



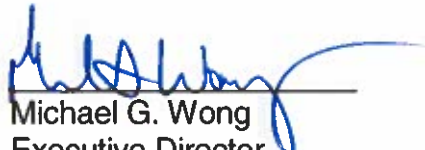
Harrisonburg Redevelopment & Housing Authority

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September 23, 2022

A Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday September 28, 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
September 28, 2022

- I. Call to order and determination of quorum
- II. Review and Approval of Minutes
 - July 15, 2022
 - August 17, 2022
- III. Financial Reports
 - August 2022

Reports

- A. Executive Director
 - 1. Public Comment-2023 Annual Plan, Housing Choice Voucher Administrative Plan, Franklin Heights, Commerce Village, JR Polly Lineweaver, Lineweaver Annex Admissions and Continued Occupancy Policies
 - 2. Closed Session: Discuss the Performance and Employment of specific local government personnel as authorized by 2.2-371(A)(1)
 - 3. Public Comment on the Proposed 2023 Budget
 - 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
 - NOFO-COC
 - NOFO-Rural Housing
 - Improving Organizational Efficiency and Effectiveness
 - MTW
 - Yardi Software Migration
 - Strategic Planning
 - 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
- IV. Public Comment

MINUTES

Regular Meeting
August 17, 2022

The Regular Meeting of the Harrisonburg Redevelopment & Housing Authority Board of Commissioners was held on **Wednesday, August 17 at 4:00 p.m.**

Those present were:

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

Also present were:

Michael G. Wong, Executive Director
Jordan Bowman, 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 July 20th meeting minutes for consideration of approval. Commissioner Green related of wanting to propose changes to the minutes. After a period of discussion, the board agreed to table the minutes until Ms. Green could provide her amendments to the minutes.

Mr. Wong then presented the July financials for consideration for approval. After a period of discussion, Commissioner Benjamin seconded by Commissioner Green made the motion to approve the July financials. The motion was unanimously approved with Commissioner Colman abstaining.

Chairperson Fleming then opened the floor for general public comment. Karen Thomas asked questions to the board concerning commissioner stipend and process to hold landlords responsible. Anton Ray, 1054 Old Furnace Rd., read the response received from the Deputy Director and provided concerns with the inspection completed by HRHA staff. He related of the belief that staff was protecting the landlord. Mr. Wong then read a letter from the landlord concerning tenancy issues with Mr. Ray. After an extended period of discussion, it was requested that Mr. Wong look at having a third party inspector determine if any water leakage is occurring at Mr. Ray's apartment and determine if there is a policy that could be established to repair damages to the unit and charge the landlord.

Mr. Wong then presented the 2023 Annual Plan, Moving to Work Supplement, Housing Choice Voucher Administrative Plan, Franklin Heights, Lineweaver Annex, Commerce Village and JR Polly Lineweaver Admissions and Continuing Occupancy

Policies. He related of the plans being updated to reflect the Moving to Work activities, proposed project basing and activities for the next year. After a period of discussion, Chairperson Fleming then opened the public comment period. No comment was received. Mr. Wong related that the public comment period will be open for a 45-day period with the comment period ending September 28,2022.

Commissioner Colman seconded by Commissioner Green made the motion 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) and the acquisition of real property for a public purpose as authorized by section 2.2-3711(A)(3) of the state code. The motion was unanimously approved.

Michael G. Wong
Executive Director

Dany Fleming
Chair

LOCAL COMMUNITY DEVELOPMENT (Incl. LAO,BP,Grants)

Period = Jan 2022 Aug 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
3000-00-000									
	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	33,113.01	35,716.33	-2,603.32	7.29	253,672.30	285,730.64	-32,058.34	-11.22
3112-06-000	PBV HAP Subsidy	19,842.00	19,845.00	-3.00	-0.02	138,132.00	158,760.00	-20,628.00	-12.99
3119-00-000	Total Rental Income	52,955.01	55,561.33	-2,606.32	-4.69	391,804.30	444,490.64	-52,686.34	-11.85
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	116.50	333.33	-216.83	-65.05	2,071.74	2,666.64	-594.90	-22.31
3120-03-000	Damages	0.00	58.33	-58.33	-100.00	1,351.75	466.64	885.11	189.68
3120-04-000	Late Charges	0.00	25.00	-25.00	-100.00	254.50	200.00	54.50	27.25
3120-06-000	NSF Charges	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A
3120-08-000	Workorders/Maint Charges	75.00	333.33	-258.33	-77.50	1,196.00	2,666.64	-1,470.64	-55.15
3120-09-000	Misc. Tenant Income	0.00	0.00	0.00	N/A	30.00	0.00	30.00	N/A
3129-00-000	Total Other Tenant Income	191.50	749.99	-558.49	-74.47	4,928.99	5,999.92	-1,070.93	-17.85
3199-00-000	TOTAL TENANT INCOME	53,146.51	56,311.32	-3,164.81	-5.62	396,733.29	450,490.56	-53,757.27	-11.93
3400-00-000	GRANT INCOME								
3410-50-100	VA Homeless Solutions Program	0.00	4,949.25	-4,949.25	-100.00	90,839.33	39,594.00	51,245.33	129.43
3410-51-100	CHERP-CDBG-NCS Grant	34,582.13	0.00	34,582.13	N/A	289,704.44	0.00	289,704.44	N/A
3410-52-100	CHERP-ESO Grant	0.00	0.00	0.00	N/A	33,307.25	0.00	33,307.25	N/A
3410-60-200	Homeless Assistance Grant (HMIS/SNAP)	73,552.76	7,006.00	66,546.76	947.00	73,552.76	56,048.00	17,504.76	30.87
3410-61-200	COC Planning Grant	0.00	1,763.42	-1,763.42	-100.00	3,708.68	14,107.36	-10,398.68	-73.71
3499-00-000	TOTAL GRANT INCOME	107,934.89	13,718.67	94,216.22	666.77	490,912.46	109,749.36	381,163.10	347.30
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	36.80	0.00	36.80	N/A	279.91	0.00	279.91	N/A
3620-00-000	Management Fee Income	0.00	916.67	-916.67	-100.00	6,625.07	7,333.36	-708.29	-9.66
3621-00-000	Bond Application Fees	0.00	1,250.00	-1,250.00	-100.00	15,000.00	10,000.00	5,000.00	50.00
3650-00-000	Miscellaneous Other Income	25.00	15,000.00	-14,975.00	-99.83	25.00	120,000.00	-119,975.00	-99.98
3699-00-000	TOTAL OTHER INCOME	61.80	17,166.67	-17,104.87	-99.64	21,929.98	137,333.36	-115,403.38	-84.03
3999-00-000	TOTAL INCOME	161,143.20	87,196.66	73,946.54	84.80	909,573.73	697,573.28	212,000.45	30.39
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	20,457.91	24,740.16	-4,282.25	17.31	155,599.37	197,921.28	-42,321.91	-21.38
4110-04-000	Employee Benefit Contributor-Admin	5,915.45	7,422.08	-1,506.63	20.30	42,664.66	59,376.64	-16,711.98	-28.15
4110-50-100	Salary-VA Homeless Solutions Program(VHSP)	3,334.71	3,532.58	-197.87	5.60	30,916.61	28,260.64	2,655.97	-9.40
4110-50-101	Adm Benefits-VA Homeless Solutions Program	1,350.40	1,250.00	100.40	-8.03	11,219.98	10,000.00	-1,219.98	-12.20
4110-60-200	Salary-Homeless Assistance Grant(HMIS)	3,743.66	6,250.00	-2,506.34	40.10	34,902.66	50,000.00	-15,097.34	-30.19
4110-60-201	Adm Benefits-Homeless Assistance Grant(HMIS)	1,253.65	333.33	920.32	-27.10	10,490.14	2,666.64	7,823.50	-293.38

LOCAL COMMUNITY DEVELOPMENT (incl. LAO, BP, Grants)

Period = Jan 2022-Aug 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4110-61-200	Salary-COC Planning Grant	935.01	1,263.42	328.41	25.99	8,141.40	10,107.36	1,965.96	19.45
4110-61-201	Adm Benefits-COC Planning	65.84	500.00	434.16	86.83	1,398.34	4,000.00	2,601.66	65.04
4110-99-000	Total Administrative Salaries	37,056.63	45,291.57	8,234.94	18.18	295,333.16	362,332.56	66,999.40	18.49
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	0.00	16.67	16.67	100.00	128.00	133.36	5.36	4.02
4130-04-000	General Legal Expense	0.00	1,149.99	1,149.99	100.00	14,866.58	9,199.92	-5,666.66	-61.59
4131-00-000	Total Legal Expense	0.00	1,166.66	1,166.66	100.00	14,994.58	9,333.28	-5,661.30	-60.66
4140-00-000	Staff Training	1,050.00	500.00	-550.00	-110.00	6,003.66	4,000.00	-2,003.66	-50.09
4150-00-000	Travel	6,359.71	500.00	-5,859.71	-1171.94	12,152.77	4,000.00	-8,152.77	-203.82
4171-00-000	Auditing Fees	0.00	520.84	520.84	100.00	0.00	4,166.72	4,166.72	100.00
4182-00-000	Consultants	6,000.00	0.00	-6,000.00	N/A	6,000.00	0.00	-6,000.00	N/A
4189-00-000	Total Other Admin Expenses	12,359.71	1,020.84	-11,338.87	-1,110.74	18,152.77	8,166.72	-9,986.05	-122.28
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	926.77	125.00	-801.77	-641.42	1,288.13	1,000.00	-288.13	-28.81
4190-02-000	Publications	231.48	125.00	-106.48	-85.18	939.68	1,000.00	60.32	6.03
4190-03-000	Advertising	149.52	62.50	-87.02	-139.23	206.40	500.00	293.60	58.72
4190-04-000	Office Supplies	466.21	333.34	-132.87	-39.86	1,337.77	2,666.72	1,328.95	49.83
4190-06-000	Compliance	0.00	125.00	125.00	100.00	0.00	1,000.00	1,000.00	100.00
4190-07-000	Telephone & Internet	699.78	758.33	58.55	7.72	5,438.36	6,066.64	628.28	10.36
4190-08-000	Postage	147.49	375.00	227.51	60.67	1,668.44	3,000.00	1,331.56	44.39
4190-10-000	Copiers	258.50	375.00	116.50	31.07	1,434.53	3,000.00	1,565.47	52.18
4190-12-000	Software	18,299.51	750.00	-17,549.51	-2,339.93	21,438.53	6,000.00	-15,438.53	-257.31
4190-13-000	IT/Website Maintenance	211.32	333.33	122.01	36.60	3,507.01	2,666.64	-840.37	-31.51
4190-14-000	Community Donations	0.00	916.67	916.67	100.00	10,550.00	7,333.36	-3,216.64	-43.66
4190-18-000	Small Office Equipment	0.00	833.33	833.33	100.00	5,174.24	6,666.64	1,492.40	22.39
4190-22-000	Other Misc Admin Expenses	302.74	208.33	-94.41	-45.32	10,518.02	1,666.64	-8,851.38	-531.09
4190-50-100	VA Homelessness Solutions Program(VHSP)	0.00	166.67	166.67	100.00	5,904.98	1,333.36	-4,571.62	-342.66
4190-51-100	CHERP-CD8G-NCS Grant	599.95	0.00	-599.95	N/A	279,229.09	0.00	-279,229.09	N/A
4190-52-100	CHERP-ESO Grant	0.00	0.00	0.00	N/A	47,279.00	0.00	-47,279.00	N/A
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	-1,463.43	0.00	1,463.43	N/A	-771.11	0.00	771.11	N/A
4190-60-200	Homelessness Assistance Grant (HMIS/SMAP)	1,546.57	422.67	-1,123.90	-265.90	22,471.47	3,381.36	-19,090.11	-564.57
4191-00-000	Total Miscellaneous Admin Expenses	22,376.41	5,910.17	-16,466.24	-278.61	417,614.54	47,281.36	-370,333.18	-783.25
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	72,842.75	53,889.24	-18,953.51	-35.17	752,098.71	431,113.92	-320,984.79	-74.45
4200-00-000	TENANT SERVICES								
4210-20-300	Tenant Services-Salaries	5,182.94	0.00	-5,182.94	N/A	5,182.94	0.00	-5,182.94	N/A
4211-20-300	Tenant Services-Benefits	1,170.56	0.00	-1,170.56	N/A	1,170.56	0.00	-1,170.56	N/A
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00
4240-20-300	Tenant Services-Other Direct Costs	114.99	0.00	-114.99	N/A	114.99	0.00	-114.99	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	6,468.49	83.33	-6,385.16	-7,662.50	6,468.49	666.64	-5,801.85	-870.31
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	1,615.33	900.00	-715.33	-79.48	6,040.89	7,200.00	1,159.11	16.10
4320-00-000	Electricity	7,389.87	5,458.33	-1,931.54	-35.39	54,166.77	43,666.64	-10,500.13	-24.05

COMMUNITY GRANTS

January - August 2022

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3400-00-000	GRANT INCOME								
3410-50-100	VA Homelessess Solutions Program	0.00	4,949.25	-4,949.25	-100.00	90,639.33	39,594.00	51,245.33	129.43
3410-51-100	CHERP-CDBG-NCS Grant	34,582.13	0.00	34,582.13	N/A	289,704.44	0.00	289,704.44	N/A
3410-52-100	CHERP-ESO Grant	0.00	0.00	0.00	N/A	33,307.25	0.00	33,307.25	N/A
3410-60-200	Homelessess Assistance Grant (HMIS/SMAP)	73,352.76	7,006.00	66,346.76	947.00	73,352.76	56,048.00	17,304.76	30.87
3410-61-200	COC Planning Grant	0.00	1,763.42	-1,763.42	-100.00	3,708.68	14,107.36	-10,398.68	-73.71
3499-00-000	TOTAL GRANT INCOME	107,934.89	13,718.67	94,216.22	686.77	490,912.46	109,749.36	381,163.10	347.30
3999-00-000	TOTAL INCOME	107,934.89	13,718.67	94,216.22	686.77	490,912.46	109,749.36	381,163.10	347.30
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-50-100	Salary-VA Homelessess Solutions Program(VHSP)	3,334.71	3,532.58	197.87	5.60	30,916.61	28,260.64	2,655.97	-9.40
4110-50-101	Adm Benefits-VA Homelessess Solutions Program	1,350.40	1,250.00	-100.40	-8.03	11,219.98	10,000.00	1,219.98	-12.20
4110-60-200	Salary-Homelessess Assistance Grant(HMIS)	3,743.66	6,250.00	-2,506.34	40.10	34,902.66	50,000.00	15,097.34	30.19
4110-60-201	Adm Benefits-Homelessess Assistance Grant(HMIS)	1,253.65	333.33	920.32	-276.10	10,490.14	2,666.64	7,823.50	-293.38
4110-61-200	Salary-COC Planning Grant	935.01	1,263.42	-328.41	25.99	8,141.40	10,107.36	1,965.96	19.45
4110-61-201	Adm Benefits-COC Planning	65.84	500.00	-434.16	86.83	1,398.34	4,000.00	2,601.66	65.04
4110-99-000	Total Administrative Salaries	10,683.27	13,129.33	2,446.06	18.63	97,059.13	105,034.64	7,965.51	7.58
4182-00-000	Consultants	6,000.00	0.00	-6,000.00	N/A	6,000.00	0.00	-6,000.00	N/A
4189-00-000	Total Other Admin Expenses	6,000.00	0.00	-6,000.00	N/A	6,000.00	0.00	-6,000.00	N/A
4190-00-000	Miscellaneous Admin Expenses								
4190-50-100	VA Homelessess Solutions Program(VHSP)	0.00	166.67	166.67	100.00	5,904.98	1,333.36	4,571.62	-342.86
4190-51-100	CHERP-CDBG-NCS Grant	599.95	0.00	-599.95	N/A	279,229.09	0.00	-279,229.09	N/A
4190-52-100	CHERP-ESO Grant	0.00	0.00	0.00	N/A	47,279.00	0.00	-47,279.00	N/A
4190-53-100	CHERP-HMIS-Fees, Licenses, etc	-1,463.43	0.00	1,463.43	N/A	-771.11	0.00	771.11	N/A
4190-60-200	Homelessess Assistance Grant (HMIS/SMAP)	1,546.57	422.67	1,123.90	-265.90	22,471.47	3,381.36	-19,090.11	-564.57
4191-00-000	Total Miscellaneous Admin Expenses	683.09	589.34	93.75	-15.91	354,113.43	4,714.72	-349,398.71	-7,410.81
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	17,366.36	13,718.67	-3,647.69	-26.59	457,182.56	109,749.36	-347,433.20	-316.57
8000-00-000	TOTAL EXPENSES	17,366.36	13,718.67	-3,647.69	-26.59	457,182.56	109,749.36	-347,433.20	-316.57
9000-00-000	NET INCOME	90,568.53	0.00	90,568.53	N/A	33,729.90	0.00	33,729.90	N/A

HOUSING CHOICE VOUCHER PROGRAM (incl MTW/MSS)

January - August 2022

		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TEENANT INCOME								
3120-00-000	Other Tenant Income								
3121-01-000	Tenant Payment Agreement (TPA) Fraud	-932.35	0.00	-932.35	N/A	23,129.56	0.00	23,129.56	N/A
3129-00-000	Total Other Tenant Income	-932.35	0.00	-932.35	N/A	23,129.56	0.00	23,129.56	N/A
3199-00-000	TOTAL TENANT INCOME	-932.35	0.00	-932.35	N/A	23,129.56	0.00	23,129.56	N/A
3400-00-000	GRANT INCOME								
3410-01-000	Section 8 HAP Earned	484,728.00	491,437.83	-6,709.83	-1.37	4,017,492.00	3,931,502.64	85,989.36	2.19
3410-02-000	Section 8 Admin. Fee Income	47,851.00	47,387.00	464.00	0.98	396,179.00	379,096.00	17,083.00	4.51
3410-03-000	Section 8 FSS Grant Income	27,558.19	2,925.25	24,632.94	842.08	32,646.45	23,402.00	9,244.45	39.50
3499-00-000	TOTAL GRANT INCOME	560,137.19	541,750.08	18,387.11	3.39	4,446,317.45	4,334,000.64	112,316.81	2.59
3600-00-000	OTHER INCOME								
3611-00-000	Investment Income - Restricted	-3.43	0.00	-3.43	N/A	0.00	0.00	0.00	N/A
3640-00-000	Fraud Recovery-HAP	962.50	583.33	379.17	65.00	2,338.50	4,666.64	-2,328.14	-49.89
3640-01-000	Fraud Recovery-ADM	962.50	583.33	379.17	65.00	2,338.50	4,666.64	-2,328.14	-49.89
3650-00-000	Miscellaneous Other Income	0.00	166.67	-166.67	-100.00	112.72	1,333.36	-1,220.64	-91.55
3699-00-000	TOTAL OTHER INCOME	1,921.57	1,333.33	588.24	44.12	4,789.72	10,666.64	-5,876.92	-55.10
3999-00-000	TOTAL INCOME	561,126.41	543,083.41	18,043.00	3.32	4,474,236.73	4,344,667.28	129,569.45	2.98
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	20,188.42	28,928.92	-8,740.50	30.21	190,299.81	231,431.36	-41,131.55	-17.77
4110-04-000	Employee Benefit Contribution-Admin	6,186.40	9,556.25	-3,369.85	35.26	54,032.31	76,450.00	-22,417.69	-29.32
4110-20-400	Administrative Salaries-FSS	3,461.54	2,925.25	-536.29	-18.33	28,615.24	23,402.00	-5,213.24	-22.28
4110-21-400	Employee Benefits Contribution-FSS	854.97	0.00	-854.97	N/A	8,347.72	0.00	-8,347.72	N/A
4110-99-000	Total Administrative Salaries	30,691.33	41,410.42	-10,719.09	25.88	281,295.08	331,283.36	-49,988.28	-15.09
4130-00-000	Legal Expense								
4130-02-000	Criminal Background Checks	290.85	175.00	-115.85	-66.20	1,442.70	1,400.00	-42.70	-3.05
4130-04-000	General Legal Expense	0.00	33.33	-33.33	100.00	324.30	266.64	-57.66	-21.62
4131-00-000	Total Legal Expense	290.85	208.33	-82.52	-39.61	1,767.00	1,666.64	-100.36	-6.02
4140-00-000	Staff Training	1,237.00	416.67	-820.33	-196.88	9,462.28	3,333.36	-6,128.92	-183.87
4150-00-000	Travel	0.00	416.67	-416.67	100.00	2,114.51	3,333.36	-1,218.85	-36.57
4171-00-000	Auditing Fees	0.00	753.33	-753.33	100.00	0.00	6,026.64	-6,026.64	100.00
4172-00-000	Port Out Admin Fee Paid	72.68	166.67	-93.99	56.39	921.62	1,333.36	-411.74	-30.88
4189-00-000	Total Other Admin Expenses	72.68	1,336.67	-1,263.99	94.56	3,036.13	10,693.36	-7,657.23	-71.61
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	720.79	125.00	-595.79	-476.63	924.07	1,000.00	-75.93	-7.59
4190-02-000	Publications	0.00	125.00	-125.00	100.00	0.00	1,000.00	-1,000.00	100.00

HOUSING CHOICE VOUCHER PROGRAM (incl MTW/MSS)

January - August 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4190-03-000	Advertising	-334.00	500.00	834.00	166.80	4,392.42	4,000.00	-392.42	-9.81
4190-04-000	Office Supplies	1,331.08	208.33	-1,122.75	-538.93	1,891.73	1,666.64	-225.09	-13.51
4190-05-000	Fuel/Administrative	100.51	208.33	107.82	51.75	1,244.99	1,666.64	421.65	25.30
4190-06-000	Compliance	2,767.20	583.33	-2,183.87	-374.38	7,113.75	4,666.64	-2,447.11	-52.44
4190-07-000	Telephone & Internet	299.68	583.33	283.65	48.63	3,165.55	4,666.64	1,501.09	32.17
4190-08-000	Postage	114.69	333.33	218.64	65.59	1,500.15	2,666.64	1,166.49	43.74
4190-09-000	Rent and Utility Adjustments	761.00	0.00	-761.00	N/A	761.00	0.00	-761.00	N/A
4190-10-000	Copiers	94.72	333.33	238.61	71.58	877.73	2,666.64	1,788.91	67.08
4190-12-000	Software	14,232.87	583.33	-13,649.54	-2,339.93	17,060.49	4,666.64	-12,393.85	-265.58
4190-13-000	IT/Website Maintenance	108.64	833.33	724.69	86.96	5,084.47	6,666.64	1,582.17	23.73
4190-17-000	Landlord Incentives	0.00	1,250.00	1,250.00	100.00	5,000.00	10,000.00	5,000.00	50.00
4190-18-000	Small Office Equipment	0.00	333.33	333.33	100.00	1,699.13	2,666.64	967.51	36.28
4190-22-000	Other Misc Admin Expenses	-7,488.36	250.00	7,738.36	3,095.34	-5,987.19	2,000.00	7,987.19	399.36
4191-00-000	Total Miscellaneous Admin Expenses	12,708.82	6,249.97	-6,458.85	-103.34	44,728.29	49,999.76	5,271.47	10.54
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	45,000.68	49,622.06	4,621.38	9.31	340,288.78	396,976.48	56,687.70	14.28
4300-00-000	UTILITY EXPENSES								
4320-00-000	Electricity	-482.51	333.33	815.84	244.75	2,112.59	2,666.64	554.05	20.78
4330-00-000	Gas	-467.88	166.67	634.55	380.72	1,535.15	1,333.36	-201.79	-15.13
4399-00-000	TOTAL UTILITY EXPENSES	-950.39	500.00	1,450.39	290.08	3,647.74	4,000.00	352.26	8.81
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	148.44	150.00	1.56	1.04	1,160.23	1,200.00	39.77	3.31
4510-10-000	Property Insurance	24.76	25.00	0.24	0.96	117.75	200.00	82.25	41.12
4510-20-000	Liability Insurance	5.18	16.67	11.49	68.93	44.33	133.36	89.03	66.76
4510-30-000	Workmen's Compensation	531.37	519.17	-12.20	-2.35	3,942.45	4,153.36	210.91	5.08
4599-00-000	TOTAL GENERAL EXPENSES	709.75	710.84	1.09	0.15	5,264.76	5,886.72	421.96	7.42
4700-00-000	HOUSING ASSISTANCE PAYMENTS								
4715-00-000	Housing Assistance Payments	472,821.00	492,187.83	19,366.83	3.93	3,688,107.00	3,937,502.64	249,395.64	6.33
4715-01-000	Tenant Utility Payments-Voucher	8,556.00	0.00	-8,556.00	N/A	111,579.00	0.00	-111,579.00	N/A
4715-02-000	Port Out HAP Payments	4,617.00	0.00	-4,617.00	N/A	31,952.00	0.00	-31,952.00	N/A
4715-06-000	FSS Escrow Payments	20,097.52	0.00	-20,097.52	N/A	29,193.00	0.00	-29,193.00	N/A
4799-00-000	TOTAL HOUSING ASSISTANCE PAYMENTS	506,091.52	492,187.83	-13,903.69	-2.82	3,860,831.00	3,937,502.64	76,671.64	1.95
5000-00-000	NON-OPERATING ITEMS								
5231-00-000	Gain/Loss from Disposition of Non-Expend Equip.	-1,550.00	0.00	1,550.00	N/A	-1,550.00	0.00	-1,550.00	N/A
5999-00-000	TOTAL NON-OPERATING ITEMS	-1,550.00	0.00	1,550.00	N/A	-1,550.00	0.00	-1,550.00	N/A
8000-00-000	TOTAL EXPENSES	549,301.56	543,020.73	-6,280.83	-1.16	4,208,482.28	4,344,165.84	135,683.56	3.12
9000-00-000	NET INCOME	11,824.85	62.68	11,762.17	18,765.43	265,754.45	501.44	265,253.01	52,898.26

JR POLLY LINWEAVER APARTMENTS (incl. Service Coordinator Grant)

January - August 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	15,066.00	15,549.17	-483.17	-3.11	128,118.60	124,393.36	3,725.24	2.99
3112-00-000	50059 HAP Subsidy	20,939.00	23,323.83	-2,384.83	-10.22	167,052.00	186,590.64	-19,538.64	-10.47
3119-00-000	Total Rental Income	36,005.00	38,873.00	-2,868.00	-7.38	295,170.60	310,984.00	-15,813.40	-5.08
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	116.50	400.00	-283.50	-70.88	2,071.82	3,200.00	-1,128.18	-35.26
3120-03-000	Damages	320.00	250.00	70.00	28.00	1,646.00	2,000.00	-354.00	-17.70
3120-04-000	Late Charges	0.00	83.33	-83.33	-100.00	216.00	666.64	-450.64	-67.60
3120-05-000	Legal Fees - Tenant	345.00	41.67	303.33	727.93	537.00	333.36	203.64	61.09
3120-08-000	Workorders/Maint Charges	0.00	541.67	-541.67	-100.00	392.00	4,333.36	-3,941.36	-90.95
3120-09-000	Misc. Tenant Income	0.00	83.33	-83.33	-100.00	59.00	666.64	-607.64	-91.15
3129-00-000	Total Other Tenant Income	781.50	1,400.00	-618.50	-44.18	4,921.82	11,200.00	-6,278.18	-56.06
3199-00-000	TOTAL TENANT INCOME	36,786.50	40,273.00	-3,486.50	-8.66	300,092.42	322,184.00	-22,091.58	-6.86
3400-00-000	GRANT INCOME								
3410-20-300	Service Coordinator Grant (SC)	0.00	5,592.08	-5,592.08	-100.00	2,959.24	44,736.64	-41,777.40	-93.39
3499-00-000	TOTAL GRANT INCOME	0.00	5,592.08	-5,592.08	-100.00	2,959.24	44,736.64	-41,777.40	-93.39
3999-00-000	TOTAL INCOME	36,786.50	45,865.08	-9,078.58	-19.79	303,051.66	366,920.64	-63,868.98	-17.41
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	3,221.52	4,261.83	-1,040.31	24.41	24,852.17	34,094.64	-9,242.47	27.11
4110-04-000	Employee Benefit Contribution-Admin	1,258.81	1,278.58	19.77	1.55	9,823.88	10,228.64	-404.76	3.96
4110-99-000	Total Administrative Salaries	4,480.33	5,540.41	-1,060.08	19.13	34,676.05	44,323.28	-9,647.23	21.77
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	217.00	0.00	-217.00	N/A	665.00	0.00	-665.00	N/A
4130-02-000	Criminal Background Checks	0.00	0.00	0.00	N/A	96.95	0.00	-96.95	N/A
4130-04-000	General Legal Expense	0.00	0.00	0.00	N/A	3,773.35	0.00	-3,773.35	N/A
4131-00-000	Total Legal Expense	217.00	0.00	-217.00	N/A	4,535.30	0.00	-4,535.30	N/A
4171-00-000	Auditing Fees	0.00	145.83	-145.83	100.00	0.00	1,166.64	1,166.64	100.00
4189-00-000	Total Other Admin Expenses	0.00	145.83	-145.83	100.00	0.00	1,166.64	1,166.64	100.00
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	154.45	41.67	-112.78	-270.65	198.01	333.36	135.35	40.60
4190-02-000	Publications	0.00	20.83	-20.83	100.00	0.00	166.64	166.64	100.00
4190-03-000	Advertising	0.00	20.83	-20.83	100.00	9.48	166.64	157.16	94.31
4190-04-000	Office Supplies	10.45	83.33	-72.88	87.46	109.25	666.64	557.39	83.61
4190-07-000	Telephone & Internet	258.67	208.33	-50.34	-24.16	2,133.28	1,666.64	-466.64	-28.00
4190-08-000	Postage	24.57	83.33	-58.76	70.51	344.35	666.64	322.29	48.35

JR POLLY LINEWEAVER APARTMENTS (incl. Service Coordinator Grant)

January - August 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4190-10-000	Coppers	60.29	83.33	23.04	27.65	414.27	666.64	252.37	37.86
4190-12-000	Software	3,049.89	150.00	-2,899.89	-1,933.26	3,380.90	1,200.00	-2,180.90	-181.74
4190-13-000	IT/Website Maintenance	35.22	125.00	89.78	71.82	969.00	1,000.00	31.00	3.10
4190-18-000	Small Office Equipment	0.00	8.33	8.33	100.00	29.98	66.64	36.66	55.01
4190-22-000	Other Misc Admin Expenses	83.62	8.33	-75.29	-903.84	109.77	66.64	-43.13	-64.72
4191-00-000	Total Miscellaneous Admin Expenses	3,677.16	833.31	-2,843.85	-341.27	7,698.29	6,666.48	-1,031.81	-15.48
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	8,374.49	6,519.55	-1,854.94	-28.45	46,909.64	52,156.40	5,246.76	10.06
4200-00-000	TENANT SERVICES								
4210-20-300	Tenant Services-Salaries	0.00	5,592.08	5,592.08	100.00	21,051.74	44,736.64	23,684.90	52.94
4211-20-300	Tenant Services-Benefits	0.00	0.00	0.00	N/A	5,030.59	0.00	-5,030.59	N/A
4220-01-000	Other Tenant Svcs.	0.00	83.33	83.33	100.00	0.00	666.64	666.64	100.00
4240-20-300	Tenant Services-Other Direct Costs	88.68	0.00	-88.68	N/A	2,042.75	0.00	-2,042.75	N/A
4241-20-300	Tenant Services-Training	0.00	0.00	0.00	N/A	1,299.00	0.00	-1,299.00	N/A
4242-20-300	Tenant Services-Supplies & Materials	0.00	0.00	0.00	N/A	257.09	0.00	-257.09	N/A
4299-00-000	TOTAL TENANT SERVICES EXPENSES	88.68	5,675.41	5,586.73	98.44	29,681.17	45,403.28	15,722.11	34.63
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	1,482.87	666.67	-816.20	-122.43	5,649.93	5,333.36	-316.57	-5.94
4320-00-000	Electricity	5,094.94	5,416.67	321.73	5.94	56,233.54	43,333.36	-12,900.18	-29.77
4390-00-000	Sewer & Trash	3,555.08	2,083.33	-1,471.75	-70.64	14,086.40	16,666.64	2,580.24	15.48
4399-00-000	TOTAL UTILITY EXPENSES	10,132.89	8,166.67	-1,966.22	-24.08	75,969.87	65,333.36	-10,636.51	-16.28
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	3,786.70	3,324.08	-462.62	-13.92	26,191.14	26,592.64	401.50	1.51
4410-05-000	Employee Benefit Contribution-Maint.	736.79	997.25	260.46	26.12	4,552.39	7,978.00	3,425.61	42.94
4419-00-000	Total General Maint Expense	4,523.49	4,321.33	-202.16	-4.68	30,743.53	34,570.64	3,827.11	11.07
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	44.98	41.67	-3.31	-7.94	489.34	333.36	-155.98	-46.79
4420-02-000	Supplies-Appliance	56.11	41.67	-14.44	-34.65	233.84	333.36	99.52	29.85
4420-03-000	Supplies-Unit Turnover	0.00	166.67	166.67	100.00	3,611.81	1,333.36	-2,278.45	-170.88
4420-04-000	Supplies-Electrical	11.68	83.33	71.65	85.98	590.09	666.64	76.55	11.48
4420-05-000	Supplies-Fuel & Parts	65.33	83.33	18.00	21.60	1,367.48	666.64	-700.84	-105.13
4420-06-000	Supplies-Janitorial/Cleaning	173.85	166.67	-7.18	-4.31	481.60	1,333.36	851.76	63.88
4420-07-000	Supplies-Maint/Repairs	782.71	250.00	-532.71	-213.08	5,626.73	2,000.00	-3,626.73	-181.34
4420-08-000	Supplies-Plumbing	105.60	41.67	-63.93	-153.42	2,500.67	333.36	-2,167.31	-650.14
4420-09-000	Tools and Equipment	0.98	41.67	40.69	97.65	9.54	333.36	323.82	97.14
4429-00-000	Maintenance Paper/Supplies	30.25	83.33	53.08	63.70	89.99	666.64	576.65	86.50
4430-00-000	Total Materials	1,271.49	1,000.01	-271.48	-27.15	15,001.09	8,000.08	-7,001.01	-87.51
4430-00-000	Contract Costs								
4430-01-000	Contract-Routine Maintenance	0.00	41.67	41.67	100.00	462.30	333.36	-128.94	-38.68
4430-03-000	Contract-Trash Collection	202.10	250.00	47.90	19.16	1,795.33	2,000.00	204.67	10.23
4430-04-000	Contract-Snow Removal	0.00	166.67	166.67	100.00	1,750.00	1,333.36	-416.64	-31.25

JR POLLY LINWEAVER APARTMENTS (incl. Service Coordinator Grant)

January - August 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4430-05-000	Contract-Unit Turnover	4,577.72	416.67	-3,941.05	-945.84	15,027.08	3,333.36	-11,693.72	-350.81
4430-06-000	Contract-Electrical	246.85	166.67	-80.18	-48.11	790.82	1,333.36	542.54	40.69
4430-07-000	Contract-Pest Control	4,930.62	375.00	-4,555.62	-1,214.83	12,613.34	3,000.00	-9,613.34	-320.44
4430-09-000	Contract-Grounds	0.00	83.33	83.33	100.00	537.50	666.64	129.14	19.37
4430-10-000	Contract-Janitorial/Cleaning	86.64	208.33	121.69	58.41	805.06	1,666.64	861.58	51.70
4430-11-000	Contract-Plumbing	111.00	208.33	97.33	46.72	2,288.63	1,666.64	-621.99	-37.32
4430-13-000	Contract-HVAC	3,412.50	291.67	-3,120.83	-1,069.99	6,825.00	2,333.36	-4,491.64	-197.50
4430-15-000	Contract-Video Surveillance	0.00	250.00	250.00	100.00	203.75	2,000.00	1,796.25	89.81
4430-17-000	Contract-Elevator Maintenance	0.00	833.33	833.33	100.00	7,980.52	6,666.64	-1,313.88	-19.71
4430-18-000	Contract-Alarm Monitoring	15.00	41.67	26.67	64.00	195.00	333.36	138.36	41.50
4430-19-000	Contract-Sprinkler Monitoring	175.00	83.33	-91.67	-110.01	1,150.00	666.64	-483.36	-72.51
4430-99-000	Contract Costs-Other	0.00	166.67	166.67	100.00	-3,276.22	1,333.36	4,609.58	345.71
4439-00-000	Total Contract Costs	13,537.43	3,583.34	-9,954.09	-277.79	49,148.11	28,666.72	-20,481.39	-71.45
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	19,332.41	8,904.68	-10,427.73	-117.10	94,892.73	71,237.44	23,655.29	-33.21
4500-00-000	GENERAL EXPENSES								
4510-00-000	Insurance-Other	203.71	83.33	-120.38	-144.46	1,690.33	666.64	-1,023.69	-153.56
4510-10-000	Property Insurance	314.89	500.00	185.11	37.02	2,745.26	4,000.00	1,254.74	31.37
4510-20-000	Liability Insurance	181.38	287.50	106.12	36.91	1,523.62	2,300.00	776.38	33.76
4510-30-000	Workers's Compensation	109.94	83.33	-26.61	-31.93	1,042.66	666.64	-376.02	-56.41
4599-00-000	TOTAL GENERAL EXPENSES	809.92	954.16	144.24	15.12	7,001.87	7,633.28	631.41	8.27
4800-00-000	FINANCING EXPENSE								
4851-00-000	Interest Expense-Loan 1	2,650.55	2,587.17	-63.38	-2.45	21,739.73	20,697.36	-1,042.37	-5.04
4899-00-000	TOTAL FINANCING EXPENSES	2,650.55	2,587.17	-63.38	-2.45	21,739.73	20,697.36	-1,042.37	-5.04
8000-00-000	TOTAL EXPENSES	41,388.94	32,807.64	-8,581.30	-26.16	276,195.01	262,461.12	-13,733.89	-5.23
9000-00-000	NET INCOME	-4,602.44	13,057.44	-17,659.88	-135.25	26,856.65	104,459.52	-77,602.87	-74.29

FRANKLIN HEIGHTS, LLC (Incl. CDBG grants)

January - August 2022

	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	34,302.00	40,000.00	-5,698.00	-14.24	294,559.75	320,000.00	-25,440.25	-7.95
3112-06-000	PBV HAP Subsidy	99,119.00	94,253.92	4,865.08	5.16	742,690.00	754,031.36	-11,341.36	-1.50
3119-00-000	Total Rental Income	133,421.00	134,253.92	-832.92	-0.62	1,037,249.75	1,074,031.36	-36,781.61	-3.42
3120-00-000	Other Tenant Income								
3120-03-000	Damages	0.00	0.00	0.00	N/A	1,139.00	0.00	1,139.00	N/A
3120-04-000	Late Charges	0.00	158.33	-158.33	-100.00	0.00	1,266.64	-1,266.64	-100.00
3120-05-000	Legal Fees - Tenant	384.00	0.00	384.00	N/A	384.00	0.00	384.00	N/A
3120-06-000	NSF Charges	0.00	8.33	-8.33	-100.00	25.00	66.64	-41.64	-62.48
3120-07-000	Tenant Owed Utilities	1,478.30	833.33	644.97	77.40	18,762.50	6,666.64	12,095.86	181.44
3120-08-000	Workorders/Maint Charges	2,810.00	833.33	1,976.67	237.20	24,103.74	6,666.64	17,437.10	261.56
3129-00-000	Total Other Tenant Income	4,672.30	1,833.32	2,838.98	154.85	44,414.24	14,666.56	29,747.68	202.83
3199-00-000	TOTAL TENANT INCOME	138,093.30	136,087.24	2,006.06	1.47	1,081,663.99	1,088,697.92	-7,033.93	-0.65
3400-00-000	GRANT INCOME								
3415-00-000	Other Government Grants	0.00	13,750.00	-13,750.00	-100.00	70,000.00	110,000.00	-40,000.00	-36.36
3499-00-000	TOTAL GRANT INCOME	0.00	13,750.00	-13,750.00	-100.00	70,000.00	110,000.00	-40,000.00	-36.36
3600-00-000	OTHER INCOME								
3610-00-000	Investment Income - Unrestricted	41.83	41.67	0.16	0.38	324.18	333.36	-9.18	-2.75
3699-00-000	TOTAL OTHER INCOME	41.83	41.67	0.16	0.38	324.18	333.36	-9.18	-2.75
3999-00-000	TOTAL INCOME	138,135.13	149,878.91	-11,743.78	-7.84	1,151,988.17	1,199,031.28	-47,043.11	-3.92
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	18,281.28	22,237.58	3,956.30	17.79	142,663.28	177,900.64	35,237.36	19.81
4110-04-000	Employee Benefit Contribution-Admin	5,996.65	6,671.25	674.60	10.11	44,420.12	53,370.00	8,949.88	16.77
4110-99-000	Total Administrative Salaries	24,277.93	28,908.83	4,630.90	16.02	187,083.40	231,270.64	44,187.24	19.11
4130-00-000	Legal Expense								
4130-01-000	Unlawful Detainers	384.00	0.00	-384.00	N/A	384.00	0.00	384.00	N/A
4130-04-000	General Legal Expense	0.00	83.33	83.33	100.00	486.45	666.64	180.19	27.03
4131-00-000	Total Legal Expense	384.00	83.33	-300.67	-369.82	870.45	666.64	203.81	-30.57
4140-00-000	Staff Training	612.50	83.33	-529.17	-635.03	1,586.88	666.64	-920.24	-138.04
4150-00-000	Travel	200.00	125.00	-75.00	-60.00	1,123.40	1,000.00	-123.40	-12.34
4171-00-000	Auditing Fees	0.00	183.33	183.33	100.00	0.00	1,466.64	1,466.64	100.00
4189-00-000	Total Other Admin Expenses	200.00	308.33	108.33	35.13	1,123.40	2,466.64	1,343.24	54.46
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Membership and Fees	719.02	291.67	-427.35	-146.52	936.82	2,333.36	1,396.54	59.85

FRANKLIN HEIGHTS, LLC (incl. CDBG grants)

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	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4190-02-000	0.00	83.33	83.33	100.00	34.58	666.64	632.06	94.81
4190-03-000	0.00	208.33	208.33	100.00	1,122.16	1,666.64	544.48	32.67
4190-04-000	315.96	916.67	600.71	65.53	1,076.84	7,333.36	6,256.52	85.32
4190-06-000	0.00	416.67	416.67	100.00	2,417.00	3,333.36	916.36	27.49
4190-07-000	154.93	833.33	678.40	81.41	1,118.74	6,666.64	5,547.90	83.22
4190-08-000	110.60	500.00	389.40	77.88	1,354.53	4,000.00	2,645.47	66.14
4190-09-000	0.00	666.67	666.67	100.00	0.00	5,333.36	5,333.36	100.00
4190-10-000	186.70	416.67	229.97	55.19	949.08	3,333.36	2,384.28	71.53
4190-12-000	13,724.56	833.33	-12,891.23	-1,546.95	16,796.99	6,666.64	-10,130.35	-151.96
4190-13-000	158.49	500.00	341.51	68.30	2,073.02	4,000.00	1,926.98	48.17
4190-18-000	0.00	166.67	166.67	100.00	1,229.54	1,333.36	103.82	7.79
4190-22-000	0.00	2,083.33	2,083.33	100.00	135.81	16,666.64	16,530.83	99.19
4191-00-000	15,370.26	7,916.67	-7,453.59	-94.15	29,245.11	63,333.36	34,088.25	53.82
4199-00-000	40,844.69	37,300.49	-3,544.20	-9.50	219,909.24	298,403.92	78,494.68	26.30
4200-00-000								
4220-01-000	0.00	83.33	83.33	100.00	164.68	666.64	501.96	75.30
4299-00-000	0.00	83.33	83.33	100.00	164.68	666.64	501.96	75.30
4300-00-000								
4310-00-000	4,905.37	833.33	-4,072.04	-488.65	15,509.96	6,666.64	-8,843.32	-132.65
4320-00-000	754.57	1,666.67	912.10	54.73	6,723.86	13,333.36	6,609.50	49.57
4330-00-000	28.91	333.33	304.42	91.33	133.11	2,666.64	2,534.53	95.05
4390-00-000	5,507.12	1,250.00	-4,257.12	-340.57	16,228.29	10,000.00	-6,228.29	-62.28
4399-00-000	11,195.97	4,083.33	-7,112.64	-174.19	38,594.22	32,666.64	-5,927.58	-18.15
4400-00-000								
4400-99-000								
4410-00-000	7,617.42	13,125.42	5,508.00	41.96	68,844.94	105,003.36	36,158.42	34.44
4410-05-000	1,918.32	3,937.67	2,019.35	51.28	16,069.93	31,501.36	15,431.43	48.99
4419-00-000	9,535.74	17,063.09	7,527.35	44.11	84,914.87	136,504.72	51,589.85	37.79
4420-00-000								
4420-01-000	107.90	125.00	17.10	13.68	903.55	1,000.00	96.45	9.64
4420-02-000	283.42	166.67	-116.75	-70.05	1,606.25	1,333.36	-272.89	-20.47
4420-03-000	3,518.11	750.00	-2,768.11	-369.08	9,205.96	6,000.00	-3,205.96	-53.43
4420-04-000	104.28	250.00	145.72	58.29	4,077.78	2,000.00	-2,077.78	-103.89
4420-05-000	401.23	250.00	-151.23	-60.49	3,212.01	2,000.00	-1,212.01	-60.60
4420-06-000	332.45	250.00	-82.45	-32.98	1,525.29	2,000.00	474.71	23.74
4420-07-000	397.69	833.33	435.64	52.28	8,142.40	6,666.64	-1,475.76	-22.14
4420-08-000	719.65	333.33	-386.32	-115.90	3,967.96	2,666.64	-1,301.32	-48.80
4420-09-000	10.18	166.67	156.49	93.89	1,318.42	1,333.36	14.94	1.12
4420-10-000	160.79	83.33	-77.46	-92.96	479.13	666.64	187.51	28.13
4429-00-000	6,035.70	3,208.33	-2,827.37	-88.13	34,438.75	25,666.64	-8,772.11	-34.18
4430-00-000								

FRANKLIN HEIGHTS, LLC (incl. CDBG grants)

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	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-02-000	Contract-Appliance	0.00	83.33	83.33	100.00	0.00	666.64	100.00
4430-03-000	Contract-Trash Collection	120.80	416.67	295.87	71.01	2,593.75	3,333.36	22.19
4430-04-000	Contract-Snow Removal	0.00	250.00	250.00	100.00	1,260.00	2,000.00	37.00
4430-05-000	Contract-Unit Turnover	1,200.00	1,333.33	133.33	10.00	17,908.78	10,666.64	-67.90
4430-06-000	Contract-Electrical	0.00	416.67	416.67	100.00	325.00	3,333.36	90.25
4430-07-000	Contract-Pest Control	61.24	416.67	355.43	65.30	1,577.68	3,333.36	52.67
4430-08-000	Contract-Floor Covering	3,314.50	0.00	-3,314.50	N/A	15,074.97	0.00	N/A
4430-09-000	Contract-Grounds	0.00	166.67	166.67	100.00	9,800.00	1,333.36	-634.99
4430-10-000	Contract-Janitorial/Cleaning	117.92	166.67	48.75	29.25	1,052.02	1,333.36	281.34
4430-11-000	Contract-Plumbing	474.00	250.00	-224.00	-89.60	2,101.03	2,000.00	-101.03
4430-12-000	Contract-Inspections	1,625.00	833.33	-791.67	-95.00	12,890.00	6,666.64	-6,223.36
4430-13-000	Contract-HVAC	5,223.77	416.67	-4,807.10	-1,153.69	22,319.57	3,333.36	-18,986.21
4430-14-000	Contract-Vehicle Maintenance	0.00	125.00	125.00	100.00	1,201.99	1,000.00	-201.99
4430-15-000	Contract-Video Surveillance	0.00	7,500.00	7,500.00	100.00	0.00	60,000.00	60,000.00
4430-18-000	Contract-Alarm Monitoring	0.00	41.67	41.67	100.00	239.40	333.36	93.96
4439-00-000	Total Contract Costs	12,137.23	12,416.68	279.45	2.25	88,344.19	99,333.44	10,989.25
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	27,708.67	32,688.10	4,979.43	15.23	207,697.81	261,504.80	53,806.99
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	133.09	333.33	200.24	60.07	1,129.56	2,666.64	1,537.08
4510-10-000	Property Insurance	1,246.45	666.67	-579.78	-86.97	8,708.95	5,333.36	-3,375.59
4510-20-000	Liability Insurance	465.85	333.33	-132.52	-39.76	4,067.42	2,666.64	-1,400.78
4510-30-000	Workmen's Compensation	476.40	666.67	190.27	28.54	3,832.51	5,333.36	1,500.85
4521-00-000	Misc. Taxes/Licenses/Insurance	0.00	2,166.67	2,166.67	100.00	13,138.02	17,333.36	4,195.34
4570-00-000	Bad Debt-Tenant Rents	0.00	1,250.00	1,250.00	100.00	0.00	10,000.00	10,000.00
4599-00-000	TOTAL GENERAL EXPENSES	2,321.79	5,416.67	3,094.88	57.14	30,876.46	43,333.36	12,456.90
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	6,070.00	9,452.08	3,382.08	35.78	69,661.43	75,616.64	5,955.21
4852-00-000	Interest Expense-Loan 2	0.00	11,666.67	11,666.67	100.00	140,000.00	93,333.36	-46,666.64
4899-00-000	TOTAL FINANCING EXPENSES	6,070.00	21,118.75	15,048.75	71.26	209,661.43	168,950.00	-40,711.43
8000-00-000	TOTAL EXPENSES	88,141.12	100,690.67	12,549.55	12.46	706,903.84	805,525.36	98,621.52
9000-00-000	NET INCOME	49,994.01	49,188.24	805.77	1.64	445,084.33	393,505.92	51,578.41

COMMERCE VILLAGE, LLC

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		MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
3000-00-000	INCOME								
3100-00-000	TENANT INCOME								
3101-00-000	Rental Income								
3111-00-000	Tenant Rent	-628.45	9,021.38	-9,649.83	-106.97	60,579.55	72,171.04	-11,591.49	-16.06
3112-06-000	PBV HAP Subsidy	9,437.00	9,021.38	415.62	4.61	74,181.00	72,171.04	2,009.96	2.78
3119-00-000	Total Rental Income	8,808.55	18,042.76	-9,234.21	-51.18	134,760.55	144,342.08	-9,581.53	-6.64
3120-00-000	Other Tenant Income								
3120-01-000	Laundry and Vending	20.88	166.67	-145.79	-87.47	1,117.79	1,333.36	-215.57	-16.17
3120-03-000	Damages	0.00	208.33	-208.33	-100.00	485.00	1,666.64	-1,181.64	-70.90
3120-04-000	Late Charges	0.00	0.00	0.00	N/A	14.00	0.00	14.00	N/A
3120-08-000	Workorders/Maint Charges	0.00	41.67	-41.67	-100.00	10.00	333.36	-323.36	-97.00
3129-00-000	Total Other Tenant Income	20.88	416.67	-395.79	-94.99	1,626.79	3,333.36	-1,706.57	-51.20
3199-00-000	TOTAL TENANT INCOME	8,829.43	18,459.43	-9,630.00	-52.17	136,387.34	147,675.44	-11,288.10	-7.64
3600-00-000	OTHER INCOME								
3611-00-000	Investment Income - Restricted	67.42	4.17	63.25	1,516.79	178.73	33.36	145.37	435.76
3699-00-000	TOTAL OTHER INCOME	67.42	4.17	63.25	1,516.79	178.73	33.36	145.37	435.76
3999-00-000	TOTAL INCOME	8,896.85	18,463.60	-9,566.75	-51.81	136,566.07	147,708.80	-11,142.73	-7.54
4000-00-000	EXPENSES								
4100-00-000	ADMINISTRATIVE EXPENSES								
4100-99-000	Administrative Salaries								
4110-00-000	Administrative Salaries	1,793.32	2,288.33	-495.01	21.63	13,710.52	18,306.64	-4,596.12	-25.11
4110-04-000	Employee Benefit Contribution-Admin	606.10	591.67	-14.43	-2.44	4,488.49	4,733.36	-244.87	-5.17
4110-99-000	Total Administrative Salaries	2,399.42	2,880.00	-480.58	16.69	18,199.01	23,040.00	-4,840.99	-21.01
4140-00-000	Staff Training	0.00	41.67	-41.67	100.00	0.00	333.36	333.36	100.00
4150-00-000	Travel	0.00	41.67	-41.67	100.00	0.00	333.36	333.36	100.00
4173-00-000	Management Fee	0.00	833.33	-833.33	100.00	6,625.07	6,666.64	-41.57	0.62
4189-00-000	Total Other Admin Expenses	0.00	875.00	-875.00	100.00	6,625.07	7,000.00	-374.93	-5.36
4190-00-000	Miscellaneous Admin Expenses								
4190-01-000	Memberships and Fees	53.25	6.25	-47.00	-752.00	53.25	50.00	-3.25	-6.50
4190-02-000	Publications	0.00	4.17	-4.17	100.00	0.00	33.36	33.36	100.00
4190-03-000	Advertising	0.00	4.17	-4.17	100.00	4.74	33.36	28.62	85.79
4190-04-000	Office Supplies	5.22	25.00	-19.78	79.12	52.08	200.00	147.92	73.96
4190-07-000	Telephone & Internet	517.80	266.67	-251.13	-94.17	2,399.81	2,133.36	-266.45	-12.49
4190-08-000	Postage	12.28	25.00	-12.72	50.88	214.87	200.00	-14.87	-7.44
4190-10-000	Copiers	88.58	83.33	-5.25	-6.30	852.26	666.64	-185.62	-27.84
4190-12-000	Software	1,524.94	100.00	-1,424.94	-1,424.94	1,628.43	800.00	-828.43	-103.55
4190-13-000	IT/Website Maintenance	17.61	110.42	-92.81	84.05	1,279.74	883.36	-396.38	-44.87
4190-21-000	HCC Fees	0.00	566.67	-566.67	100.00	6,763.98	4,533.36	-2,230.62	-49.20
4190-22-000	Other Misc Admin Expenses	916.15	58.33	-857.82	-1,470.63	1,575.15	466.64	-1,108.51	-237.55

COMMERCE VILLAGE, LLC

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	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var	
4191-00-000	Total Miscellaneous Admin Expenses	3,135.83	1,250.01	-1,885.82	-150.86	14,824.31	10,000.08	-4,824.23	-48.24
4199-00-000	TOTAL ADMINISTRATIVE EXPENSES	5,535.25	5,046.68	-488.57	-9.68	39,648.39	40,373.44	725.05	1.80
4200-00-000	TENANT SERVICES								
4210-00-000	Tenant Services Salaries	2,322.34	1,520.83	-801.51	-52.70	13,934.04	12,166.64	-1,767.40	-14.53
4210-01-000	Employee Benefit Contributions-Tenant Svcs.	177.66	0.00	-177.66	N/A	1,065.96	0.00	-1,065.96	N/A
4220-01-000	Other Tenant Svcs.	500.00	125.00	-375.00	-300.00	500.00	1,000.00	500.00	50.00
4299-00-000	TOTAL TENANT SERVICES EXPENSES	3,000.00	1,645.83	-1,354.17	-82.28	15,500.00	13,166.64	-2,333.36	-17.72
4300-00-000	UTILITY EXPENSES								
4310-00-000	Water	767.17	358.33	-408.84	-114.10	2,899.63	2,866.64	-32.99	-1.15
4320-00-000	Electricity	1,652.19	1,666.67	14.48	0.87	12,714.50	13,333.36	618.86	4.64
4330-00-000	Gas	170.71	175.00	4.29	2.45	1,249.53	1,400.00	150.47	10.75
4390-00-000	Sewer & Trash	1,720.20	970.83	-749.37	-77.19	6,816.00	7,766.64	950.64	12.24
4399-00-000	TOTAL UTILITY EXPENSES	4,310.27	3,170.83	-1,139.44	-35.94	23,679.66	25,366.64	1,686.98	6.65
4400-00-000	MAINTENANCE AND OPERATIONAL EXPENSES								
4400-99-000	General Maint Expense								
4410-00-000	Maintenance Salaries	590.28	1,287.50	697.22	54.15	8,903.33	10,300.00	1,396.67	13.56
4410-05-000	Employee Benefit Contribution-Maint.	124.08	291.67	167.59	57.46	1,084.18	2,333.36	1,249.18	53.54
4419-00-000	Total General Maint Expense	714.36	1,579.17	864.81	54.76	9,987.51	12,633.36	2,645.85	20.94
4420-00-000	Materials								
4420-01-000	Supplies-Grounds	21.42	33.33	11.91	35.73	650.42	266.64	-383.78	-143.93
4420-02-000	Supplies-Appliance	26.72	20.83	-5.89	-28.28	258.69	166.64	-92.05	-55.24
4420-03-000	Supplies-Unit Turnover	0.00	41.67	41.67	100.00	1,199.20	333.36	-865.84	-259.73
4420-04-000	Supplies-Electrical	72.64	41.67	-30.97	-74.32	2,248.47	333.36	-1,915.11	-574.49
4420-05-000	Supplies-Fuel & Parts	25.14	12.50	-12.64	-101.12	140.55	100.00	-40.55	-40.55
4420-06-000	Supplies-Janitorial/Cleaning	34.28	8.33	-25.95	-311.52	85.47	66.64	-18.83	-28.26
4420-07-000	Supplies-Maint/Repairs	38.11	25.00	-13.11	-52.44	436.86	200.00	-236.86	-118.43
4420-08-000	Supplies-Plumbing	40.37	16.67	-23.70	-142.17	257.20	133.36	-123.84	-92.86
4420-09-000	Tools and Equipment	0.00	4.17	4.17	100.00	4.07	33.36	29.29	87.80
4420-10-000	Maintenance Paper/Supplies	50.41	4.17	-46.24	-1,108.87	78.86	33.36	-45.50	-136.39
4429-00-000	Total Materials	309.09	208.34	-100.75	-48.36	5,359.29	1,666.72	-3,693.07	-221.58
4430-00-000	Contract Costs								
4430-01-000	Contract-Route Maintenance	0.00	41.67	41.67	100.00	0.00	333.36	333.36	100.00
4430-03-000	Contract-Trash Collection	221.00	200.00	-21.00	-10.50	1,485.25	1,600.00	114.75	7.17
4430-04-000	Contract-Snow Removal	0.00	183.33	183.33	100.00	2,025.00	1,466.64	-558.36	-38.07
4430-05-000	Contract-Unit Turnover	0.00	66.67	66.67	100.00	523.19	533.36	10.17	1.91
4430-07-000	Contract-Pest Control	61.24	333.33	272.09	81.63	428.68	2,666.64	2,237.96	83.92
4430-10-000	Contract-Janitorial/Cleaning	99.08	100.00	0.92	0.92	803.65	800.00	-3.65	-0.46
4430-11-000	Contract-Plumbing	0.00	83.33	83.33	100.00	598.74	666.64	67.90	10.19
4430-12-000	Contract-Inspectors	300.00	208.33	-91.67	-44.00	2,425.00	1,666.64	-758.36	-45.50
4430-13-000	Contract-HVAC	1,897.50	200.00	-1,697.50	-848.75	3,795.00	1,600.00	-2,195.00	-137.19
4430-15-000	Contract-Video Surveillance	0.00	8.33	8.33	100.00	75.00	66.64	-8.36	-12.54

COMMERCE VILLAGE, LLC

January - August 2022

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	MTD Actual	MTD Budget	Variance	% Var	PTD Actual	PTD Budget	Variance	% Var
4430-17-000	Contract-Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	200.00	100.00
4430-18-000	Contract-Alarm Monitoring	0.00	50.00	50.00	100.00	528.00	400.00	-32.00
4439-00-000	Total Contract Costs	2,578.82	1,499.99	-1,078.83	-71.92	12,687.51	11,999.92	-687.59
4499-00-000	TOTAL MAINTENANCE AND OPERATIONAL EXPENSES	3,602.27	3,287.50	-314.77	-9.57	28,024.81	26,300.00	-1,724.81
4500-00-000	GENERAL EXPENSES							
4510-00-000	Insurance-Other	15.36	25.00	9.64	38.56	154.04	200.00	45.96
4510-10-000	Property Insurance	132.32	83.33	-48.99	-58.79	1,058.56	666.64	-391.92
4510-20-000	Liability Insurance	88.22	125.00	36.78	29.42	705.76	1,000.00	294.24
4510-30-000	Workmen's Compensation	54.97	58.33	3.36	5.76	521.34	466.64	-54.70
4521-00-000	Misc. Taxes/Licenses/Insurance	1.01	2.00	0.99	49.50	8.08	16.00	7.92
4570-00-000	Bad Debt-Tenant Rents	0.00	41.67	41.67	100.00	0.00	333.36	333.36
4590-00-000	Other General Expense	0.00	750.00	750.00	100.00	0.00	6,000.00	6,000.00
4599-00-000	TOTAL GENERAL EXPENSES	291.88	1,085.33	793.45	73.11	2,447.78	8,682.64	6,234.86
4800-00-000	FINANCING EXPENSE							
4851-00-000	Interest Expense-Loan 1	1,365.00	1,365.00	0.00	0.00	10,920.00	10,920.00	0.00
4899-00-000	TOTAL FINANCING EXPENSES	1,365.00	1,365.00	0.00	0.00	10,920.00	10,920.00	0.00
8000-00-000	TOTAL EXPENSES	18,104.67	15,601.17	-2,503.50	-16.05	120,230.64	124,809.36	4,578.72
9000-00-000	NET INCOME	-9,207.82	2,862.43	-12,070.25	-421.68	16,335.43	22,899.44	-6,564.01

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND EQUITY
 2023 Budgets for All Programs

	LCD	BP	Lineweaver	MTW/MSS	JRL	Franklin Heights	Commerce Village	SHC	LAC	CV Mgt	Total
Receipts											
3110 Rent Receipts	0.00	220,056.00	227,662.00	0.00	186,820.00	511,210.00	103,525.00	0.00	0.00	0.00	1,249,273
3410 HMI/SFSS/SC/DBGVHSP gra	194,410.00	0.00	0.00	63,000.00	67,105.00	186,000.00	0.00	0.00	0.00	0.00	489,515
3410 HAP Income	0.00	0.00	0.00	5,715,283.00	283,061.00	1,192,828.00	126,531.00	0.00	0.00	0.00	7,317,791
3410 HAP Adm Income	0.00	0.00	278,253.00	620,817.00	0.00	0.00	0.00	0.00	0.00	0.00	899,070
3610 Interest Income	300.00	0.00	0.00	0.00	0.00	600.00	200.00	0.00	0.00	0.00	1,100
3680 Other Income	168,000.00	0.00	9,000.00	61,000.00	16,800.00	40,000.00	4,000.00	5,000.00	0.00	0.00	303,800
3680 Adm. Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
3680 Application Fees	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000
3680 Management Fees	11,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,500
3680 Lease Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
Total Receipts	389,210.00	220,056.00	514,915.00	6,460,100.00	553,786.00	1,909,636.00	234,256.00	5,000.00	0.00	0.00	10,286,959
	1,124,181.00										
Expenses											
Administration											
4110 Salaries	187,600.00	0.00	65,310.00	427,263.00	37,650.00	287,100.00	24,575.00	0.00	0.00	0.00	1,029,498
4540 Benefits	55,728.00	0.00	21,190.00	128,683.00	17,400.00	73,385.00	6,820.00	0.00	0.00	0.00	303,216
4130 Legal Expense	10,000.00	2,500.00	5,000.00	5,000.00	5,000.00	2,000.00	0.00	350.00	500.00	180.00	30,510
4140 Staff Training	5,000.00	0.00	1,000.00	8,000.00	1,000.00	2,000.00	500.00	0.00	0.00	0.00	17,500
4150 Travel	5,000.00	0.00	1,000.00	5,000.00	1,000.00	2,000.00	500.00	0.00	0.00	0.00	14,500
4171 Auditing Fees	5,000.00	0.00	1,250.00	9,040.00	1,750.00	2,200.00	0.00	0.00	0.00	0.00	19,240
4190 Sundry-Adm. Exp.	35,000.00	600.00	25,000.00	67,000.00	15,000.00	70,000.00	30,400.00	450.00	350.00	250.00	244,050
4190 HMI/SF/SS/SC/DBGVHSP gra	194,410.00	0.00	0.00	63,000.00	67,105.00	25,000.00	0.00	0.00	0.00	0.00	349,515
4190 Community Donations	10,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,000
4230 Tenant Services	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22,750
Total Administration	507,738.00	3,100.00	120,750.00	712,986.00	146,905.00	464,695.00	82,545.00	800.00	850.00	410.00	2,040,779
Utilities											
4310 Water	0.00	800.00	10,000.00	0.00	8,000.00	32,000.00	4,300.00	0.00	0.00	0.00	55,100
4320 Electric	2,600.00	0.00	65,000.00	4,000.00	70,000.00	12,000.00	20,000.00	0.00	0.00	0.00	173,600
4330 Gas	1,600.00	0.00	0.00	2,000.00	0.00	4,000.00	2,100.00	0.00	0.00	0.00	9,700
4390 Sewer	0.00	0.00	25,000.00	0.00	25,000.00	36,000.00	11,650.00	0.00	0.00	0.00	97,650
Total Utilities	4,200.00	800.00	100,000.00	6,000.00	103,000.00	84,000.00	38,050.00	0.00	0.00	0.00	336,050
Maintenance											
4410 Labor	10,350.00	0.00	68,200.00	0.00	68,196.00	185,947.00	20,710.00	0.00	0.00	0.00	353,303
4540 Benefits	5,300.00	0.00	19,560.00	0.00	20,460.00	55,000.00	6,048.00	0.00	0.00	0.00	106,368
4420 Materials	4,500.00	3,100.00	18,000.00	0.00	15,000.00	50,000.00	3,500.00	0.00	0.00	0.00	94,100
4430 Contract Costs	6,500.00	11,000.00	65,000.00	0.00	60,000.00	160,000.00	18,000.00	0.00	0.00	0.00	320,500
Total Maintenance	26,650.00	14,100.00	170,760.00	0.00	163,656.00	450,947.00	48,258.00	0.00	0.00	0.00	874,271
General Expenses											
4510 Insurance	11,000.00	0.00	10,000.00	9,200.00	11,950.00	30,000.00	5,000.00	900.00	900.00	0.00	78,950
4571 Bad Debt Expense	0.00	0.00	5,000.00	0.00	10,000.00	25,000.00	500.00	0.00	0.00	0.00	40,500
4570 Real Estate Taxes	0.00	0.00	0.00	0.00	0.00	28,000.00	24.00	0.00	0.00	0.00	28,024
4715-4718 HAP UAP FSS	0.00	0.00	0.00	5,730,283.00	0.00	0.00	0.00	0.00	0.00	0.00	5,730,283
4580 Interest Expense	0.00	15,205.00	34,165.00	0.00	26,721.00	221,318.00	18,380.00	0.00	0.00	0.00	313,789
Total General	11,000.00	15,205.00	49,165.00	5,739,483.00	48,671.00	304,318.00	21,904.00	900.00	900.00	0.00	6,191,546
Total Expenditures	549,588.00	33,205.00	440,675.00	6,458,469.00	462,232.00	1,303,860.00	190,757.00	1,700.00	1,750.00	410.00	9,442,646
TOTAL RECEIPTS	389,210.00	220,056.00	514,915.00	6,460,100.00	553,786.00	1,909,636.00	234,256.00	5,000.00	0.00	0.00	10,286,959
TOTAL EXPENSES	549,588.00	33,205.00	440,675.00	6,458,469.00	462,232.00	1,303,860.00	190,757.00	1,700.00	1,750.00	410.00	9,442,646
NET OPERATING INCOME/(LOS)	(160,378.00)	186,851.00	74,240.00	1,631.00	91,554.00	605,776.00	43,499.00	3,300.00	(1,750.00)	(410.00)	844,313
Principal Pymts/Reserve Account	0.00	28,094.00	70,518.00	0.00	89,275.00	530,709.00	9,000.00	0.00	0.00	0.00	727,596
Total After Principal Payments (160,378.00)		158,757.00	3,722.00	1,631.00	2,279.00	75,067.00	34,499.00	3,300.00	(1,750.00)	(410.00)	116,717

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
LOCAL COMMUNITY DEVELOPMENT - BUDGET
Fiscal Year Ending December 31, 2023

	FY 2022	PROPOSED FY 2023
OPERATING RECEIPTS		
HMIS Grant Funds	84,072	84,072
HMIS Cherp Grant Funds	0	29,786
VHSP Grant Funds	59,391	59,391
COC Planning Grant Funds	21,161	21,161
Interest Income	0	300
Other Income/Developer's Fees	180,000	168,000
Bond Application Fees	15,000	15,000
Mangement Fees (CV)	11,000	11,500
Bridge Port Net Receipts	190,456	220,056
Lineweaver Apartments Net Receipts	485,280	514,915
TOTAL OPERATING RECEIPTS	1,046,360	1,124,181
ADMINISTRATIVE EXPENDITURES		
Salaries	215,770	187,600
Benefits	64,731	55,728
Legal	10,000	10,000
Staff Training	5,000	5,000
Travel	5,000	5,000
Auditing	5,000	5,000
Sundry (includes HMIS \$10K match)	25,000	35,000
HMIS Grant Expenses	84,072	84,072
HMIS Cherp Grant Funds	0	29,786
VHSP Grant Expenses	59,391	59,391
COC Planning Grant Expenses	21,161	21,161
Community Donations (Homeless Initiatives)	10,000	10,000
Total Administrative Expenditures	505,125	507,738
UTILITIES		
Electric	2,500	2,600
Gas	1,500	1,600
Total Utilities Expense	4,000	4,200
OPERATING EXPENDITURES		
Maintenance Labor	44,140	10,350
Maintenance Benefits	13,242	5,300
Maintenance Materials	4,000	4,500
Contract Costs-LCD	6,000	6,500
Insurance	8,000	11,000
Bport Operating Expenses	32,900	33,205
Lineweaver Apartments Operating Expenses	390,580	440,675
Total Operating Expenditures	498,862	511,530
TOTAL OPERATING RECEIPTS	1,046,360	1,124,181
TOTAL OPERATING EXPENDITURES	1,007,987	1,023,468
NET INCOME/LOSS	<u>38,373</u>	<u>100,713</u>
Principal Payment (BP/LOA)	27,310	98,612
	11,063.00	2,101

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
LINEWEAVER ANNEX APARTMENTS - BUDGET
 Fiscal Year Ending December 31, 2023

OPERATING RECEIPTS	FY 2022	PRPOSED FY 2023
Dwelling Rent @ 2% Vacancy Rate	476,280	505,915
Other Income-Laundry Receipts	4,000	4,000
Other Income-Late fees, workorders, etc.	5,000	5,000
TOTAL OPERATING RECEIPTS	485,280	514,915
Administration		
Salaries	81,112	65,310
Benefits	24,334	21,190
Legal	1,500	5,000
Training	1,000	1,000
Travel	1,000	1,000
Auditing	1,250	1,250
Sundry	18,000	25,000
Total Administration Fees	128,196	119,750
Tenant Services		
Recreation (Bus tickets and fruit baskets)	1,000	1,000
Total Tenant Services	1,000	1,000
Utilities		
Water	10,000	10,000
Electric	63,000	65,000
Sewer	24,000	25,000
Total Utilities	97,000	100,000
Ordinary Maintenance		
Salaries	62,603	68,200
Benefits	18,781	19,560
Materials	18,000	18,000
Contract Costs	50,000	65,000
Total Ordinary Maintenance	149,384	170,760
General Expenses		
Insurance	10,000	10,000
Collection Losses	5,000	5,000
Interest Expense-BOJ	0	34,165
Total General Expenses	15,000	49,165
TOTAL EXPENDITURES	390,580	440,675
TOTAL OPERATING RECEIPTS	485,280	514,915
TOTAL OPERATING EXPENDITURES	390,580	440,675
NET INCOME/LOSS	<u>94,700</u>	<u>74,240</u>
Principal Payment	0	70,518

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
BRIDGEPORT COMPLEX-BUDGET
 Fiscal Year Ending December 31, 2023

OPERATING RECEIPTS	FY 2022	PROPOSED FY 2023
Rent	190,456	220,056
TOTAL OPERATING RECEIPTS	190,456	220,056
OPERATING EXPENDITURES		
Administration		
Legal	2,500	2,500
Sundry-Elev Phone	600	600
TOTAL OPERATING EXPENDITURES	3,100	3,100
UTILITIES		
Water	800	800
Electric	0	0
Gas	0	0
Sewer	0	0
TOTAL UTILITIES	800	800
MAINTENANCE EXPENDITURES		
Materials	3,000	3,100
Contract Costs	10,000	11,000
TOTAL MAINTENANCE EXPENDITURES	13,000	14,100
GENERAL EXPENDITURES		
4580 Interst Expense	16,000	15,205
TOTAL GENERAL EXPENDITURES	16,000.00	15,205.00
TOTAL OPERATING RECEIPTS	190,456	220,056
TOTAL OPERATING EXPENDITURES	32,900	33,205
NET INCOME/LOSS	<u>157,556</u>	<u>186,851</u>
Principal Payment	27,310	28,094
	130,246	158,757

HARRISONBURG REDEVELOPMENT & HOUSING AUTHORITY
HOUSING CHOICE VOUCHER PROGRAM(MTW & MS5) - BUDGET
 Fiscal Year Ending December 31, 2023

OPERATING RECEIPTS	FY 2022	PROPOSED FY 2023
Housing Assistance Pymts (Avg. 2022 GL/VMS HAP Expenses)	5,897,254	5,715,283
FSS Forfeitures/Portability Income/Fraud Recovery	9,000	15,000
Interest Income	0	0
Total HAP Fees	5,906,254	5,730,283
Administrative Fees		
600 vouchers x 12 months x \$70.60 (88% funding level)	387,716	447,322
250 vouchers x 12 months x \$65.89 (88% funding level)	180,928	173,495
FSS Grant	35,103	63,000
Fraud Recovery Payments	7,000	7,000
Total Administrative Fees	610,747	690,817
Use of Unrestricted Net Assets held by HRHA	0	39,000
TOTAL OPERATING RECEIPTS	6,517,001	6,460,100
OPERATING EXPENDITURES		
Housing Assistance Payments	5,906,254	5,730,283
Administrative Salaries	347,147	427,263
Administrative Benefits	114,675	128,683
Administrative Salaries-FSS	35,103	47,025
Administrative Benefits-FSS	0	15,975
Legal	2,500	5,000
Staff Training	5,000	8,000
Travel	5,000	5,000
Auditing Costs	9,040	9,040
Sundry	60,000	50,000
Sundry-Portability fees	2,000	2,000
Sundry-Landlord Incentives	15,000	15,000
Electric	4,000	4,000
Gas	2,000	2,000
Insurance	8,530	9,200
Total Administrative & General Expenses	609,995	728,186
TOTAL OPERATING EXPENDITURES	6,516,249	6,458,469
TOTAL OPERATING RECEIPTS	6,517,001	6,460,100
TOTAL OPERATING EXPENDITURES	6,516,249	6,458,469
NET INCOME/LOSS	<u>752</u>	<u>1,631</u>

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
J. R. "POLLY" LINEWEAVER APARTMENTS - BUDGET
 Fiscal Year Ending December 31, 2023

	FY 2022	PROPOSED FY 2023
OPERATING RECEIPTS		
Dwelling Rent-2% vacancy rate	184,248	186,820
HAP Funding	276,372	283,061
Total Rent	460,620	469,881
Service Coordinator Grant	67,105	67,105
Other Income-Laundry Receipts	3,800	4,800
Other Income-Late Fees, workorders	12,000	12,000
TOTAL OPERATING RECEIPTS	543,525	553,786
 Administration		
Salaries	50,955	37,650
Benefits	17,800	17,400
Legal	0	5,000
Training	0	1,000
Travel	0	1,000
Auditing	1,200	1,750
Sundry	7,500	15,000
Total Administration	77,455	78,800
 Tenant Services		
Service Coordinator Grant	67,105	67,105
Recreation (Bus tickets and fruit baskets)	1,000	1,000
Total Tenant Services	68,105	68,105
 Utilities		
Water	8,000	8,000
Electric	65,000	70,000
Sewer	25,000	25,000
Total Utilities	98,000	103,000
 Ordinary Maintenance		
Salaries	40,740	68,196
Benefits	10,020	20,460
Materials	12,000	15,000
Contract Cost	41,000	60,000
Total Ordinary Maintenance	103,760	163,656
 General Expense		
Insurance	8,500	11,950
Collection Losses	0	10,000
Interest Payment	36,575	26,721
Total General Expense	45,075	48,671
 TOTAL EXPENDITURES	392,395	462,232
 TOTAL OPERATING RECEIPTS	543,525	553,786
TOTAL OPERATING EXPENDITURES	392,395	462,232
NET INCOME/LOSS	<u>151,130</u>	<u>91,554</u>
 Principal Payment	150,610	89,275
	520	2,279

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
FRANKLIN HEIGHTS, LLC - BUDGET
PROJECT-BASED VOUCHER UNITS
FISCAL YEAR ENDING DECEMBER 31, 2023

OPERATING RECEIPTS:	FY 2022	PROPOSED FY 2023
DWELLING RENT @ 6% Vacancy Rate	1,611,047	1,704,036
INVESTMENT INCOME	500	600
OTHER INCOME-CDBG Funds	165,000	165,000
OTHER INCOME-Late Fees	22,000	40,000
TOTAL OPERATING RECEIPTS	1,798,547	1,909,636
OPERATING EXPENSES:		
ADMINISTRATIVE		
Administration Salaries	266,851	287,100
Administration Benefits	80,055	73,395
Legal Fees	1,000	2,000
Training	1,000	2,000
Travel	1,500	2,000
Auditing	2,200	2,200
CDBG Homebuyer Assistance Program	25,000	25,000
Sundry (utility allow/software renewal, etc.)	70,000	70,000
TOTAL ADMINISTRATIVE	447,606	463,695
TENANT SERVICES-FSS ACTIVITIES		
Recreation	1,000	1,000
TOTAL TENANT SERVICES	1,000	1,000
UTILITIES		
Water	10,000	32,000
Electricity	20,000	12,000
Gas	4,000	4,000
Sewer	15,000	36,000
TOTAL UTILITIES	49,000	84,000
ORDINARY MAINTENANCE AND OPERATIONS		
Maintenance Salaries	157,505	185,847
Maintenance Benefits	47,252	55,000
Materials	40,000	50,000
Contract	150,000	160,000
TOTAL ORDINARY MAINTENANCE	394,757	450,847
GENERAL		
Insurance	30,000	30,000
Collection Loss	15,000	25,000
Real Estate Taxes	26,000	28,000
Interest Expense-HHR	77,850	70,850
Interest Expense-FH	98,225	117,000
Interest Expense-FORK-BOJ	35,575	33,468
TOTAL GENERAL EXPENSES	282,650	304,318
TOTAL EXPENDITURES	1,175,013	1,303,860
TOTAL OPERATING RECEIPTS	1,798,547	1,909,636
TOTAL OPERATING EXPENDITURES	1,175,013	1,303,860
NET INCOME/LOSS	<u>623,534</u>	<u>605,776</u>
Principal Payments		
HHR 2006/14 Go Bond Principal Payment	140,000	150,000
FH 2009/11 Go Bond Principal Payment	345,000	290,000
Bank of the James-Fork refi	88,602	90,709
Total Principal Payments	573,602	530,709
	49,932	75,067

HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY

Commerce Village LLC

Fiscal Year Ending December 31, 2023

OPERATING RECEIPTS	FY 2022	PROPOSED FY 2023
Dwelling Rent @ 1% Vacancy Rate	108,257	103,525
Hap Payments	108,257	126,531
Reserve Interest-Replacement and Operating	50	200
Other Income-Laundry Receipts, donations	2,000	1,800
Other Income-Late fees, workorders, etc.	3,000	2,200
TOTAL OPERATING RECEIPTS	221,563	234,256
OPERATING EXPENDITURES		
Administration		
Salaries	27,460	24,575
Benefits	7,100	6,820
Legal	0	0
Training	500	500
Travel	500	500
Auditing (audit paid for by VHDA)	0	0
Sundry-HCC Partnership Fee	7,000	6,900
Sundry-Management Fee	10,000	11,500
Sundry (incl. VHDA monitoring, etc.)	8,000	12,000
Total Administration Fees	60,560	62,795
Tenant Services		
Salaries-Case Management/Peer Counseling	18,250	18,250
Recreation	1,500	1,500
Total Tenant Services	19,750	19,750
Utilities		
Water	4,300	4,300
Electric	20,000	20,000
Gas	2,100	2,100
Sewer	11,650	11,650
Total Utilities	38,050	38,050
Ordinary Maintenance		
Salaries	15,450	20,710
Benefits	3,500	6,048
Materials	2,500	3,500
Contract Costs	18,000	18,000
Total Ordinary Maintenance	39,450	48,258
General Expenses		
Insurance	3,500	5,000
Collection Losses	500	500
Interest (DHCD Hsg Trust Fund-Debt Service-Interest)	16,380	16,380
Real Estate Taxes	24	24
Reserve Account	9,000	9,000
Total General Expenses	29,404	30,904
TOTAL OPERATING RECEIPTS	221,563	234,256
TOTAL OPERATING EXPENDITURES	187,214	199,757
NET INCOME/LOSS	<u>34,349</u>	<u>34,499</u>

BoxScore Summary

For Selected Properties
Date = 08/01/2022-08/31/2022

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	% Lessed	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	80	47	43	0	3	0	1	4	0	0	0	93.61	93.61	91.48
1b1b-FH	Franklin Heights-one bedro	896	0	18	18	0	0	0	0	0	0	0	0	100.00	100.00	100.00
1b1b-JRP	JR Polly Lineweaver One be	0	0	14	12	0	2	0	0	2	0	0	0	85.71	85.71	85.71
1bed-CV	Commerce Village	600	159	30	30	0	0	0	0	0	0	0	0	100.00	100.00	100.00
1bed-LA	Lineweaver Annex-one bedro	414	68	60	56	0	0	0	4	4	0	0	0	100.00	100.00	93.33
2b1b-FH	Franklin Heights-two bedro	988	0	38	36	0	2	0	0	2	0	0	0	94.73	94.73	94.73
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	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00
4b2b-FH	Franklin Heights-four bed	1,192	0	13	12	0	1	0	0	1	0	0	0	92.30	92.30	92.30
5b2b-FH	Franklin Heights 5bed2balh	1,680	0	4	3	0	1	0	0	1	0	0	0	75.00	75.00	75.00
Total		850	45	280	265	0	10	0	5	15	0	0	0	96.42	96.42	94.64

Resident Activity															
Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Cancel Notices/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	0	0	0	0	1	0	0	0	0	0	0	0	0
1b1b-FH	Franklin Heights-one bedro	18	0	0	0	0	0	0	0	0	0	0	0	0	0
1b1b-JRP	JR Polly Lineweaver One be	14	0	0	1	0	1	0	0	0	0	0	0	0	0
1bed-CV	Commerce Village	30	0	0	0	0	0	0	0	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	1	0	0	0	3	0	1	0	0	0	0	0	0
2b1b-FH	Franklin Heights-two bedro	38	0	0	3	1	1	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	0	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	0	0	0	0	0	0	0	0	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	0	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heights 5bed2balh	4	0	0	1	0	0	0	0	0	0	0	0	0	0
Total		280	1	0	5	1	6	0	1	0	0	0	0	0	0

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

Harrisonburg Redevelopment and Housing Authority

August 2022 Waiting List Report

Property	Number of People on Waiting List
Commerce Village	494
Franklin Heights	444
HCV	1,951
Lineweaver Annex	525
JRPL	155
Total	3,414

Monthly Report – August 2022

HCV PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 15	Enrolled in GED: 0	Positive Escrow Balances:
Employed: 11	Enrolled in ESL: 0	Earning Monthly Escrow:
Unemployed/Furlough: 4	Enrolled in Continuing Ed: 1	Newly Earning Escrow: 0
Medical Leave/ Disability: Maternity Leave: 0	Started this month: 0	Increase in Earning Escrow:
		Decrease in Earning Escrow:
		Interim Escrow Withdrawals:

FRANKLIN HEIGHTS PARTICIPANTS

Employment	Education/Training	Escrow
In Program: 29	Enrolled in GED:	Positive Escrow Balances:
Employed: 19	Enrolled in ESL: 1	Earning Monthly Escrow:
Unemployed/Furlough: 8	Enrolled in Continuing Ed.:1	Newly Earning Escrow:
Medical Leave/ Disability: Maternity Leave: 2	Started this month: 0	Increase in Earning Escrow:
		Decrease in Earning Escrow:
		Interim Escrow Withdrawals:

HARRISON HEIGHTS

Employment	Education/Training	Escrow
In Program: 8	Enrolled in GED: 0	Positive Escrow Balances:
Employed: 6	Enrolled in ESL:	Earning Monthly Escrow:

Employment	Education/Training	Escrow
Unemployed: 2	Enrolled in Continuing Ed:	Newly Earning Escrow:
Medical Leave/ Disability: Maternity Leave: 0	Started this month: 0	Escrow 2Increases:
New jobs this month: 0		Decrease in Earning Escrow:
		Interim Escrow Withdrawals:

Program Highlights

2 pieces of furniture distributed, 1 community event - back to school bash- 2 graduations, Training on Yardi, Contacted DuPont Community Bank for the preparation of a credit wellness workshop to take place on September 22,2022 at Lucie Center.

Date: 8/27/2022

FSS Coordinator:

Jacques Mushagasha & Victoria Hill

Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Housing Choice Voucher

Waiting List Code: HCV

Date/Time Last Generated: September 22, 2022 03:22 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: 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: 378

Total Rejected: 0

Total Housed: 32

Total In Process: 346

% 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	39	0	26	13	100.0%	81.3%
VLI	Harrisonburg, VA MSA	25%	0	5	0	6	0	100.0%	18.8%

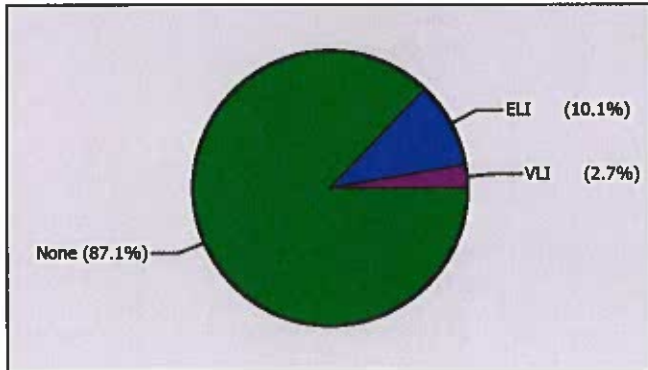
Income Limits Detail

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				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

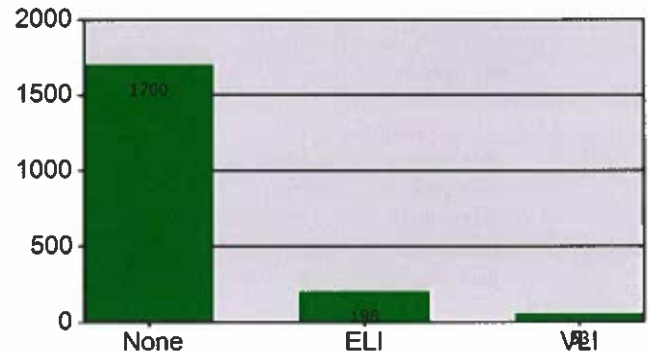
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	1,700	198	53	1,951
	1,014	731	677	807
	1	21	47	1
	1,951	1,895	1,867	1,951
Total	1,700	198	53	1,951
	1,014	731	677	807
	1	21	47	1
	1,951	1,895	1,867	1,951

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points / Weight	Rank
DD/ID	Developmentally/Intellectual Disable	20	0
displfam	Displaced Family	20	0
Eld/Dis	Elderly and Disabled	20	0
ESDom	Escaping Domestic Violence	20	0
FUP	Family Unification Program Referral	150	0
highrb		20	0
homeless	Homeless	20	0
live		85	0
MS5	Mainstream Nonelderly	150	0
UpM	Upwardly Mobile	5	0
Veterans	Veterans	15	0
vicabuse		10	0
WkCS	Working with a Community Service Agency	20	0

Number of Households With Preferences

	Count
	1,113
Developmentally/Intellectual Disable	42
Displaced Family	39
Elderly and Disabled	440
Escaping Domestic Violence	141
Family Unification Program Referral	7
Homeless	581
Mainstream Nonelderly	12
Upwardly Mobile	50
Veterans	29
Working with a Community Service Agency	175

Waiting List Targeted Funding

Code	Preference Description	Points / Weight	Rank
------	------------------------	-----------------	------

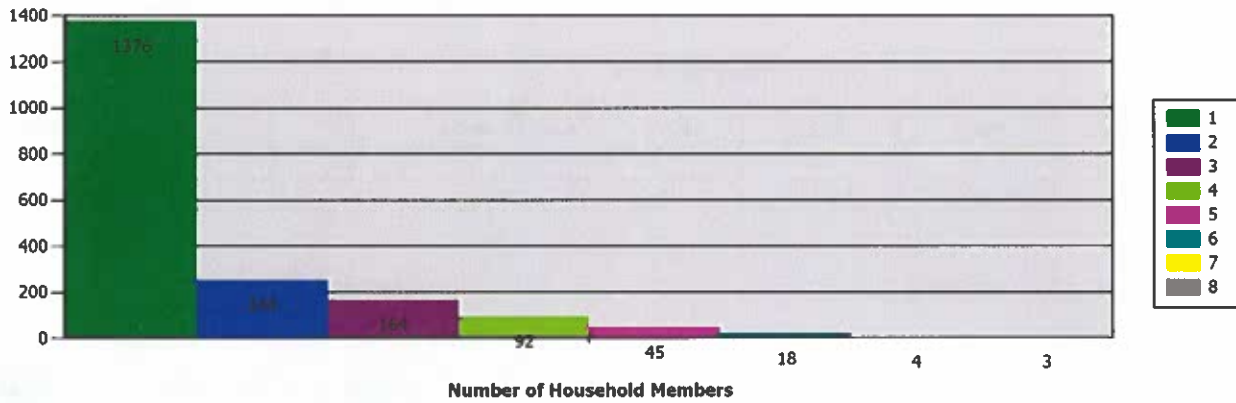
Number of Households With Targeted Funding

Waiting List Summary Information

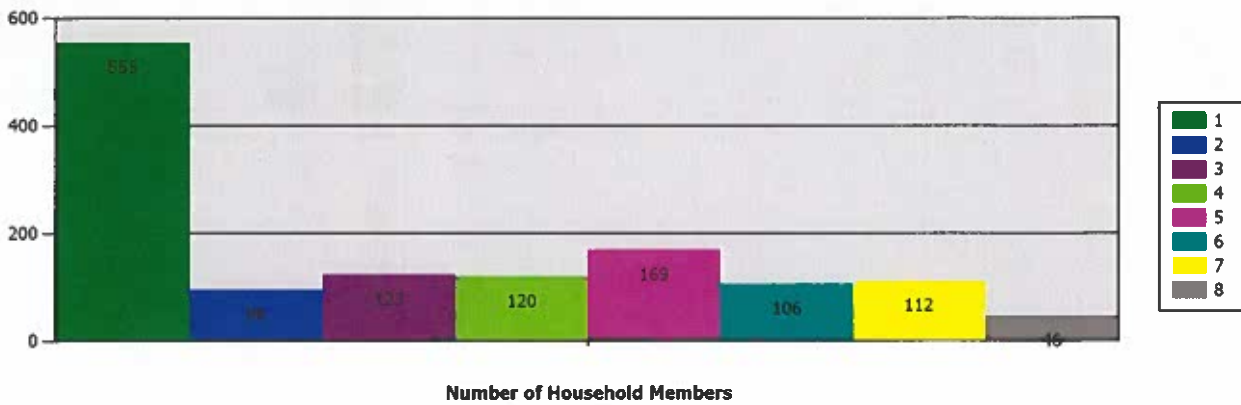
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	# Families Avg Days Min Days Max Days
NotSelected	1,376	249	164	92	45	18	4	3	1,951
	555	96	123	120	169	106	112	46	166
	3	3	3	4	4	12	11	4	3
	2,848	590	1,046	695	2,096	207	188	131	2,848
Total	1,376	249	164	92	45	18	4	3	1,951
	555	96	123	120	169	106	112	46	166
	3	3	3	4	4	12	11	4	3
	2,848	590	1,046	695	2,096	207	188	131	2,848

Number of Households on Waiting List by Number of Members



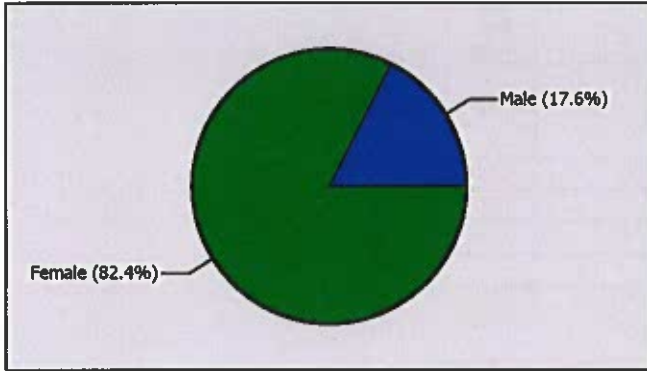
Avg Days on Waiting List by Number of Household Members



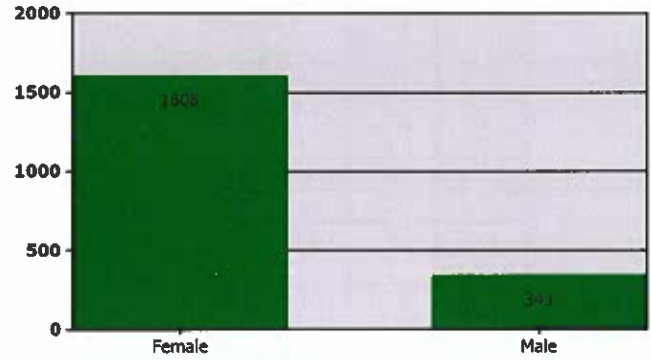
Gender of Head of Household

	Female	Male	Total
NotSelected	1,608	343	1,951
Total	1,608	343	1,951

Gender of Head of HH - Percentage



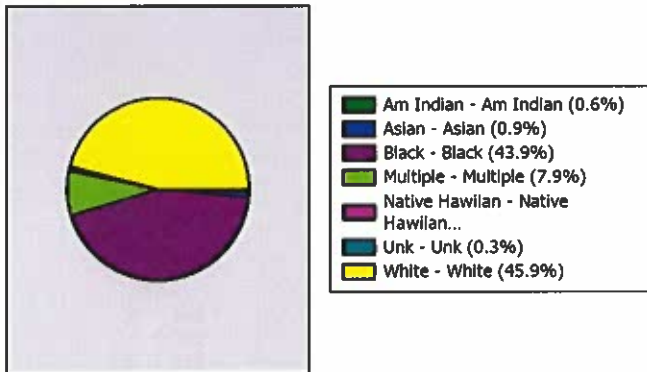
Gender of Head of HH - Count



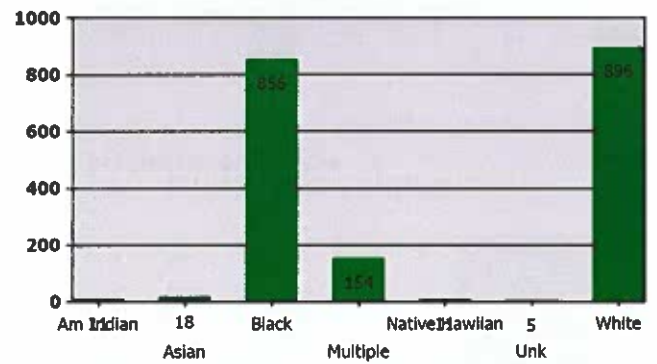
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawaiian	Unk	White	Total
NotSelected	11	18	856	154	11	5	896	1,951
Total	11	18	856	154	11	5	896	1,951

Household Race - Percentage



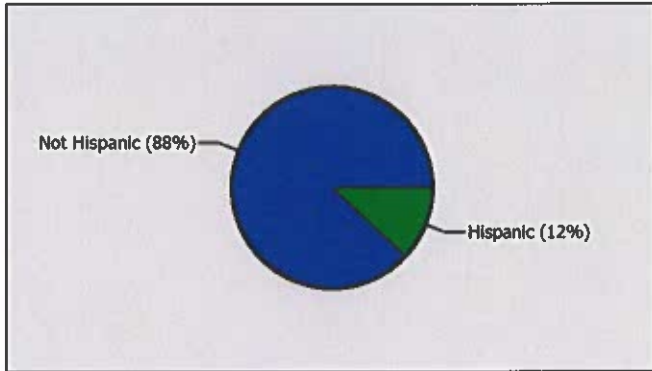
Household Race - Count



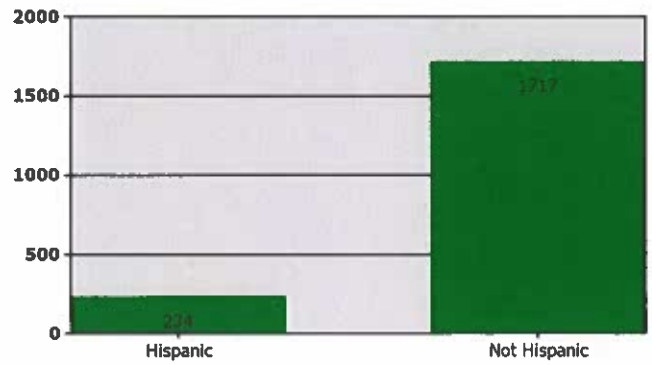
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	234	1,717	1,951
Total	234	1,717	1,951

Household Ethnicity - Percentage



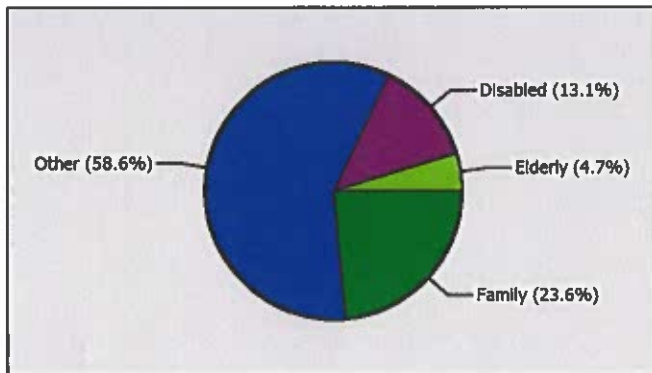
Household Ethnicity - Count



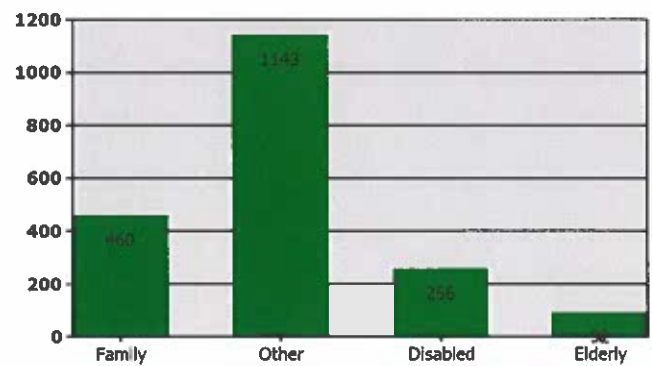
Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	460	1,143	256	92	1,951
Total	460	1,143	256	92	1,951

Household Type - Percentage



Household Type - Count



Waiting List Review

Harrisonburg Redevelopment and Housing Authority (VA014)

Commerce Village

Waiting List Code: ComVII
Property: Waitlist Property
Property Code:
Waiting List Type: Tenant Based
Max Refusals: 1

Date/Time Last Generated: July 14, 2022 11:41 am

List Open: Yes
Date Open:
Date Closed:

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: 3
Total Rejected: 0

Total Housed: 3
Total In Process: 0

% Lease up: 100.0%

Use Single Preference Rule: No

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%	33.3%
ELI	Harrisonburg, VA MSA	50%	0	2	0	2	0	100.0%	66.7%

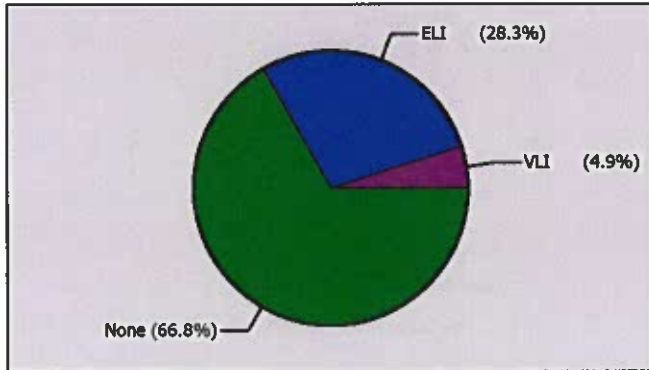
Income Limits Detail

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				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

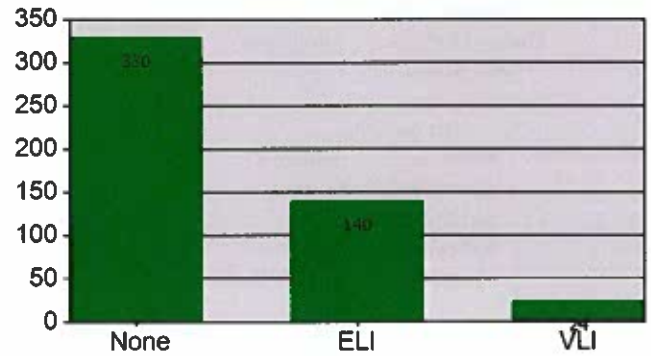
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	330	138	24	492
	277	186	214	226
	6	1	15	1
	494	453	477	494
Selected	0	2	0	2
	0	6	0	6
	0	5	0	5
	0	7	0	7
Total	330	140	24	494
	277	96	214	171
	6	1	15	1
	494	453	477	494

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points / Weight	Rank
ChHome	Chronically Homeless	60	0
CI Refer	Working with a Community Service Organization and referred by Western Virginia CoC-By Name List	120	0
live		65	0
MedV	Medically Vulnerable/VI-SPDAT	20	0
Veterans	Veterans	60	0

Number of Households With Preferences

	Count
	206
Chronically Homeless	54
Medically Vulnerable/VI-SPDAT	71
Veterans	17
Working with a Community Service Organization and referred by Western Virginia CoC-By Name List	15

Waiting List Targeted Funding

Code	Preference Description	Points / Weight	Rank
------	------------------------	-----------------	------

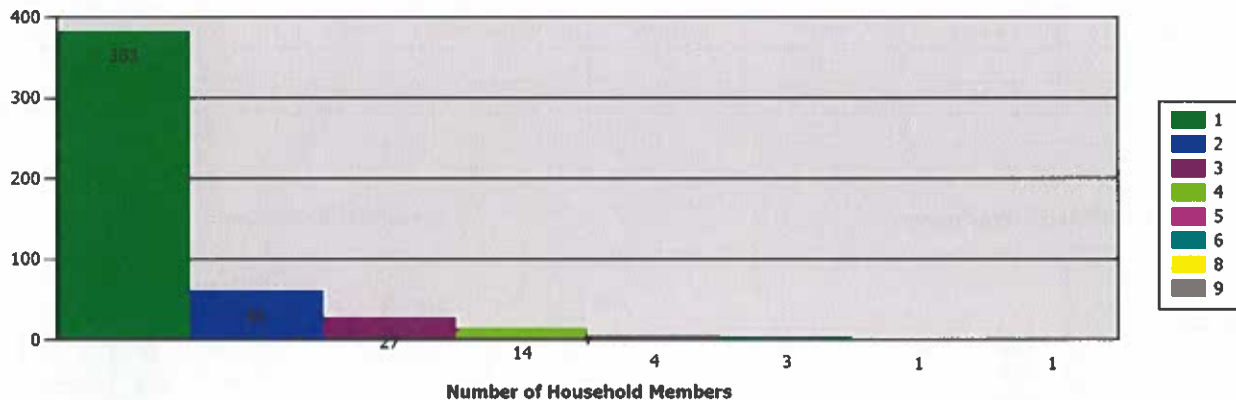
Number of Households With Targeted Funding

Waiting List Summary Information

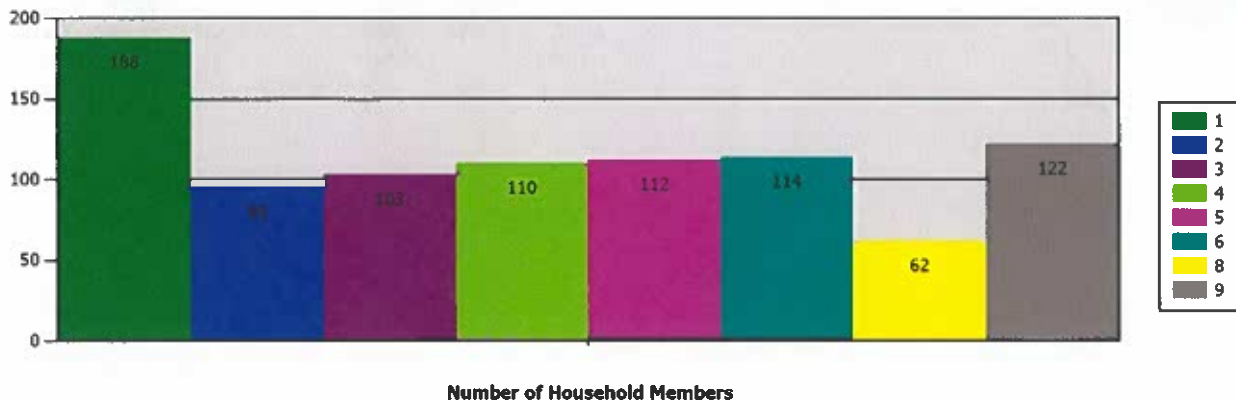
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	8	9	# Families Avg Days Min Days Max Days
NotSelected	381	61	27	14	4	3	1	1	492
	327	95	103	110	112	114	62	122	131
	29	31	29	39	62	51	62	122	29
	1,766	282	161	160	158	160	62	122	1,766
Selected	2								2
	49	0	0	0	0	0	0	0	49
	13	0	0	0	0	0	0	0	13
	86	0	0	0	0	0	0	0	86
Total	383	61	27	14	4	3	1	1	494
	188	95	103	110	112	114	62	122	122
	13	31	29	39	62	51	62	122	13
	1,766	282	161	160	158	160	62	122	1,766

Number of Households on Waiting List by Number of Members



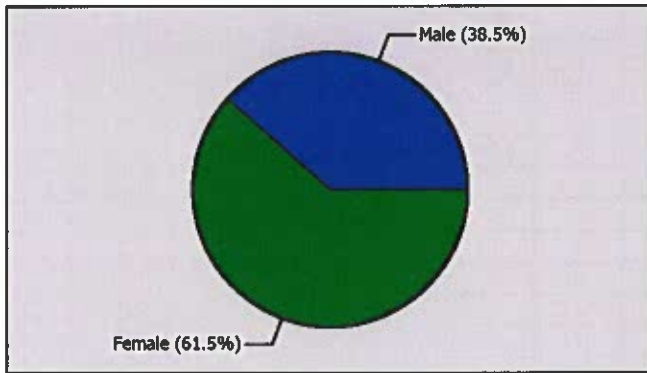
Avg Days on Waiting List by Number of Household Members



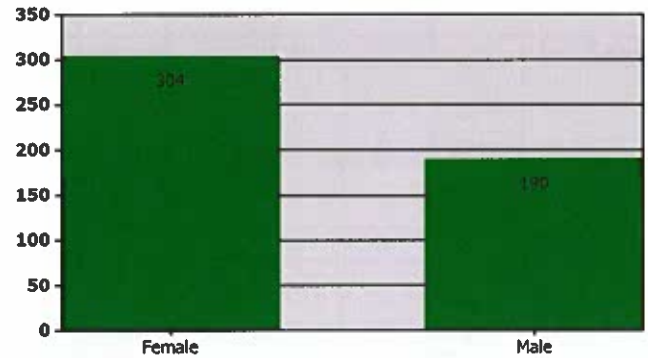
Gender of Head of Household

	Female	Male	Total
NotSelected	303	189	492
Selected	1	1	2
Total	304	190	494

Gender of Head of HH - Percentage



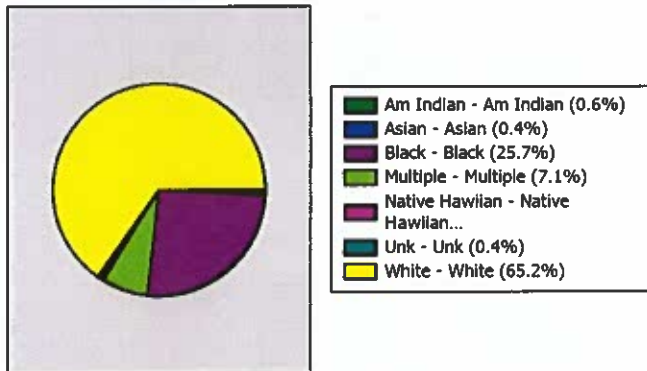
Gender of Head of HH - Count



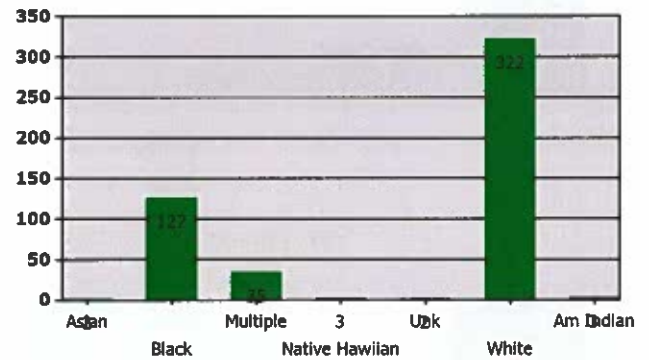
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawaiian	Unk	White	Total
NotSelected	3	2	126	35	3	2	321	492
Selected			1				1	2
Total	3	2	127	35	3	2	322	494

Household Race - Percentage



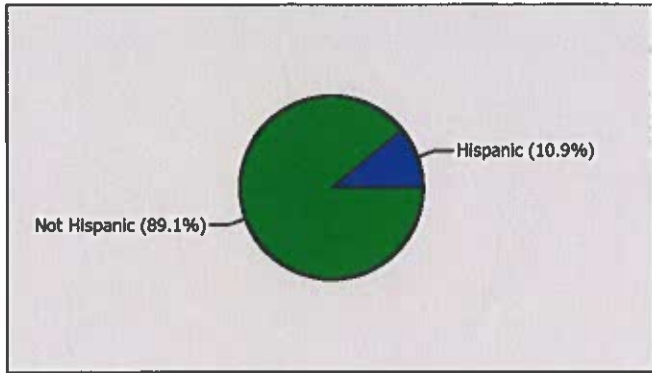
Household Race - Count



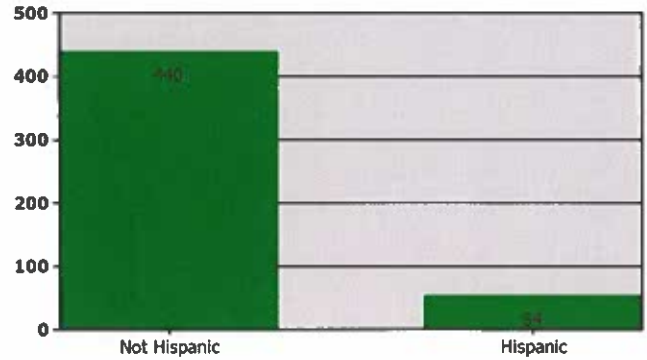
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	54	438	492
Selected		2	2
Total	54	440	494

Household Ethnicity - Percentage



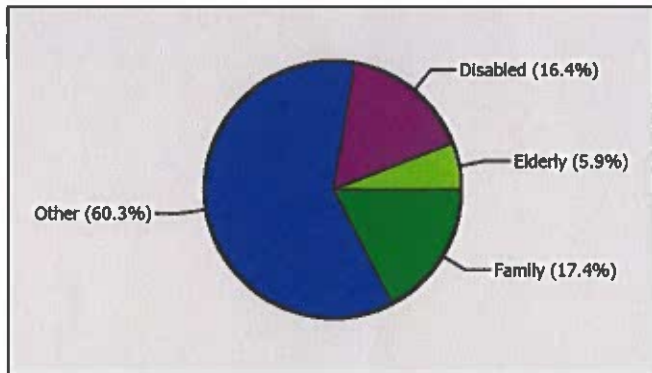
Household Ethnicity - Count



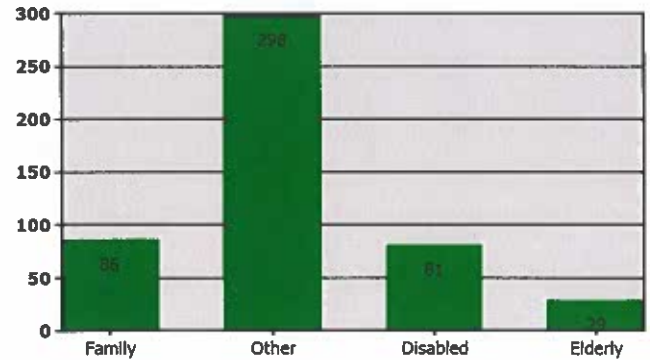
Household Type

	Family	Other	Disabled	Elderly	Total
NotSelected	86	298	80	28	492
Selected			1	1	2
Total	86	298	81	29	494

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: September 08, 2022 09:43 am

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: 30

Total Rejected: 1

Total Housed: 16

Total In Process: 13

% Lease up: 94.1%

Income Targeting

Code	Income Limit Description	Req. %	Pts/ Wt	# Selected	# Rejected	# Housed	# In Process	% Lease Up	% Met
VLI	Harrisonburg, VA MSA	25%	0	5	0	4	1	100.0%	25.0%
ELI	Harrisonburg, VA MSA	75%	0	9	1	12	0	92.3%	75.0%

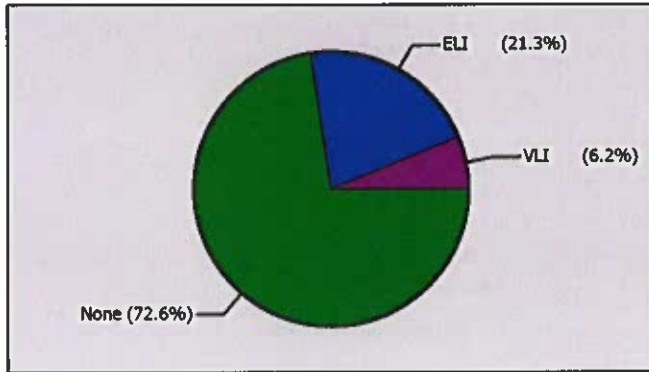
Income Limits Detail

Code	Description	Median Income	% Med Inc	Income Limits - Number of HH Members							
				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

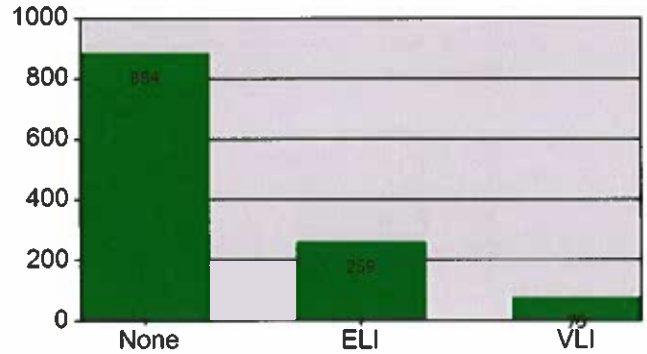
Current Waiting List Households by Selection Status and Income Limit

	None	ELI	VLI	Total Number Avg Position Min Position Max Position
NotSelected	884	255	71	1,210
	200	141	133	158
	1	2	2	1
	444	426	414	444
Selected	0	4	4	8
	0	2	2	2
	0	1	1	1
	0	3	2	3
Total	884	259	75	1,218
	200	72	67	95
	1	1	1	1
	444	426	414	444

Households by Income Limit - Percentage



Households by Income Limit - Count



Waiting List Preferences

Preference Calculation Method: Aggregate

Code	Preference Description	Points / Weight	Rank
dispfam	Displaced Family	20	0
Eld/Dis	Elderly and Disabled	60	0
fss	Self Sufficiency Programs	20	0
highrb		20	0
homeless	Homeless	40	0
live		65	0
UpM	Upwardly Mobile	5	0
Veterans	Veterans	15	0
vicabuse		20	0
wkpoor		20	0

Number of Households With Preferences

	Count
	1,373
Displaced Family	27
Elderly and Disabled	284
Homeless	431
Self Sufficiency Programs	68
Upwardly Mobile	45
Veterans	12

Waiting List Targeted Funding

Code	Preference Description	Points / Weight	Rank
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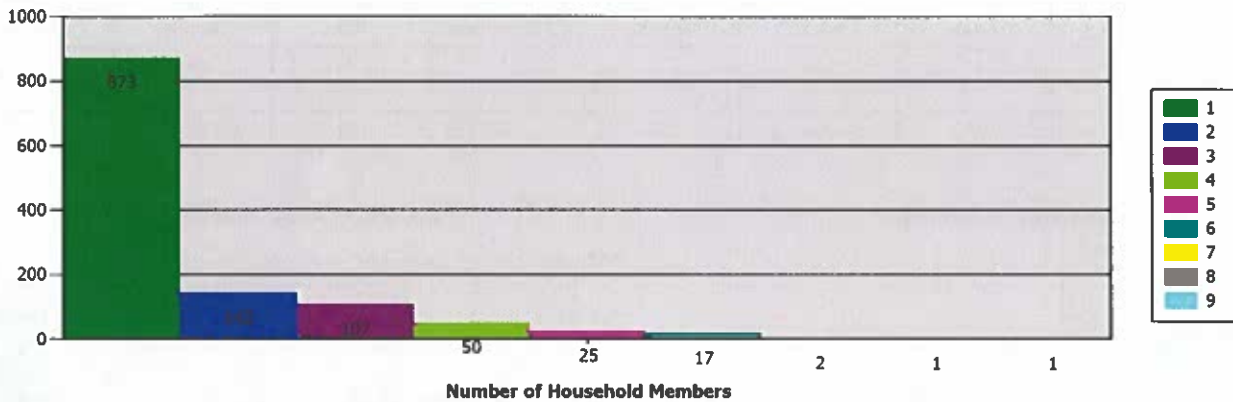
Number of Households With Targeted Funding

Waiting List Summary Information

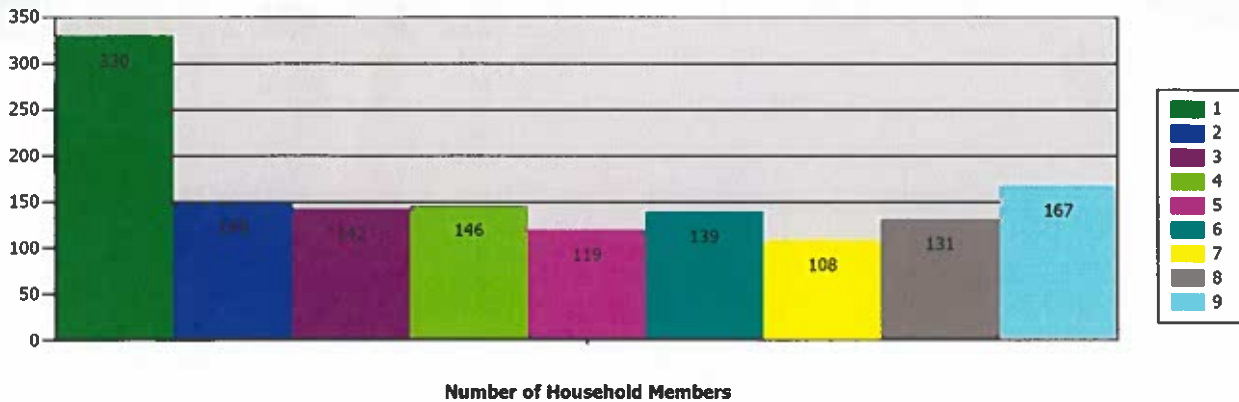
Waiting List Time Based on Number of HH Members

	1	2	3	4	5	6	7	8	9	# Families Avg Days Min Days Max Days
Not Selected	868	142	107	50	24	15	2	1	1	1,210
	559	149	142	146	154	118	108	131	167	186
	32	18	19	34	60	19	28	131	167	18
	2,782	1,873	1,187	437	319	207	188	131	167	2,782
Selected	5				1	2				8
	101	0	0	0	83	160	0	0	0	115
	0	0	0	0	83	160	0	0	0	0
	394	0	0	0	83	160	0	0	0	394
Total	873	142	107	50	25	17	2	1	1	1,218
	330	149	142	146	119	139	108	131	167	168
	0	18	19	34	60	19	28	131	167	0
	2,782	1,873	1,187	437	319	207	188	131	167	2,782

Number of Households on Waiting List by Number of Members



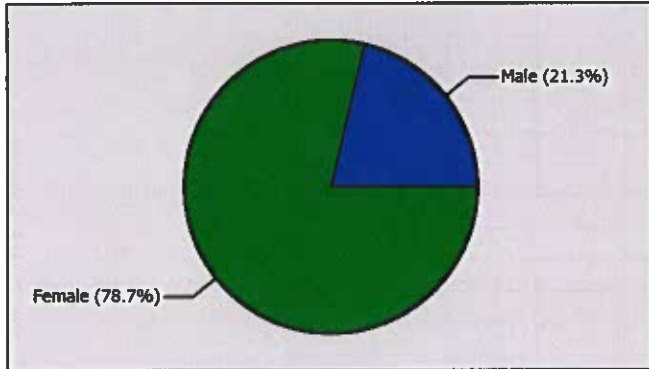
Avg Days on Waiting List by Number of Household Members



Gender of Head of Household

	Female	Male	Total
NotSelected	950	260	1,210
Selected	8		8
Total	958	260	1,218

Gender of Head of HH - Percentage



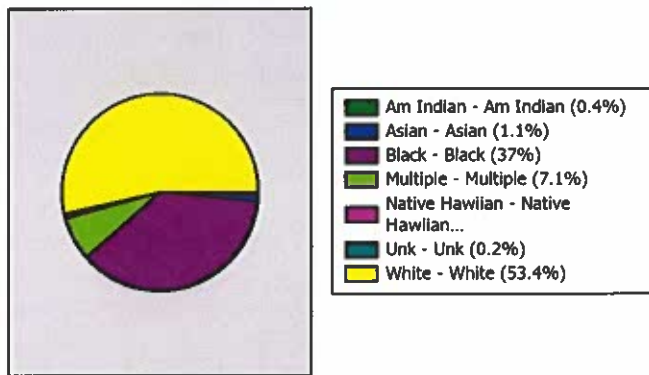
Gender of Head of HH - Count



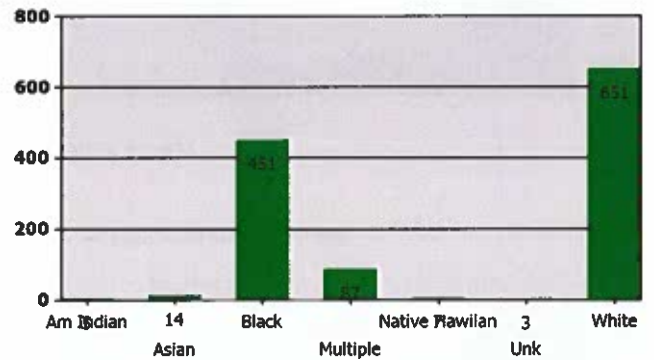
Household Race

	Am Indian	Asian	Black	Multiple	Native Hawaiian	Unk	White	Total
NotSelected	5	14	451	87	7	3	643	1,210
Selected							8	8
Total	5	14	451	87	7	3	651	1,218

Household Race - Percentage



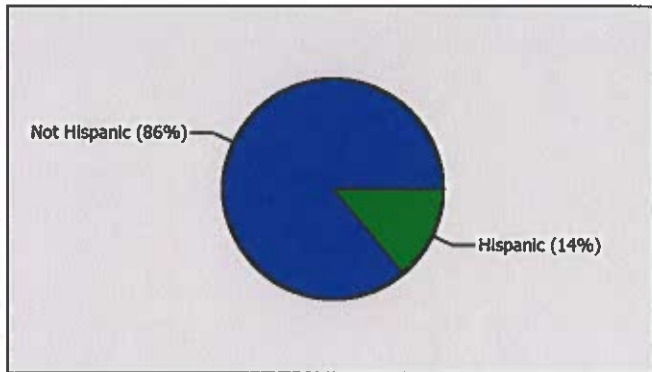
Household Race - Count



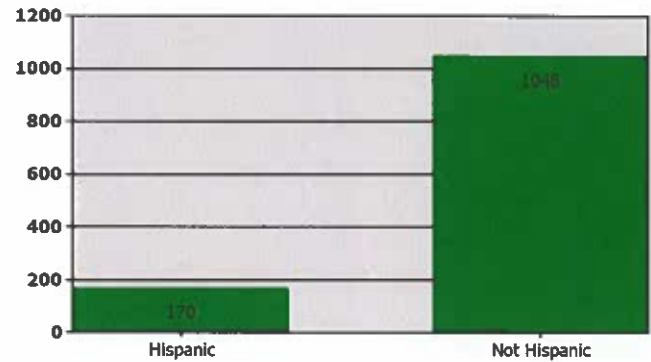
Household Ethnicity

	Hispanic	Not Hispanic	Total
NotSelected	166	1,044	1,210
Selected	4	4	8
Total	170	1,048	1,218

Household Ethnicity - Percentage



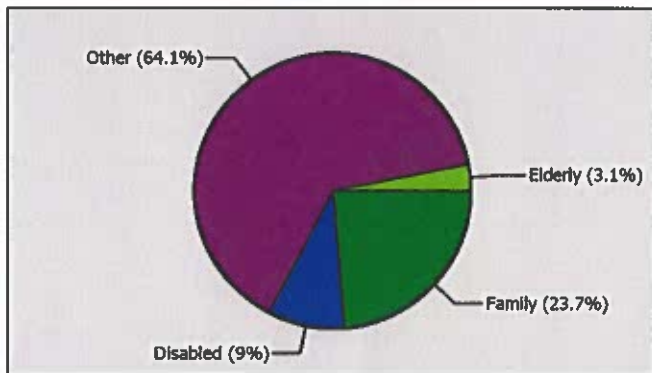
Household Ethnicity - Count



Household Type

	Family	Disabled	Other	Elderly	Total
NotSelected	286	110	776	38	1,210
Selected	3		5		8
Total	289	110	781	38	1,218

Household Type - Percentage



Household Type - Count

