenants who moved in	<u>0</u>	<u>0</u>
# of Tenants who moved out	<u>0</u>	<u>0</u>
# of Tenants evicted	<u>0</u>	<u>1</u>
# of Tenants who transferred	<u>0</u>	<u>1</u>
# of Legal Notices	<u>0</u>	<u>0</u>
# of Unlawful Detainers	<u>0</u>	<u>0</u>

2) TOTAL NUMBER OF UNITS LEASED: 29

3.) Tenant Accounts Receivable:

Outstanding Balance	<u>\$6,389.03</u>
Number of Delinquent Accounts by Age:	30: <u>0</u> 60: <u>0</u> 90+: <u>0</u>
Security and Pet Deposits Held:	<u>\$15,133.00</u>
Rent Billed	<u>\$15,749.00</u>
Rent Collected	<u>\$15,751.00</u>

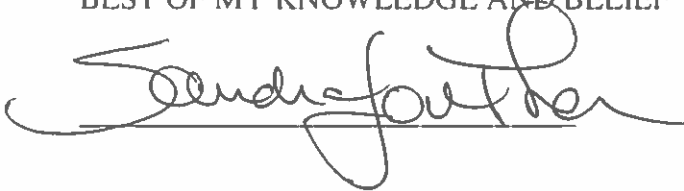
4.) Applications:

Currently on the Waiting List 713

5.) Management:

Comments on any problems experienced during the month:

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



4/30/2019

FAMILY SELF – SUFFICIENCY PROGRAM REPORT

04/2019

1	HCV Participants	30
	Employed	24
	Job searching/Pre-employment	5
	Established Escrow account	17
	Waiting list	4
	Enrolled in school	2
	Medical Leave	2
	ESL Class	3
2	FRANKLIN HEIGHTS PARTICIPANTS	48
	Employed	42
	Job searching/pre-employment	5
	Established Escrow account	28
	Enrolled in school	4
	Medical Leave	1
	ESL Class	4
3	HARRISON HEIGHTS PARTICIPANTS	16
	Employed	14
	Job Searching/Pre-employment	3
	Establish Escrow account	10
	Enrolled in school	2
	Medical Leave	2
	ESL Class	2
	Accomplishments	8 – Kids enrolled at Boys Girls Club
	FSS Staff assisted participants with transportation to interviews for job fair, FSS staff gave out 20 Easter Baskets to participants that were meeting goals, 1 graduate from FH.	FSS staff assisted participants with paperwork to purchase a car, Several participants earned pay raise, and job promotions.
	FSS Coordinator, Shirley	Signature: <u>Shirley Sheets</u>
	Date: 05/02/2019	

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of April 30, 2019**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$206,689.60
		Total	\$206,689.60
	AR Due from:		
	JR Polly Lineweaver Apartments	\$86,256.30	
	Housing Choice Voucher Program	\$34,507.46	
	Commerce Village, LLC	\$17,070.78	
	Franklin Heights, LLC-Operating Expenses	\$70,188.43	
	Franklin Heights, LLC-Debt Servicing	\$265,000.00	
		\$473,022.97	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	SunTrust-Checking Account		\$521,648.31
	United Bank-FSS Escrow for participants		\$99,428.00
		Total	\$621,076.31

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$3,775.10
		Total	\$3,775.10

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$181,717.26
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$13,896.16
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Commerce Village, LLC

Cash:	First Bank & Trust		\$105,279.93
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<u>Grand Total</u>	<u>\$1,132,434.36</u>
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**Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of April 30, 2019**

		Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30
LOCAL COMMUNITY DEVELOPMENT					
Cash:	1st Bank & Trust	\$56,770.72	\$125,988.41	\$202,668.72	\$206,689.60
	Union Market Bank-FSS	\$486.90	\$486.90	\$0.00	\$0.00
Investments:	SunTrust-MMkt	\$5,852.59	\$5,258.68	\$0.00	\$0.00
HOUSING CHOICE VOUCHER PROGRAM					
Cash:	SunTrust-Checking	\$434,571.28	\$473,669.82	\$496,846.73	\$521,648.31
	United Bank-FSS Escrow	\$95,802.00	\$94,108.00	\$98,636.00	\$99,428.00
J.R. POLLY LINEWEAVER APARTMENTS					
Cash:	United Bank-Checking	\$16,689.00	\$12,115.30	\$7,378.17	\$3,775.10
ALL PROGRAMS-FH, LW, JRL, CVO					
Cash:	United Bank-Security Dep.	\$172,919.61	\$176,457.12	\$178,457.32	\$181,717.26
COMPONENT UNITS					
Franklin Heights, LLC					
Cash:	United Bank-Checking	\$11,509.10	\$7,708.57	\$14,095.03	\$13,896.16
Commerce Village LLC					
Cash:	1st Bank & Trust	\$96,043.52	\$98,934.61	\$102,029.29	\$105,279.93
	Total	\$890,644.72	\$994,727.41	\$1,100,111.26	\$1,132,434.36

JR "Polly" Lineweaver Program Management Report
Month of May 2019

Applications

	Efficiency	One bedroom
Currently On Waiting List	1	99
New Applications Taken	0	19

Marketing

	Efficiency	One bedroom	Total
# of units vacant	3	0	3
# of Tenants who moved in	1	0	1
# of Tenants who moved out	1	0	1
# of Tenants who transferred	0	0	0
# of Legal Notices	0	0	0
# of Unlawful Detainers	0	0	0

Occupancy

11	# of minorities	18%
36	# of disabled tenants	59%
56	# of elderly tenants	44%
Total Number of Units Leased: <u>58</u>		

Tenant Accounts Receivable

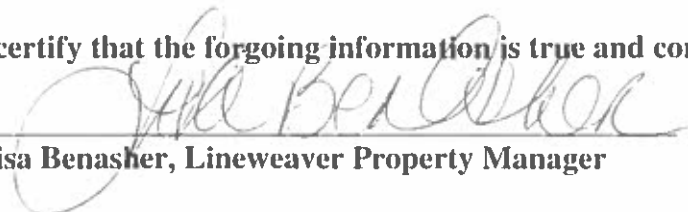
Accounts Receivable at end of Month	\$17,837.51		
Delinquent Accounts By Age	30 4	60 3	>606
Security Deposits Held	\$12,985.49		
Pet Deposits Held	\$1,749.67		
Rent Billed	\$14,180.37		
Rent Collected	\$13,452.26		

Number of Inspections	<u>0</u>
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Management

Comments on any problems experienced during the month:

I certify that the forgoing information is true and correct to the best of my knowledge and belief.


Lisa Benasher, Lineweaver Property Manager

6-5-19
Date

Lineweaver Annex Program Management Report...
Month of MAY 2019

Applications

Currently On Waiting List	100
New Applications Taken	0

Marketing

# of units vacant	3
# of Tenants who moved in	1
# of Tenants who moved out	2
# of Tenants who transferred	0
# of Legal Notices	2
# of Unlawful Detainers	2

Occupancy

3	# of minorities	9%
45	# of disabled tenants	43%
24	# of elderly tenants	55%
Total Number of Units Leased <u>57</u>		

Tenant Accounts Receivable

Accounts Receivable at end of Month	\$24,655.01		
Delinquent Accounts By Age	30 7	60 7	>60 8
Security Deposits Held	\$28,270.28		
Pet Deposits Held	\$1,500.00		
Rent Billed	\$18,227.00		
Rent Collected	\$18,301.09		

Number of Inspections	<u>0</u>
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Management

Comments on any problems experienced during the month:

I certify that the forgoing information is true and correct to the best of my knowledge and belief.

Lisa Benasher 6-5-19
 Lisa Benasher, Lineweaver Manager Date

**FRANKLIN HEIGHTS PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF MAY 2019**

1.) Marketing:

	<u>1 BDR</u>	<u>2 BDR</u>	<u>3 BDR</u>	<u>4 BDR</u>	<u>5 BDR</u>	<u>Total</u>
# of Units Vacant	<u>1</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>7</u>
# of Tenants who moved in	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>
# of Tenants who moved out	<u>0</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>3</u>
# of Tenants evicted	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Tenants who transferred	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Legal Notices	<u>2</u>	<u>7</u>	<u>9</u>	<u>1</u>	<u>0</u>	<u>19</u>
# of Unlawful Detainers	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>
Tenants who are over-housed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Tenants who are under-housed	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Units with handicap access	<u>9</u>	<u>0</u>	<u>2</u>	<u>4</u>	<u>1</u>	<u>16</u>
Tenants who need handicap access	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>05</u>
Tenants who have handicap access	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>05</u>

2.) Occupancy:

TOTAL NUMBER OF UNITS LEASED: 122

3.) Tenant Accounts Receivable:

Security and Pet Deposits Held:	<u>\$109,927.00</u>
Rent Billed	<u>\$126,704.68</u>
Rent Collected	<u>\$126,542.18</u>

4.) Applications:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5BR</u>
Currently on the Waiting List there are a total of <u>1,445</u> applicants.	<u>428</u>	<u>505</u>	<u>368</u>	<u>107</u>	<u>037</u>

5.) Inspections:


Number Completed	Excellent	Good	Acceptable	Needs work	Issues
12	2	0	8	2	0

6.) Management:

Comments on any problems experienced during the month:

Franklin Heights, LLC (FH) had one move-in and three move-outs for the month of May 2019. Corrected the vacant units as the reports from Tenmast are not properly pulling the information. FH started taking applications effective November 01, 2018.

I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



Nehemias Velez, FH Property Manager

6/12/19
Date

**COMMERCE VILLAGE PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF MAY 2019**

1.) Marketing:

	<u>1 BDR VASH</u>	<u>1 BDR HCV</u>
# of Units Vacant	<u>0</u>	<u>0</u>
# of Tenants who moved in	<u>0</u>	<u>1</u>
# of Tenants who moved out	<u>0</u>	<u>0</u>
# of Tenants evicted	<u>0</u>	<u>0</u>
# of Tenants who transferred	<u>0</u>	<u>0</u>
# of Legal Notices	<u>0</u>	<u>0</u>
# of Unlawful Detainers	<u>0</u>	<u>0</u>

2) TOTAL NUMBER OF UNITS LEASED: 30

3.) Tenant Accounts Receivable:

Outstanding Balance	<u>\$7,758.03</u>
Number of Delinquent Accounts by Age:	30: <u>0</u> 60: <u>1</u> 90+: <u>0</u>
Security and Pet Deposits Held:	<u>\$15,141.00</u>
Rent Billed	<u>\$16,128.00</u>
Rent Collected	<u>\$15,438.00</u>

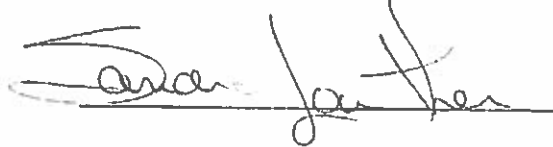
4.) Applications:

Currently on the Waiting List 492

5.) Management:

Comments on any problems experienced during the month:


I CERTIFY THAT THE FOREGOING INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF



6/3/2019

FAMILY SELF – SUFFICIENCY PROGRAM REPORT

05/2019

1	HCV Participants	30
	Employed	24
	Job searching/Pre-employment	5
	Established Escrow account	17
	Waiting list	5
	Enrolled in school	2
	Medical Leave	2
	ESL Class	3
2	FRANKLIN HEIGHTS PARTICIPANTS	48
	Employed	42
	Job searching/pre-employment	5
	Established Escrow account	28
	Enrolled in school	4
	Medical Leave	1
	ESL Class	4
3	HARRISON HEIGHTS PARTICIPANTS	16
	Employed	14
	Job Searching/Pre-employment	4
	Establish Escrow account	10
	Enrolled in school	2
	Medical Leave	2
	ESL Class	2
	Accomplishments	8 – Kids enrolled at Boys Girls Club
	FSS Staff assisted participants with transportation to interviews for jobs, Met with manager from Cargill to offer job leads to participants, donated to Way to Go for fund drive, one participant maxed out on income.	1 – Graduate from HH (maxed out on income limits) 2 – Graduates from FH 1 – Participant purchased a car HH
	Strong Family Day for all FSS participants 06/07	
	Date: 06/03/2019	FSS Coordinator: Shirley Sheets 

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of May 31, 2019**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$229,043.32
		Total	\$229,043.32
	AR Due from:		
	JR Polly Lineweaver Apartments	\$86,432.40	
	Housing Choice Voucher Program	\$31,538.25	
	Commerce Village, LLC	\$15,511.98	
	Franklin Heights, LLC-Operating Expenses	\$65,329.45	
	Franklin Heights, LLC-Debt Servicing	\$205,000.00	
		\$403,812.08	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	SunTrust-Checking Account		\$534,152.74
	United Bank-FSS Escrow for participants		\$96,067.00
		Total	\$630,219.74

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$1,855.03
		Total	\$1,855.03

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$172,393.31
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$21,251.03
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Commerce Village, LLC

Cash:	First Bank & Trust		\$105,007.35
	BB&T-Operating Reseve Account		\$130,024.93

<u>Grand Total</u>	<u>\$1,289,794.71</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of May 31, 2019

		Cash Balance as of 1/31	Cash Balance as of 2/28	Cash Balance as of 3/31	Cash Balance as of 4/30	Cash Balance as of 5/31
LOCAL COMMUNITY DEVELOPMENT						
Cash:	1st Bank & Trust	\$56,770.72	\$125,988.41	\$202,668.72	\$206,689.60	\$229,043.32
	Union Market Bank-FSS	\$486.90	\$486.90	\$0.00	\$0.00	\$0.00
Investments:	SunTrust-MMkt	\$5,852.59	\$5,258.68	\$0.00	\$0.00	\$0.00
HOUSING CHOICE VOUCHER PROGRAM						
Cash:	SunTrust-Checking	\$434,571.28	\$473,669.82	\$496,846.73	\$521,648.31	\$534,152.74
	United Bank-FSS Escrow	\$95,802.00	\$94,108.00	\$98,636.00	\$99,428.00	\$96,067.00
J.R. POLLY LINEWEAVER APARTMENTS						
Cash:	United Bank-Checking	\$16,689.00	\$12,115.30	\$7,378.17	\$3,775.10	\$1,855.03
ALL PROGRAMS-FH, LW, JRL, CVO						
Cash:	United Bank-Security Dep.	\$172,919.61	\$176,457.12	\$178,457.32	\$181,717.26	\$172,393.31
COMPONENT UNITS						
Franklin Heights, LLC						
Cash:	United Bank-Checking	\$11,509.10	\$7,708.57	\$14,095.03	\$13,896.16	\$21,251.03
Commerce Village LLC						
Cash:	1st Bank & Trust	\$96,043.52	\$98,934.61	\$102,029.29	\$105,279.93	\$105,007.35
	BB&T (Operating Reserve)	\$0.00	\$0.00	\$0.00	\$0.00	\$130,024.93
	Total	\$890,644.72	\$994,727.41	\$1,100,111.26	\$1,132,434.36	\$1,289,794.71

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of May 31, 2019**

Franklin Heights, LLC

Income	\$	690,159.30
Expenses	\$	(391,508.86)
Less: Principal Payments	\$	(46,519.27)
Total	\$	252,131.17

J.R. POLLY LINEWEAVER APARTMENTS

Income	\$	182,178.99
Expenses	\$	(164,655.47)
Total	\$	17,523.52
Add: Service Coordinator Grant Funds	\$	1,358.24
Less: Service Coordinator Grant Expenses	\$	(20,121.96)
	\$	(18,763.72)
Profit (Loss)/Gain	\$	(1,240.20)
Less: Principal Payments	\$	(32,376.61)
Total	\$	(33,616.81)