



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

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October 11, 2019

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, October 16, 2019 at 4:00 p.m.**, at the office of the Authority located at 286 Kelley Street, Harrisonburg, Virginia.

A handwritten signature in black ink that reads "Michael G. Wong" followed by a stylized flourish.

Michael G. Wong
Executive Director

Enclosures

AGENDA
Regular Meeting
October 16, 2019

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
 - September 2019
- III. Review and Approval Financial Statements
 - September 2019
- IV. Reports
 - A. Executive Director
 1. Public Comment
 2. Procurement Policy
 3. Proposed New Meeting and Public Comment Guidelines
 4. Proposed Cancellation of the November 20th Meeting
 - 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
September 18, 2019

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday September 18, 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
Scott Gallagher, Commissioner
Costella 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 August 21, 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 Gallagher. Mr. Wong then presented the August 2019 financial statements for consideration of approval. After a period of discussion, Commissioner Forney seconded by Commissioner Gallagher made the motion for approval. This motion was unanimously approved.

Chairperson Smith then opened the floor for general Public Comment. Karen Thomas, East Johnson Street shared a picture of a walnut tree and of a vehicle with a circular dent stating of the dent being caused by the walnut tree. She related of asking last year to address this safety hazard but no action was taken. Mr. Wong related that due to Ms. Thomas's concerns being a public safety/access issue, he referred her concern to the City. Ms. Thomas related of the plan to follow up with the City and asked also about installation of sidewalks along the Myrtle street units. She stated of potential issue with children walking to school. She also asked the Commissioners to reconsider their tenant charges policy.

Chairman Smith then opened the floor for public comment on the proposed 5 year plan and Housing Choice Voucher Administrative Plan, and Admissions and Continued Occupancy Polices for Franklin Heights, Commerce Village, JR Polly Lineweaver, and Lineweaver Annex programs. Everett Brubaker related of talking with community members and asked the Board to consider allocation of preferences for length of time for persons on the waiting list for the Housing Choice Voucher program. He related of understanding the need to serve the most vulnerable but asked if there was a way to scale points for length of stay. Receiving no other comment, Mr. Smith closed the public comment section.

Mr. Wong then presented the Newbridge Village bond issuance resolution and fiscal impact statement for consideration of approval. He related of the project being a preservation affordable housing project of 152 multifamily units located in Henrico County. He stated of this being a typical conduit bond issuance with the Authority earning issuing fees but no on-going administrative fees. Mr. Smith then opened the floor for public comment. Hearing no comment, Mr. Smith closed the public comment period. Commissioner Gallagher seconded by Vice Chair Hall made the motion approving the bond resolution. A roll call was taken and the motion was unanimously approved.

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

Mr. Wong then presented the 2018 audit for consideration of adoption. He related of the audit identifying concerns with the HCV program with completion of the HQS quality control inspections and of the identification of some families not having an Earned Income Verification completed. He reviewed the proposed HCV corrective action plan and stated of the previously reported issues with procurement was resolved due to the staff being able to locate the identified missing files. After a period of discussion, Commissioner Gallagher seconded by Commissioner Forney made the motion for approval. The motion was unanimously approved.

Mr. Wong then presented the Authority's updated personnel policy for consideration of approval. He related of the majority of the changes are updates to the performance plan, termination of employment, working hours, accounting and time keeping, unlawful harassment, drug and alcohol, and grievance procedures. Added policies included a new Whistleblowing/Anti-Retaliation and Public Services Act Policy. After a period of discussion Commissioner Forney seconded by Vice Chair Hall made the motion to approve the proposed changes with the addition of remove the holiday Lee-Jackson and replace with Election Day as a holiday; Increase the travel daily rate of employees to \$75 per day; change education fees from \$250 per semester to \$500 annual maximum per employee. The motion was unanimously approved.

Mr. Wong then related of a memorandum of agreement with the Harrisonburg Rockingham Community Services Board (HRCSB) to collaborate on housing families referred by the Drug Court, Harrisonburg Rockingham Social Services and the HRCSB. He related that the funding for rental assistance will be provided through grant funds allocated by the HRCSB and the Authority will inspect the unit, provide the payment to landlords, and be the point of contact for the landlord. He related of the Authority receiving an administrative fee for the services identified. He requested the Commissioners authorize Mr. Wong to sign the MOU and allow the Authority to implement a master lease process (the Authority will sign the lease with the owner and have a sublease in place with the tenant) to successfully housed the program participants. After a period of discussion, Vice Chair Hall seconded by Commissioner Forney made the motion authorizing Mr. Wong to sign the MOU and use of a master

lease process. The 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 Gallagher seconded by Vice Chair Hall 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 September 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	10,275.60	50,876.77	63,054.00	(12,177.23)
3410 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	15,258.55	62,352.22	39,753.00	22,599.22
3610 Interest Income	0.00	0.00	0.00	0.23	0.00	0.23
3690 Other Income	0.00	0.00	10,423.91	22,672.91	0.00	22,672.91
3690 Developer's Fees	175,000.00	14,583.33	0.00	0.00	131,250.00	(131,250.00)
3690 Admin. Fees	10,000.00	833.33	0.00	9,668.76	7,500.00	2,168.76
3690 Application Fees	15,000.00	1,250.00	0.00	7,500.00	11,250.00	(3,750.00)
3690 Lease Income	4,800.00	400.00	400.00	3,600.00	3,600.00	0.00
3690 Management Fees-CV	10,000.00	833.33	829.77	7,476.35	7,500.00	(23.65)
3690 BPort Net Receipts	184,265.00	15,355.42	13,783.88	138,180.92	138,198.75	(17.83)
3690 Lineweaver Apts. Net Receipts	360,800.00	30,066.67	31,352.79	276,729.26	270,600.00	6,129.26
Total Receipts	896,941.00	74,745.08	82,324.50	579,057.42	672,705.75	(93,648.33)
Expenses:						
Administration						
4110 Adm Salaries	129,791.00	10,815.92	12,473.05	97,267.75	97,343.25	(75.50)
4540 Adm Benefits	40,011.00	3,334.25	3,518.20	29,962.22	30,008.25	(46.03)
4130 Legal Expense	10,000.00	833.33	4,036.50	8,934.81	7,500.00	1,434.81
4140 Staff Training	5,000.00	416.67	3,665.00	4,810.00	3,750.00	1,060.00
4150 Travel	15,000.00	1,250.00	200.00	13,644.81	11,250.00	2,394.81
4171 Auditing Fees	3,600.00	300.00	0.00	0.00	2,700.00	(2,700.00)
4190 Sundry-Admin. Exp.	28,500.00	2,375.00	737.78	23,463.96	21,375.00	2,088.96
4190 VHSP-VA Hsg Solutions Prgm Grant	53,004.00	4,417.00	5,441.68	61,806.76	39,753.00	22,053.76
4190 HMIS Match for Grant Funds	10,000.00	833.33	96.21	2,766.93	7,500.00	(4,733.07)
4190 Community Donations (OpDr/COC, etc)	15,000.00	1,250.00	100.00	10,330.23	11,250.00	(919.77)
4190 HMIS Homeless Assistance-17	84,072.00	7,006.00	4,246.24	55,196.09	63,054.00	(7,857.91)
Total Administration	393,978.00	32,831.50	34,514.66	308,183.56	295,483.50	12,700.06
Utilities						
4320 Electric	3,150.00	262.50	179.71	1,907.20	2,362.50	(455.30)
4330 Gas	1,800.00	150.00	18.18	631.79	1,350.00	(718.21)
Total Utilities	4,950.00	412.50	197.89	2,538.99	3,712.50	(1,173.51)
Maintenance						
4410 Maintenance Salaries	39,437.00	3,286.42	2,297.98	27,209.38	29,577.75	(2,368.37)
4540 Maintenance Benefits	12,309.00	1,025.75	638.52	7,883.13	9,231.75	(1,348.62)
4420 Materials	6,000.00	500.00	128.46	1,279.43	4,500.00	(3,220.57)
4430 Contract Costs	9,500.00	791.67	76.50	6,969.33	7,125.00	(155.67)
Total Maintenance	67,246.00	5,603.83	3,141.46	43,341.27	50,434.50	(7,093.23)
General:						
4510 Insurance	10,500.00	875.00	517.82	4,672.94	7,875.00	(3,202.06)
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	6,331.76	38,284.46	43,500.00	(5,215.54)
4000 Lineweaver Apartments Expenses	360,579.00	30,048.25	20,850.66	247,176.56	270,434.25	(23,257.69)
Total General	429,079.00	35,756.58	27,700.24	290,133.96	321,809.25	(31,675.29)
TOTAL EXPENSES	895,253.00	74,604.42	65,554.25	644,197.78	671,439.75	(27,241.97)
TOTAL RECEIPTS TO DATE						579,057.42
TOTAL EXPENSES TO DATE						644,197.78
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(65,140.36)

Michael G. Wong, Executive Director

Date

LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment A
For the Month of September 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	17,551.08	162,621.50	171,900.00	(9,278.50)
3410 HAP Funding	120,000.00	10,000.00	11,146.00	101,957.00	90,000.00	11,957.00
3690 Other Income-Laundry	3,600.00	300.00	306.99	2,383.55	2,700.00	(316.45)
3690 Other Income-Late fees, workordr	8,000.00	666.67	2,348.72	9,767.21	6,000.00	3,767.21
Total Receipts	360,800.00	30,066.67	31,352.79	276,729.26	270,600.00	6,129.26
Expenses:						
Administration:						
4110 Adm Salaries	60,863.00	5,071.92	4,712.80	45,984.30	45,647.25	337.05
4540 Adm Benefits	19,548.00	1,629.00	1,608.21	15,741.90	14,661.00	1,080.90
4130 Legal Fees	1,500.00	125.00	0.00	64.57	1,125.00	(1,060.43)
4140 Staff Training	1,000.00	83.33	0.00	217.50	750.00	(532.50)
4150 Travel	1,000.00	83.33	40.00	402.38	750.00	(347.62)
4171 Auditing	1,200.00	100.00	0.00	0.00	900.00	(900.00)
4190 Sundry	15,000.00	1,250.00	352.87	10,453.25	11,250.00	(796.75)
Total Administration	100,111.00	8,342.58	6,713.88	72,863.90	75,083.25	(2,219.35)
Tenant Services:						
4240 Tenant Services-Other	1,000.00	83.33	0.00	162.50	750.00	(587.50)
Total Tenant Serv.	1,000.00	83.33	0.00	162.50	750.00	(587.50)
Utilities:						
4310 Water	8,000.00	666.67	687.56	5,846.90	6,000.00	(153.10)
4320 Electricity	55,000.00	4,583.33	4,527.91	48,894.85	41,250.00	7,644.85
4390 Sewer	23,500.00	1,958.33	1,938.60	16,997.40	17,625.00	(627.60)
Total Utilities	86,500.00	7,208.33	7,154.07	71,739.15	64,875.00	6,864.15
Maintenance:						
4410 Maintenance Salaries	63,740.00	5,311.67	3,277.71	36,690.16	47,805.00	(11,114.84)
4540 Maintenance Benefits	20,346.00	1,695.50	742.57	8,772.12	15,259.50	(6,487.38)
4420 Materials	18,000.00	1,500.00	1,597.98	17,869.63	13,500.00	4,369.63
4430 Contract Costs	60,000.00	5,000.00	712.25	33,224.00	45,000.00	(11,776.00)
Total Maintenance	162,086.00	13,507.17	6,330.51	96,555.91	121,564.50	(25,008.59)
General Expenses:						
4510 Insurance Expenses	10,882.00	906.83	652.20	5,855.10	8,161.50	(2,306.40)
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
Total General Exp.	10,882.00	906.83	652.20	5,855.10	8,161.50	(2,306.40)
TOTAL EXPENSES	360,579.00	30,048.25	20,850.66	247,176.56	270,434.25	(23,257.69)
TOTAL RECEIPTS TO DATE						276,729.26
TOTAL EXPENSES TO DATE						247,176.56
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						29,552.70

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

Lisa Benasher, Lineweaver Manager

Date

BRIDGEPORT COMPLEX
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment B
For the Month of September 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	13,783.88	138,180.92	138,198.75	(17.83)
3690 Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Receipts	184,265.00	15,355.42	13,783.88	138,180.92	138,198.75	(17.83)
Expenses:						
Operations						
4130 Legal Expenses	1,000.00	83.33	0.00	0.00	750.00	(750.00)
4190-Sundry-Phone	600.00	50.00	31.49	273.50	450.00	(176.50)
Total Op. Expenses	1,600.00	133.33	31.49	273.50	1,200.00	(926.50)
Utilities:						
4310 Water	1,100.00	91.67	0.00	129.00	825.00	(696.00)
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	129.00	825.00	(696.00)
Maintenance:						
4420 Materials	2,000.00	166.67	136.74	983.53	1,500.00	(516.47)
4430 Contract Costs	10,000.00	833.33	4,597.67	22,886.23	7,500.00	15,386.23
Total Maintenance	12,000.00	1,000.00	4,734.41	23,869.76	9,000.00	14,869.76
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	1,565.86	14,012.20	14,445.00	(432.80)
Total General Exp.	19,260.00	1,605.00	1,565.86	14,012.20	14,445.00	(432.80)
TOTAL EXPENSES	33,960.00	2,830.00	6,331.76	38,284.46	25,470.00	12,814.46
TOTAL RECEIPTS TO DATE						138,180.92
TOTAL EXPENSES TO DATE						38,284.46
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						99,896.46

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 \$2,042.28 for a total of \$18,461.06 for this fiscal year.

Housing Choice Voucher Program (HCV)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of September 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	0.00	4,982.00	12,000.00	(7,018.00)
3300RC HAP-Fraud/Abuse/Set Off De	16,000.00	1,333.33	0.00	4,981.99	12,000.00	(7,018.01)
3300 FSS Fort.	0.00	0.00	0.00	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	2,844.48	17,066.08	21,333.00	(4,266.92)
3410 HCV HAP Payment-Adm Fees	437,219.00	36,434.92	39,497.00	362,546.00	327,914.25	34,631.75
3410 HCV HAP Payment-HAP Fees	5,564,496.00	463,708.00	481,821.00	4,141,448.00	4,173,372.00	(31,924.00)
Total Receipts	6,062,159.00	505,179.92	524,162.48	4,534,728.07	4,546,619.25	(11,891.18)
Expenses						
Administration						
4110 Adm Salaries	269,276.00	22,439.67	18,806.08	204,618.93	201,957.00	2,661.93
4110 FSS Salaries (grant portion)	28,444.00	2,370.33	2,172.46	21,926.62	21,333.00	593.62
4540 Adm/FSS Benefits	95,351.00	7,945.92	6,458.95	66,005.24	71,513.25	(5,508.01)
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	1,500.00	(395.00)
4150 Travel	2,000.00	166.67	40.00	3,829.02	1,500.00	2,329.02
4171 Auditing Fees	6,940.00	578.33	0.00	0.00	5,205.00	(5,205.00)
4190 Sundry	44,000.00	3,666.67	889.24	26,705.70	33,000.00	(6,294.30)
4190.1 Portability Fees	5,500.00	458.33	150.04	2,072.08	4,125.00	(2,052.92)
Total Administration	453,511.00	37,792.58	28,516.77	326,262.59	340,133.25	(13,870.66)
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	547.17	4,959.52	7,706.97	(2,747.45)
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	547.17	4,959.52	7,706.97	(2,747.45)
Total Expenses (excluding HAP)	464,981.00	38,648.91	29,063.94	331,222.11	347,840.22	(16,618.11)
4715 HAP	5,580,496.00	465,041.33	464,703.00	4,116,474.14	4,185,372.00	(68,897.86)
4715 UAP	0.00	0.00	13,853.00	112,790.00	0.00	112,790.00
4718 FSS Escrow	0.00	0.00	5,717.00	46,823.00	0.00	46,823.00
HAP Total	5,580,496.00	465,041.33	484,273.00	4,276,087.14	4,185,372.00	90,715.14
Total Expenses	6,045,477.00	503,690.25	513,336.94	4,607,309.25	4,533,212.22	74,097.03
TOTAL RECEIPTS TO DATE						4,534,728.07
TOTAL EXPENSES TO DATE						4,607,309.25
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						(72,581.18)

Adm Funds 53,371.97
HAP Funds (125,953.15)

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 September 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	14,267.83	126,744.87	131,101.50	(4,356.63)
3410 HAP Funding	262,204.00	21,850.33	20,927.00	192,955.00	196,653.00	(3,698.00)
3410 Service Coord Grant-2018	66,107.00	5,508.92	0.00	18,580.60	49,580.25	(30,999.65)
3690 Other Income-Laundry	6,000.00	500.00	307.01	2,258.61	4,500.00	(2,241.39)
3690 Other Income-Late fees w/orders	6,000.00	500.00	917.11	7,931.57	4,500.00	3,431.57
Total Receipts	515,113.00	42,926.08	36,418.95	348,470.65	386,334.75	(37,864.10)
Expenses:						
Administration						
4110 Adm Salaries	61,380.00	5,115.00	4,752.64	46,382.71	46,035.00	347.71
4540 Adm Benefits	19,629.00	1,635.75	1,611.37	14,927.17	14,721.75	205.42
4130 Legal Fees	1,000.00	83.33	0.00	2,649.10	750.00	1,899.10
4140 Staff Training	0.00	0.00	0.00	217.50	0.00	217.50
4150 Travel	0.00	0.00	40.00	402.38	0.00	402.38
4171 Auditing Fees	1,200.00	100.00	0.00	0.00	900.00	(900.00)
4190 Sundry	15,000.00	1,250.00	278.34	9,268.27	11,250.00	(1,981.73)
Total Administration	98,209.00	8,184.08	6,682.35	73,847.13	73,656.75	190.38
Tenant Services:						
4220-40 Service Coord Grant-2018	66,107.00	5,508.92	10,764.52	42,757.19	49,580.25	(6,823.06)
4230 Tenant Services-Other	1,000.00	83.33	0.00	162.50	750.00	(587.50)
Total Tenant Serv.	67,107.00	5,592.25	10,764.52	42,919.69	50,330.25	(7,410.56)
Utilities:						
4310 Water	7,500.00	625.00	703.93	5,949.99	5,625.00	324.99
4320 Electric	65,000.00	5,416.67	3,791.93	53,449.64	48,750.00	4,699.64
4390 Sewer	25,000.00	2,083.33	2,003.22	17,563.98	18,750.00	(1,186.02)
Total Utilities	97,500.00	8,125.00	6,499.08	76,963.61	73,125.00	3,838.61
Maintenance:						
4410 Maintenance Salaries	46,120.00	3,843.33	2,323.39	24,722.81	34,590.00	(9,867.19)
4540 Maintenance Benefits	14,808.00	1,234.00	463.76	6,023.33	11,106.00	(5,082.67)
4420 Materials	8,000.00	666.67	638.20	8,876.26	6,000.00	2,876.26
4430 Contract	55,000.00	4,583.33	449.91	33,737.61	41,250.00	(7,512.39)
Total Maintenance	123,928.00	10,327.33	3,875.26	73,360.01	92,946.00	(19,585.99)
General:						
4510 Insurance	12,000.00	1,000.00	774.97	6,779.68	9,000.00	(2,220.32)
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	3,162.25	28,650.10	27,992.25	657.85
Total General	49,323.00	4,110.25	3,937.22	35,429.78	36,992.25	(1,562.47)
TOTAL EXPENSES	436,067.00	36,338.92	31,758.43	302,520.22	327,050.25	(24,530.03)
TOTAL RECEIPTS TO DATE						348,470.65
TOTAL EXPENSES TO DATE						302,520.22
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						45,950.43

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 \$6,504.03 a total of \$58,346.42 for this fiscal year.

FRANKLIN HEIGHTS, LLC
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of September 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	28,416.00	270,035.99	285,003.75	(14,967.76)
3410 HAP Funding	993,000.00	82,750.00	95,894.00	819,655.00	744,750.00	74,905.00
3610 Interest Income	0.00	0.00	74.11	603.87	0.00	603.87
3690 Other Income-Late fees, etc.	25,000.00	2,083.33	2,410.90	22,016.05	18,750.00	3,266.05
3410 Other Receipts-CDBG Funds	140,000.00	11,666.67	0.00	74,000.00	105,000.00	(31,000.00)
Total Receipts	1,538,005.00	128,167.08	126,795.01	1,186,310.91	1,153,503.75	32,807.16
Expenses:						
Administration						
4110 Adm Salaries	222,262.00	18,521.83	15,634.82	162,890.31	166,696.50	(3,806.19)
4540 Adm Benefits	70,801.00	5,900.08	5,847.84	56,467.27	53,100.75	3,366.52
4130 Legal Fees	2,000.00	166.67	0.00	270.02	1,500.00	(1,229.98)
4140 Staff Training	1,000.00	83.33	59.00	579.00	750.00	(171.00)
4150 Travel	1,500.00	125.00	80.00	1,893.00	1,125.00	768.00
4171 Auditing Fees	1,800.00	150.00	0.00	0.00	1,350.00	(1,350.00)
4190 Sundry	25,000.00	2,083.33	962.08	21,596.56	18,750.00	2,846.56
4190 CDBG Down Payment Assistance Program	0.00	0.00	0.00	6,119.29	0.00	6,119.29
Total Administration	324,363.00	27,030.25	22,583.74	249,815.45	243,272.25	6,543.20
Tenant Services						
4240 Tenant Services-Recreation	1,000.00	83.33	35.24	322.06	750.00	(427.94)
Total Tenant Services	1,000.00	83.33	35.24	322.06	750.00	(427.94)
Utilities						
4310 Water	0.00	0.00	(3,807.15)	(12,514.07)	0.00	(12,514.07)
4320 Electric	15,000.00	1,250.00	695.13	7,627.25	11,250.00	(3,622.75)
4330 Gas	3,400.00	283.33	18.17	794.46	2,550.00	(1,755.54)
4390 Sewer	0.00	0.00	2,603.82	4,100.09	0.00	4,100.09
Total Utilities	18,400.00	1,533.33	(490.03)	7.73	13,800.00	(13,792.27)
Maintenance						
4410 Maintenance Salaries	102,899.00	8,574.92	8,351.51	82,604.12	77,174.25	5,429.87
4540 Maintenance Benefits	33,318.00	2,776.50	1,634.61	20,029.91	24,988.50	(4,958.59)
4420 Materials	43,500.00	3,625.00	3,361.91	29,478.67	32,625.00	(3,146.33)
4430 Contract	100,000.00	8,333.33	10,625.48	50,381.11	75,000.00	(24,618.89)
Total Maintenance	279,717.00	23,309.75	23,973.51	182,493.81	209,787.75	(27,293.94)
General						
4510 Insurance	45,000.00	3,750.00	1,780.46	14,715.39	33,750.00	(19,034.61)
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	18,000.00	(6,144.94)
4580 Interest Expense-HHR	97,100.00	8,091.67	0.00	97,100.00	72,825.00	24,275.00
4580 Interest Expense-FH	133,925.00	11,160.42	0.00	66,962.50	100,443.75	(33,481.25)
4580 Interest Expense-FORK(UB)	26,227.00	2,185.58	2,222.42	20,135.14	19,670.25	464.89
4580 Interest Expense-FORK(Seller Fin)	45,066.00	3,755.50	3,705.61	34,071.47	33,799.50	271.97
Total General	371,318.00	30,943.17	7,708.49	244,839.56	278,488.50	(33,648.94)
TOTAL EXPENSES	994,798.00	82,899.83	53,810.95	677,478.61	746,098.50	(68,619.89)
TOTAL RECEIPTS TO DATE						1,186,310.91
TOTAL EXPENSES TO DATE						677,478.61
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						508,832.30

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

Nehemias Velez, FH Manager

Date

Please note P/I payments below:	Debt Pymts Due	Debt Pymts YTD	Debt Pymts Outstanding	
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	71,137	10,375	55285
Seller Financed-Forkovitch Family	102,953	77,211	25,742	57887
Total	847,490	438,411	409,080	

COMMERCE VILLAGE LLC (CVO)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of September 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	7,750.00	63,776.20	59,169.00	4,607.20
3410 HAP Funding	110,000.00	9,166.67	8,025.00	78,293.00	82,500.00	(4,207.00)
3610 Interest (Replacement&Operatir	360.00	30.00	107.62	957.82	270.00	687.82
3690 Other Income-Laundry&Donatio	2,500.00	208.33	106.38	1,382.35	1,875.00	(492.65)
3690 Other Inc-Late fees,workorders	2,500.00	208.33	10.00	3,687.05	1,875.00	1,812.05
Total Receipts	194,252.00	16,187.67	15,999.00	148,096.42	145,689.00	2,407.42
Expenses:						
Administration:						
4110 Adm Salaries	17,592.00	1,466.00	1,353.26	13,532.60	13,194.00	338.60
4540 Adm Benefits	5,676.00	473.00	240.17	2,237.56	4,257.00	(2,019.44)
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	44.08	132.24	0.00	132.24
4171 Auditing	0.00	0.00	0.00	0.00	0.00	0.00
4190 Sundry	2,900.00	241.67	(9.62)	6,810.62	2,175.00	4,635.62
4190 Sundry-Management fees	10,000.00	833.33	829.77	7,476.35	7,500.00	(23.65)
4190 Sundry-HCC fees	6,100.00	508.33	0.00	0.00	4,575.00	(4,575.00)
Total Administration	42,268.00	3,522.33	2,457.66	30,724.37	31,701.00	(976.63)
Tenant Services:						
4240-Case Mgt/Peer Counseling	16,500.00	1,375.00	2,219.00	14,423.50	12,375.00	2,048.50
4240 Tenant Services-Client	1,500.00	125.00	0.00	966.00	1,125.00	(159.00)
Total Tenant Serv.	18,000.00	1,500.00	2,219.00	15,389.50	13,500.00	1,889.50
Utilities:						
4310 Water	4,000.00	333.33	360.21	3,042.05	3,000.00	42.05
4320 Electricity	20,000.00	1,666.67	1,466.55	14,023.51	15,000.00	(976.49)
4330 Gas	2,100.00	175.00	134.30	1,450.10	1,575.00	(124.90)
4390 Sewer	11,000.00	916.67	969.30	8,498.70	8,250.00	248.70
Total Utilities	37,100.00	3,091.67	2,930.36	27,014.36	27,825.00	(810.64)
Maintenance:						
4410 Maintenance Salaries	9,669.00	805.75	1,061.05	9,277.18	7,251.75	2,025.43
4540 Maintenance Benefits	3,056.00	254.67	238.50	2,162.10	2,292.00	(129.90)
4420 Materials	2,500.00	208.33	184.02	2,509.76	1,875.00	634.76
4430 Contract Costs	16,500.00	1,375.00	988.57	12,794.42	12,375.00	419.42
Total Maintenance	31,725.00	2,643.75	2,472.14	26,743.46	23,793.75	2,949.71
General Expenses:						
4510 Insurance Expenses	5,200.00	433.33	225.92	(2,110.06)	3,900.00	(6,010.06)
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	12,285.00	12,285.00	0.00
4590 Real Estate Taxes	24.00	2.00	1.01	9.09	18.00	(8.91)
1162 Replacement Reserve Acct	9,000.00	750.00	750.00	6,750.00	6,750.00	0.00
Total General Exp.	30,604.00	2,550.33	2,341.93	16,934.03	22,953.00	(6,018.97)
TOTAL EXPENSES	159,697.00	13,308.08	12,421.09	116,805.72	119,772.75	(2,967.03)
TOTAL RECEIPTS TO DATE						148,096.42
TOTAL EXPENSES TO DATE						116,805.72
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						31,290.70

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

Sandra Lowther, Commerce Village Manager

Date

Board of Commissioners Meetings Agendas and Meetings

Notice of Intent to Comply with Americans with Disabilities Act

Special assistance is available for disabled persons addressing Board of Commissioners. Efforts will be made to provide adaptations or accommodations based on individual needs of qualified individuals with disabilities, provided that notification at least (5) days prior to the date of the meeting has been received by the Authority's Administrative Office. For assistance, please contact the Authority's Administrative Office, 286 Kelley Street, call 540-434-7386.

Meetings

Regular meetings of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will convene on the third Wednesday of each month, at 4:00 p.m. The Board of Commissioners shall take up the regular agenda and matters on public hearings in the Authority's Administrative office, 286 Kelley Street, Harrisonburg, VA 22802. Special meetings may be held, or meeting times may be altered with prior notification to the public. Regular meetings of the Board of Commissioners are formal proceedings. The Board of Commissioners reserves the right to alter the agenda at any time without prior notice.

Guidelines for Citizen Participation

1. There is time reserved at every regular meeting of the Commissioners for citizens who would like to speak directly to the Board on public matters that deserve the attention of Commission. **The subject matter being addressed during public comment must be within the jurisdiction of Authority business.**
2. Sometimes the Board will hold public hearings on matters as required by law. The public can address the Commissions during the public hearing. **All comments must relate to public hearing subject matter only.** Once the public hearing is closed, no further public comment is permitted.
3. The time limit for speakers is three (3) minutes. An individual speaking on behalf of a group will be allowed four (4) minutes provided that no other members of the group speak.
4. When called to speak, please begin by stating your name and address for public record.
5. Address the Chairman directly and not to the audience.
6. File all written statements or materials with the Secretary; however, placards and posters will not be filed with the Commission.
7. The Board of Commissioners will try to hear everyone who wishes to speak on a subject, but occasionally discussion is limited because of time.
8. The Authority strives to provide a high quality of service, in a safe and secure environment. In order to achieve this goal, the following behavior will not be accepted:
 - a. Behavior that is disruptive and interferes with the process, function, and enjoyment of the meeting;
 - b. Harassment or threat of violence toward Commissioners, Authority staff, or members of the public;
 - c. Use of mobile communication devices during the meeting;
 - d. Campaigning for public office;
 - e. Soliciting of funds;

- f. General announcements; and
 - g. Promoting private business ventures;
9. It is appreciated if citizens not use profanity or abusive language or jeer, cheer, and/or applaud, as such actions may chill or dissuade others from speaking.
 10. Please be respectful.

Thank you for taking time to participate in your Board of Commissioners meeting. Public comment periods are designed for the citizens to address their concerns to the Board. It is not a question and answer session. The Chairman and Members of Board of Commissioners invite and encourage you to attend whenever possible because good government depends on the interest and involvement of citizens.

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

Applications

	Efficiency	One bedroom
Currently On Waiting List	2	75
New Applications Taken	0	19

Marketing

	Efficiency	One bedroom	Total
# of units vacant	2	0	2
# of Tenants who moved in	1	0	1
# of Tenants who moved out	2	0	2
# of Tenants who transferred	0	0	0
# 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: <u>59</u>		

Tenant Accounts Receivable

Accounts Receivable at end of Month	\$22,903.46		
Delinquent Accounts By Age	30 4	60 3	>60 6
Security Deposits Held	\$13,225.72		
Pet Deposits Held	\$1,600.00		
Rent Billed	\$14,267.83		
Rent Collected	\$13,963.94		

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

10-3-2019
Date

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

Applications

Currently On Waiting List	100
New Applications Taken	0

Marketing

# of units vacant	2
# of Tenants who moved in	0
# of Tenants who moved out	2
# 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	\$30,408.21		
Delinquent Accounts By Age	30 7	60 7	>60 8
Security Deposits Held	\$27,515.44		
Pet Deposits Held	\$1,200.00		
Rent Billed	\$17,511.08		
Rent Collected	\$17,531.80		

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 Manager

10-3-2019

Date

**FRANKLIN HEIGHTS PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF SEPTEMBER 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>2</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>3</u>
# of Tenants who moved in	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>1</u>
# of Tenants who moved out	<u>0</u>	<u>1</u>	<u>1</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>10</u>	<u>14</u>	<u>4</u>	<u>0</u>	<u>31</u>
# of Unlawful Detainers	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</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>2</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: 126

3.) Tenant Accounts Receivable:

Security and Pet Deposits Held:	<u>\$115,113.40</u>
Rent Billed	<u>\$131,470.98</u>
Rent Collected	<u>\$129,038.68</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>926</u> applicants.	<u>272</u>	<u>290</u>	<u>255</u>	<u>085</u>	<u>024</u>

5.) Inspections:

Number Completed	Excellent	Good	Needs work	Issues
20	1	16	3	0

6.) Management:

Comments on any problems experienced during the month:

Franklin Heights, LLC (FH) had one move-in and two move-outs for the month of September 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

10/11/19
Date

**COMMERCE VILLAGE PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF SEPTEMBER 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>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>\$9,509.08</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>\$15,655.00</u>
Rent Billed	<u>\$16,432.08</u>
Rent Collected	<u>\$14,741.00</u>

4.) Applications:

Currently on the Waiting List 445

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



10-01-2019

FAMILY SELF – SUFFICIENCY PROGRAM REPORT

September 2019 Monthly Report

1	HCV Participants	29
	Employed	26
	Job searching/Pre-employment	4
	Established Escrow account	16
	Waiting list	7
	Enrolled in school	2
	Medical Leave	2
	ESL Class	3
	2 received free sofas from Schewel Furniture	2
2	FRANKLIN HEIGHTS PARTICIPANTS	44
	Employed	38
	Job searching/pre-employment	5
	Established Escrow account	23
	Enrolled in school	4
	Graduate	1 (Escrow account)
	ESL Class	4
3	HARRISON HEIGHTS PARTICIPANTS	12
	Employed	10
	Job Searching/Pre-employment	4
	Establish Escrow account	8
	Enrolled in school	2
	Graduate (Habitat House)	1
	ESL Class	2
	Accomplishments:	12 – Kids enrolled at Boys Girls Club
	FSS Staff assisted 5 participants with transportation to interviews for jobs, Gave two sofas out to participants, completed web training for the hard to employ, completed training for CPR,	Schewel Furniture will be donating free furniture to us each month to give to the FSS Participants. One HH Graduate moving into the Habitat House in December.
		FSS Coordinator: Everett Burbaker 
	Date: 10/02/2019	FSS Coordinator: Shirley Sheets 

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

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$241,822.89
		Total	\$241,822.89
	AR Due from:		
	JR Polly Lineweaver Apartments	\$110,165.25	
	Housing Choice Voucher Program	\$25,309.06	
	Commerce Village, LLC	\$12,312.95	
	Franklin Heights, LLC-Operating Expenses	\$67,382.59	
	Franklin Heights, LLC-Debt Servicing	\$165,000.00	
		\$380,169.85	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	SunTrust-Checking Account		\$331,303.25
	United Bank-FSS Escrow for participants		\$97,965.00
		Total	\$429,268.25

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$4,756.99
		Total	\$4,756.99

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$182,631.23
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$8,341.67
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Commerce Village, LLC

Cash:	First Bank & Trust		\$115,980.57
	BB&T-Operating Reseve Account		\$130,474.55

	<u>Grand Total</u>	<u>\$1,113,276.15</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of September 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	Cash Balance as of 5/31	Cash Balance as of 6/30	Cash Balance as of 7/31	Cash Balance as of 8/31	Cash Balance as of 9/30
LOCAL COMMUNITY DEVELOPMENT									
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	\$241,822.89
Investments:	\$486.90	\$486.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$5,852.59	\$5,258.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HOUSING CHOICE VOUCHER PROGRAM									
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	\$331,303.25
Investments:	\$95,802.00	\$94,108.00	\$98,636.00	\$99,428.00	\$96,067.00	\$94,688.00	\$94,894.00	\$92,475.00	\$97,965.00
J.R. POLLY LINEWEAVER APARTMENTS									
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	\$4,756.99
ALL PROGRAMS-FH, LW, JRL, CVO									
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	\$182,631.23
COMPONENT UNITS									
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	\$8,341.67
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	\$115,980.57
BB&T (Operating Reserve)	\$0.00	\$0.00	\$0.00	\$0.00	\$130,024.93	\$130,242.41	\$130,346.82	\$130,346.82	\$130,474.55
Total	\$890,644.72	\$994,727.41	\$1,100,111.26	\$1,132,434.36	\$1,289,794.71	\$1,091,762.02	\$1,046,429.89	\$1,043,684.86	\$1,113,276.15

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

Franklin Heights, LLC

Income	\$	1,186,310.91
Expenses	\$	(677,478.61)
Less: Principal Payments	\$	(204,141.84)
Total	\$	304,690.46

J.R. POLLY LINEWEAVER APARTMENTS

Income	\$	329,890.05
Expenses	\$	(259,763.03)
Total	\$	70,127.02
Add: Service Coordinator Grant Funds	\$	18,580.60
Less: Service Coordinator Grant Expenses	\$	(42,757.19)
	\$	(24,176.59)
Profit (Loss)/Gain	\$	94,303.61
Less: Principal Payments	\$	(58,346.42)
Total	\$	35,957.19