



Harrisonburg Redevelopment & Housing Authority

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September 10, 2021

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, September 15, 2021 at 4:00 p.m.**, at the Municipal Building, City Council Chambers located at 409 South Main Street, Harrisonburg, Virginia.


Michael G. Wong
Executive Director

Enclosures

EQUAL HOUSING OPPORTUNITY PROVIDER

HRHA provides reasonable accommodations to persons with disabilities consistent with the Section 504 Final Rule (24 CFR Part 8) and the Fair Housing Amendments Act

AGENDA
Regular Meeting
September 15, 2021

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
 - August 2021
- III. Review and Approval Financial Statements
 - August 2021
- IV. Reports
 - A. Executive Director
 1. Public Comment
 2. Closed Session 2.2-3711(A)(1): Compensation and Executive Director Performance Review
 3. Schedule a Special Meeting for October 6th for Public Comment MTW Safe Harbor Policy
 - B. Any New Business/ Old Business
 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Addressing Homelessness and Affordable Housing
 - Improving Organizational Efficiency and Effectiveness
 - 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
 7. Complaints Monthly Report Update

MINUTES

Regular Meeting
August 18, 2021

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on Wednesday August 18 at 4:00 p.m., at the City of Harrisonburg's Hall Chambers located at 409 South Main Street, Harrisonburg Virginia.

Those present were:

Dany Fleming, Chair
Gil Colman, Commissioner
Luciano Benjamin, Commissioner
Kevin Coffman, Commissioner
Christine Fasching Maphis, Commissioner
Jody Johannessen, Commissioner

Also present were:

Michael G. Wong, Executive Director
Melisa Michelsen, Attorney

The Regular Meeting was called to order and quorum declared present by Dany Fleming Chair. Chairperson Fleming then read the resolution recognizing Commissioner Gallagher for his service. After a period of discuss, Commissioner Benjamin seconded by Commissioner Fasching Maphis made the motion approving the resolution. A roll call was taken and the motion was unanimously approved.

Dany Fleming, Chair	Aye
Jody Johannessen, Commissioner	Aye
Christine Fasching Maphis, Commissioner	Aye
Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Aye
Gil Colman, Commissioner	Aye

Mr. Wong then presented the July 21st minutes for consideration of approval. After a period of discussion, Commissioner Fasching Maphis seconded by Commissioner Benjamin made the motion for approval. The motion was unanimously approved.

Mr. Wong then presented the July financials for consideration of approval. After a period of discussion, Commissioner Benjamin seconded by Commissioner Fasching Maphis made the motion for approval. The motion was unanimously approved.

Chairperson Fleming then opened the floor for general public comment. No public comment was received.

Mr. Wong then presented the Inducement resolution regarding the issuance of bonds for The Concord at Springdale Park for consideration of approval. He related of the

bonds use is to acquire and construct 152-unit senior multifamily residential rental housing project located in Henrico Virginia. After a period of discussion, Chairperson Fleming open the floor for public comment. Hearing no comment, he closed the comment period. Commissioner Colman seconded by Commissioner Fasching Maphis made the motion approving the resolution. A roll call was taken and the motion was approved.

Dany Fleming, Chair	Aye
Jody Johannessen, Commissioner	Abstain
Christine Fasching Maphis, Commissioner	Aye
Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Aye
Gil Colman, Commissioner	Aye

Mr. Wong then presented the inducement resolution regarding the issuance of bonds for the Horizon at Springdale Park for consideration of approval. He related of the bonds use is to acquire and construct approximately 228-unit multifamily residential rental housing project located in Henrico Virginia. The project consists of three story residential buildings consisting of one, two and three bedroom apartments, pool, exercise facility and playground area. After a period of discussion, Chairperson Fleming open the floor for public comment. Hearing no comment, he closed the comment period. Commissioner Benjamin seconded by Commissioner Coffman made the motion approving the resolution. A roll call was taken and the motion was unanimously approved.

Dany Fleming, Chair	Aye
Jody Johannessen, Commissioner	Aye
Christine Fasching Maphis, Commissioner	Aye
Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Aye
Gil Colman, Commissioner	Aye

Mr. Wong then presented the Authority's 2022 Annual and Move to Work(MTW) plan. He related of the plan's development and completion being a team effort with all staff contributing to the process. He stated of some significant modifications to the Authority's annual plan due to becoming a MTW agency. These included changes to the housing needs and strategies to addressing these needs, financial resources, operations and management, self-sufficiency program, and project based vouchers. He related of the annual goal to become a MtW agency was modified to implementation of activities to expand housing choice, increase self-sufficiency, and improve cost effectiveness. He stated of the documents are available for public review and comment. Chairperson Fleming then open the floor for public comment. No comment was received.

Mr. Wong then presented the Authority's proposed MTW Safe Harbor for initiation of public comment. Commissioner Johannessen asked about not seeing the impact on families with children. Mr. Wong related of staff conducting an evaluation of impact on all FH residents which included families with children. He stated of the plan to obtain the analysis data and share at the next meeting. Chairperson Fleming then open the floor for public comment. No comment was received.

Chairperson Fleming then related of the need to elect a Vice Chair for the Board of Commissioners. After a period of discussion, Commissioner Benjamin seconded by Commissioner Coffman made the motion nominating Commissioner Fasching Maphis to Vice Chair. The motion was unanimously approved with Commissioner Fasching Maphis abstaining.

Mr. Wong then presented the proposed 2022 budget for the Authority. He related of the draft budget including a Human Resource/Contracts and Deputy Director Position along with a 4% salary increase for staff. He provided an updated organizational chart and related of the challenge of not only funding the new positions but also identifying physical office space. Chairperson Fleming then open the floor for public comment. No comment was received.

Vice Chair Fasching Maphis seconded by Commissioner Benjamin then made the motion to go into closed session 2.2-3711(A)(1) for compensation and executive director's performance review. After a period of discussion, Vice Chair Fasching Maphis seconded by Commissioner Colman made a motion to come out of closed session. Roll call was taken that only public business matters lawfully exempt from open meeting requirements under the Virginia Freedom of Information act and only such 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:

Dany Fleming, Chair	Aye
Christine Fasching Maphis, Vice Chair	Aye
Jody Johannessen, Commissioner	Aye
Luciano Benjamin, Commissioner	Aye
Kevin Coffman, Commissioner	Aye
Gil Colman, Commissioner	Aye

Chair Fleming then commended the HRHA staff and expressed the board's appreciation for their work during this past year. Commissioner Colman seconded by Vice Chair Fasching Maphis then made the motion approving the 2022 budget with a 5% salary increase for staff. The motion was unanimously approved.

Mr. Wong then related of the NAHRO conference scheduled for the first week in October. He related of the tremendous learning opportunity and encouraged commissioners to attend either in person or online. No action was taken from this agenda item.

Mr. Wong then provided a brief update and overview of the program initiatives and management reports. He related of the decision to switch software due to concerns with the ability of the current software to support Move to Work activities. He stated of the software migration being a significant work activity which will impact job functions for the next six months. After a period of discussion, Commissioner Benjamin seconded by Commissioner Colman then made the motion to approve the management reports and adjourn. The motion was unanimously approved.

Michael G. Wong
Executive Director

Dany Fleming
Chair

LOCAL COMMUNITY DEVELOPMENT (LCD)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of August 2021

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3410 HMIS COC Homelessness Grant-19	84,072.00	7,006.00	6,437.66	37,736.25	56,048.00	(18,311.75)
3410 VHSP-VA Hsg Solutions Prgm Grant	59,391.00	4,949.25	0.00	38,461.72	39,594.00	(1,132.28)
3410 COC Planning Grant Funds	21,161.00	1,763.42	3,700.70	3,700.70	14,107.33	(10,406.63)
3410 VHSP-COVID-19 ESO Grant	23,074.00	1,922.83	0.00	23,074.00	15,382.67	7,691.33
3610 Interest Income	0.00	0.00	20.94	85.74	0.00	85.74
3690 Developer's Fees/Other Income	130,000.00	10,833.33	0.00	0.00	86,666.67	(86,666.67)
3690 Admin. Fees	0.00	0.00	0.00	0.00	0.00	0.00
3690 Application Fees	15,000.00	1,250.00	0.00	22,500.00	10,000.00	12,500.00
3690 Lease Income	4,800.00	400.00	0.00	3,400.00	3,200.00	200.00
3690 Management Fees-CV	10,000.00	833.33	932.39	7,353.21	6,666.67	686.54
3690 BPort Net Receipts	187,590.00	15,632.50	14,124.74	121,997.34	125,060.00	(3,062.66)
3690 Lineweaver Apts. Net Receipts	378,740.00	31,561.67	30,500.56	252,745.33	252,493.33	252.00
Total Receipts	913,828.00	76,152.33	55,716.99	511,054.29	609,218.67	(98,164.38)
Expenses:						
Administration						
4110 Adm Salaries	136,850.00	11,404.17	10,722.96	84,456.82	91,233.33	(6,776.51)
4540 Adm Benefits	41,900.00	3,491.67	2,815.70	18,576.68	27,933.33	(9,356.65)
4130 Legal Expense	5,000.00	416.67	5,658.51	19,360.41	3,333.33	16,027.08
4140 Staff Training	3,000.00	250.00	2,375.00	4,108.99	2,000.00	2,108.99
4150 Travel	5,000.00	416.67	400.00	5,602.54	3,333.33	2,269.21
4171 Auditing Fees	4,000.00	333.33	0.00	0.00	2,666.67	(2,666.67)
4190 Sundry-Admin. Exp.	22,400.00	1,866.67	22,413.92	35,763.13	14,933.33	20,829.80
4190 VHSP-COVID-19 ESO Grant	23,074.00	1,922.83	0.00	23,074.00	15,382.67	7,691.33
4190 VHSP-VA Hsg Solutions Prgm Grant	59,391.00	4,949.25	3,596.80	46,282.73	39,594.00	6,688.73
4190 COC Planning Grant Funds	21,161.00	1,763.42	1,850.35	5,551.05	14,107.33	(8,556.28)
4190 HMIS Match for Grant Funds	10,000.00	833.33	169.17	7,229.94	6,666.67	563.27
4190 Community Donations (OpDr/COC,etc)	15,000.00	1,250.00	0.00	10,000.00	10,000.00	0.00
4190 HMIS Homeless Assistance-19	84,072.00	7,006.00	4,390.36	42,126.61	56,048.00	(13,921.39)
Total Administration	430,848.00	35,904.00	54,392.77	302,132.90	287,232.00	14,900.90
Utilities						
4310 Water-CST	0.00	0.00	(30.51)	179.01	0.00	179.01
4320 Electric includes CST	3,200.00	266.67	455.21	1,312.27	2,133.33	(821.06)
4330 Gas includes CST	1,800.00	150.00	0.00	96.43	1,200.00	(1,103.57)
4390 Sewer-CST	0.00	0.00	82.59	500.29	0.00	500.29
Total Utilities	5,000.00	416.67	507.29	2,088.00	3,333.33	(1,245.33)
Maintenance						
4410 Maintenance Salaries	35,575.00	2,964.58	2,551.09	21,569.96	23,716.67	(2,146.71)
4540 Maintenance Benefits	9,600.00	800.00	647.86	5,187.64	6,400.00	(1,212.36)
4420 Materials	4,000.00	333.33	1,177.98	4,225.75	2,666.67	1,559.08
4430 Contract Costs	6,000.00	500.00	160.45	5,532.24	4,000.00	1,532.24
Total Maintenance	55,175.00	4,597.92	4,537.38	36,515.59	36,783.33	(267.74)
General						
4510 Insurance	8,600.00	716.67	623.88	5,781.90	5,733.33	48.57
4570 Collection Loss/Bad Debt Expens	0.00	0.00	0.00	0.00	0.00	0.00
4580 Real Estate Taxes (CST)	6,000.00	500.00	0.00	3,471.33	4,000.00	(528.67)
4000 Bport Expenses	34,600.00	2,883.33	2,496.52	23,146.36	23,066.67	79.69
4000 Lineweaver Apartments Expenses	373,590.00	31,132.50	45,912.71	247,550.64	249,060.00	(1,509.36)
Total General	422,790.00	35,232.50	49,033.11	279,950.23	281,860.00	(1,909.77)
TOTAL EXPENSES	913,813.00	76,151.08	108,470.55	620,686.72	609,208.67	11,478.05
TOTAL RECEIPTS TO DATE						511,054.29
TOTAL EXPENSES TO DATE						620,686.72
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(109,632.43)

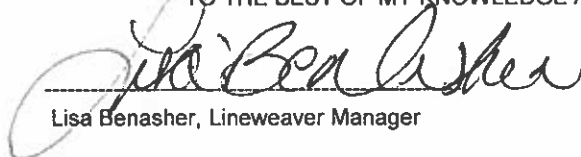
Michael G. Wong, Executive Director

Date

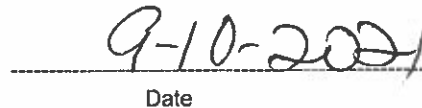
LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment A
For the Month of August 2021

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Rental Income	202,000.00	16,833.33	16,650.00	135,032.31	134,666.67	365.64
3410 HAP Funding	168,440.00	14,036.67	13,143.00	110,988.00	112,293.33	(1,305.33)
3690 Other Income-Laundry	3,800.00	316.67	310.56	2,673.85	2,533.33	140.52
3690 Other Income-Late fees,workordr	4,500.00	375.00	397.00	4,051.17	3,000.00	1,051.17
Total Receipts	378,740.00	31,561.67	30,500.56	252,745.33	252,493.33	252.00
Expenses:						
Administration:						
4110 Adm Salaries	81,300.00	6,775.00	6,224.78	50,053.47	54,200.00	(4,146.53)
4540 Adm Benefits	23,650.00	1,970.83	1,918.63	14,788.72	15,766.67	(977.95)
4130 Legal Fees	1,000.00	83.33	0.00	3,311.50	666.67	2,644.83
4140 Staff Training	1,000.00	83.33	0.00	120.00	666.67	(546.67)
4150 Travel	1,000.00	83.33	0.00	0.00	666.67	(666.67)
4171 Auditing	1,200.00	100.00	0.00	0.00	800.00	(800.00)
4190 Sundry	15,300.00	1,275.00	9,951.45	16,653.27	10,200.00	6,453.27
Total Administration	124,450.00	10,370.83	18,094.86	84,926.96	82,966.67	1,960.29
Tenant Services:						
4240 Tenant Services-Other	1,000.00	83.33	0.00	13.24	666.67	(653.43)
Total Tenant Serv.	1,000.00	83.33	0.00	13.24	666.67	(653.43)
Utilities:						
4310 Water	8,300.00	691.67	692.97	6,438.32	5,533.33	904.99
4320 Electricity	60,000.00	5,000.00	4,457.34	40,851.05	40,000.00	851.05
4390 Sewer	23,970.00	1,997.50	1,698.60	15,111.60	15,980.00	(868.40)
Total Utilities	92,270.00	7,689.17	6,848.91	62,400.97	61,513.33	887.64
Maintenance:						
4410 Maintenance Salaries	54,350.00	4,529.17	4,482.14	37,391.55	36,233.33	1,158.22
4540 Maintenance Benefits	15,850.00	1,320.83	912.89	7,354.00	10,566.67	(3,212.67)
4420 Materials	18,000.00	1,500.00	3,325.11	9,637.43	12,000.00	(2,362.57)
4430 Contract Costs	50,000.00	4,166.67	11,434.83	39,976.27	33,333.33	6,642.94
Total Maintenance	138,200.00	11,516.67	20,154.97	94,359.25	92,133.33	2,225.92
General Expenses:						
4510 Insurance Expenses	7,670.00	639.17	813.97	5,850.22	5,113.33	736.89
4570 Collection Loss	10,000.00	833.33	0.00	0.00	6,666.67	(6,666.67)
Total General Exp.	17,670.00	1,472.50	813.97	5,850.22	11,780.00	(5,929.78)
TOTAL EXPENSES	373,590.00	31,132.50	45,912.71	247,550.64	249,060.00	(1,509.36)
TOTAL RECEIPTS TO DATE						252,745.33
TOTAL EXPENSES TO DATE						247,550.64
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						5,194.69

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 August 2021

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3690 Rental Income	187,590.00	15,632.50	14,124.74	121,997.34	125,060.00	(3,062.66)
3690 Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Receipts	187,590.00	15,632.50	14,124.74	121,997.34	125,060.00	(3,062.66)
Expenses:						
Operations						
4130 Legal Expenses	1,000.00	83.33	0.00	0.00	666.67	(666.67)
4190-Sundry-Phone	600.00	50.00	42.59	340.38	400.00	(59.62)
Total Op. Expenses	1,600.00	133.33	42.59	340.38	1,066.67	(726.29)
Utilities:						
4310 Water	1,200.00	100.00	0.00	318.00	800.00	(482.00)
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	1,200.00	100.00	0.00	318.00	800.00	(482.00)
Maintenance:						
4420 Materials	3,000.00	250.00	0.00	802.50	2,000.00	(1,197.50)
4430 Contract Costs	12,000.00	1,000.00	1,018.28	10,267.04	8,000.00	2,267.04
Total Maintenance	15,000.00	1,250.00	1,018.28	11,069.54	10,000.00	1,069.54
General Expenses:						
4510 Insurance Expenses	0.00	0.00	0.00	0.00	0.00	0.00
4580 Interst Expense	16,800.00	1,400.00	1,435.65	11,418.44	11,200.00	218.44
Total General Exp.	16,800.00	1,400.00	1,435.65	11,418.44	11,200.00	218.44
TOTAL EXPENSES	34,600.00	2,883.33	2,496.52	23,146.36	23,066.67	79.69
TOTAL RECEIPTS TO DATE						121,997.34
TOTAL EXPENSES TO DATE						23,146.36
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						98,850.98

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 \$2,172.49 for a total of \$15,286.07 for this fiscal year.

Housing Choice Voucher Program (HCV)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of August 2021

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts						
3300RC Adm-Fraud/Abuse/Set Off Del	7,000.00	583.33	825.00	2,239.27	4,666.67	(2,427.40)
3300RC HAP-Fraud/Abuse/Set Off Del	7,000.00	583.33	825.00	2,239.28	4,666.67	(2,427.39)
3300 FSS Fort.	2,000.00	166.67	553.05	7,004.99	1,333.33	5,671.66
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	35,103.00	2,925.25	2,925.25	23,402.00	23,402.00	0.00
3410 HCV HAP Payment-Adm Fees	531,060.00	44,265.00	41,580.00	448,197.93	354,040.00	94,157.93
3410 HCV HAP Payment-HAP Fees	5,933,400.00	494,450.00	488,276.00	3,565,146.00	3,955,600.00	(390,454.00)
Total Receipts	6,515,563.00	542,963.58	534,984.30	4,048,229.47	4,343,708.67	(295,479.20)
Expenses						
Administration						
4110 Adm Salaries	312,023.00	26,001.92	25,730.19	229,160.58	208,015.33	21,145.25
4110 FSS Salaries (grant portion)	35,103.00	2,925.25	2,925.25	23,402.00	23,402.00	0.00
4540 Adm/FSS Benefits	103,200.00	8,600.00	9,752.17	76,306.33	68,800.00	7,506.33
4130 Legal Fees	5,000.00	416.67	0.00	1,285.50	3,333.33	(2,047.83)
4140 Staff Training	5,000.00	416.67	0.00	2,164.99	3,333.33	(1,168.34)
4150 Travel	5,000.00	416.67	0.00	0.00	3,333.33	(3,333.33)
4171 Auditing Fees	6,940.00	578.33	0.00	0.00	4,626.67	(4,626.67)
4190 Sundry/Rent & Utility Adj	60,000.00	5,000.00	28,759.14	101,965.43	40,000.00	61,965.43
4190.2 Portability Fees	5,000.00	416.67	199.34	1,214.02	3,333.33	(2,119.31)
4190.4 LL Incentives-CARES Act	0.00	0.00	3,000.00	18,000.00	0.00	18,000.00
Total Administration	537,266.00	44,772.17	70,366.09	453,498.85	358,177.33	95,321.52
Utilities						
4310 Water	0.00	0.00	0.00	0.00	0.00	0.00
4320 Electric	4,000.00	333.33	450.08	3,279.27	2,666.67	612.60
4330 Gas	2,000.00	166.67	43.65	1,812.39	1,333.33	479.06
4390 Sewer	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	6,000.00	500.00	493.73	5,091.66	4,000.00	1,091.66
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	7,700.00	856.33	658.58	4,932.14	6,850.64	(1,918.50)
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	7,700.00	856.33	658.58	4,932.14	6,850.64	(1,918.50)
Total Expenses (excluding HAP)	550,966.00	46,128.50	71,518.40	463,522.65	369,027.97	94,494.68
4715 HAP	5,942,400.00	495,200.00	483,440.00	3,810,328.00	3,961,600.00	(151,272.00)
4715 UAP	0.00	0.00	8,048.00	81,284.00	0.00	81,284.00
4718 FSS Escrow	0.00	0.00	4,780.00	44,721.00	0.00	44,721.00
HAP Total	5,942,400.00	495,200.00	496,268.00	3,936,333.00	3,961,600.00	(25,267.00)
Total Expenses	6,493,366.00	541,328.50	567,786.40	4,399,855.65	4,330,627.97	69,227.68
TOTAL RECEIPTS TO DATE						4,048,229.47
TOTAL EXPENSES TO DATE						4,399,855.65
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						(351,626.18)
					Adm Funds	10,316.55
					HAP Funds	(361,942.73)

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

12/31/2020 HCV HUD Held Reserve \$381,406 and MS5 HUD Held Reserve \$266,945
3/30/2021 HCV FY2021 Renewal Funding \$5,787,538

J. R. "POLLY" LINEWEAVER (JRL)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of August 2021

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Dwelling Rent	184,248.00	15,354.00	15,793.56	121,151.62	122,832.00	(1,680.38)
3410 HAP Funding	276,372.00	23,031.00	23,152.00	173,541.00	184,248.00	(10,707.00)
3410 Service Coord Grant-2020	67,105.00	5,592.08	0.00	6,211.91	44,736.67	(38,524.76)
3690 Other Income-Laundry	3,800.00	316.67	310.57	2,679.03	2,533.33	145.70
3690 Other Income-Late fees,w/orders	12,000.00	1,000.00	453.00	4,008.00	8,000.00	(3,992.00)
Total Receipts	543,525.00	45,293.75	39,709.13	307,591.56	362,350.00	(54,758.44)
Expenses:						
Administration						
4110 Adm Salaries	50,955.00	4,246.25	3,810.21	30,315.84	33,970.00	(3,654.16)
4540 Adm Benefits	17,800.00	1,483.33	1,301.48	9,911.82	11,866.67	(1,954.85)
4130 Legal Fees	0.00	0.00	0.00	895.15	0.00	895.15
4140 Staff Training	0.00	0.00	0.00	0.00	0.00	0.00
4150 Travel	0.00	0.00	0.00	0.00	0.00	0.00
4171 Auditing Fees	1,200.00	100.00	0.00	0.00	800.00	(800.00)
4190 Sundry	7,500.00	625.00	8,012.64	15,152.42	5,000.00	10,152.42
Total Administration	77,455.00	6,454.58	13,124.33	56,275.23	51,636.67	4,638.56
Tenant Services:						
4220-40 Service Coord Grant-2019	67,105.00	5,592.08	5,896.41	34,791.14	44,736.67	(9,945.53)
4230 Tenant Services-Other	1,000.00	83.33	0.00	13.23	666.67	(653.44)
Total Tenant Serv.	68,105.00	5,675.42	5,896.41	34,804.37	45,403.33	(10,598.96)
Utilities:						
4310 Water	8,000.00	666.67	707.65	5,581.12	5,333.33	247.79
4320 Electric	65,000.00	5,416.67	3,950.99	42,293.50	43,333.33	(1,039.83)
4390 Sewer	25,000.00	2,083.33	1,755.22	14,041.76	16,666.67	(2,624.91)
Total Utilities	98,000.00	8,166.67	6,413.86	61,916.38	65,333.33	(3,416.95)
Maintenance:						
4410 Maintenance Salaries	40,740.00	3,395.00	3,159.09	27,968.09	27,160.00	808.09
4540 Maintenance Benefits	10,020.00	835.00	602.38	4,963.39	6,680.00	(1,716.61)
4420 Materials	12,000.00	1,000.00	3,211.30	11,483.43	8,000.00	3,483.43
4430 Contract	41,000.00	3,416.67	14,030.90	46,682.90	27,333.33	19,349.57
Total Maintenance	103,760.00	8,646.67	21,003.67	91,097.81	69,173.33	21,924.48
General:						
4510 Insurance	8,500.00	708.33	915.56	6,866.19	5,666.67	1,199.52
4570 Collection Loss	0.00	0.00	0.00	0.00	0.00	0.00
4580 United Bank/VCC Interest	36,575.00	3,047.92	3,115.43	25,489.51	24,383.33	1,106.18
Total General	45,075.00	3,756.25	4,030.99	32,355.70	30,050.00	2,305.70
TOTAL EXPENSES	392,395.00	32,699.58	50,469.26	276,449.49	261,596.67	14,852.82
TOTAL RECEIPTS TO DATE						307,591.56
TOTAL EXPENSES TO DATE						276,449.49
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						31,142.07

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 \$6,909.67 a total of \$62,107.52 for this fiscal year and a principlaly payment to Virginia Community Capital in the amount of \$5,573.63 for a total of \$38,528.85 for this fiscal year.

FRANKLIN HEIGHTS, LLC
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of August 2021

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Dwelling Rent	335,000.00	27,916.67	32,672.00	232,291.12	223,333.33	8,957.79
3410 HAP Funding	1,137,066.00	94,755.50	97,679.00	789,076.00	758,044.00	31,032.00
3610 Interest Income	900.00	75.00	38.32	341.72	600.00	(258.28)
3690 Other Income-Late fees, etc.	20,000.00	1,666.67	563.00	22,697.00	13,333.33	9,363.67
3410 Other Receipts-CDBG Funds	164,000.00	13,666.67	0.00	78,000.00	109,333.33	(31,333.33)
Total Receipts	1,656,966.00	138,080.50	130,952.32	1,122,405.84	1,104,644.00	17,761.84
Expenses:						
Administration						
4110 Adm Salaries	227,580.00	18,965.00	14,027.98	111,297.66	151,720.00	(40,422.34)
4540 Adm Benefits	69,475.00	5,789.58	4,523.88	34,242.83	46,316.67	(12,073.84)
4130 Legal Fees	1,000.00	83.33	0.00	1,000.00	666.67	333.33
4140 Staff Training	1,000.00	83.33	0.00	428.00	666.67	(238.67)
4150 Travel	1,500.00	125.00	0.00	0.00	1,000.00	(1,000.00)
4171 Auditing Fees	1,800.00	150.00	0.00	0.00	1,200.00	(1,200.00)
4190 Sundry	35,000.00	2,916.67	28,582.00	65,794.03	23,333.33	42,460.70
4190 CDBG Down Payment Assistance Program	24,000.00	2,000.00	0.00	8,000.00	16,000.00	(8,000.00)
Total Administration	361,355.00	30,112.92	47,133.86	220,762.52	240,903.33	(20,140.81)
Tenant Services						
4240 Tenant Services-Recreation	1,000.00	83.33	96.98	394.09	666.67	(272.58)
Total Tenant Services	1,000.00	83.33	96.98	394.09	666.67	(272.58)
Utilities						
4310 Water	0.00	0.00	(215.57)	(1,441.76)	0.00	(1,441.76)
4320 Electric	10,000.00	833.33	439.92	4,600.74	6,666.67	(2,065.93)
4330 Gas	2,000.00	166.67	0.00	82.90	1,333.33	(1,250.43)
4390 Sewer	0.00	0.00	(732.91)	(2,299.66)	0.00	(2,299.66)
Total Utilities	12,000.00	1,000.00	(508.56)	942.22	8,000.00	(7,057.78)
Maintenance						
4410 Maintenance Salaries	113,386.00	9,448.83	10,002.33	78,157.98	75,590.67	2,567.31
4540 Maintenance Benefits	37,410.00	3,117.50	2,285.03	17,588.32	24,940.00	(7,351.68)
4420 Materials	40,000.00	3,333.33	5,831.48	25,519.17	26,666.67	(1,147.50)
4430 Contract	75,000.00	6,250.00	11,472.92	56,819.09	50,000.00	6,819.09
Total Maintenance	265,796.00	22,149.67	29,591.76	178,084.56	177,197.33	887.23
General						
4510 Insurance	25,000.00	2,083.33	2,242.76	16,382.34	16,666.67	(284.33)
4570 Collection Loss	15,000.00	1,250.00	0.00	0.00	10,000.00	(10,000.00)
4590 Real Estate Taxes	25,000.00	2,083.33	0.00	12,288.20	16,666.67	(4,378.47)
4580 Interest Expense-HHR	84,600.00	7,050.00	0.00	84,600.00	56,400.00	28,200.00
4580 Interest Expense-FH	111,625.00	9,302.08	55,812.50	111,625.00	74,416.67	37,208.33
4580 Interest Expense-FORK(BJ)	0.00	0.00	3,103.95	6,325.88	0.00	6,325.88
4580 Interest Expense-FORK(UB)	25,544.00	2,128.67	0.00	15,563.90	17,029.33	(1,465.43)
4580 Interest Expense-FORK(Seller Fin)	38,991.00	3,249.25	0.00	20,676.50	25,994.00	(5,317.50)
Total General	325,760.00	27,146.67	61,159.21	267,461.82	217,173.33	50,288.49
TOTAL EXPENSES	965,911.00	80,492.58	137,473.25	667,645.21	643,940.67	23,704.54
TOTAL RECEIPTS TO DATE						1,122,405.84
TOTAL EXPENSES TO DATE						667,645.21
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						454,760.63

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


 Nehemias Velez, FH Manager

9/10/21
 Date

Please note P/I payments below:	Debt Pymts Due	Debt Pymts YTD	Debt Pymts Outstanding	
HHR 2006/14 Go Bond Payment	219,600	219,600	0	135000
FH 2009/11 Go Bond Payment	446,825	446,825	0	335000
Bank of the James	51,740	20,696	31,044	36295
United Bank-Forkovitch Units	47,551	47,551	0	29027
Seller Financed-Forkovitch Units	60,053	60,053	0	31582
Total	825,769	794,725	31,044	

COMMERCE VILLAGE LLC (CVO)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of August 2021

	Annual Budget	Monthly Budget	Total This Month	Actual To Date	Budget To Date	Over/(Under) To Date
Receipts:						
3110 Rental Income	95,000.00	7,916.67	8,289.00	64,787.00	63,333.33	1,453.67
3410 HAP Funding	109,448.00	9,120.67	9,437.00	75,008.00	72,965.33	2,042.67
3610 Interest (Replacement&Operatir	400.00	33.33	2.95	25.28	266.67	(241.39)
3690 Other Income-Laundry&Donatioi	2,000.00	166.67	139.38	1,137.66	1,333.33	(195.67)
3690 Other Inc-Late fees,workorders	3,000.00	250.00	1,252.00	2,036.74	2,000.00	36.74
Total Receipts	209,848.00	17,487.33	19,120.33	142,994.68	139,898.67	3,096.01
Expenses:						
Administration:						
4110 Adm Salaries	21,600.00	1,800.00	1,582.75	13,098.99	14,400.00	(1,301.01)
4540 Adm Benefits	7,500.00	625.00	516.07	3,977.81	5,000.00	(1,022.19)
4130 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00
4140 Staff Training	500.00	41.67	0.00	100.00	333.33	(233.33)
4150 Travel	0.00	0.00	0.00	0.00	0.00	0.00
4171 Auditing	0.00	0.00	0.00	0.00	0.00	0.00
4190 Sundry	4,600.00	383.33	4,352.13	9,251.68	3,066.67	6,185.01
4190 Sundry-Management fees	10,000.00	833.33	932.39	7,353.21	6,666.67	686.54
4190 Sundry-HCC fees	6,400.00	533.33	0.00	6,566.97	4,266.67	2,300.30
Total Administration	50,600.00	4,216.67	7,383.34	40,348.66	33,733.33	6,615.33
Tenant Services:						
4240-Casc Mgt/Peer Counseling	20,000.00	1,666.67	2,500.00	13,750.00	13,333.33	416.67
4240 Tenant Services-Client	1,500.00	125.00	0.00	555.00	1,000.00	(445.00)
Total Tenant Serv.	21,500.00	1,791.67	2,500.00	14,305.00	14,333.33	(28.33)
Utilities:						
4310 Water	4,300.00	358.33	365.05	2,860.58	2,866.67	(6.09)
4320 Electricity	20,000.00	1,666.67	1,395.53	11,181.96	13,333.33	(2,151.37)
4330 Gas	2,100.00	175.00	151.69	1,311.23	1,400.00	(88.77)
4390 Sewer	11,650.00	970.83	849.30	6,794.40	7,766.67	(972.27)
Total Utilities	38,050.00	3,170.83	2,761.57	22,148.17	25,366.67	(3,218.50)
Maintenance:						
4410 Maintenance Salaries	15,450.00	1,287.50	869.17	9,872.76	10,300.00	(427.24)
4540 Maintenance Benefits	3,550.00	295.83	194.95	1,706.18	2,366.67	(660.49)
4420 Materials	2,500.00	208.33	425.82	2,260.29	1,666.67	593.62
4430 Contract Costs	15,000.00	1,250.00	1,420.71	14,547.93	10,000.00	4,547.93
Total Maintenance	36,500.00	3,041.67	2,910.65	28,387.16	24,333.33	4,053.83
General Expenses:						
4510 Insurance Expenses	2,800.00	233.33	272.68	2,004.82	1,866.67	138.15
4570 Collection Loss	500.00	41.67	0.00	0.00	333.33	(333.33)
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
Total General Exp	28,704.00	2,392.00	2,388.69	18,932.90	19,136.00	(203.10)
TOTAL EXPENSES	175,354.00	14,612.83	17,944.25	124,121.89	116,902.67	7,219.22
TOTAL RECEIPTS TO DATE						142,994.68
TOTAL EXPENSES TO DATE						124,121.89
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						18,872.79

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

Sandra Lowther, Commerce Village Manager

Date

VOUCHER PROGRAM MANAGEMENT SUMMARY
AUGUST 2021 FOR 9/15/21 BOARD MEETING

1. Waiting List, Housing Choice Voucher (month-end)

	1BR	2BR	3BR	4BR	5BR	6BR	Total
Applications by Unit Size	565	828	595	221	45	5	2,259
New Applicants This Month	45	55	33	13	2		148

2. Voucher Utilization (month-end)

All Vouchers	956	100.0%
Vouchers Leased (under HAP):	818	85.6%
Vouchers Issued (no HAP, searching):	73	7.6%
Vouchers Not In Use:	65	6.8%

3. Voucher Issuance (this month)

Vouchers Issued	
New Tenant-Based / Briefing Session	23
Port-In	0

4. Searching Voucher Details (month end)

Size	# Households	Average Voucher Age (Days)
1BR	47	83
2BR	16	84
3BR	8	116
4BR+	2	138

5. HAP Expenditures

Total HAP (excludes FSS, incentives)	\$491,087
Leased Vouchers (month end)	812
Average Per Unit Cost	\$604.79

6. Landlord Information

<u>217</u>	Landlords currently in program
<u>3</u>	New landlords to the program this month
<u>9</u>	Landlord bonuses (\$250 each) paid this month
<u>1</u>	Landlord damage claim requests (\$750 each) paid this month
<u>44</u>	Landlords using Assistance Connect Portal as of 9/10/21

7. Inspections Completed this Month by HRHA

- 8 New lease inspections (all pass)
- 44 Annual/biennial inspections (35 pass, 9 fail)

8. PIC Submission: 99.87%

9. Certification Details (for the month)

New Leases	Franklin Heights	Commerce Village	Voucher at Lineweaver	Private Landlord	Total
New Admission	0	1	0	6	7
Transfer/Change of Unit	0	0	0	2	2
Incoming Portable	--	--	0	1	1
Total	0	1	0	9	10

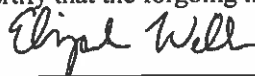
HCV PROGRAM MANAGEMENT REPORT
PAGE 2

Interim Certifications		Owner Rent Increases		Total
Income Decrease	23	Franklin Heights		18
Income Increase	19	Commerce Village		1
Household Change	6	Lineweaver Annex		4
Other	3	Private Tax Credit		2
Owner-Led (rent change)	2	Private – Rent Study		14
Total	53	Total		39

	Annual Certs	Interim Certs	Other Certs	Total	Caseload (housed)
Kim	21	21	5	53	238
Jon	21	15	15	50	264
Kristin	26	16	4	39	263
Sandra	1	1	5	3	29
Total	69	53	29	151	794

End of Participation / Termination	Franklin Heights	Commerce Village	Voucher at Lineweaver	Private Landlord	Total
<i>Abandoned Unit</i>	1	0	0	1	2
<i>Criminal Activity</i>	0	0	0	0	0
<i>Default on Repayment</i>	0	0	0	0	0
<i>Didn't Provide Info/Cert</i>	0	0	0	0	0
<i>Evicted</i>	0	0	0	0	0
<i>Unreported Income</i>	0	0	0	1	1
Total: at Fault	1	0	0	2	3
<i>Deceased</i>	0	0	0	0	0
<i>Full Rent for 6 months</i>	0	0	0	0	0
<i>Gave Up Voucher</i>	1	0	0	6	7
<i>Move with Voucher</i>	0	0	0	0	0
<i>Port with Voucher</i>	2	0	0	1	3
<i>Voucher Expired</i>	0	0	0	1	1
Total: No Fault	3	0	0	8	11
Lease Termination: Voucher Searching	0	0	0	2	2
Total	3	0	0	10	13

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



Elizabeth Webb, HCV Manager

September 10, 2021
Date

JR "Polly" Lineweaver Program Management Report
Month of August 2021

Applications

	Efficiency	One bedroom
Currently On Waiting List	0	85
New Applications Taken	0	17

Marketing

	Efficiency	One bedroom	Total
# of units vacant	7	2	9
# of Tenants who moved in	0	1	1
# of Tenants who moved out	5	2	7
# of Tenants who transferred	0	1	1
# of Legal Notices	0	0	0
# of Unlawful Detainers	0	0	0

Occupancy

15	# of minorities	24%
54	# of disabled tenants	92%
33	# of elderly tenants	59%
Total Number of Units Leased: <u>52</u>		

Tenant Accounts Receivable

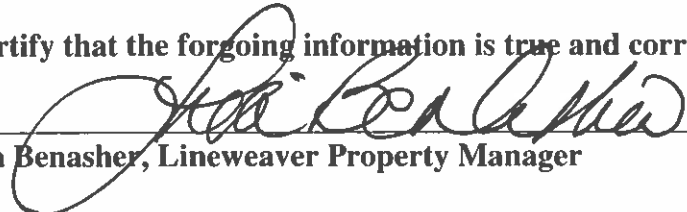
Accounts Receivable at end of Month	\$25,902.08		
Delinquent Accounts By Age	30 2	60 10	>60 10
Security Deposits Held	\$13,440.57		
Pet Deposits Held	\$1,395.00		
Rent Billed	\$15,318.50		
Rent Collected	\$13,845.79		

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

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.


9-7-2021

 Lisa Benasher, Lineweaver Property Manager Date

Lineweaver Annex Program Management Report...
Month of August 2021

Applications

Currently On Waiting List	100
New Applications Taken	2

Marketing

# of units vacant	4
# of Tenants who moved in	0
# of Tenants who moved out	2
# of Tenants who transferred	0
# of Legal Notices	0
# of Unlawful Detainers	0

Occupancy

17	# of minorities	25%
47	# of disabled tenants	85%
15	# of elderly tenants	26%
Total Number of Units Leased 56		

Tenant Accounts Receivable

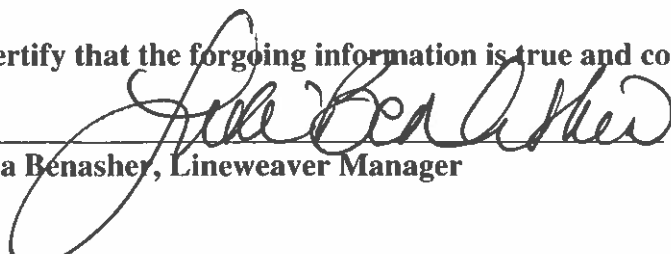
Accounts Receivable at end of Month	\$29,898.08		
Delinquent Accounts By Age	30 97	60 9	>60 9
Security Deposits Held	\$27,495.76		
Pet Deposits Held	\$1,500.00		
Rent Billed	\$16,610.00		
Rent Collected	\$15,303.35		

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.


9-9-21
 Lisa Benasher, Lineweaver Manager Date

**FRANKLIN HEIGHTS PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF AUGUST 2021**

1.) Marketing:

	<u>1 BDR</u>	<u>2 BDR</u>	<u>3 BDR</u>	<u>4 BDR</u>	<u>5 BDR</u>	<u>Total</u>
# of Units Vacant	<u>1</u>	<u>2</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>7</u>
# of Tenants who moved in	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Tenants who moved out	<u>1</u>	<u>1</u>	<u>3</u>	<u>0</u>	<u>0</u>	<u>5</u>
# of Tenants evicted	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Tenants who transferred	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
# of Legal Notices	<u>2</u>	<u>14</u>	<u>11</u>	<u>6</u>	<u>1</u>	<u>34</u>
# of Unlawful Detainers	<u>2</u>	<u>3</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>6</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>5</u>
Tenants who have handicap access	<u>5</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>5</u>

2.) Occupancy:

TOTAL NUMBER OF UNITS LEASED: 122

3.) Tenant Accounts Receivable:

Security and Pet Deposits Held:	<u>\$115,545.22</u>
Rent Billed	<u>\$136,587.82</u>
Rent Collected	<u>\$134,103.24</u>

4.) Applications:

	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	<u>5BR</u>
Currently on the Waiting List there are a total of <u>1,815</u> applicants.	<u>646</u>	<u>662</u>	<u>338</u>	<u>138</u>	<u>031</u>

5.) Inspections:

Number Completed	Excellent	Acceptable	Needs work	Issues
0	0	0	0	0

6.) **Management:**

Comments on any problems experienced during the month:

Franklin Heights, LLC (FH) had zero one move-ins, one unit abandonment, and six move-outs (most were port outs) for the month of August 2021. For the month of August 2021 FH collected \$96.02 in recoupment from tenant(s) who had bad debt. FH has started adjudicating rental issues in court (FH will work with any client with regards to payment agreements and/or willing to apply for rental assistance). FH continues to take applications for the program.

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



Nehemias Velez, FH Property Manager

9/2/21

Date

**COMMERCE VILLAGE PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF AUGUST 2021**

	VASH	HCV
# OF VACANT UNITS	0	0
# MOVE IN	1	0
# MOVE OUT	0	0
# EVICTED	0	0
# TRANSFERRED	0	0
# LEGAL NOTICES	0	0
# UNLAWFUL DET	0	0

TOTAL NUMBER OF UNITS LEASED 30

OUTSTANDING BALANCE	\$1,683.00
DELINQUENT ACCOUNTS	30: 0 60: 0 90+: 0
SECURITY/PET DEPOSITS	\$15,182.00
RENT BILLED	\$17,913.00
RENT COLLECTED	\$19,397.00

CURRENTLY ON WAIT LIST 829

Comments on any problems experienced during month

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

Sandra Lowther

08-31-2021

Monthly Report – August 2021

HCV PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 24	Enrolled in GED: 0	Positive Escrow Balances: 20
Employed: 14	Enrolled in ESL: 0	Earning Monthly Escrow: 8
Unemployed/Furlough: 10	Enrolled in Continuing Ed: 1	Newly Earning Escrow: 0
Medical Leave/ Disability: Maternity Leave: 0	Started this month: 0	Increase in Earning Escrow: 1
		Decrease in Earning Escrow: 1
		Interim Escrow Withdrawals: 0

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 30	Enrolled in GED: 0	Positive Escrow Balances: 18
Employed: 15	Enrolled in ESL: 1	Earning Monthly Escrow: 12
Unemployed/Furlough: 15	Enrolled in Continuing Ed.:3	Newly Earning Escrow: 0
Medical Leave/ Disability: Maternity Leave: 1	Started this month: 0	Increase in Earning Escrow: 3
		Decrease in Earning Escrow: 1
		Interim Escrow Withdrawals: 2

HARRISON HEIGHTS

Employment	Education/Training	Escrow
In Program: 12	Enrolled in GED: 0	Positive Escrow Balances: 10
Employed: 8	Enrolled in ESL: 1	Earning Monthly Escrow: 4
Unemployed: 4	Enrolled in Continuing Ed.:2	Newly Earning Escrow: 1
Medical Leave/ Disability: Maternity Leave: 1	Started this month: 1	Escrow Increases: 1
New jobs this month: 0		Decrease in Earning Escrow: 0
		Interim Escrow Withdrawals: 1

Program Highlights

2 Way Togo referrals. 2 master gardener meetings, 1 participant graduation and move to Homeownership, Translated Goal Sheets to Spanish and Arabic, Distributed 50 backpacks to kids' participants. 1 HCV participant.
Date: 9/1/2021 FSS Coordinator: Zoe Parakuo FSS Coordinator: Everett Brubaker

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as August 31, 2021**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$186,214.43
		Total	\$186,214.43
	AR Due from:		
	JR Polly Lineweaver Apartments	\$158,779.18	
	Housing Choice Voucher Program	\$65,490.37	
	Commerce Village, LLC	\$17,707.33	
	Franklin Heights, LLC-Operating Expenses	\$92,713.86	
	Franklin Heights, LLC-Debt Servicing	\$100,812.50	
		\$435,503.24	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	SunTrust-Checking Account		\$336,358.89
	United Bank-FSS Escrow for participants		\$120,885.26
		Total	\$457,244.15

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$15,421.64
		Total	\$15,421.64

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$180,498.35
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$10,310.58
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Commerce Village, LLC

Cash:	First Bank & Trust		\$195,712.18
	BB&T-Operating Reseve Account		\$130,735.75

	<u>Grand Total</u>	<u>\$1,176,137.08</u>
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Harrisonburg Redevelopment & Housing Authority Report
YTD Financial Report as of August 31, 2021

	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
LOCAL COMMUNITY DEVELOPMENT								
Cash:								
First Bank & Trust	\$454,455.31	\$375,785.96	\$477,755.38	\$538,647.51	\$506,120.45	\$406,611.72	\$239,013.80	\$186,214.43
HOUSING CHOICE VOUCHER PROGRAM								
Cash:								
SunTrust-Checking	\$779,964.88	\$834,696.23	\$805,669.12	\$774,742.36	\$406,384.11	\$383,831.25	\$358,968.48	\$336,358.89
United Bank-FSS Escrow	\$125,387.61	\$119,258.82	\$121,765.04	\$125,248.87	\$123,339.44	\$117,311.37	\$118,025.21	\$120,885.26
J.R. POLLY LINEWEAVER APARTMENTS								
Cash:								
United Bank-Checking	\$2,349.54	\$7,671.70	\$5,482.47	\$5,046.34	\$5,765.37	\$7,468.21	\$2,784.24	\$15,421.64
ALL PROGRAMS-FH, LW, JRL, CVO								
Cash:								
United Bank-Security Dep.	\$149,153.59	\$181,586.84	\$183,375.50	\$187,260.48	\$189,990.12	\$179,168.44	\$180,131.53	\$180,498.35
COMPONENT UNITS								
Franklin Heights, LLC								
Cash:								
United Bank-Checking	\$5,353.25	\$136,134.48	\$118,328.81	\$200,770.16	\$280,428.12	\$368,403.99	\$413,314.85	\$10,310.58
Commerce Village LLC								
Cash:								
First Bank & Trust	\$177,038.22	\$193,129.22	\$179,738.47	\$182,548.83	\$187,522.92	\$189,988.17	\$193,207.88	\$195,712.18
BB&T (Operating Reserve)	\$130,728.17	\$130,729.17	\$130,730.28	\$130,731.35	\$130,732.46	\$130,733.53	\$130,734.64	\$130,735.75
Total	\$1,824,430.57	\$1,978,992.42	\$2,022,845.07	\$2,144,995.90	\$1,830,282.99	\$1,783,516.68	\$1,636,180.63	\$1,176,137.08

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as of August 31, 2021**

Franklin Heights, LLC

Income	\$	1,122,405.84
Expenses	\$	(667,645.21)
Less: Principal Payments	\$	(556,597.38)
Total	\$	(101,836.75)

J.R. POLLY LINEWEAVER APARTMENTS

Income	\$	301,379.65
Expenses	\$	(241,658.35)
Total	\$	59,721.30
Add: Service Coordinator Grant Funds	\$	6,211.91
Less: Service Coordinator Grant Expenses	\$	(34,791.14)
	\$	(28,579.23)
Profit (Loss)/Gain	\$	31,142.07
Less: Principal Payments	\$	(100,636.37)
Total	\$	(69,494.30)