



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

Phone/VTDD 540-434-7386  
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September 13, 2019

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, September 18, 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  
September 18, 2019

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
  - August 2019
- III. Review and Approval Financial Statements
  - August 2019
- IV. Reports
  - A. Executive Director
    1. Public Comment
    2. Public Comment on the proposed 5 Year Plan(2019-2024) and Housing Choice Voucher Administrative Plan, Franklin Heights, JR "Polly Lineweaver, Lineweaver Annex and Commerce Village Admissions and Continued Occupancy Policies
    3. Resolution and Public Comment NewBridges Villages Bond Issuance
    4. 2018 Audit
    5. Personnel Policy
  - 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  
August 21, 2019

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday June 19, at 4:00 p.m., at the office of the Authority located at 286 Kelley Street, Harrisonburg Virginia.

Those present were:

Tim Smith, Chair  
Benjamin Fuller, Commissioner  
Scott Gallagher, Commissioner  
Costello Fordney, 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 June 19, 2019 meeting for consideration of approval. After a period of discussion, the minutes were unanimously approved on a motion from Commissioner Gallagher seconded by Commissioner Fuller. Mr. Wong then presented the June and July 2019 financial statements for consideration of approval. After a period of discussion, Commissioner Fuller seconded by Commissioner Fordney made the motion for approval. This motion was unanimously approved.

Chairperson Smith then opened the floor for general Public Comment. Stephanie Stotts, JR Polly Lineweaver Apartments related of concerns with maintenance, problems with the elevator, and property management staff not respecting residents and feelings of racial discrimination. Yael McQueen, Lineweaver Annex apartments related of being evicted for smoking when he only smelled of smoking. He questioned the reason for the no smoking policy and felt it was unfair that he was being evicted due to smell. Karen Thomas, East Johnson Street asked about tenant charges, how are they developed and when are the tenants charged. She voiced concern with low income individuals being charged for maintenance repair. She also asked about the Authority's policy for porch cleanliness and related of the feeling that individuals that are on the waiting list for extended period of time be prioritized for housing assistance.

Mr. Wong then presented the St. Luke resolution for consideration of approval. He related of the resolution allows for Suffolk RHA to provide bond financing in Henrico County. After a period of discussion, Commissioner Fuller seconded by Commissioner Fordney made the motion for approval. The resolution was unanimously approved.

Mr. Wong then presented the Authority's Annual /5 year plan, Housing Choice Voucher Administrative plan and admissions and continued occupancy plans for Franklin Heights,

JR Polly Lineweaver, Lineweaver Annex and Commerce Village for consideration of approval and posted for 45 day comment period. After a period of discussion the strategic plan objectives were modified to include actively seek diversification of HRHA owned properties in other neighborhoods and participate in trainings when available such as provided by Northeast Neighborhood Association, Faith in Action, and Interfaith Association. The Housing Choice Voucher Administrative Plan and admissions and continued occupancy policies were approved as presented. Commissioner Fuller seconded by Commissioner Fordney made the motion approving the documents for public posting. The motion was unanimously approved.

Mr. Wong then presented the proposed 2020 budget for consideration of approval. He related that the budget included a 3% increase for staff and requested a \$6,000.00 salary increase for the Community Development and Grant Coordinator position and a \$3,000.00 increase for the procurement and accounts payable specialist position to begin the next pay period. He related of the request is due to the staff accepting increased job responsibilities and tasks. Mr. Wong stated that the budget includes an \$11.00 JR Polly Lineweaver efficiency increase, \$12.00 JR Polly Lineweaver one bedroom increase and a \$20.00 increase in monthly rent for Lineweaver Annex which is the first increase in two years. He stated that due to the fair market rents not being released the other rents could not be determined. He also presented the maintenance charges for tenant repairs. He stated that the charges have not changed in two years and that tenants are only charged when the items being replaced is due to beyond normal wear and tear. He related that the charges for items and materials are the direct cost of purchasing. Mr. Wong then presented the proposed salaries, benefits, salary comparisons of other like agencies and a list of executive director's performance and accomplishments. Commissioner Fuller, seconded by Commissioner Fordney then made the motion to go into closed session to discuss the performance and employment of specific local personnel 2.2-3711(A)(1). A roll call was taken and the motion was unanimously approved.

Tim Smith, Chairman	Aye
John Hall, Vice Chairman	Absent
Scott Gallagher, Commissioner	Absent
Costello Fordney, Commissioner	Aye
Benjamin Fuller, Commissioner	Aye

After a period of discussion, Commissioner Fuller seconded by Commissioner Fordney made the motion to go out of closed session. A roll call was taken certifying to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under the Virginia freedom of information act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the Authority.

Tim Smith, Chairman	Aye
John Hall, Vice Chairman	Absent
Scott Gallagher, Commissioner	Absent
Costello Fordney, Commissioner	Aye
Benjamin Fuller, Commissioner	Aye

After a period of discussion, Commissioner Fuller seconded by Commissioner Fordney made the motion that the annual compensation review was completed using comparison market rate data for positions, recognition of the high quality of service, and performance of the agency. The motion included approval of the 3% increase, request for salary increase for the community development and procurement/payables staff positions, and 2020 budget proposal. The motion was unanimously approved.

Ms. Michelson, attorney related of the request of Woodman West to prepay the housing bonds and approval for Mr. Wong to be authorized to sign the Woodman West termination agreement. After a period of discussion Commissioner Fordney seconded by Commissioner Fuller made the motion authorizing Mr. Wong to sign the termination agreements. This motion was unanimously approved.

Mr. Wong 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 Fordney then made the motion to approve the management reports and to adjourn. This motion was unanimously approved.

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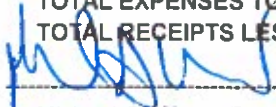
Michael G. Wong  
Executive Director

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Tim Smith  
Chairperson

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

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
<b>Receipts:</b>						
3410 HMIS COC Homelessness Grant-17	84,072.00	7,006.00	5,249.42	40,601.17	56,048.00	(15,446.83)
3410 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	0.00	47,093.67	35,336.00	11,757.67
3610 Interest Income	0.00	0.00	0.00	0.23	0.00	0.23
3690 Other Income	0.00	0.00	0.00	12,249.00	0.00	12,249.00
3690 Developer's Fees	175,000.00	14,583.33	0.00	0.00	116,666.67	(116,666.67)
3690 Admin. Fees	10,000.00	833.33	0.00	9,668.76	6,666.67	3,002.09
3690 Application Fees	15,000.00	1,250.00	0.00	7,500.00	10,000.00	(2,500.00)
3690 Lease Income	4,800.00	400.00	400.00	3,200.00	3,200.00	0.00
3690 Management Fees-CV	10,000.00	833.33	790.68	6,646.58	6,666.67	(20.09)
3690 BPort Net Receipts	184,265.00	15,355.42	14,186.21	124,397.04	122,843.33	1,553.71
3690 Lineweaver Apts. Net Receipts	360,800.00	30,066.67	30,278.02	245,376.47	240,533.33	4,843.14
<b>Total Receipts</b>	<b>896,941.00</b>	<b>74,745.08</b>	<b>50,904.33</b>	<b>496,732.92</b>	<b>597,960.67</b>	<b>(101,227.75)</b>
<b>Expenses:</b>						
<b>Administration</b>						
4110 Adm Salaries	129,791.00	10,815.92	18,627.35	84,794.70	86,527.33	(1,732.63)
4540 Adm Benefits	40,011.00	3,334.25	4,102.70	26,444.02	26,674.00	(229.98)
4130 Legal Expense	10,000.00	833.33	1,001.00	4,898.31	6,666.67	(1,768.36)
4140 Staff Training	5,000.00	416.67	475.00	1,145.00	3,333.33	(2,188.33)
4150 Travel	15,000.00	1,250.00	5,190.20	13,444.81	10,000.00	3,444.81
4171 Auditing Fees	3,600.00	300.00	0.00	0.00	2,400.00	(2,400.00)
4190 Sundry-Admin. Exp	28,500.00	2,375.00	4,116.18	22,726.18	19,000.00	3,726.18
4190 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	6,629.50	56,365.08	35,336.00	21,029.08
4190 HMIS Match for Grant Funds	10,000.00	833.33	508.69	2,670.72	6,666.67	(3,995.95)
4190 Community Donations (OpDr/COC, etc)	15,000.00	1,250.00	0.00	10,230.23	10,000.00	230.23
4190 HMIS Homeless Assistance-17	84,072.00	7,006.00	10,347.68	50,949.85	56,048.00	(5,098.15)
<b>Total Administration</b>	<b>393,978.00</b>	<b>32,831.50</b>	<b>50,998.30</b>	<b>273,668.90</b>	<b>262,652.00</b>	<b>11,016.90</b>
<b>Utilities</b>						
4320 Electric	3,150.00	262.50	198.18	1,727.49	2,100.00	(372.51)
4330 Gas	1,800.00	150.00	4.93	613.61	1,200.00	(586.39)
<b>Total Utilities</b>	<b>4,950.00</b>	<b>412.50</b>	<b>203.11</b>	<b>2,341.10</b>	<b>3,300.00</b>	<b>(958.90)</b>
<b>Maintenance</b>						
4410 Maintenance Salaries	39,437.00	3,286.42	3,446.94	24,911.40	26,291.33	(1,379.93)
4540 Maintenance Benefits	12,309.00	1,025.75	810.13	7,244.61	8,206.00	(961.39)
4420 Materials	6,000.00	500.00	329.89	1,150.97	4,000.00	(2,849.03)
4430 Contract Costs	9,500.00	791.67	192.83	6,892.83	6,333.33	559.50
<b>Total Maintenance</b>	<b>67,246.00</b>	<b>5,603.83</b>	<b>4,779.79</b>	<b>40,199.81</b>	<b>44,830.67</b>	<b>(4,630.86)</b>
<b>General:</b>						
4510 Insurance	10,500.00	875.00	535.08	4,155.12	7,000.00	(2,844.88)
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	7,252.06	31,952.70	38,666.67	(6,713.97)
4000 Lineweaver Apartments Expenses	360,579.00	30,048.25	32,768.42	226,325.90	240,386.00	(14,060.10)
<b>Total General</b>	<b>429,079.00</b>	<b>35,756.58</b>	<b>40,555.56</b>	<b>262,433.72</b>	<b>286,052.67</b>	<b>(23,618.95)</b>
<b>TOTAL EXPENSES</b>	<b>895,253.00</b>	<b>74,604.42</b>	<b>96,536.76</b>	<b>578,643.53</b>	<b>596,835.33</b>	<b>(18,191.80)</b>
<b>TOTAL RECEIPTS TO DATE</b>						<b>496,732.92</b>
<b>TOTAL EXPENSES TO DATE</b>						<b>578,643.53</b>
<b>TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss</b>						<b>(81,910.61)</b>

  
 Michael G. Wong, Executive Director

  
 Date

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

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
<b>Receipts:</b>						
3110 Rental Income	229,200.00	19,100.00	18,164.21	145,070.42	152,800.00	(7,729.58)
3410 HAP Funding	120,000.00	10,000.00	11,705.00	90,811.00	80,000.00	10,811.00
3690 Other Income-Laundry	3,600.00	300.00	266.81	2,076.56	2,400.00	(323.44)
3690 Other Income-Late fees workordr	8,000.00	666.67	142.00	7,418.49	5,333.33	2,085.16
<b>Total Receipts</b>	<b>360,800.00</b>	<b>30,066.67</b>	<b>30,278.02</b>	<b>245,376.47</b>	<b>240,533.33</b>	<b>4,843.14</b>
<b>Expenses:</b>						
<b>Administration:</b>						
4110 Adm Salaries	60,863.00	5,071.92	7,016.25	41,271.50	40,575.33	696.17
4540 Adm Benefits	19,548.00	1,629.00	1,951.55	14,133.69	13,032.00	1,101.69
4130 Legal Fees	1,500.00	125.00	0.00	64.57	1,000.00	(935.43)
4140 Staff Training	1,000.00	83.33	0.00	217.50	666.67	(449.17)
4150 Travel	1,000.00	83.33	40.00	362.38	666.67	(304.29)
4171 Auditing	1,200.00	100.00	0.00	0.00	800.00	(800.00)
4190 Sundry	15,000.00	1,250.00	1,298.21	10,100.38	10,000.00	100.38
<b>Total Administration</b>	<b>100,111.00</b>	<b>8,342.58</b>	<b>10,306.01</b>	<b>66,150.02</b>	<b>66,740.67</b>	<b>(590.65)</b>
<b>Tenant Services:</b>						
4240 Tenant Services-Other	1,000.00	83.33	0.00	162.50	666.67	(504.17)
<b>Total Tenant Serv.</b>	<b>1,000.00</b>	<b>83.33</b>	<b>0.00</b>	<b>162.50</b>	<b>666.67</b>	<b>(504.17)</b>
<b>Utilities:</b>						
4310 Water	8,000.00	666.67	683.37	5,159.34	5,333.33	(173.99)
4320 Electricity	55,000.00	4,583.33	4,620.68	44,366.94	36,666.67	7,700.27
4390 Sewer	23,500.00	1,958.33	1,938.60	15,058.80	15,666.67	(607.87)
<b>Total Utilities</b>	<b>86,500.00</b>	<b>7,208.33</b>	<b>7,242.65</b>	<b>64,585.08</b>	<b>57,666.67</b>	<b>6,918.41</b>
<b>Maintenance:</b>						
4410 Maintenance Salaries	63,740.00	5,311.67	4,906.21	33,412.45	42,493.33	(9,080.88)
4540 Maintenance Benefits	20,346.00	1,695.50	953.66	8,029.55	13,564.00	(5,534.45)
4420 Materials	18,000.00	1,500.00	6,280.60	16,271.65	12,000.00	4,271.65
4430 Contract Costs	60,000.00	5,000.00	2,405.34	32,511.75	40,000.00	(7,488.25)
<b>Total Maintenance</b>	<b>162,086.00</b>	<b>13,507.17</b>	<b>14,545.81</b>	<b>90,225.40</b>	<b>108,057.33</b>	<b>(17,831.93)</b>
<b>General Expenses:</b>						
4510 Insurance Expenses	10,882.00	906.83	673.95	5,202.90	7,254.67	(2,051.77)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total General Exp.</b>	<b>10,882.00</b>	<b>906.83</b>	<b>673.95</b>	<b>5,202.90</b>	<b>7,254.67</b>	<b>(2,051.77)</b>
<b>TOTAL EXPENSES</b>	<b>360,579.00</b>	<b>30,048.25</b>	<b>32,768.42</b>	<b>226,325.90</b>	<b>240,386.00</b>	<b>(14,060.10)</b>
<b>TOTAL RECEIPTS TO DATE</b>						<b>245,376.47</b>
<b>TOTAL EXPENSES TO DATE</b>						<b>226,325.90</b>
<b>TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss</b>						<b>19,050.57</b>

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

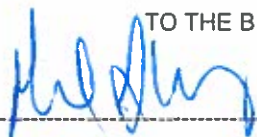
  
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Lisa Benasher, Lineweaver Manager

  
\_\_\_\_\_  
Date

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

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
<b>Receipts:</b>						
3690 Rental Income	184,265.00	15,355.42	14,186.21	124,397.04	122,843.33	1,553.71
3690 Other Income	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Receipts</b>	<b>184,265.00</b>	<b>15,355.42</b>	<b>14,186.21</b>	<b>124,397.04</b>	<b>122,843.33</b>	<b>1,553.71</b>
<b>Expenses:</b>						
<b>Operations</b>						
4130 Legal Expenses	1,000.00	83.33	0.00	0.00	666.67	(666.67)
4190-Sundry-Phone	600.00	50.00	61.17	242.01	400.00	(157.99)
<b>Total Op. Expenses</b>	<b>1,600.00</b>	<b>133.33</b>	<b>61.17</b>	<b>242.01</b>	<b>1,066.67</b>	<b>(824.66)</b>
<b>Utilities:</b>						
4310 Water	1,100.00	91.67	0.00	129.00	733.33	(604.33)
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
<b>Total Utilities</b>	<b>1,100.00</b>	<b>91.67</b>	<b>0.00</b>	<b>129.00</b>	<b>733.33</b>	<b>(604.33)</b>
<b>Maintenance:</b>						
4420 Materials	2,000.00	166.67	0.00	846.79	1,333.33	(486.54)
4430 Contract Costs	10,000.00	833.33	5,620.57	18,288.56	6,666.67	11,621.89
<b>Total Maintenance</b>	<b>12,000.00</b>	<b>1,000.00</b>	<b>5,620.57</b>	<b>19,135.35</b>	<b>8,000.00</b>	<b>11,135.35</b>
<b>General Expenses:</b>						
4510 Insurance Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4580 Interst Expense	19,260.00	1,605.00	1,570.32	12,446.34	12,840.00	(393.66)
<b>Total General Exp.</b>	<b>19,260.00</b>	<b>1,605.00</b>	<b>1,570.32</b>	<b>12,446.34</b>	<b>12,840.00</b>	<b>(393.66)</b>
<b>TOTAL EXPENSES</b>	<b>33,960.00</b>	<b>2,830.00</b>	<b>7,252.06</b>	<b>31,952.70</b>	<b>22,640.00</b>	<b>9,312.70</b>
<b>TOTAL RECEIPTS TO DATE</b>						<b>124,397.04</b>
<b>TOTAL EXPENSES TO DATE</b>						<b>31,952.70</b>
<b>TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss</b>						<b>92,444.34</b>

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



Michael G. Wong  
Executive Director

9/18/19

Date

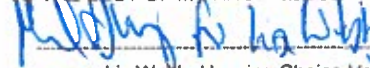
Please note: A principal payment to Bank of the James was made in the amount of \$2,037.82 for a total of \$16,418.78 for this fiscal year.



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

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
<b>Receipts</b>						
3300RC Adm-Fraud/Abuse/Set Off De	16,000.00	1,333.33	0.00	4,982.00	10,666.67	(5,684.67)
3300RC HAP-Fraud/Abuse/Set Off De	16,000.00	1,333.33	0.00	4,981.99	10,666.67	(5,684.68)
3300 FSS Fort.	0.00	0.00	494.00	3,704.00	0.00	3,704.00
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	0.00	14,221.60	18,962.67	(4,741.07)
3410 HCV HAP Payment-Adm Fees	437,219.00	36,434.92	38,577.00	323,049.00	291,479.33	31,569.67
3410 HCV HAP Payment-HAP Fees	5,564,496.00	463,708.00	495,331.00	3,659,627.00	3,709,664.00	(50,037.00)
<b>Total Receipts</b>	<b>6,062,159.00</b>	<b>505,179.92</b>	<b>534,402.00</b>	<b>4,010,565.59</b>	<b>4,041,439.33</b>	<b>(30,873.74)</b>
<b>Expenses</b>						
<b>Administration</b>						
4110 Adm Salaries	269,276.00	22,439.67	30,917.03	185,812.85	179,517.33	6,295.52
4110 FSS Salaries (grant portion)	28,444.00	2,370.33	8,883.03	59,546.29	18,962.67	40,583.62
4540 Adm/FSS Salary	95,351.00	7,945.92	3,258.69	19,754.16	63,567.33	(43,813.17)
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	1,333.33	(228.33)
4150 Travel	2,000.00	166.67	40.00	3,789.02	1,333.33	2,455.69
4171 Auditing Fees	6,940.00	578.33	0.00	0.00	4,626.67	(4,626.67)
4190 Sundry	44,000.00	3,666.67	2,666.92	25,816.46	29,333.33	(3,516.87)
4190.1 Portability Fees	5,500.00	458.33	225.06	1,922.04	3,666.67	(1,744.63)
<b>Total Administration</b>	<b>453,511.00</b>	<b>37,792.58</b>	<b>45,990.73</b>	<b>297,745.82</b>	<b>302,340.67</b>	<b>(4,594.85)</b>
<b>Utilities</b>						
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
<b>Total Utilities</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Maintenance</b>						
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
<b>Total Maintenance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>General</b>						
4510 Insurance	11,470.00	856.33	565.41	4,412.35	6,850.64	(2,438.29)
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
<b>Total</b>	<b>11,470.00</b>	<b>856.33</b>	<b>565.41</b>	<b>4,412.35</b>	<b>6,850.64</b>	<b>(2,438.29)</b>
<b>Total Expenses (excluding HAP)</b>	<b>464,981.00</b>	<b>38,648.91</b>	<b>46,556.14</b>	<b>302,158.17</b>	<b>309,191.31</b>	<b>(7,033.14)</b>
4715 HAP	5,580,496.00	465,041.33	467,046.00	3,648,621.14	3,720,330.67	(71,709.53)
4715 UAP	0.00	0.00	14,623.00	98,937.00	0.00	98,937.00
4718 FSS Escrow	0.00	0.00	3,647.00	41,106.00	0.00	41,106.00
<b>HAP Total</b>	<b>5,580,496.00</b>	<b>465,041.33</b>	<b>485,316.00</b>	<b>3,788,664.14</b>	<b>3,720,330.67</b>	<b>68,333.47</b>
<b>Total Expenses</b>	<b>6,045,477.00</b>	<b>503,690.25</b>	<b>531,872.14</b>	<b>4,090,822.31</b>	<b>4,029,521.97</b>	<b>61,300.34</b>
<b>TOTAL RECEIPTS TO DATE</b>						4,010,565.59
<b>TOTAL EXPENSES TO DATE</b>						4,090,822.31
<b>TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss</b>						(80,256.72)
					Adm Funds	40,094.43
					HAP Funds	(120,351.15)

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 August 2019

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
<b>Receipts:</b>						
3110 Dwelling Rent	174,802.00	14,566.83	14,001.58	112,477.04	116,534.67	(4,057.63)
3410 HAP Funding	262,204.00	21,850.33	21,831.00	172,028.00	174,802.67	(2,774.67)
<b>3410 Service Coord Grant-2018</b>	<b>66,107.00</b>	<b>5,508.92</b>	<b>17,222.36</b>	<b>18,580.60</b>	<b>44,071.33</b>	<b>(25,490.73)</b>
3690 Other Income-Laundry	6,000.00	500.00	266.82	1,951.60	4,000.00	(2,048.40)
3690 Other Income-Late fees,w/orders	6,000.00	500.00	650.59	7,014.46	4,000.00	3,014.46
<b>Total Receipts</b>	<b>515,113.00</b>	<b>42,926.08</b>	<b>53,972.35</b>	<b>312,051.70</b>	<b>343,408.67</b>	<b>(31,356.97)</b>
<b>Expenses:</b>						
<b>Administration</b>						
4110 Adm Salaries	61,380.00	5,115.00	7,076.02	41,630.07	40,920.00	710.07
4540 Adm Benefits	19,629.00	1,635.75	1,956.30	13,315.80	13,086.00	229.80
4130 Legal Fees	1,000.00	83.33	0.00	2,649.10	666.67	1,982.43
4140 Staff Training	0.00	0.00	0.00	217.50	0.00	217.50
4150 Travel	0.00	0.00	40.00	362.38	0.00	362.38
4171 Auditing Fees	1,200.00	100.00	0.00	0.00	800.00	(800.00)
4190 Sundry	15,000.00	1,250.00	647.15	8,989.93	10,000.00	(1,010.07)
<b>Total Administration</b>	<b>98,209.00</b>	<b>8,184.08</b>	<b>9,719.47</b>	<b>67,164.78</b>	<b>65,472.67</b>	<b>1,692.11</b>
<b>Tenant Services:</b>						
<b>4220-40 Service Coord Grant-2018</b>	<b>66,107.00</b>	<b>5,508.92</b>	<b>384.01</b>	<b>31,992.67</b>	<b>44,071.33</b>	<b>(12,078.66)</b>
4230 Tenant Services-Other	1,000.00	83.33	0.00	162.50	666.67	(504.17)
<b>Total Tenant Serv.</b>	<b>67,107.00</b>	<b>5,592.25</b>	<b>384.01</b>	<b>32,155.17</b>	<b>44,738.00</b>	<b>(12,582.83)</b>
<b>Utilities:</b>						
4310 Water	7,500.00	625.00	703.93	5,246.06	5,000.00	246.06
4320 Electric	65,000.00	5,416.67	4,223.40	49,657.71	43,333.33	6,324.38
4390 Sewer	25,000.00	2,083.33	2,003.22	15,560.76	16,666.67	(1,105.91)
<b>Total Utilities</b>	<b>97,500.00</b>	<b>8,125.00</b>	<b>6,930.55</b>	<b>70,464.53</b>	<b>65,000.00</b>	<b>5,464.53</b>
<b>Maintenance:</b>						
4410 Maintenance Salaries	46,120.00	3,843.33	3,474.73	22,399.42	30,746.67	(8,347.25)
4540 Maintenance Benefits	14,808.00	1,234.00	602.58	5,559.57	9,872.00	(4,312.43)
4420 Materials	8,000.00	666.67	765.73	8,238.06	5,333.33	2,904.73
4430 Contract	55,000.00	4,583.33	1,859.34	33,287.70	36,666.67	(3,378.97)
<b>Total Maintenance</b>	<b>123,928.00</b>	<b>10,327.33</b>	<b>6,702.38</b>	<b>69,484.75</b>	<b>82,618.67</b>	<b>(13,133.92)</b>
<b>General:</b>						
4510 Insurance	12,000.00	1,000.00	795.46	6,004.71	8,000.00	(1,995.29)
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	6,308.68	25,487.85	24,882.00	605.85
<b>Total General</b>	<b>49,323.00</b>	<b>4,110.25</b>	<b>7,104.14</b>	<b>31,492.56</b>	<b>32,882.00</b>	<b>(1,389.44)</b>
<b>TOTAL EXPENSES</b>	<b>436,067.00</b>	<b>36,338.92</b>	<b>30,840.55</b>	<b>270,761.79</b>	<b>290,711.33</b>	<b>(19,949.54)</b>
<b>TOTAL RECEIPTS TO DATE</b>						<b>312,051.70</b>
<b>TOTAL EXPENSES TO DATE</b>						<b>270,761.79</b>
<b>TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss</b>						<b>41,289.91</b>

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

  
\_\_\_\_\_  
Lisa Benasher, Lineweaver Manager

  
\_\_\_\_\_  
Date

**Please note:** A principal payment to United Bank was made in the amount of \$13,023.88 a total of \$51,842.39 for this fiscal year.

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

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
<b>Receipts:</b>						
3110 Dwelling Rent	380,005.00	31,667.08	26,266.00	241,619.99	253,336.67	(11,716.68)
3410 HAP Funding	993,000.00	82,750.00	95,293.00	723,761.00	662,000.00	61,761.00
3610 Interest Income	0.00	0.00	75.08	529.76	0.00	529.76
3690 Other Income-Late fees, etc.	25,000.00	2,083.33	1,032.50	19,605.15	16,666.67	2,938.48
3410 Other Receipts-CDBG Funds	140,000.00	11,666.67	0.00	74,000.00	93,333.33	(19,333.33)
<b>Total Receipts</b>	<b>1,538,005.00</b>	<b>128,167.08</b>	<b>122,666.58</b>	<b>1,059,515.90</b>	<b>1,025,336.67</b>	<b>34,179.23</b>
<b>Expenses:</b>						
<b>Administration</b>						
4110 Adm Salaries	222,262.00	18,521.83	23,156.24	147,255.49	148,174.67	(919.18)
4540 Adm Benefits	70,801.00	5,900.08	7,093.24	50,619.43	47,200.67	3,418.76
4130 Legal Fees	2,000.00	166.67	0.00	270.02	1,333.33	(1,063.31)
4140 Staff Training	1,000.00	83.33	0.00	520.00	666.67	(146.67)
4150 Travel	1,500.00	125.00	80.00	1,813.00	1,000.00	813.00
4171 Auditing Fees	1,800.00	150.00	0.00	0.00	1,200.00	(1,200.00)
4190 Sundry	25,000.00	2,083.33	3,769.59	20,634.48	16,666.67	3,967.81
4190 CDBG Down Payment Assistance Program	0.00	0.00	0.00	6,119.29	0.00	6,119.29
<b>Total Administration</b>	<b>324,363.00</b>	<b>27,030.25</b>	<b>34,099.07</b>	<b>227,231.71</b>	<b>216,242.00</b>	<b>10,989.71</b>
<b>Tenant Services</b>						
4240 Tenant Services-Recreation	1,000.00	83.33	286.82	286.82	666.67	(379.85)
<b>Total Tenant Services</b>	<b>1,000.00</b>	<b>83.33</b>	<b>286.82</b>	<b>286.82</b>	<b>666.67</b>	<b>(379.85)</b>
<b>Utilities</b>						
4310 Water	0.00	0.00	(3,303.80)	(8,706.92)	0.00	(8,706.92)
4320 Electric	15,000.00	1,250.00	790.73	6,932.12	10,000.00	(3,067.88)
4330 Gas	3,400.00	283.33	4.93	776.29	2,266.67	(1,490.38)
4390 Sewer	0.00	0.00	2,957.16	1,496.27	0.00	1,496.27
<b>Total Utilities</b>	<b>18,400.00</b>	<b>1,533.33</b>	<b>449.02</b>	<b>497.76</b>	<b>12,266.67</b>	<b>(11,768.91)</b>
<b>Maintenance</b>						
4410 Maintenance Salaries	102,899.00	8,574.92	12,485.74	74,252.61	68,599.33	5,653.28
4540 Maintenance Benefits	33,318.00	2,776.50	1,982.58	18,395.30	22,212.00	(3,816.70)
4420 Materials	43,500.00	3,625.00	7,792.81	26,116.76	29,000.00	(2,883.24)
4430 Contract	100,000.00	8,333.33	9,799.06	39,755.63	66,666.67	(26,911.04)
<b>Total Maintenance</b>	<b>279,717.00</b>	<b>23,309.75</b>	<b>32,060.19</b>	<b>158,520.30</b>	<b>186,478.00</b>	<b>(27,957.70)</b>
<b>General</b>						
4510 Insurance	45,000.00	3,750.00	1,839.81	12,934.93	30,000.00	(17,065.07)
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	11,855.06	16,000.00	(4,144.94)
4580 Interest Expense-HHR	97,100.00	8,091.67	0.00	97,100.00	64,733.33	32,366.67
4580 Interest Expense-FH	133,925.00	11,160.42	0.00	66,962.50	89,283.33	(22,320.83)
4580 Interest Expense-FORK(UB)	26,227.00	2,185.58	4,433.72	17,912.72	17,484.67	428.05
4580 Interest Expense-FORK(Seller Fin)	45,066.00	3,755.50	3,725.83	30,365.86	30,044.00	321.86
<b>Total General</b>	<b>371,318.00</b>	<b>30,943.17</b>	<b>9,999.36</b>	<b>237,131.07</b>	<b>247,545.33</b>	<b>(10,414.26)</b>
<b>TOTAL EXPENSES</b>	<b>994,798.00</b>	<b>82,899.83</b>	<b>76,894.46</b>	<b>623,667.66</b>	<b>663,198.67</b>	<b>(39,531.01)</b>
<b>TOTAL RECEIPTS TO DATE</b>						<b>1,059,515.90</b>
<b>TOTAL EXPENSES TO DATE</b>						<b>623,667.66</b>
<b>TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss</b>						<b>435,848.24</b>

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



9/13/19

Nehemias Velez, FH Manager

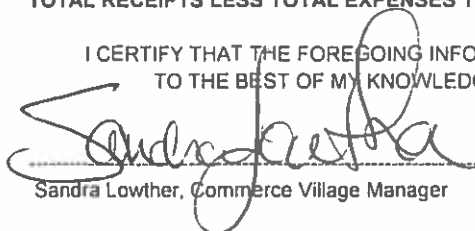
Date

	Debt Pymts Due	Debt Pymts YTD	Debt Pymts Outstanding	
Please note P/I payments below:				
HHR 2006/14 Go Bond Payment	217,100	217,100	0	120000
FH 2009/11 Go Bond Payment	445,925	72,963	372,963	300000
United Bank-Forkovitch Units	81,512	54,344	27,168	55285
Seller Financed-Forkovitch Family	102,953	<u>68,632</u>	<u>34,321</u>	57887
<b>Total</b>	<b>847,490</b>	<b>413,039</b>	<b>434,452</b>	

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

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
<b>Receipts:</b>						
3110 Rental Income	78,892.00	6,574.33	7,443.00	56,026.20	52,594.67	3,431.53
3410 HAP Funding	110,000.00	9,166.67	7,589.00	70,268.00	73,333.33	(3,065.33)
3610 Interest (Replacement&Operatir	360.00	30.00	133.02	850.20	240.00	610.20
3690 Other Income-Laundry&Donatio	2,500.00	208.33	113.51	1,275.97	1,666.67	(390.70)
3690 Other Inc-Late fees,workorders	2,500.00	208.33	635.05	3,677.05	1,666.67	2,010.38
<b>Total Receipts</b>	<b>194,252.00</b>	<b>16,187.67</b>	<b>15,913.58</b>	<b>132,097.42</b>	<b>129,501.33</b>	<b>2,596.09</b>
<b>Expenses:</b>						
<b>Administration:</b>						
4110 Adm Salaries	17,592.00	1,466.00	2,029.89	12,179.34	11,728.00	451.34
4540 Adm Benefits	5,676.00	473.00	303.86	1,997.39	3,784.00	(1,786.61)
4130 Legal Fees	0.00	0.00	0.00	100.00	0.00	100.00
4140 Staff Training	0.00	0.00	0.00	435.00	0.00	435.00
4150 Travel	0.00	0.00	0.00	88.16	0.00	88.16
4171 Auditing	0.00	0.00	0.00	0.00	0.00	0.00
4190 Sundry	2,900.00	241.67	596.73	6,820.24	1,933.33	4,886.91
4190 Sundry-Management fees	10,000.00	833.33	790.68	6,646.58	6,666.67	(20.09)
4190 Sundry-HCC fees	6,100.00	508.33	0.00	0.00	4,066.67	(4,066.67)
<b>Total Administration</b>	<b>42,268.00</b>	<b>3,522.33</b>	<b>3,721.16</b>	<b>28,266.71</b>	<b>28,178.67</b>	<b>88.04</b>
<b>Tenant Services:</b>						
4240-Case Mgt/Peer Counseling	16,500.00	1,375.00	4,241.87	12,204.50	11,000.00	1,204.50
4240 Tenant Services-Client	1,500.00	125.00	0.00	966.00	1,000.00	(34.00)
<b>Total Tenant Serv.</b>	<b>18,000.00</b>	<b>1,500.00</b>	<b>4,241.87</b>	<b>13,170.50</b>	<b>12,000.00</b>	<b>1,170.50</b>
<b>Utilities:</b>						
4310 Water	4,000.00	333.33	360.95	2,681.84	2,666.67	15.17
4320 Electricity	20,000.00	1,666.67	1,515.12	12,556.96	13,333.33	(776.37)
4330 Gas	2,100.00	175.00	115.67	1,315.80	1,400.00	(84.20)
4390 Sewer	11,000.00	916.67	969.30	7,529.40	7,333.33	196.07
<b>Total Utilities</b>	<b>37,100.00</b>	<b>3,091.67</b>	<b>2,961.04</b>	<b>24,084.00</b>	<b>24,733.33</b>	<b>(649.33)</b>
<b>Maintenance:</b>						
4410 Maintenance Salaries	9,669.00	805.75	1,584.64	8,216.13	6,446.00	1,770.13
4540 Maintenance Benefits	3,056.00	254.67	299.05	1,923.60	2,037.33	(113.73)
4420 Materials	2,500.00	208.33	221.44	2,325.74	1,666.67	659.07
4430 Contract Costs	16,500.00	1,375.00	1,923.44	11,805.85	11,000.00	805.85
<b>Total Maintenance</b>	<b>31,725.00</b>	<b>2,643.75</b>	<b>4,028.57</b>	<b>24,271.32</b>	<b>21,150.00</b>	<b>3,121.32</b>
<b>General Expenses:</b>						
4510 Insurance Expenses	5,200.00	433.33	227.71	(2,335.98)	3,466.67	(5,802.65)
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	10,920.00	10,920.00	0.00
4590 Real Estate Taxes	24.00	2.00	1.01	8.08	16.00	(7.92)
1162 Replacement Reserve Acct	9,000.00	750.00	750.00	6,000.00	6,000.00	0.00
<b>Total General Exp.</b>	<b>30,604.00</b>	<b>2,550.33</b>	<b>2,343.72</b>	<b>14,592.10</b>	<b>20,402.67</b>	<b>(5,810.57)</b>
<b>TOTAL EXPENSES</b>	<b>159,697.00</b>	<b>13,308.08</b>	<b>17,296.36</b>	<b>104,384.63</b>	<b>106,464.67</b>	<b>(2,080.04)</b>
<b>TOTAL RECEIPTS TO DATE</b>						<b>132,097.42</b>
<b>TOTAL EXPENSES TO DATE</b>						<b>104,384.63</b>
<b>TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss</b>						<b>27,712.79</b>

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

  
Sandra Lowther, Commerce Village Manager

9-13-19  
Date

**INDUCEMENT RESOLUTION  
REGARDING THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY  
HOUSING REVENUE BONDS FOR THE ACQUISITION AND  
REHABILITATION OF NEWBRIDGE VILLAGE APARTMENTS  
LOCATED IN THE COUNTY OF HENRICO, VIRGINIA**

WHEREAS, there have been described to the Harrisonburg Redevelopment and Housing Authority (the "Authority") the plans to acquire and rehabilitate a 152-unit multifamily housing apartment project and related or ancillary facilities known as Newbridge Village Apartments (the "Project"), located at 313 Newbridge Road, Henrico Virginia 23223, in the County of Henrico, Virginia (the "County") by Newbridge Village Associates, L.P., a Virginia limited partnership (the "Purchaser"); and

WHEREAS, the Project shall be established and maintained as a "qualified residential rental project" within the meaning of Section 142(d) of the Internal Revenue Code of 1986, as amended (the "Code"); and

WHEREAS, the Authority is empowered, pursuant to the Virginia Housing Authorities Law, Chapter 1, Title 36 of the Code of Virginia of 1950, as amended (the "Act"), to issue its bonds for the purpose, among others, of financing the acquisition, construction and equipping of multifamily housing apartment projects such as the Project, located within the territorial boundaries of the County; and

WHEREAS, pursuant to Section 36-23 of the Act, the Authority may exercise its powers within the territorial boundaries of another jurisdiction not included in its area of operation provided that the governing body of such jurisdiction adopts a resolution (the "Section 36-23 Resolution") declaring that there is a need for the Authority to exercise its powers within such jurisdiction; and

WHEREAS, the Purchaser has requested, and the County has begun the process necessary for, the adoption of a Section 36-23 Resolution authorizing the Authority to exercise its powers in the County with respect to the Project; and

WHEREAS, the Purchaser has requested the Authority to agree to issue its tax-exempt multifamily housing revenue bonds under the Act in an amount not to exceed \$15,000,000, the proceeds of which will be used to finance a portion of the costs to be incurred in acquiring and rehabilitating the Project as permitted under the Act; and

WHEREAS, a public hearing has been held with respect to the Project and the bonds in accordance with Section 147(f) of the Code and Section 15.2-4906 of the Virginia Code, as amended.

**NOW, THEREFORE, BE IT RESOLVED BY THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY THAT:**

1. The foregoing recitals are approved by the Authority and are incorporated in, and deemed a part of, this resolution.

2. It is hereby found and determined that the acquisition and rehabilitation of the Project by the Purchaser will further the public purposes of the Act by assisting in providing housing to “persons of low income” and “persons of moderate income” (as each such term is defined in the Act) in the County.

3. It is hereby found and determined that the Project will constitute a “housing project” (as defined in the Act).

4. To induce the Purchaser to acquire and rehabilitate the Project and maintain the Project as a “qualified residential rental project” within the meaning of Section 142(d) of the Code, the Authority hereby agrees, subject to approvals required by applicable law, to assist the Purchaser in financing the acquisition and rehabilitation of the Project, including, as necessary, the financing of capitalized interest on the Bonds (as hereinafter defined), any necessary reserve funds for the Bonds, and costs of issuance of the Bonds, in each case only as permitted by applicable law, by undertaking the issuance of (and hereby declares its official intent to issue) its tax-exempt multifamily housing revenue bonds for such purposes in the maximum principal amount not to exceed \$15,000,000 (the “Bonds”) upon the terms and conditions to be mutually agreed upon by the Authority and the Purchaser. The Bonds shall be issued in form and pursuant to terms to be set by the Authority.

5. It having been represented to the Authority that it is necessary to proceed with the acquisition and rehabilitation of the Project, the Authority hereby agrees that the Purchaser may proceed with the plans for the Project, enter into contracts related to the acquisition and rehabilitation and take such other steps as it may deem appropriate in connection therewith, provided that nothing herein shall be deemed to authorize the Purchaser to obligate the Authority without its consent in each instance to the payment of any moneys or the performance of any acts in connection with the Project.

6. The Authority hereby designates Hancberg Hurlbert PLC, Richmond, Virginia, to serve as bond counsel and hereby appoints such firm to supervise the proceedings and approve the issuance of the Bonds.

7. The Authority hereby agrees, if requested, to accept the recommendation of the Purchaser with respect to the appointment of a placement agent or underwriter for the sale of the Bonds, pursuant to the terms to be mutually agreed upon.

8. All costs and expenses in connection with the financing and the acquisition and rehabilitation of the Project, including the fees and expenses of bond counsel, counsel for the Authority and the placement agent or underwriter for the sale of the Bonds shall be paid from the proceeds of the Bonds (but only to the extent permitted by applicable law) or by the Purchaser. If for any reason such Bonds are not issued, it is understood that all such expenses shall be paid by the Purchaser and that the Authority shall have no responsibility therefore.

9. In adopting this resolution the Authority intends to evidence its “official intent” to reimburse the Project expenditures with proceeds from the issuance of the Bonds within the meaning of Treasury Regulations Section 1.150-2.

10. The Bonds shall be limited obligations of the Authority and shall be payable solely out of revenues, receipts and payments specifically pledged therefore. Neither the commissioners, officers, agents or employees of the Authority, past, present and future, nor any person executing the Bonds, shall be liable personally on the Bonds by reason of the issuance thereof. The Bonds shall not be a debt or a pledge of the faith and credit of the Commonwealth of Virginia or any political subdivision thereof (other than the Authority), including the County and the City of Harrisonburg, Virginia (the “City”), and neither the Commonwealth of Virginia or any political subdivision thereof (other than the Authority) shall be liable thereon, nor in any event shall the Bonds be payable out of any funds or properties other than the special funds and sources provided therefore. Neither the faith and credit nor the taxing power of the Commonwealth of Virginia, or any political subdivision thereof, shall be pledged to the payment of the principal of the Bonds or the interest thereon or other costs incident thereto. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

11. Any obligation of the Authority to exercise its powers in the County to issue the Bonds as requested by the Purchaser is contingent upon the satisfaction of all legal requirements and the Authority (including its officers, commissioners, employees and agents) shall not be liable and hereby disclaims all liability to the Purchaser for any damages, direct or consequential, resulting from the Authority’s failure to issue Bonds for the Project for any reason, including without limitation the failure of the City Council of the City to approve the issuance of the Bonds by the Authority, the failure of the Board of Supervisors of the County to adopt the Section 36-23 Resolution or approve the issuance of the Bonds by the Authority, or the failure of the Purchaser to obtain any other approvals, including without limitation obtaining any required approvals of any housing authority that has currently outstanding bonds that financed any housing project(s) located in the territorial boundaries of the County, as required by Section 36-23 of the Act.

12. The Authority hereby recommends that the City Council of the City approve the issuance of the Bonds and hereby directs the Chairman, Vice Chairman or Executive Director of the Authority, any of whom may act, to submit to the City Council of the City a reasonably detailed summary of the comments, if any, expressed at the public hearing, the fiscal impact statement required by Virginia law, and a copy of this resolution.

13. No Bonds may be issued pursuant to this resolution until such time as (a) the issuance of the Bonds has been approved by the City Council of the City and the Board of Supervisors of the County, (b) the Board of Supervisors of the County has adopted the Section 36-23 Resolution, and (c) the final terms and details of the Bonds have been approved by subsequent resolution of the Authority.

14. This Resolution shall take effect immediately upon its adoption.

Adopted: September 18, 2019

**CERTIFICATE OF VOTES**

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled **“INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION AND REHABILITATION OF NEWBRIDGE VILLAGE APARTMENTS LOCATED IN THE COUNTY OF HENRICO, VIRGINIA,”** taken at a meeting of the Authority held on September 18, 2019:

	<b>AYE</b>	<b>NAY</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Timothy Smith, Chairman				
John Hall, Vice Chairman				
Scott Gallagher				
Benjamin Fuller				
Costella Forney				

Dated: September 18, 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 September 18, 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 \_\_\_\_ day of September, 2019.

**HARRISONBURG REDEVELOPMENT AND HOUSING  
AUTHORITY**

By: \_\_\_\_\_  
Secretary



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

**Applications**

	Efficiency	One bedroom
Currently On Waiting List	1	65
New Applications Taken	1	9

**Marketing**

	Efficiency	One bedroom	Total
# of units vacant	2	0	2
# of Tenants who moved in	2	0	2
# of Tenants who moved out	0	0	0
# 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%
<b>Total Number of Units Leased: <u>59</u></b>		

**Tenant Accounts Receivable**

Accounts Receivable at end of Month	\$21,903.46		
Delinquent Accounts By Age	30 4	60 3	>606
Security Deposits Held	\$13,225.72		
Pet Deposits Held	\$1,600.00		
Rent Billed	\$14,001.58		
Rent Collected	\$13,701.03		

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

9-3-2019  
Date

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

**Applications**

Currently On Waiting List	<b>100</b>
New Applications Taken	<b>0</b>

**Marketing**

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

**Occupancy**

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

**Tenant Accounts Receivable**

Accounts Receivable at end of Month	<b>\$30,292.21</b>		
Delinquent Accounts By Age	<b>30 7</b>	<b>60 7</b>	<b>&gt;60 8</b>
Security Deposits Held	<b>\$28,989.94</b>		
Pet Deposits Held	<b>\$1,450.00</b>		
Rent Billed	<b>\$18,059.00</b>		
Rent Collected	<b>\$16,878.70</b>		

<b>Number of Inspections</b>	<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.


9-3-19  
 \_\_\_\_\_  
 Lisa Benasher, Lineweaver Manager Date

**FRANKLIN HEIGHTS PROGRAM MANAGEMENT REPORT  
FOR THE MONTH OF AUGUST 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>0</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>2</u>
# of Tenants who moved in	<u>0</u>	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>4</u>
# of Tenants who moved out	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</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>11</u>	<u>2</u>	<u>2</u>	<u>27</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: 127

**3.) Tenant Accounts Receivable:**

Security and Pet Deposits Held:	<u>\$112,685.00</u>
Rent Billed	<u>\$129,196.67</u>
Rent Collected	<u>\$127,228.07</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>829</u> applicants.	<u>237</u>	<u>265</u>	<u>232</u>	<u>073</u>	<u>022</u>

**5.) Inspections:**

Number Completed	Excellent	Good	Acceptable	Needs work	Issues
8	1	0	6	1	0

6.) Management:

**Comments on any problems experienced during the month:**

Franklin Heights, LLC (FH) had four move-ins for the month of August 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

9/11/19  
\_\_\_\_\_  
Date

**COMMERCE VILLAGE PROGRAM MANAGEMENT REPORT  
FOR THE MONTH OF AUGUST 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>0</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>1</u>
# of Unlawful Detainers	<u>0</u>	<u>1</u>

2) TOTAL NUMBER OF UNITS LEASED: 30

**3.) Tenant Accounts Receivable:**

Outstanding Balance	<u>\$8,390.08</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>\$14,595.00</u>
Rent Billed	<u>\$15,015.00</u>
Rent Collected	<u>\$16,043.00</u>

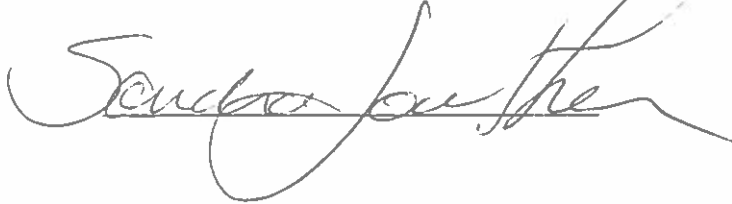
**4.) Applications:**

Currently on the Waiting List 361

**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



8/30/2019

# FAMILY SELF – SUFFICIENCY PROGRAM REPORT

August 2019 Monthly Report

<b>1</b>	<b>HCV Participants</b>	<b>30</b>
	Employed	26
	Job searching/Pre-employment	4
	Established Escrow account	17
	Waiting list	6
	Enrolled in school	2
	Medical Leave	2
	ESL Class	3
	<b>Grant for a car (Letters Foundation)</b>	<b>1</b>
<b>2</b>	<b>FRANKLIN HEIGHTS PARTICIPANTS</b>	<b>43</b>
	Employed	38
	Job searching/pre-employment	5
	Established Escrow account	28
	Enrolled in school	4
	Graduate	1 (Escrow account)
	ESL Class	4
<b>3</b>	<b>HARRISON HEIGHTS PARTICIPANTS</b>	<b>16</b>
	Employed	14
	Job Searching/Pre-employment	4
	Establish Escrow account	10
	Enrolled in school	2
	Medical Leave	2
	ESL Class	2
	<b>Accomplishments:</b>	<b>12 – Kids enrolled at Boys Girls Club</b>
	FSS Staff assisted participants with transportation to interviews for jobs, Gave out School Supplies for 54 kids, several participants earned pay raises, and promotions, 1 earned driver's license, 1 HCV grant for a car.	1 – HCV earned a grant from Letters Foundation to purchase a car & with use of escrow funds. 1 – Graduate from FH 1 – HH Participant purchased a car using escrow funds
	<b>FSS Assisted 4 with Job Fair at Simms</b>	<b>FSS Coordinator: Everett Burbaker</b> 
	<b>Date: 09/02/2019</b>	<b>FSS Coordinator: Shirley Sheets</b> 

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

**LOCAL COMMUNITY DEVELOPMENT**

Cash:	First Bank & Trust-Operating Funds		\$173,170.45
		Total	<b>\$173,170.45</b>
	<b>AR Due from:</b>		
	JR Polly Lineweaver Apartments	\$73,758.77	
	Housing Choice Voucher Program	\$45,536.53	
	Commerce Village, LLC	\$17,130.30	
	Franklin Heights, LLC-Operating Expenses	\$94,653.95	
	Franklin Heights, LLC-Debt Servicing	\$200,000.00	
		<b>\$431,079.55</b>	

**HOUSING CHOICE VOUCHER PROGRAM**

Cash:	SunTrust-Checking Account		\$338,932.35
	United Bank-FSS Escrow for participants		\$92,475.00
		Total	<b>\$431,407.35</b>

**J.R. POLLY LINEWEAVER APARTMENTS**

Cash:	United Bank-Checking Account		\$1,866.05
		Total	<b>\$1,866.05</b>

**ALL PROGRAMS-FH, LW, JRL**

Cash:	United Bank-Security Deposit Account		\$178,360.38
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**COMPONENT UNITS**

**Franklin Heights, LLC**

Cash:	United Bank-Checking Account		\$10,157.94
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**Commerce Village, LLC**

Cash:	First Bank & Trust		\$118,375.87
	BB&T-Operating Reseve Account		\$130,346.82

	<b><u>Grand Total</u></b>		<b><u>\$1,043,684.86</u></b>
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**Harrisonburg Redevelopment & Housing Authority Report  
YTD Financial Report as of August 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	Cash Balance as of 6/30	Cash Balance as of 7/31	Cash Balance as of 8/31
<b>LOCAL COMMUNITY DEVELOPMENT</b>								
Cash:	\$56,770.72	\$125,988.41	\$202,668.72	\$206,689.60	\$229,043.32	\$275,998.71	\$199,672.36	\$173,170.45
	\$486.90	\$486.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Investments:	\$5,852.59	\$5,258.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>HOUSING CHOICE VOUCHER PROGRAM</b>								
Cash:	\$434,571.28	\$473,669.82	\$496,846.73	\$521,648.31	\$534,152.74	\$299,983.84	\$318,033.08	\$338,932.35
	\$95,802.00	\$94,108.00	\$98,636.00	\$99,428.00	\$96,067.00	\$94,688.00	\$94,894.00	\$92,475.00
<b>J.R. POLLY LINEWEAVER APARTMENTS</b>								
Cash:	\$16,689.00	\$12,115.30	\$7,378.17	\$3,775.10	\$1,855.03	\$2,456.52	\$3,883.66	\$1,866.05
<b>ALL PROGRAMS-FH, LW, JRL, CVO</b>								
Cash:	\$172,919.61	\$176,457.12	\$178,457.32	\$181,717.26	\$172,393.31	\$172,707.78	\$175,889.96	\$178,360.38
<b>COMPONENT UNITS</b>								
Franklin Heights, LLC	\$11,509.10	\$7,708.57	\$14,095.03	\$13,896.16	\$21,251.03	\$10,667.39	\$10,718.28	\$10,157.94
Commerce Village LLC	\$96,043.52	\$98,934.61	\$102,029.29	\$105,279.93	\$105,007.35	\$105,017.37	\$112,991.73	\$118,375.87
	\$0.00	\$0.00	\$0.00	\$0.00	\$130,024.93	\$130,242.41	\$130,346.82	\$130,346.82
<b>Total</b>	<b>\$890,644.72</b>	<b>\$994,727.41</b>	<b>\$1,100,111.26</b>	<b>\$1,132,434.36</b>	<b>\$1,289,794.71</b>	<b>\$1,091,762.02</b>	<b>\$1,046,429.89</b>	<b>\$1,043,684.86</b>



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

**Franklin Heights, LLC**

Income	\$	1,059,515.90
Expenses	\$	(623,667.66)
Less: Principal Payments	\$	(194,697.82)
Total	\$	241,150.42

**J.R. POLLY LINEWEAVER APARTMENTS**

Income	\$	312,051.70
Expenses	\$	(270,761.79)
Total	\$	41,289.91
Add: Service Coordinator Grant Funds	\$	18,580.60
Less: Service Coordinator Grant Expenses	\$	(31,992.67)
	\$	(13,412.07)
Profit (Loss)/Gain	\$	54,701.98
Less: Principal Payments	\$	(51,842.39)
Total	\$	2,859.59