



Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803

Phone/VTDD 540-434-7386 + Fax 540-432-1113

July 14, 2022

A Special Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday, July 20, 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
July 20, 2022

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
 - June 15, 2022
 - July 6, 2022
 - July 13, 2022
- III. Financial Reports
 - March 2022
 - April 2022
 - May 2022
 - June 2022

Reports

- A. Executive Director
 - 1. Public Comment
 - 2. Public Comment-Grande Oakes II Bond Application and Inducement Resolution
 - 3. Family Self Sufficiency 2022 Action Plan
- B. Any New Business/ Old Business
 - 1. Strategic Initiatives Updates
 - Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Addressing Homelessness and Affordable Housing
 - NOFA-COC
 - Improving Organizational Efficiency and Effectiveness
 - MTW
 - Yardi Software Migration
- C. Management Reports
 - 1. Housing Choice Voucher Program Trends and Utilization
 - 2. HRHA Owned Properties Utilization
 - 3. Waiting List Reports
 - 4. Financial Monthly Report & Quarterly Investment Update

MINUTES

Regular Meeting
June 15, 2022

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, June 15 at 4:00 p.m.**

Those present were:

Dany Fleming, Chair
Gil Colman, Commissioner
Shonda Green, Commissioner
Kevin Coffman, Commissioner

Also present were:

Michael G. Wong, Executive Director
Melisa Michelsen, Attorney
Tiffany Runion, Deputy Director

The Regular Meeting was called to order and quorum declared present by Dany Fleming, Chair.

Mr. Wong then presented the April 19th and the May 18th meeting minutes for consideration of approval. After a period of discussion, Commissioner Coffman seconded by Commissioner Colman made the motion to approve the May 18th minutes. The motion was unanimously approved. After a period of discussion, the April minutes were approved with the addition to the minutes of "Commissioner Green related of concerns with the follow up on reported complaints by tenants and documentation of the follow-up." The motion was unanimously approved.

Mr. Wong then presented the March financials for review. He related of the new software providing additional financial detail resulting in multiple pages of financial statements. Other than the length he related of the belief that the new statements will be more understandable with increased detail. No action was taken on the financial statement.

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

Mr. Wong then presented the Brookland bond application and inducement resolution for consideration of approval. He related that the Richmond Redevelopment and Housing Authority has agreed to allow HRHA to issue bonds in the City of Richmond for the Brookland project. Chairperson Fleming then opened the public comment period. No comment was received. After a period of discussion, Commissioner Coffman seconded by Commissioner Green then made the motion approving the inducement

resolution. A roll call vote was taken:

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

Mr. Wong then provided brief updates on the Authority's special projects and initiatives. He related of holding two community input meetings on the proposed Bluestone development, which approximately 20+ persons attended. He related of the issues voiced with the project centered primarily on concerns with traffic, density, impact on schools, and construction noise. He stated that the staff is working on responses to the concerns, which will be shared with the board for their use in responding to the community about the development. He related that overall the rezoning process is going satisfactorily but of some concerns with the City's delay in responding to the TIA submission. He related that not receiving the City's comments timely will result in a delay in the rezoning application.

Mr. Wong then related of still awaiting HUD's approval of the Authority's MtW plan. He stated that staff is starting to update its administrative and admissions and continued occupancy policies in anticipation of approval.

Mr. Wong then stated of the plan to submit a proposal to recognize staff's assumption of additional responsibilities and work activities in coverage of vacant positions. He related of the critical need to recognize and reward them for their service during this past year.

Commissioner Green seconded by Commissioner Colman made the motion to adjourn. The motion was unanimously approved.

Michael G. Wong
Executive Director

Dany Fleming
Chair

MINUTES

Special Meeting
July 6, 2022

A Special Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday July 6 at 4:00 p.m.**

Those present were:

Dany Fleming, Chair
Kevin Coffman, Commissioner
Shonda Green, Commissioner
Luciano Benjamin, Commissioner

Also present were:

Michael G. Wong, Executive Director
Jason Ham, Attorney

The Special Meeting was called to order and quorum declared present by Dany Fleming Chair.

Mr. Wong then presented the proposed Grand Oak II bond issuance and inducement resolution for consideration of approval. He related of the need for the special meeting is due to the York County Board's desire for the Authority's approval prior to their meeting and of the developer's desire to submit their bond allocation request for this year's pool allocation. Mr. Wong related of the development being a 49-unit elderly rental housing serving individuals at 60% of the median income. He stated of an error with the local newspapers public advertisement resulting in the need for the Authority to hold another bond hearing at its regularly scheduled meeting on July 20th. Jason Ham, attorney related of the bond issuance being similar to all other issuances with no recourse to the Authority.

Chairperson Fleming then opened the floor for public comment. Hearing none, the public comment period was closed. After a period of discussion, Commissioner Benjamin seconded by Commissioner Green made the motion approving the inducement resolution. A roll call vote was taken:

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

Commissioner Green seconded by Commissioner Coffman made the motion to adjourn. The motion was unanimously approved.

Michael G. Wong
Executive Director

Dany Fleming
Chair

MINUTES

Special Meeting
July 13, 2022

A Special Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday July 13 at 4:00 p.m.**

Those present were:

Dany Fleming, Chair
Chris Fasching Maphis Vice Chair
Gil Colman, Commissioner
Shonda Green, Commissioner
Luciano Benjamin, Commissioner

Also present were:

Michael G. Wong, Executive Director
Melisa Michelsen, Attorney

The Special Meeting was called to order and quorum declared present by Dany Fleming Chair.

Vice Chair Fasching Maphis made the motion seconded by Commissioner Green to go into closed session to discuss the performance and employment of specific local government personnel, as authorized by section 2.2-3711(A)(7) of the state code. The motion was unanimously approved. After a period of discussion, the board concluded its closed session and a roll call certification was completed.

With respect to the just concluded closed session and to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or convened in the meeting by the Authority.

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

No action was taken from the closed session meeting.

Commissioner Benjamin seconded by Commissioner Colman made the motion to adjourn. The motion was unanimously approved.

Michael G. Wong
Executive Director

Dany Fleming
Chair

LOCAL COMMUNITY DEVELOPMENT (incl LAO,BP,Grants)					
MARCH 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
1129-13-000	A/R - Lineweaver Apts-Renovation	-10,095.00	0.00	0.00	0.00
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	27,653.67	35,716.33	86,010.93	107,148.99
3112-06-000	PBV HAP Subsidy	17,107.00	19,845.00	46,565.00	59,535.00
3119-00-000	Total Rental Income	44,760.67	55,561.33	132,575.93	166,683.99
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	380.06	333.33	875.00	999.99
3120-04-000	Late Charges	0.00	83.33	254.50	249.99
3120-08-000	Workorders/Maint Charges	31.00	333.33	1,051.00	999.99
3120-09-000	Misc.Tenant Income	30.00	0.00	30.00	0.00
3129-00-000	Total Other Tenant Income	441.06	749.99	2,210.50	2,249.97
3199-00-000	TOTAL TENANT INCOME	45,201.73	56,311.32	134,786.43	168,933.96
3400-00-000	GRANT INCOME				
3410-50-100	VA Homelessness Solutions Program	0.00	4,949.25	25,503.88	14,847.75
3410-52-100	CHERP-ESO Grant	7,957.81	0.00	7,957.81	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	0.00	21,018.00
3410-61-200	COC Planning Grant	0.00	1,763.42	3,708.68	5,290.26
3499-00-000	TOTAL GRANT INCOME	7,957.81	13,718.67	37,170.37	41,156.01
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	39.00	0.00	105.67	0.00
3620-00-000	Management Fee Income	922.76	916.67	2,864.28	2,750.01
3621-00-000	Bond Application Fees	0.00	1,250.00	0.00	3,750.00
3650-00-000	Miscellaneous Other Income	0.00	15,000.00	0.00	45,000.00
3699-00-000	TOTAL OTHER INCOME	961.76	17,166.67	2,969.95	51,500.01
3999-00-000	TOTAL INCOME	54,121.30	87,196.66	174,926.75	261,589.98
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	14,079.90	24,740.16	46,770.94	74,220.48
4110-04-000	Employee Benefit Contribution-Admin	5,244.55	7,422.08	13,313.58	22,266.24
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	5,153.50	3,532.58	10,168.76	10,597.74
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	1,678.29	1,250.00	4,408.67	3,750.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	4,448.77	6,250.00	12,789.26	18,750.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMI	1,191.30	333.33	3,427.24	999.99
4110-61-200	Salary-COC Planning Grant	0.00	1,263.42	3,575.29	3,790.26
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	133.39	1,500.00
4110-99-000	Total Administrative Salaries	31,796.31	45,291.57	94,587.13	135,874.71
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	3,431.00	1,166.66	5,722.67	3,499.98
4131-00-000	Total Legal Expense	3,431.00	1,166.66	5,722.67	3,499.98
4140-00-000	Staff Training	0.00	500.00	667.00	1,500.00
4150-00-000	Travel	400.00	500.00	1,200.00	1,500.00

LOCAL COMMUNITY DEVELOPMENT (incl LAO,BP,Grants)					
MARCH 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4171-00-000	Auditing Fees	0.00	520.84	0.00	1,562.52
4189-00-000	Total Other Admin Expenses	400.00	1,020.84	1,200.00	3,062.52
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	100.00	125.00	100.00	375.00
4190-02-000	Publications	0.00	125.00	495.00	375.00
4190-03-000	Advertising	0.00	41.67	0.00	125.01
4190-04-000	Office Supplies	230.11	333.34	518.44	1,000.02
4190-06-000	Compliance	0.00	125.00	0.00	375.00
4190-07-000	Telephone & Internet	773.32	758.33	2,118.13	2,274.99
4190-08-000	Postage	98.30	375.00	752.30	1,125.00
4190-10-000	Copiers	287.70	375.00	607.01	1,125.00
4190-12-000	Software	58.11	583.33	250.67	1,749.99
4190-13-000	IT/Website Maintenance	187.91	333.33	874.37	999.99
4190-14-000	Community Donations	10,000.00	916.67	10,000.00	2,750.01
4190-18-000	Small Office Equipment	0.00	833.33	0.00	2,499.99
4190-22-000	Other Misc Admin Expenses	-8,802.01	375.00	-7,909.25	1,125.00
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	75.00	500.01
4190-51-100	CHERP-CDBG-NCS Grant	56,216.94	0.00	148,827.80	0.00
4190-52-100	CHERP-ESO Grant	13,971.75	0.00	47,279.00	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	45.13	422.67	18,088.31	1,268.01
4191-00-000	Total Miscellaneous Admin Expenses	73,167.26	5,889.34	222,076.78	17,668.02
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	108,794.57	53,868.41	324,253.58	161,605.23
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	83.33	0.00	249.99
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	0.00	249.99
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	656.97	900.00	1,970.91	2,700.00
4320-00-000	Electricity	7,122.88	5,458.33	22,642.84	16,374.99
4330-00-000	Gas	813.16	125.00	813.16	375.00
4390-00-000	Sewer & Trash	1,698.60	2,000.00	5,095.80	6,000.00
4399-00-000	TOTAL UTILITY EXPENSES	10,291.61	8,483.33	30,522.71	25,449.99
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	9,920.35	8,895.25	29,775.13	26,685.75
4410-05-000	Employee Benefit Contribution-Maint.	2,276.84	2,668.58	6,395.84	8,005.74
4419-00-000	Total General Maint Expense	12,197.19	11,563.83	36,170.97	34,691.49
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	83.34	264.16	250.02
4420-02-000	Supplies-Appliance	0.00	50.00	189.25	150.00
4420-03-000	Supplies-Unit Turnover	103.53	333.33	3,264.84	999.99
4420-04-000	Supplies-Electrical	0.00	83.33	202.49	249.99
4420-05-000	Supplies-Fuel & Parts	111.25	208.33	378.86	624.99
4420-06-000	Supplies-Janitorial/Cleaning	248.02	125.00	373.89	375.00
4420-07-000	Supplies-Maint/Repairs	910.65	991.67	3,680.76	2,975.01
4420-08-000	Supplies-Plumbing	30.18	83.34	395.10	250.02
4420-09-000	Tools and Equipment	0.00	41.67	0.00	125.01
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	0.00	249.99
4429-00-000	Total Materials	1,403.63	2,083.34	8,749.35	6,250.02
4430-00-000	Contract Costs				

LOCAL COMMUNITY DEVELOPMENT (incl LAO,BP,Grants)					
MARCH 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4430-03-000	Contract-Trash Collection	359.02	333.34	1,981.50	1,000.02
4430-04-000	Contract-Snow Removal	0.00	250.00	0.00	750.00
4430-05-000	Contract-Unit Turnover	857.00	666.67	7,948.12	2,000.01
4430-06-000	Contract-Electrical	543.97	250.00	543.97	750.00
4430-07-000	Contract-Pest Control	2,559.27	416.66	2,559.27	1,249.98
4430-08-000	Contract-Floor Covering	0.00	83.33	0.00	249.99
4430-09-000	Contract-Grounds	537.50	166.67	537.50	500.01
4430-10-000	Contract-Janitorial/Cleaning	535.87	458.33	1,248.69	1,374.99
4430-11-000	Contract-Plumbing	0.00	416.66	2,555.00	1,249.98
4430-12-000	Contract-Inspections	450.00	333.33	2,175.00	999.99
4430-13-000	Contract-HVAC	4,053.00	625.00	4,278.00	1,875.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	0.00	375.00
4430-15-000	Contract-Video Surveillance	0.00	291.67	0.00	875.01
4430-17-000	Contract-Elevator Maintenance	0.00	750.00	0.00	2,250.00
4430-18-000	Contract-Alarm Monitoring	97.04	83.34	238.62	250.02
4430-19-000	Contract-Sprinkler Monitoring	0.00	41.67	0.00	125.01
4430-99-000	Contract Costs-Other	662.27	208.34	2,271.91	625.02
4439-00-000	Total Contract Costs	10,654.94	5,500.01	26,337.58	16,500.03
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	24,255.76	19,147.18	71,257.90	57,441.54
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	269.00	241.67	1,048.24	725.01
4510-10-000	Property Insurance	398.33	533.34	792.01	1,600.02
4510-20-000	Liability Insurance	206.85	208.33	765.56	624.99
4510-30-000	Workmen's Compensation	563.67	516.67	1,578.26	1,550.01
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	0.00	1,250.01
4599-00-000	TOTAL GENERAL EXPENSES	1,437.85	1,916.68	4,184.07	5,750.04
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	1,261.65	1,333.33	4,070.72	3,999.99
4899-00-000	TOTAL FINANCING EXPENSES	1,261.65	1,333.33	4,070.72	3,999.99
8000-00-000	TOTAL EXPENSES	146,041.44	84,832.26	434,288.98	254,496.78
9000-00-000	NET INCOME	-91,920.14	2,364.40	-259,362.23	7,093.20

LINEWEAVER ANNEX APARTMENTS

MARCH 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99 999	Revenue & Expenses				
3000-00 000	INCOME				
3100-00 000	TENANT INCOME				
3101-00 000	Rental Income				
3111-00 000	Tenant Rent	15,900.02	19,845.00	46,152.02	59,535.00
3112-06 000	PBV HAP Subsidy	17,107.00	19,845.00	46,565.00	59,535.00
3119-00 000	Total Rental Income	33,007.02	39,690.00	92,717.02	119,070.00
3120-00 000	Other Tenant Income				
3120-01 000	Laundry and Vending	380.06	333.33	875.00	999.99
3120-04 000	Late Charges	0.00	83.33	254.50	249.99
3120-08 000	Workorders/Maint Charges	31.00	333.33	1,051.00	999.99
3120-09 000	Misc.Tenant Income	30.00	0.00	30.00	0.00
3129-00 000	Total Other Tenant Income	441.06	749.99	2,210.50	2,249.97
3199-00 000	TOTAL TENANT INCOME	33,448.08	40,439.99	94,927.52	121,319.97
3999-00 000	TOTAL INCOME	33,448.08	40,439.99	94,927.52	121,319.97
4000-00 000	EXPENSES				
4100-00 000	ADMINISTRATIVE EXPENSES				
4100-99 000	Administrative Salaries				
4110-00 000	Administrative Salaries	4,386.52	6,759.33	13,067.89	20,277.99
4110-04 000	Employee Benefit Contribution-Admin	1,530.15	2,027.83	4,309.41	6,083.49
4110-99 000	Total Administrative Salaries	5,916.67	8,787.16	17,377.30	26,361.48
4130-00 000	Legal Expense				
4130-04 000	General Legal Expense	2,226.50	125.00	2,388.65	375.00
4131-00 000	Total Legal Expense	2,226.50	125.00	2,388.65	375.00
4140-00 000	Staff Training	0.00	83.33	0.00	249.99
4150-00 000	Travel	0.00	83.33	0.00	249.99
4171-00 000	Auditing Fees	0.00	104.17	0.00	312.51
4189-00 000	Total Other Admin Expenses	0.00	187.50	0.00	562.50
4190-00 000	Miscellaneous Admin Expenses				
4190-01 000	Membership and Fees	0.00	41.67	0.00	125.01
4190-02 000	Publications	0.00	41.67	0.00	125.01
4190-04 000	Office Supplies	57.53	166.67	65.33	500.01
4190-06 000	Compliance	0.00	125.00	0.00	375.00
4190-07 000	Telephone & Internet	160.79	208.33	635.37	624.99
4190-08 000	Postage	24.58	166.67	198.98	500.01
4190-10 000	Copiers	66.54	125.00	210.33	375.00
4190-12 000	Software	14.51	250.00	65.85	750.00
4190-13 000	IT/Website Maintenance	35.82	125.00	139.41	375.00
4190-18 000	Small Office Equipment	0.00	83.33	0.00	249.99
4190-22 000	Other Misc Admin Expenses	-8,865.25	166.67	-8,865.25	500.01
4191-00 000	Total Miscellaneous Admin Expenses	-8,505.48	1,500.01	-7,549.98	4,500.03
4199-00 000	TOTAL ADMINISTRATIVE EXPENSES	-362.31	10,683.00	12,215.97	32,049.00
4200-00 000	TENANT SERVICES				
4220-01 000	Other Tenant Svcs.	0.00	83.33	0.00	249.99
4299-00 000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	0.00	249.99

LINEWEAVER ANNEX APARTMENTS

MARCH 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4300-00 000	UTILITY EXPENSES				
4310-00 000	Water	656.97	833.33	1,970.91	2,499.99
4320-00 000	Electricity	6,800.57	5,250.00	22,014.86	15,750.00
4390-00 000	Sewer & Trash	1,698.60	2,000.00	5,095.80	6,000.00
4399-00 000	TOTAL UTILITY EXPENSES	9,156.14	8,083.33	29,081.57	24,249.99
4400-00 000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99 000	General Maint Expense				
4410-00 000	Maintenance Salaries	4,530.03	5,216.92	13,626.01	15,650.76
4410-05 000	Employee Benefit Contribution-Maint.	821.32	1,565.08	2,371.82	4,695.24
4419-00 000	Total General Maint Expense	5,351.35	6,782.00	15,997.83	20,346.00
4420-00 000	Materials				
4420-01 000	Supplies-Grounds	0.00	41.67	222.27	125.01
4420-02 000	Supplies-Appliance	0.00	41.67	122.47	125.01
4420-03 000	Supplies-Unit Turnover	103.53	333.33	3,264.84	999.99
4420-04 000	Supplies-Electrical	0.00	83.33	118.62	249.99
4420-05 000	Supplies-Fuel & Parts	27.80	125.00	94.70	375.00
4420-06 000	Supplies-Janitorial/Cleaning	62.00	41.67	102.44	125.01
4420-07 000	Supplies-Maint/Repairs	653.71	666.67	3,085.28	2,000.01
4420-08 000	Supplies-Plumbing	30.18	41.67	212.64	125.01
4420-09 000	Tools and Equipment	0.00	41.67	0.00	125.01
4420-10 000	Maintenance Paper/Supplies	0.00	83.33	0.00	249.99
4429-00 000	Total Materials	877.22	1,500.01	7,223.26	4,500.03
4430-00 000	Contract Costs				
4430-03 000	Contract-Trash Collection	359.02	166.67	1,011.50	500.01
4430-04 000	Contract-Snow Removal	0.00	166.67	0.00	500.01
4430-05 000	Contract-Unit Turnover	857.00	666.67	7,948.12	2,000.01
4430-06 000	Contract-Electrical	543.97	125.00	543.97	375.00
4430-07 000	Contract-Pest Control	2,191.83	250.00	2,191.83	750.00
4430-08 000	Contract-Floor Covering	0.00	83.33	0.00	249.99
4430-09 000	Contract-Grounds	537.50	166.67	537.50	500.01
4430-10 000	Contract-Janitorial/Cleaning	196.10	291.67	446.69	875.01
4430-11 000	Contract-Plumbing	0.00	250.00	1,965.00	750.00
4430-12 000	Contract-Inspections	450.00	333.33	2,175.00	999.99
4430-13 000	Contract-HVAC	3,562.50	416.67	3,562.50	1,250.01
4430-14 000	Contract-Vehicle Maintenance	0.00	125.00	0.00	375.00
4430-15 000	Contract-Video Surveillance	0.00	250.00	0.00	750.00
4430-17 000	Contract-Elevator Maintenance	0.00	625.00	0.00	1,875.00
4430-18 000	Contract-Alarm Monitoring	30.00	41.67	60.00	125.01
4430-19 000	Contract-Sprinkler Monitoring	0.00	41.67	0.00	125.01
4430-99 000	Contract Costs-Other	0.00	166.67	0.00	500.01
4439-00 000	Total Contract Costs	8,727.92	4,166.69	20,442.11	12,500.07
4499-00 000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	14,956.49	12,448.70	43,663.20	37,346.10
4500-00 000	GENERAL EXPENSES				
4510-00 000	Insurance-Other	158.10	116.67	726.27	350.01
4510-10 000	Property Insurance	298.53	416.67	609.86	1,250.01
4510-20 000	Liability Insurance	163.58	158.33	532.35	474.99
4510-30 000	Workmen's Compensation	193.76	141.67	504.33	425.01
4510-00 000	Bad Debt-Tenant Rents	0.00	416.67	0.00	1,250.01
4599-00 000	TOTAL GENERAL EXPENSES	813.97	1,250.01	2,372.81	3,750.03

LINEWEAVER ANNEX APARTMENTS

MARCH 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
8000-00 000	TOTAL EXPENSES	24,564.29	32,548.37	87,333.55	97,645.11
9000-00 000	NET INCOME	8,883.79	7,891.62	7,593.97	23,674.86

JR POLLY LINEWEAVER APARTMENTS

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	16,371.00	15,549.17	98,203.60	93,295.02
3112-00-000	50059 HAP Subsidy	22,270.00	23,323.83	125,245.00	139,942.98
3115-00-000	Less: Prepaid Rents	-31.00	0.00	-31.00	0.00
3119-00-000	Total Rental Income	38,610.00	38,873.00	223,417.60	233,238.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	403.89	400.00	1,665.25	2,400.00
3120-03-000	Damages	0.00	0.00	1,081.00	0.00
3120-04-000	Late Charges	0.00	83.33	216.00	499.98
3120-05-000	Legal Fees - Tenant	0.00	0.00	192.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	833.33	392.00	4,999.98
3120-09-000	Misc.Tenant Income	0.00	83.33	59.00	499.98
3129-00-000	Total Other Tenant Income	403.89	1,399.99	3,605.25	8,399.94
3199-00-000	TOTAL TENANT INCOME	39,013.89	40,272.99	227,022.85	241,637.94
3400-00-000	GRANT INCOME				
3410 20-300	Service Coordinator Grant (SC)	359.92	5,592.08	2,959.24	33,552.48
3499-00-000	TOTAL GRANT INCOME	359.92	5,592.08	2,959.24	33,552.48
3999-00-000	TOTAL INCOME	39,373.81	45,865.07	229,982.09	275,190.42
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	3,152.58	4,261.83	18,114.15	25,570.98
4110 04-000	Employee Benefit Contribution-Admin	1,238.61	1,278.58	6,913.26	7,671.48
4110-99-000	Total Administrative Salaries	4,391.19	5,540.41	25,027.41	33,242.46
4130 00-000	Legal Expense				
4130 01-000	Unlawful Detainers	0.00	0.00	192.00	0.00
4130 02-000	Criminal Background Checks	13.85	0.00	96.95	0.00
4130 04-000	General Legal Expense	0.00	0.00	3,416.61	0.00
4131 00-000	Total Legal Expense	13.85	0.00	3,705.56	0.00
4171 00-000	Auditing Fees	0.00	145.83	0.00	874.98
4189-00-000	Total Other Admin Expenses	0.00	145.83	0.00	874.98
4190 00-000	Miscellaneous Admin Expenses				
4190 01-000	Membership and Fees	0.00	41.67	43.56	250.02
4190 02-000	Publications	0.00	41.67	0.00	250.02
4190 03-000	Advertising	0.00	0.00	9.48	0.00
4190 04-000	Office Supplies	0.00	83.33	83.33	499.98
4190 07 000	Telephone & Internet	652.55	208.33	1,616.13	1,249.98
4190 08-000	Postage	120.00	83.33	319.78	499.98
4190 10-000	Copiers	20.11	83.33	300.06	499.98
4190 12-000	Software	9.53	166.67	316.77	1,000.02
4190 13-000	IT/Website Maintenance	35.22	125.00	875.16	750.00
4190 18-000	Small Office Equipment	0.00	0.00	29.98	0.00
4190 22-000	Other Misc Admin Expenses	0.00	0.00	12.72	0.00

FRANKLIN HEIGHTS LLC					
MAY 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	38,628.00	40,000.00	189,027.75	200,000.00
3112-06-000	PBV HAP Subsidy	89,289.00	94,253.92	461,882.00	471,269.60
3119-00-000	Total Rental Income	127,917.00	134,253.92	650,909.75	671,269.60
3120-00-000	Other Tenant Income				
3120-03-000	Damages	847.00	0.00	847.00	0.00
3120-04-000	Late Charges	0.00	166.67	0.00	833.35
3120-06-000	NSF Charges	0.00	0.00	25.00	0.00
3120-07-000	Tenant Owed Utilities	3,575.86	0.00	12,210.38	0.00
3120-08-000	Workorders/Maint Charges	3,512.00	1,666.67	12,876.50	8,333.35
3120-09-000	Misc. Tenant Income	80.00	0.00	-363.76	0.00
3129-00-000	Total Other Tenant Income	8,014.86	1,833.34	25,595.12	9,166.70
3199-00-000	TOTAL TENANT INCOME	135,931.86	136,087.26	676,504.87	680,436.30
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	0.00	13,750.00	0.00	68,750.00
3499-00-000	TOTAL GRANT INCOME	0.00	13,750.00	0.00	68,750.00
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	41.81	41.67	200.18	208.35
3650-00-000	Miscellaneous Other Income	655.00	0.00	655.00	0.00
3699-00-000	TOTAL OTHER INCOME	696.81	41.67	855.18	208.35
3999-00-000	TOTAL INCOME	136,628.67	149,878.93	677,360.05	749,394.65
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	15,928.13	22,237.58	76,310.33	111,187.90
4110-04-000	Employee Benefit Contribution-Admin	5,258.38	6,671.25	24,955.45	33,356.25
4110-99-000	Total Administrative Salaries	21,186.51	28,908.83	101,265.78	144,544.15
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	0.00	83.33	486.45	416.65
4131-00-000	Total Legal Expense	0.00	83.33	486.45	416.65
4140-00-000	Staff Training	0.00	83.33	713.00	416.65
4150-00-000	Travel	590.20	125.00	590.20	625.00
4171-00-000	Auditing Fees	0.00	183.33	0.00	916.65
4189-00-000	Total Other Admin Expenses	590.20	308.33	590.20	1,541.65
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	217.80	291.67	217.80	1,458.35
4190-02-000	Publications	0.00	83.33	34.58	416.65
4190-03-000	Advertising	42.66	208.33	622.16	1,041.65
4190-04-000	Office Supplies	258.15	916.67	579.89	4,583.35
4190-06-000	Compliance	0.00	416.67	2,417.00	2,083.35
4190-07-000	Telephone & Internet	153.50	833.33	703.79	4,166.65
4190-08-000	Postage	19.80	500.00	703.93	2,500.00

FRANKLIN HEIGHTS LLC

MAY 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4190-09-000	Software Lisenze Fees	0.00	666.67	144.00	3,333.35
4190-10-000	Copiers	140.37	416.67	562.87	2,083.35
4190-12-000	Software	1,181.01	833.33	1,445.33	4,166.65
4190-13-000	IT/Website Maintenance	824.04	500.00	1,492.25	2,500.00
4190-18-000	Small Office Equipment	0.00	166.67	1,229.54	833.35
4190-22-000	Other Misc Admin Expenses	1.11	2,083.33	58.35	10,416.65
4191-00-000	Total Miscellaneous Admin Expenses	2,838.44	7,916.67	10,211.49	39,583.35
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	24,615.15	37,300.49	113,266.92	186,502.45
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	83.33	0.00	416.65
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	0.00	416.65
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	2,344.26	833.33	6,620.92	4,166.65
4320-00-000	Electricity	758.44	1,666.67	4,399.15	8,333.35
4330-00-000	Gas	0.00	333.33	118.31	1,666.65
4390-00-000	Sewer & Trash	2,689.50	1,250.00	8,047.16	6,250.00
4399-00-000	TOTAL UTILITY EXPENSES	5,792.20	4,083.33	19,185.54	20,416.65
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	7,842.75	13,125.42	40,724.14	65,627.10
4410-05-000	Employee Benefit Contribution-Maint.	1,893.14	3,937.67	9,653.00	19,688.35
4419-00-000	Total General Maint Expense	9,735.89	17,063.09	50,377.14	85,315.45
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	74.00	125.00	74.00	625.00
4420-02-000	Supplies-Appliance	165.72	0.00	1,069.00	0.00
4420-03-000	Supplies-Unit Turnover	820.28	666.67	4,063.47	3,333.35
4420-04-000	Supplies-Electrical	543.04	208.33	2,972.23	1,041.65
4420-05-000	Supplies-Fuel & Parts	475.52	250.00	1,663.87	1,250.00
4420-06-000	Supplies-Janitorial/Cleaning	112.52	500.00	501.65	2,500.00
4420-07-000	Supplies-Maint/Repairs	1,346.97	833.33	5,320.17	4,166.65
4420-08-000	Supplies-Plumbing	414.42	250.00	1,966.71	1,250.00
4420-09-000	Tools and Equipment	0.00	83.33	-205.69	416.65
4420-10-000	Maintenance Paper/Supplies	0.00	416.67	0.00	2,083.35
4429-00-000	Total Materials	3,952.47	3,333.33	17,425.41	16,666.65
4430-00-000	Contract Costs				
4430-02-000	Contract-Appliance	0.00	83.33	0.00	416.65
4430-03-000	Contract-Trash Collection	571.43	416.67	2,195.50	2,083.35
4430-04-000	Contract-Snow Removal	0.00	250.00	1,260.00	1,250.00
4430-05-000	Contract-Unit Turnover	1,180.00	833.33	11,644.97	4,166.65
4430-06-000	Contract-Electrical	0.00	416.67	0.00	2,083.35
4430-07-000	Contract-Pest Control	122.48	500.00	1,206.20	2,500.00
4430-08-000	Contract-Floor Covering	990.84	0.00	1,419.25	0.00
4430-09-000	Contract-Grounds	0.00	166.67	9,800.00	833.35
4430-10-000	Contract-Janitorial/Cleaning	0.00	166.67	409.46	833.35
4430-11-000	Contract-Plumbing	0.00	250.00	1,037.03	1,250.00
4430-12-000	Contract-Inspections	1,780.00	833.33	5,805.00	4,166.65
4430-13-000	Contract-HVAC	100.00	416.67	8,592.67	2,083.35
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00	1,201.99	0.00
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	0.00	37,500.00

FRANKLIN HEIGHTS LLC					
MAY 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4430-18-000	Contract-Alarm Monitoring	0.00	166.67	0.00	833.35
4430-99-000	Contract Costs-Other	0.00	500.00	0.00	2,500.00
4439-00-000	Total Contract Costs	4,744.75	12,500.01	44,572.07	62,500.05
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	18,433.11	32,896.43	112,374.62	164,482.15
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	147.86	500.00	720.25	2,500.00
4510-10-000	Property Insurance	1,064.63	833.33	5,185.78	4,166.65
4510-20-000	Liability Insurance	537.06	500.00	2,615.98	2,500.00
4510-30-000	Workmen's Compensation	493.21	666.67	2,402.41	3,333.35
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,166.67	0.00	10,833.35
4570-00-000	Bad Debt-Tenant Rents	0.00	1,250.00	0.00	6,250.00
4599-00-000	TOTAL GENERAL EXPENSES	2,242.76	5,916.67	10,924.42	29,583.35
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,577.37	6,487.50	25,966.18	32,437.50
4852-00-000	Interest Expense-Loan 2	0.00	8,185.42	0.00	40,927.10
4855-00-000	Interest Expense-Mortgage Payable	0.00	2,964.58	0.00	14,822.90
4899-00-000	TOTAL FINANCING EXPENSES	2,577.37	17,637.50	25,966.18	88,187.50
8000-00-000	TOTAL EXPENSES	53,660.59	97,917.75	281,717.68	489,588.75
9000-00-000	NET INCOME	82,968.08	51,961.18	395,642.37	259,805.90

COMMERCE VILLAGE LLC

MAY 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	8,956.00	9,021.38	43,388.00	45,106.90
3112-06-000	PBV HAP Subsidy	8,834.00	9,021.38	46,541.00	45,106.90
3119-00-000	Total Rental Income	17,790.00	18,042.76	89,929.00	90,213.80
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	167.25	166.67	691.27	833.35
3120-03-000	Damages	22.00	0.00	485.00	0.00
3120-04-000	Late Charges	0.00	0.00	14.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	250.00	0.00	1,250.00
3129-00-000	Total Other Tenant Income	189.25	416.67	1,190.27	2,083.35
3199-00-000	TOTAL TENANT INCOME	17,979.25	18,459.43	91,119.27	92,297.15
3600-00-000	OTHER INCOME				
3611-00-000	Investment Income - Restricted	17.27	4.17	38.20	20.85
3699-00-000	TOTAL OTHER INCOME	17.27	4.17	38.20	20.85
3999-00-000	TOTAL INCOME	17,996.52	18,463.60	91,157.47	92,318.00
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	1,578.10	2,288.33	7,198.18	11,441.65
4110-04-000	Employee Benefit Contribution-Admin	558.94	591.67	2,511.30	2,958.35
4110-99-000	Total Administrative Salaries	2,137.04	2,880.00	9,709.48	14,400.00
4140-00-000	Staff Training	0.00	41.67	0.00	208.35
4150-00-000	Travel	0.00	41.67	0.00	208.35
4173-00-000	Management Fee	0.00	0.00	3,794.51	0.00
4189-00-000	Total Other Admin Expenses	0.00	41.67	3,794.51	208.35
4190-00-000	Miscellaneous Admin Expenses				
4190-03-000	Advertising	4.74	0.00	4.74	0.00
4190-04-000	Office Supplies	12.06	0.00	42.43	0.00
4190-07-000	Telephone & Internet	528.17	0.00	1,624.69	0.00
4190-08-000	Postage	3.60	0.00	142.59	0.00
4190-10-000	Copiers	56.45	0.00	660.43	0.00
4190-12-000	Software	4.55	0.00	91.62	0.00
4190-13-000	IT/Website Maintenance	1,132.28	0.00	1,204.71	0.00
4190-21-000	HCC Fees	0.00	541.67	6,763.98	2,708.35
4190-22-000	Other Misc Admin Expenses	6.00	1,541.67	647.00	7,708.35
4191-00-000	Total Miscellaneous Admin Expenses	1,747.85	2,083.34	11,182.19	10,416.70
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,884.89	5,046.68	24,686.18	25,233.40
4200-00-000	TENANT SERVICES				
4210-00-000	Tenant Services Salaries	4,644.68	1,520.83	9,289.36	7,604.15
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	355.32	0.00	710.64	0.00
4220-01-000	Other Tenant Svcs.	0.00	125.00	0.00	625.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	5,000.00	1,645.83	10,000.00	8,229.15

COMMERCE VILLAGE LLC					
MAY 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	355.41	358.33	1,777.05	1,791.65
4320-00-000	Electricity	1,441.53	1,666.67	8,104.38	8,333.35
4330-00-000	Gas	165.47	175.00	710.66	875.00
4390-00-000	Sewer & Trash	849.30	970.83	4,246.50	4,854.15
4399-00-000	TOTAL UTILITY EXPENSES	2,811.71	3,170.83	14,838.59	15,854.15
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	676.62	1,287.50	3,727.29	6,437.50
4410-05-000	Employee Benefit Contribution-Maint.	128.52	291.67	674.79	1,458.35
4419-00-000	Total General Maint Expense	805.14	1,579.17	4,402.08	7,895.85
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	222.00	0.00	222.00	0.00
4420-02-000	Supplies-Appliance	0.00	0.00	72.93	0.00
4420-03-000	Supplies-Unit Turnover	0.00	41.67	1,001.20	208.35
4420-04-000	Supplies-Electrical	0.00	0.00	663.54	0.00
4420-06-000	Supplies-Janitorial/Cleaning	8.23	41.67	43.19	208.35
4420-07-000	Supplies-Maint/Repairs	218.15	125.00	383.86	625.00
4420-08-000	Supplies-Plumbing	0.00	0.00	63.44	0.00
4429-00-000	Total Materials	448.38	208.34	2,450.16	1,041.70
4430-00-000	Contract Costs				
4430-01-000	Contract-Routine Maintenance	0.00	250.00	0.00	1,250.00
4430-03-000	Contract-Trash Collection	208.00	200.00	822.25	1,000.00
4430-04-000	Contract-Snow Removal	0.00	100.00	2,025.00	500.00
4430-05-000	Contract-Unit Turnover	0.00	66.67	0.00	333.35
4430-07-000	Contract-Pest Control	122.48	333.33	306.20	1,666.65
4430-10-000	Contract-Janitorial/Cleaning	0.00	100.00	394.56	500.00
4430-12-000	Contract-Inspections	300.00	0.00	1,725.00	0.00
4430-13-000	Contract-HVAC	0.00	200.00	1,897.50	1,000.00
4430-15-000	Contract-Video Surveillance	0.00	0.00	75.00	0.00
4430-18-000	Contract-Alarm Monitoring	168.00	0.00	528.00	0.00
4430-99-000	Contract Costs-Other	0.00	250.00	0.00	1,250.00
4439-00-000	Total Contract Costs	798.48	1,500.00	7,773.51	7,500.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	2,052.00	3,287.51	14,625.75	16,437.55
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	21.12	25.00	102.88	125.00
4510-10-000	Property Insurance	132.32	62.50	661.60	312.50
4510-20-000	Liability Insurance	88.22	145.83	441.10	729.15
4510-30-000	Workmen's Compensation	70.46	58.33	343.21	291.65
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	5.05	10.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	0.00	208.35
4590-00-000	Other General Expense	0.00	750.00	0.00	3,750.00
4599-00-000	TOTAL GENERAL EXPENSES	313.13	1,085.33	1,553.84	5,426.65
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	6,825.00	6,825.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	6,825.00	6,825.00
8000-00-000	TOTAL EXPENSES	15,426.73	15,601.18	72,529.36	78,005.90

COMMERCE VILLAGE LLC					
MAY 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
9000-00-000	NET INCOME	2,569.79	2,862.42	18,628.11	14,312.10

LOCAL COMMUNITY DEVELOPMENT (incl LAO,BP,Grants)					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	30,619.48	35,716.33	189,277.96	214,297.98
3112-06-000	PBV HAP Subsidy	17,492.00	19,845.00	99,085.00	119,070.00
3119-00-000	Total Rental Income	48,111.48	55,561.33	288,362.96	333,367.98
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	403.87	333.33	1,665.18	1,999.98
3120-03-000	Damages	1,216.75	0.00	1,325.75	0.00
3120-04-000	Late Charges	0.00	83.33	254.50	499.98
3120-06-000	NSF Charges	0.00	0.00	25.00	0.00
3120-08-000	Workorders/Maint Charges	10.00	333.33	1,101.00	1,999.98
3120-09-000	Misc.Tenant Income	0.00	0.00	30.00	0.00
3129-00-000	Total Other Tenant Income	1,630.62	749.99	4,401.43	4,499.94
3199-00-000	TOTAL TENANT INCOME	49,742.10	56,311.32	292,764.39	337,867.92
3400-00-000	GRANT INCOME				
3410-50-100	VA Homelessness Solutions Program	38,646.19	4,949.25	90,839.33	29,695.50
3410-51-100	CHERP-CDBG-NCS Grant	0.00	0.00	158,829.41	0.00
3410-52-100	CHERP-ESO Grant	0.00	0.00	33,307.25	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	0.00	42,036.00
3410-61-200	COC Planning Grant	0.00	1,763.42	3,708.68	10,580.52
3499-00-000	TOTAL GRANT INCOME	38,646.19	13,718.67	286,684.67	82,312.02
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	51.58	0.00	220.62	0.00
3620-00-000	Management Fee Income	958.64	916.67	4,753.15	5,500.02
3621-00-000	Bond Application Fees	7,500.00	1,250.00	7,500.00	7,500.00
3650-00-000	Miscellaneous Other Income	0.00	15,000.00	0.00	90,000.00
3699-00-000	TOTAL OTHER INCOME	8,510.22	17,166.67	12,473.77	103,000.02
3999-00-000	TOTAL INCOME	96,898.51	87,196.66	591,922.83	523,179.96
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	19,755.14	24,740.16	96,048.42	148,440.96
4110-04-000	Employee Benefit Contribution-Admin	6,343.81	7,422.08	28,949.41	44,532.48
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,631.10	3,532.58	25,466.40	21,195.48
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	673.15	1,250.00	8,846.31	7,500.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,977.42	6,250.00	25,407.12	37,500.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,320.02	333.33	7,592.99	1,999.98
4110-61-200	Salary-COC Planning Grant	0.00	1,263.42	3,575.29	7,580.52
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	133.39	3,000.00
4110-99-000	Total Administrative Salaries	35,700.64	45,291.57	196,019.33	271,749.42
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	0.00	0.00	64.00	0.00
4130-04-000	General Legal Expense	1,168.00	1,166.66	9,993.17	6,999.96

LOCAL COMMUNITY DEVELOPMENT (incl LAO,BP,Grants)					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4131-00-000	Total Legal Expense	1,168.00	1,166.66	10,057.17	6,999.96
4140-00-000	Staff Training	725.00	500.00	3,107.00	3,000.00
4150-00-000	Travel	674.73	500.00	4,657.24	3,000.00
4171-00-000	Auditing Fees	0.00	520.84	0.00	3,125.04
4189-00-000	Total Other Admin Expenses	674.73	1,020.84	4,657.24	6,125.04
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	125.00	361.36	750.00
4190-02-000	Publications	0.00	125.00	708.20	750.00
4190-03-000	Advertising	0.00	41.67	56.88	250.02
4190-04-000	Office Supplies	0.00	333.34	753.43	2,000.04
4190-06-000	Compliance	0.00	125.00	0.00	750.00
4190-07-000	Telephone & Internet	1,198.28	758.33	4,079.18	4,549.98
4190-08-000	Postage	720.00	375.00	1,481.30	2,250.00
4190-10-000	Copiers	96.81	375.00	987.83	2,250.00
4190-12-000	Software	165.49	583.33	1,893.67	3,499.98
4190-13-000	IT/Website Maintenance	211.32	333.33	2,943.97	1,999.98
4190-14-000	Community Donations	0.00	916.67	10,550.00	5,500.02
4190-18-000	Small Office Equipment	65.31	833.33	5,174.24	4,999.98
4190-22-000	Other Misc Admin Expenses	16,741.45	375.00	7,020.13	2,250.00
4190-50-100	VA Homelessness Solutions Program(VHSP)	4,000.00	166.67	5,904.98	1,000.02
4190-51-100	CHERP-CDBG-NCS Grant	22,879.63	0.00	266,926.64	0.00
4190-52-100	CHERP-ESO Grant	0.00	0.00	47,279.00	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	1,712.38	422.67	20,879.78	2,536.02
4191-00-000	Total Miscellaneous Admin Expenses	47,790.67	5,889.34	377,000.59	35,336.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	86,059.04	53,868.41	590,841.33	323,210.46
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	83.33	0.00	499.98
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	0.00	499.98
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	1,140.71	900.00	4,542.57	5,400.00
4320-00-000	Electricity	4,856.84	5,458.33	44,472.12	32,749.98
4330-00-000	Gas	123.03	125.00	912.11	750.00
4390-00-000	Sewer & Trash	1,698.60	2,000.00	10,191.60	12,000.00
4399-00-000	TOTAL UTILITY EXPENSES	7,819.18	8,483.33	60,118.40	50,899.98
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	10,327.08	8,895.25	60,853.23	53,371.50
4410-05-000	Employee Benefit Contribution-Maint.	2,582.26	2,668.58	13,872.68	16,011.48
4419-00-000	Total General Maint Expense	12,909.34	11,563.83	74,725.91	69,382.98
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	252.27	83.34	738.43	500.04
4420-02-000	Supplies-Appliance	111.05	50.00	300.30	300.00
4420-03-000	Supplies-Unit Turnover	433.53	333.33	3,706.46	1,999.98
4420-04-000	Supplies-Electrical	139.99	83.33	683.76	499.98
4420-05-000	Supplies-Fuel & Parts	99.49	208.33	1,405.13	1,249.98
4420-06-000	Supplies-Janitorial/Cleaning	42.01	125.00	586.08	750.00
4420-07-000	Supplies-Maint/Repairs	799.32	991.67	6,673.19	5,950.02
4420-08-000	Supplies-Plumbing	625.28	83.34	1,020.38	500.04
4420-09-000	Tools and Equipment	8.56	41.67	416.11	250.02

LOCAL COMMUNITY DEVELOPMENT (incl LAO,BP,Grants)					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	232.40	499.98
4429-00-000	Total Materials	2,511.50	2,083.34	15,762.24	12,500.04
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	197.24	333.34	2,388.66	2,000.04
4430-04-000	Contract-Snow Removal	0.00	250.00	0.00	1,500.00
4430-05-000	Contract-Unit Turnover	6,560.93	666.67	15,289.05	4,000.02
4430-06-000	Contract-Electrical	-819.60	250.00	543.97	1,500.00
4430-07-000	Contract-Pest Control	0.00	416.66	2,865.45	2,499.96
4430-08-000	Contract-Floor Covering	3,723.63	83.33	3,723.63	499.98
4430-09-000	Contract-Grounds	0.00	166.67	537.50	1,000.02
4430-10-000	Contract-Janitorial/Cleaning	490.19	458.33	1,849.85	2,749.98
4430-11-000	Contract-Plumbing	590.00	416.66	3,145.00	2,499.96
4430-12-000	Contract-Inspections	325.00	333.33	2,900.00	1,999.98
4430-13-000	Contract-HVAC	917.65	625.00	5,781.15	3,750.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	0.00	750.00
4430-15-000	Contract-Video Surveillance	0.00	291.67	131.25	1,750.02
4430-17-000	Contract-Elevator Maintenance	0.00	750.00	7,059.96	4,500.00
4430-18-000	Contract-Alarm Monitoring	86.08	83.34	410.78	500.04
4430-19-000	Contract-Sprinkler Monitoring	0.00	41.67	975.00	250.02
4430-99-000	Contract Costs-Other	463.67	208.34	3,593.58	1,250.04
4439-00-000	Total Contract Costs	12,534.79	5,500.01	51,194.83	33,000.06
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	27,955.63	19,147.18	141,682.98	114,883.08
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	263.54	241.67	1,844.32	1,450.02
4510-10-000	Property Insurance	385.48	533.34	1,961.30	3,200.04
4510-20-000	Liability Insurance	200.18	208.33	1,372.77	1,249.98
4510-30-000	Workmen's Compensation	545.49	516.67	3,232.91	3,100.02
4521-00-000	Misc. Taxes/Licenses/Insurance	3,631.95	0.00	3,631.95	0.00
4570-00-000	Bad Debt-Tenant Rents	0.00	416.67	0.00	2,500.02
4599-00-000	TOTAL GENERAL EXPENSES	5,026.64	1,916.68	12,043.25	11,500.08
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	4,099.80	1,333.33	15,772.78	7,999.98
4899-00-000	TOTAL FINANCING EXPENSES	4,099.80	1,333.33	15,772.78	7,999.98
8000-00-000	TOTAL EXPENSES	130,960.29	84,832.26	820,458.74	508,993.56
9000-00-000	NET INCOME	-34,061.78	2,364.40	-228,535.91	14,186.40

LINEWEAVER ANNEX APARTMENTS

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	16,890.52	19,845.00	95,139.54	119,070.00
3112-06-000	PBV HAP Subsidy	17,492.00	19,845.00	99,085.00	119,070.00
3119-00-000	Total Rental Income	34,382.52	39,690.00	194,224.54	238,140.00
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	403.87	333.33	1,665.18	1,999.98
3120-03-000	Damages	1,216.75	0.00	1,325.75	0.00
3120-04-000	Late Charges	0.00	83.33	254.50	499.98
3120-06-000	NSF Charges	0.00	0.00	25.00	0.00
3120-08-000	Workorders/Maint Charges	10.00	333.33	1,101.00	1,999.98
3120-09-000	Misc.Tenant Income	0.00	0.00	30.00	0.00
3129-00-000	Total Other Tenant Income	1,630.62	749.99	4,401.43	4,499.94
3199-00-000	TOTAL TENANT INCOME	36,013.14	40,439.99	198,625.97	242,639.94
3999-00-000	TOTAL INCOME	36,013.14	40,439.99	198,625.97	242,639.94
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	4,757.38	6,759.33	26,537.64	40,555.98
4110-04-000	Employee Benefit Contribution-Admin	1,647.98	2,027.83	9,033.88	12,166.98
4110-99-000	Total Administrative Salaries	6,405.36	8,787.16	35,571.52	52,722.96
4130-00-000	Legal Expense				
4130-01-000	Unlawful Detainers	0.00	0.00	64.00	0.00
4130-04-000	General Legal Expense	0.00	125.00	2,388.65	750.00
4131-00-000	Total Legal Expense	0.00	125.00	2,452.65	750.00
4140-00-000	Staff Training	0.00	83.33	0.00	499.98
4150-00-000	Travel	0.00	83.33	0.00	499.98
4171-00-000	Auditing Fees	0.00	104.17	0.00	625.02
4189-00-000	Total Other Admin Expenses	0.00	187.50	0.00	1,125.00
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	41.67	65.34	250.02
4190-02-000	Publications	0.00	41.67	0.00	250.02
4190-03-000	Advertising	0.00	0.00	14.22	0.00
4190-04-000	Office Supplies	0.00	166.67	134.55	1,000.02
4190-06-000	Compliance	0.00	125.00	0.00	750.00
4190-07-000	Telephone & Internet	425.44	208.33	1,222.50	1,249.98
4190-08-000	Postage	180.00	166.67	387.98	1,000.02
4190-10-000	Copiers	20.10	125.00	322.93	750.00
4190-12-000	Software	14.31	250.00	449.50	1,500.00
4190-13-000	IT/Website Maintenance	52.83	125.00	978.26	750.00
4190-18-000	Small Office Equipment	65.31	83.33	65.31	499.98
4190-22-000	Other Misc Admin Expenses	0.00	166.67	-8,429.08	1,000.02
4191-00-000	Total Miscellaneous Admin Expenses	757.99	1,500.01	-4,788.49	9,000.06
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	7,163.35	10,683.00	33,235.68	64,098.00

LINEWEAVER ANNEX APARTMENTS

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	0.00	83.33	0.00	499.98
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	83.33	0.00	499.98
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	803.97	833.33	4,088.82	4,999.98
4320-00-000	Electricity	4,398.05	5,250.00	36,719.61	31,500.00
4390-00-000	Sewer & Trash	1,698.60	2,000.00	10,191.60	12,000.00
4399-00-000	TOTAL UTILITY EXPENSES	6,900.62	8,083.33	51,000.03	48,499.98
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	5,102.35	5,216.92	28,783.53	31,301.52
4410-05-000	Employee Benefit Contribution-Maint.	1,143.04	1,565.08	5,510.33	9,390.48
4419-00-000	Total General Maint Expense	6,245.39	6,782.00	34,293.86	40,692.00
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	41.67	222.27	250.02
4420-02-000	Supplies-Appliance	111.05	41.67	233.52	250.02
4420-03-000	Supplies-Unit Turnover	415.80	333.33	3,688.73	1,999.98
4420-04-000	Supplies-Electrical	66.61	83.33	526.51	499.98
4420-05-000	Supplies-Fuel & Parts	99.49	125.00	1,110.84	750.00
4420-06-000	Supplies-Janitorial/Cleaning	42.01	41.67	202.07	250.02
4420-07-000	Supplies-Maint/Repairs	799.32	666.67	6,077.71	4,000.02
4420-08-000	Supplies-Plumbing	372.92	41.67	585.56	250.02
4420-09-000	Tools and Equipment	8.56	41.67	416.11	250.02
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	0.00	499.98
4429-00-000	Total Materials	1,915.76	1,500.01	13,063.32	9,000.06
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	197.24	166.67	1,418.66	1,000.02
4430-04-000	Contract-Snow Removal	0.00	166.67	0.00	1,000.02
4430-05-000	Contract-Unit Turnover	6,560.93	666.67	15,289.05	4,000.02
4430-06-000	Contract-Electrical	0.00	125.00	543.97	750.00
4430-07-000	Contract-Pest Control	0.00	250.00	2,253.05	1,500.00
4430-08-000	Contract-Floor Covering	3,632.82	83.33	3,632.82	499.98
4430-09-000	Contract-Grounds	0.00	166.67	537.50	1,000.02
4430-10-000	Contract-Janitorial/Cleaning	213.12	291.67	692.20	1,750.02
4430-11-000	Contract-Plumbing	590.00	250.00	2,555.00	1,500.00
4430-12-000	Contract-Inspections	325.00	333.33	2,900.00	1,999.98
4430-13-000	Contract-HVAC	0.00	416.67	3,562.50	2,500.02
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	0.00	750.00
4430-15-000	Contract-Video Surveillance	0.00	250.00	131.25	1,500.00
4430-17-000	Contract-Elevator Maintenance	0.00	625.00	7,059.96	3,750.00
4430-18-000	Contract-Alarm Monitoring	15.00	41.67	90.00	250.02
4430-19-000	Contract-Sprinkler Monitoring	0.00	41.67	975.00	250.02
4430-99-000	Contract Costs-Other	0.00	166.67	0.00	1,000.02
4439-00-000	Total Contract Costs	11,534.11	4,166.69	41,640.96	25,000.14
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	19,695.26	12,448.70	88,998.14	74,692.20
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	156.21	116.67	1,196.81	700.02
4510-10-000	Property Insurance	288.90	416.67	1,486.19	2,500.02
4510-20-000	Liability Insurance	158.30	158.33	1,012.53	949.98

LINEWEAVER ANNEX APARTMENTS

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4510 30-000	Workmen's Compensation	187.51	141.67	1,073.11	850.02
4570 00-000	Bad Debt-Tenant Rents	0.00	416.67	0.00	2,500.02
4599 00-000	TOTAL GENERAL EXPENSES	790.92	1,250.01	4,768.64	7,500.06
4800 00-000	FINANCING EXPENSE				
4851 00-000	Interest Expense-Loan 1	2,719.76	0.00	7,590.77	0.00
4899 00-000	TOTAL FINANCING EXPENSES	2,719.76	0.00	7,590.77	0.00
8000 00-000	TOTAL EXPENSES	37,269.91	32,548.37	185,593.26	195,290.22
9000 00-000	NET INCOME	-1,256.77	7,891.62	13,032.71	47,349.72

BRIDGEPORT					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	13,728.96	15,871.33	94,138.42	95,227.98
3119-00-000	Total Rental Income	13,728.96	15,871.33	94,138.42	95,227.98
3199-00-000	TOTAL TENANT INCOME	13,728.96	15,871.33	94,138.42	95,227.98
3999-00-000	TOTAL INCOME	13,728.96	15,871.33	94,138.42	95,227.98
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	0.00	208.33	292.00	1,249.98
4131-00-000	Total Legal Expense	0.00	208.33	292.00	1,249.98
4190-00-000	Miscellaneous Admin Expenses				
4190-07-000	Telephone & Internet	82.78	50.00	166.00	300.00
4191-00-000	Total Miscellaneous Admin Expenses	82.78	50.00	166.00	300.00
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	82.78	258.33	458.00	1,549.98
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	318.00	66.67	435.01	400.02
4320-00-000	Electricity	370.10	0.00	7,025.87	0.00
4330-00-000	Gas	123.03	0.00	912.11	0.00
4399-00-000	TOTAL UTILITY EXPENSES	811.13	66.67	8,372.99	400.02
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4420-00-000	Materials				
4420-04-000	Supplies-Electrical	73.38	0.00	73.38	0.00
4420-07-000	Supplies-Maint/Repairs	0.00	250.00	0.00	1,500.00
4429-00-000	Total Materials	73.38	250.00	73.38	1,500.00
4430-00-000	Contract Costs				
4430-03-000	Contract-Trash Collection	0.00	166.67	970.00	1,000.02
4430-04-000	Contract-Snow Removal	0.00	83.33	0.00	499.98
4430-06-000	Contract-Electrical	-819.60	125.00	0.00	750.00
4430-07-000	Contract-Pest Control	0.00	83.33	306.20	499.98
4430-08-000	Contract-Floor Covering	90.81	0.00	90.81	0.00
4430-10-000	Contract-Janitorial/Cleaning	151.35	83.33	697.11	499.98
4430-11-000	Contract-Plumbing	0.00	83.33	0.00	499.98
4430-13-000	Contract-HVAC	225.00	83.33	1,526.00	499.98
4430-17-000	Contract-Elevator Maintenance	0.00	125.00	0.00	750.00
4430-18-000	Contract-Alarm Monitoring	23.00	0.00	69.00	0.00
4430-99-000	Contract Costs-Other	463.67	0.00	2,135.58	0.00
4439-00-000	Total Contract Costs	134.23	833.32	5,794.70	4,999.92
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	207.61	1,083.32	5,868.08	6,499.92
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	1,380.04	1,333.33	8,182.01	7,999.98
4899-00-000	TOTAL FINANCING EXPENSES	1,380.04	1,333.33	8,182.01	7,999.98

BRIDGEPORT					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
8000-00-000	TOTAL EXPENSES	2,481.56	2,741.65	22,881.08	16,449.90
9000-00-000	NET INCOME	11,247.40	13,129.68	71,257.34	78,778.08

COMMUNITY GRANTS					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3400-00-000	GRANT INCOME				
3410-50-100	VA Homelessness Solutions Program	38,646.19	4,949.25	90,839.33	29,695.50
3410-51-100	CHERP-CDBG-NCS Grant	0.00	0.00	158,829.41	0.00
3410-52-100	CHERP-ESO Grant	0.00	0.00	33,307.25	0.00
3410-60-200	Homelessness Assistance Grant (HMIS/SNAP)	0.00	7,006.00	0.00	42,036.00
3410-61-200	COC Planning Grant	0.00	1,763.42	3,708.68	10,580.52
3499-00-000	TOTAL GRANT INCOME	38,646.19	13,718.67	286,684.67	82,312.02
3999-00-000	TOTAL INCOME	38,646.19	13,718.67	286,684.67	82,312.02
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-50-100	Salary-VA Homelessness Solutions Program(VHSP)	3,631.10	3,532.58	25,466.40	21,195.48
4110-50-101	Adm Benefits-VA Homelessness Solutions Program	277.50	1,250.00	8,450.66	7,500.00
4110-60-200	Salary-Homelessness Assistance Grant(HMIS)	3,977.42	6,250.00	25,407.12	37,500.00
4110-60-201	Adm Benefits-Homelessness Assistance Grant(HMIS)	1,320.02	333.33	7,592.99	1,999.98
4110-61-200	Salary-COC Planning Grant	0.00	1,263.42	3,575.29	7,580.52
4110-61-201	Adm Benefits-COC Planning	0.00	500.00	133.39	3,000.00
4110-99-000	Total Administrative Salaries	9,206.04	13,129.33	70,625.85	78,775.98
4190-00-000	Miscellaneous Admin Expenses				
4190-50-100	VA Homelessness Solutions Program(VHSP)	4,000.00	166.67	5,904.98	1,000.02
4190-51-100	CHERP-CDBG-NCS Grant	22,879.63	0.00	266,926.64	0.00
4190-52-100	CHERP-ESO Grant	0.00	0.00	47,279.00	0.00
4190-60-200	Homelessness Assistance Grant (HMIS/SNAP)	1,712.38	422.67	20,879.78	2,536.02
4191-00-000	Total Miscellaneous Admin Expenses	28,592.01	589.34	340,990.40	3,536.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	37,798.05	13,718.67	411,616.25	82,312.02
8000-00-000	TOTAL EXPENSES	37,798.05	13,718.67	411,616.25	82,312.02
9000-00-000	NET INCOME	848.14	0.00	-124,931.58	0.00

HOUSING CHOICE VOUCHER PROGRAM

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3120-00-000	Other Tenant Income				
3120-09-000	Misc.Tenant Income	0.00	166.67	0.00	1,000.02
3121-01-000	Tenant Payment Agreement (TPA) Fraud	-2,828.35	1,166.67	25,105.26	7,000.02
3129-00-000	Total Other Tenant Income	-2,828.35	1,333.34	25,105.26	8,000.04
3199-00-000	TOTAL TENANT INCOME	-2,828.35	1,333.34	25,105.26	8,000.04
3400-00-000	GRANT INCOME				
3410-01-000	Section 8 HAP Earned	494,397.00	491,437.83	3,036,863.00	2,948,626.98
3410-02-000	Section 8 Admin. Fee Income	47,851.00	47,387.00	300,477.00	284,322.00
3410-03-000	Section 8 FSS Grant Income	0.00	2,925.25	5,088.26	17,551.50
3499-00-000	TOTAL GRANT INCOME	542,248.00	541,750.08	3,342,428.26	3,250,500.48
3600-00-000	OTHER INCOME				
3640-00-000	Fraud Recovery-HAP	0.00	0.00	1,376.00	0.00
3640-01-000	Fraud Recovery-ADM	0.00	0.00	1,376.00	0.00
3699-00-000	TOTAL OTHER INCOME	0.00	0.00	2,752.00	0.00
3999-00-000	TOTAL INCOME	539,419.65	543,083.42	3,370,285.52	3,258,500.52
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	19,485.65	28,928.92	136,607.20	173,573.52
4110-04-000	Employee Benefit Contribution-Admin	5,769.88	9,556.25	39,997.64	57,337.50
4110-20-400	Administrative Salaries-FSS	3,309.40	2,925.25	19,856.40	17,551.50
4110-21-400	Employee Benefits Contribution-FSS	1,160.84	0.00	6,975.78	0.00
4110-99-000	Total Administrative Salaries	29,725.77	41,410.42	203,437.02	248,462.52
4130-00-000	Legal Expense				
4130-02-000	Criminal Background Checks	55.40	0.00	833.30	0.00
4130-04-000	General Legal Expense	0.00	208.33	324.30	1,249.98
4131-00-000	Total Legal Expense	55.40	208.33	1,157.60	1,249.98
4140-00-000	Staff Training	2,292.50	416.67	6,269.00	2,500.02
4140-01-400	Staff Training-FSS	0.00	0.00	1,461.28	0.00
4150-00-000	Travel	0.00	416.67	2,114.51	2,500.02
4171-00-000	Auditing Fees	0.00	753.33	0.00	4,519.98
4172-00-000	Port Out Admin Fee Paid	139.17	166.67	709.77	1,000.02
4189-00-000	Total Other Admin Expenses	139.17	1,336.67	2,824.28	8,020.02
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	125.00	203.28	750.00
4190-02-000	Publications	0.00	125.00	0.00	750.00
4190-03-000	Advertising	1,593.57	500.00	4,726.42	3,000.00
4190-04-000	Office Supplies	42.59	208.33	411.40	1,249.98
4190-05-000	Fuel-Administrative	142.12	208.33	824.96	1,249.98
4190-06-000	Compliance	1,554.13	583.33	4,346.55	3,499.98
4190-07-000	Telephone & Internet	700.72	583.33	2,472.65	3,499.98
4190-08-000	Postage	560.00	333.33	1,385.46	1,999.98

HOUSING CHOICE VOUCHER PROGRAM

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4190-10-000	Copiers	79.03	333.33	655.78	1,999.98
4190-12-000	Software	44.54	583.33	1,601.39	3,499.98
4190-13-000	IT/Website Maintenance	164.36	833.33	4,702.27	4,999.98
4190-17-000	Landlord Incentives	0.00	1,250.00	5,000.00	7,500.00
4190-18-000	Small Office Equipment	8.99	333.33	1,699.13	1,999.98
4190-22-000	Other Misc Admin Expenses	1,327.71	250.00	975.13	1,500.00
4191-00-000	Total Miscellaneous Admin Expenses	6,217.76	6,249.97	29,004.42	37,499.82
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	38,430.60	49,622.06	244,153.60	297,732.36
4300-00-000	UTILITY EXPENSES				
4320-00-000	Electricity	346.22	333.33	2,595.10	1,999.98
4330-00-000	Gas	88.20	166.67	2,003.03	1,000.02
4399-00-000	TOTAL UTILITY EXPENSES	434.42	500.00	4,598.13	3,000.00
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	143.11	150.00	863.35	900.00
4510-10-000	Property Insurance	11.30	25.00	68.23	150.00
4510-20-000	Liability Insurance	5.63	16.67	33.97	100.02
4510-30-000	Workmen's Compensation	477.30	519.17	2,879.71	3,115.02
4599-00-000	TOTAL GENERAL EXPENSES	637.34	710.84	3,845.26	4,265.04
4700-00-000	HOUSING ASSISTANCE PAYMENTS				
4715-00-000	Housing Assistance Payments	466,197.00	492,187.83	2,747,766.00	2,953,126.98
4715-01-000	Tenant Utility Payments-Voucher	7,577.00	0.00	95,490.00	0.00
4715-02-000	Port Out HAP Payments	5,855.00	0.00	21,480.00	0.00
4715-06-000	FSS Escrow Payments	-7,444.50	0.00	4,248.47	0.00
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	472,184.50	492,187.83	2,868,984.47	2,953,126.98
8000-00-000	TOTAL EXPENSES	511,686.86	543,020.73	3,121,581.46	3,258,124.38
9000-00-000	NET INCOME	27,732.79	62.69	248,704.06	376.14

JR POLLY LINEWEAVER APARTMENTS

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4191-00-000	Total Miscellaneous Admin Expenses	837.41	833.33	3,606.97	4,999.98
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,242.45	6,519.57	32,339.94	39,117.42
4200-00-000	TENANT SERVICES				
4210-20-300	Tenant Services-Salaries	3,484.00	5,592.08	17,325.87	33,552.48
4211-20-300	Tenant Services-Benefits	854.07	0.00	4,210.03	0.00
4220-01-000	Other Tenant Svcs.	0.00	83.33	0.00	499.98
4240-20-300	Tenant Services-Other Direct Costs	247.43	0.00	1,092.43	0.00
4241-20-300	Tenant Services-Training	250.00	0.00	700.00	0.00
4242-20-300	Tenant Services-Supplies & Materials	0.00	0.00	152.95	0.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	4,835.50	5,675.41	23,481.28	34,052.46
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	774.51	666.67	4,167.06	4,000.02
4320-00-000	Electricity	5,067.66	5,416.67	46,616.41	32,500.02
4390-00-000	Sewer & Trash	1,755.22	2,083.33	10,531.32	12,499.98
4399-00-000	TOTAL UTILITY EXPENSES	7,597.39	8,166.67	61,314.79	49,000.02
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	3,462.08	3,324.08	18,350.06	19,944.48
4410-05-000	Employee Benefit Contribution-Maint.	696.31	997.25	2,872.12	5,983.50
4419-00-000	Total General Maint Expense	4,158.39	4,321.33	21,222.18	25,927.98
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	41.67	444.36	250.02
4420-02-000	Supplies-Appliance	111.05	41.67	177.73	250.02
4420-03-000	Supplies-Unit Turnover	796.20	166.67	3,611.81	1,000.02
4420-04-000	Supplies-Electrical	147.01	83.33	488.29	499.98
4420-05-000	Supplies-Fuel & Parts	92.38	83.33	1,094.46	499.98
4420-06-000	Supplies-Janitorial/Cleaning	42.02	166.67	221.01	1,000.02
4420-07-000	Supplies-Maint/Repairs	856.25	250.00	4,716.24	1,500.00
4420-08-000	Supplies-Plumbing	1,264.27	41.67	1,452.89	250.02
4420-09-000	Tools and Equipment	8.56	41.67	8.56	250.02
4420-10-000	Maintenance Paper/Supplies	0.00	83.33	0.00	499.98
4429-00-000	Total Materials	3,317.74	1,000.01	12,215.35	6,000.06
4430-00-000	Contract Costs				
4430-01-000	Contract-Routine Maintenance	0.00	0.00	462.30	0.00
4430-03-000	Contract-Trash Collection	185.90	250.00	1,407.33	1,500.00
4430-04-000	Contract-Snow Removal	0.00	166.67	1,750.00	1,000.02
4430-05-000	Contract-Unit Turnover	757.66	416.67	9,761.70	2,500.02
4430-06-000	Contract-Electrical	0.00	208.33	543.97	1,249.98
4430-07-000	Contract-Pest Control	0.00	250.00	6,952.10	1,500.00
4430-09-000	Contract-Grounds	0.00	83.33	537.50	499.98
4430-10-000	Contract-Janitorial/Cleaning	213.12	291.67	610.12	1,750.02
4430-11-000	Contract-Plumbing	101.00	208.33	2,177.63	1,249.98
4430-13-000	Contract-HVAC	0.00	250.00	3,412.50	1,500.00
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	0.00	750.00
4430-15-000	Contract-Video Surveillance	0.00	250.00	131.25	1,500.00
4430-17-000	Contract-Elevator Maintenance	0.00	833.33	7,980.52	4,999.98
4430-18-000	Contract-Alarm Monitoring	15.00	41.67	60.00	250.02
4430-19-000	Contract-Sprinkler Monitoring	0.00	41.67	975.00	250.02
4430-99-000	Contract Costs-Other	0.00	166.67	3,276.22	1,000.02

JR POLLY LINEWEAVER APARTMENTS

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4439-00-000	Total Contract Costs	1,272.68	3,583.34	33,485.70	21,500.04
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	8,748.81	8,904.68	66,923.23	53,428.08
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	213.86	41.67	1,282.91	250.02
4510-10-000	Property Insurance	350.63	625.00	2,115.48	3,750.00
4510-20-000	Liability Insurance	192.41	287.50	1,160.86	1,725.00
4510-30-000	Workmen's Compensation	136.37	41.67	822.78	250.02
4599-00-000	TOTAL GENERAL EXPENSES	893.27	995.84	5,382.03	5,975.04
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	2,691.82	2,587.17	16,510.35	15,523.02
4899-00-000	TOTAL FINANCING EXPENSES	2,691.82	2,587.17	16,510.35	15,523.02
8000-00-000	TOTAL EXPENSES	30,009.24	32,849.34	205,951.62	197,096.04
9000-00-000	NET INCOME	9,364.57	13,015.73	24,030.47	78,094.38

FRANKLIN HEIGHTS LLC					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	37,179.00	40,000.00	226,206.75	240,000.00
3112-06-000	PBV HAP Subsidy	91,088.00	94,253.92	552,970.00	565,523.52
3119-00-000	Total Rental Income	128,267.00	134,253.92	779,176.75	805,523.52
3120-00-000	Other Tenant Income				
3120-03-000	Damages	0.00	0.00	847.00	0.00
3120-04-000	Late Charges	0.00	166.67	0.00	1,000.02
3120-06-000	NSF Charges	0.00	0.00	25.00	0.00
3120-07-000	Tenant Owed Utilities	2,615.00	0.00	14,825.38	0.00
3120-08-000	Workorders/Maint Charges	3,527.00	1,666.67	16,403.50	10,000.02
3120-09-000	Misc.Tenant Income	30.00	0.00	-333.76	0.00
3129-00-000	Total Other Tenant Income	6,172.00	1,833.34	31,767.12	11,000.04
3199-00-000	TOTAL TENANT INCOME	134,439.00	136,087.26	810,943.87	816,523.56
3400-00-000	GRANT INCOME				
3415-00-000	Other Government Grants	0.00	13,750.00	0.00	82,500.00
3499-00-000	TOTAL GRANT INCOME	0.00	13,750.00	0.00	82,500.00
3600-00-000	OTHER INCOME				
3610-00-000	Investment Income - Unrestricted	40.49	41.67	240.67	250.02
3650-00-000	Miscellaneous Other Income	0.00	0.00	655.00	0.00
3699-00-000	TOTAL OTHER INCOME	40.49	41.67	895.67	250.02
3999-00-000	TOTAL INCOME	134,479.49	149,878.93	811,839.54	899,273.58
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	17,398.65	22,237.58	93,708.98	133,425.48
4110-04-000	Employee Benefit Contribution-Admin	5,718.98	6,671.25	30,674.43	40,027.50
4110-99-000	Total Administrative Salaries	23,117.63	28,908.83	124,383.41	173,452.98
4130-00-000	Legal Expense				
4130-04-000	General Legal Expense	0.00	83.33	486.45	499.98
4131-00-000	Total Legal Expense	0.00	83.33	486.45	499.98
4140-00-000	Staff Training	261.38	83.33	974.38	499.98
4140-01-400	Staff Training-FSS	108.15	0.00	108.15	0.00
4150-00-000	Travel	333.20	125.00	923.40	750.00
4171-00-000	Auditing Fees	0.00	183.33	0.00	1,099.98
4189-00-000	Total Other Admin Expenses	333.20	308.33	923.40	1,849.98
4190-00-000	Miscellaneous Admin Expenses				
4190-01-000	Membership and Fees	0.00	291.67	217.80	1,750.02
4190-02-000	Publications	0.00	83.33	34.58	499.98
4190-03-000	Advertising	500.00	208.33	1,122.16	1,249.98
4190-04-000	Office Supplies	7.86	916.67	587.75	5,500.02
4190-06-000	Compliance	0.00	416.67	2,417.00	2,500.02
4190-07-000	Telephone & Internet	144.98	833.33	848.77	4,999.98

FRANKLIN HEIGHTS LLC

JUNE 2022

		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4190-08-000	Postage	540.00	500.00	1,243.93	3,000.00
4190-09-000	Software License Fees	0.00	666.67	144.00	4,000.02
4190-10-000	Copiers	76.71	416.67	639.58	2,500.02
4190-12-000	Software	151.10	833.33	1,596.43	4,999.98
4190-13-000	IT/Website Maintenance	158.49	500.00	1,650.74	3,000.00
4190-18-000	Small Office Equipment	0.00	166.67	1,229.54	1,000.02
4190-22-000	Other Misc Admin Expenses	77.46	2,083.33	135.81	12,499.98
4191-00-000	Total Miscellaneous Admin Expenses	1,656.60	7,916.67	11,868.09	47,500.02
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	25,476.96	37,300.49	138,743.88	223,802.94
4200-00-000	TENANT SERVICES				
4220-01-000	Other Tenant Svcs.	30.15	83.33	30.15	499.98
4299-00-000	TOTAL TENANT SERVICES EXPENSES	30.15	83.33	30.15	499.98
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	3,917.98	833.33	10,538.90	4,999.98
4320-00-000	Electricity	671.32	1,666.67	5,070.47	10,000.02
4330-00-000	Gas	-47.31	333.33	71.00	1,999.98
4390-00-000	Sewer & Trash	2,674.01	1,250.00	10,721.17	7,500.00
4399-00-000	TOTAL UTILITY EXPENSES	7,216.00	4,083.33	26,401.54	24,499.98
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	7,491.14	13,125.42	48,215.28	78,752.52
4410-05-000	Employee Benefit Contribution-Maint.	1,867.98	3,937.67	11,520.98	23,626.02
4419-00-000	Total General Maint Expense	9,359.12	17,063.09	59,736.26	102,378.54
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	127.03	125.00	201.03	750.00
4420-02-000	Supplies-Appliance	253.83	0.00	1,322.83	0.00
4420-03-000	Supplies-Unit Turnover	1,141.10	666.67	5,204.57	4,000.02
4420-04-000	Supplies-Electrical	1,001.27	208.33	3,973.50	1,249.98
4420-05-000	Supplies-Fuel & Parts	380.06	250.00	2,043.93	1,500.00
4420-06-000	Supplies-Janitorial/Cleaning	524.00	500.00	1,025.65	3,000.00
4420-07-000	Supplies-Maint/Repairs	1,027.71	833.33	6,347.88	4,999.98
4420-08-000	Supplies-Plumbing	1,170.72	250.00	3,137.43	1,500.00
4420-09-000	Tools and Equipment	1,108.56	83.33	902.87	499.98
4420-10-000	Maintenance Paper/Supplies	181.83	416.67	181.83	2,500.02
4429-00-000	Total Materials	6,916.11	3,333.33	24,341.52	19,999.98
4430-00-000	Contract Costs				
4430-02-000	Contract-Appliance	0.00	83.33	0.00	499.98
4430-03-000	Contract-Trash Collection	127.28	416.67	2,322.78	2,500.02
4430-04-000	Contract-Snow Removal	0.00	250.00	1,260.00	1,500.00
4430-05-000	Contract-Unit Turnover	3,268.27	833.33	14,913.24	4,999.98
4430-06-000	Contract-Electrical	325.00	416.67	325.00	2,500.02
4430-07-000	Contract-Pest Control	0.00	500.00	1,206.20	3,000.00
4430-08-000	Contract-Floor Covering	4,030.10	0.00	5,449.35	0.00
4430-09-000	Contract-Grounds	0.00	166.67	9,800.00	1,000.02
4430-10-000	Contract-Janitorial/Cleaning	377.24	166.67	786.70	1,000.02
4430-11-000	Contract-Plumbing	0.00	250.00	1,037.03	1,500.00
4430-12-000	Contract-Inspections	2,335.00	833.33	8,140.00	4,999.98
4430-13-000	Contract-HVAC	1,096.22	416.67	9,688.89	2,500.02
4430-14-000	Contract-Vehicle Maintenance	0.00	0.00	1,201.99	0.00

FRANKLIN HEIGHTS LLC					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	0.00	45,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	166.67	0.00	1,000.02
4430-99-000	Contract Costs-Other	0.00	500.00	0.00	3,000.00
4439-00-000	Total Contract Costs	11,559.11	12,500.01	56,131.18	75,000.06
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	27,834.34	32,896.43	140,208.96	197,378.58
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	143.13	500.00	863.38	3,000.00
4510-10-000	Property Insurance	1,030.27	833.33	6,216.05	4,999.98
4510-20-000	Liability Insurance	519.74	500.00	3,135.72	3,000.00
4510-30-000	Workmen's Compensation	477.30	666.67	2,879.71	4,000.02
4521-00-000	Misc. Taxes/Licenses/Insurance	13,138.02	2,166.67	13,138.02	13,000.02
4570-00-000	Bad Debt-Tenant Rents	0.00	1,250.00	0.00	7,500.00
4599-00-000	TOTAL GENERAL EXPENSES	15,308.46	5,916.67	26,232.88	35,500.02
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	3,450.25	6,487.50	29,416.43	38,925.00
4852-00-000	Interest Expense-Loan 2	0.00	8,185.42	0.00	49,112.52
4855-00-000	Interest Expense-Mortgage Payable	0.00	2,964.58	0.00	17,787.48
4899-00-000	TOTAL FINANCING EXPENSES	3,450.25	17,637.50	29,416.43	105,825.00
8000-00-000	TOTAL EXPENSES	79,316.16	97,917.75	361,033.84	587,506.50
9000-00-000	NET INCOME	55,163.33	51,961.18	450,805.70	311,767.08

COMMERCE VILLAGE LLC					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
2999-99-999	Revenue & Expenses				
3000-00-000	INCOME				
3100-00-000	TENANT INCOME				
3101-00-000	Rental Income				
3111-00-000	Tenant Rent	9,039.00	9,021.38	52,427.00	54,128.28
3112-06-000	PBV HAP Subsidy	9,186.00	9,021.38	55,727.00	54,128.28
3119-00-000	Total Rental Income	18,225.00	18,042.76	108,154.00	108,256.56
3120-00-000	Other Tenant Income				
3120-01-000	Laundry and Vending	222.88	166.67	914.15	1,000.02
3120-03-000	Damages	0.00	0.00	485.00	0.00
3120-04-000	Late Charges	0.00	0.00	14.00	0.00
3120-08-000	Workorders/Maint Charges	0.00	250.00	0.00	1,500.00
3129-00-000	Total Other Tenant Income	222.88	416.67	1,413.15	2,500.02
3199-00-000	TOTAL TENANT INCOME	18,447.88	18,459.43	109,567.15	110,756.58
3600-00-000	OTHER INCOME				
3611-00-000	Investment Income - Restricted	31.02	4.17	69.22	25.02
3699-00-000	TOTAL OTHER INCOME	31.02	4.17	69.22	25.02
3999-00-000	TOTAL INCOME	18,478.90	18,463.60	109,636.37	110,781.60
4000-00-000	EXPENSES				
4100-00-000	ADMINISTRATIVE EXPENSES				
4100-99-000	Administrative Salaries				
4110-00-000	Administrative Salaries	1,751.18	2,288.33	8,949.36	13,729.98
4110-04-000	Employee Benefit Contribution-Admin	575.10	591.67	3,086.40	3,550.02
4110-99-000	Total Administrative Salaries	2,326.28	2,880.00	12,035.76	17,280.00
4140-00-000	Staff Training	0.00	41.67	0.00	250.02
4150-00-000	Travel	0.00	41.67	0.00	250.02
4173-00-000	Management Fee	958.64	0.00	4,753.15	0.00
4189-00-000	Total Other Admin Expenses	958.64	41.67	4,753.15	250.02
4190-00-000	Miscellaneous Admin Expenses				
4190-03-000	Advertising	0.00	0.00	4.74	0.00
4190-04-000	Office Supplies	0.00	0.00	42.43	0.00
4190-07-000	Telephone & Internet	257.32	0.00	1,882.01	0.00
4190-08-000	Postage	60.00	0.00	202.59	0.00
4190-10-000	Copiers	37.59	0.00	698.02	0.00
4190-12-000	Software	4.76	0.00	96.38	0.00
4190-13-000	IT/Website Maintenance	17.61	0.00	1,222.32	0.00
4190-21-000	HCC Fees	0.00	541.67	6,763.98	3,250.02
4190-22-000	Other Misc Admin Expenses	6.00	1,541.67	653.00	9,250.02
4191-00-000	Total Miscellaneous Admin Expenses	383.28	2,083.34	11,565.47	12,500.04
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	3,668.20	5,046.68	28,354.38	30,280.08
4200-00-000	TENANT SERVICES				
4210-00-000	Tenant Services Salaries	0.00	1,520.83	9,289.36	9,124.98
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	710.64	0.00
4220-01-000	Other Tenant Svcs.	0.00	125.00	0.00	750.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	0.00	1,645.83	10,000.00	9,874.98

COMMERCE VILLAGE LLC					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
4300-00-000	UTILITY EXPENSES				
4310-00-000	Water	355.41	358.33	2,132.46	2,149.98
4320-00-000	Electricity	1,446.09	1,666.67	9,550.47	10,000.02
4330-00-000	Gas	188.84	175.00	899.50	1,050.00
4390-00-000	Sewer & Trash	849.30	970.83	5,095.80	5,824.98
4399-00-000	TOTAL UTILITY EXPENSES	2,839.64	3,170.83	17,678.23	19,024.98
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES				
4400-99-000	General Maint Expense				
4410-00-000	Maintenance Salaries	543.53	1,287.50	4,270.82	7,725.00
4410-05-000	Employee Benefit Contribution-Maint.	118.18	291.67	792.97	1,750.02
4419-00-000	Total General Maint Expense	661.71	1,579.17	5,063.79	9,475.02
4420-00-000	Materials				
4420-01-000	Supplies-Grounds	0.00	0.00	222.00	0.00
4420-02-000	Supplies-Appliance	159.04	0.00	231.97	0.00
4420-03-000	Supplies-Unit Turnover	198.00	41.67	1,199.20	250.02
4420-04-000	Supplies-Electrical	1,512.29	0.00	2,175.83	0.00
4420-05-000	Supplies-Fuel & Parts	35.53	0.00	35.53	0.00
4420-06-000	Supplies-Janitorial/Cleaning	8.00	41.67	51.19	250.02
4420-07-000	Supplies-Maint/Repairs	14.89	125.00	398.75	750.00
4420-08-000	Supplies-Plumbing	153.39	0.00	216.83	0.00
4420-09-000	Tools and Equipment	4.07	0.00	4.07	0.00
4429-00-000	Total Materials	2,085.21	208.34	4,535.37	1,250.04
4430-00-000	Contract Costs				
4430-01-000	Contract-Routine Maintenance	0.00	250.00	0.00	1,500.00
4430-03-000	Contract-Trash Collection	221.00	200.00	1,043.25	1,200.00
4430-04-000	Contract-Snow Removal	0.00	100.00	2,025.00	600.00
4430-05-000	Contract-Unit Turnover	0.00	66.67	0.00	400.02
4430-07-000	Contract-Pest Control	0.00	333.33	306.20	1,999.98
4430-10-000	Contract-Janitorial/Cleaning	186.16	100.00	580.72	600.00
4430-12-000	Contract-Inspections	200.00	0.00	1,925.00	0.00
4430-13-000	Contract-HVAC	0.00	200.00	1,897.50	1,200.00
4430-15-000	Contract-Video Surveillance	0.00	0.00	75.00	0.00
4430-18-000	Contract-Alarm Monitoring	0.00	0.00	528.00	0.00
4430-99-000	Contract Costs-Other	0.00	250.00	0.00	1,500.00
4439-00-000	Total Contract Costs	607.16	1,500.00	8,380.67	9,000.00
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,354.08	3,287.51	17,979.83	19,725.06
4500-00-000	GENERAL EXPENSES				
4510-00-000	Insurance-Other	20.44	25.00	123.32	150.00
4510-10-000	Property Insurance	132.32	62.50	793.92	375.00
4510-20-000	Liability Insurance	88.22	145.83	529.32	874.98
4510-30-000	Workmen's Compensation	68.19	58.33	411.40	349.98
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	6.06	12.00
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	0.00	250.02
4590-00-000	Other General Expense	0.00	750.00	0.00	4,500.00
4599-00-000	TOTAL GENERAL EXPENSES	310.18	1,085.33	1,864.02	6,511.98
4800-00-000	FINANCING EXPENSE				
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	8,190.00	8,190.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	8,190.00	8,190.00

COMMERCE VILLAGE LLC					
JUNE 2022					
		MTD Actual	MTD Budget	PTD Actual	PTD Budget
8000-00-000	TOTAL EXPENSES	11,537.10	15,601.18	84,066.46	93,607.08
9000-00-000	NET INCOME	6,941.80	2,862.42	25,569.91	17,174.52

**SUPPLEMENTAL INDUCEMENT RESOLUTION
REGARDING THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY
HOUSING REVENUE BONDS FOR THE ACQUISITION,
CONSTRUCTION AND EQUIPPING OF GRANDE OAK II APARTMENTS
LOCATED IN YORK COUNTY, VIRGINIA**

WHEREAS, there have been described to the Harrisonburg Redevelopment and Housing Authority (the "Authority") the plans to acquire and construct a multifamily apartment project known as Grande Oak II Apartments, to be located in York County, Virginia (the "County"), at an address to be established by the County in the vicinity of 6300 Old Mooretown Road, Williamsburg, Virginia 23188, consisting of 49 2-bedroom units, including 5 units that will be fully handicapped accessible, all contained in one three-story residential building, totaling approximately 57,725 square feet of space, an elevator, a community room totaling approximately 950 square feet of space, an on-site laundry facility and an on-site leasing office, and related or ancillary facilities (the "Project") by Grande Oak II VA LLC, a Virginia limited liability company (the "Purchaser"); and

WHEREAS, on July 6, 2022, the Authority adopted an Inducement Resolution (the "Inducement Resolution"), a copy of which is attached hereto as **Exhibit A**, relating to the Project and the Purchaser's plan of finance for the Project (the "Plan of Finance"), in which the Authority agreed, subject to compliance with the requirements of the Act (as defined in the Inducement Resolution, capitalized terms used and not defined in this Resolution shall have the meanings given such terms in the Inducement Resolution) and the Internal Revenue Code of 1986, as amended (the "Code"), to undertake the issuance of Bonds for the Plan of Finance; and

WHEREAS, the Inducement Resolution remains in full force and effect; and

WHEREAS, a public hearing with respect to the Authority's issuance of the Bonds to finance the Plan of Finance through the issuance of up to \$6,250,000 of tax-exempt bonds was properly noticed and has been held by the Authority, as required by Section 147(f) of the Code and Section 15.2-4906 of the Virginia Code, on the date hereof; and

WHEREAS, a public hearing on the issuance of the Bonds to finance the Plan of Finance now having been held, the Authority desires to supplement the Inducement Resolution to reflect the same, and to authorize the presentation of the issuance of the Bonds to the City Council of the City of Harrisonburg (the "Harrisonburg City Council"), and request the Harrisonburg City Council's approval of the issuance of the Bonds by the Authority, as required by the Code and the Act.

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

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

CERTIFICATE

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled **“SUPPLEMENTAL INDUCEMENT RESOLUTION REGARDING THE ISSUANCE OF TAX-EXEMPT MULTIFAMILY HOUSING REVENUE BONDS FOR THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF GRANDE OAK II APARTMENTS LOCATED IN YORK COUNTY, VIRGINIA,”** taken at a meeting of the Authority held on July 20, 2022:

	AYE	NAY	ABSTAIN	ABSENT
Dany Fleming, Chair				
[Vacant]				
Christine Fasching Maphis				
Kevin Coffman				
Luciano Benjamin				
Gil Colman				
Shonda Green				

Dated: July 20, 2022

(SEAL)

Chair, Harrisonburg Redevelopment and Housing
Authority

ATTEST:

Secretary

The undersigned Secretary of the Harrisonburg Redevelopment and Housing Authority hereby certifies that the foregoing is a true, correct, and complete copy of a Resolution adopted by the Authority’s commissioners present and voting at a meeting duly called and held on July 20, 2022, in accordance with law, and that such Resolution has not been repealed, revoked, rescinded, or amended, but is in full force and effect as of the date hereof.

WITNESS my hand and the seal of the Authority this ____ day of July, 2022.

HARRISONBURG REDEVELOPMENT AND HOUSING
AUTHORITY

By: _____
Secretary



Harrisonburg Redevelopment &
Housing Authority

FAMILY SELF-SUFFICIENCY PROGRAM (FSSP)

ACTION PLAN
REVISED 2022

Contents

- SECTION 1: OVERVIEW
- SECTION 2: FAMILY DEMOGRAPHICS AND NEEDS ASSESSMENT
 - Family Demographics
 - Estimates of Participating Families
 - Identification of Support Needs
- SECTION 3: ORGANIZATION
 - Program Coordinating Committee (PCC)
 - FSS Coordinators
 - Activities and Supportive Services
- SECTION 4: CHANGES WITH MOVING TO WORK
- SECTION 5: INCENTIVES
 - Personal Coach
 - Opportunity to earn escrow
 - Referral to Community Resources & Partners
 - Regular Programming and Incentive
- SECTION 6: PROGRAM IMPLEMENTATION
 - Outreach Efforts
 - FSS Family Selection Procedures
 - Individual Training and Services
 - Assurance of Noninterference
- SECTION 7: ESSENTIAL PROGRAM ELEMENTS
 - Selection of Participants
 - Contract of Participation
 - Employment
 - Establishing and Maintaining Escrow Accounts
 - Termination
- SECTION 8: CERTIFICATIONS OF COORDINATION
 - Coordination and Non-Duplication of Local Programs.
 - Nondiscrimination Participants Selection and Election of Selection Process.
 - Grievance Procedures.
- SECTION 9: Appendix
 - Goal Rewards Program
 - [Implementation Timetable](#)

SECTION 1: OVERVIEW

The Harrisonburg Redevelopment and Housing Authority (HRHA) Family Self-Sufficiency Program (FSSP) represents a community-based, participant-driven approach to the organization and delivery of available social services to help eligible families become self-reliant and independent from all forms of public and assistance. The program is designed to help participants identify their goals, barriers, and needs, and to deliver a comprehensive and coordinated set of services to facilitate their efforts to achieve and maintain economic self-sufficiency.

The FSSP is based upon the following principles:

- Local communities have the capacity for identifying and developing effective solutions for community problems.
- Public and private resources can be made more effective through a coordinated approach to service delivery.
- The goal of self-sufficiency requires a comprehensive package of services that are tailored to local circumstances and individual needs.
- Effective program leadership and communication with participants improve participant outcomes.
- Participants are captains of their journeys. Coaching, empowerment, incentives, and education lead to better results than punishment, enforcement, prescriptive services, or program-driven goal setting.

Employment is an essential part of the FSSP. All participants are required to seek and maintain suitable employment. We recognize that this looks different for different participants, circumstances, and abilities. We work with each participant to identify what suitable work means for them upon program entry and can change this as circumstances may change throughout the program. If participants join the program without employment, their coordinator will either refer them to the Workforce Center or work with them one-on-one for resume building, interview prep, and more. If a participant loses employment at any time during the five-year program, they are expected to connect with their caseworker to map out a plan for getting back to work, attending classes, or work toward other goals as outlined in their ITSP.

This Action Plan represents the procedural embodiment of the principles, which form the basis for the FSSP. As such, it provides a guide to the key policies and administrative issues involved in the implementation of the FSSP.



SECTION 2: FAMILY DEMOGRAPHICS & NEEDS ASSESSMENT

Based on the results of the 2020 census and data from the Virginia Housing Source database, there are 16,751 households in the City of Harrisonburg that are living at 51 % or less of the area's median (at poverty level or below) income. 52 % of these households carry a rent burden greater than 50 % of their gross income.

In January 2021, Harrisonburg RHA reported its waiting list for the Housing Choice Voucher (HCV) program at 1472, and 1022 families on the Project-Based Housing waiting lists. Approximately 81% of those households meet the definition of extremely low income (less than 30% of the median income). Preliminary reports suggest that the unemployment rate in the City of Harrisonburg for January 2021 was 3.1% ¹ and for the County of Rockingham 3.2 %².

Local employers project that the following skills are going to be in most demand based on anticipated future employment opportunities in and around the City of Harrisonburg and Rockingham County:

- Skills related to the needs of the local poultry industries
- Skills related to the local chemical manufacturing industry
- Skills related to service oriented jobs (food service, retail)
- Skills related to health services
- GED and basic remedial education
- Junior college education

An active network of social service agencies that provide a variety of services to low income residents serves the City of Harrisonburg. Our objective was to organize a community PCC (Program Coordinating Committee) that would provide the vehicle for coordinating transitional assistance. Through the coordination of our services, we can ensure the most effective allocation and application of our services.

The Harrisonburg FSSP is designed to further expand on the PCC network by providing a means for more effectively coordinating available services and resources, and ensuring the availability of housing assistance.

¹ http://www.bls.gov/cag/cag.va_harrisonburg_msa.htm

² <https://accessnc.nccommerce.com/DemoGraphicsReports/pdfs/countyProfile/NC/37157.pdf>

³ <https://censusreporter.org/profiles/16000US5135624-harrisonburg-va/>



The FSSP is designed for families receiving housing assistance. HRHA currently houses 129 households in the Project-Based Voucher (PBV) Program and 806 in the HCV Program.

Family Demographics

In conjunction with the development of the FSSP, HRHA surveyed its residents and applicants and constructed the following profile of a typical Franklin Heights and HCV FSSP participant based on participants as of January 2021:

88% of families have a female head of household

As of 2010:(2020?)

The average household size is 3.85

The average age of the Head of the Household is 34.9 years

56% of households are run by single parents

Estimates of Participating Families

The racial/ethnic characteristics of the current FSSP participants are as follows:

White: 65%

Hispanic: 7%

Black: 30%

Non-Hispanic: 93%

Biracial: 3%

The diversity of primary languages can be seen by the number of languages currently being spoken in Franklin Heights homes:

English: 71%

Spanish: 7%

Arabic: 20%

Tigrina 1%

Eritrean: 1%

Identification of Supportive Needs

The type of supportive services and resources that are provided to eligible participating families are based on individual needs. The major service needs of participating families include:

- Education
- Employment
- Job Training/Job Readiness
- Transportation
- Child Care
- Budgeting/Saving/Credit Repair
- Counseling
- Homeownership Readiness

The FSSP has commitments from local Service Providers for the following services:

- Job Placement Resources
- Education Resources (GED, Remedial, Literacy, vocational)
- Personal Development
- Entrepreneur programs
- Counseling (Financial, Homeownership, Family, Health)
- Child Care
- Transportation



Harrisonburg Redevelopment &
Housing Authority

SECTION 3: ORGANIZATION

The FSSP is run daily by FSSP Coordinators, who are employed by HRHA and work collaboratively on a community level with the Program Coordinating Committee (PCC).

Program Coordinating Committee (PCC)

The FSSP is organized around a Program Coordinating Committee (PCC). The PCC is made up of representatives of the public and private sectors who serve in organizations that support or complement the concept of family self-sufficiency. Members of the PCC serve in a voluntary capacity.

Currently, the PCC is made up of representatives from the following agencies:

- People Helping People
- Way To Go
- Blue Ridge Community College
- Massanutten Technical Center
- Harrisonburg City Public Schools(need to add a representative)
- Boy and Girls Club of Harrisonburg Rockingham
- The Salvation Army Harrisonburg
- Harrisonburg Rockingham Department of Social Services
- First Step
- Strength in Peers
- Shenandoah Valley Workforce Center
- Mercy House
- Harrisonburg Rockingham Community Services Board
- FSSP Coordinators
- HCV and/or Project-Based Housing Program tenant

The primary responsibilities and role of the Committee are:

- Assist in coordinating agreement between HRHA and the potential service providers.
- Help mobilize resources in support of FSSP objectives.
- Identify obstacles to the success of the FSSP and develop effective approaches to overcome them.

The FSSP Coordinators are responsible for scheduling and holding periodic meetings, and ensuring that the goals and objectives of the FSSP are being met. The PCC will meet every four months unless more frequent meetings are deemed necessary. The FSSP Coordinators notify PCC members in advance of all meetings and provide an agenda by email.

Family Self-Sufficiency Program (FSSP) Coordinators

HRHA currently employs 1.5 FSSP Coordinators. They will have the overall responsibility for the operation of the FSSP. The primary duties of the FSSP Coordinators include:

- The integration of FSSP policies and procedures with the HUD requirements governing the HCV program and PBV Housing.
- Outreach to potential participants
- Coordinate screening and selection procedures for HCV participants
- Organize and oversee each participant ITSP
- Execute and administer the Contract of Participation for each participant
- General Case Management and coaching for each participant
- Coordinating and reporting to PCC
- Preparation of all required HUD reports and documentation
- Coordination of events, initiatives, and other services throughout the year for participants

SECTION 4: Moving to Work (MtW) Changes

The Harrisonburg Redevelopment and Housing Authority received notice of MtW application approval on January 8, 2021. After a stakeholder engagement process which included gathering insight from residents, participants, and the PCC, the FSS team will be proposing the implementation of the below MtW Waivers regarding the FSSP scheduled to implement Fall 2022. These waivers are required to implement the new Goal Rewards Program which will be replacing the traditional escrow savings component in the traditional FSSP. More information on the Goal Rewards Program can be found in Appendix A.

Waiver 10d: Modify or eliminate the Contract of Participation

HRHA will modify the FSS contract of participation to reflect the removal of the traditional escrow model and the implementation of the new Goal Rewards Program. This involves modifying the following sections in the FSS Contract: FSS Escrow Account; Withdrawal of Funds from FSS Escrow Account; Loss of FSS Escrow Account; and HA Responsibilities.

Waiver 10e: Policies for addressing increases in family income

HRHA will replace the Family Self-Sufficiency (FSS) escrow model with an Incentive Rewards model. In the proposed program, participants earn immediate cash incentives for reaching milestones related to income, finance, education, health, employment, and other self-sufficiency goals. Incentives can immediately and tangibly reward participants for progress toward self-sufficiency and inspire them to take the

next steps. Participants will have the choice to either receive the incentive immediately via check or deposit the amount into an HRHA managed savings account.

At this time, increases in income will not be recorded and will not contribute to increases in escrow. There will be incentives based on maintaining and earning income, however, they will not be directly tied to increases in income from the start of the program. Participants will be able to save faster for life goals while preserving the ability to use those savings if necessary because of life events.

Participants enrolled prior to the effective change to escrow will have the option to enroll in the new Goal Rewards program or stay in the traditional escrow program. Participants who transfer to the new program will maintain any existing escrow balance and that balance will be maintained following the escrow guidelines recently updated June 16, 2022 through HUD's Final Rule. Participants who transfer can only earn up to the original escrow earnings cap of \$25,000.

SECTION 5: PROGRAM INCENTIVES

FSS Coordinators communicate four main benefits/incentives to potential participants in joining FSS.

1. A personal coach

FSS coordinators commit to connecting participants with community resources. But beyond community referrals, FSS coordinators also serve as a coach. We define a coach as someone who asks good questions, helps participants discover where they want to go and offers encouragement as they work to reach those goals. A coach helps keep participants accountable when they are working towards something (like registering for school or training) or when they are looking to quit something (like a bad habit). We believe the FSS program belongs to participants. They are in the driver's seat. Setting goals and monthly action steps will help participants get to where they want to be and FSS coordinators serve to help participants get there (while maintaining the regulations and rules set by HUD and this Action Plan). Through this process, we build on participant's intrinsic motivations to achieve self-sufficiency.

2. Opportunity to earn escrow (Updated with MtW Waiver - 2022)

A huge benefit and incentive of the traditional FSS program is the opportunity to build a savings account. While participants enrolled in the FSS program prior to Fall 2022 will continue to have the option of earning escrow through the HUD model, new participants will be able to earn escrow through the Goal Rewards program. With MtW

flexibility, the FSSP will offer a variety of financial incentives for participants in FSS to help them reach their self-sufficiency goals. Participants can choose to have awards distributed upon activity completion via check or to put incentive amount in an HRHA managed savings account. Through this process, we offer extrinsic motivations to help participants achieve self-sufficiency. *Appendix A details the Goal Rewards Program.*

3. Referral to Community Resources & Partners

We are clear in our outreach of the FSSP that a huge benefit for participants is our office's ability to help connect them with community resources and programs. This is documented in further detail later in the Action Plan but can include assistance with car repair and transportation, registering for training and accessing scholarships, accessing affordable mental health counseling, support groups, childcare, and more. Through the PCC, the FSSP has access and relevant information on a wide variety of community services. This is a huge benefit to FSS participants.

4. Regular Programming and Incentives

The FSSP hosts regular events and initiatives throughout the year for participants who are active and engaged in the FSS program. Some of these initiatives include providing gifts through a Giving Tree program around the holidays, a free furniture program through a local furniture company, workshops and training, back-to-school kits for students, and more. Many of these are only available to FSS participants and their families.

SECTION 6: PROGRAM IMPLEMENTATION

Overview of the Five Implementation Components of the FSSP Program

The first implementation component of the FSSP is outreach.

- For the HCV program, recipients are informed about the FSSP upon receiving the voucher. Families are provided with a brochure that allows them to decide if the FSSP fits in with their regular objectives and needs. Landlords and community partners are also made aware of the FSSP so they can offer it to their tenants/clients.
- For the PBV program, residents are introduced to the FSSP and the FSSP office at the same time as when they see the unit. They are provided an overview by an FSSP coordinator and sent with information on the program, goal setting, and more.
- Additional outreach is provided by FSSP Coordinators throughout the year and includes website/newsletter features of the FSSP, outreach to landlords, etc.
- HCV and PBV families who expressed interest in participating will complete an FSS application form.
- Section 6.1. Provides a more detailed explanation of the outreach process.

The second component in the FSSP implementation process involves the selection of eligible participants from HCV.

- The FSSP is a voluntary program for both HCV recipients and Project-Based Housing.
- It is designed to provide all interested applicants with an equal opportunity to participate, while at the same time placing maximum responsibility on the applicant for representing their circumstances, needs and goals, and relating them to the opportunities provided by the FSSP.
- Section 6.2. Provides a more detailed explanation of the selection of eligible participants.

The third component involves the preparation of an Individual Training and Service Plan (ITSP, i.e. Original Goals) for each selected participant.

- The FSSP Coordinators and the participant will complete the ITSP.
- The goals will be used to specify the contractual obligations of the participating family on the Contract of Participation.
- Section 6.3. Provides a more detailed explanation of the Individual Training and Service Plan (ITSP).

The fourth component of the implementation plan is program management.

- This component involves individual case management procedures that will ensure participants are making adequate progress and are in compliance with their respective contractual obligations.
- It involves the overall management of the FSSP, including the successful coordination of services and effective communication among local organizations participating in the FSSP.
- Section 6.4. Provides a more detailed explanation of the FSSP program management.

The fifth component of the FSSP implementation plan is the program evaluation process.

- The FSSP Coordinators will complete an annual evaluation report.
- This report will satisfy HUD requirements and also serve as an assessment of accomplishments relative to the goals and objectives established for the FSSP.
- It will also provide the basis for any changes that may be needed to policies and procedures.
- Section 6.5 provides a more detailed explanation of the evaluation process.

Details of the Five Implementation Components of the FSSP Program

Section 6.1 – Outreach

The purpose of outreach for the FSSP is to ensure all voucher holders are aware of the program, as well as to foster excitement and interest in FSSP. FSSP outreach activities

are targeted primarily to eligible families. The FSSP Coordinators also conduct outreach about the FSSP program in the community to help community members understand the value of the program, make landlords aware that tenants can be in the program, and connect with service providers who will best support the clients in achieving self-sufficiency.

Participation in the FSSP will be afforded to all current participants in the HRHA's HCV and PBV Programs. Outreach to eligible families in the HCV Program will focus on providing accurate, up-to-date information in an easy-to-understand format. The objective is to provide sufficient information to interested families to allow them to make an informed decision concerning participation in the FSSP. All new recipients of Housing Assistance will be given an FSSP brochure. A FSS application will also be provided. A waiting list will be kept for eligible participants when spots are available in the FSSP.

Outreach to eligible PBV families is done primarily when families see a unit and meet an FSSP Coordinator at the FSSP office. Follow-up is done regularly if a family decides not to participate in case circumstances change, a new household member is interested, etc.

The brochure provides basic information on how the FSSP works, what a family needs to do to get involved, and who to contact for more information. The FSSP Coordinator has primary responsibility for overseeing outreach.

The FSS application provides information concerning the designated head of the FSS family who will be signing the CoP, other family members who will be participating in the ITSP, demographics, and initial participant's goals.

The FSSP Coordinators also concentrate on networking with the many community organizations in the area, thus adding to the long-term success of the program.

Section 6.2. – Selection

FSSP participants will be selected from the current residents of the PBV Program and current participants of the HCV Program. We will accept up to 30 families from the HCV Program and all eligible household members in the PBV Program.

The selection for HCV Program families will be on a first-come, first-served basis.

All current residents eligible will be contacted through the outreach procedures described in Section 6.1.

- All families expressing an interest in participating in the FSSP will meet individually with the coordinator and be given a briefing about the program.
- If the family is still interested, they go through an interview to assess if they are sincere in becoming self-sufficient and that their goals are realistic and attainable.

- Once an assessment is done the family signs the contract and a date is set to do their Individual Training and Service Plan (5 Year Goals).
- All PBV Housing Participants must participate unless they qualify as exempt.

Note: Potential participants that decide not to enroll in the FSSP will not jeopardize their HCV Assistance.

Section 6.3. – Individual Training and Service Plans

During the FSSP selection process, a “head of the household” will be designated for purposes of participation in the FSSP. The head of the household for purposes of participation does not necessarily have to be the same as the head of the household for purposes of determining eligibility for housing once eligibility is determined; however, the head of household must be the same in the FSSP as it is on the contract.

After a family has been selected for participation in the FSSP, a needs assessment will be completed. The assessment will result in a basic inventory of the head of household’s education, skills, interests, and talents. The assessment will also include an evaluation of employment potential and the identification of major obstacles to achieving self-sufficiency.

Although the assessment will focus primarily on the designated head of household, it will be comprehensive in that it will consider the entire family’s needs as they relate to the goal of self-sufficiency. For example, if younger family members are having problems (i.e., school, drugs) that would detract from the head of household’s efforts to become self-sufficient, those problems will be included in the needs assessment.

The initial needs assessment will be conducted by the FSSP Coordinator and/or Case Manager and the participant. The results of the assessment will be used to develop an Individual Training and Service Plan (ITSP). The head of household along with the FSSP Coordinator and/or Case Manager will develop the ITSP cooperatively. The ITSP will specify the following:

- The activities and services needed by the family to achieve and maintain self-sufficiency
- Source of needed services and resources, and how they will be provided
- Schedule of completion of activities and provision of services
- Participating in family’s responsibilities
- Coordination of service delivery

The ITSP will adhere to a 5-year term unless HRHA finds good cause to extend the contract for an additional 2 years.

The ITSP is a part of the Contract of Participation is an agreement between the HRHA and a participating family. The Contract specifies major provisions of the FSSP including:

- Supportive services
- Obligations of a participating family
- Withholding or termination of supportive services
- Withholding or termination of Section 8 rental assistance
- Contract term
- Contract modification
- Contract extensions
- Escrow account

Section 6.4. – Management

Management of the FSSP will have two components: day-to-day coordination, and individual support coordination.

Day-to-Day Coordination

This management component will be the responsibility of the FSSP Manager. It will include developing effective administrative practices and procedures; establishing adequate recordkeeping, reporting, and quality control systems; and maintaining good communication with the members of the PCC. The FSSP Manager will also be responsible for executing and administering the Contract of Participation including, but not limited to establishing and managing the escrow accounts.

Individual Case Management

This management will be the responsibility of the FSSP and Coordinator from HRHA.

After the contract is executed the FSSP staff will work with the participating family to ensure timely completion of its activities and compliance with its Contract of Participation obligations. The FSSP staff will also work with participating agencies to ensure that services and resources are available to the participating families, as needed.

Section 6.5. – Evaluation

The FSSP staff will perform the following functions as part of the ongoing evaluation of the program and the program participants:

- Prepare and send an annual report to HUD.
- An assessment of the individual implementation plan and schedule.
- In collaboration with the client, conduct an assessment of progress measured against the established goals and objectives annually.
- Update the PCC on the participants' accomplishments at least two times a year.



- As a means of performing a goals check-in, participants will be responsible for turning in the “Monthly Goal Sheet” by the 10th of each month to show goals they are working toward and the steps they have accomplished for that month.

The Annual FSSP Report for HUD

The required annual HUD report will be submitted to the Assistant Secretary for Public and Indian Housing in October of each year. An information copy of the annual report will also be submitted to the HUD Field Office in Richmond. The FSSP Coordinator will be responsible for ensuring that the annual report is properly submitted on time.

The annual report to HUD will, at a minimum, address the following issues:

- A description of the activities carried out under FSSP
- A description of the effectiveness of the FSSP in helping participants achieve economic and self-sufficiency
- An assessment of the effectiveness of the FSSP in coordinating the necessary resources and services
- Legislative and/or administrative recommendations by the PCC that would help improve the FSSP and increase its effectiveness

Other FSSP information may be reported including:

- | | |
|--|---|
| • Number of families enrolling | • Number of participants getting their GED |
| • Number of families exiting | • Number of families with escrow accounts over \$1000 |
| • Number of families graduating from the program | • Number of families participating from PBV Housing |
| • Number of families working, going to school or both | • Number of families participating in HCV |
| • Number of families getting jobs after enrolling | • Racial Breakdown |
| • Number of families getting better jobs after enrolling | • Single parent/two-parent breakdown |
| • Number of participants working on their GED | |

SECTION 7: ESSENTIAL PROGRAM ELEMENTS

Selection of Participants

The process for selecting participants will comply with the procedures outlined in Section 6.2.

Contract of Participation(COP)

A Contract of Participation, HUD-52650, will be executed by and between the HRHA and the designated head of the FSS family which is the designated adult family member of the FSS family who has signed the CoP.

The effective date will not be earlier than the execution of a Housing Assistance Payment (HAP) agreement or Project-Based Housing assistance payments contract for the participating family.

The base term of the Contract is no later than five (5) years after the first re-examination of income after the execution date of the first examination of income after the execution date of the COP. Extension of the term (2 years maximum) will be provided for good cause by the HRHA if requested in writing by the participating family. As outlined in Section 5/3

Employment

During the term of the Contract, the head of household and all participating family members shall complete the activities within the period stated in the Individual Training and Service Plan (ITSP) and the participating family must comply with the terms of the lease and, if applicable, the family obligations of the HCV Program and PBV Program. Further, the head of the household of the participating family designated in the Contract shall seek (i.e. apply and interview for) jobs and, after completion of applicable job training programs specified in the individual training and services plan, maintain suitable employment based on the skills and education of that individual and available job opportunities. HRHA with the agreement of the affected participant and in consultation with the PCC shall determine whether the employment is deemed suitable for the purpose of graduating from the program.

This will include a review of available job opportunities within the City of Harrisonburg and Rockingham County.

Establishing and Maintaining Escrow Accounts

An escrow account has been established by the HRHA for each participant in the FSSP prior to the implementation of the new Goal Rewards program (Fall 2022). An escrow account is established upon execution of the Contract of Participation and is added to based on the processes and calculations established by HUD. The purpose of the escrow account is to provide the participating family with a source of funds to aid its transition from welfare dependence to economic independence at the successful completion of the terms of the Contract of Participation.

The amount in the family's escrow account, less any amount owed to the HRHA (i.e. for tenant damage or HCV vacancy loss), will be paid to the head of the FSSP family upon completion of the goals set or if the family income exceeds the HCV rental assistance

or can pay Fair Market rent in the PBV Program. There will be no restrictions placed on the use of the escrow funds by the participating family.

HRHA is responsible for determining the amount of the escrow credit and maintaining the escrow accounts according to requirements specified by the U.S. Department of Housing and Urban Development.

Amounts in a participants escrow account will be forfeited if:

- The Contract of Participation is terminated
- The family has not met its responsibilities within the times specified as stated in the contract.
- The family is terminated from the HCV Program or Project-Based Housing Programs before completing the FSSP program.

The procedures for establishing, maintaining, and distributing the escrow account will be explained to each participant before signing the FSSP Contract of Participation.

Graduation

The graduation process will be conducted under the following conditions

- Participant will be provided a letter of participation and a certificate of graduation
- Participant will get a copy of service plan showing that all goals have been completed
- Participant will get a summary of his escrow account from [christine](#)
- Participant will get a check of his escrow
- The FSS Coordinator will send an email to the deputy director and the participant caseworker regarding participants next goals

Termination

Termination of participation in the FSSP will be conducted, under the following conditions:

- A participating family may be terminated from the FSSP before the expiration of the term of its Contract of Participation for any of the following reasons:
- When the HRHA determines that the head or participating family member has failed to fulfill the terms of this contract and any extensions thereof.
- Withdrawal of the family from the FSSP
- Mutual consent of the parties
- Such as is deemed inconsistent with the purpose of the FSSP program by operation of law.
- When the family is terminated from Section 8, Public Housing, or PBV Housing assistance before completing the FSSP program.

Once the end of a participant's participation in the program begins, their goals are examined to see if they have been met. Upon approval, they are given a letter notifying them of their graduation, as well as an account of their escrow account, a certification of completion from the program, and their certification of graduation.

Participating FSSP families may request an informal hearing by HRHA to consider whether a decision to terminate is under the law, HUD regulations, and applicable HRHA policies. The hearing will be conducted by a person or a person designated by HRHA, other than the person who made the termination decision or a subordinate of such person.

SECTION 8: CERTIFICATIONS OF COORDINATION

Coordination and Non-Duplication of Local Programs

The development of this Action Plan, including the specification of activities and services, has been coordinated with local agencies responsible for administration of the Job Opportunities and Basic Skills Training Program authorized under Part F of Title IV of the Social Security Act, as well as programs offered in conjunction with the Job Training Partnership Act.

In addition, the Action Plan has been coordinated with all other relevant, locally provided childcare, transportation, job training, financial, and education programs.

Nondiscrimination in Participant Selection & Election of Selection Process

In selecting families for the FSSP, per Section 6.1 of this Action Plan, all eligible applicants will be treated without regard to race, religion, color, sex, handicap, familial status, or national origin. New voucher recipients are contacted by the FSS coordinators upon moving to Franklin Heights and their new residence (for HCV recipients) and given an overview of the program and the FSS handbook. With the limitation of 30 participants for HCV recipients, new prospects are put on a waiting list until a space is available. All residents living in Franklin Heights are eligible to be in the FSSP regardless of race, religion, color, sex, handicap, familial status, or national origin.

Grievance Procedure

Concerns and complaints about the FSS staff or FSS program are to be reported to the HRHA Executive Director Michael Wong at wongway@harrisonburgrha.com or by calling the main office at 540 – 434 – 7386 and asking to file a complaint about FSS with Michael Wong.

SECTION 9: Appendix

Appendix A: Goal Rewards Program

The Goal Rewards Program is a proposed program change to FSS, replacing the traditional escrow model. Launching 2022, Goal Rewards will offer a variety of financial incentives for participants in FSS that help them reach their self-sufficiency goals. Participants can choose to have awards distributed upon activity completion via check or to put incentive amount in an HRHA managed savings account. Goal Rewards expands savings opportunities to more participants, incentivizes pillars of self-sufficiency beyond simply earned income, and helps encourage goal attainment.

The maximum a participant can earn through Goal Rewards is \$14,250, with an average earning between \$4,000 and \$6,000 over 5 years.

Educational Activities	Amount	Requirements	Notes
GED or ESL Registration	\$50	Registration and First Class Attendance	Through MTC or Skyline
GED/ESL Course Completion	\$250	Certificate	
Technical training or IEP English Program (EMU) Registration	\$250	Registration and First Class Attendance	Cap 3 certificates
Training or IEP Completion	\$250	Certificate	
Associates (2 years)	\$1,000	Certificate/Diploma	
Bachelors (4 years)	\$1,000	Certificate/Diploma	



Masters	\$1,000	Certificate/Diploma	
---------	---------	---------------------	--

FSS Activities	Amount	Requirements
Goal Sheet Every month by the 10th for a year	\$200	Completed Goal Sheets for 12 months, 1 late goal sheet allowed
Attend 2 FSS/HRHA events/year	\$100	Attendance signature

Homebuyer Activities	Amount	Requirements
VHDA Rental Education Course	\$125	Certificate
VHDA Home Buyer Course	\$125	Certificate
Pre-qualification	\$250	Pre-qualification document
Contract on a Home & Closing Date Set	\$2,000	Contact, Communication with Title Company



Family Wellness Activities	Amount	Requirements
Counseling/Therapy/Support Group for 3 months	\$200 for 3-month attendance \$1,000 per contract max	Signed letter from the provider (FSS provide letter)
Driver's License (does not include renewal)	\$150	Copy of license and any driver's ed certificates. One-time payment.
Parenting or Co-Parenting Class.	\$100	Class Options will be provided
Annual Physical - Open to any household member	\$100/physical - Max \$500 per contract	Note/Form from doctor + establishes a health-related goal(s) and action steps with the FSS caseworker.



Financial & Work Activities	Amount	Requirements
Credit Repair Max: \$600/contract	\$100 - 500+ \$200 - 600+ \$300 - 700+	Credit Report, Plan with Green Path or other agency, start & end credit score.
Budget every month for six months Max: \$1,000/contract	\$100 for 6 mo. / \$200 for 12mo	Completed budget by month including income, all expenses. Can be via paper, apps (like mint), bank software, etc. Required meeting every 6 months to get the incentive.
Deposit in savings accounts for six months Max: \$1,500/contract	\$150 for 6 mo. / \$300 for 12mo	6-month statements with min monthly \$25 deposit, no withdrawal
Maintain work for 12 months. (Average of 20 hours per week or more) Max: \$1,500/contract	\$300 for 12 months	One Paystub and annual letter from the employer (Over 1,000 hours/year)
Resume/Cover Letter Workshop Max: \$100/contract	\$50 for workshop session	Meet at FSS office with coordinator



Appendix B: Implementation Timetable

- I. HUD Approval of Action Plan - September 2022
- II. Coordination of meetings with participants regarding the new CoP and resignings of CoP's - December 2022
- III. Implementation of the new Action plan - January 2023



12 Month

Voucher Trend Analysis

Property: cvs^fhs^hcv^hcv-fup^hcv-ms5^hcv-ned^hcv-tp

Ending Date: 06/30/22

Distribution of Vouchers by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Vouchers
06/30/22	1	374	186	170	38	5	1	775
05/30/22	0	384	188	172	37	5	1	787
04/30/22	0	382	184	173	35	5	1	780
03/30/22	0	387	187	175	36	5	1	791
02/28/22	0	388	186	177	39	5	1	796
01/30/22	0	385	196	183	39	5	1	809
12/30/21	0	382	194	183	38	5	1	803
11/30/21	0	379	193	184	38	5	1	800
10/30/21	0	379	196	182	39	4	1	801
09/30/21	0	371	188	180	39	5	1	784
08/30/21	0	368	187	180	39	5	1	780
07/30/21	0	367	183	180	37	5	1	773
Total	1	4,546	2,268	2,139	454	59	12	9,479

Distribution of Vouchers by Unit Bedroom Size

	0	1	2	3	4	5	Total Units
06/30/22	30	243	218	227	51	6	775
05/30/22	29	248	225	227	52	6	787
04/30/22	25	247	223	227	52	6	780
03/30/22	17	252	229	232	55	6	791
02/28/22	15	252	229	235	58	7	796
01/30/22	13	255	234	239	61	7	809
12/30/21	10	252	236	238	60	7	803
11/30/21	9	251	236	237	60	7	800
10/30/21	10	251	235	238	60	7	801
09/30/21	9	246	227	235	60	7	784
08/30/21	10	242	225	236	60	7	780
07/30/21	10	239	223	236	58	7	773
Total	187	2,978	2,740	2,807	687	80	9,479

Average Housing Assistance Payment by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Average
06/30/22	\$547.00	\$426.26	\$621.41	\$799.11	\$1,109.11	\$1,578.60	\$1,533.00	\$597.38
05/30/22		\$419.54	\$610.03	\$811.16	\$1,004.32	\$1,579.40	\$1,533.00	\$586.91
04/30/22		\$418.10	\$596.84	\$828.13	\$1,086.14	\$1,579.40	\$1,533.00	\$590.06
03/30/22		\$417.15	\$585.96	\$815.40	\$1,100.64	\$1,535.80	\$1,533.00	\$584.75
02/28/22		\$418.37	\$595.72	\$832.82	\$1,123.90	\$1,535.80	\$556.00	\$593.73
01/30/22		\$415.74	\$586.56	\$814.52	\$1,120.77	\$1,508.80	\$1,050.00	\$588.86
12/30/21		\$414.12	\$606.11	\$816.19	\$1,141.68	\$1,513.60	\$1,050.00	\$594.20
11/30/21		\$413.74	\$593.13	\$821.73	\$1,178.97	\$1,513.60	\$1,050.00	\$594.87
10/30/21		\$416.22	\$604.77	\$827.25	\$1,192.95	\$1,546.50	\$1,050.00	\$600.00
09/30/21		\$410.58	\$602.84	\$833.16	\$1,177.33	\$1,300.80	\$1,050.00	\$598.34
08/30/21		\$414.31	\$602.81	\$837.51	\$1,170.36	\$1,439.80	\$1,050.00	\$602.36
07/30/21		\$412.06	\$604.82	\$857.22	\$1,169.81	\$1,428.80	\$1,050.00	\$605.02
Total	\$547.00	\$416.37	\$600.87	\$824.65	\$1,132.24	\$1,504.37	\$1,169.83	\$594.67

Average Housing Assistance Payment by Unit Bedroom Size

	0	1	2	3	4	5	Total Average
06/30/22	\$699.97	\$392.90	\$559.19	\$731.84	\$1,000.49	\$1,240.83	\$597.38
05/30/22	\$704.48	\$390.24	\$540.87	\$733.50	\$943.04	\$1,241.50	\$586.91
04/30/22	\$679.04	\$386.91	\$535.53	\$736.80	\$1,020.25	\$1,328.67	\$590.06
03/30/22	\$649.82	\$383.87	\$531.88	\$728.25	\$1,018.75	\$1,328.67	\$584.75
02/28/22	\$530.53	\$387.52	\$538.42	\$739.63	\$1,057.10	\$1,224.29	\$593.73
01/30/22	\$548.38	\$382.70	\$532.53	\$734.65	\$1,043.61	\$1,116.57	\$588.86
12/30/21	\$577.10	\$379.62	\$543.10	\$736.44	\$1,073.80	\$1,120.00	\$594.20
11/30/21	\$581.22	\$378.78	\$538.61	\$739.86	\$1,090.08	\$1,104.43	\$594.87
10/30/21	\$509.70	\$381.41	\$550.86	\$745.02	\$1,078.30	\$1,186.86	\$600.00
09/30/21	\$538.00	\$377.72	\$543.01	\$748.13	\$1,060.60	\$1,232.29	\$598.34
08/30/21	\$513.90	\$383.47	\$539.72	\$756.32	\$1,044.13	\$1,331.57	\$602.36
07/30/21	\$539.30	\$379.72	\$538.87	\$766.55	\$1,060.21	\$1,281.57	\$605.02
Total	\$620.39	\$383.73	\$541.00	\$741.50	\$1,042.83	\$1,225.26	\$594.67

Average Tenant Rent by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Average
06/30/22	\$119.00	\$247.23	\$269.09	\$311.43	\$332.11	\$156.00	\$0.00	\$269.65
05/30/22		\$251.47	\$273.82	\$295.85	\$412.32	\$156.00	\$0.00	\$273.14
04/30/22		\$250.50	\$281.42	\$281.11	\$321.03	\$156.00	\$0.00	\$266.82
03/30/22		\$250.09	\$284.22	\$284.11	\$316.03	\$199.60	\$0.00	\$268.05
02/28/22		\$246.90	\$272.55	\$266.32	\$313.08	\$199.60	\$494.00	\$260.47
01/30/22		\$242.89	\$270.96	\$285.02	\$319.21	\$226.60	\$0.00	\$262.50
12/30/21		\$241.79	\$244.85	\$280.77	\$294.53	\$199.60	\$0.00	\$253.34
11/30/21		\$240.15	\$257.55	\$271.34	\$248.68	\$199.60	\$0.00	\$251.37
10/30/21		\$238.37	\$243.09	\$263.91	\$218.97	\$195.00	\$0.00	\$243.87
09/30/21		\$241.31	\$241.90	\$255.99	\$221.28	\$402.60	\$0.00	\$244.55
08/30/21		\$235.74	\$242.44	\$248.67	\$228.26	\$246.60	\$0.00	\$239.72
07/30/21		\$237.09	\$237.55	\$229.92	\$210.89	\$257.60	\$0.00	\$234.10
Total	\$119.00	\$243.69	\$259.88	\$272.58	\$285.61	\$216.59	\$41.17	\$255.65

Average Tenant Rent by Unit Bedroom Size

	0	1	2	3	4	5	Total Average
06/30/22	\$184.60	\$246.53	\$239.28	\$307.84	\$377.67	\$371.33	\$269.65
05/30/22	\$181.59	\$246.92	\$250.53	\$300.00	\$418.52	\$371.33	\$273.14
04/30/22	\$228.88	\$247.96	\$249.85	\$291.86	\$336.12	\$284.17	\$266.82
03/30/22	\$224.29	\$247.63	\$247.23	\$294.90	\$346.80	\$284.17	\$268.05
02/28/22	\$274.53	\$241.58	\$238.96	\$283.50	\$316.10	\$379.71	\$260.47
01/30/22	\$259.69	\$239.44	\$244.07	\$283.69	\$321.28	\$487.43	\$262.50
12/30/21	\$239.90	\$238.19	\$231.01	\$277.61	\$285.78	\$468.14	\$253.34
11/30/21	\$240.44	\$237.25	\$235.70	\$273.49	\$259.28	\$483.71	\$251.37
10/30/21	\$292.10	\$235.96	\$221.84	\$263.85	\$257.55	\$401.29	\$243.87
09/30/21	\$266.78	\$238.68	\$225.52	\$257.81	\$272.33	\$355.86	\$244.55
08/30/21	\$262.90	\$231.97	\$226.04	\$247.13	\$288.80	\$244.43	\$239.72
07/30/21	\$237.50	\$233.14	\$223.65	\$235.08	\$266.40	\$294.43	\$234.10
Total	\$228.46	\$240.46	\$236.10	\$276.15	\$309.73	\$370.89	\$255.65

Average Utility Reimbursement by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Average
06/30/22	\$0.00	\$0.80	\$9.44	\$20.76	\$44.89	\$60.80	\$116.00	\$9.95
05/30/22		\$0.83	\$9.46	\$20.73	\$36.51	\$67.20	\$116.00	\$9.49
04/30/22		\$0.85	\$10.01	\$23.21	\$33.00	\$67.20	\$116.00	\$9.98
03/30/22		\$0.79	\$8.49	\$22.16	\$30.97	\$58.60	\$116.00	\$9.22
02/28/22		\$0.73	\$9.70	\$21.81	\$32.72	\$58.60	\$0.00	\$9.45
01/30/22		\$0.84	\$9.01	\$20.49	\$28.08	\$42.60	\$118.00	\$8.98
12/30/21		\$0.87	\$10.55	\$19.19	\$28.42	\$82.60	\$118.00	\$9.34
11/30/21		\$0.87	\$10.01	\$18.72	\$36.21	\$82.60	\$118.00	\$9.52
10/30/21		\$0.90	\$10.43	\$18.55	\$43.87	\$103.25	\$118.00	\$10.00
09/30/21		\$0.78	\$10.38	\$19.10	\$37.33	\$82.60	\$118.00	\$9.78
08/30/21		\$0.92	\$9.95	\$21.82	\$36.82	\$106.40	\$118.00	\$10.53
07/30/21		\$0.84	\$10.05	\$24.97	\$38.49	\$92.20	\$118.00	\$11.18
Total	\$0.00	\$0.84	\$9.79	\$20.94	\$35.64	\$74.92	\$107.50	\$9.78

Average Utility Reimbursement by Unit Bedroom Size

	0	1	2	3	4	5	Total Average
06/30/22	\$20.43	\$0.39	\$7.93	\$14.97	\$31.67	\$43.50	\$9.95
05/30/22	\$24.28	\$0.58	\$7.30	\$14.93	\$24.87	\$48.83	\$9.49
04/30/22	\$25.40	\$0.58	\$7.25	\$17.38	\$22.19	\$48.83	\$9.98
03/30/22	\$15.59	\$0.57	\$6.60	\$16.66	\$22.16	\$48.83	\$9.22
02/28/22	\$1.20	\$0.57	\$7.54	\$16.68	\$24.48	\$41.86	\$9.45
01/30/22	\$1.38	\$0.53	\$7.41	\$15.53	\$23.82	\$30.43	\$8.98
12/30/21	\$1.70	\$0.54	\$7.96	\$15.14	\$24.20	\$59.00	\$9.34
11/30/21	\$8.44	\$0.54	\$7.96	\$14.46	\$28.03	\$59.00	\$9.52
10/30/21	\$7.60	\$0.59	\$8.23	\$14.74	\$32.17	\$59.00	\$10.00
09/30/21	\$0.00	\$0.33	\$8.32	\$14.58	\$30.90	\$59.00	\$9.78
08/30/21	\$0.00	\$0.59	\$8.04	\$16.58	\$30.27	\$76.00	\$10.53
07/30/21	\$0.00	\$0.34	\$8.05	\$19.08	\$31.10	\$65.86	\$11.18
Total	\$12.95	\$0.51	\$7.72	\$15.89	\$27.21	\$53.64	\$9.78

Total Monthly Subsidy by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Subsidy
06/30/22	\$547.00	\$159,723.00	\$117,339.00	\$139,377.00	\$43,852.00	\$8,197.00	\$1,649.00	\$470,684.00
05/30/22	\$0.00	\$161,422.00	\$116,465.00	\$143,084.00	\$38,511.00	\$8,233.00	\$1,649.00	\$469,364.00
04/30/22	\$0.00	\$160,041.00	\$111,659.00	\$147,281.00	\$39,170.00	\$8,233.00	\$1,649.00	\$468,033.00
03/30/22	\$0.00	\$161,743.00	\$111,162.00	\$146,573.00	\$40,738.00	\$7,972.00	\$1,649.00	\$469,837.00
02/28/22	\$0.00	\$162,610.00	\$112,609.00	\$151,270.00	\$45,108.00	\$7,972.00	\$556.00	\$480,125.00
01/30/22	\$0.00	\$160,386.00	\$116,731.00	\$152,807.00	\$44,805.00	\$7,757.00	\$1,168.00	\$483,654.00
12/30/21	\$0.00	\$158,526.00	\$119,633.00	\$152,875.00	\$44,464.00	\$7,981.00	\$1,168.00	\$484,647.00
11/30/21	\$0.00	\$157,138.00	\$116,407.00	\$154,642.00	\$46,177.00	\$7,981.00	\$1,168.00	\$483,513.00
10/30/21	\$0.00	\$158,090.00	\$120,580.00	\$153,936.00	\$48,236.00	\$6,599.00	\$1,168.00	\$488,609.00
09/30/21	\$0.00	\$152,612.00	\$115,285.00	\$153,407.00	\$47,372.00	\$6,917.00	\$1,168.00	\$476,761.00
08/30/21	\$0.00	\$152,804.00	\$114,587.00	\$154,680.00	\$47,080.00	\$7,731.00	\$1,168.00	\$478,050.00
07/30/21	\$0.00	\$151,534.00	\$112,522.00	\$158,793.00	\$44,707.00	\$7,605.00	\$1,168.00	\$476,329.00
Total	\$547.00	\$1,896,629.00	\$1,384,979.00	\$1,808,725.00	\$530,220.00	\$93,178.00	\$15,328.00	\$5,729,606.00

Total Monthly Subsidy by Unit Bedroom Size

	0	1	2	3	4	5	Total Subsidy
06/30/22	\$21,612.00	\$95,569.00	\$123,632.00	\$169,525.00	\$52,640.00	\$7,706.00	\$470,684.00
05/30/22	\$21,134.00	\$96,923.00	\$123,339.00	\$169,895.00	\$50,331.00	\$7,742.00	\$469,364.00
04/30/22	\$17,611.00	\$95,710.00	\$121,040.00	\$171,200.00	\$54,207.00	\$8,265.00	\$468,033.00
03/30/22	\$11,312.00	\$96,878.00	\$123,312.00	\$172,820.00	\$57,250.00	\$8,265.00	\$469,837.00
02/28/22	\$7,976.00	\$97,798.00	\$125,024.00	\$177,732.00	\$62,732.00	\$8,863.00	\$480,125.00
01/30/22	\$7,147.00	\$97,724.00	\$126,348.00	\$179,293.00	\$65,113.00	\$8,029.00	\$483,654.00
12/30/21	\$5,788.00	\$95,799.00	\$130,051.00	\$178,876.00	\$65,880.00	\$8,253.00	\$484,647.00
11/30/21	\$5,307.00	\$95,209.00	\$128,990.00	\$178,776.00	\$67,087.00	\$8,144.00	\$483,513.00
10/30/21	\$5,173.00	\$95,880.00	\$131,386.00	\$180,821.00	\$66,628.00	\$8,721.00	\$488,609.00
09/30/21	\$4,842.00	\$93,000.00	\$125,153.00	\$179,237.00	\$65,490.00	\$9,039.00	\$476,761.00
08/30/21	\$5,139.00	\$92,942.00	\$123,247.00	\$182,405.00	\$64,464.00	\$9,853.00	\$478,050.00
07/30/21	\$5,393.00	\$90,835.00	\$121,964.00	\$185,409.00	\$63,296.00	\$9,432.00	\$476,329.00
Total	\$118,434.00	\$1,144,267.00	\$1,503,486.00	\$2,125,989.00	\$735,118.00	\$102,312.00	\$5,729,606.00

Average Rent to Owner by Voucher Bedroom Size

	0	1	2	3	4	5	6	Total Subsidy
06/30/22	\$666.00	\$673.49	\$890.50	\$1,110.54	\$1,441.21	\$1,734.60	\$1,533.00	\$867.03
05/30/22		\$671.01	\$883.86	\$1,107.01	\$1,416.65	\$1,735.40	\$1,533.00	\$860.05
04/30/22		\$668.60	\$878.26	\$1,109.24	\$1,407.17	\$1,735.40	\$1,533.00	\$856.88
03/30/22		\$667.23	\$870.19	\$1,099.51	\$1,416.67	\$1,735.40	\$1,533.00	\$852.81
02/28/22		\$665.27	\$868.27	\$1,099.14	\$1,436.97	\$1,735.40	\$1,050.00	\$854.19
01/30/22		\$658.63	\$857.52	\$1,099.55	\$1,439.97	\$1,735.40	\$1,050.00	\$851.36
12/30/21		\$655.91	\$850.96	\$1,096.96	\$1,436.21	\$1,713.20	\$1,050.00	\$847.55
11/30/21		\$653.89	\$850.68	\$1,093.07	\$1,427.66	\$1,713.20	\$1,050.00	\$846.25
10/30/21		\$654.59	\$847.86	\$1,091.15	\$1,411.92	\$1,741.50	\$1,050.00	\$843.87
09/30/21		\$651.89	\$844.74	\$1,089.15	\$1,398.62	\$1,703.40	\$1,050.00	\$842.89
08/30/21		\$650.05	\$845.25	\$1,086.18	\$1,398.62	\$1,686.40	\$1,050.00	\$842.08
07/30/21		\$649.15	\$842.37	\$1,087.14	\$1,380.70	\$1,686.40	\$1,050.00	\$839.13
Total	\$666.00	\$660.07	\$860.75	\$1,097.23	\$1,417.85	\$1,720.97	\$1,211.00	\$850.33

Average Rent to Owner by Unit Bedroom Size

	0	1	2	3	4	5	Total Subsidy
06/30/22	\$884.57	\$639.42	\$798.47	\$1,039.68	\$1,378.16	\$1,612.17	\$867.03
05/30/22	\$886.07	\$637.17	\$791.40	\$1,033.50	\$1,361.56	\$1,612.83	\$860.05
04/30/22	\$907.92	\$634.87	\$785.38	\$1,028.67	\$1,356.37	\$1,612.83	\$856.88
03/30/22	\$874.12	\$631.50	\$779.11	\$1,023.16	\$1,365.55	\$1,612.83	\$852.81
02/28/22	\$805.07	\$629.10	\$777.38	\$1,023.13	\$1,373.21	\$1,604.00	\$854.19
01/30/22	\$808.08	\$622.14	\$776.61	\$1,018.35	\$1,364.89	\$1,604.00	\$851.36
12/30/21	\$817.00	\$617.80	\$774.11	\$1,014.04	\$1,359.58	\$1,588.14	\$847.55
11/30/21	\$821.67	\$616.02	\$774.31	\$1,013.36	\$1,349.37	\$1,588.14	\$846.25
10/30/21	\$801.80	\$617.36	\$772.70	\$1,008.87	\$1,335.85	\$1,588.14	\$843.87
09/30/21	\$804.78	\$616.40	\$768.53	\$1,005.94	\$1,332.93	\$1,588.14	\$842.89
08/30/21	\$776.80	\$615.44	\$765.76	\$1,003.45	\$1,332.93	\$1,576.00	\$842.08
07/30/21	\$776.80	\$612.87	\$762.52	\$1,001.63	\$1,326.60	\$1,576.00	\$839.13
Total	\$848.84	\$624.19	\$777.09	\$1,017.64	\$1,352.56	\$1,596.15	\$850.33

Last Action Type of the Active 50058

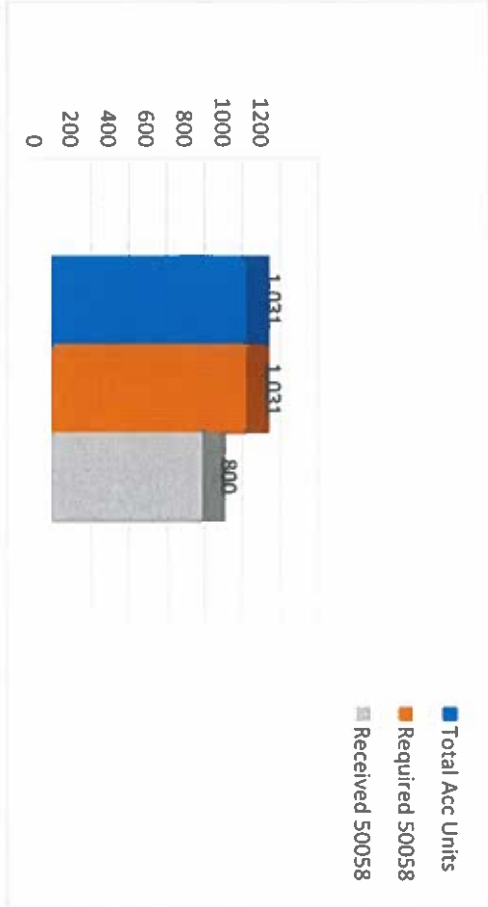
	1	2	3	4	7	Total Subsidy
06/30/22	68	486	193	1	27	775
05/30/22	73	493	192	2	27	787
04/30/22	65	496	193	2	24	780
03/30/22	68	497	200	2	24	791
02/28/22	73	491	205	2	25	796
01/30/22	77	502	202	4	24	809
12/30/21	74	510	188	3	28	803
11/30/21	77	502	194	3	24	800
10/30/21	74	515	182	4	26	801
09/30/21	66	511	179	6	22	784
08/30/21	63	502	183	7	25	780
07/30/21	67	493	180	7	26	773
Total	845	5998	2291	43	302	9479

Resident Characteristics Report

Program Type: All Voucher funded Assistance
Effective Dates Included: 02/01/2021 through 05/31/2022
Property: 286 Kelley, 286 Kelley, 286 Kelley, 286 Kelley, Commerce Village Subsidy, Franklin Heights Subsidy, Lineweaver Annex Subsidy

Units Information

ACC Units	Family Report (50058) Required	Family Report (50058) Received
1,031	1,031	800

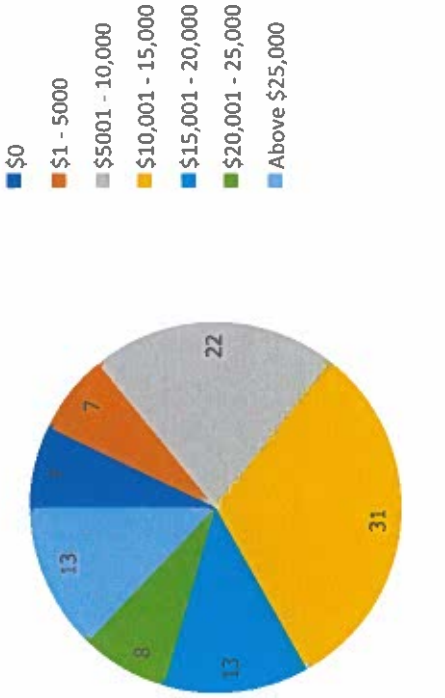
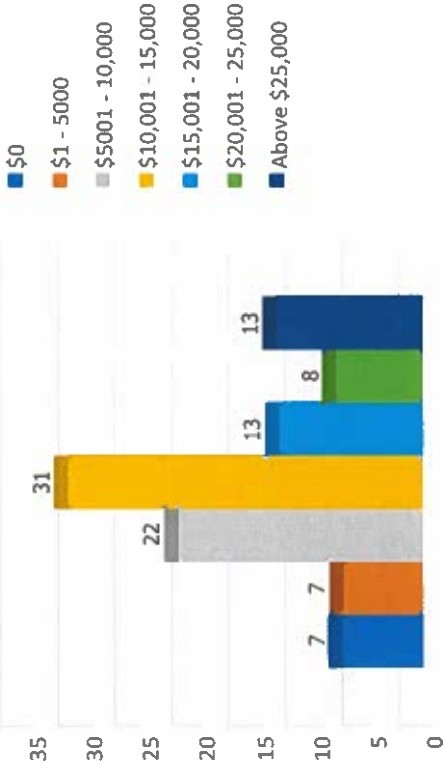


Average Annual Income (\$)

Average Annual Income
14,503

Distribution by Income as a % of 50058

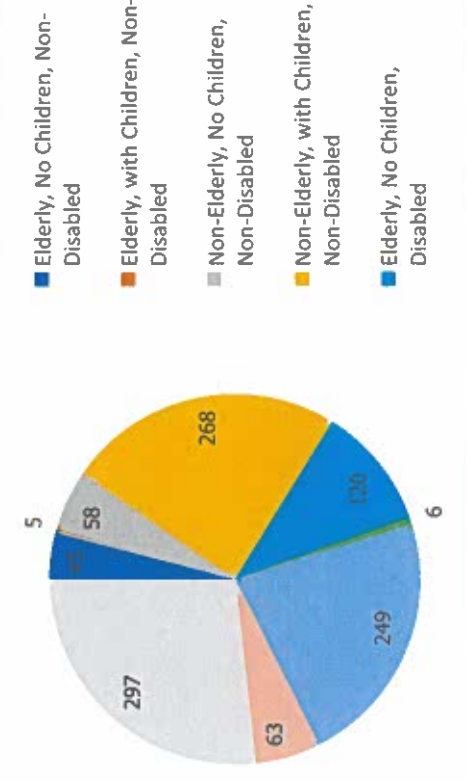
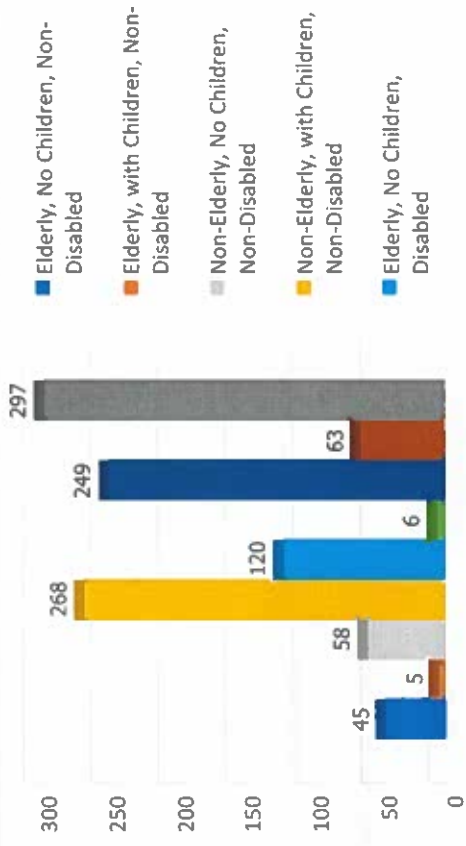
\$0	\$1 - \$5000	\$5001 - \$10,000	\$10,001 - \$15,000	\$15,001 - \$20,000	\$20,001 - \$25,000	Above \$25,000
7	7	22	31	13	8	13



Distribution of Family Type as a % of 50058

Elderly, No Children, Non-Disabled		Elderly, with Children, Non-Disabled		Non-Elderly, No Children, Non-Disabled		Elderly, No Children, Disabled		Non-Elderly, with Children, Non-Disabled		Elderly, with Children, Disabled		Non-Elderly, No Children, Disabled	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
45	6	5	1	58	7	268	34	120	15	6	1	249	31

Female Head of Household, with Children			
Count	Percent	Count	Percent
63	8	297	37

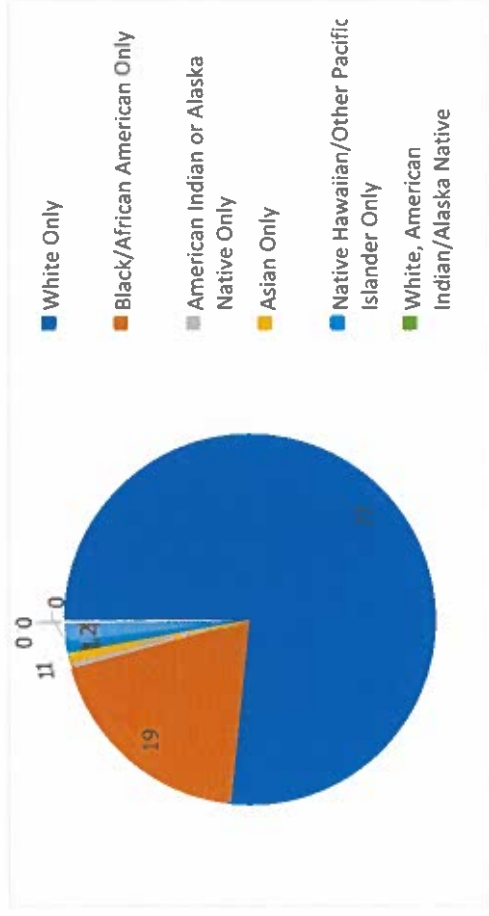
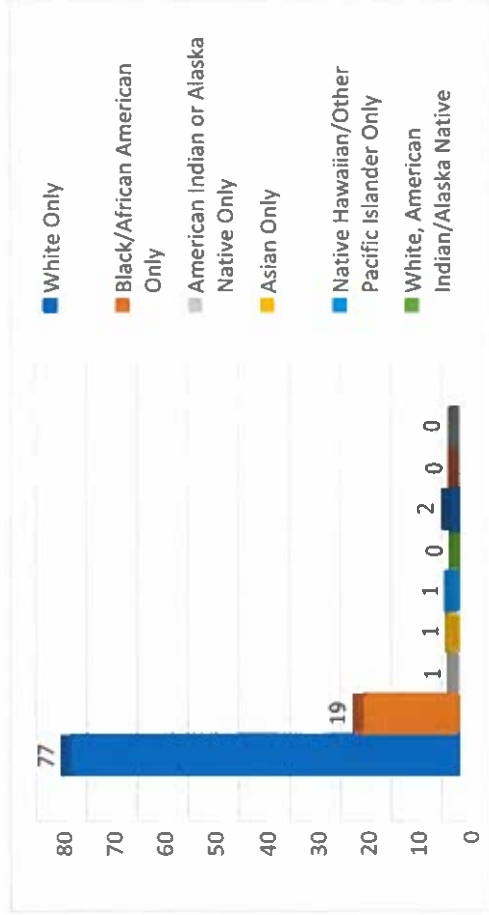


Average TTP by Family Type (\$)

Elderly, No Children, Non-Disabled	Elderly, with Children, Non-Disabled	Non-Elderly, No Children, Non-Disabled	Non-Elderly, with Children, Non-Disabled	Elderly, No Children, Disabled	Elderly, with Children, Disabled	Non-Elderly, No Children, Disabled	Non-Elderly, with Children, Disabled	Female Head of Household, with Children
326	325	314	421	309	348	299	322	387

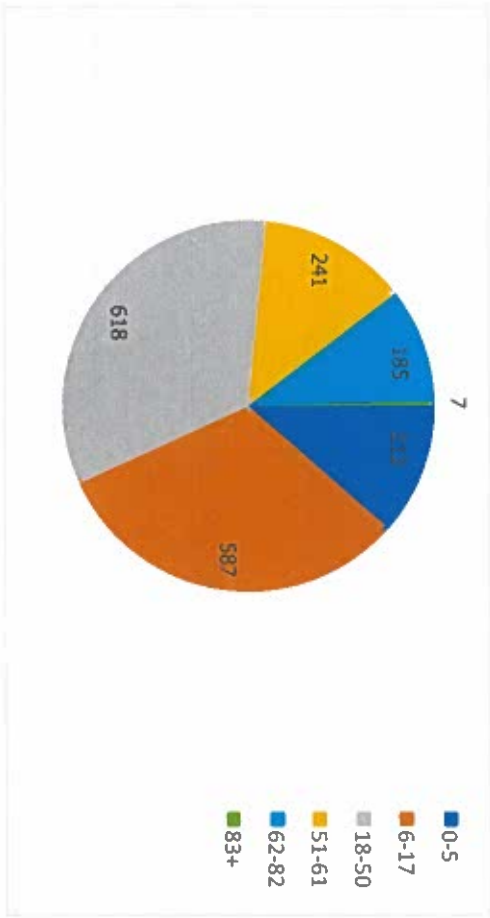
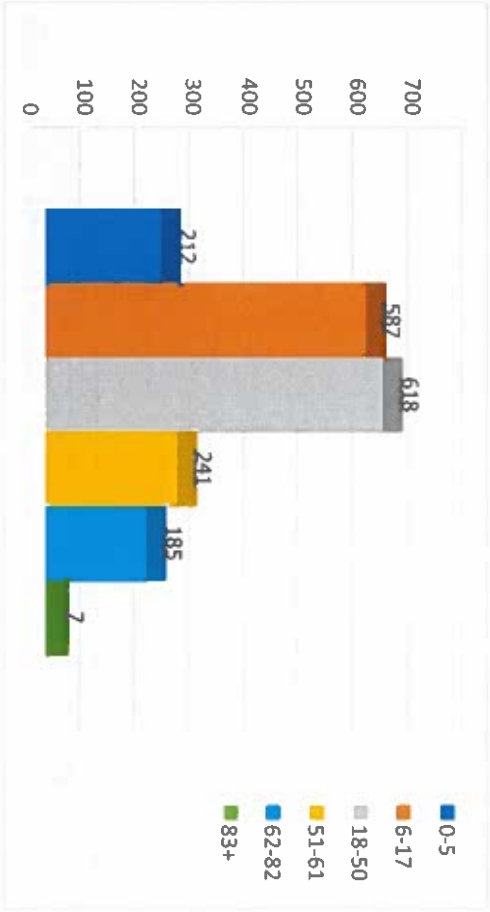
Distribution by Head of Household's Race as a % of 50058

White Only	Black/African American Only	American Indian or Alaska Native Only	Asian Only	Native Hawaiian/Other Pacific Islander Only	White, American Indian/Alaska Native	White, Black/African American	White, Asian	All Other Combinations
77	19	1	1	1	0	2	0	0



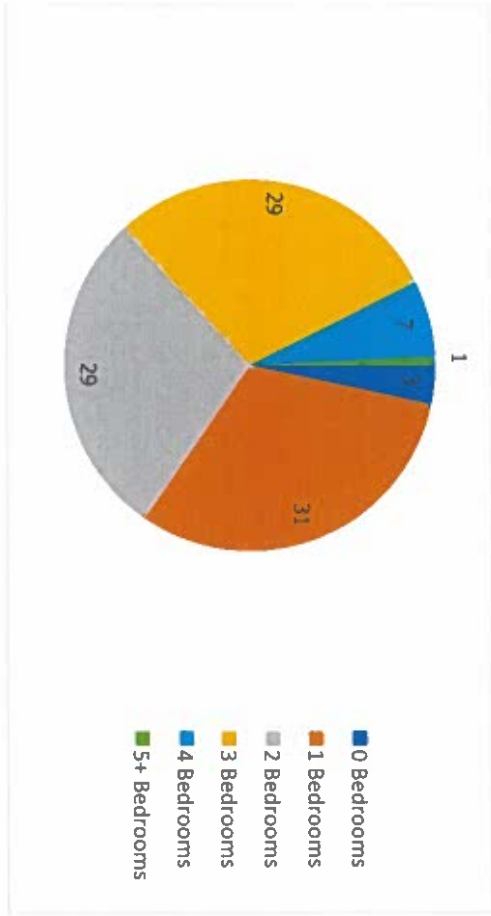
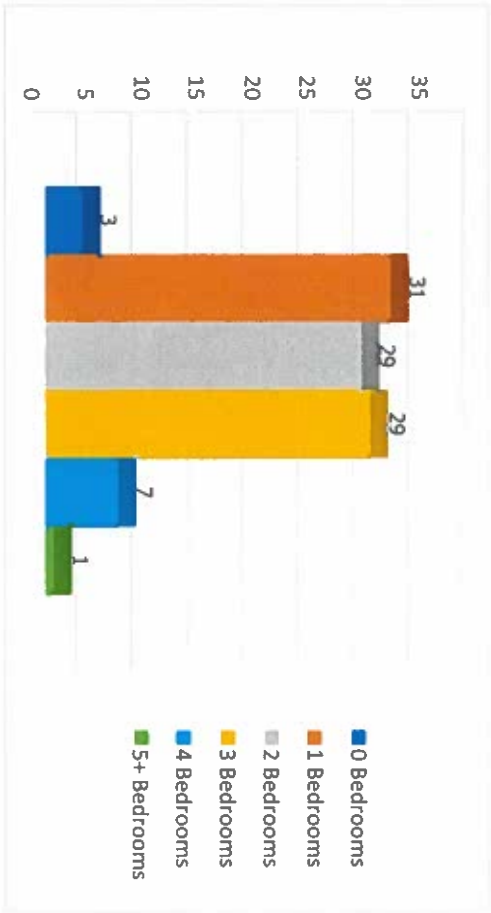
Distribution by Household Member's Age as a % of Total Household Members

0 - 5		6 - 17		18 - 50		51 - 61		62 - 82		83+	
Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent	Count	Percent
212	11	587	32	618	33	241	13	185	10	7	0



Distribution by Number of Bedrooms as a % of 50058

0 Bedrooms	1 Bedrooms	2 Bedrooms	3 Bedrooms	4 Bedrooms	5+ Bedrooms
3	31	29	29	7	1



BoxScore Summary

For Selected Properties

Date = 03/01/2022-06/30/2022

Availability

Code	Name	Avg. Sq. Ft.	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	80	47	44	0	1	0	2	3	0	0	0	97.87	97.87	93.61
1b1b-FH	Franklin Heights-one bedro	896	0	18	17	1	0	0	0	0	0	0	0	94.44	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	14	13	0	0	0	1	1	0	0	0	100.00	100.00	92.85
1bed-CV	Commerce Village	600	136	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00
1bed-LA	Lineweaver Annex-one bedro	414	23	60	54	0	2	0	4	6	0	0	0	96.66	96.66	90.00
2b1b-FH	Franklin Heights-two bedroo	988	0	38	35	0	3	0	0	3	0	0	0	92.10	92.10	92.10
3b1b-FH	Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83
3b2b-FH	Franklin Heights-three bed	1,248	0	32	31	0	1	0	0	1	0	0	0	96.87	96.87	96.87
4b2b-FH	Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.61	84.61	84.61
5b2b-FH	Franklin Heights 5bed2bath	1,680	0	4	3	0	1	0	0	1	0	0	0	75.00	75.00	75.00
Total		650	32	280	281	1	11	0	7	18	0	0	0	95.71	98.07	93.57

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Cancel Notice/Std p/Early Term	Cancel Notice	Rented	On-Site Transfer	Month To Month	Renewal	Cancel Move In	Evict	Cancel Eviction
0b1b-JRP	JR Polly Lineweaver effici	47	6	0	2	0	3	0	6	0	0	2	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	1	2	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	1	0	0	0	1	0	1	0	0	0	0	0	1
1bed-CV	Commerce Village	30	1	0	0	0	0	0	1	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	4	0	0	0	4	0	3	0	0	0	0	0	0
2b1b-FH	Franklin Heights-two bedroo	38	0	0	3	0	2	0	0	0	2	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	1	0	1	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	1	0	1	0	1	0	0	0	3	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	1	0	1	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heights 5bed2bath	4	0	0	0	0	0	3	0	0	0	0	0	0	0
Total		280	13	0	8	0	13	3	11	1	7	2	0	0	1

Conversion Ratios

Code	Name	Calls	Walk-in	Email	First Contact	Web	Chat	Unq. First Contact	Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancel	Re-Apply	% Net Conv Ratio
Not Specified		12	0	0	0	0	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	6	0	0	0	0	0	0	0	6	6	600.00	0	600.00	0	0	0	600.00

Unit Availability

As Of = 06/30/2022
For Selected Properties

Unit Type	Avg. Sq Ft	Avg. Rent	Units	Occupied No Notice	Vacant Rented	Vacant Unrented	Notice Rented	Notice Unrented	Avail	Model	Down	Admin	% Occ	% Occ w/NonRev	% Leased	% Trend
JR Polly Lineweaver effci	0	80	47	44	0	1	0	2	3	0	0	0	97.87	97.87	97.87	93.62
Franklin Heights-one bedro	896	0	18	17	1	0	0	0	0	0	0	0	94.44	94.44	100.00	100.00
JR Polly Lineweaver One be	0	0	14	13	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.86
Commerce Village	600	136	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Lineweaver Annex-one bedro	414	23	60	54	0	2	0	4	6	0	0	0	96.67	96.67	96.67	90.00
Franklin Heights-two bedroo	988	0	38	35	0	3	0	0	3	0	0	0	92.11	92.11	92.11	92.11
Franklin Heights-three bed	977	0	24	23	0	1	0	0	1	0	0	0	95.83	95.83	95.83	95.83
Franklin Heights-three bed	1,248	0	32	31	0	1	0	0	1	0	0	0	96.88	96.88	96.88	96.88
Franklin Heights-four bed	1,192	0	13	11	0	2	0	0	2	0	0	0	84.62	84.62	84.62	84.62
Franklin Heights 5bed2bath	1,680	0	4	3	0	1	0	0	1	0	0	0	75.00	75.00	75.00	75.00
Total	650	33	280	261	1	11	0	7	18	0	0	0	95.71	95.71	96.07	93.57

Waiting List Code: HCV
Property: Waitlist Property
Property Code:
Waiting List Type: Tenant Based
Max Refusals: 1
List Ordering
Sort Order 1: Preferences
Sort Order 2: Date/Time
Sort Order 3:
Sort Order 4:
Sort Order 5:
Use Single Preference Rule: No
Date/Time Last Generated: July 06, 2022 05:09 pm
List Open: Yes
Date Open:
Date Closed:
Waiting List Statistics
Total Selected: 215
Total Rejected: 0
Total Housed: 18
Total In Process: 197
% Lease up: 100.0%

Income Targeting

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
ELI	Harrisonburg, VA MSA	75%	0	34	0	15	19	100.0%	83.3%
VLI	Harrisonburg, VA MSA	25%	0	5	0	3	2	100.0%	16.7%

Income Limits Detail

		Income Limits - Number of HH Members									
		Median Income	% Med Inc	1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	66,700	30 %	14,350	17,420	21,960	26,500	31,040	35,580	40,120	44,660
ELI	Harrisonburg, VA MSA	80,500	30 %	16,100	18,400	23,030	27,750	32,470	37,190	41,910	46,630
VLI	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

Current Waiting List Households by Selection Status and Income Limit

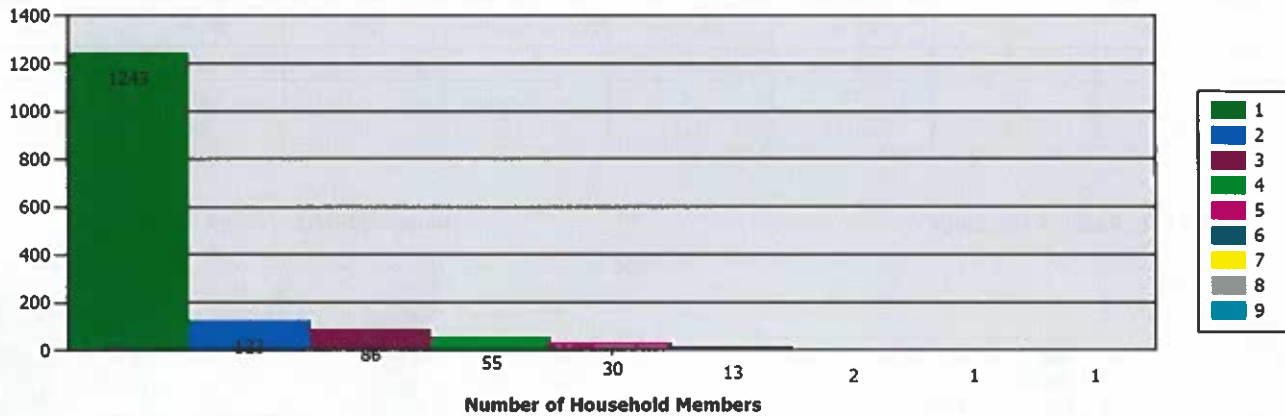
	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	1,323	139	41	1,503
	822	679	606	702
	53	55	52	52
	1,554	1,547	1,460	1,554
Selected	36	12	3	51
	26	25	28	26
	2	1	7	1
	48	50	51	51
Total	1,359	151	44	1,554
	424	352	317	364
	2	1	7	1
	1,554	1,547	1,460	1,554

Waiting List Summary Information

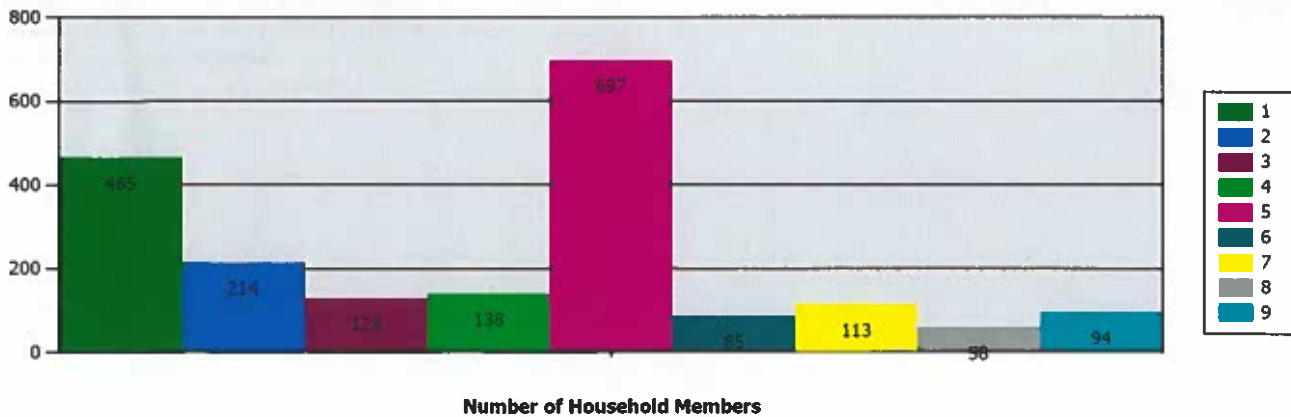
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	# Families Avg Days Min Days Max Days
NotSelected	1,206	116	83	52	29	13	2	1	1	1,503
	572	87	93	85	90	85	113	58	94	142
	8	9	8	9	17	23	111	58	94	8
	2,775	517	793	227	246	134	115	58	94	2,775
Selected	37	7	3	3	1					51
	358	341	162	190	1304	0	0	0	0	471
	6	40	36	30	1,304	0	0	0	0	6
	1,789	974	388	500	1,304	0	0	0	0	1,789
Total	1,243	123	86	55	30	13	2	1	1	1,554
	465	214	128	138	697	85	113	58	94	259
	6	9	8	9	17	23	111	58	94	6
	2,775	974	793	500	1,304	134	115	58	94	2,775

Number of Households on Waiting List by Number of Members



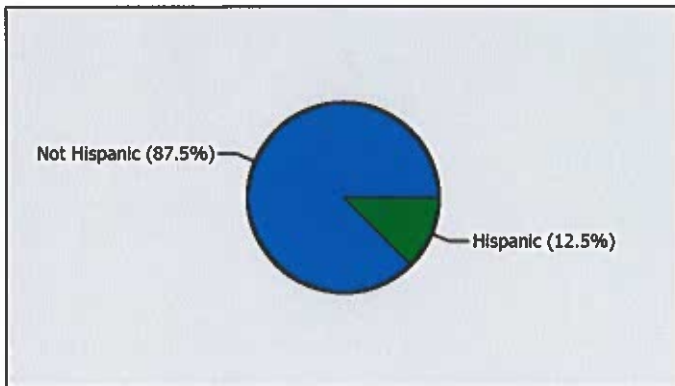
Avg Days on Waiting List by Number of Household Members



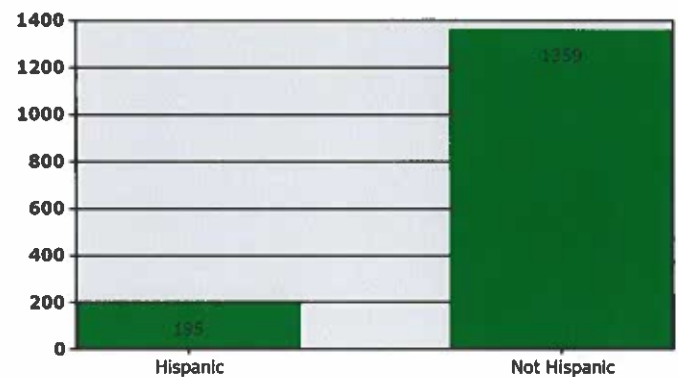
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	185	1,318	1,503
Selected	10	41	51
Total	195	1,359	1,554

Household Ethnicity - Percentage



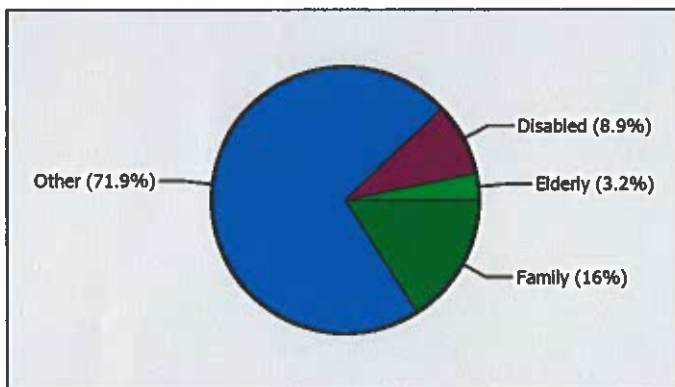
Household Ethnicity - Count



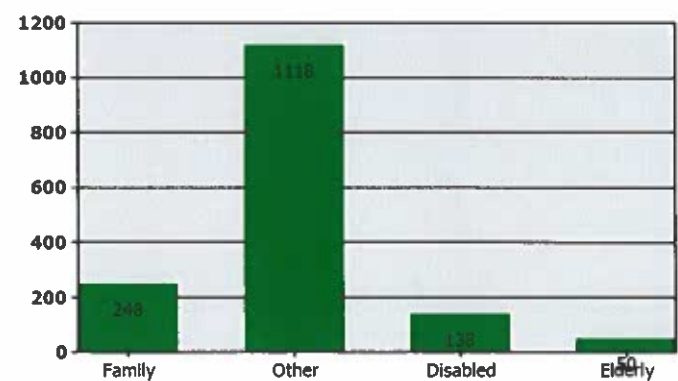
Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	237	1,086	133	47	1,503
Selected	11	32	5	3	51
Total	248	1,118	138	50	1,554

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Lineweaver Annex

Page : 1

Waiting List Code: LA

Date/Time Last Generated: June 07, 2022 01:40 pm

Property: Waitlist Property

List Open: Yes

Property Code:

Date Open:

Waiting List Type: Tenant Based

Date Closed:

Max Refusals: 1

List Ordering

Sort Order 1: Date/Time

Sort Order 2: Preferences

Sort Order 3:

Sort Order 4:

Sort Order 5:

Waiting List Statistics

Total Selected: 2

Total Rejected: 1

Total Housed: 1

Total In Process: 0

Use Single Preference Rule: No

% Lease up: 50.0%

Income Targeting

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	100%	0	2	1	1	0	50.0%	100.0%

Income Limits Detail

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				1	2	3	4	5	6	7	8
VLI	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

Current Waiting List Households by Selection Status and Income Limit

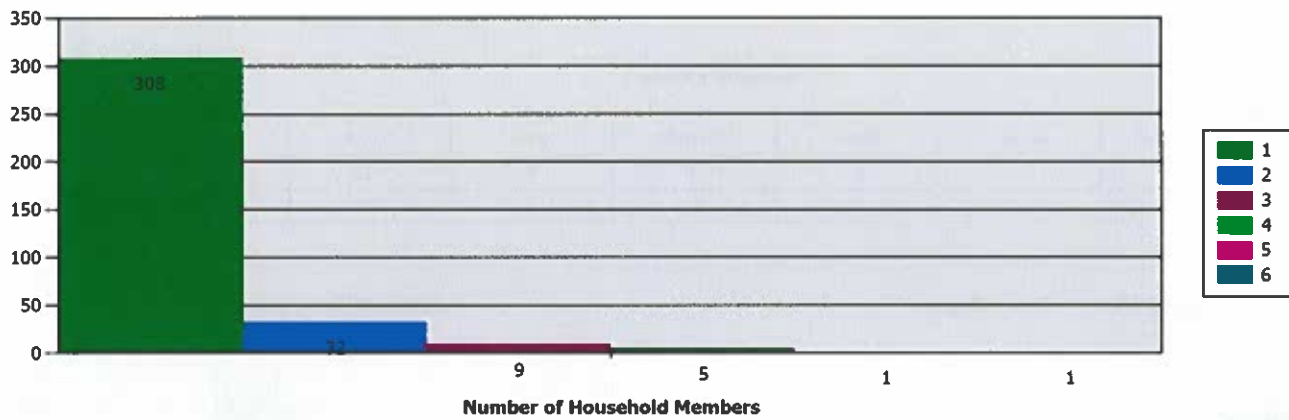
	None	VLI	Total Number Avg Position Min Position Max Position
NotSelected	236	120	356
	181	174	177
	1	3	1
	355	356	356
Total	236	120	356
	181	174	177
	1	3	1
	355	356	356

Waiting List Summary Information

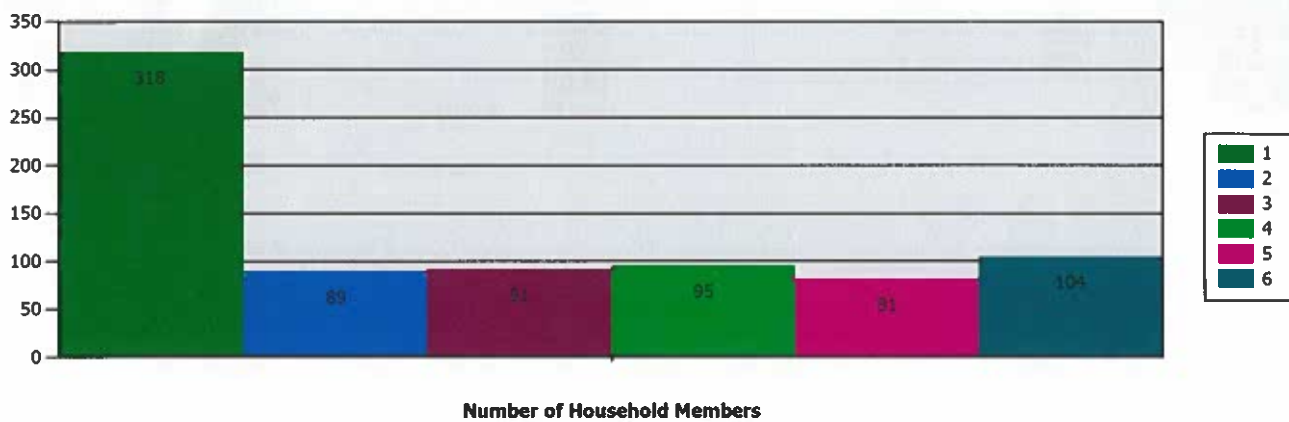
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	# Families Avg Days Min Days Max Days
NotSelected	308	32	9	5	1	1	356
	318	89	91	95	81	104	130
	37	42	67	67	81	104	37
	1,260	134	119	132	81	104	1,260
Total	308	32	9	5	1	1	356
	318	89	91	95	81	104	130
	37	42	67	67	81	104	37
	1,260	134	119	132	81	104	1,260

Number of Households on Waiting List by Number of Members



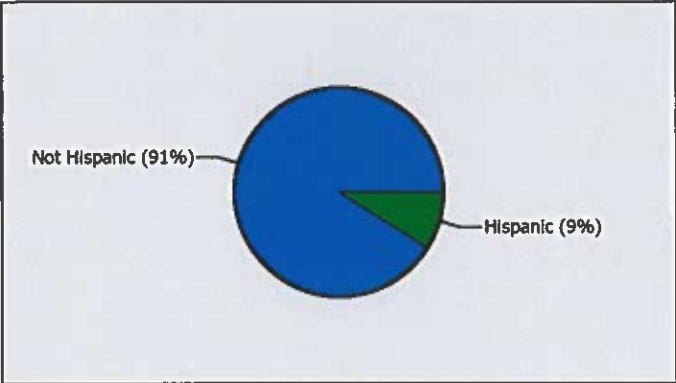
Avg Days on Waiting List by Number of Household Members



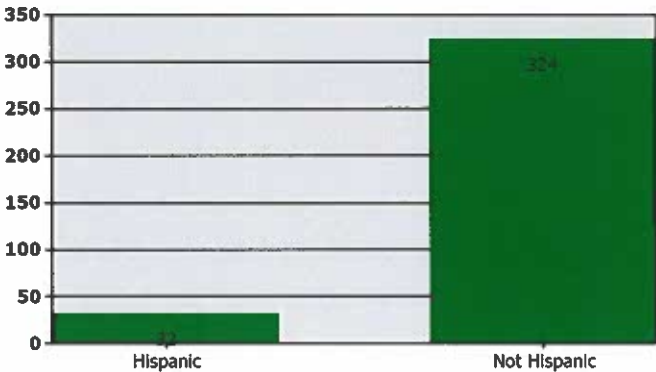
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	32	324	356
Total	32	324	356

Household Ethnicity - Percentage



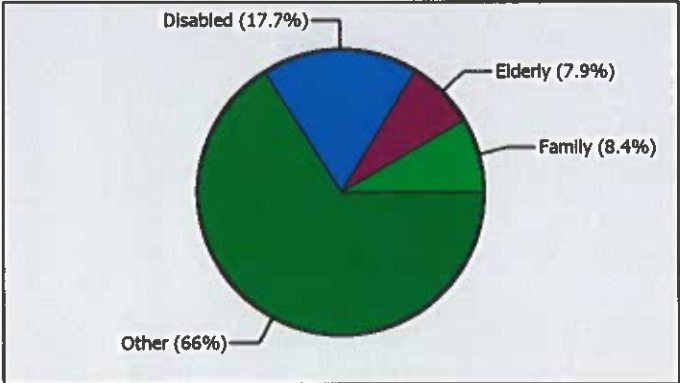
Household Ethnicity - Count



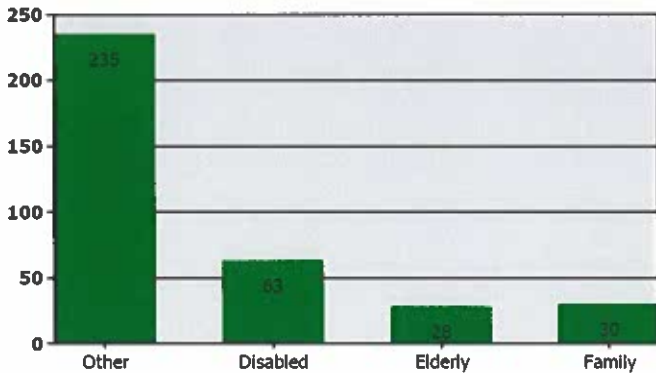
Household Type

	Other	Disabled	Elderly	Family	Total
NotSelected	235	63	28	30	356
Total	235	63	28	30	356

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Commerce Village

Page : 1

Waiting List Code: ComVil

Date/Time Last Generated: June 14, 2022 10:18 am

Property: Waitlist Property

List Open: Yes

Property Code:

Date Open:

Waiting List Type: Tenant Based

Date Closed:

Max Refusals: 1

List Ordering

Sort Order 1: Preferences

Sort Order 2: Date/Time

Sort Order 3:

Sort Order 4:

Sort Order 5:

Waiting List Statistics

Total Selected: 1

Total Rejected: 0

Total Housed: 1

Total In Process: 0

Use Single Preference Rule: No

% Lease up: 100.0%

Income Targeting

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	50%	0	1	0	1	0	100.0%	100.0%
ELI	Harrisonburg, VA MSA	50%	0	0	0	0	0	0.0%	0.0%

Income Limits Detail

		Income Limits - Number of HH Members									
		% Med									
Code	Description	Median Income	Inc	1	2	3	4	5	6	7	8
ELI	Harrisonburg, VA MSA	66,700	30 %	14,350	17,420	21,960	26,500	31,040	35,580	40,120	44,660
ELI	Harrisonburg, VA MSA	80,500	30 %	16,100	18,400	23,030	27,750	32,470	37,190	41,910	46,630
VLI	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

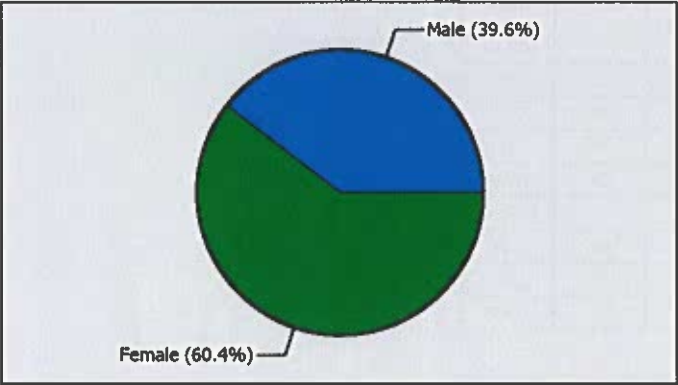
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	303	121	21	445
	243	177	196	205
	1	4	14	1
	445	393	356	445
Total	303	121	21	445
	243	177	196	205
	1	4	14	1
	445	393	356	445

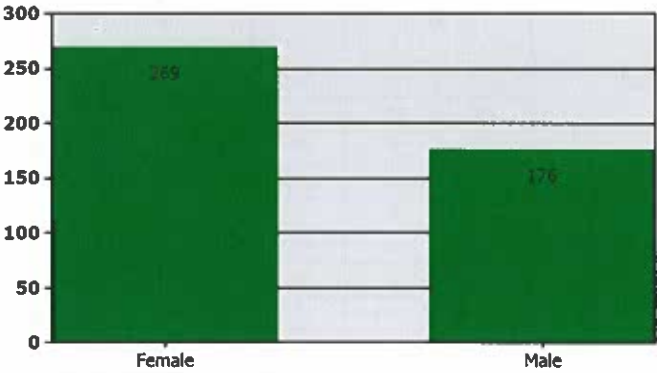
Gender of Head of Household

	Female	Male	Total
NotSelected	269	176	445
Total	269	176	445

Gender of Head of HH - Percentage



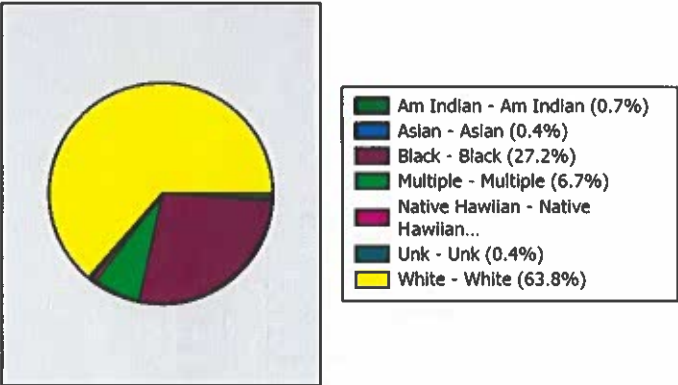
Gender of Head of HH - Count



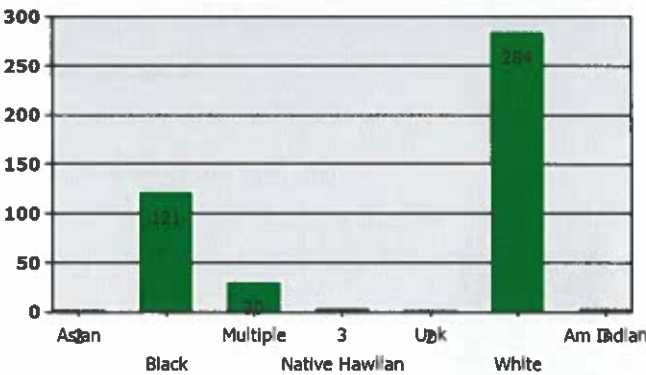
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawlian	Unk	White	Total
NotSelected	3	2	121	30	3	2	284	445
Total	3	2	121	30	3	2	284	445

Household Race - Percentage



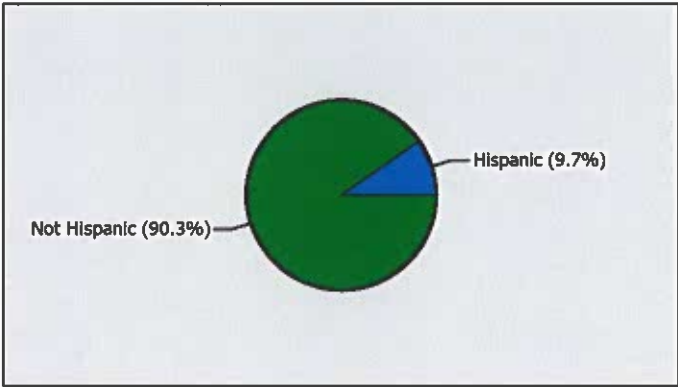
Household Race - Count



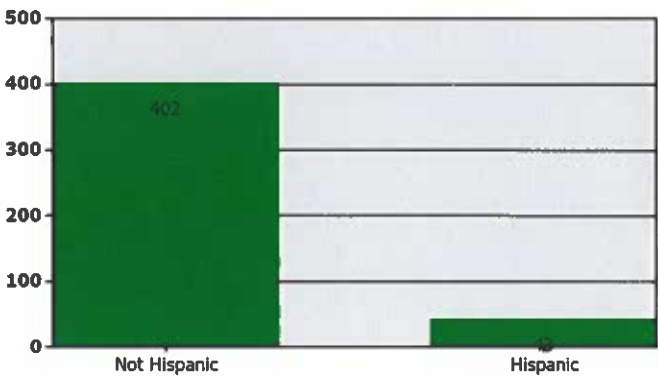
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	43	402	445
Total	43	402	445

Household Ethnicity - Percentage



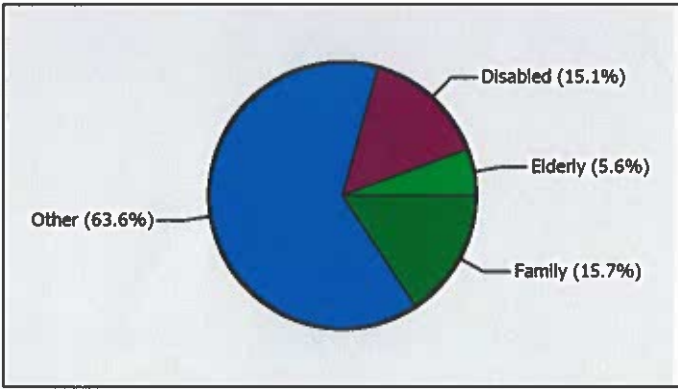
Household Ethnicity - Count



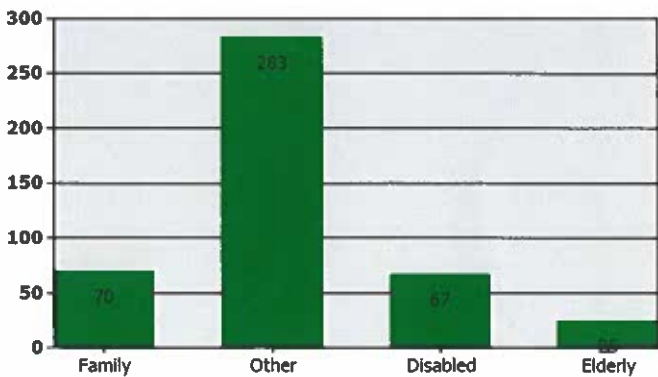
Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	70	283	67	25	445
Total	70	283	67	25	445

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Franklin Heights

Page : 1

Waiting List Code: FH

Date/Time Last Generated: July 01, 2022 04:51 pm

Property: Waitlist Property

List Open: Yes

Property Code:

Date Open:

Waiting List Type: Project Based

Date Closed:

Max Refusals: 1

List Ordering

Sort Order 1: Preferences

Sort Order 2: Date/Time

Sort Order 3:

Sort Order 4:

Sort Order 5:

Use Single Preference Rule: No

Waiting List Statistics

Total Selected: 12

Total Rejected: 1

Total Housed: 6

Total In Process: 5

% Lease up: 85.7%

Income Targeting

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VL	Harrisonburg, VA MSA	25%	0	3	0	2	1	100.0%	33.3%
EL	Harrisonburg, VA MSA	75%	0	4	1	4	0	80.0%	66.7%

Income Limits Detail

			% Med	Income Limits - Number of HH Members							
Code	Description	Median Income	Inc	1	2	3	4	5	6	7	8
EL	Harrisonburg, VA MSA	66,700	30 %	14,350	17,420	21,960	26,500	31,040	35,580	40,120	44,660
EL	Harrisonburg, VA MSA	80,500	30 %	16,100	18,400	23,030	27,750	32,470	37,190	41,910	46,630
VL	Harrisonburg, VA MSA	80,500	50 %	26,800	30,600	34,450	38,250	41,350	44,400	47,450	53,150

Current Waiting List Households by Selection Status and Income Limit

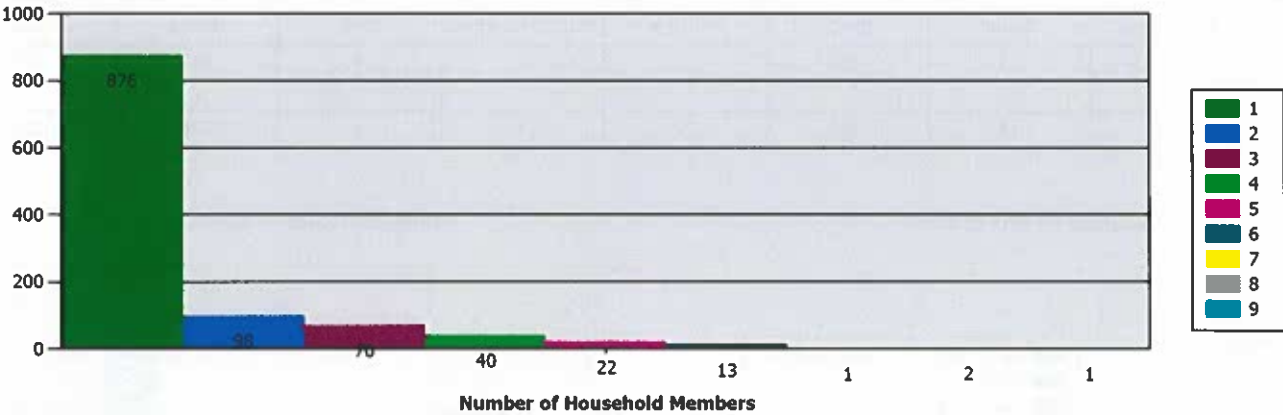
	None	ELI	VL	Total Number Avg Position Min Position Max Position
NotSelected	836	225	61	1,122
	180	141	127	149
	1	1	2	1
	444	426	414	444
Selected	0	1	0	1
	0	3	0	3
	0	3	0	3
	0	3	0	3
Total	836	226	61	1,123
	180	72	127	113
	1	1	2	1
	444	426	414	444

Waiting List Summary Information

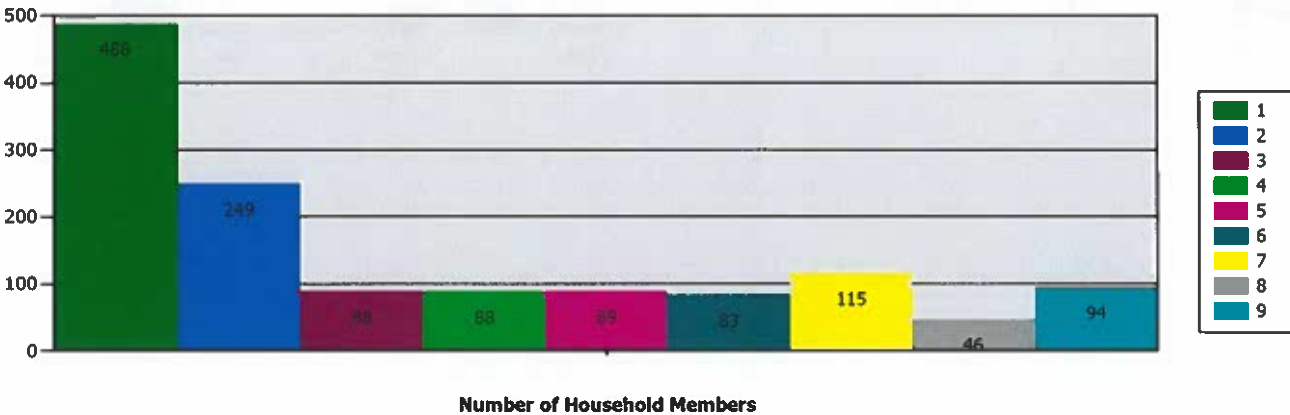
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	# Families Avg Days Min Days Max Days
NotSelected	876	97	70	40	22	13	1	2	1	1,122
	488	118	88	88	89	83	115	46	94	134
	41	15	15	14	18	33	115	34	94	14
	2,709	1,800	652	262	246	134	115	58	94	2,709
Selected		1								1
	0	379	0	0	0	0	0	0	0	379
	0	379	0	0	0	0	0	0	0	379
	0	379	0	0	0	0	0	0	0	379
Total	876	98	70	40	22	13	1	2	1	1,123
	488	249	88	88	89	83	115	46	94	159
	41	15	15	14	18	33	115	34	94	14
	2,709	1,800	652	262	246	134	115	58	94	2,709

Number of Households on Waiting List by Number of Members



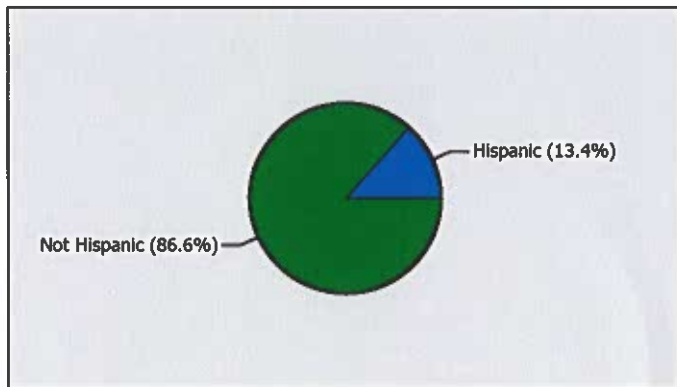
Avg Days on Waiting List by Number of Household Members



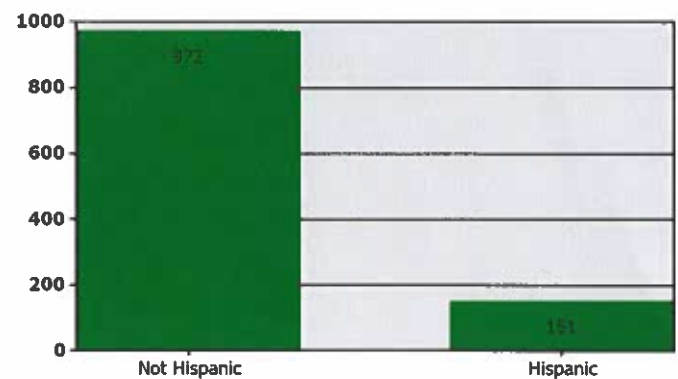
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	151	971	1,122
Selected		1	1
Total	151	972	1,123

Household Ethnicity - Percentage



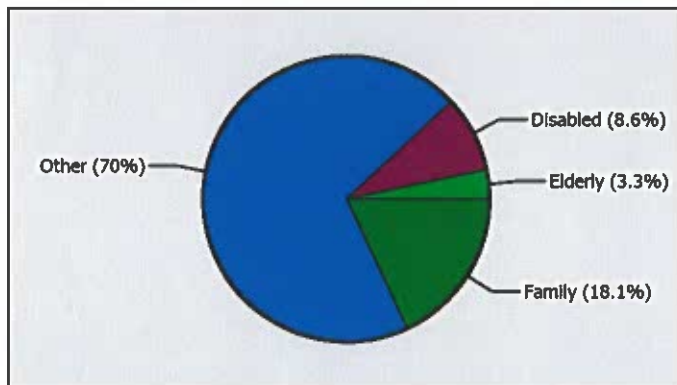
Household Ethnicity - Count



Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	202	786	97	37	1,122
Selected	1				1
Total	203	786	97	37	1,123

Household Type - Percentage



Household Type - Count

