



Harrisonburg Redevelopment & Housing Authority

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January 14, 2022

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, January 19, 2022 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
January 19, 2022

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
 - December 15, 2021
- III. Review and Approval Financial Statements
 - December 2021
- IV. Reports
 - A. Executive Director
 1. Public Comment
 2. Shenandoah Housing Corporation and Lineweaver Annex Corporation Board of Directors Agreement
 3. City of Harrisonburg and Harrisonburg Redevelopment and Housing Authority Liaison Committee
 - B. Any New Business/ Old Business
 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Erikson Avenue Town Center
 - Lineweaver Annex Renovation
 - Addressing Homelessness and Affordable Housing
 - Point in Time Count-1/26/2022
 - Virginia Homeless Solutions Collaborative Applicant Grant- February 2022
 - Improving Organizational Efficiency and Effectiveness
 - MTW
 - Yardi Software Migration
 - 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
December 15, 2021

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday December 15th 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
Christine Fasching Maphis, Vice Chair
Gil Colman, Commissioner
Luciano Benjamin, Commissioner
Shonda Green, Commissioner
Kevin Coffman, 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.

Mr. Wong then presented the November 17th meeting minutes for consideration of approval. After a period of discussion, Vice Chair Fasching Maphis seconded by Commissioner Coffman made the motion for approval of the November board meeting minutes. The motion was unanimously approved.

Mr. Wong then presented the November financials for consideration of approval. After a period of discussion, Commissioner Colman seconded by Commissioner Benjamin 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 an Inducement Resolution Regarding the Issuance of Multifamily bonds for the Acquisition, Construction, Renovation, Rehabilitation, and Equipping of the approximately 98-unit Midway Manor Apartments in Charlottesville VA. He related of the request being somewhat unusual due to Charlottesville having a housing authority. He then provided a brief overview of the project. After a period of discussion, Vice Chair Fasching Maphis seconded by Commissioner Colman made the motion to approve the Inducement Resolution. A roll call was taken and the motion was unanimously approved.

Dany Fleming, Chair	Aye
Christine Fasching Maphis, Vice Chair	Aye
Jody Johannessen, Commissioner	Absent
Luciano Benjamin, Commissioner	Aye

Kevin Coffman, Commissioner
Gil Colman, Commissioner
Shonda Green, Commissioner

Aye
Aye
Aye

Mr. Wong then introduced EquityPlus Management LLC representatives, Avi Fechter, Reed Jones, Tom Heinermann and Wendy Gooditis. Mr. Fechter provided an overview of Equity Plus and the proposed joint venture partnership between EquityPlus and Harrisonburg Redevelopment and Housing Authority concerning the development of 84+ acres of affordable for sale and rental of 540+ units. Mr. Reed provided a preliminary overview of the project with the incorporation of mixed use/mixed income and town center concept within the development project.

After the thorough presentation of the Erickson Towne concept, structure, design, plans, milestones, term sheet, and joint venture by representatives of EquityPlus Management LLC, Melisa Michelsen, HRHA's counsel, and Michael Wong, Executive Director, provided information regarding these same presentation issues from HRHA's perspective to the Board. Ms. Michelsen and Mr. Wong discussed in detail the proposed structure and terms of the proposed joint venture partnership, including the each partners' responsibilities, the 50/50 split on costs, expenses, cash flow, management, and guarantees, the decision making process for the partnership, tax credits and sources of funding, partner exit, and HRHA's right of first refusal to purchase the Project at the end of the initial 15-year syndication, as well as the benefits and risks HRHA would be accepting throughout the Project. Each Board member related their understanding and acceptance of the terms of the joint venture and the risks involved.

Ms. Michelsen also explained the authorization the Resolution granted to Mr. Wong, i.e., the authorization to execute the term sheet with EquityPlus Manager, LLC, and the sales contract, in substantial form as attached to the Resolution and presented to the Board, as well as authorization to execute any and all agreements, contracts, and documents deemed necessary to effectuate the sale of the Property, solidify and further develop and detail the terms and conditions of the joint venture, and/or effectuate the purpose of the joint venture, including without limitation, an operating agreement, partnership agreement, management agreement, guaranty agreement, development agreement, budget, and construction and financial documents. Ms. Michelsen and Mr. Wong detailed Mr. Wong's experience, knowledge, and expertise in all of these same areas in prior, similar transactions, albeit on a smaller scale, as well as prior Boards' practice of providing similar full authorization to Mr. Wong in order to achieve and effectuate efficiency, expediency, timeliness, and the milestones set in the partnership plan. It was explained that the decisions would be within the parameters of what the Board had adopted (the term sheet) and further that Ms. Michelsen and Mr. Wong would keep the Board updated and apprised of all developments, ensuring that the Commissioners' feedback and input was incorporated into the transaction process.

While Commissioner Green expressed concerns of the amount and extent of authorization provided to Mr. Wong, all of the other Commissioners were comfortable with the authorization, finding it compatible with prior Boards' and best practices, the motion to adopt the Resolution Authorizing the Executive Director to Pursue a Joint

Venture with EquityPlus Management LLC to Build 520+/- Units of LIHTC Rental and Workforce for Sale Housing was made by Commissioner Benjamin seconded by Commissioner Coffman. A roll call was taken and the motion was approved.

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

Mr. Wong then related of a potential Low Income Housing development of 100+/- workforce housing units in the City of Harrisonburg. He stated that project basing of vouchers would assist HCV program participants in accessing additional housing and expand opportunity. He requested approval to issue a request for proposals to project base up to 15 vouchers consisting of (5) 1 –Bedroom, (5) 2-Bedroom, and (5) 3-Bedroom. After a period of discussion, Vice Chair Fasching Maphis seconded by Commissioner Green made the motion approving the request for proposals to project base vouchers. The motion was unanimously approved.

Mr. Wong then related of staff being significantly challenged this past year with the continued adjustment of business practices to address COVID, the development and implementation of the MtW plan, and the migration to a new software system. He stated of any of these activities would be an organizational challenge and attempting to implement all three has significantly stressed staff and their morale. He requested approval to provide a performance bonus of \$1,000 per fulltime staff and \$250 for hourly staff. Total costs for the performance bonuses of \$23,000.00. After a period of discussion, Vice Chair Fasching Maphis seconded by Commissioner Colman made the motion approving the performance bonus. The motion was unanimously approved.

Mr. Wong then presented a request from the Arts Council of the Valley to cost share (50/50) the repair/replacement of the fire exit doors. He related of the estimated for the door repair is \$7,146.00. After a period of discussion Commissioner Colman seconded by Vice Chair Fasching Maphis made the motion approving the cost share proposal. The motion was unanimously approved.

Mr. Wong then provided a brief overview of the management reports. After a period of discussion, Commissioner Benjamin seconded by Vice Chair Fasching Maphis then made the motion to approve the management reports. The motion was unanimously approved.

Commissioner Colman seconded by Commissioner Benjamin made the motion to 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 December 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	0.00	71,751.85	84,072.00	(12,320.15)
3410 VHSP-VA Hsg Solutions Prgm Grant	59,391.00	4,949.25	0.00	38,461.72	59,391.00	(20,929.28)
3410 COC Planning Grant Funds	21,161.00	1,763.42	5,765.77	17,452.32	21,161.00	(3,708.68)
3410 VHSP-COVID-19 ESO Grant	23,074.00	1,922.83	0.00	23,074.00	23,074.00	0.00
6110 Gain/Loss Disposition of RE	0.00	0.00	0.00	43,445.51	0.00	43,445.51
3610 Interest Income	0.00	0.00	26.69	180.11	0.00	180.11
3690 Developer's Fees/Other Income	130,000.00	10,833.33	0.00	0.00	130,000.00	(130,000.00)
3690 Application Fees	15,000.00	1,250.00	7,500.00	30,000.00	15,000.00	15,000.00
3690 Lease Income	4,800.00	400.00	0.00	4,000.00	4,800.00	(800.00)
3690 Management Fees-CV	10,000.00	833.33	958.64	11,186.45	10,000.00	1,186.45
3690 BPort Net Receipts	187,590.00	15,632.50	13,843.13	188,125.05	187,590.00	535.05
3690 Lineweaver Apts. Net Receipts	378,740.00	31,561.67	31,687.93	376,742.70	378,740.00	(1,997.30)
Total Receipts	913,828.00	76,152.33	59,782.16	804,419.71	913,828.00	(109,408.29)
Expenses:						
Administration						
4110 Adm Salaries	136,850.00	11,404.17	16,894.10	134,834.79	136,850.00	(2,015.21)
4540 Adm Benefits	41,900.00	3,491.67	3,443.83	30,962.67	41,900.00	(10,937.33)
4130 Legal Expense	5,000.00	416.67	4,021.00	27,452.41	5,000.00	22,452.41
4140 Staff Training	3,000.00	250.00	1,085.00	5,793.99	3,000.00	2,793.99
4150 Travel	5,000.00	416.67	2,461.35	9,263.89	5,000.00	4,263.89
4171 Auditing Fees	4,000.00	333.33	4,000.00	4,000.00	4,000.00	0.00
4190 Sundry-Admin. Exp.	22,400.00	1,866.67	1,242.93	46,649.06	22,400.00	24,249.06
4190 VHSP-COVID-19 ESO Grant	23,074.00	1,922.83	0.00	23,074.00	23,074.00	0.00
4190 VHSP-VA Hsg Solutions Prgm Grant	59,391.00	4,949.25	4,183.61	62,030.68	59,391.00	2,639.68
4190 COC Planning Grant Funds	21,161.00	1,763.42	5,765.77	17,452.32	21,161.00	(3,708.68)
4190 HMIS Match for Grant Funds	10,000.00	833.33	228.56	7,861.46	10,000.00	(2,138.54)
4190 Community Donations (OpDr/COC,etc)	15,000.00	1,250.00	0.00	10,000.00	15,000.00	(5,000.00)
4190 CHERP-CDBG-NCS Grant Expenses	0.00	0.00	(8,340.21)	26,621.03	0.00	26,621.03
4190 HMIS Homeless Assistance-19	84,072.00	7,006.00	0.00	71,847.15	84,072.00	(12,224.85)
4190 HMIS Homeless Assistance-20	0.00	0.00	7,844.81	12,720.34	0.00	12,720.34
Total Administration	430,848.00	35,904.00	42,830.75	490,563.79	430,848.00	59,715.79
Utilities						
4310 Water-CST	0.00	0.00	(46.31)	139.92	0.00	139.92
4320 Electric includes CST	3,200.00	266.67	398.53	2,163.36	3,200.00	(1,036.64)
4330 Gas includes CST	1,800.00	150.00	253.18	384.08	1,800.00	(1,415.92)
4390 Sewer-CST	0.00	0.00	25.48	650.51	0.00	650.51
Total Utilities	5,000.00	416.67	630.88	3,337.87	5,000.00	(1,662.13)
Maintenance						
4410 Maintenance Salaries	35,575.00	2,964.58	4,163.41	33,189.19	35,575.00	(2,385.81)
4540 Maintenance Benefits	9,600.00	800.00	891.30	7,849.57	9,600.00	(1,750.43)
4420 Materials	4,000.00	333.33	1,124.62	6,678.68	4,000.00	2,678.68
4430 Contract Costs	6,000.00	500.00	2,490.04	10,226.56	6,000.00	4,226.56
Total Maintenance	55,175.00	4,597.92	8,669.37	57,944.00	55,175.00	2,769.00
General						
4510 Insurance	8,600.00	716.67	623.88	8,718.16	8,600.00	118.16
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	3,631.95	7,103.28	6,000.00	1,103.28
4000 Bport Expenses	34,600.00	2,883.33	583.37	32,930.09	34,600.00	(1,669.91)
4000 Lineweaver Apartments Expenses	373,590.00	31,132.50	42,574.61	382,354.63	373,590.00	8,764.63
Total General	422,790.00	35,232.50	47,413.81	431,106.16	422,790.00	8,316.16
TOTAL EXPENSES	913,813.00	76,151.08	99,544.81	982,951.82	913,813.00	69,138.82
TOTAL RECEIPTS TO DATE				804,419.71		
TOTAL EXPENSES TO DATE						982,951.82
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(178,532.11)

Michael G. Wong, Executive Director

Date

LINEWEAVER ANNEX APARTMENTS
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment A
For the Month of December 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	15,371.00	198,149.08	202,000.00	(3,850.92)
3410 HAP Funding	168,440.00	14,036.67	14,575.00	165,446.00	168,440.00	(2,994.00)
3690 Other Income-Laundry	3,800.00	316.67	416.13	3,960.85	3,800.00	160.85
3690 Other Income-Late fees,workordr	4,500.00	375.00	1,325.80	9,186.77	4,500.00	4,686.77
Total Receipts	378,740.00	31,561.67	31,687.93	376,742.70	378,740.00	(1,997.30)
Expenses:						
Administration:						
4110 Adm Salaries	81,300.00	6,775.00	10,522.64	78,910.46	81,300.00	(2,389.54)
4540 Adm Benefits	23,650.00	1,970.83	2,562.69	22,690.53	23,650.00	(959.47)
4130 Legal Fees	1,000.00	83.33	0.00	3,311.50	1,000.00	2,311.50
4140 Staff Training	1,000.00	83.33	0.00	620.00	1,000.00	(380.00)
4150 Travel	1,000.00	83.33	0.00	0.00	1,000.00	(1,000.00)
4171 Auditing	1,200.00	100.00	1,200.00	1,200.00	1,200.00	0.00
4190 Sundry	15,300.00	1,275.00	827.53	19,100.08	15,300.00	3,800.08
Total Administration	124,450.00	10,370.83	15,112.86	125,832.57	124,450.00	1,382.57
Tenant Services:						
4240 Tenant Services-Other	1,000.00	83.33	0.00	13.24	1,000.00	(986.76)
Total Tenant Serv.	1,000.00	83.33	0.00	13.24	1,000.00	(986.76)
Utilities:						
4310 Water	8,300.00	691.67	803.97	9,314.24	8,300.00	1,014.24
4320 Electricity	60,000.00	5,000.00	5,472.89	57,917.17	60,000.00	(2,082.83)
4390 Sewer	23,970.00	1,997.50	1,698.60	21,906.00	23,970.00	(2,064.00)
Total Utilities	92,270.00	7,689.17	7,975.46	89,137.41	92,270.00	(3,132.59)
Maintenance:						
4410 Maintenance Salaries	54,350.00	4,529.17	7,654.35	58,106.56	54,350.00	3,756.56
4540 Maintenance Benefits	15,850.00	1,320.83	1,265.25	11,015.66	15,850.00	(4,834.34)
4420 Materials	18,000.00	1,500.00	2,438.67	14,286.13	18,000.00	(3,713.87)
4430 Contract Costs	50,000.00	4,166.67	7,314.05	64,867.58	50,000.00	14,867.58
Total Maintenance	138,200.00	11,516.67	18,672.32	148,275.93	138,200.00	10,075.93
General Expenses:						
4510 Insurance Expenses	7,670.00	639.17	813.97	9,084.04	7,670.00	1,414.04
4570 Collection Loss	10,000.00	833.33	0.00	10,011.44	10,000.00	11.44
Total General Exp.	17,670.00	1,472.50	813.97	19,095.48	17,670.00	1,425.48
TOTAL EXPENSES	373,590.00	31,132.50	42,574.61	382,354.63	373,590.00	8,764.63
TOTAL RECEIPTS TO DATE						376,742.70
TOTAL EXPENSES TO DATE						382,354.63
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						(5,611.93)

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

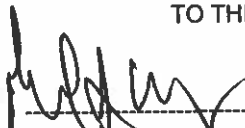

Lisa Benasher, Lineweaver Manager

1-7-22
Date

BRIDGEPORT COMPLEX
Statement of Revenues, Expenses, and Changes in Fund Equity
Attachment B
For the Month of December 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	13,843.13	188,125.05	187,590.00	535.05
3690 Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Total Receipts	187,590.00	15,632.50	13,843.13	188,125.05	187,590.00	535.05
Expenses:						
Operations						
4130 Legal Expenses	1,000.00	83.33	0.00	0.00	1,000.00	(1,000.00)
4190-Sundry-Phone	600.00	50.00	84.46	509.67	600.00	(90.33)
Total Op. Expenses	1,600.00	133.33	84.46	509.67	1,600.00	(1,090.33)
Utilities:						
4310 Water	1,200.00	100.00	318.00	636.00	1,200.00	(564.00)
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	318.00	636.00	1,200.00	(564.00)
Maintenance:						
4420 Materials	3,000.00	250.00	375.00	1,177.50	3,000.00	(1,822.50)
4430 Contract Costs	12,000.00	1,000.00	(1,562.51)	13,591.58	12,000.00	1,591.58
Total Maintenance	15,000.00	1,250.00	(1,187.51)	14,769.08	15,000.00	(230.92)
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	1,368.42	17,015.34	16,800.00	215.34
Total General Exp.	16,800.00	1,400.00	1,368.42	17,015.34	16,800.00	215.34
TOTAL EXPENSES	34,600.00	2,883.33	583.37	32,930.09	34,600.00	(1,669.91)
TOTAL RECEIPTS TO DATE						188,125.05
TOTAL EXPENSES TO DATE						32,930.09
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						155,194.96

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



Michael G. Wong
Executive Director



Date

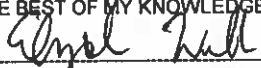
Please note: A principal payment to Bank of the James was made in the amount of \$2,239.72 for a total of \$24,121.73 for this fiscal year.

Housing Choice Voucher Program (HCV)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of December 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 De	7,000.00	583.33	0.00	3,566.27	7,000.00	(3,433.73)
3300RC HAP-Fraud/Abuse/Set Off De	7,000.00	583.33	0.00	3,566.28	7,000.00	(3,433.72)
3300 FSS Fort.	2,000.00	166.67	1,366.10	8,470.18	2,000.00	6,470.18
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 MTW Cohort #1-Software Grant	0.00	0.00	0.00	25,000.00	0.00	25,000.00
3410 HCV FSS Grant Funds	35,103.00	2,925.25	2,925.25	35,103.00	35,103.00	0.00
3410 HCV HAP Payment-Adm Fees	531,060.00	44,255.00	34,158.00	608,967.93	531,060.00	77,907.93
3410 HCV HAP Payment-HAP Fees	5,933,400.00	494,450.00	507,434.00	5,510,621.00	5,933,400.00	(422,779.00)
Total Receipts	6,515,563.00	542,963.58	545,883.35	6,195,294.66	6,515,563.00	(320,268.34)
Expenses						
Administration						
4110 Adm Salaries	312,023.00	26,001.92	49,152.10	355,043.26	312,023.00	43,020.26
4110 FSS Salaries (grant portion)	35,103.00	2,925.25	2,925.25	35,103.00	35,103.00	0.00
4540 Adm/FSS Benefits	103,200.00	8,600.00	13,457.60	119,052.90	103,200.00	15,852.90
4130 Legal Fees	5,000.00	416.67	0.00	1,285.50	5,000.00	(3,714.50)
4140 Staff Training	5,000.00	416.67	1,695.00	3,859.99	5,000.00	(1,140.01)
4150 Travel	5,000.00	416.67	371.72	(0.18)	5,000.00	(5,000.18)
4171 Auditing Fees	6,940.00	578.33	6,940.00	6,940.00	6,940.00	0.00
4190 Sundry/Rent & Utility Adj	60,000.00	5,000.00	2,774.80	133,320.94	60,000.00	73,320.94
4190.2 Portability Fees	5,000.00	416.67	0.00	1,736.75	5,000.00	(3,263.25)
4190.4 LL Incentives-CARES Act	0.00	0.00	2,000.00	27,750.00	0.00	27,750.00
Total Administration	537,266.00	44,772.17	79,316.47	684,092.16	537,266.00	146,826.16
Utilities						
4310 Water	0.00	0.00	0.00	0.00	0.00	0.00
4320 Electric	4,000.00	333.33	0.00	4,062.76	4,000.00	62.76
4330 Gas	2,000.00	166.67	0.00	2,003.87	2,000.00	3.87
4390 Sewer	0.00	0.00	0.00	0.00	0.00	0.00
Total Utilities	6,000.00	500.00	0.00	6,066.63	6,000.00	66.63
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	641.67	658.58	7,523.96	7,700.00	(176.04)
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	641.67	658.58	7,523.96	7,700.00	(176.04)
Total Expenses (excluding HAP)	550,966.00	45,913.83	79,975.05	697,682.75	550,966.00	146,716.75
4715 HAP	5,942,400.00	495,200.00	479,619.00	5,732,289.00	5,942,400.00	(210,111.00)
4715 UAP	0.00	0.00	6,916.00	111,113.00	0.00	111,113.00
4718 FSS Escrow	0.00	0.00	5,404.00	66,163.91	0.00	66,163.91
HAP Total	5,942,400.00	495,200.00	491,939.00	5,909,565.91	5,942,400.00	(32,834.09)
Total Expenses	6,493,366.00	541,113.83	571,914.05	6,607,248.66	6,493,366.00	113,882.66
TOTAL RECEIPTS TO DATE						6,195,294.66
TOTAL EXPENSES TO DATE						6,607,248.66
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						(411,954.00)

Adm Funds (25,045.55)
HAP Funds (386,908.45)

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


Liz Webb, Housing Choice Voucher Mgr

1/6/22
Date

FRANKLIN HEIGHTS, LLC
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of December 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	35,951.00	386,047.45	335,000.00	51,047.45
3410 HAP Funding	1,137,066.00	94,755.50	95,301.00	1,174,450.00	1,137,066.00	37,384.00
3610 Interest Income	900.00	75.00	39.96	496.50	900.00	(403.50)
3690 Other Income-Late fees, etc.	20,000.00	1,666.67	2,674.00	15,776.64	20,000.00	(4,223.36)
3410 Other Receipts-CDBG Funds	164,000.00	13,666.67	4,000.00	156,000.00	164,000.00	(8,000.00)
Total Receipts	1,656,966.00	138,080.50	137,965.96	1,732,770.59	1,656,966.00	75,804.59
Expenses:						
Administration						
4110 Adm Salaries	227,580.00	18,965.00	23,778.36	176,780.03	227,580.00	(50,799.97)
4540 Adm Benefits	69,475.00	5,789.58	5,974.07	53,177.83	69,475.00	(16,297.17)
4130 Legal Fees	1,000.00	83.33	655.50	3,242.50	1,000.00	2,242.50
4140 Staff Training	1,000.00	83.33	1,050.00	1,478.00	1,000.00	478.00
4150 Travel	1,500.00	125.00	0.00	0.00	1,500.00	(1,500.00)
4171 Auditing Fees	1,800.00	150.00	1,800.00	1,800.00	1,800.00	0.00
4190 Sundry	35,000.00	2,916.67	1,432.91	73,023.80	35,000.00	38,023.80
4190 CDBG Down Payment Assistance Program	24,000.00	2,000.00	4,000.00	20,000.00	24,000.00	(4,000.00)
Total Administration	361,355.00	30,112.92	38,690.84	329,502.16	361,355.00	(31,852.84)
Tenant Services						
4240 Tenant Services-Recreation	1,000.00	83.33	0.00	1,113.01	1,000.00	113.01
Total Tenant Services	1,000.00	83.33	0.00	1,113.01	1,000.00	113.01
Utilities						
4310 Water	0.00	0.00	(2,137.59)	(3,592.93)	0.00	(3,592.93)
4320 Electric	10,000.00	833.33	516.12	6,610.80	10,000.00	(3,389.20)
4330 Gas	2,000.00	166.67	26.62	118.42	2,000.00	(1,881.58)
4390 Sewer	0.00	0.00	2,679.55	(2,168.65)	0.00	(2,168.65)
Total Utilities	12,000.00	1,000.00	1,084.70	967.64	12,000.00	(11,032.36)
Maintenance						
4410 Maintenance Salaries	113,386.00	9,448.83	16,381.81	123,003.27	113,386.00	9,617.27
4540 Maintenance Benefits	37,410.00	3,117.50	3,121.83	26,950.49	37,410.00	(10,459.51)
4420 Materials	40,000.00	3,333.33	7,869.13	47,141.60	40,000.00	7,141.60
4430 Contract	75,000.00	6,250.00	4,946.14	188,769.70	75,000.00	113,769.70
Total Maintenance	265,796.00	22,149.67	32,318.91	385,865.06	265,796.00	120,069.06
General						
4510 Insurance	25,000.00	2,083.33	2,242.76	25,208.70	25,000.00	208.70
4570 Collection Loss	15,000.00	1,250.00	0.00	14,204.51	15,000.00	(795.49)
4590 Real Estate Taxes	25,000.00	2,083.33	13,138.02	25,426.22	25,000.00	426.22
4580 Interest Expense-HHR	84,600.00	7,050.00	0.00	84,600.00	84,600.00	0.00
4580 Interest Expense-FH	111,625.00	9,302.08	0.00	111,625.00	111,625.00	0.00
4580 Interest Expense-FORK(BJ)	0.00	0.00	0.00	13,515.52	0.00	13,515.52
4580 Interest Expense-FORK(UB)	25,544.00	2,128.67	0.00	15,563.90	25,544.00	(9,980.10)
4580 Interest Expense-FORK(Seller Fin)	38,991.00	3,249.25	6,005.47	26,681.97	38,991.00	(12,309.03)
Total General	325,760.00	27,146.67	21,386.25	316,825.82	325,760.00	(8,934.18)
TOTAL EXPENSES	965,911.00	80,492.58	93,480.70	1,034,273.69	965,911.00	68,362.69
TOTAL RECEIPTS TO DATE						1,732,770.59
TOTAL EXPENSES TO DATE						1,034,273.69
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Net Income/Loss						698,496.90

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


 Nehemias Velez, FH Manager

1/6/22
 Date

** Contracts are a concern. **

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	51,740	0	36295
United Bank-Forkovitch Units	47,551	47,551	0	29027
Seller Financed-Forkovitch Units	60,053	60,053	0	31582
Total	825,769	825,769	0	

J. R. "POLLY" LINEWEAVER (JRL)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of December 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	16,263.57	183,110.76	184,248.00	(1,137.24)
3410 HAP Funding	276,372.00	23,031.00	20,609.00	252,182.00	276,372.00	(24,190.00)
3410 Service Coord Grant-2020	67,105.00	5,592.08	17,074.13	69,302.91	67,105.00	2,197.91
3690 Other Income-Laundry	3,800.00	316.67	416.13	3,966.06	3,800.00	166.06
3690 Other Income-Late fees,w/orders	12,000.00	1,000.00	193.10	9,656.57	12,000.00	(2,343.43)
Total Receipts	543,525.00	45,293.75	54,555.93	518,218.30	543,525.00	(25,306.70)
Expenses:						
Administration						
4110 Adm Salaries	50,955.00	4,246.25	4,319.47	45,946.27	50,955.00	(5,008.73)
4540 Adm Benefits	17,800.00	1,483.33	1,004.13	14,575.67	17,800.00	(3,224.33)
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	1,200.00	1,200.00	1,200.00	0.00
4190 Sundry	7,500.00	625.00	(818.15)	16,227.10	7,500.00	8,727.10
Total Administration	77,455.00	6,454.58	5,705.45	78,844.19	77,455.00	1,389.19
Tenant Services:						
4220-40 Service Coord Grant-2019	67,105.00	5,592.08	16,808.13	69,302.91	67,105.00	2,197.91
4230 Tenant Services-Other	1,000.00	83.33	0.00	13.23	1,000.00	(986.77)
Total Tenant Serv.	68,105.00	5,675.42	16,808.13	69,316.14	68,105.00	1,211.14
Utilities:						
4310 Water	8,000.00	666.67	774.51	8,469.28	8,000.00	469.28
4320 Electric	65,000.00	5,416.67	6,645.01	59,932.02	65,000.00	(5,067.98)
4390 Sewer	25,000.00	2,083.33	1,755.22	21,062.64	25,000.00	(3,937.36)
Total Utilities	98,000.00	8,166.67	9,174.74	89,463.94	98,000.00	(8,536.06)
Maintenance:						
4410 Maintenance Salaries	40,740.00	3,395.00	5,515.44	42,949.71	40,740.00	2,209.71
4540 Maintenance Benefits	10,020.00	835.00	857.51	7,400.46	10,020.00	(2,619.54)
4420 Materials	12,000.00	1,000.00	2,189.68	15,997.35	12,000.00	3,997.35
4430 Contract	41,000.00	3,416.67	7,315.90	67,267.54	41,000.00	26,267.54
Total Maintenance	103,760.00	8,646.67	15,878.53	133,615.06	103,760.00	29,855.06
General:						
4510 Insurance	8,500.00	708.33	915.56	10,480.41	8,500.00	1,980.41
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	3,162.61	37,403.71	36,575.00	828.71
Total General	45,075.00	3,756.25	4,078.17	47,884.12	45,075.00	2,809.12
TOTAL EXPENSES	392,395.00	32,699.58	51,645.02	419,123.45	392,395.00	26,728.45
TOTAL RECEIPTS TO DATE						518,218.30
TOTAL EXPENSES TO DATE						419,123.45
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-Income/Loss						99,094.85

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


 Lisa Benasher, Lineweaver Manager

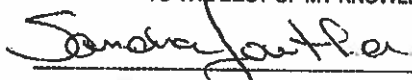
1-7-22
 Date

Please note: A principal payment to United Bank was made in the amount of \$0.00 a total of \$83,037.19 for this fiscal year and a principlaly payment to Virginia Community Capital in the amount of \$11,300.42 for a total of \$61,011.75 for this fiscal year.

COMMERCE VILLAGE LLC (CVO)
Statement of Revenues, Expenses, and Changes in Fund Equity
For the Month of December 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	8,033.00	97,365.00	95,000.00	2,365.00
3410 HAP Funding	109,448.00	9,120.67	10,192.00	115,305.00	109,448.00	5,857.00
3610 Interest (Replacement&Operatir	400.00	33.33	2.96	36.65	400.00	(363.35)
3690 Other Income-Laundry&Donatio	2,000.00	166.67	213.50	1,801.31	2,000.00	(198.69)
3690 Other Inc-Late fees,workorders	3,000.00	250.00	0.00	1,587.74	3,000.00	(1,412.26)
Total Receipts	209,848.00	17,487.33	18,441.46	216,095.70	209,848.00	6,247.70
Expenses:						
Administration:						
4110 Adm Salaries	21,600.00	1,800.00	2,595.64	20,273.34	21,600.00	(1,326.66)
4540 Adm Benefits	7,500.00	625.00	675.65	6,076.96	7,500.00	(1,423.04)
4130 Legal Fees	0.00	0.00	0.00	0.00	0.00	0.00
4140 Staff Training	500.00	41.67	0.00	500.00	500.00	0.00
4150 Travel	0.00	0.00	0.00	0.00	0.00	0.00
4171 Auditing	0.00	0.00	0.00	0.00	0.00	0.00
4190 Sundry	4,600.00	383.33	636.28	11,786.85	4,600.00	7,186.85
4190 Sundry-Management fees	10,000.00	833.33	958.64	11,166.45	10,000.00	1,166.45
4190 Sundry-HCC fees	6,400.00	533.33	0.00	6,566.97	6,400.00	166.97
Total Administration	50,600.00	4,216.67	4,866.21	56,390.57	50,600.00	5,790.57
Tenant Services:						
4240-Case Mgt/Pear Counseling	20,000.00	1,666.67	5,000.00	23,750.00	20,000.00	3,750.00
4240 Tenant Services-Client	1,500.00	125.00	0.00	605.00	1,500.00	(895.00)
Total Tenant Serv.	21,500.00	1,791.67	5,000.00	24,355.00	21,500.00	2,855.00
Utilities:						
4310 Water	4,300.00	358.33	355.41	4,304.60	4,300.00	4.60
4320 Electricity	20,000.00	1,666.67	1,499.65	16,640.86	20,000.00	(3,359.14)
4330 Gas	2,100.00	175.00	175.69	1,936.54	2,100.00	(163.46)
4390 Sewer	11,650.00	970.83	849.30	10,191.60	11,650.00	(1,458.40)
Total Utilities	38,050.00	3,170.83	2,880.05	33,073.60	38,050.00	(4,976.20)
Maintenance:						
4410 Maintenance Salaries	15,450.00	1,287.50	1,377.13	13,643.86	15,450.00	(1,806.14)
4540 Maintenance Benefits	3,550.00	295.83	247.83	2,483.01	3,550.00	(1,066.99)
4420 Materials	2,500.00	208.33	383.20	2,789.67	2,500.00	289.67
4430 Contract Costs	15,000.00	1,250.00	1,161.47	18,825.33	15,000.00	3,825.33
Total Maintenance	36,500.00	3,041.67	3,169.63	37,741.87	36,500.00	1,241.87
General Expenses:						
4510 Insurance Expenses	2,800.00	233.33	312.12	3,247.36	2,800.00	447.36
4570 Collection Loss	500.00	41.67	0.00	2,141.00	500.00	1,641.00
4580 Interest Expense	16,380.00	1,365.00	1,365.00	16,380.00	16,380.00	0.00
4590 Real Estate Taxes	24.00	2.00	1.01	12.12	24.00	(11.88)
1162 Replacement Reserve Acct	9,000.00	750.00	750.00	9,000.00	9,000.00	0.00
Total General Exp.	28,704.00	2,392.00	2,428.13	30,780.48	28,704.00	2,076.48
TOTAL EXPENSES	175,354.00	14,812.83	18,344.02	182,341.72	175,354.00	6,987.72
TOTAL RECEIPTS TO DATE						216,095.70
TOTAL EXPENSES TO DATE						182,341.72
TOTAL RECEIPTS LESS TOTAL EXPENSES TO DATE-income/Loss						33,753.98

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


Sandra Lowther, Commerce Village Manager

01-11-2022
Date

**AGREEMENT OF ALL DIRECTORS IN LIEU
OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF
SHENANDOAH HOUSING CORPORATION
EFFECTIVE JANUARY 19, 2022**

The undersigned, being all of the directors of the corporation, agree that the following corporate actions are taken:

1. The following persons are elected as directors of the corporation; and the corporation, as sole member of Lineweaver Annex Corporation, elects the following persons as directors of Lineweaver Annex Corporation to serve for two years or until such time as their successors are elected and qualify: Michael G. Wong, Dany Fleming, Christine Fasching Maphis, Kevin Coffman, Luciano Benjamin, Gil Colman, Jody Johannessen, and Shonda Green.

2. The following officers are unanimously elected to serve for the ensuing year and until their successors are elected and qualify:

President:	Dany Fleming
Vice President:	Michael G. Wong
Secretary/Treasurer:	Melisa G. Michelsen

3. The President of the corporation is authorized and directed to submit to the Harrisonburg Redevelopment and Housing Authority the report, which is attached to these minutes, which sets forth the activities of the corporation during the previous year and contains a statement indicating how the corporation is furthering its purposes as set forth in the Articles of Incorporation.

All with like effect and validity as though the foregoing actions were duly taken at the regular annual meeting of the directors held after due and proper notice.

DATE: _____
Michael G. Wong

DATE: _____
Dany Fleming

DATE: _____
Christine Fasching Maphis

DATE: _____
Jody Johannessen

DATE: _____

Kevin Coffman

DATE: _____

Luciano Benjamin

DATE: _____

Gil Colman

DATE: _____

Shonda Green

The foregoing directors were approved by the Harrisonburg Redevelopment and Housing Authority.

DATE: January 19, 2022

Secretary, Harrisonburg Redevelopment
and Housing Authority

**AGREEMENT OF ALL DIRECTORS IN LIEU
OF THE ANNUAL MEETING
OF THE BOARD OF DIRECTORS OF
LINEWEAVER ANNEX CORPORATION
EFFECTIVE JANUARY 19, 2022**

The undersigned, being all of the directors of the corporation, agree that the following corporate actions are taken:

1. The following officers are unanimously elected to serve for the ensuing year and until their successors are elected and qualify:

President:	Dany Fleming
Vice President:	Michael G. Wong
Secretary/Treasurer:	Melisa G. Michelsen

2. The President of the corporation is authorized and directed to submit to the Harrisonburg Redevelopment and Housing Authority the report which is attached to these minutes which sets forth the activities of the corporation during the previous year and contains a statement indicating how the corporation is furthering its purposes as set forth in the Articles of Incorporation.

All with like effect and validity as though the foregoing actions were duly taken at the annual meeting of the directors held after due and proper notice.

DATE: _____

Michael G. Wong

DATE: _____

Dany Fleming

DATE: _____

Christine Fasching Maphis

DATE: _____

Jody Johannessen

DATE: _____

Kevin Coffman

DATE: _____

Luciano Benjamin

DATE: _____

Gil Colman

DATE: _____

Shonda Green

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

Applications

	Efficiency	One bedroom
Currently On Waiting List	0	100
New Applications Taken	0	3

Marketing

	Efficiency	One bedroom	Total
# of units vacant	3	0	3
# 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

15	# of minorities	0.25%
54	# of disabled tenants	89%
33	# of elderly tenants	53%
Total Number of Units Leased: 58		

Tenant Accounts Receivable

Accounts Receivable at end of Month	\$32,563.80		
Delinquent Accounts By Age	30 7	60 7	>60 7
Security Deposits Held	\$13,350.57		
Pet Deposits Held	\$1,395.00		
Rent Billed	\$16,263.57		
Rent Collected	\$13,093.71		

Number of Inspections	0
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Management

Comments on any problems experienced during the month:

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


Lisa Benasher, Lineweaver Property Manager

Date

1-5-2022

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

Applications

Currently On Waiting List	100
New Applications Taken	0

Marketing

# of units vacant	6
# of Tenants who moved in	1
# of Tenants who moved out	2
# of Tenants who transferred	0
# of Legal Notices	0
# of Unlawful Detainers	0

Occupancy

17	# of minorities	0.22%
47	# of disabled tenants	81%
15	# of elderly tenants	27%
Total Number of Units Leased 54		

Tenant Accounts Receivable

Accounts Receivable at end of Month	\$23,493.04		
Delinquent Accounts By Age	30 5	60 5	>60 5
Security Deposits Held	\$26,586.42		
Pet Deposits Held	\$1,750.00		
Rent Billed	\$15,371.00		
Rent Collected	\$15,186.03		

Number of Inspections	0
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Management

Comments on any problems experienced during the month:

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


Lisa Benasher, Lineweaver Manager

Date 1-5-2022

**FRANKLIN HEIGHTS PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF DECEMBER 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>2</u>	<u>0</u>	<u>3</u>	<u>1</u>	<u>0</u>	<u>6</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>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</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>11</u>	<u>15</u>	<u>4</u>	<u>1</u>	<u>33</u>
# of Unlawful Detainers	<u>1</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</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: 123

3.) Tenant Accounts Receivable:

Security and Pet Deposits Held:	<u>\$114,967.00</u>
Rent Billed	<u>\$140,302.20</u>
Rent Collected	<u>\$131,025.20</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>776</u> applicants.	<u>240</u>	<u>290</u>	<u>158</u>	<u>067</u>	<u>021</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 no move-ins and one move-out for the month of December 2021. For the month of December 2021 FH collected \$75.00 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 stopped taking applications for the program effective 12/01/21, and FH's waiting list was purged on 11/21.

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



Nehemias Velez, FH Property Manager

1/4/22

Date

COMMERCE VILLAGE PROGRAM MANAGEMENT REPORT
FOR THE MONTH OF DECEMBER 2021

	VASH	HCV
VACANT	0	0
MOVE IN	0	0
MOVE OUT	0	0
EVICTIONS	0	0
TRANSFERRED	0	0
LEGAN NOTICES	0	0
DETAINERS	0	0
30 UNITS LEASED	30	

OUTSTANDING BALANCE	(312.00)
DELINQUENT ACCT	30: 0 60: 1 90+ 0
SECURITY DEPOSIT	15,932.00
RENT BILL	18,225.00
RENT COLLECTED	17,569.00

APPLICATIONS 231

COMMENTS ON ANY PROBLEMS – RESIDENT PAST DUE IS MAKING PAYMENTS

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

SANDRA LOWTHER

01/04/2022

Monthly Report – December 2021

HCV PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 24	Enrolled in GED: 0	Positive Escrow Balances: 18
Employed: 12	Enrolled in ESL: 0	Earning Monthly Escrow: 9
Unemployed/Furlough: 9	Enrolled in Continuing Ed: 1	Newly Earning Escrow: 1
Medical Leave/ Disability: Maternity Leave: 1	Started this month: 0	Increase in Earning Escrow: 2
		Decrease in Earning Escrow: 1
		Interim Escrow Withdrawals: 0

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 30	Enrolled in GED: 1	Positive Escrow Balances: 17
Employed: 17	Enrolled in ESL: 1	Earning Monthly Escrow: 10
Unemployed/Furlough: 10	Enrolled in Continuing Ed.:3	Newly Earning Escrow: 0
Medical Leave/ Disability: Maternity Leave: 3	Started this month: 0	Increase in Earning Escrow: 0
		Decrease in Earning Escrow: 1
		Interim Escrow Withdrawals: 1

HARRISON HEIGHTS

Employment	Education/Training	Escrow
In Program: 10	Enrolled in GED: 0	Positive Escrow Balances: 7
Employed: 7	Enrolled in ESL: 1	Earning Monthly Escrow: 5
Unemployed: 3	Enrolled in Continuing Ed:1	Newly Earning Escrow: 0
Medical Leave/ Disability: Maternity Leave: 1	Started this month: 0	Escrow Increases: 1
New jobs this month: 0		Decrease in Earning Escrow: 1
		Interim Escrow Withdrawals: 0

Program Highlights

DuPont Community Credit Union hosted a Credit Workshop for FSS participant via zoom. 1 participant graduated- Harrison Heights, 2 Way to go referrals. FSS staff interviewed for Resident Services position.

Date: 1/04/2022 FSS Coordinator: Zoe Parakuo

**Harrisonburg Redevelopment & Housing Authority Report
Financial Report as December 2021**

LOCAL COMMUNITY DEVELOPMENT

Cash:	First Bank & Trust-Operating Funds		\$452,683.45
		Total	\$452,683.45
	AR Due from:		
	JR Polly Lineweaver Apartments	\$143,004.85	
	Housing Choice Voucher Program	\$0.00	
	Commerce Village, LLC	\$0.00	
	Franklin Heights, LLC-Operating Expenses	\$0.00	
	Franklin Heights, LLC-Debt Servicing	\$0.00	
		\$143,004.85	

HOUSING CHOICE VOUCHER PROGRAM

Cash:	SunTrust-Checking Account		\$218,649.73
	United Bank-FSS Escrow for participants		\$93,638.00
		Total	\$312,287.73

J.R. POLLY LINEWEAVER APARTMENTS

Cash:	United Bank-Checking Account		\$0.00
		Total	\$0.00

ALL PROGRAMS-FH, LW, JRL

Cash:	United Bank-Security Deposit Account		\$188,143.68
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COMPONENT UNITS

Franklin Heights, LLC

Cash:	United Bank-Checking Account		\$13,514.31
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Commerce Village, LLC

Cash:	First Bank & Trust		\$195,230.05
	BB&T-Operating Reseve Account		\$130,740.11

<u>Grand Total</u>	<u>\$1,292,599.33</u>
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Harrisonburg Redevelopment & Housing Authority Report
 YTD Financial Report as of December 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	Cash Balance as of 9/30	Cash Balance as of 10/31	Cash Balance as of 11/30	Cash Balance as of 12/31
LOCAL COMMUNITY DEVELOPMENT												
Cash: First Bank & Trust	\$454,455.31	\$375,785.96	\$477,755.38	\$538,647.51	\$508,120.45	\$406,611.72	\$238,013.80	\$186,214.43	\$282,728.27	\$267,661.20	\$417,905.02	\$452,683.45
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	\$358,988.48	\$336,358.89	\$335,409.81	\$329,908.41	\$285,156.68	\$218,649.73
Cash: 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	\$113,430.67	\$112,427.06	\$90,490.82	\$93,638.00
J.R. POLLY LINEWEAVER APARTMENTS												
Cash: United Bank-Checking	\$2,349.54	\$7,671.70	\$5,482.47	\$5,046.34	\$6,765.37	\$7,468.21	\$2,784.24	\$15,421.64	\$18,691.01	\$8,972.35	\$9,930.03	\$0.00
ALL PROGRAMS-FH, LW, JRL, CVO												
Cash: United Bank-Security Dep.	\$149,153.69	\$181,586.84	\$183,375.50	\$187,260.48	\$189,990.12	\$179,168.44	\$180,131.53	\$180,498.35	\$183,002.57	\$185,630.74	\$185,895.72	\$188,143.68
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	\$33,492.74	\$37,271.41	\$34,025.36	\$13,514.31
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	\$196,013.80	\$202,862.79	\$208,031.74	\$195,230.05
Cash: 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	\$130,736.82	\$130,737.93	\$130,739.00	\$130,740.11
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	\$1,293,505.69	\$1,275,491.89	\$1,362,174.37	\$1,292,699.33

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

Franklin Heights, LLC

Income	\$	1,732,770.59
Expenses	\$	(1,034,273.69)
Less: Principal Payments	\$	(584,794.18)
Total	\$	113,702.72

J.R. POLLY LINEWEAVER APARTMENTS

Income	\$	448,915.39
Expenses	\$	(349,820.54)
Total	\$	99,094.85
Add: Service Coordinator Grant Funds	\$	69,302.91
Less: Service Coordinator Grant Expenses	\$	(69,302.91)
	\$	-
Profit (Loss)/Gain	\$	99,094.85
Less: Principal Payments	\$	(144,048.94)
Total	\$	(44,954.09)