



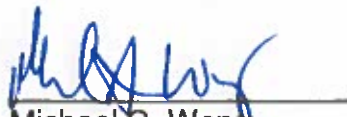
Harrisonburg Redevelopment & Housing Authority

P.O. BOX 1071 + HARRISONBURG, VA 22803

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

April 14, 2023

The Regular Meeting of the Harrisonburg Redevelopment and Housing Authority's Board of Commissioners will be held on **Wednesday April 19 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
April 19, 2023

I. Call to order and determination of quorum

II. Review and Approval of Minutes

- March 15th, 2023

III. Financial Reports

- March 2023

Reports

A. Executive Director

1. Resolution Authorizing Amendment JR Polly Lineweaver
2. HRHA Strategic Plan-Avi Hopkins/Sparkmill Group Zoom Call In
3. Closed Session-Acquisition of Real Estate 2.2-3711(A)(3)

B. Any New Business/ Old Business

1. Strategic Initiatives Updates

- Homeownership and Neighborhood Revitalization
 - Bluestone Town Center
 - Lineweaver Annex Renovation
 - Commerce Village II
- Addressing Homelessness and Affordable Housing
 - Western Virginia CoC Point in Time Count
- Improving Organizational Efficiency and Effectiveness
 - MTW-Implementation Schedule Update

C. Management Reports

1. HRHA Owned Properties Utilization
2. Financial Monthly Report & Quarterly Investment Update

IV. Public Comment

MINUTES

Regular Meeting
March 15, 2023

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

Those present were:

Gil Colman, Commissioner, Acting Presiding Officer
Luciano Benjamin, Commissioner
Kevin Coffman, Commissioner

Also present were:

Michael G. Wong, Executive Director
Justin Bowman, Attorney
Tiffany Runion, Deputy Director

The regular meeting was called to order and a quorum declared present by Gil Colman, presiding officer.

Mr. Wong then presented the February 15th meeting minutes for consideration of approval. After a period of discussion, Commissioner Benjamin seconded by Commissioner Coffman made the motion approving the February minutes. The motion was unanimously approved.

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

Mr. Wong then reviewed the Great Community Give fund process and related of the need to give special thanks to Kim Haines and Victoria Hill for spearheading HRHA's involvement through the Shenandoah Housing Corporation. He also expressed appreciation to United Bank and Litten and Sipe for their respective match contributions. He stated of an overall goal of \$4,000.00 for the scholarship fund.

Mr. Wong then related of disappointment in not receiving any bids on the Lineweaver Annex construction project. He stated of the Architect is reaching out to different firms and of the extension of the bid timeframe. He related of a local construction firm participating in the bid proposal process but later declining to submit due to award of other jobs.

Mr. Wong then provided an overview of the Authority's landlord program and policies regarding denying owner participation in the program. He then presented an analysis of a landlord that was reported in public comment of not complying with HRHA's landlord

responsibilities. Mr. Wong stated as of March 2023, the landlord leased to 13 tenants with housing payment assistance ranging from \$416-\$825 per month with the longest renting tenant living there since 1998 and the newest tenant in 2022. Review of 2022 and 2023 inspections found that 10 of the 13 units passed their annual inspection with no issues. Of the three that failed, one was a life safety issue that was repaired within 24 hours and the other two were non-life safety issues that were repaired within two weeks of the inspection time. He stated of the past history identifying no patterns of noncompliance with the inspection standards or reports of harassment or complaints from other residents.

Mr. Wong then provided brief updates on the Authority's strategic initiatives. He related that with Bluestone Town Center's successful rezoning approval the team has been focused on finalizing acquisition of the property. He stated of the goal to close on the property in April.

Mr. Wong then related of the plan to rezone the Commerce Village II lot and the adjacent Commerce Village to allow for a property line change to allow for additional units to be built. He stated that the tax credit partners are supportive but the change requires additional approval from Virginia Department of Housing and Community Development. He related that the need for approval from the financing agencies will cause a delay in the project.

Mr. Wong then related of staff working closely with Yardi to modify the software program to track and manage the various activities planned for MTW. He stated that the goal is to transfer all residents to the new MTW expansion 50058 by May 1, 2023 and to implement activities in July. He stated of HUD not having its new Housing Information Portal available by the plan date may impact some of the implementation plans. He stated of information concerning the changes will be mailed to all residents by April 1st and with four question and answer sessions scheduled for April.

Mr. Wong then presented the management reports for consideration of approval. After a period of discussion, the management reports were approved on a motion by Commissioner Benjamin seconded by Commissioner Coffman. The motion was unanimously approved.

Gil Colman, acting presiding officer then opened the public comment period. Anton Ray, Harrisonburg VA, spoke of frustration and disappointment with the fact that the landlord that he is in conflict with not being present as he thought from last month's meeting. He then provided an overview of his grievances and of the feeling that the Authority is not helping him. He further stated of the plan to continue to voice his concerns until his issues are resolved. Commissioner Coffman requested any information to support his claims and Mr. Ray related of being in the process of obtaining. Mr. Wong related of the landlord making counter claims against Mr. Ray of harassment and lease noncompliance. The landlord has stated of the plan to use the eviction process to end the lease agreement. Mr. Wong stated of this being a landlord and tenant issue that needs to be resolved through the judicial process. Stephanie Stotts, JR Polly Lineweaver resident, related of problems with Mr. Wong and of supporting Mr. Ray's complaints. She stated of feeling that Mr. Wong has not fulfilled his responsibilities and does not have the best

interest of the residents.

No other public comment was received.

The meeting was adjourned on a motion by Commissioner Coffman seconded by Commissioner Benjamin. The motion was unanimously approved.

Michael G. Wong
Executive Director

Gil Colman
Presiding Officer



Harrisonburg Redevelopment
& Housing Authority

STRATEGIC PLAN OVERVIEW 2023- 2026

INTRODUCTION

The Harrisonburg Redevelopment and Housing Authority (HRHA) is a political subdivision of the Commonwealth of Virginia created, following Title 36 of the Code of Virginia. As part of the act, a local election was held on November 8, 1955 and a majority of those voting in the election approved the need for a Redevelopment and Housing Authority to be activated in the City. HRHA was organized on November 29, 1955, and it has been in continual operation since that date.

HRHA assists eligible low-income families in our area with their rent through housing vouchers distributed by the Department of Housing & Urban Development (HUD). Currently, HRHA receives 956 vouchers. The voucher program serves the City of Harrisonburg and Rockingham County, including Bridgewater, Broadway, Dayton, Elkton, Fulks Run, Grottoes, Keezletown, McGaheysville, Mount Crawford, Penn Laird and Timberville.

MISSION

To promote adequate and affordable housing economic opportunity and a suitable living environment free from discrimination; and to foster redevelopment of blighted areas to ensure the economic, social and housing vitality of our community.

VALUES

To treat all individuals with respect and dignity, to base all decisions on rational and provable data and to operate with efficiency in the delivery of all services.

GOALS, IMPACTS, OUTCOMES, AND STRATEGIES

GOAL #1 Expand housing choice by implementing Moving to Work (MTW)

IMPACT: Housing choices for residents are expanded, there is an increase in self-sufficiency, and cost-effectiveness is improved.

STRATEGIES

- 1.1 Expand engagement input from community agencies, residents and program participants
- 1.2 Establish an MTW program evaluation plan to provide continuous improvement opportunities
- 1.3 Receive certification through the Affordable Housing Accreditation Board
- 1.4 Apply for additional housing choice vouchers and administrative fees to support serving additional families
- 1.5 Implement a landlord incentive program to increase the number of landlords who participate in the voucher program.
- 1.6 Increase self-sufficiency of Move to Work program participants through the Family Self-Sufficiency incentive program

GOAL #2 Develop permanent supportive housing options for very low and extremely low-income families

IMPACT: Chronically homeless, highly vulnerable individuals and families will have expanded opportunities for permanent supportive housing.

STRATEGIES

- 2.1 Identify funding and implement renovation activities to preserve and expand 60 one-bedroom units of permanent supportive housing at the Lineweaver Annex
- 2.2 Expand partnership with the Martinsburg Medical Center and community service providers to develop 16-20 new permanent supportive housing units at Commerce Village II
- 2.3 Implement a public/private partnership to expand workforce, senior and supportive housing units at Bluestone Town Center

GOAL #3 Collaborate with the City of Harrisonburg and Rockingham County to provide affordable housing for all community members

IMPACT: The City of Harrisonburg and all of its residents will benefit when everyone has access to safe and dignified housing.

STRATEGIES

- 3.1 Develop and execute an engagement plan for key City of Harrisonburg and Rockingham County stakeholders and decision-makers
- 3.2 Leverage the power of staff, board, and residents by training and deploying them as ambassadors of the agency in the community
- 3.3 Continue dialogue and participation in training when available and in partnership with local community organizations to address social justice and racial reconciliation issues as they relate to housing and neighborhood revitalization
- 3.4 Combat NIMBYISM
- 3.5 Support Harrisonburg Continuum of Care to identify and transition to a new lead agency

GOAL #4 Foundations for Success: Strengthen internal capacity in order to achieve strategic goals

OUTCOME: HRHA is an efficient organization with an aligned and well-trained staff and Board of Commissioners

STRATEGIES

- 4.1 Work with City Council to appoint Board of Commissioners who have professional expertise in areas of high need
- 4.2 Develop and implement Board of Commissioners onboarding plan which will include mandatory first-year training necessary for high engagement
- 4.3 Audit communications and create a revised process for resident involvement
- 4.4 Realign staff job roles and responsibilities to disperse external facing engagements and responsibilities
- 4.5 Strengthen internal efficiencies to maintain high-quality service to clients and landlords
- 4.6 Engage full staff in the overall vision and strategic goals of the agency
- 4.7 Be an employer of choice in Harrisonburg
- 4.8 Create a succession plan for key leadership positions

**RESOLUTION OF THE HARRISONBURG REDEVELOPMENT AND HOUSING
AUTHORITY AUTHORIZING AN AMENDMENT TO \$1,730,000 REVENUE BOND
(ACQUISITION AND RENOVATION PROJECT), NUMBER R-1
SERIES 2010 (BANK-QUALIFIED)**

WHEREAS, the Harrisonburg Redevelopment and Housing Authority (the "Authority") is duly-organized under the Virginia Housing Authorities Law, Chapter 1, Title 36, Code of Virginia of 1950, as amended (the "Act"); and

WHEREAS, in furtherance of the Act's purposes, the Authority issued and sold to United Bank ("United") a Revenue Bond dated December 21, 2010, in the principal amount of \$1,730,000 (the "\$1,730,000 Bond") for the purpose of providing funds to pay the capital costs to renovate the Polly Lineweaver Apartments owned by the Authority located in Harrisonburg, Virginia, and refinance the outstanding amount of that Public Facilities Bond issued by the Authority on February 27, 2003 (collectively, the "Lineweaver Project"); and

WHEREAS, the \$1,730,000 Bond references the London Inter-Bank Offered Rate ("LIBOR") to calculate the interest rate on Interest Rate Re-set Dates, the next of which will occur on December 26, 2026; and

WHEREAS, LIBOR is being phased out and will be completely discontinued on June 30, 2023; and

WHEREAS, an amendment is needed to change the interest rate index mechanics in the \$1,730,000 Bond for the next Interest Rate Re-set Date.

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

1. The Authority reaffirms, finds and determines that the Lineweaver Project is an important project for Harrisonburg, Virginia, and, accordingly, is in the public interest and promotes the commerce, safety, health, welfare, convenience, and prosperity of the Commonwealth of Virginia, the City of Harrisonburg, Virginia, the surrounding areas, and their citizens.

2. The amendment to the \$1,730,000 Bond set forth in the Allonge attached as Exhibit A is approved, together with such other changes, insertions or omissions as may be advised by bond counsel and approved by the Chairman, Vice-Chairman or Executive Director/Secretary-Treasurer of the Authority, whose approval will be evidenced conclusively by the execution and delivery of the Allonge.

3. The Chairman, Vice-Chairman and Executive Director/Secretary-Treasurer of the Authority are each authorized to execute and deliver the Allonge, addendums to tax certificates, 8038-G tax returns, and any such other instruments, documents or certificates and to perform such acts, as may be advised by bond counsel and they deem necessary or appropriate to carry out the transactions authorized by this Resolution or contemplated by the amendment or such instruments,

documents or certificates and all of the foregoing, previously done or performed by the officers of the Authority, are in all respects approved, ratified and confirmed.

4. The Authority determines that the amendment of the \$1,730,000 Bond is in accordance with the terms of the Basic Documents (as defined in the Loan Agreement) and all action of the Authority contemplated by the amendment and the Allonge will be in furtherance of the purposes of the Act.

5. All officers of the Authority are hereby authorized and empowered to take such other and further actions as are necessary or convenient in furtherance of this Resolution in accordance therewith.

6. This Resolution shall take effect immediately.

Approved: April 19, 2023

CERTIFICATE OF VOTES

Record of the roll-call vote by the Harrisonburg Redevelopment and Housing Authority, upon reading on a resolution titled **“RESOLUTION OF THE HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY AUTHORIZING AN AMENDMENT TO \$1,730,000 REVENUE BOND (ACQUISITION AND RENOVATION PROJECT), NUMBER R-1 SERIES 2010 (BANK-QUALIFIED)”** taken at a regular meeting of the Authority held on April 19, 2023:

	AYE	NAY	ABSTAIN	ABSENT
Gil Colman, Presiding Officer				
Luciano Benjamin				
Kevin Coffman				
Shonda Green				
Dated: April 19, 2023				

(SEAL)

Chairman, 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 April 19, 2023, 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 19th day of April, 2023.

**HARRISONBURG REDEVELOPMENT AND
HOUSING AUTHORITY**

By: _____
Michael G. Wong, Secretary

RESOLUTION EXHIBIT A

**ALLONGE DATED APRIL 19, 2023, ATTACHED TO THE
HARRISONBURG REDEVELOPMENT AND HOUSING AUTHORITY
REVENUE BOND (RENOVATION AND REFINANCING PROJECT) SERIES 2010
("BANK-QUALIFIED") DATED DECEMBER 21, 2010, NUMBER R-1 IN THE
AMOUNT OF \$1,730,000**

This Allonge ("Allonge") is dated April 19, 2023, and made by the Harrisonburg Redevelopment and Housing Authority (the "Authority"), as issuer of that certain Revenue Bond (Renovation and Refinancing Project) Series 2010 ("Bank-Qualified") Dated December 21, 2010, numbered R-1 in the amount of \$1,730,000 (the "\$1,730,000 Bond"). Capitalized terms used and not defined herein shall have the meanings given such terms in the \$1,730,000 Bond. The text of the \$1,730,000 Bond is hereby amended as set forth below, and this Allonge shall be executed, authenticated and acknowledged.

The sentence beginning on the 14th line of the first full paragraph on the second page of the \$1,730,000 Bond is amended to read:

"The Fixed Rate of Interest on this Bond on the Interest Rate Re-set Date on December 21, 2016, and December 21, 2021, shall be equal to the "Bank-Qualified Tax-exempt Equivalent" of the Mid-Range Five Year Swap Rate for the 30-day LIBOR + 2.75%."

The following is added immediately before the sentence beginning "Provided, however," on the 16th line of the first full paragraph on the second page of the \$1,730,000 Bond:

"The Fixed Rate of Interest on this Bond on the Interest Rate Re-set Date on December 21, 2026, shall be equal to the "Bank-Qualified Tax-exempt Equivalent" of the 5-year SOFR swap rate + 3.01%. For the purposes of this Bond, the 5-year SOFR swap rate (the "Index") is quoted as the corresponding USD SOFR Swap OIS rate as published by Bloomberg Finance L.P., or any other quoting service or commonly available source utilized by the Bondholder on the Interest Rate Reset Date. If the Index is not available at the time of the Interest Rate Re-Set Date, the Bondholder will choose a new index which is based on comparable information. The Index is used solely to establish a base from which the actual rate of interest payable under the Bond will be calculated, and is not a reference to any actual rate of interest charged by any lender to any particular borrower. If the Index is less than zero (0.00) as of the Interest Rate Reset Date, then the Index will be deemed to be zero (0.00) for purposes of calculating the new interest rate. If the Index is no longer available, the Bondholder will choose a new index that is based upon comparable information in effect on the Interest Rate Re-Set Date."

The Authority ratifies and confirms the \$1,730,000 Bond as modified hereby and by the Allonge dated June 21, 2017, and, except as specifically modified by allonge, the terms and provisions of the \$1,730,000 Bond remain in full force and effect and are incorporated by reference, mutatis mutandis, by reference herein. The \$1,730,000 Bond as modified hereby shall

be interpreted and construed in accordance with Virginia law. This Allonge shall be physically attached to the \$1,730,000 Bond, simultaneously with the entry into this Allonge by the parties hereto, to evidence the modification of the provisions of the \$1,730,000 Bond which are affected hereby. By its execution hereof, the Bondholder confirms its agreement to the modification effected hereby, and further represents, confirms and warrants that as of the date hereof, the Bondholder retains sole ownership of all right, title and interest in and to the \$1,730,000 Bond.

IN WITNESS WHEREOF, the Harrisonburg Redevelopment and Housing Authority has caused this Allonge to be executed by the manual or facsimile signature of its Chairman, its actual or facsimile seal to be affixed hereto and attested by its Secretary and this Allonge to be dated as set forth above; and the Bondholder has caused this Allonge to be executed by its duly authorized officer.

**HARRISONBURG REDEVELOPMENT
and HOUSING AUTHORITY**

[SEAL]

By: _____
Chairman

ATTEST:

Secretary

AGREED AND ACCEPTED:

UNITED BANK, as Bondholder

By: _____
Harry S. Smith, Senior Vice President



Western Virginia
Continuum of Care

2023 Point In Time

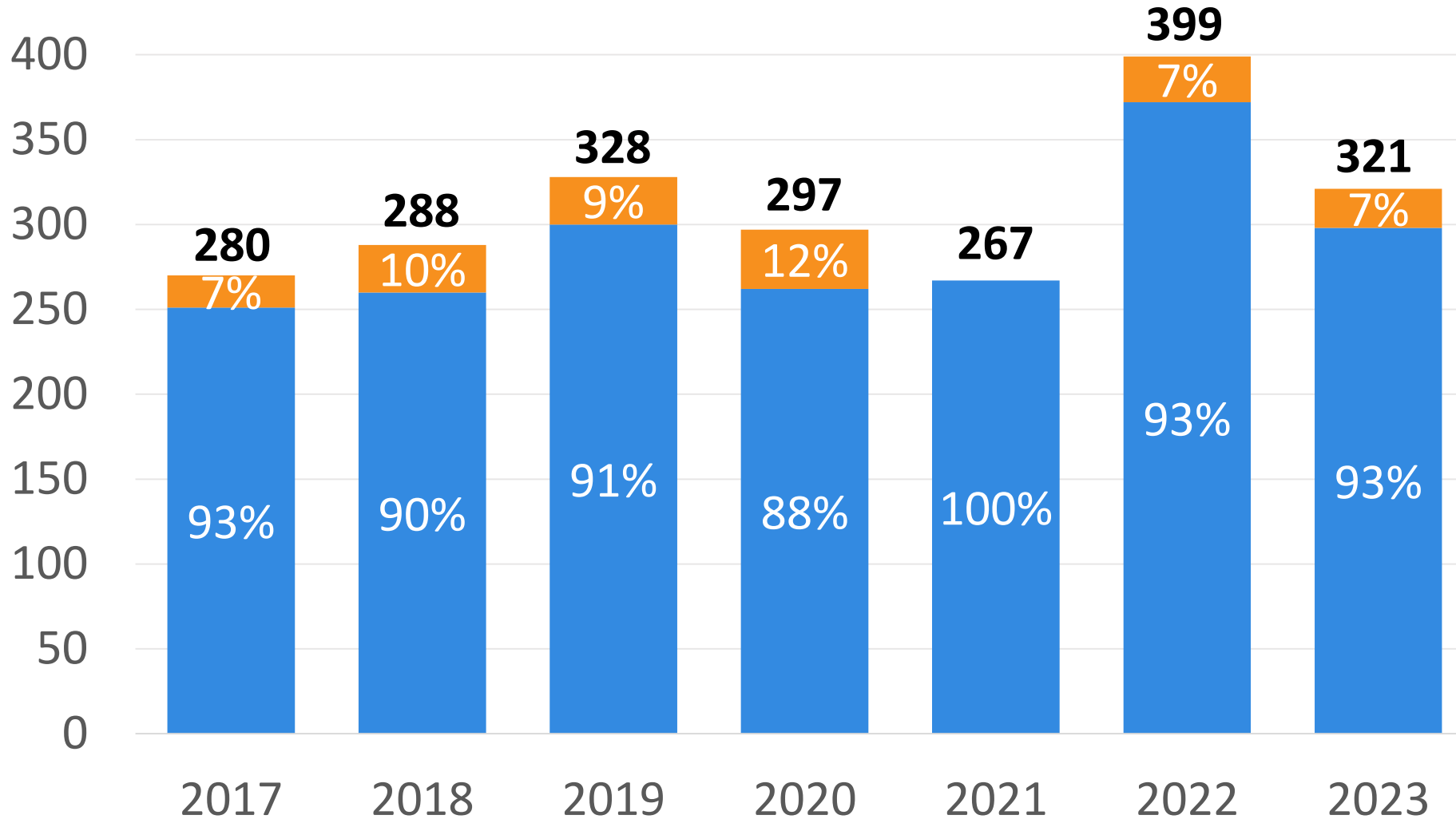
Kaitlin Heatwole
HMIS Administrator

PIT COUNT

- Annual snapshot of who is experiencing homelessness on the last Wednesday in January
- Combines information from:
 - detailed street interviews
 - HMIS shelter data
 - manual reports from Domestic Violence and other shelters

PIT count totals over time in the whole Western VA CoC

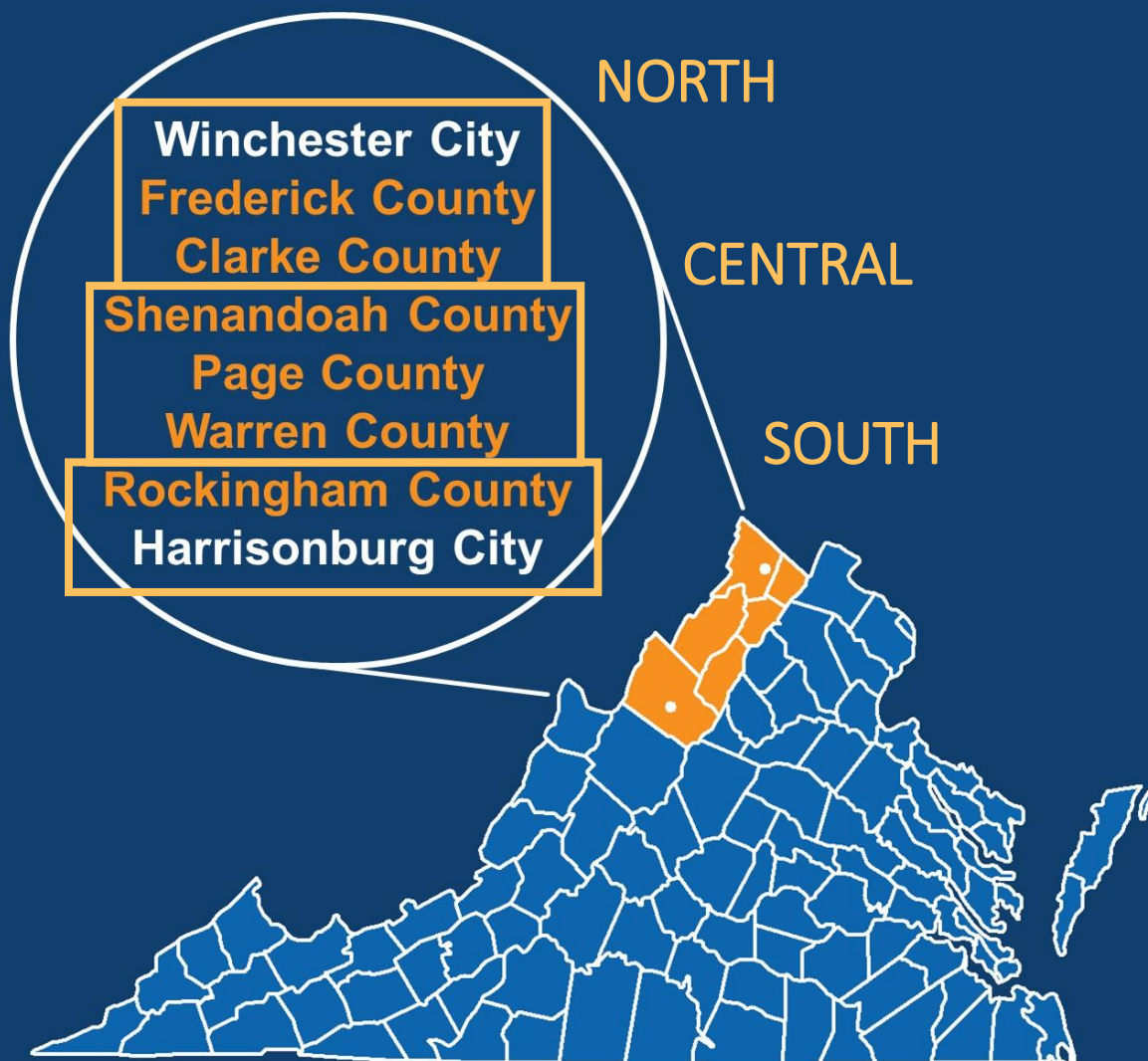
■ sheltered ■ unsheltered



TAKEAWAY:

- Unsheltered share has remained stable (there was no PIT survey conducted in 2021)
- 2022 gave some indication of the “hidden homeless” with COVID hotel vouchers

Data sources: PIT counts, 2017-2023



NORTH

CENTRAL

SOUTH

Winchester City
Frederick County
Clarke County

Shenandoah County
Page County
Warren County

Rockingham County
Harrisonburg City

2023 Point In Time: 321 people counted as homeless in Western VA CoC

Emergency Shelters: 250 (78%)

DV Shelters: 48 (15%)

Unsheltered: 23 (7%)

Winchester/Frederick/Clarke



Shenandoah/Page/Warren



Harrisonburg/Rockingham



TAKEAWAY:

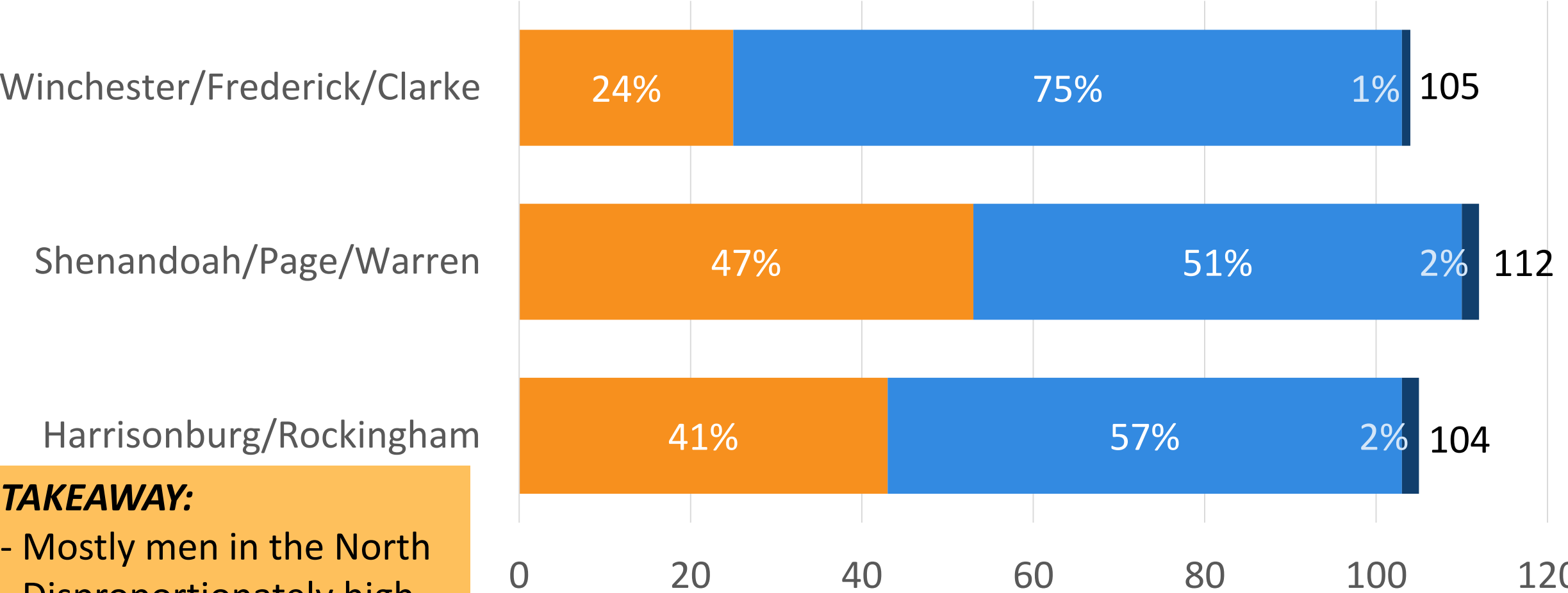
- Highest number and rate of homelessness is in the Central region, and high DV shelter rate
- Higher rate of unsheltered homeless in North

40 60 80 100 120

2023 PIT count & ACS 2021 5-year estimates

2023 PIT Count: homeless individuals by gender identity

Female: 121 (38%) Male: 195 (61%) Nonbinary and transgender: 5 (2%)



TAKEAWAY:

- Mostly men in the North
- Disproportionately high rate of women in Central

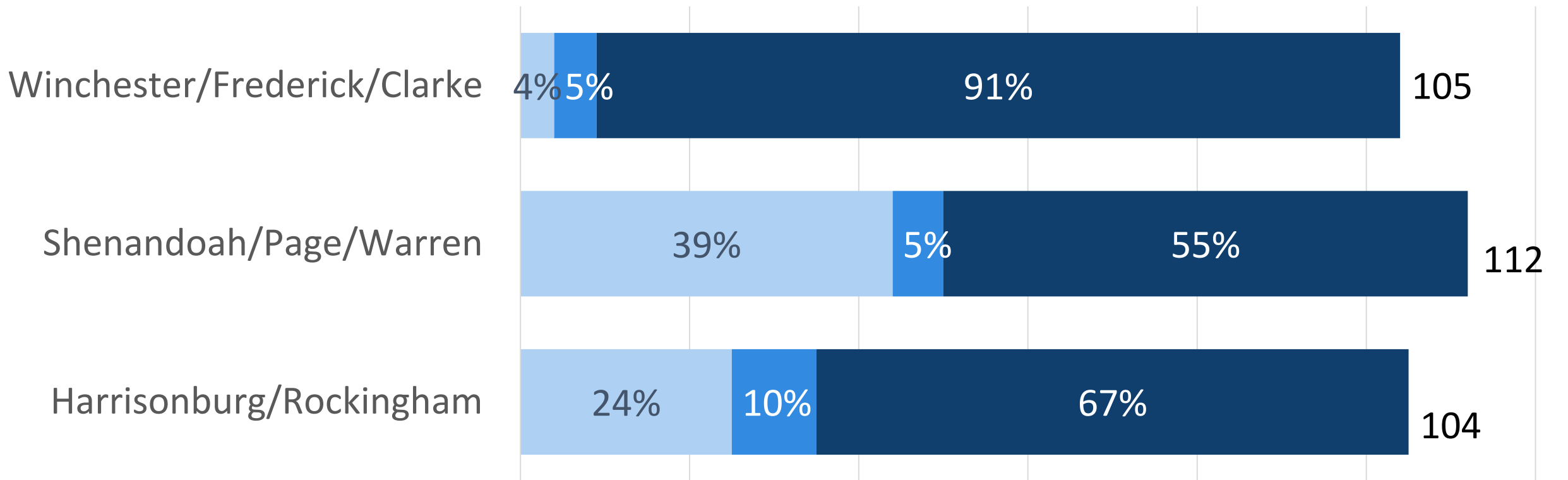
Data source: 2023 PIT count

2023 PIT Count: homeless individuals by age bracket

Children 0-17: 73 (23%)

Youth 18-24: 21 (7%)

Adults 25+: 227 (71%)



TAKEAWAY:

- No family shelters in North
- Disproportionately high rate of children in Central

Data source: 2023 PIT count

PIT Count 2023: homeless individuals by reported race

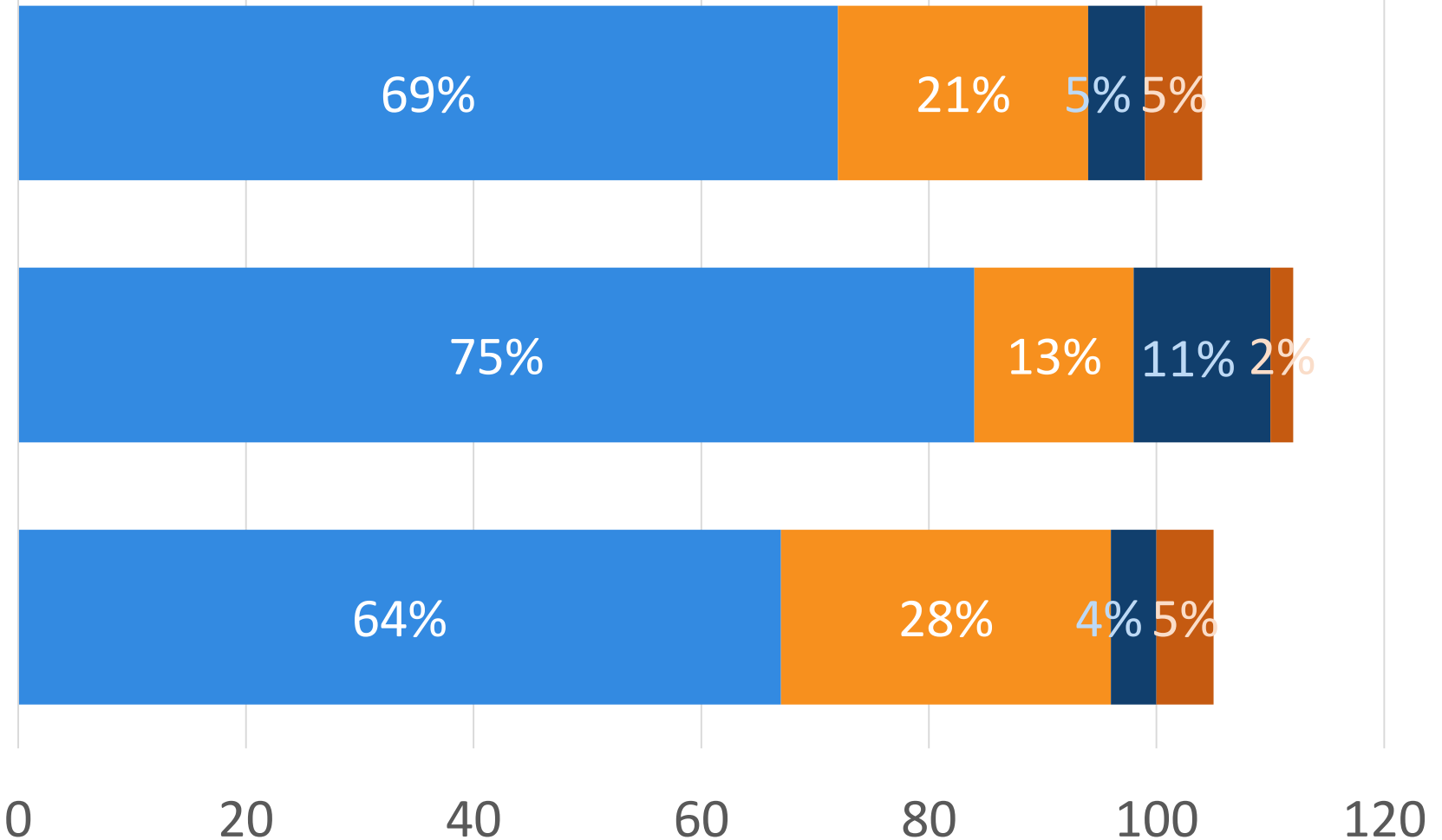
White: 223 (69%)

Black: 65 (20%)

Multiracial: 21 (7%)

Other*: 12 (4%)

Winchester/Frederick/Clarke

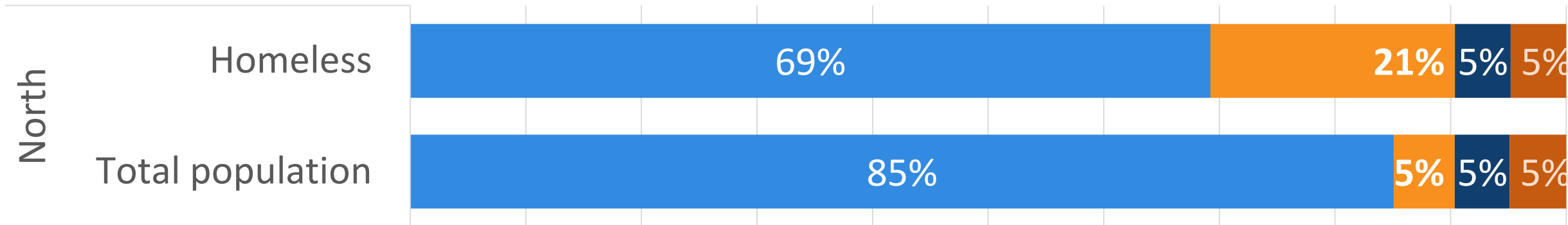


* Combined Asian, Native American, and Pacific Islander due to small sample sizes

Data source: 2023 PIT count

Comparing racial proportions of homeless and general populations

■ white ■ black ■ multiple races ■ other*



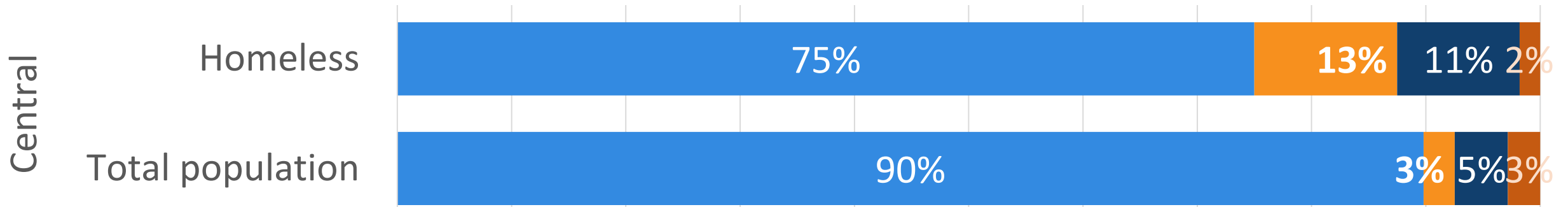
TAKEAWAY:

- Black people are 4x more likely to experience homelessness in the North
- Other racial categories are relatively proportional, with lower rate for white people

Data sources: 2023 PIT count & ACS 2021 5-year estimates

Comparing racial proportions of homeless and general populations

■ white ■ black ■ multiple races ■ other*



TAKEAWAY:

- Black people are experiencing homelessness at 4.5x the proportional rate in the Central region
- People identifying with multiple races are 2x as likely

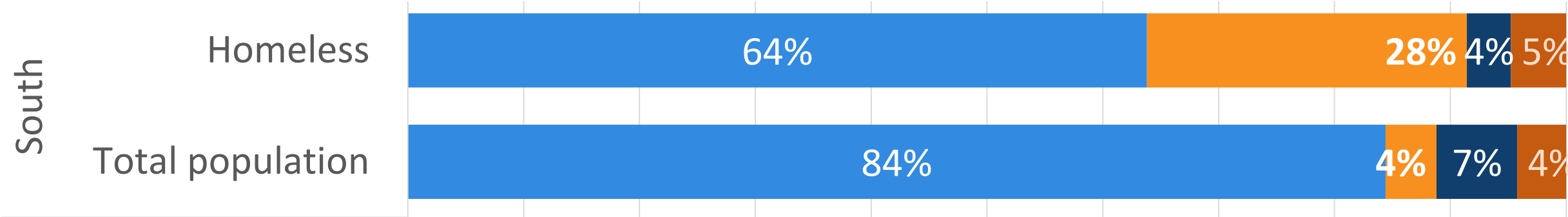
Data sources: 2023 PIT count & ACS 2021 5-year estimates

Comparing racial proportions of homeless and general populations

white black multiple races other*

TAKEAWAY:

- Black people are more than 6x likely to experience homelessness in Harrisonburg/Rockingham
- Other racial identities are proportional or under-represented in the population receiving homeless services

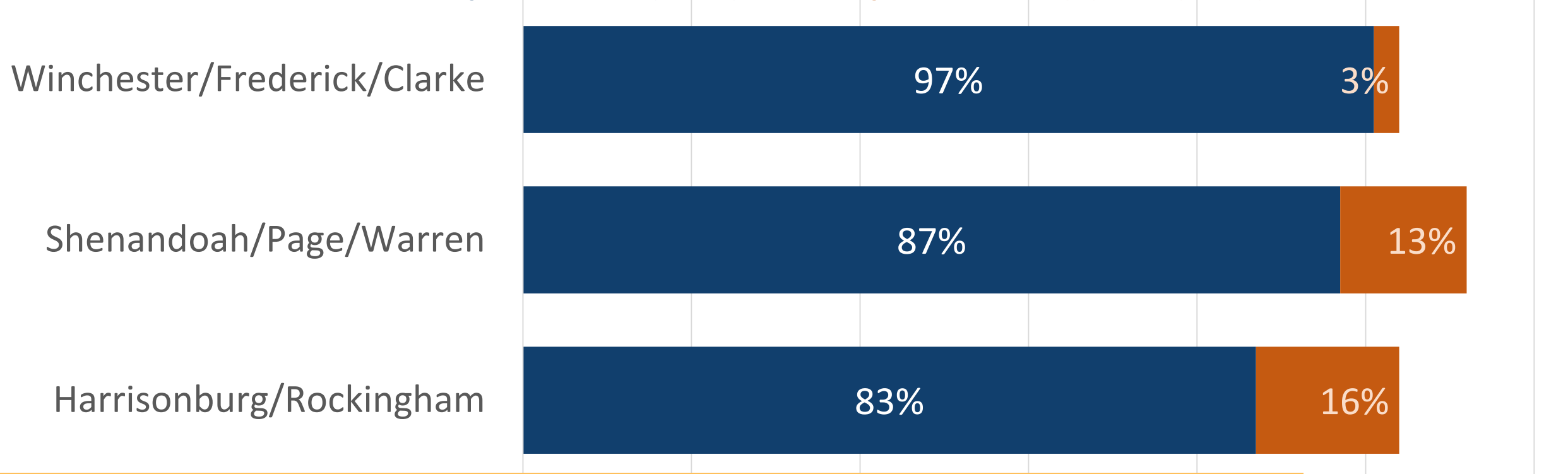


Data sources: 2023 PIT count & ACS 2021 5-year estimates

2023 PIT Count: Individuals by reported ethnicity

Non-Hispanic: 285 (89%)

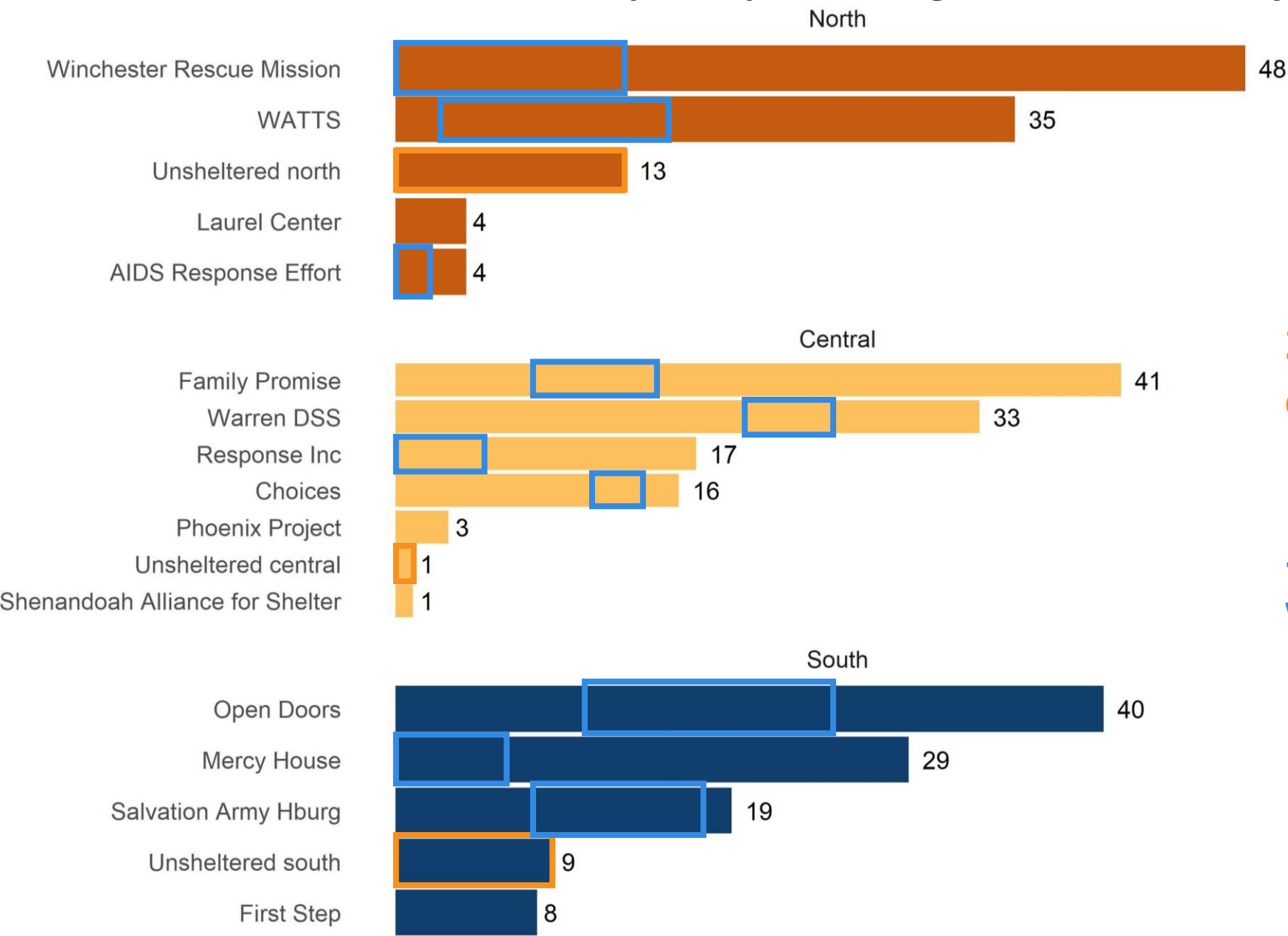
Hispanic/Latin(x): 35 (11%)



TAKEAWAY:

- South is roughly proportional (13% of general population is Hispanic)
- Central population is only 6% Hispanic: 2x likely to receive homeless services
- North is less likely to receive homeless services (10% of general pop)

2023 PIT Count: People experiencing homelessness by shelter location



23 unsheltered homeless
counted across the CoC

51 sheltered homeless
were also surveyed

Frequency of top three factors contributing to current homeless situation

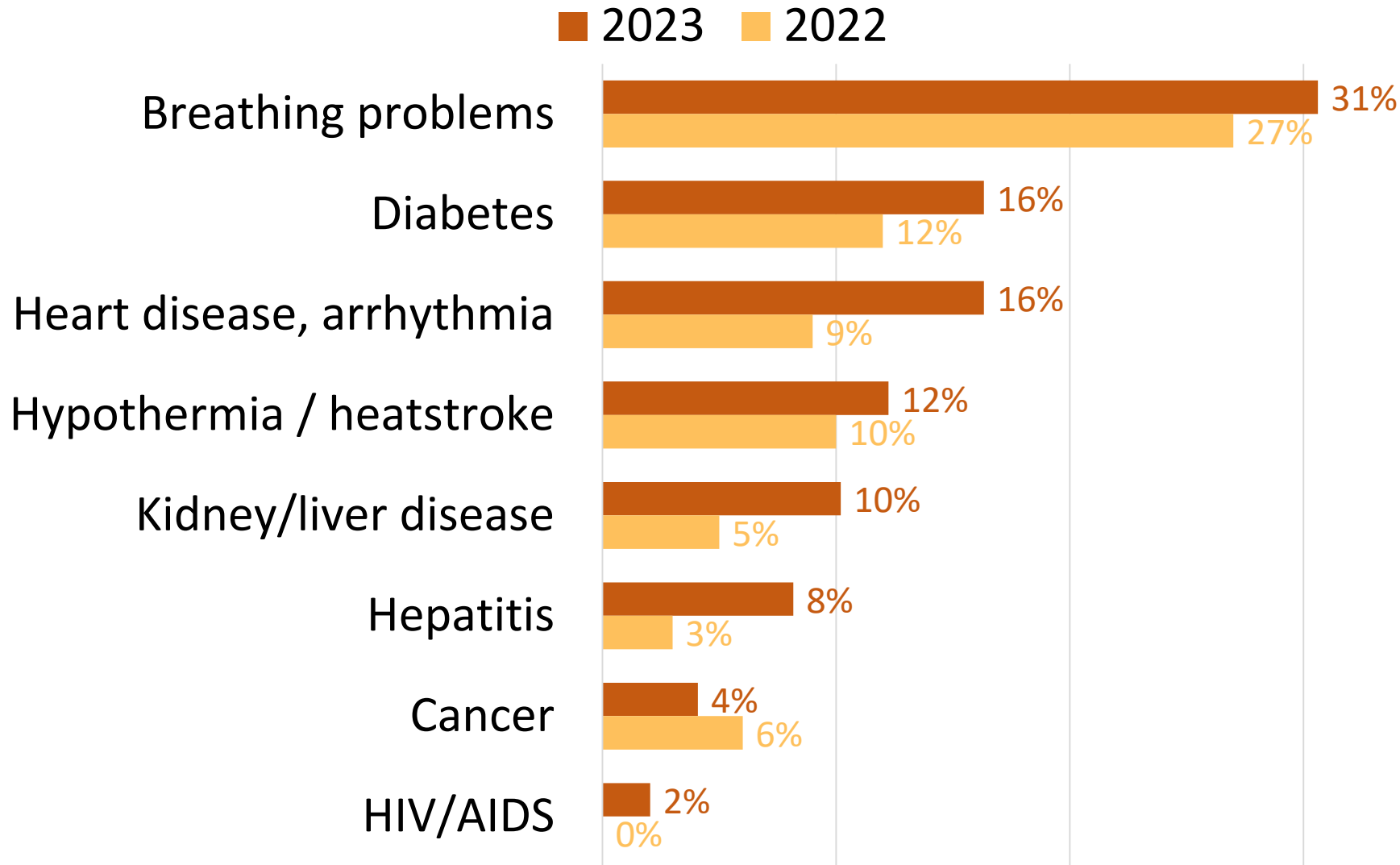
	First	Second	Third	Overall impact
Illness (self or family)	18	3	1	29%
Evicted/can't make payments	11	9	7	36%
Unemployment	9	17	11	51%
Disabilities	9	5	8	30%
Addiction	9	5	3	22%
Plans fell through	5	6	5	22%
Divorce/dispute	5	1	1	10%
Released from incarceration	3	3	3	12%
Other		7	2	16%
Domestic violence	1	1	2	5%
Moved / relocated	1	1	2	5%
Residence destroyed	1	1		3%
Released from hospitalization	1		3	5%

NOTE:

“Other” reasons included death of a family member (3), no transportation (2), and the inability to find housing (2)

Data source: 2023 PIT count surveys

Percent of people surveyed who report illnesses within the past 2 years



TAKEAWAY

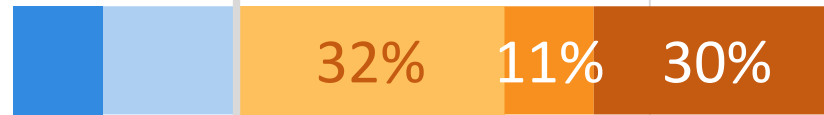
- Slight increase in rate of almost all illnesses from 2022 to 2023
- 41% of people surveyed listed at least one diagnosis

Data sources: 2022 and 2023 PIT count surveys

Frequency that mental health affects daily life reported by respondents

NEVER A LITTLE SOME A LOT ALWAYS

Those with a mental health diagnosis (n=37)



Those with no mental health diagnosis (n=32)



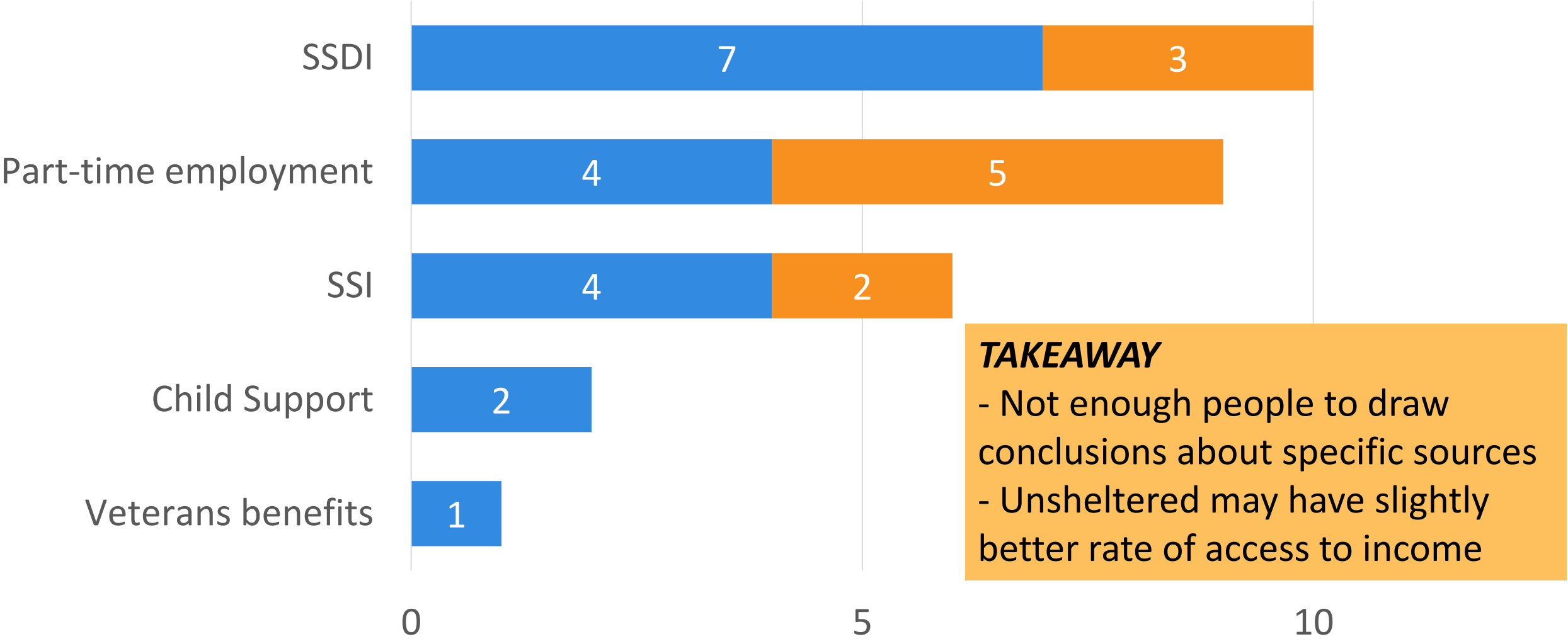
TAKEAWAY

- 70% of respondents are affected at least some of the time
- Those with a diagnosis are more likely to be affected a lot/always (41% vs 25%)

2023 PIT Count: 28 people (41%) reported having a source of income

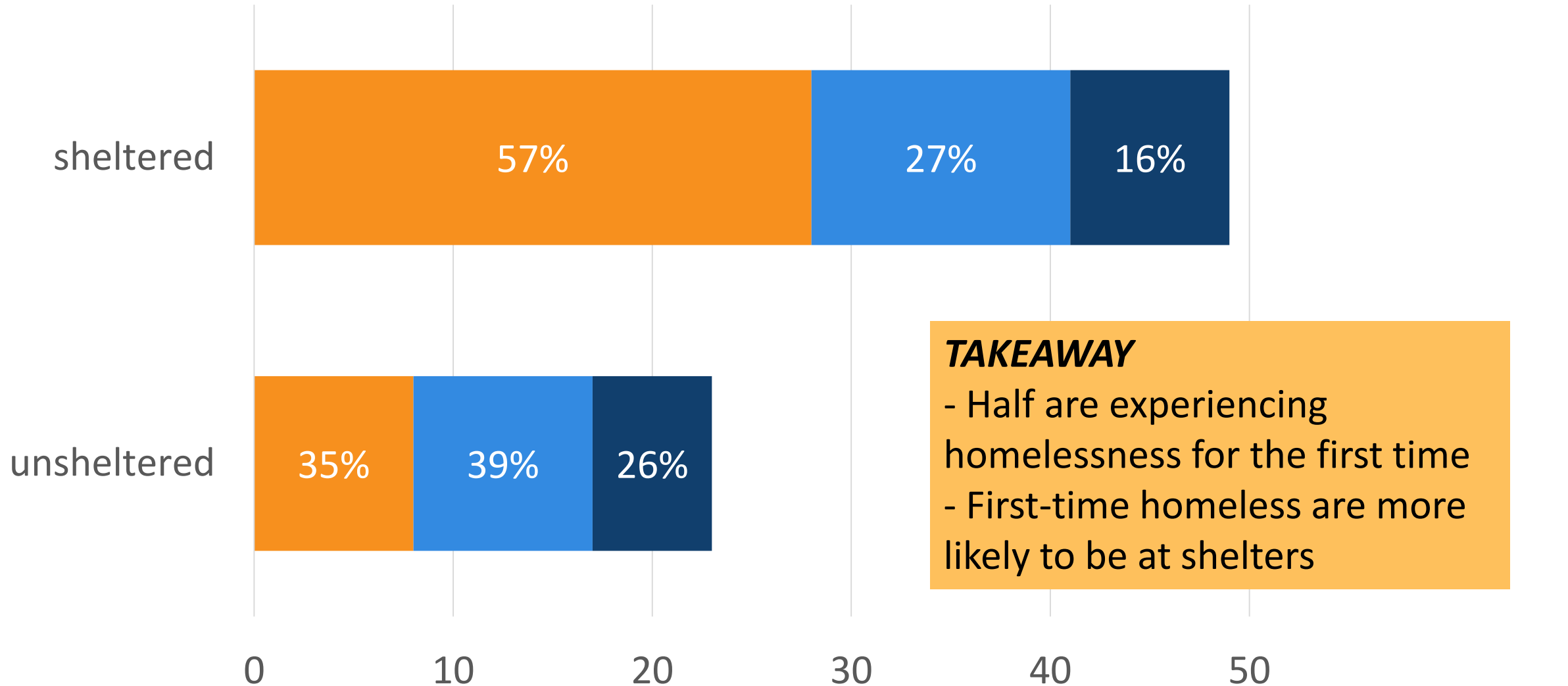
Sheltered: 18 (35%)

Unsheltered: 10 (43%)



Number of times respondents have been homeless

First time: 36 (50%) 2-3 times: 22 (31%) 4+ times: 14 (19%)

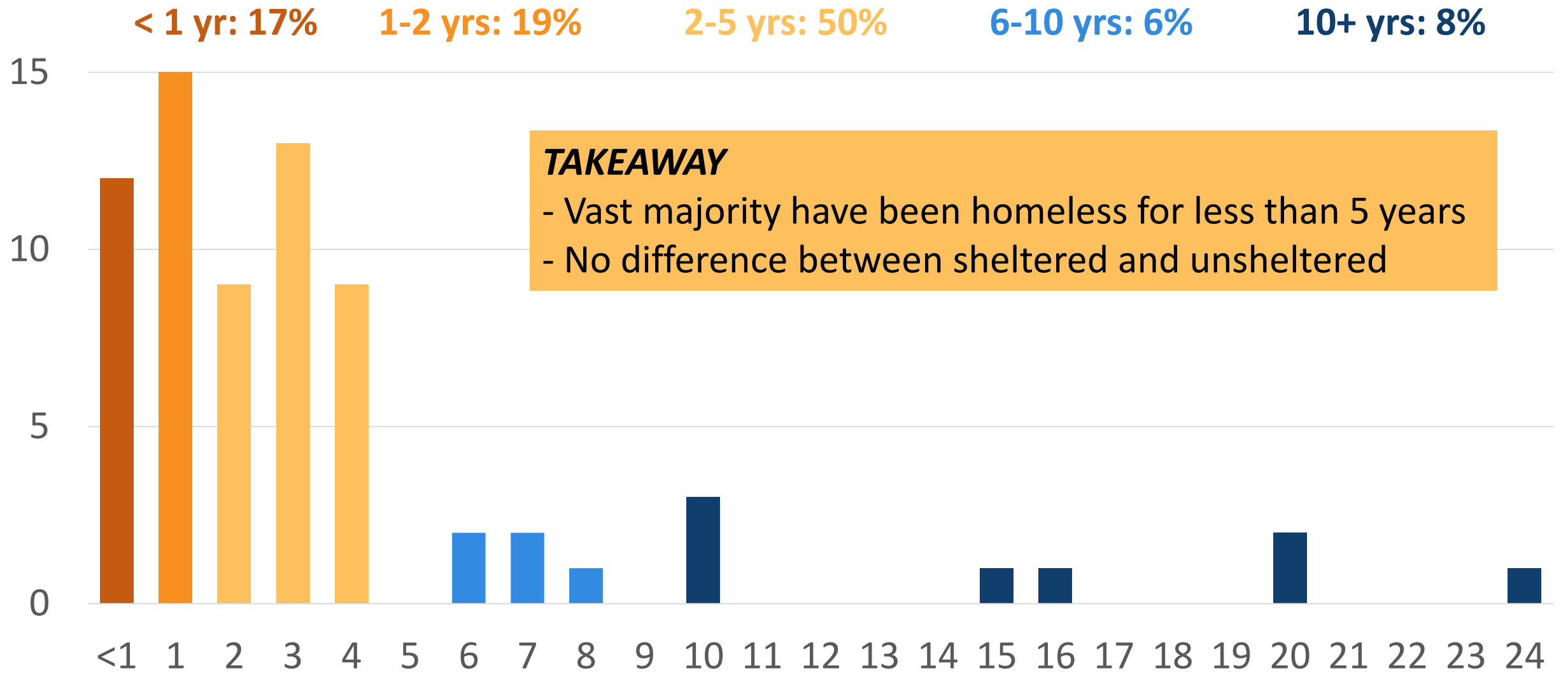


TAKEAWAY

- Half are experiencing homelessness for the first time
- First-time homeless are more likely to be at shelters

Data source: 2023 PIT count survey

PIT Count 2023: total years homeless over lifetime of respondents



Data source: 2023 PIT count survey



Western Virginia
Continuum of Care

Questions/Comments?

Kaitlin Heatwole
HMIS Administrator
Western Virginia Continuum of Care
kheatwole@harrisonburgrha.com

BoxScore Summary

For Selected Properties
Date = 03/01/2023-03/31/2023

Page 1

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	% Occ w/NonRev	% Leased	% Trend
0b1b-JRP	JR Polly Lineweaver effici	0	121	47	43	1	3	0	0	3	0	0	0	91.48	91.48	93.61	93.61
1b1b-FH	Franklin Heights-one bedro	896	0	18	17	0	1	0	0	1	0	0	0	94.44	94.44	94.44	94.44
1b1b-JRP	JR Polly Lineweaver One be	0	0	14	13	0	1	0	0	1	0	0	0	92.85	92.85	92.85	92.85
1bed-CV	Commerce Village	600	160	30	28	1	1	0	0	1	0	0	0	93.33	93.33	96.66	96.66
1bed-LA	Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33
2b1b-FH	Franklin Heights-twobedroo	988	0	38	36	0	2	0	0	2	0	0	0	94.73	94.73	94.73	94.73
3b1b-FH	Franklin Heights-three bed	977	0	24	21	0	2	0	1	3	0	0	0	91.66	91.66	91.66	87.50
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	100.00
4b2b-FH	Franklin Heights-four bed	1,192	0	13	12	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.30
5b2b-FH	Franklin Heights 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Total		650	52	280	265	2	11	0	2	13	0	0	0	95.35	95.35	96.07	95.35

Resident Activity

Code	Name	Units	Move In	Reverse Move In	Move Out	Cancel Move Out	Notice/Sld 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	1	0	1	0	0	0	2	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	1	0	0	0	0	0	0	0	0	0	0	0	0
1bed-CV	Commerce Village	30	3	0	2	0	0	0	4	0	0	0	0	0	0
1bed-LA	Lineweaver Annex-one bedro	60	0	0	0	0	0	0	0	0	0	0	0	0	0
2b1b-FH	Franklin Heights-twobedroo	38	0	0	1	0	1	0	0	0	0	0	0	0	0
3b1b-FH	Franklin Heights-three bed	24	0	0	0	0	1	0	0	0	0	0	0	0	0
3b2b-FH	Franklin Heights-three bed	32	1	0	0	0	0	0	0	1	0	0	0	0	0
4b2b-FH	Franklin Heights-four bed	13	0	0	0	0	1	0	0	0	0	0	0	0	0
5b2b-FH	Franklin Heights 5bed2bath	4	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		280	6	0	4	0	3	0	6	1	0	0	0	0	0

Conversion Ratios

Code	Name	First Contact								Show	Applied	Approved	% Gross Conv Ratio	Unq. Shows	% Qual. Conv Ratio	Denied	Cancels	Re-Apply	% Net Conv Ratio
		Calls	Walk-In	Email	Other	SMS	Web	Chat	Unq. First Contact										
Not Specified	Not Specified	0	0	0	2	0	5	0	0	0	0	0	0.00	0	0.00	0	0	0	0.00
0b1b-JRP	JR Polly Lineweaver effici	0	0	0	1	0	0	0	0	0	2	2	200.00	0	200.00	0	0	0	200.00

Friday, April 14, 2023
09:18 AM

Unit Availability

For Selected Properties

As Of = 03/31/2023

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 effici	0	121	47	43	1	3	0	0	3	0	0	0	91.49	91.49	93.62	93.62
Franklin Heights-one bedro	896	0	18	17	0	1	0	0	1	0	0	0	94.44	94.44	94.44	94.44
JR Polly Lineweaver One be	0	0	14	13	0	1	0	0	1	0	0	0	92.86	92.86	92.86	92.86
Commerce Village	600	160	30	28	1	1	0	0	1	0	0	0	93.33	93.33	96.67	96.67
Lineweaver Annex-one bedro	414	68	60	59	0	1	0	0	1	0	0	0	98.33	98.33	98.33	98.33
Franklin Heights-twobedroo	988	0	38	36	0	2	0	0	2	0	0	0	94.74	94.74	94.74	94.74
Franklin Heights-three bed	977	0	24	21	0	2	0	1	3	0	0	0	91.67	91.67	91.67	87.50
Franklin Heights-three bed	1,248	0	32	32	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Franklin Heights-four bed	1,192	0	13	12	0	0	0	1	1	0	0	0	100.00	100.00	100.00	92.31
Franklin Heights 5bed2bath	1,680	0	4	4	0	0	0	0	0	0	0	0	100.00	100.00	100.00	100.00
Total	650	52	280	265	2	11	0	2	13	0	0	0	95.36	95.36	96.07	95.36