



Tuesday October 8, 2024
Housing Authority of the
City of Winston-Salem
Board of Commissioners
12:00 Noon

Housing Authority of Winston Salem
Board of Commissioners
Annual Meeting

LOCATION: 901 N. Cleveland Avenue, Winston-Salem, NC

October 8, 2024
12:00 noon

The Arthur and Marie King Building
901 N. Cleveland Avenue
Winston-Salem, NC 27101

BOARD OF COMMISSIONERS MEETING AGENDA
October 8, 2024
12:00 P.M.

1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Review and Approval of Agenda (October 8, 2024)
4. Review and Approval of Minutes (September 10, 2024)
5. Management Reports
 - Executive Director Report
 - Operations Report
 - Housing Choice Voucher
 - Public Housing
 - Nonfederal Housing
 - Drayton Pines, Inc.
 - Plaza
6. Resolutions
 - **Resolution No. 2266** – Authorizing Approval of Financial Statements (August 2024)
7. Annual Conflict of Interest Acknowledgement and Disclosure
8. Board Comments
9. Adjournment

September 10, 2024 Minutes

Board Member Attendance:

Chairman Andrew Perkins – Present
Vice Chair Betsy Annese - Present
Commissioner Williams Rose - Present
Commissioner Alfred Adams - Absent
Commissioner Art Gibel- Absent
Commissioner Felicia Brinson- Present (Zoom @ 12:04)
Commissioner Arthur Dark – Present
Commissioner Kathy Stitts – Absent
Commissioner Vivian Perez Chandler - Absent

Staff Presenting:

Kevin Cheshire, ED and General Counsel
Nancy Thomas, VP of Finance, CFO
DeAndre Taylor, Director of HCV Operations
Dee Dee Baldwin, Director of Public Housing Operations
Lisa Matthews, Building Manager and Assistant Director
David Snider, Director of Capital

Guest Presenting:

Mikel T. Griffin, VP of Virginia\Director of Branch Offices, CJMW Architecture

1. CALL TO ORDER

- Board meeting called to order by Chair Perkins at 12:04 p.m.

2. ROLL CALL

Roll was taken and there was a quorum present

- ****Commissioner Brinson arrived via Zoom @ 12:04 establishing a quorum**

3. REVIEW AND APPROVAL OF THE AGENDA

- Consideration to approve the Agenda (September 10, 2024)

Motion: Commissioner Rose

Second: Commissioner Dark

Unanimous.

4. REVIEW AND APPROVAL OF MINUTES

- Consideration to approve of Minutes (August 13, 2024)

Motion: Vice Chair Annese

Second: Commissioner Rose

Unanimous.

5. MANAGEMENT REPORTS

- Executive Director Report

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(Perkins) All right Kevin, would you please give us the Executive Director report please? **(Cheshire)** Yes sir. Thank you, Mr. Chairman. I'll be happy to take that. The written report was included in your packet. Kimberly's pulled it up here on the screen. Item number one is Crystal Towers. Of course, that's a multi-phase project. Phase 1 has been completed. That was a laundry and lobby renovation. Phase 2 is almost complete. Of course, you know, the elevator modernization has been behind schedule, essentially, from its inception. Car 1 has been completed and it's in service and it's doing really well. The Car 2 modernization was scheduled to be completed in August. Obviously, we did not make that. We now anticipate a Department of Labor inspection within the next 10 to 21 days. So that's what the updated schedule is and I'll, of course Mr. Chairman, continue to keep you all updated on that. We do anticipate both cars being operational by the end of September. Phase 3 is an Assessment, Scope and Cost Estimate. I'm gonna punt on that, with your permission, Mr. Chairman, as we do have an action item later in the Agenda to discuss that particular part. "D)" there, just notes that we have provided supportive services, and I just think that's important to recognize. Since we first started talking about taking action on Crystal Towers. We rescinded our commitment to sell the building and the City determined to support us financially with the renovation. We have moved a full-time Senior Property Manager on site, which we did not previously have. We've placed a full-time Assistant Director who's responsible for Resident Engagement at that building on-site. The Engagement Team has coordinated multiple third-party, on-site providers that do periodic... whether they be, sort of symposia or one-on-one meetings or sort of lunch and learn approaches. Those are regularly happening and they're on the calendar. We also submitted a grant application for multiple full-time, on-site case managers, to support the resources that are already in place. And with respect to the additional facility improvements, we've got some additional benches, which was a request from residents, that are already on site. We just need to get those anchored in in front of the building, as well as some additional parking lot lighting that David and his team are having conversations with Duke Energy about... getting some new poles and lights. I guess it's just the light head. Do I have that right David, while you're here?

(Snider) Yes. **(Cheshire)** And that, again, was another request from the residents. So, I just wanted to update you on those. The King Building Relocation. We will be moving in September. Our first day at the new building, I think, is the 23rd. I might have my days wrong, but it's two weeks from yesterday. **(Perkins)** Great! **(Cheshire)** Yeah, so this will be the last meeting... I think what I noted on there, is that we anticipate an October Board Meeting in the King Building. I'm hoping that will happen. It certainly won't be here, because everything will be gone... right? All of our folks and our infrastructure will be gone. The boardroom is great. What we don't have is a lot of these chairs. We can certainly bring those over and, what we don't have, is the technology. Meaning the mounted screens and things like that. So, Mr. Chairman, I'll work with you, offline, and determine how you want to handle the October meeting. If we get in there and everything's running smoothly, I anticipate that meeting will be at the King Building. If we're still working out some kinks with the technology, maybe you and I can follow up on remotely. **(Perkins)** We can do that. I just don't want to get lost in this building. **(Cheshire)** Understood. Understood. **(Perkins)** Going out the back way is tough lol.

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(Cheshire) It is. It is. Yeah. It's a maze. Uhhhh...I lost my place. **(Crews)** King Building Exterior. **(Cheshire)** Thank you Kimberly. Yeah. That's been on there, Mr. Chairman. Just noting that, you know, trying to reiterate everyone that we haven't even started the exterior. But we do still anticipate the exterior work to be complete by the end of the year. That's our target. And we'll do the big grand opening at that time. I don't want to do a big reveal for something that looks the same on the outside. So, it's gonna look nice. Happy Hill. Again, multi-phase project. Phase I was the Habitat for Humanity transfer of 13 lots. Five of those homes are completed, and I know the Habitat team is working to get that next phase completed. So, that's been a resounding success. Phase II is the mixed-income development on the unrestricted parcels. I've just noted there that it's delayed, pending approval from HUD, and that should say, "to remove two additional lots." I just...I just left that out. So that's a typo on my part. I apologize for that. But the bottom line is, we've got to go back to HUD and ask permission to remove those two...to remove the restrictions on those two lots. And that really won't happen until probably December. Still moving forward, just fits and starts. Choice Neighborhood. Excuse me, Choice Neighborhoods. Phase I - Brown School Lofts. Of course, that's leased up. It looks beautiful out there. That's going really, really. I have...I have stopped referring to the next phase, Mr. Chairman, as a consolidated phase. You know that...that ship has sailed. It's really Phase II. We cannot cover that \$7 million dollar gap. Demolition is in progress. That's going extremely quickly. I do anticipate that being done by the end of the calendar year. Completely done by the end of the calendar year. Item number ii) there is...is the new information. There is no path to close in 2024 and I've sort of forecasted that, previously. But I thought, it's gonna be difficult, no way it happens in 2024. Still shooting for Q1, 2025. The issue there is...is the funding gap, and we've, sort of, got two potential paths forward. One is with HUD, and we need HUD to waive its guidance about how much HUD money we can bring into this next phase. We've already maximized that. I presented that to the Under Secretary when he was here. I'm hoping that HUD will work with us on that but, it does take...it does bring a lot of money, proportionally speaking, into the first two phases. It does not leave a lot of federal money to ensure that the last three phases get completed. So, if I'm in HUD's seat, I'd have the same concerns as they've expressed. I don't think that this is them being myopic or bureaucratic. I think it's a legitimate concern, but we're trying our best to work through that, but the other path forward is additional local funds. You all know that we've been to a KB Reynolds, Winston-Salem Foundation, and the County, and sort of got...not a no, but not right now. And that's...that's fine. I've had some really good conversations, recently, with City leadership, and I'm optimistic that we may be able to get some additional City contributions. And...and I've been honest with City leadership, that our position as an Agency, and certainly my position, personally, is that they've done more than enough to support the first two phases. There is a lot of City money in the first two phases. But obviously, if it's available and the City has some funds that they can contribute to allow us to move Phase II forward, absolutely, I'll take it, and we'll advocate for that. So, we're working through that. Two possible viable options there. Neither one of which, gets us to closing in 2024, but does give us to closing in 2025. My main concern is to ensure that we don't have that project stagnate like we saw with both of our Hope VI sites, where

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you've leveled the housing, and you're just looking at greenspace for a decade. **(Perkins)** We don't want that. **(Cheshire)** Yes sir. Excuse me, I lose my place again. **(Crews)** Choice. **(Cheshire)** There. Thank you. Item number 5 is the Housing Choice Voucher Funding. All right. We got to stop here for a minute. These are new items that are one-off items. They're not related to, sort of, the development projects and the long-term stuff that I normally report on. I, for years, sort of told you guys, "Look, the HAP money is the majority of our budget, and all we are is a pass-through. And, sometimes, we don't lease up enough vouchers, and it looks like we've got this big surplus and our bottom line looks great, because we've got this HAP money that's sitting there that we didn't spend. And it's not an accurate reflection of our financial strength. Well, the opposite is also true. Sometimes we overspend the HAP money, and it looks like we've got this loss. And that's, also, not true, okay? The way that works, is we lease up vouchers, and we pay landlords based on market rate rent, essentially. And we kind of have, to balance the vouchers that we're issuing versus the budgetary authority, the money we have available. And what you all know, very well, is that we have not utilized 100% of our voucher authority. Meaning, there are not enough vouchers leased up in Winston-Salem, based on the number of vouchers we have the authority to lease up, okay? However, as rents have increased, a lot, okay? And as we have tried to incentivize landlord participation, we have paid out higher and higher rental amounts. Which has happened across the country. This is not unique to Winston-Salem. Well, what that means is, you're still not leasing up all of your vouchers, but you're quickly running out of money, you know? So, that's what's happened. We have run out of money. We have overspent our budgetary authority. Which we knew. This is not a surprise. This is not a blunder. This is nothing. We then reach out to HUD, and we say, "Hey, give us some of those reserves that are really ours." HUD used to give them to us, and we could get the interest on that. Now, HUD keeps it. Smart of HUD...okay? But we have to reach out to HUD and say, "We've overspent, give us our money." Which we've done. Well, now we've overspent that. And so, when we say, "HUD...give us money.", they say, "Well, gosh...there's none there to give you." Okay? But what happens, especially right now, because HUD is aware that this is the situation across the country, HUD has a procedure for that. It's called a "Shortfall Application." So, when housing authorities overspend their money, they go to HUD, and they say, "Hey, we've overspent. Go find us some money somewhere else and give it to us." And there is a lot of money out there for that, because, again, HUD is aware that this has happened. It's almost standard operating procedure, at this point, for an agency of our size, to have to apply for this "shortfall funding." So that's what I'm telling you. Nobody's messed up. We're not in dire straits. We are making the application to HUD later this week, which is a rote process, and it's a click of a link, and you submit the application. However, I want to be clear about this, once we do that, we are frozen. We cannot issue any more vouchers, right? Because we've overspent our money. And so, we're going to be frozen for a little while. Don't know how long. It's, you know, it's not going to be indefinite, and it's not going to be 5 years or anything like that. But, until we get this money from HUD, HUD says, "Stop spending until we get you back right." Okay? And once we're back right, I'll let you know. Now, as you all know, we're not leasing up really quickly, anyway, because the market is so tight and it's so difficult to find housing. So, I don't think, sort of

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from an end-user perspective, you'll see a whole lot of change. Obviously, it's frustrating to people who are on the top of the waiting list, because now that wait that may have been five years is delayed a little bit longer. But we're working through it, and we'll start issuing up again, just as soon as we can. But I did not want that to happen operationally, and me not have explained it to you all. **(Perkins)** So what's the average time for the so-called application to be reviewed and sent out back to you with an answer? **(Cheshire)** That's great... That's a great question. There's not really an average time for the review. I think the review will happen quickly. **(Perkins)** I understand that. **(Cheshire)** We are hoping by March, Mr. Chairman. That's the deadline for everyone to have applied. So, we think, that they will make decisions by then, and we'll have an answer by March. **(Perkins)** How many people do we have on the list who are qualified for vouchers? **(Cheshire)** Yes. So, we've got about 7,000 when you look at people who've applied online, as well as the people who have applied via telephone. But we know that there are some duplicates there. So, I would put it somewhere between 5 and 7. **(Perkins)** Is that similar capacity problem for other agencies like ours? **(Cheshire)** Well, the shortfall, absolutely. I mean, that really is almost ubiquitous. **(Perkins)** There were two questions. **(Cheshire)** Yes, sir, the waiting list number varies because agencies handle it differently. Like, for example, I think it's Washington, DC I read an article about, but let's say it is Washington, but don't hold me to that. Waiting lists are generational. Literally, you can apply now, and your children may be receiving that voucher support. It just depends on how agencies handle the waiting list. We handle it by opening for a very short period of time, getting a number of families that we think we could process between 3 and 5 years. **(Perkins)** Okay, so it would be a click of a button before the end of the week? **(Cheshire)** Yes sir. Sorry. **(Perkins)** Any other questions? Thank you very much. **(Cheshire)** One...one more Mr. Chairman. This will be...this will be quick. There is a lot that's not buildable, that we own. It's just a legacy lot. We've got hundreds of them. They're little slivers of land, you know, that...that just you can't do anything with. Anybody who's done development understands. You always have that little residual left...okay? This particular one that I'm getting ready to tell you about, it's in sort of a low, not sort of, it's in a very low, lying area, swampy. No way you can ever do anything with it, and we've just been sitting on it for years and years and years. There is a developer on the back side, okay, near the Lansing Ridge development. It's not the Lansing Ridge development, but to give you a geographical idea of where that is, Butterfield Drive, if that means anything to anybody. Near Lansing Drive in the 27105 zip code. The developer doesn't have any relationship with us. It's Carroll Company for those of you who are familiar with Carroll out of Greensboro. But it is first time homeowner development. It's a multi-phase development. There are two phases that are already built out. This is the third and final phase. It's on the back end of the lot which slopes a different way. Meaning these other 80ish units that Carroll's putting in need to run their sewer in the opposite direction. The easiest way for them to tie in is to run a line through our lot that we can't do a doggone thing with anyway. It's not something that requires a Board action, but anytime I put a deed restriction, a land use restriction and encumbrance on real property, I like to make sure that I did that in the minutes, and then I let the Board know about it. So, I'm getting ready to sign an easement agreement that allows Carroll Companies to come in hook their

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sewer line up to the municipal sewer line, cut across our lot to be able to do that and then maintain it periodically as they need to. That's it. I just want to let you know that.

(Perkins) So the only easement is to maintain the line as it comes in. If there are any impacts, they are responsible. Is that correct? **(Cheshire)** 100% correct. It's the initial install and the maintenance. Yes sir. And not that it necessarily matters, but it is in accordance with our mission of first-time affordable home buyers. **(Perkins)** Sure. Sure. I understand. I always for ways in which we can get additional funds...**(Cheshire)** Well, we're getting \$10 out of it...lol. Yes, Madame Vice Chair. Did you have a question?

(Annese) Well, I just wondered why we wouldn't just sell this parcel to Carroll? We know he's got money. **(Cheshire)** Well, yeah, I mean, I probably could have pushed back, and they probably would have rerouted their line in another direction. He knows we came...he knows we know that it doesn't have any value. Bottom line. Thank you all.

(Perkins) Thank you very much.

- Operations Reports

- Housing Choice Voucher

(Taylor) Good afternoon, everyone. **(Perkins)** Good afternoon. **(Taylor)** Once again, I'm Deandre Taylor. I'm the Director of Operations for the HCV Department here. I've been here for a couple of months now. It's been very exciting. **(Perkins)** We're glad it's exciting for you. **(Taylor)** Absolutely. For the board report for the month of July, our utilization rate is 74%. Our monthly HAP spent for the month of July was 133%, over what was budgeted. The current number on our waiting list, 5,377. Our inspections...units inspected, inspected for the month of July, was 419; passed 254; failed 165; passed on reinspection 120. And the number of landlords paid for the month of July was 698.

(Church) Then reporting on vouchers leased. **(Taylor)** ...inaudible...okay, that's on the next page. Like Kevin just mentioned, even though we are going to be on a freeze soon, we are trending upward, as far as our leasing versus our end of participation families for our voucher program. Are there any questions? **(Perkins)** No. Thank you.

- Public Housing

- **(Baldwin)** Good morning. **(Perkins)** Morning. How are you doing? **(Baldwin)** Good. I am doing the Public Housing Report for the month of July. At the end of July, our total occupancy rate was 92.74%, with a total of 22 move-ins and 26 move-outs. Our total...our total vacancies for the month of July ended with 82, with a total of 136 applicants being pulled for potential housing. The total of recertifications that was due was 69, with a total of 69 being completed. Our total current wait list right now is 55,548. **(Perkins)** Good God almighty. **(Baldwin)** Total late notices sent was 409, with a total of 49 evictions filed, with one of the evictions being filed...filed a lease violation for Crystal Towers. Total incident reports reported to the Winston-Salem Police Department was 158, with 89 involving resident addresses and 29 being considered violent or drug related. Work orders at the beginning of the month was 78. Work orders received during the month of July was 155, with 13 of those being considered emergencies. Work orders still open at the end of the month, it was 11. Okay, I'm sorry. Received was 1,155, the total amount of work orders that we ended up closing was 135, leaving 98 open. Any

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questions? **(Perkins)** On the...on the violent drug reports, are we...were they the housing units? The violent drug reports? You said you had 29 of them. **(Baldwin)** From what I understand from the police department, typically, what's used is the nearest address. So, although the address was identified, when we pulled the residents in, most of the time, they have no knowledge as to what actually happened. Now, one of them in particular, which caused the actual lease termination at Crystal, was directly involving a physical address. **(Perkins)** That's what I was trying to get to. Thank you. Any other questions? Thank you very much. **(Baldwin)** Thank you.

- Unsubsidized Housing
 - Plaza Apartments and Drayton Pines
- **(Matthews)** Good afternoon. **(Perkins)** Good afternoon. **(Matthews)** I'm taking the Unsubsidized Housing Report. That's on page 55. We, for the month of July, we were 93% occupied. We had 9 vacancies. We collected a little over a thousand dollars in payments versus charges that were billed. We had three non-payment evictions filed in court. We had 12 incident reports, only one involving a resident. And we, unfortunately, found a deceased person in their unit. **(Perkins)** I'm sorry. What did you say? **(Matthews)** Deceased. A deceased person found in their unit. For maintenance, we had a beginning work order total of 14 that were open, we created 96, there were 11 open at the end of the month, and one of those was considered an emergency. Does anyone have any questions? **(Perkins)** No. **(Matthews)** Thank you. **(Perkins)** Thank you.

6. RESOLUTIONS

Resolution No. 2260 – Authorizing Approval of Financial Statements (July 2024)

Motion: Commissioner Rose

Second: Commissioner Dark

Unanimous.

(Thomas) I'll do Resolution 2260, which is approving the financial statements for July 2024. So, the Balance Sheet can be found on page 60. Our total cash has decreased, since the end of the last fiscal year, \$715,000. We did get our capital fund in in August, and so, that cash will increase about \$1.4 million, from the draws of the capital fund. Our accounts receivable-tenants are pretty flat. You have the accounts receivable-other there, that includes \$421,000 from HUD for HAP. Prepaid expenses are a little bit higher than year-end. Again, that's insurance premiums we've paid at the beginning of the year but have not expensed yet for the calendar year and support agreements such as our software support. The accrued liabilities and accounts payable of course, have decreased since the end of the year and our net loss \$1,353,000, is \$973,000 higher of a loss than last year at this time. But again, last year, we had already received the capital fund and the transfer to operations which, that will show up in August. So, that's just the timing between the years. The Income Statement is on page 63. The HUD subsidy and grants are over budget by \$4.2 million, and all of that is in the Housing Assistance Payments as we have drawn

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on our reserves for the HAP payments that HUD is holding. Our other income exceeded budget. We had two bond issuances that we got fees for on that. Then our insurance claims go in that line item as well. Our management fees are under budget by \$167,000. That's from the Housing Choice Voucher program. But overall, our total income is 12.13% ahead of budget, the majority of that being in the HAP payments coming in from HUD to cover the landlord payments. The expenses, the admin expense of \$520,000 is below budget. The majority of that is in salaries and benefits and some of that's due to vacancies, other is due to attrition. We have been outsourcing duties such as in our Housing Choice Voucher and our IT areas. Our maintenance expense is pretty much at budget at 10 months. The general expense is over budget \$215,000. Over half of that is in the collection loss or bad debts. But overall, our operating expense is 3.11% under budget. Our HAP is over budget, again, by the \$4.7 million. That again, as Kevin mentioned earlier, is a wash. It comes in as revenue and we pay it out to the landlords. So, our net income before depreciation is \$43,000. That's \$574,000 better than we budgeted. And the main thing resulting in that variance, is our other income is higher than we had budgeted, and most all of our expenses, except for utilities and HAP, are under budget, specifically in salaries and benefits. You have a net loss after depreciation of \$1,304,000. But again, that's about \$620,000 better than we had budgeted. And, as I mentioned earlier, we do have a decrease in cash of \$715,000. That is \$574,000 better than we had budgeted. Again, that cash should show an increase when we get in August. Take a look at the Dashboard on page 68. You'll see, highlighted in red, the areas on the right, that are performing under budget. As far as the communities, Piedmont, Sunrise, and Healy, all 3 of those, and their subsidy from HUD is actually lower than we have budgeted, as well as Townview. Townview's bad debt is a little bit higher. That's causing that variance as well. The Plaza, which is pretty significantly under budget and that's...their rents are about \$15,000 lower, but then their grounds, vacant unit prep and bad debt expense, it's all higher than budgeted. And, at Drayton Pines, again, their maintenance expense is a little bit higher than budgeted, and their bad debt is higher than budgeted. That's all I have for that resolution, unless anyone has any questions. **(Perkins)** Bill, do you have anything to add? **(Rose)** I just have one question. Kevin was talking about getting an advance on the Housing Choice Vouchers. Do you expect that to come in this month, September? **(Thomas)** No. Well, the way that...we've been getting, you know, all year I've been saying we have a receivable out there, because we have to wait and request the money, because their holding the reserves. So, we request money every month. But at the end of July, our deficit is \$421,000. So, I requested that in August. But we're continuing each month, to draw from that reserve. And the reason we've come into a shortfall is, we're not currently, necessarily in a shortfall, but HUD, and this is a...the reason this may take a while is because more housing authorities than not, are in the same situation. HUD, kind of, caused the problem by saying, "You know, we're gonna let everybody increase their rents and we are holding the reserves." And so, we're all in the same situation. We are projected to have a shortfall in the month of December. So, because it's before the fiscal year-end, that's why we are able to apply for funding. And because they have so many, they are holding the application open until March of 25.

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Hopefully, they will continue to fund the ones who get their application early. But we doubt that. **(Perkins)** Okay. **(Rose)** One other question...**(Thomas)** We do have about, still about, I just looked it up, about half of million dollars in budget reserves. **(Rose)** The only other question I had was, when it comes to asset transfers or capital transfers, you said at our meeting last week that you received \$1.4 million in August, and do you expect more capital transfers in September? **(Thomas)** No. That's once a year when we get the capital fund in, we get about \$4 million in, then transfer 25% of it to Operations. So that's the one million that will come over in cash to Public Housing and revenue and then we can take a management fee of 10%. So about \$400,000 will come over in cash for Corporate. That helps fund the management of the Capital Program. But that's a once in a year that will come in and that did come in, in August. That will show up in the August financials. **(Rose)** I don't have any other questions. I make motion that we approve the financial statements for July. **(Perkins)** Thank you.

Resolution No. 2261 - Authorizing Approval of the 2025 Operating Budget

Motion: Commissioner Rose

Second: Commissioner Dark

Unanimous.

(Thomas) Yes. That um...in your package, you have some information that included the assumptions on page...it begins on page 69 through 73. Assumptions we used as well as the excel spreadsheet of the budget, by department. Do you have...there is a slideshow that's about 10 slides and I'll quickly go through. This is, kind of, an overview of that budget. **(Crews)** It won't switch screens for some reason. **(Perkins)** We're on page 71 with the assumptions. **(Thomas)** Yeah, I'll go ahead and go over those while she's finding the screen. But we do have the occupancy, well, the subsidy we're assuming that HUD will fund it at 95%. That's what we currently are funding it at. We do have the occupancy levels in there. The assumption is 98% occupied. I think we have, under the Housing Choice Voucher Program, we have the assumption that the admin fees are funded by HUD at 92%, which is what it currently is. And our utilization rate is 80%. Obviously, that's still our goal. We still have to be back on track and be able to draw our funds and average 80% for the next fiscal year. The budget does allow for staff to receive cost of living and merit increases of 3% to 7%. The funding is in there for that. Full-time equivalent employees are at 85.3. That does not include our off-duty police officers. And this change is just an addition of a .3 of a position. And then below that, you can see increases and reductions, based on the areas. The process...it's not really changed. We have certain numbers that are given, you know, that are either under contract, or they're HUD calculated type numbers. So, finance put all of those in the budget, any other fixed costs and then the Directors and Managers can provide anything that's more of a discretionary type number that they want and then we work to balance the budget. And so that's kinda the process, then we work to prepare it. The result of this one, for next year, is \$32.5 million. Again, what we're calling the HAP payments or the payments to the Section 8 landlords, to assist the tenants in their rent. \$7 million in HUD subsidy for our

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communities that we own and \$3 million in tenant rents. We have \$9.6 million in funding for Choice. That's from our \$30 million. And under Choice, the expense and the revenue are the same. So, if that \$9.6 million is \$15 million or \$5 million, it doesn't...it's not going to affect the bottom line. The expense would also change. The next is the \$4 million I mentioned, we get in capital funds each year to do community improvements and then the revenues and expenses are both projected to increase 13% over the current year budget. However, \$5.5 million of that is HAP payments. It's not like...we're increasing our expenses, but also the revenues. That's a passthrough. Then Choice is budgeted at \$1.4 million more than the current budget. The next screen, it does break it out by division. The first column is the new budget for 25, compared to the 24 budget, the change, and then just a small description for the variance. The first is the Public Housing Communities. So, they're budgeted to increase by \$132,000. I will mention, you know, we have FEV and we have the Housing Authority. So, because we're selling the Loewy Building, currently, all the divisions pay rent to FEV. So, it's a HAWS expense paying rent to FEV, that's revenue there. That goes away. So, expenses are going down a little bit in the HAWS departments, because they're not paying rent. They won't pay rent to be in the building that we own. **(Perkins)** That's a good statement. But also, are we also going to present the budget preparations, looking at cost of living.... the potential costs coming up for next year? Not so much cost of living, but increases for labor, increases for materials, increases from contracts. What is the percentage that we put in for....

(Thomas) Yes. We have inflation factored in at about 5% to 8%. **(Perkins)** 5% to 8%...thank you. **(Thomas)** I mean, some of our things...some of our costs are under contract. So, we know the exact cost. **(Perkins)** Gotcha. **(Thomas)** But, where we don't, we use those percentages. So, the in the Public Housing Communities that we own, we're budgeting, and that's a little bit more than the current year. Under Section 8, we are showing a 0 net budget and that's because, when we did the budget, we have outsourced a number of our files to Nan McKay, and that started last April. So, we have about five months of billing so far, but it varies a lot, based on what they do that month. And also, when I came down, I just put all the remaining funds into Nan McKay. So, it's not that they didn't increase their expenses by about \$560,000 over the current year. It's just that, we don't want to show a profit, because you know, Nan McKay can be anywhere from that \$40,000 a month to \$80,000, depending on what they do for us. But for the budget that's showing a negative change. The rest of them are pretty much about the same. We're showing Scattered Sites decreasing a little bit, Corporate decreasing a little bit, and Imperial increasing little bit. But overall, it's about an \$89,000 change over the current budget. These graphs, as Kevin mentioned earlier, you can see that HAP payments or HUD subsidy, the HCV, that is, by far, our largest revenue coming in. You can see how the others play out, but Public Housing subsidy, is next at 11%. Well, besides the Choice grant, then we have the Dwelling Rents and that would be our third largest. So, that's how...that's the percent of all the revenue coming in. And then the next graph will show the percent of how it's spent. Again, the largest expense is also our payments to the landlords, followed by, takeout Choice, followed by Salaries and Benefits, and then the other ones at the various percents. This one just mentions the capital fund projects. It

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shows about how much money we currently have for each of those years. We do not have 25 and 26 yet. Those are projections and then, just listed, are some of the potential uses of those funds. Not set in stone, you know, just so many potential uses that we have. Then that's just followed, again, by pictures of some of our communities. Just a reminder of our challenge: "Balancing Our Mission with Our Finances. And that's pretty much all I have. If you have any questions, I'll try to answer those. **(Perkins)** I think it shows exceptional management...of our mission against what our budget is. So, very excellent. That's a wonderful review to see that. Bill, do you have anything to add? **(Rose)** I don't have anything to add. I would make a motion that we approve the budget as presented. Nancy's demonstrated...**(Thomas)** One thing I did not mention, but in corporate, it does show the net income of that going down by about \$50,000. And again, that is the effect of the Loewy Building, which is the King Building. Loewy Building expenses are in FEV. The King Building, we will have those in HAWS. So again, that's not a true increase in cost, it's just a transfer.

(Rose) I have one more thing I wanted to ask about. We did the Nan McKay outsourcing about six months ago. I just want to know if there's been any kind of "look back" to see if it's a...if it's working as planned? If it's been successful, or with the...with the...what the feeling is about it? **(Cheshire)** Well, let me take that from an operational standpoint. Nancy, I think, referenced the fact that we've seen inconsistency, which was expected, because a lot of that is task based. My take on it, operationally, it's been a resounding success. That's not to say that Nan McKay is our long-term solution, by no means, but to remind everyone of where we were. We had lost multiple Section 8 Specialists over a very short period of time as well as our Manager...okay? And we were not able to recruit and hire Specialists with any experience, which then forced our Director, who would have to take months to train a new individual employee and not do her job during that period of time. So, you know, I think it has been as smooth as it could possibly have been and it enabled our program to not just continue to operate, but to improve its customer service and its efficiency at that period of time. Would I score as an A plus? No sir. Do I think Nan McKay is a solution for the next 3 years? No sir. But did it enable us to get through and weather a storm that could have really been catastrophic? I do think that it did. **(Perkins)** Thank you very much, Kevin.

Resolution No. 2262 – Authorizing Contract Award for RFQ-24-0423 Crystal Towers Assessment

Motion: Commissioner Rose

Second: n/a

Unanimous.

(Perkins) Are you going to cover the resolution authorizing the contract? **(Cheshire)** Yes sir, I will take that one. That would typically fall to Nancy. It comes out of procurement. But she told me she's done too much work already with those first two resolutions. I've asked David... can you jump up here real quick, David, please? Before we, before we get

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into the substance and Kimberly, are you able to make that a little bit bigger? I'm sorry I should have flagged that for you. David...the point here, Mr. Chairman, is we get what Nancy has just told us is \$4 million dollars every year in capital. **(Perkins)** Right.

(Cheshire) And \$1 million of that has to cover our operations. Meaning, HUD recognizes that and allows us to take roughly, \$1 million of that \$4, to cover operational shortfalls. It's always funny to me when we go through this budget process, that Nancy has to tell us what HUD's projected proration is. What that means is that HUD tells you how much it should cost to operate your program on a break-even basis, and then tells you how much of that they're going to actually give you, and then pats you on the back and says, "Good luck, figuring out how to come up with the rest." **(Perkins)** Right. **(Cheshire)** So, you know, just to put it in context, we've done roughly a million in roofs at Piedmont. Just roofs, Mr. Chairman. So, there's more than that, David tells me. A million, again, almost each for the three elevator systems at our high rises. So, my point is, that's \$4 million dollars, just this year, to fix things that are broken, not make anybody's living conditions appreciably better. And, that \$4 million overspends, in the order of \$1 million dollars, what we're actually able to use for capital improvements. So, I've asked David, really quickly, just to give us an overview of the existing projects that we are doing, and then I will bring the Crystal Towers resolution for the assessment. So, David, if you can run through that about 30 seconds, that would be great. **(Snider)** Yes sir. We all know about the elevators...Crystal, Sunrise and Healy. Healy is completed. We have passed those like Kevin said. The rooves of Piedmont are actually \$1.6 million dollars. That's right under a couple of different budgets. You can see here renovations, trash compactors. We had issues with 11 story buildings with the trash coming out of them. We've got to do that. A lot of the other items you see, are life and safety issues. Whether we're doing electrical work, we're doing GFCI's, and you also see lots of fire doors. We have fire door damage, emergency lighting, if the generator is running and still powers the exit lights. We have to have a 90 min run time on those. We replaced all the roofs in Townview. They were failing. The Healy fire panel, we had lots of nuisance calls out there, so we had to replace that complete panel. We redid the day rooms at Healy Towers, new ac's, new paint. We updated those. They were in rough shape. Trees at Piedmont. We're not going to spend a \$1.6 million on rooves without cutting trees, but also, we had trees that were falling and dead limbs. It was a safety hazard, not only to our residents but, our staff. Again, GFCI's and I'm doing a scope of the roofing at Stoney Glen right now. Lots of just little things that are parts and inclusive. We have lots of other little things. We know we have lots of extraordinary maintenance items. So, we're looking about doing a lot of sewer repairs at mainly the family developments, but also in the towers. You can see the 24 money. We're...it's already earmarked. We have a top 10 list, which is subject to change. Our 5 Year Plan actually goes out to 27. We have projects through that. We need more money than we have, but we try to prioritize it for safety and the urgency of the issue.

(Cheshire) Thanks. Thank you so much David. **(Perkins)** Another thing that we need to mention here, is maintenance is an empirical element and being able to identify what has to be done, is critical to being able to have our customers satisfied, as much as possible. You and your staff have done a magnificent job of doing that. Folks, it's not...it's not what I call it, fancy, to what I see in other places. Most people want to have a new chandelier.

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So, this is, this is critical work has to be done. I think we need to pause and tell David and Staff they're doing a hell of a good job of making sure we maintain, at least the modicum, of safety issues on all of our units, and replacing, as we need to, and a lot more money than we have to make sure that our residents are in fact satisfied. **(Cheshire)** Well said. Thank you. **(Perkins)** Thank you very much David. **(Cheshire)** So, Mr. Chairman, with that context, we move to Resolution 2262, which is awarding a contract for a Crystal Towers Assessment. Again, we recognize there are a lot of needs at a lot of our communities. And as David has just shown, money that we have not even received yet is already identified as needing to be spent and we just presented a zero-based budget. And there's not a lot of extra there. That being said, we want to identify what we can do to make our properties better, and we're starting, of course, with Crystal Towers. The City has supported us in that endeavor. HUD has supported us in that endeavor. What we have now, is a spit ball estimate from a third party engineer that HUD requires us to go out and do periodically, which is known as a physical needs assessment. It is basically an eyeball test. If it's broken that day, or if it looks like it's about to break tomorrow, they put it on the report. That's a little bit of exaggeration, but not much of one. What we have done is, we have solicited for an architect to walk the building, to put together a scope of work, to meet with residents, to present the scope of work, to provide us some renderings, and to put a real dollar figure with that. If we want to make Crystal Towers something that's going to be sustainable in the...for the long-term, what really is that nut that we need to crack? And so, we've got Mike Griffin on the line. Mike Griffin's company was awarded the RFQ. It is under the dollar threshold. As you see there, it's a \$205,000 contract. So, we don't have to take it to the Board. It was important to me to run it through Development Committee and to run it through the Board, because Crystal Towers is important. It's visible, and I want to make sure that we were talking about it. That we were comfortable with the approach that Mike is taking. Especially with respect to Resident Engagement and the product that we're expecting to get back. So, Mike is on the line. If there are no questions, that's fine. But if there were questions, I wanted to make sure that you were able to ask them of Mike and then adopt a resolution allowing us to enter a contract with Mike so that he can get started. **(Perkins)** Mike, what is your timeline for doing the assessment and a final product? **(Mike Griffin)** We have allocated approximately 4 months to do that. You know, so, as we get started in September, it'll sneak into the first of 2025. **(Perkins)** Okay. Thank you. Any other questions from the Commissioners? Thank you very much, Mike. **(Mike Griffin)** Okay, thank you. I'm looking forward to it.

Resolution No. 2264 – Welcoming His Excellency Joseph Nyuma Boakai, Sr., President of the Republic of Liberia and Affirming Support for the Liberian Organization of the Piedmont's Student Housing Development

Motion: Vice Chair Annese

Second: Commissioner Rose

Unanimous.

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(Cheshire) Yes sir, I will Mr. Chairman. Yes sir, I'd be happy to do that and, Mr. Chairman, forgive me, you'll note that these are taken out of order. We've gone from 2262 to 2264. We had anticipated a walk on resolution honoring our outgoing Commissioner. So, we'll bring that later. 2264 is a Resolution Welcoming his Excellency Joseph Numa Bocai, Senior President of the Republic of Liberia and Affirming Support for Liberian Organization of the Piedmont Student Housing Development. Mr. Chairman, I won't read the entirety of the Resolution. It's on the board. It was included in your package. The Liberian organization of Piedmont has been a longstanding partner of ours, especially around our Happy Hill efforts. You, of course, know that we've committed to donating or deeding over a parcel of land over to the Liberian Organization of Piedmont for future development. We've not done that. This resolution certainly does not bind us to do that, but it affirms our support for that effort. The Liberian President will be in town later this month, for the Liberation...International Liberation Gala. I think I've got that right. I'll be attending. We will be presenting this resolution, welcoming him on behalf of the Housing Authority Board and affirming our commitment to work with the Liberian Organization of the Piedmont to deed this land over, and their stated goal is to create student housing for Liberian students who are in North Carolina, studying at institutions of higher learning. And so, that's what the resolution is before you all. I'll simply add that Housing Authority is sponsoring a table for the event. So, we will have 8 seats available. As I have additional details, I'll pass those along for Board members who are interested in attending. (Perkins) Thank you.

Resolution No. 2265 – Authorizing Executive Director to Execute the Fiscal Year 2023 Choice Neighborhoods Supplemental Grant Agreement and HUD-1044

Motion: Commissioner Dark

Second: Vice Chair Annese

Unanimous.

(Cheshire) Yes sir. I'll take that one as well Mr. Chairman. There's not a lot here. You guys have done this before. HUD has awarded us Choice Neighborhood funds on three occasions an initial grant of \$30 million. A supplemental grant of \$5 and another supplement of \$2.5 million. This last supplemental \$2.5 is what the Undersecretary was in town for last month. Got some media coverage, presented the big check. Well, now, we're sort of closing the loop on the paperwork. So, HUD since, sent a grant agreement that is not negotiable. I have to sign it. The Mayor has to sign it, and you all have to adopt a resolution. Inevitably, HUD gives us very little time to do this, which is why this could not come through Committee. It's due back to them October the 7th, which is before our next Board meeting. That's why it's coming as a walk on and did not go through Committee. I'm happy to answer questions and receive comments, but it's almost identical to the previous supplemental grant that you all have seen and we have approved.

7. BOARD COMMENTS

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(Perkins) We have...what are we gonna do in reference to Alfred? **(Cheshire)** Mr. Chairman I'm...I think we hold it, just since he's not here. I've got some things for him, and let's just see how that goes. He might be able to attend next month, but I would like everybody to eat the cake. Kimberly's gotten us some refreshments, but maybe we just change it. We're not celebrating Commissioner Adams, but we're celebrating the last meeting of the Housing Authority in this building, and this has hosted our meetings for close to 20 years. So maybe we'll celebrate cake and refreshments for celebrating the Loewy Building. **(Perkins)** Well, we can do a little bit. Alfred has been true...true citizen of the Housing Authority Board. When I first came here, he took me under his wing to tell me what to do. I still didn't do the right thing anyway. Point was, that he is a true citizen of Winston-Salem, and we are truly going to miss him on the Board. Those who came in after, I hope you understand what a contribution it is to volunteer on a Board. It's a lot of time as an event. players always around contributions of volunteers. but a lot of time. It also takes a lot of heart. ...inaudible...Thank you. **(Cheshire)** Thank you. Thank you for that, Mr. Chairman.

8. ADJOURNMENT

Motion to adjourn

Motion: Vice Chair Annese

Second: Commissioner Dark

Unanimous.

The September 10, 2024 meeting of the Board of Commissioners for the Housing Authority of the City of Winston Salem adjourned at 12:59 P.M.

Acknowledgment and Adoption of the September 10, 2024 HAWS Board Minutes:

Adopted: _____ (date)

Signed: _____ Executive Director (ED)

Executive Director Report

Executive Director Report (October 2024)

- 1) Crystal Towers
 - a) Phase 1 – Laundry and Lobby Renovation
 - i) Completed
 - b) Phase 2 – Elevator System Full Replacement
 - i) Car 1
 - (a) In Service
 - ii) Car 2
 - (1) Modernization Nearing Completion
 - (a) DOL Inspection in October? (Originally August)
 - (i) Legacy electrical issue
 - c) Phase 3 – Assessment, Scope, and Cost Estimate
 - i) Resident Meetings; Design; Scope; Estimate
 - ii) Anticipate January 2025 Completion
 - d) Supportive Services
 - i) Full-Time Senior Property Manager
 - ii) Full-Time Assistant Director (Resident Engagement)
 - iii) Engagement Team Coordinating Third-Party On-Site Providers
 - iv) Grant Application Submitted for Full-Time On-Site Case Managers
 - e) Facilities
 - i) Additional Benches
 - ii) Parking Lot Lighting
- 2) King Building Relocation
 - a) Exterior Work Complete and Grand Opening Projected for December
 - i) Permitting Delayed – Jurisdictional Issue (Stormwater)
- 3) Happy Hill
 - a) Phase 1 – Habitat for Humanity
 - i) 13 Lots
 - ii) 5 Homes Completed
 - b) Phase 2 – Mixed Income Development on Unrestricted Parcels
 - i) Delayed
 - ii) Meeting with Developer Set for October
- 4) Choice Neighborhoods
 - a) Phase I – Brown School Lofts
 - i) Completed
 - b) Phases II – Cleveland Avenue Homes
 - i) Demolition in Progress
 - ii) No Path to Close in 2024
 - iii) Funding Gap
 - (1) \$2.5 - \$2.9 Million
 - (a) HUD Path No Longer Option
 - (b) Pursuing Additional City
- 5) Loewy Closing
- 6) Rebranding

Development Report

Development Priority 1: Crystal Towers



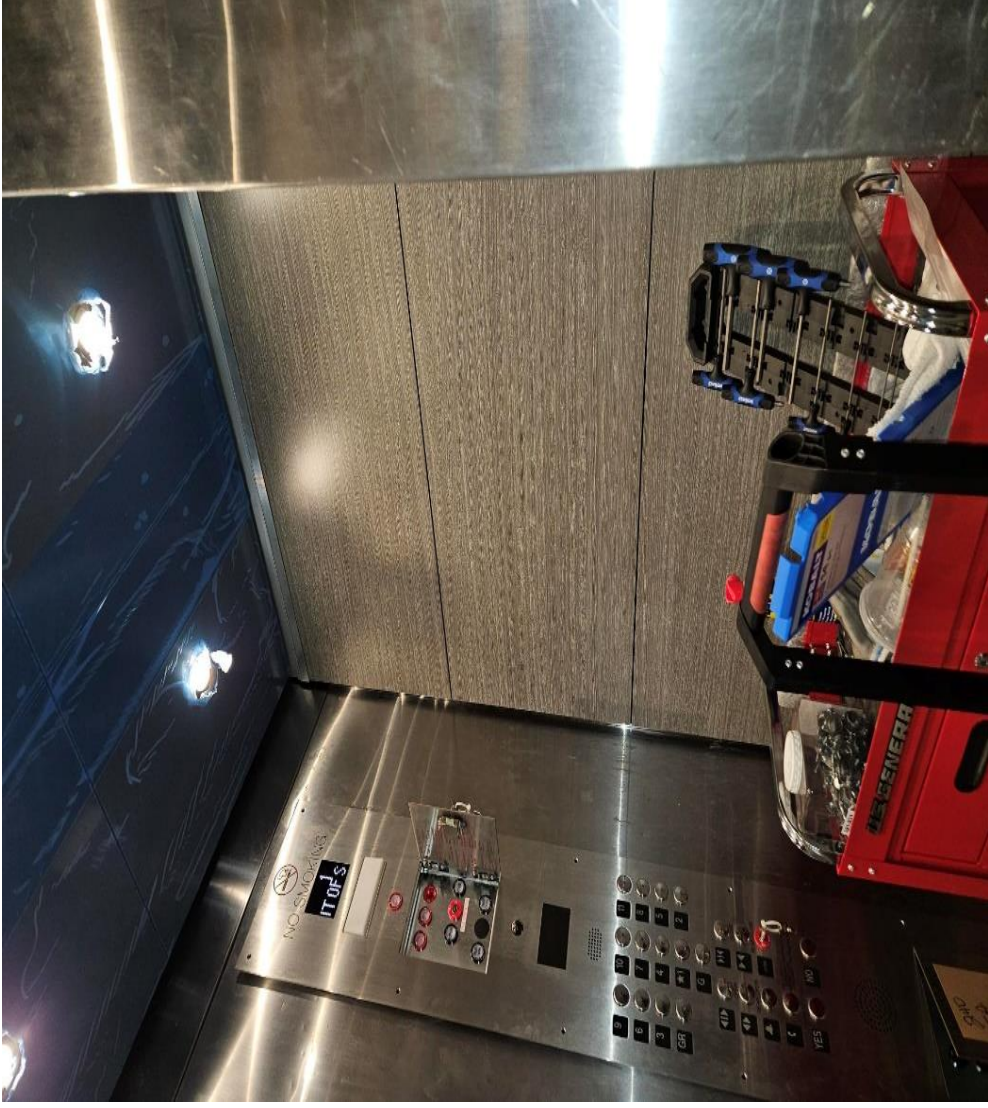
OVERVIEW

- Downtown Core Location
- 201 Units (Elderly/Disabled)
- Independent Living

OBJECTIVES

- Address Immediate Infrastructure Needs
- Ensure Long-Term Sustainability

Development Priority 1: Crystal Towers



ELEVATOR STATUS

- Kone Modernization
- 1st Car
 - In Service (April)
- 2nd Car
 - DOL Initial Inspection Pushed (Again) to October
 - Legacy electrical wiring issues unrelated to elevator contractor

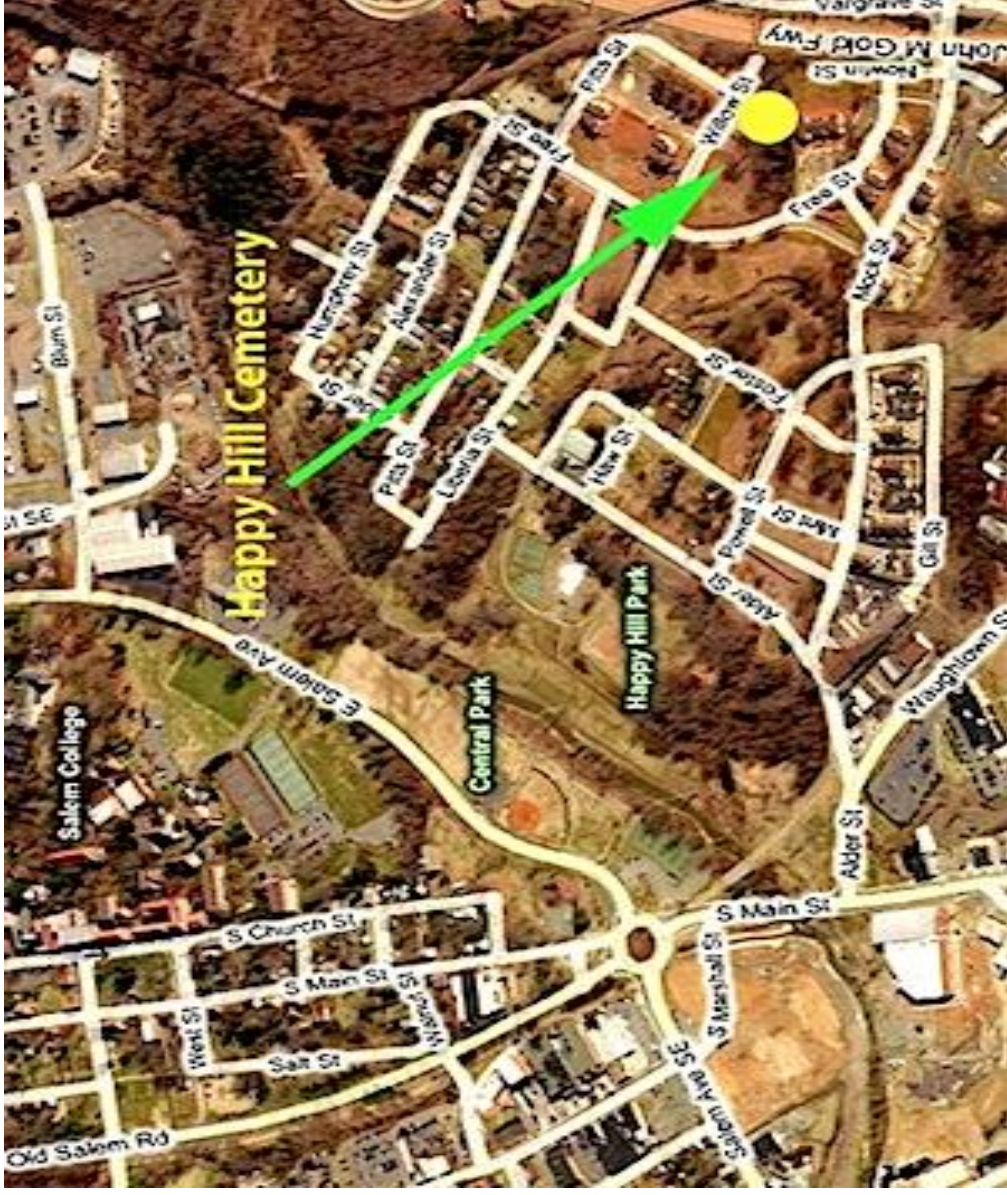
Development Priority 1: Crystal Towers



ASSESSMENT STATUS

- In Progress
 - Resident Meetings
 - Renderings
 - Scope
 - Cost Estimate

Development Priority 2: Happy Hill



OVERVIEW

- Downtown-Adjacent Location
- Historically and Culturally Significant Site
- Former Public Housing Community
 - Razed and partially redeveloped with 2003 HOPE VI Grant
- ~ 20 Acres of Undeveloped Land

OBJECTIVES

- Create Mixed-Income Community
 - Affordable and Market Rate
 - Rental and Homeownership

Development Priority 2: Happy Hill

HABITAT STATUS (PHASE 1)

- Builders Blitz – 5 Homes Completed
- Legacy Family Priority



Development Priority 2: Happy Hill



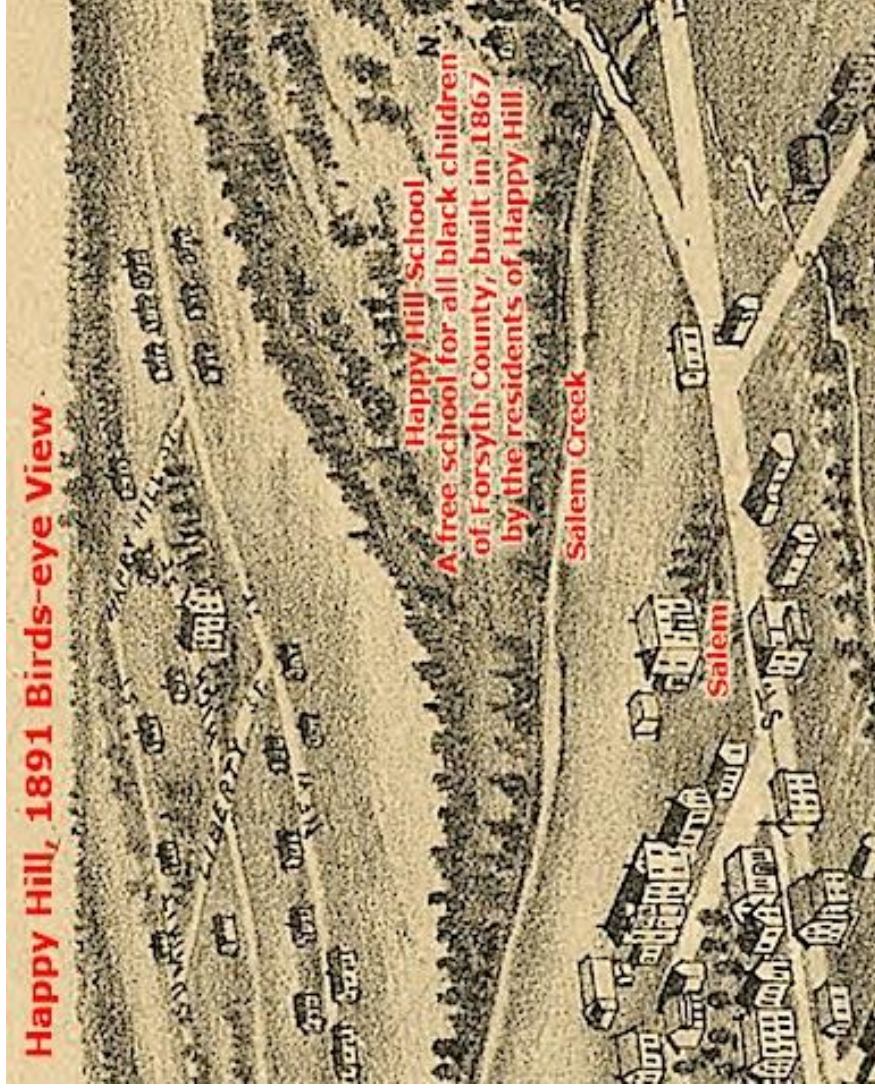
Unrestricted Lots (PHASE 2)

- Development Partners
 - True Homes
 - Prosperity Alliance
 - Happy Hill Neighborhood Association
- Pending
 - Meeting Schedule for October
 - Proposal to HUD to Lift HUD Deed Restrictions
 - Additional Legacy CCRs
 - Site Plan (~70 Units Proposed)

Development Priority 2: Happy Hill

(SUBSEQUENT PHASES)

- Liberian Organization of Piedmont
 - Gala September 28th
 - Transfer land for construction of student housing
- Happy Hill Neighborhood Association
 - Transfer land for community development
- HUD-Restricted Parcels
 - Will be released once 13 Habitat homes completed
 - Assess need at that time to determine development plan



OTHER DEVELOPMENT PROJECTS

(Exclusive of CNI)

- Lansing Ridge
 - Development Agreement with Private MBE Developer
 - Affordable and Workforce Homeownership (New Construction)
 - Phase 1 (8 Homes)
 - Phase 2 (Construction in Progress)
 - Phase 3 (Closing Anticipated 2025)
- 2 Pending Bond/PBV New Construction Developments
- 1 Pending PBV Acquisition/Rehab Development (City)
- 1 Pending Hotel Conversion (PBV)
- King Building Exterior Redesign and Renovation
 - Stormwater Plan – City and State Jurisdictional Overlap

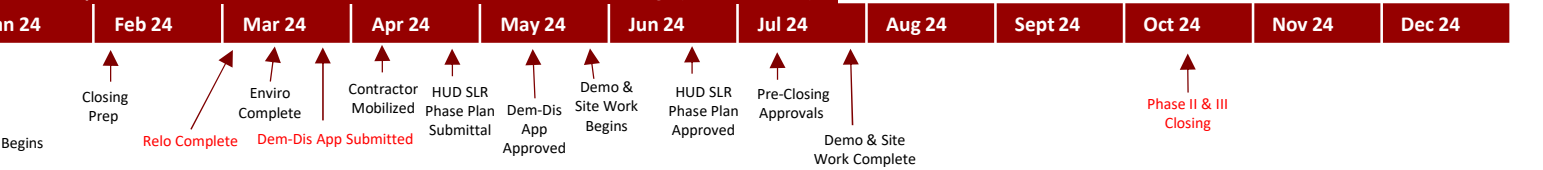
CNI Report

Choice Neighborhood Initiative Summary - September 2024

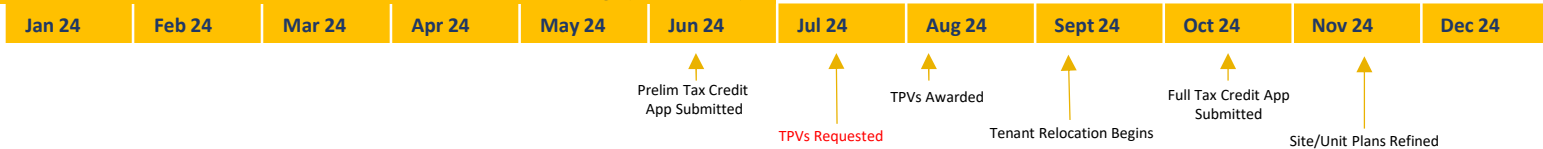
Phase I: The Lofts at Brown School – *Multi-Family (81 Units)*



Phase II/III: Cleveland Avenue Site – *Multi-Family (120 Units)*



Phase IV: Cleveland Avenue Site – *Multi-Family (60 Units)*



Phase V: Cleveland Avenue Site – *Multi-Family (64 Units) & Senior Bldg (80 Units)*



Housing Plan

Phase I: Brown School leasing is complete.
Phase II – III: Demolition continues.
Phase IV: Tax Credit Application has been submitted.



Neighborhood Plan

First round of the Residential Façade Improvement program has been completed, while the second round is underway with City. The Public Art Revitalization Program is underway. The Water Tower art project on 15th Street has been completed. Commercial Façade Program in development, will be going before city council later this year.

People Plan

220 Total CAH Families Have Enrolled in USI Case Management. 218 CAH Families have completed their yearly assessments.

300 of the targeted youth residents have enrolled in health insurance.

89.70% of targeted residents have been employed in last 6 months.

72.10% of target residents are working full-time.



Housing Update

Demolition Site has been turned over to Blum Construction. Utility connections are still being retired on final blocks of demolition.

Funding gap of phase II and III has not been closed. Consequently, financial closing and vertical construction of Phase II and III will most likely begin sometime in 2025.

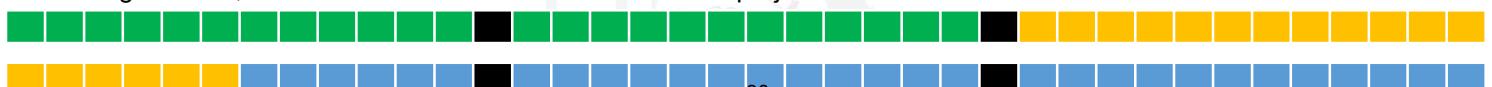
Section 3 / MWBE

Blum is actively looking for section 3 and MWBE companies and employees. Trainings for current contractors and section 3 employees was held 9/24/2024. As phases of construction continue, we will continue to hold trainings.

Brown School Lease Up

Brown School Lofts has concluded lease up.

As of August 2024, we are **48** months into our 72-month CNI project effort



Construction TRANSFORMATION Completed at Brown School Lofts at Legacy Heights!

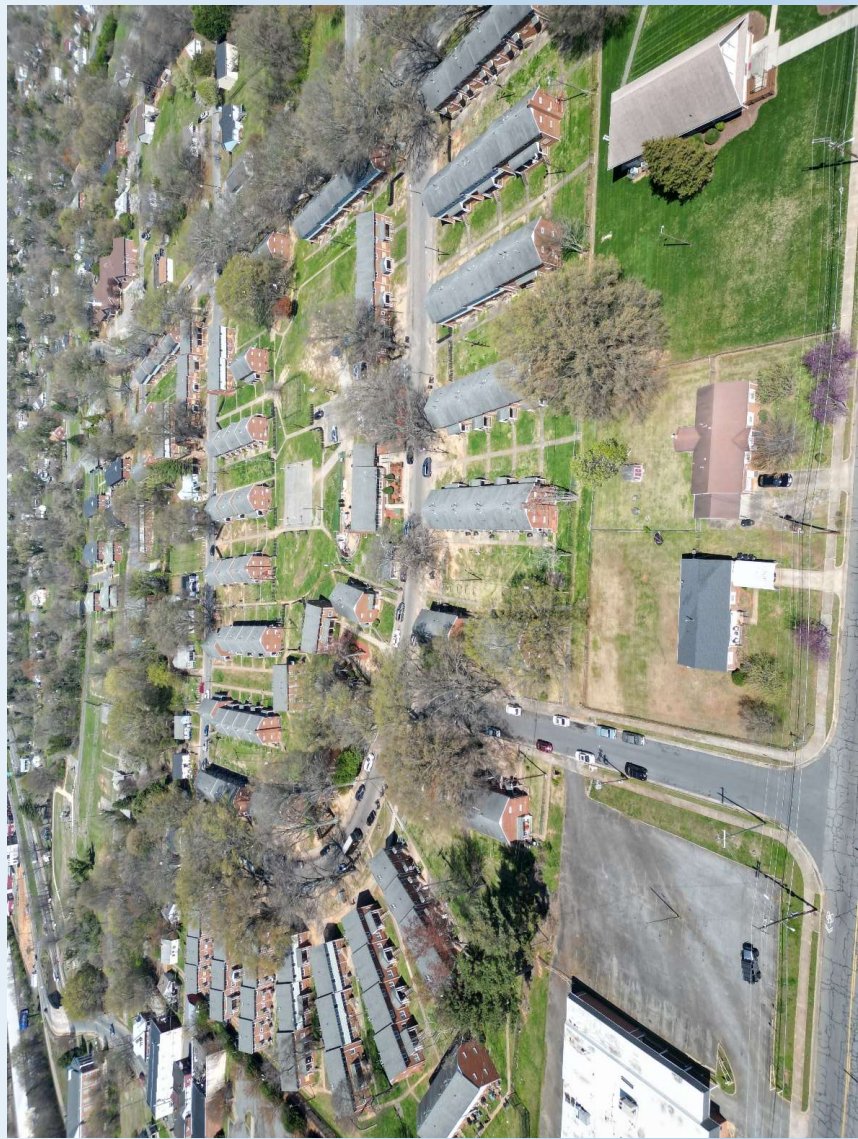
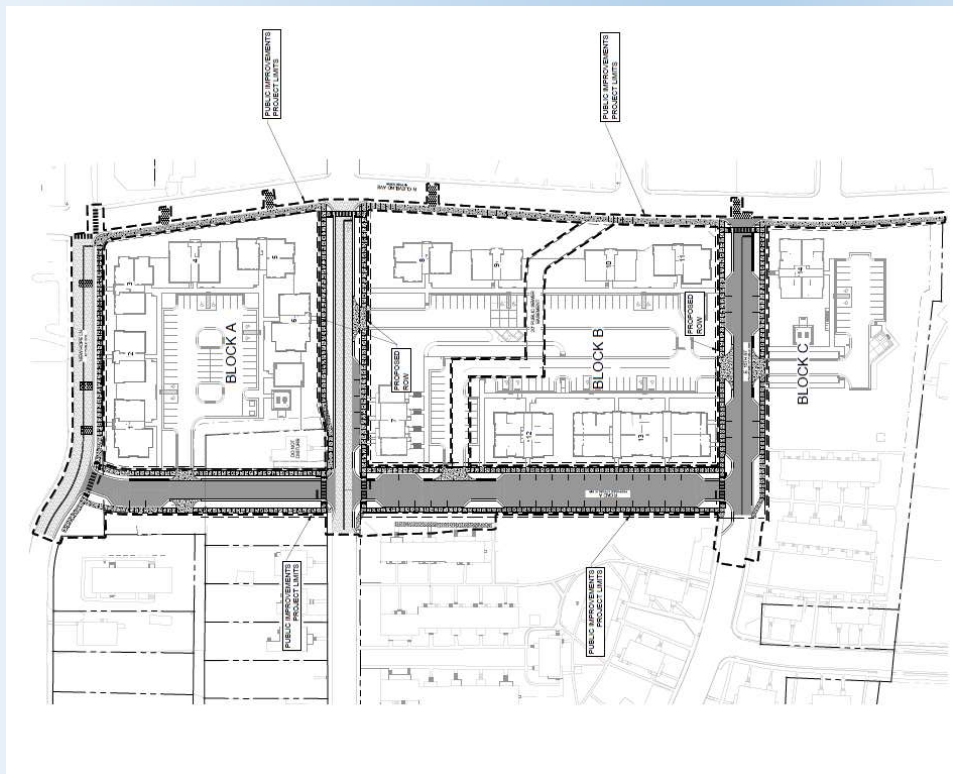
Housing Plan

Buildings 1 - 12 – Fully Occupied



Phase 2 & 3

Housing Plan
Demolition continues.



Choice Neighborhood Initiative Budget (HUD funds only)

People	4,500,000
Neighborhood	4,500,000
Housing	26,403,000
Relocation	597,000
Administration	1,500,000
\$	37,500,000.00

CNI Budget & Expenses by Area

People Plan

Total Budget	4,500,000
Expended to Date	2,357,453
Budget Remaining	2,142,547
% Expended	52%

Neighborhood Plan

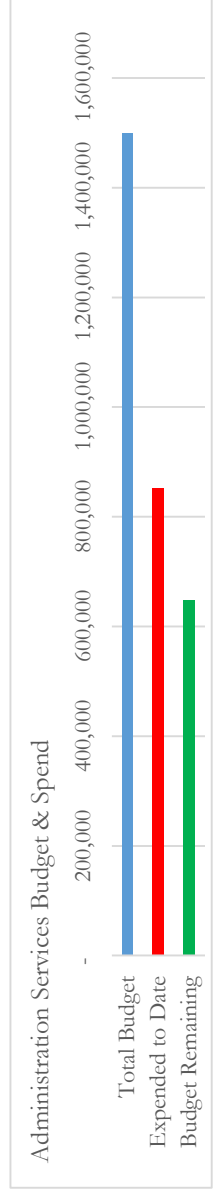
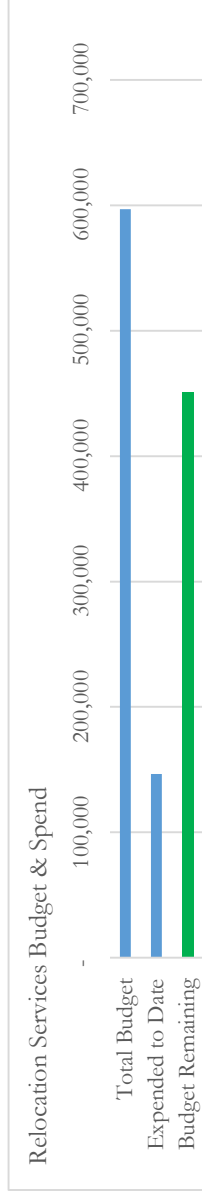
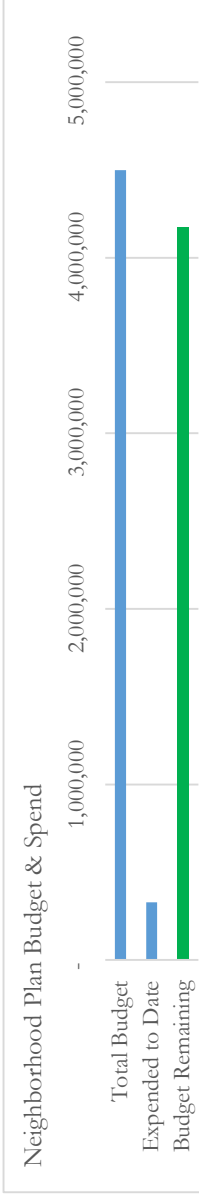
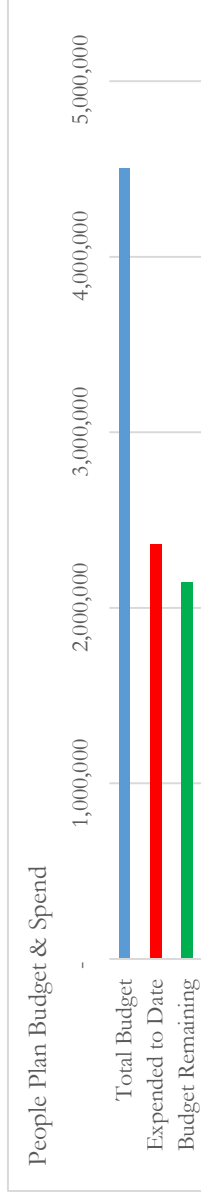
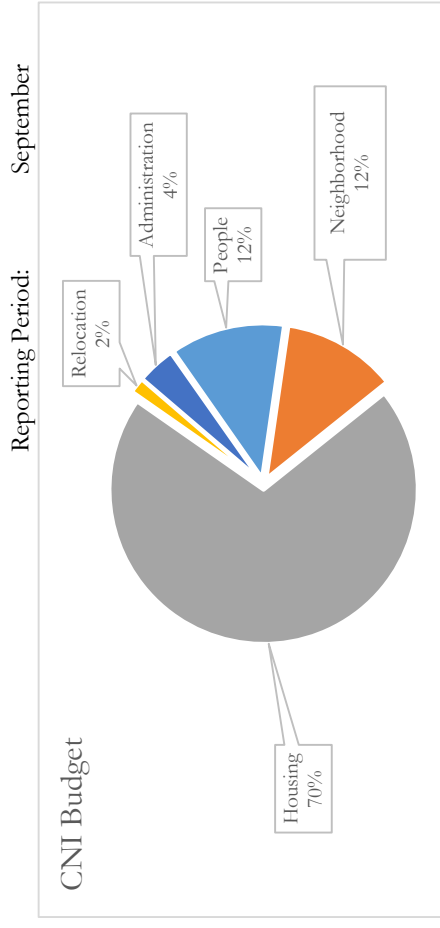
Total Budget	4,500,000
Expended to Date	328,386
Budget Remaining	4,171,614
% Expended	7%

Relocation

Total Budget	597,000
Expended to Date	146,417
Budget Remaining	450,583
% Expended	25%

Administration

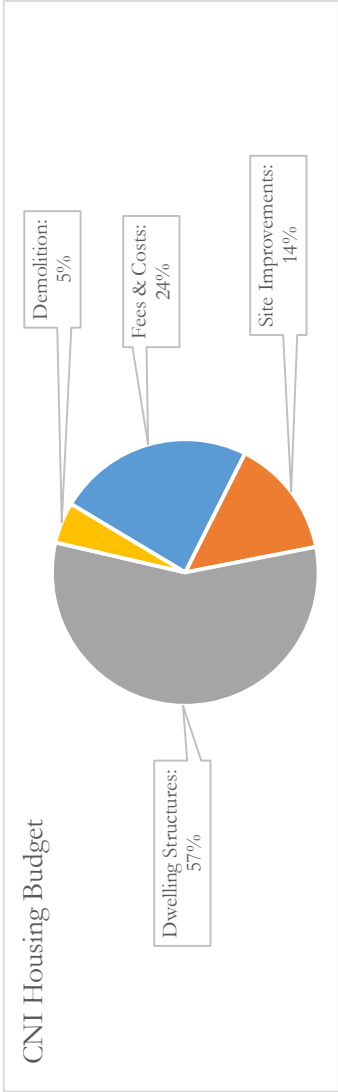
Total Budget	1,500,000
Expended to Date	852,627
Budget Remaining	647,373
% Expended	57%



CNI Housing Budget

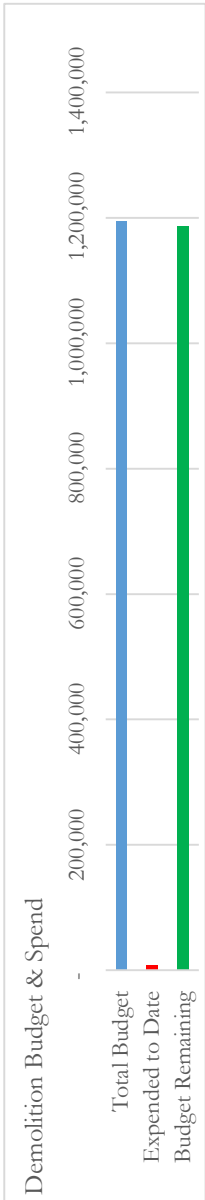
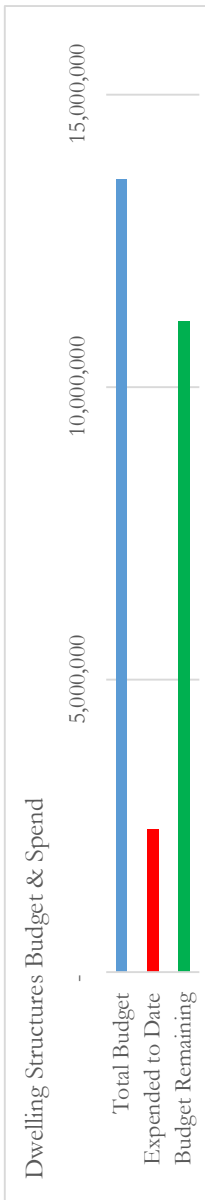
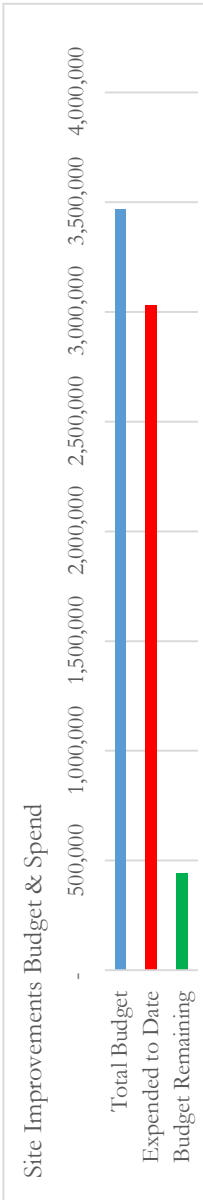
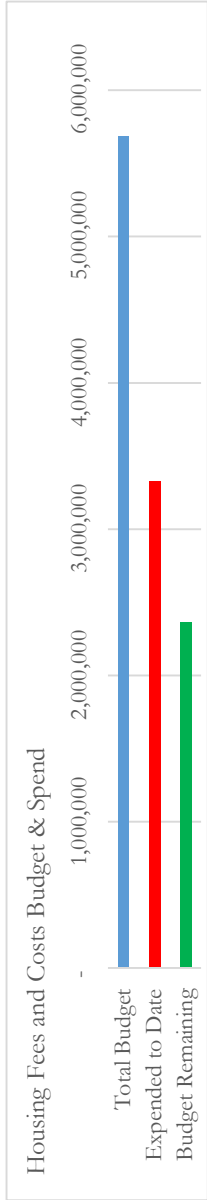
Reporting Period: September

Fees & Costs:	5,686,157
Site Improvements:	3,469,334
Dwelling Structures:	13,553,509
Demolition:	1,194,000
	23,903,000
	\$



CNI Housing Budget & Expenses by Area

Fees and Costs	
Total Budget	5,686,157
Expended to Date	3,322,345
Budget Remaining	2,363,812
% Expended	58%
Site Improvements	
Total Budget	3,469,334
Expended to Date	3,029,068
Budget Remaining	440,266
% Expended	87%
Dwelling Structures	
Total Budget	13,553,509
Expended to Date	2,438,134
Budget Remaining	11,115,375
% Expended	18%
Demolition	
Total Budget	1,194,000
Expended to Date	7,547
Budget Remaining	1,186,453
% Expended	1%





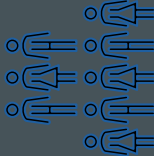
WS Choice Neighborhood

CLEVELAND AVENUE HOMES PEOPLE STRATEGY MONTHLY REPORT

September 2024



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EDUCATION



HEALTH & WELLNESS



ECONOMIC MOBILITY



- **Report Narrative**
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- **Demographics**
 - Target Population
 - Race, ethnicity, age, income etc.
- **Education**
 - Summer Melt Activity
- **Health**
 - Primary Care
 - Health Insurance
- **Economic Mobility**
 - Self-Sufficiency
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- **Difference Made and Education**
- **Our Team**

RELOCATION

FAMILIES



ARE

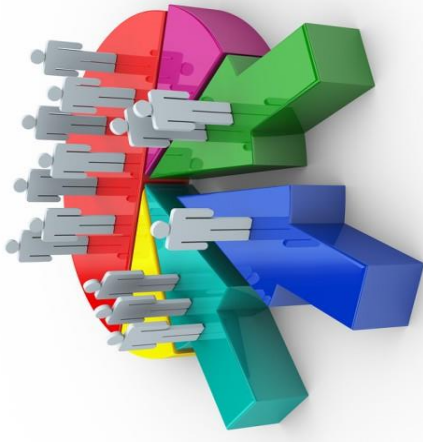


HOME



98.00% (42) of Cleveland Avenue Homes' families have been relocated to the new Brown School Lofts @ Legacy Heights community. In addition, 1 family resides in a market rate unit.

DEMOGRAPHICS

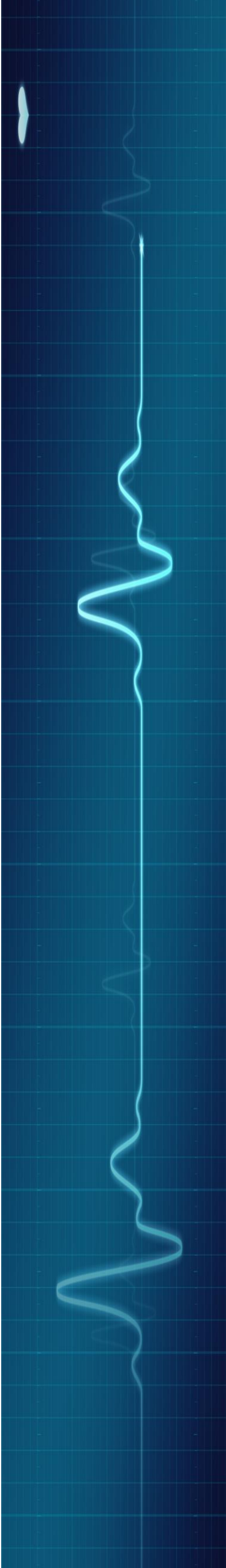


Metric		Total Count
Target Households (original)		220
Target Households Served (to date) <ul style="list-style-type: none">Original Target Households - 199Non-Original Target Households - 121		320
Target Households currently being served (original and new) <ul style="list-style-type: none">Original Target Households - 127Non-Original Target Households - 93		220
Target Households with Completed Assessments <ul style="list-style-type: none">Original Target Households - 127Non-Original Target Households - 91		218
Households Dismissed from Program (to date) <ul style="list-style-type: none">Original Target Households - 69Non-Original Target Households - 33		102
Original Households not in enrolled in Case Management		21
New Target Households post application/prior to relocation enrolled in Case Management		128
Target Households receiving TANF		1
Target Households enrolled in food stamps		182
Target Households enrolled in SSI or SSDI		55
Average Annual Household Wage Income (no SSI/SSDI)		\$24,322.00
Average Annual Hourly Wage Income		\$14.69

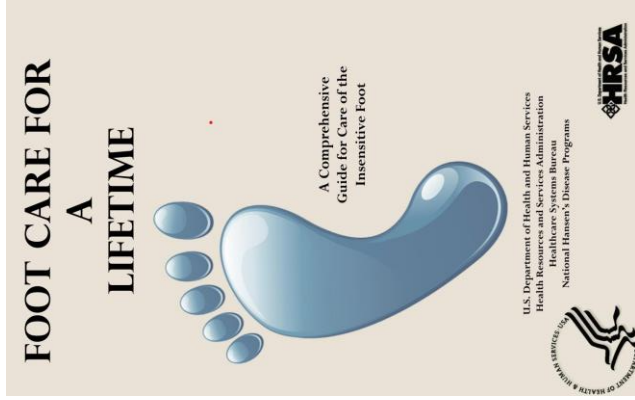
Metric	Number	Percent
Number and percentage of target adult residents (18-64 years of age) not able to work or train due to a disability	55	27.60%
Number and percentage of Limited English Proficiency (LEP) target residents	2	0.90%
Number and percentage of target residents (adults and children) with at least one chronic condition	162	28.50%

Adult Metric		
	Number	Percent
Number and percentage of target adult residents who have a place of healthcare where they regularly go, other than an emergency room, when they are sick or need advice about their health	180	82.6%
Number and percentage of target adult residents who have health insurance	180	82.6%

Youth Metric		
	Number	Percent
Number and percentage of target youth residents who have a place of healthcare where they regularly go, other than an emergency room, when they are sick or need advice about their health	294	96.40%
Number and percentage of target youth residents who have health insurance	300	100.0%

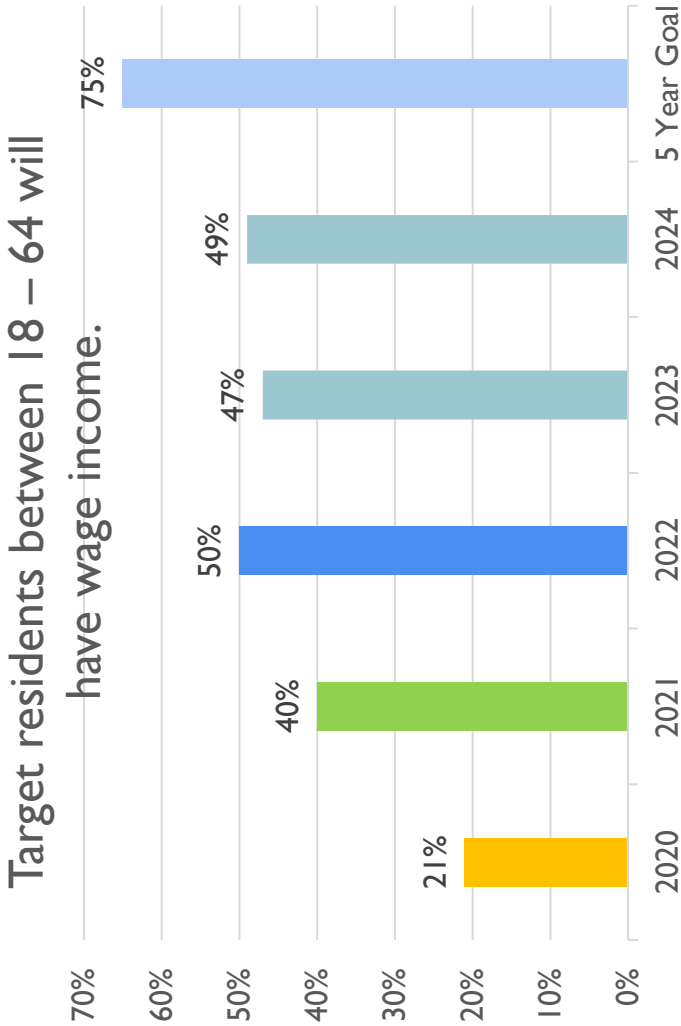


USI & Fleet Feet (W-S) is partnering together to distribute over **200** pairs of athletic shoes in the Brown School Lofts @ Legacy Heights community. **35** Volunteers and the Winston-Salem State University Cheerleaders are fitting young and young at heart with shoes.



ECONOMIC MOBILITY

Metric	Number	Percent
Number and percentage of residents with wage income <ul style="list-style-type: none">0 residents obtained employment during this reporting period.	68	47.20%
Number and percentage of target residents working full-time	49	72.10%
Number of target residents of target residents working part-time	19	27.90%
Number and percentage of target work able adults are unemployed	76	52.80%
Number and percentage of target residents who have been employed for 6 months or longer	61	89.70%
Number and percentage of target residents receiving Unemployment Insurance	0	0.00%



USI continued partnering with Family Services of Forsyth County to enroll our children in early childhood development programs. Ensuring our children continue to receive the tools they need to prepare for success in school...and in life, with early education, emotional and physical health, and nutrition services. **7 Families** completed applications.



CHILD DEVELOPMENT

Every child in our
community deserves
the best possible start
in life.

Fostering Diverse Schools Community Listening Session Brown School Lofts @ Legacy Heights

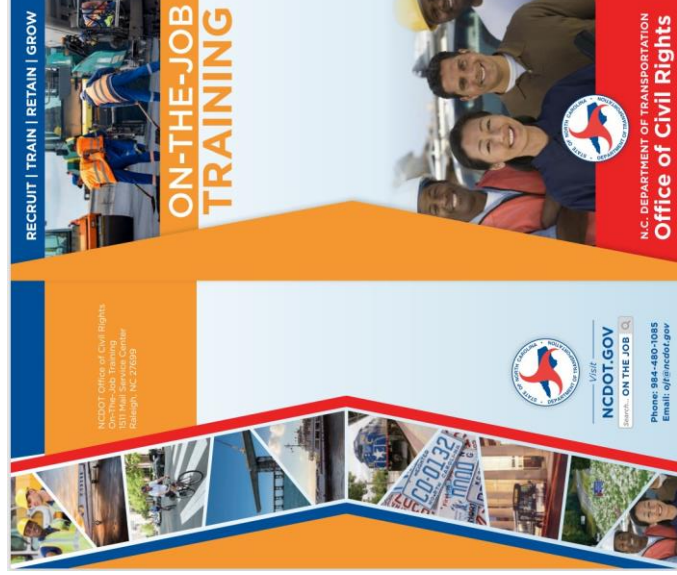
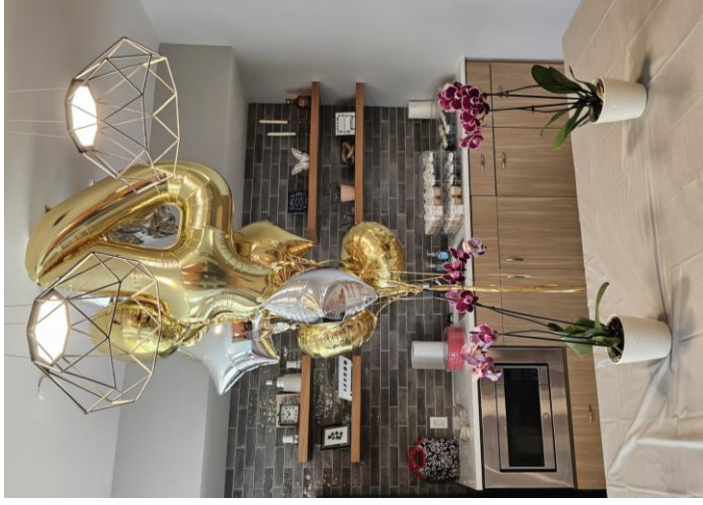
13 Winston-Salem CNI residents and **4** community members participated in the Fostering Diverse Schools listening session to provide input on the WS/FCS residential school boundary initiative. Leah Crowley, Winston-Salem/Forsyth County School board member was in attendance to answer questions.



DIFFERENCE MADE

A Cleveland Avenue Homes' resident completed the NC Department of Transportation - Highway Construction Trades Academy (HCTA) and earned her OSHA 10, CPR and flagger certification and CDL permit preparation, plus an Introduction to Heavy Equipment Operation-Excavator. She is well on her way to becoming an entrepreneur.

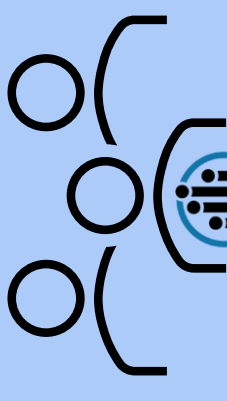
It's Our 4 Year Anniversary





OUR TEAM

- Eva Mosby, Southern Region Vice-President
- Tonya Atkins, Director of Operations
- Tresnese Barham, Project Manager
- Ebony Moore, Family Support Specialist Manager
- Jenay Cole, Family Support Specialist II
- Jacqueline Pippens, Family Support Specialist II
- Rhonda Killian, Mobility Specialist
- Shennetta Robinson, Outreach Worker
- Shaveda Shaw, Family Support Specialist II



HCV Report

Housing Choice Voucher Program Report

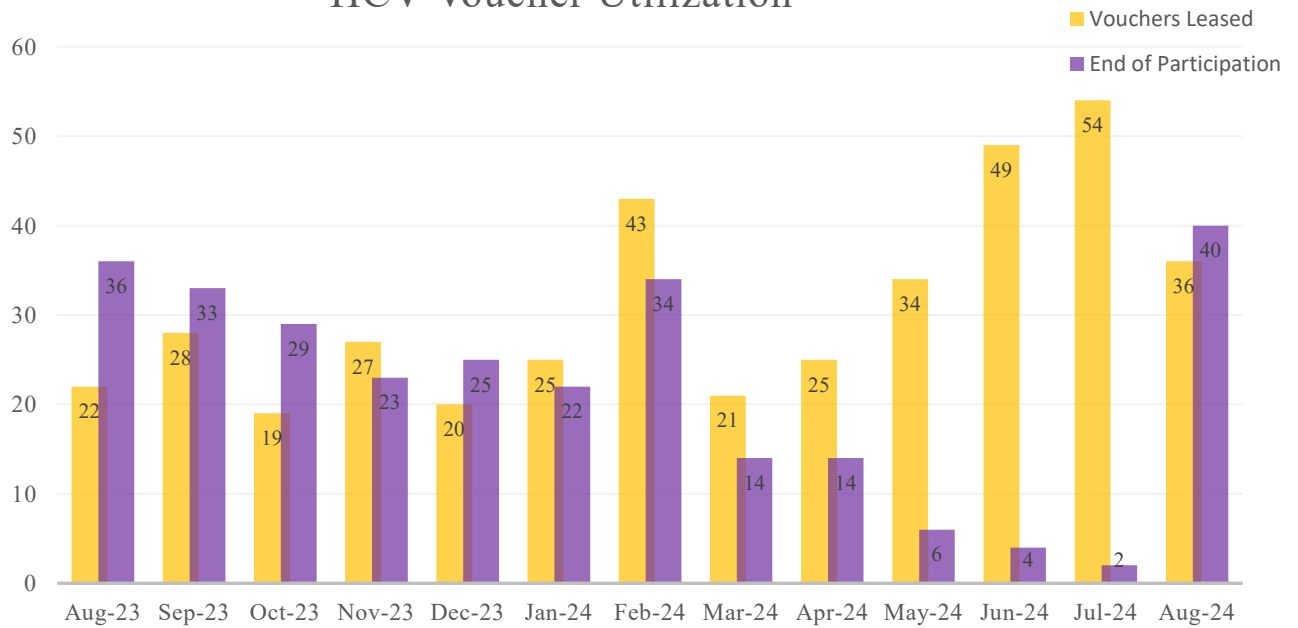
8/31/2024

I. Voucher Unit Utilization				NC Average as of 06/30/2024
Total Vouchers Leased - SEMAP indicator #13	3369	4537	74%	81.10%
Total Vouchers Issued for the month	20			
Total Voucher Leased for the month	36			
Total Vouchers Removed from the Program	40			
Vouchers Issued but not leased on the street	160			
Project-Based Vouchers (Currently in Place)	380	414	92%	94.00%
Special Programs	48	239	20%	
Mainstream	165	278	59%	68.50%
VASH	108	144	75%	73.70%
EHV	28	31	90%	74.53%
II. Voucher Budget Utilization				
Monthly	\$3,043,596	\$2,343,362	130%	
Average Monthly HAP	\$814			
III. Other SEMAP Indicators in PIC				
PIC Reporting Rate	99.88%		>94%	
Timely Re-examinations	94%		>95%	
Correct Rent Calculations	100%		>97%	
Pre-Contract HQS Inspections	100%		>97%	
Annual HQS Inspections	94%		>95%	
Family Self-Sufficiency				
Enrollment:# of Participants	68			
Percent with Escrow Accounts	69%			
IV. HCV Waiting List				
Number of Applicants Awaiting Voucher Issuance	5377			
V. Inspections				
Units Inspected	443			
Passed (1st Inspections)	269			
Failed	174			
Passed after re-inspection	103			
Number of Landlords receiving HAP	708			



HUD Income Limits - by household size as of 04/01/2024								
	1	2	3	4	5	6	7	8
Very Low	\$28,700	\$32,800	\$36,900	\$40,950	\$44,250	\$47,550	\$50,800	\$54,100
Extremely Low	\$17,200	\$20,440	\$25,820	\$31,200	\$36,580	\$41,960	\$47,340	\$52,720
Low	\$45,850	\$52,400	\$58,950	\$65,500	\$70,750	\$76,000	\$81,250	\$86,500
HUD Fair Market Rents - by unit bedroom size as of 10/01/2023								
	0	1	2	3	4			
	\$897	\$936	\$1,110	\$1,452	\$1,671			

HCV Voucher Utilization



	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	24-Aug
Vouchers Leased	22	28	19	27	20	25	43	21	25	34	49	54	36
End of Participation	36	33	29	23	25	22	34	14	14	6	4	2	40

August 2024 End of Participation Reasons

1 - Tenant Preference

2 - Moved without Notice/HAP Contract Violation

2 – Eviction – Lease Violation

2 – Moved in with Family

30 – No Response to PHA

1 – Portable Voucher

2 – Other

Public Housing

Public Housing Report

	Piedmont Park	Cleveland Ave	Sunrise Towers	Crystal Towers	Healy Towers	Townview	Stoney Glenn	The Oaks at Tenth	Camden Station	Brookside View	Totals
Reporting Month	August	August	August	August	August	August	August	August	August	August	** SEE DATE
Public Housing Management Operations											
Occupancy Rate	92.08%	83.58%	93.33%	94.03%	90.48%	84.00%	82.00%	100.00%	100.00%	100.00%	92.41%
Number of Units	240	132	195	201	105	50	50	50	30	15	1068
Units Offline	3	2	0	1	0	1	2	0	0	0	9
Move Ins	6	2	3	5	1	0	0	0	0	0	17
Move Outs	5	6	4	4	3	2	2	0	0	0	26
Vacancies	17	21	12	12	8	5	5	0	0	0	80
# of Applicants Pulled	35	27	25	30	15	10	10	0	0	0	152
Charges Billed	\$46,665	\$23,720	\$38,997	\$55,183	\$36,975	\$12,099	\$15,682	\$16,928	\$11,088	\$9,645	\$266,982
Payments Collected	\$52,762	\$22,158	\$36,961	\$54,012	\$34,677	\$11,154	\$10,959	\$13,810	\$8,236	\$8,356	\$253,085
# Recertifications Due	25	10	24	16	0	2	1	5	1	1	85
# Recertifications Completed	25	10	24	16	0	2	1	5	1	1	85
Waiting List	10987	5005	4729	754	2239	5866	5876	8305	8621	956	53,338
Lease Violations											
# of Late Payment Notices	104	64	87	73	8	23	24	11	13	12	419
# of Judicial evictions Filed in Court (Non-Payment)	0	0	10	0	0	1	2	0	0	0	13
# of Termination Notices (Other than Non-Payment)	0	1	0	0	1	0	0	0	0	0	2
# of Judicial Evictions Filed in Court (Other than Non-Payment)	0	0	0	0	0	0	0	0	0	0	0
Security											
# of Incidents Reported (WSPD)	52	27	21	23	8	5	3	4	0	1	144
# of Incidents Involving Residents	20	15	9	17	7	5	2	4	0	1	80
# of Violent/Drug Reports	32	0	4	4	1	0	0	0	0	0	41
Maintenance											
Opening Balance of Work Orders for BOM	14	28	12	9	3	9	7	6	10	0	98
# of Created Work Orders for the Month	322	127	109	196	38	40	22	21	23	4	902
# of Open Work Orders EOM	31	33	11	13	11	16	8	6	5	1	135
# of Emergency Work Orders EOM	8	6	1	1	2	2	3	3	0	0	26
*Cleveland Avenue Homes data reflect higher vacancy and lower rental revenues due to planned relocation of residents off site pursuant to the Choice Neighborhoods Grant Initiative ("CNI"). All units are being vacated in phases to allow for demolition and rebuild pursuant to the CNI grant. **Totals column excludes Cleveland Avenue Homes data.											

Unsubsidized Housing

Unsubsidized Housing Report		
August 2024		
	Drayton Pines	Plaza
Imperial Operations		
Occupancy Rate	95%	86%
Number of Units	44	77
Move Ins	1	1
Move Outs	0	8
Vacancies	2	11
# of Applicants Pulled	0	8
Charges Billed in August	\$47,988	\$38,154
Payments Collected in August	\$47,794	\$32,831
Waiting List	2	9
Lease Violations		
# of Late Payment Notices	6	19
# of Termination Notices (Other than Non-Payment)	0	0
# of Judicial evictions Filed in Court (Non-Payment)	0	1
# of Judicial Evictions Filed in Court (Other)	0	0
Security		
# of Incidents Reports	1	10
# of Violent/Drug Reports	0	0
# of Incidents Involving Residents	0	0
Maintenance		
Opening Balance of Work Orders for BOM	3	8
# of Created Work Orders for the Month	44	68
# of Open Work Orders EOM	22	23
# of Emergency Work Orders EOM	1	2

Resolutions

RESOLUTION NO. 2266

AUTHORIZING APPROVAL OF THE AUGUST 31, 2024 FINANCIAL STATEMENTS

WHEREAS, the Housing Authority of the City of Winston-Salem (the " Authority") operates on a Fiscal Year ending September 30; and

WHEREAS, the Authority prepares unaudited Financial Statements monthly, as mandated by the United States Department of Housing and Urban Development; and

WHEREAS, the unaudited Financial Statements dated August 31, 2024 were submitted to the Board of Commissioners for review; and

WHEREAS, the unaudited Financial Statements attached and referenced herein is a permanent record and will continue to be maintained in the Authority's permanent files;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby accepts the unaudited Financial Statements dated August 31, 2024.

Adopted On: _____ (Date)

Signed: _____
Kevin Cheshire
Board Secretary

Housing Authority of Winston-Salem

Financial Highlights

August 31, 2024

Consolidated Statements

As of August 31, 2024, the total assets of the Authority were \$49,126,014 while total liabilities were \$12,435,709. The current ratio (current assets of \$10,229,169 divided by current liabilities of \$1,611,363) was 6.35.

The net loss excluding Housing Assistance Payments (HAP) and receipts is (\$83,915). There was positive cash flow excluding HAP payments and receipts of \$1,076,472. The net gain prior to depreciation, extraordinary items and forgiveness of debt but inclusive of HAP income and expense was \$1,504,500. There was a consolidated net loss of (\$23,751). This included depreciation of \$1,528,251. Cash flow increased by \$1,136,636 including HAP receipts and expense. The overall total income was 12.96% over budget and total operating expenditures were (1.48%) under budget.

Low Income Public Housing

Total gross revenue through August 31, 2024 was \$10,744,056 and was under budget by (\$114,395). Tenant Rental Income of \$2,836,242 was over budget by \$15,287. Other Tenant Income of \$214,833 was under budget by (\$67,976).

Expense prior to depreciation and extraordinary items of \$10,365,480 was under budget by (\$262,232) or (2.47%).

Net Gain from operations prior to depreciation and extraordinary item expenses was \$284,577. The depreciation expense was \$1,371,273 and net loss including depreciation expense was (\$1,086,696).

Section 8 (Housing Choice Voucher Program)

The gross revenue generated from Section 8 through August 31, 2024 was \$33,345,189 and was over budget by \$5,697,251. The HAP Fees earned during this period were \$30,436,705 and the HAP expense was \$30,376,541. During the fiscal year to date, HUD has released \$2,698,096 of HUD-held reserves which helps offset increased HAP expenses.

Administrative income of \$2,908,484 and operating expense of \$2,456,246 produced a net gain of \$452,238 (excluding depreciation). Operating expense was under budget by (2.97%) or (\$75,295.)

The Section 8 financial statements for the period ended August 31, 2024 resulted in net gain before depreciation of \$512,402. The net gain including depreciation was \$502,999.

Scattered Sites

The total revenue for scattered sites was \$838,848 and is over-budget by \$14,842. Other tenant charges (non-rent) are the main cause of this variance.

Total Operating expense of \$824,514 was 18,28% or \$127,411 over budget.

The net gain before depreciation expense was \$14,334 and the depreciation expense was \$128,692 for a net decrease after depreciation of (\$114,358).

Grants

The federal grants are cost reimbursement and therefore do not produce net income. The expenditures and salaries related to this grant are specified by HUD as resident service in nature.

State and local grants consist of Shelter Plus Care for the Homeless, AIDS and Chronic Mental Disorders. This is a cost reimbursement program for which HAWS collects management fees. The profit earned in this program will be transferred to Corporate at year end.

Other grant information included in this report is for activities associated with the PILOT grant for which we are utilizing the dollars that were paid up front and in our reserves. CHOICE Neighborhood funds and expenditures are included here as well.

Corporate Management

The total gross revenue was \$3,257,300, which was over budget by \$218,919 or 7.21%. Unbudgeted bond fee proceeds from Winston Summit (December) and Salem Gardens (April) are the main reason for this positive variance.

The total operating expense was \$2,656,069, which was under budget by (\$54,055) or (1.99%).

The net income including depreciation was \$599,664.

Imperial Management

Total revenue was \$281,267 and operating expense was \$207,148. Net income after depreciation expense was \$74,119.

Housing Authority of Winston-Salem
Consolidated Balance Sheet
As of August 31, 2024

	Aug-24	FYE 2023	Variance		Aug-23
			Amount	Percentage	
Assets					
Unrestricted cash	833,952	199,033	634,919	319.00%	284,176
Restricted Cash - Public Housing Resrv/Oper	3,442,325	3,579,852	(137,527)	-3.84%	3,546,541
Restricted Cash - HCV Admin Resrv/Oper	1,527,059	1,315,413	211,646	16.09%	1,034,824
Restricted Cash - HAP	(492,011)	(440,897)	(51,114)	-11.59%	(153,333)
Restricted Cash - Grants	(52,846)	0	(52,846)	-100.00%	0
Restricted Cash - Other	864,271	709,394	154,877	21.83%	672,816
Accounts receivable-tenants, net	64,070	69,540	(5,470)	-7.87%	59,731
Accounts receivable-interest	2,887,771	2,817,096	70,675	2.51%	2,786,723
Accounts receivable-other	803,167	830,225	(27,058)	-3.26%	282,236
Prepaid Expenses	244,700	117,183	127,517	108.82%	184,644
Inventories	106,711	106,711	0	0.00%	110,180
Total Current Assets	10,229,169	9,303,550	925,619	9.95%	8,808,538
Fixed Assets	100,390,002	100,315,254	74,748	0.07%	99,092,083
Less Accumulated Depreciation	(78,704,362)	(77,176,111)	(1,528,251)	-1.98%	(76,994,722)
Net Fixed Assets	21,685,640	23,139,143	(1,453,503)	-6.28%	22,097,361
Mortgage Receivable	15,431,450	15,491,269	(59,819)	-0.39%	12,371,120
Other	0	0	0	0.00%	0
Total Other Assets	15,431,450	15,491,269	(59,819)	-0.39%	12,371,120
Deferred Outflow of Resources	1,779,755	1,779,755	0	0.00%	1,879,961
Total Assets	49,126,014	49,713,717	(587,703)	-1.18%	45,156,980
Liabilities					
Accounts payable	5,824	289,077	(283,253)	-97.99%	89,388
Accrued Liabilities	520,094	801,183	(281,089)	-35.08%	439,273
Current Portion Long Term Debt	71,371	71,371	0	0.00%	50,971
Security Deposits/FSS Escrows	551,085	492,338	58,747	11.93%	454,437
Deferred Revenue	462,989	434,490	28,499	6.56%	393,455
Total Current Liabilities	1,611,363	2,088,459	(477,096)	-22.84%	1,427,524
Line of Credit	465,831	486,801	(20,970)	-4.31%	493,351
Notes Payable-Noncurrent	5,719,516	5,770,932	(51,416)	-0.89%	5,893,785
Other	4,449,009	4,449,009	0	0.00%	4,168,964
Total Noncurrent Liabilities	10,634,356	10,706,742	(72,386)	-0.68%	10,556,100
Deferred Inflow of Resources	189,990	189,990	-	0.00%	44,956
Total Liabilities	12,435,709	12,985,191	(549,482)	-4.23%	12,028,580
Equity					
Investment in capital assets,net	16,005,646	16,810,039	(804,393)	-4.79%	16,251,634
Unrestricted net assets	20,708,410	16,752,083	3,956,327	23.62%	17,589,693
Restricted net assets	0	341,427	(341,427)	-100.00%	0
Net income	(23,751)	2,824,977	(2,848,728)	-100.84%	(712,927)
Total Equity	36,690,305	36,728,526	(38,221)	-0.10%	33,128,400
Total Liabilities and Equity	49,126,014	49,713,717	(587,703)	-1.18%	45,156,980

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of August 31, 2024

of August 31, 2024	Aug-24							FYE 9/30/2023		
	LIPH	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
ASSETS										
CURRENT ASSETS										
CASH										
UNRESTRICTED CASH			0		542,168	291,784		833,952	199,033	634,919
RESTRICTED CASH - PUBLICHOUSING RESRV	3,442,325							3,442,325	3,579,852	(137,527)
RESTRICTED CASH - HCV ADMIN RESRV/OPER		1,527,059						1,527,059	1,315,413	211,646
RESTRICTED CASH - HAP		(492,011)						(492,011)	(440,897)	(51,114)
RESTRICTED CASH - GRANTS				(52,846)				(52,846)	0	(52,846)
RESTRICTED CASH - OTHER	320,524							320,524	223,437	97,087
FSS PROGRAM		369,808						369,808	299,718	70,090
SECURITY DEPOSITS	150,514		23,425					173,939	186,239	(12,300)
TOTAL CASH	3,913,363	1,404,856	23,425	(52,846)	542,168	291,784		6,122,750	5,362,795	759,955
ACCOUNTS RECEIVABLE-TENANTS	241,058		9,506					250,564	268,948	(18,384)
ACCOUNTS RECEIVABLE-HAP			0					0	0	-
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(179,365)		(7,129)					(186,494)	(199,408)	12,914
NET ACCOUNTS RECEIVABLE-TENANTS	61,693	0	2,377	0	0	0		64,070	69,540	(5,470)
ACCOUNTS RECEIVABLE-MISC										
AR-HUD		631,459						631,459	610,576	20,883
AR- INTEREST					2,887,771			2,887,771	2,817,096	70,675
AR - OTHERS		90,333	3,344	77,345	127,668	203,270	(330,252)	171,708	219,649	(47,941)
TOTAL AR-MISC	0	721,792	3,344	77,345	3,015,439	203,270	(330,252)	3,690,938	3,647,321	43,617
PREPAID EXPENSES AND OTHER ASSETS										
PREPAID INSURANCE	84,734	21,841	10,251		15,487	2,282		134,595	64,345	70,250
PREPAID EXPENSES-OTHER	41,519	53,032	5,804	4,415	4,791	544		110,105	52,838	57,267
TOTAL PREPAID EXPENSES AND OTHER AS	126,253	74,873	16,055	4,415	20,278	2,826		244,700	117,183	127,517
INVENTORIES	83,841					22,870		106,711	106,711	-
ALLOWANCE OBSOLETE INVENTORY								0	0	-
NET INVENTORY	83,841	0	0	0	0	22,870		106,711	106,711	-
TOTAL CURRENT ASSETS	4,185,150	2,201,521	45,201	28,914	3,577,885	520,750	(330,252)	10,229,169	9,303,550	925,619
NON-CURRENT ASSETS										
FIXED ASSETS										
LAND	1,097,631			99,962	459,763			1,657,356	1,657,356	-
LAND IMPROVEMENTS	572,553				69,730			642,283	637,003	5,280
BUILDINGS	82,523,247		9,080,777	251,654	1,969,987			93,825,665	93,756,197	69,468
LEASEHOLD IMPROVEMENTS	423,065	143,465						566,530	566,530	-
CONSTRUCTION IN PROGRESS	0				264,986			264,986	264,986	-
FEM-DWELLINGS	662,019			17,136				679,155	679,155	-
FEM-ADMINISTRATION	2,037,352	241,187			462,018	13,470		2,754,027	2,754,027	-
TOTAL FIXED ASSETS	87,315,867	384,652	9,080,777	368,752	3,226,484	13,470		100,390,002	100,315,254	-
ACCUMULATED DEPRECIATION	(69,239,430)	(384,652)	(6,395,946)	(171,572)	(2,499,292)	(13,470)		(78,704,362)	(77,176,111)	(1,528,251)
FIXED ASSETS, NET OF DEPRECIATION	18,076,437	0	2,684,831	197,180	727,192	0		21,685,640	23,139,143	(1,453,503)
MORTGAGE RECEIVABLE					11,650,254			11,650,254	11,710,073	(59,819)
NOTE RECEIVABLE - CHOICE PHASE I					3,781,196			3,781,196	3,781,196	-
TOTAL MORTGAGE RECEIVABLE	0	0	0	0	15,431,450	0		15,431,450	15,491,269	(59,819)
OTHER ASSETS										-
NOTE RECEIVABLE - FEV								0	0	-
NOTES RECEIVABLE - SEC 8								0	0	-
OTHERS					312,000		(312,000)	0	0	-
TOTAL OTHER ASSETS	0	0	0	0	312,000	0	(312,000)	0	0	-
DEFERRED OUTFLOW OF RESOURCES	678,568	294,458	83,681		723,048			1,779,755	1,779,755	-
TOTAL NON-CURRENT ASSETS	18,755,005	294,458	2,768,512	197,180	17,193,690	0	(312,000)	38,896,845	40,410,167	(1,513,322)
TOTAL ASSETS	22,940,155	2,495,979	2,813,713	226,094	20,771,575	520,750	(642,252)	49,126,014	49,713,717	(587,703)

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of August 31, 2024

	Aug-24							FYE 9/30/2023		
	LIPH	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
LIABILITIES AND EQUITY										
CURRENT LIABILITIES										
ACCOUNTS PAYABLE										
ACCOUNTS PAYABLE - VENDORS	2,828	0	453	0				3,281	279,084	(275,803)
ACCOUNTS PAYABLE - HUD		69						69	19	50
ACCOUNTS PAYABLE - OTHERS			2,474					2,474	9,974	(7,500)
TOTAL ACCOUNTS PAYABLE	2,828	69	2,927	0	0	0	0	5,824	289,077	(283,253)
ACCRUED LIABILITIES										
ACCRUED SALARIES AND WAGES					41,528			41,528	450,860	(409,332)
ACCRUED UTILITIES	249,775							249,775	89,098	160,677
ACCRUED INTEREST PAYABLE	152		5,122		439			5,713	5,713	-
ACCRUED PILOT - PHA WIDE	111,342							111,342	147,476	(36,134)
ACCRUED COMPENSATED ABSENCES	30,980	12,766	4,866		43,815	1,594		94,021	94,021	-
OTHER ACCRUED LIABILITIES	14,147	3,568	203,270		0	0	(203,270)	17,715	14,015	3,700
TOTAL ACCRUED LIABILITIES	406,396	16,334	213,258	0	85,782	1,594	(203,270)	520,094	801,183	(281,089)
OTHER CURRENT LIABILITIES										
TENANT SECURITY DEPOSITS	158,101		23,176					181,277	192,620	(11,343)
FSS ESCROW ACCOUNT		369,808						369,808	299,718	70,090
DEFERRED REVENUE	49,754	45,988	1,209		366,038			462,989	434,490	28,499
CURRENT PORTION-LT DEBT	3,444		35,663		32,264			71,371	71,371	-
TOTAL OTHER CURRENT LIABILITIES	211,299	415,796	60,048	0	398,302	0		1,085,445	998,199	87,246
TOTAL CURRENT LIABILITIES	620,523	432,199	276,233	0	484,084	1,594	(203,270)	1,611,363	2,088,459	(477,096)
NON-CURRENT LIABILITIES										
LONG TERM DEBT										
LINE OF CREDIT					465,831			465,831	486,801	(20,970)
NOTE PAYABLE TO CORPORATE			126,982				(126,982)	0	0	-
NOTE PAYABLE	711,959		4,928,928		462,000		(312,000)	5,790,887	5,842,303	(51,416)
TOTAL	711,959	0	5,055,910	0	927,831	0	(438,982)	6,256,718	6,329,104	(72,386)
LESS CURRENT PORTION	(3,444)		(35,663)		(32,264)			(71,371)	(71,371)	-
TOTAL LONG TERM DEBT - NET	708,515	0	5,020,247	0	895,567	0	(438,982)	6,185,347	6,257,733	(72,386)
NONCURRENT LIABILITIES-OTHER										
ACCRUED COMP. ABSENCES	92,939	38,327	14,598		131,446	4,782		282,092	282,092	-
ACCRUED PENSION & OPEB LIABILITIES	1,588,724	689,409	195,921		1,692,863			4,166,917	4,166,917	-
UNAMORTIZED ORIG ISSU DISC								0		-
TOTAL NONCURRENT LIABILITIES-OTHER	1,681,663	727,736	210,519	0	1,824,309	4,782		4,449,009	4,449,009	-
TOTAL NON-CURRENT LIABILITIES	2,390,178	727,736	5,230,766	0	2,719,876	4,782	(438,982)	10,634,356	10,706,742	(72,386)
DEFERRED INFLOW OF RESOURCES										
	72,437	31,434	8,933		77,186			189,990	189,990	-
TOTAL LIABILITIES	3,083,138	1,191,369	5,515,932	0	3,281,146	6,376	(642,252)	12,435,709	12,985,191	(549,482)
EQUITY										
INVESTED IN CAPITAL ASSETS, NET	17,361,034	0	(2,279,760)	197,180	727,192	0		16,005,646	16,810,039	(804,393)
UNRESTRICTED NET ASSETS	3,582,679	802,311	(308,101)	27,693	16,163,573	440,255		20,708,410	16,752,083	3,956,327
RESTRICTED NET ASSETS								0	341,427	(341,427)
NET INCOME/(LOSS) - HAP		60,164						60,164	(62,216)	122,380
NET INCOME/(LOSS)	(1,086,696)	442,135	(114,358)	1,221	599,664	74,119		(83,915)	2,887,193	(2,971,108)
TOTAL EQUITY	19,857,017	1,304,610	(2,702,219)	226,094	17,490,429	514,374		36,690,305	36,728,526	(38,221)
TOTAL LIABILITIES AND EQUITY	22,940,155	2,495,979	2,813,713	226,094	20,771,575	520,750	(642,252)	49,126,014	49,713,717	(587,703)

Housing Authority of the City of Winston- Salem
Consolidated Revenue and Expense Statement
October 1, 2023 - August 31, 2024

	YTD Actual	YTD Budget	Variance		8/31/2023 Actual
			Amount	Percentage	
Operating Income					
HUD subsidy/grants	39,320,153	34,118,173	5,201,980	15.25%	37,360,562
HUD Admin Fee	2,897,206	2,736,000	161,206	5.89%	2,900,968
Dwelling rents	3,653,400	3,633,138	20,262	0.56%	3,510,480
Excess utilities & other	235,509	296,198	(60,689)	-20.49%	257,053
Transfer in	1,032,629	1,025,832	6,797	0.66%	1,003,832
Other income	1,605,896	855,934	749,962	87.62%	566,581
Management fees	2,545,909	2,715,772	(169,863)	-6.25%	2,547,424
Interest on Hope VI Receivable	349,313	355,914	(6,601)	-1.85%	352,439
Interest on general fund	39,453	11,963	27,490	229.79%	32,144
Total Income	51,679,468	45,748,924	5,930,544	12.96%	48,531,483
Operating Expenditures					
Administrative	7,762,438	8,184,983	(422,545)	-5.16%	7,698,074
Tenant Services	2,613,927	2,729,375	(115,448)	-4.23%	7,003,872
Utilities	1,731,106	1,666,246	64,860	3.89%	1,627,064
Maintenance	4,207,423	4,163,402	44,021	1.06%	4,109,024
Protective Services	565,650	680,391	(114,741)	-16.86%	532,617
General	2,290,915	2,035,262	255,653	12.56%	2,042,831
Total Operating Expenses	19,171,459	19,459,659	(288,200)	-1.48%	23,013,482
Other Expenditures					
Operating Transfer Out		-	-		-
Casualty Loss	93,999	-	93,999	100.00%	69,726
Housing Assistance Payments	30,909,510	25,343,842	5,565,668	21.96%	24,551,913
Total Other Expenditures	31,003,509	25,343,842	5,659,667	22.33%	24,621,639
Total Expenditures	50,174,968	44,803,502	5,371,466	11.99%	47,635,121
Net Income (Loss) before depreciation	1,504,500	945,422	559,078	59.14%	896,362
Depreciation expense	1,528,251	1,586,084	(57,833)	-3.65%	1,609,289
Net Income (Loss) after depreciation	(23,751)	(640,661)	616,910	96.29%	(712,927)
Other Changes In Cash					
Principal payments on debt	72,386	72,386	-	-	(8,052)
Capital Exp/Long Term Improvements	74,747	74,747	-	-	30,991
Replacement Reserve Pymts	-	-	-	-	-
Change in Assets/Liabilities	(597,412)	(597,412)	-	-	(845,491)
Depreciation expense add back	1,528,251	1,586,084	(57,833)	-3.65%	1,609,289
Cash Increase (Decrease)	759,955	200,877	559,078	278.32%	27,932

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY

October 1, 2023 - August 31, 2024

LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
Operating Income													
HUD subsidy/grants	6,333,008	30,436,705		2,550,440			39,320,153	34,118,173	5,201,980	15%	42,868,433	3,548,280	8%
HUD Admin Fee		2,868,264		28,942			2,897,206	2,736,000	161,206	6%	2,895,299	(1,907)	0%
Dwelling rents	2,836,242		817,158				3,653,400	3,633,138	20,262	1%	3,963,423	310,023	8%
Excess utilities & other	214,833		20,676				235,509	296,198	(60,689)	-20%	131,526	(103,983)	-79%
Transfer in	1,032,629						1,032,629	1,025,832	6,797	0%	1,475,832	443,203	30%
Other income	325,772	30,708	1,014	633,426		38	1,605,896	855,934	749,962	88%	1,110,380	(495,516)	-45%
Management fees				2,264,680	281,229		2,545,909	2,715,772	(169,863)	-6%	2,530,951	(14,958)	-1%
Interest on Hope VI Receivable				349,313			349,313	355,914	(6,601)	-2%	398,270	48,957	12%
Interest on general fund	1,572	9,512			28,369		39,453	11,963	27,490	230%	13,051	(26,402)	-202%
Total Income	10,744,056	33,345,189	838,848	3,212,808	281,267	0	51,679,468	45,748,924	5,930,544	13%	55,387,165	3,707,697	7%
Operating Expenditures													
Administrative													
Salaries	658,561	632,140	85,195	1,513,421	37,022		3,021,521	3,373,706	(352,185)	-10%	3,930,612	909,091	23%
Employee benefits	262,568	255,866	31,988	503,449	13,917		1,095,085	1,280,732	(185,647)	-14%	1,402,855	307,770	22%
Legal and accounting	50,610	63,517	9,949	15,250			185,159	148,042	37,117	25%	161,500	(23,659)	-15%
Audit	41,292	14,366	3,936		2,031		65,487	71,033	(5,546)	-8%	77,490	12,003	15%
Travel and training	9,827	5,977	540	11,080	658		28,082	63,539	(35,457)	-56%	69,315	41,233	59%
Office rent	201,325	128,892		72,230	6,573		409,020	492,801	(83,781)	-17%	537,601	128,581	24%
Employee Parking	0						0	7,792	(7,792)	-100%	8,500	8,500	100%
Management fees	940,395	816,894	86,314	28,942			1,872,545	2,025,866	(153,321)	-8%	2,210,036	337,491	15%
Other	360,121	378,502	25,274	109	309,587	11,946	1,085,539	721,473	364,066	50%	780,549	(304,990)	-39%
Total admin	2,524,699	2,296,184	243,196	197,363	2,428,849	72,147	7,762,438	8,184,983	(422,545)	-5%	9,178,458	1,416,020	15%
Tenant Services													
Salaries	79,187	45,629		63,444			188,260	245,639	(57,379)	-23%	287,378	99,118	34%
Contracts and other	59,829		2,294,337				2,354,166	2,396,682	(42,516)	-2%	8,225,308	5,871,142	71%
Employee benefits	23,405	25,006		23,090			71,501	87,054	(15,553)	-18%	94,968	23,467	25%
Total tenant services	162,421	70,635	0	2,380,871	0	0	2,613,927	2,729,375	(115,448)	-4%	8,607,654	5,993,727	70%
Utilities													
Water	437,014		7,773	1,774			446,561	445,094	1,467	0%	485,557	38,996	8%
Electric	739,301		10,168	10,770			760,239	699,674	60,565	9%	763,281	3,042	0%
Gas	522,904		1,402				524,306	521,478	2,828	1%	568,885	44,579	8%
Other							0	0	0	0%	0	0	0%
Total utilities	1,699,219	0	19,343	0	12,544	0	1,731,106	1,666,246	64,860	4%	1,817,723	86,617	5%
Ordinary maintenance													
Labor	705,213		107,377	11,354	52,391		876,335	1,088,312	(211,977)	-19%	1,273,118	396,783	31%
Overtime	59,208		11,603	1,205	907		72,923	74,250	(1,327)	-2%	81,000	8,077	10%
Employee benefits Maint	305,369		40,675	2,581	41,510		390,135	469,863	(79,728)	-17%	512,578	122,443	24%
Materials	537,103	1,050	69,576	1,948	2,630		613,837	552,099	61,738	11%	599,887	(13,950)	-2%
Contract Costs	1,827,762	11,396	196,771	81,820	133,923	2,521	2,254,193	1,978,878	275,315	14%	2,117,134	(137,059)	-6%
Total maintenance	3,434,655	12,446	426,002	83,768	150,593	99,959	4,207,423	4,163,402	44,021	1%	4,583,717	376,294	8%
Protective Services													
Protective Services	523,086		13,156		29,408		565,650	680,391	(114,741)	-17%	751,817	186,167	25%
Total protective services	523,086	0	13,156	0	29,408		565,650	680,391	(114,741)	-17%	751,817	186,167	25%
General													
Insurance	472,447		39,317		5,634		635,148	596,848	38,300	6%	651,107	15,959	2%
Pilot	111,341						111,341	119,311	(7,970)	-7%	130,157	18,816	14%
Collection Loss	240,374		27,218				267,592	112,842	154,750	137%	123,100	(144,492)	-117%

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY

October 1, 2023 - August 31, 2024

	LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
Interest Expense	8,195		56,282		23,314			87,791	77,507	10,284	13%	84,553	(3,238)	-4%
Other general expense	1,189,043							1,189,043	1,128,755	60,288	5%	1,231,369	42,326	3%
Total general	2,021,400	76,981	122,817	0	64,083	5,634		2,290,915	2,035,262	255,653	13%	2,220,286	(70,629)	-3%
Total Operating Expenditures	10,365,480	2,456,246	824,514	2,662,002	2,656,069	207,148		19,171,459	19,459,659	(288,200)	-1%	27,159,655	7,988,196	29%
Other Expenditures														
Operating Transfer Out								0	0	0	0%	0	0	0%
Casualty Losses	93,999							93,999	0	93,999	100%	0	(93,999)	0%
Housing assistance payments		30,376,541		532,969				30,909,510	25,343,842	5,565,668	22%	27,647,828	(3,261,682)	-12%
Total Other Expenditures	93,999	30,376,541	0	532,969	0	0	0	31,003,509	25,343,842	5,659,667	22%	27,647,828	(3,355,681)	-12%
Total Expenditures	10,459,479	32,832,787	824,514	3,194,971	2,656,069	207,148	0	50,174,968	44,803,502	5,371,466	12%	54,807,483	4,632,515	8%
Net Income (Loss) Before Depreciation	284,577	512,402	14,334	17,837	601,231	74,119	0	1,504,500	945,422	559,078	59%	579,682	(924,818)	-160%
Gain/Loss Sales of Real Property								0	0	0	0%	0	0	0%
Depreciation	1,371,273	10,103	128,692	16,616	1,567			1,528,251	1,586,084	(57,833)	-4%	1,730,273	202,022	12%
Extra Ordinary Item								0	0	0	0%	0	0	0%
Net Income (Loss)	(1,086,696)	502,299	(114,358)	1,221	599,664	74,119	0	(23,751)	(640,661)	616,910	96%	(1,150,591)	(1,126,840)	-98%
Debit service	4,367		47,049		20,970			72,386	72,386	0	0%	100,187	27,801	28%
Capital Exp/Long Term Improvements	74,747							74,747	74,747	0	0%	1,700,000	1,625,253	-100%
Replacement Reserve Pymts								0	0	0	0%	13,200	13,200	100%
Change in Assets and Liabilities	(257,447)	(281,780)	32,234	(70,958)	(154,435)	134,974		(597,412)	(597,412)	0	0%	0	597,412	0%
Depreciation Add Back	1,371,273	10,103	128,692	16,616	1,567	0		1,528,251	1,586,084	(57,833)	-4%	1,730,273	202,022	12%
Net cash increase (used) in operations	(51,984)	230,622	(481)	(53,121)	425,826	209,093	0	759,955	200,877	559,078	278%	(1,233,705)	(3,188,484)	(2)

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
BALANCE SHEET & RATIO DATA
As of 8/31/2024

BALANCE SHEET SUMMARY													
1000-00-000	ASSETS	003lr Piedmont	006lr Cleveland	008lr Sunrise	009lr Crystal	012lr Healy	021lr Townview	022lr Stoney	037lr The Oaks	038lr Camden Station	040lr 041lr Brookside View	160mr Plaza	165mr Drayton Pines
1300-00-000	TOTAL CURRENT ASSETS	938,553.04	811,786.31	798,175.54	460,201.63	503,721.58	201,692.77	191,402.98	214,220.30	140,717.27	127,469.63	-337,176.56	262,787.82
1499-00-000	TOTAL NONCURRENT ASSETS	1,263,013.81	1,327,740.39	1,162,311.55	1,138,136.44	919,918.69	926,345.71	2,393,886.33	3,665,152.78	2,821,634.87	2,458,296.28	228,685.26	2,456,144.90
1999-00-000	TOTAL ASSETS	2,201,566.85	2,139,526.70	1,960,487.09	1,598,338.07	1,423,640.27	1,128,038.48	2,585,289.31	3,879,373.08	2,962,352.14	2,585,765.91	-108,491.30	2,718,932.72
2000-00-000	LIABILITIES & EQUITY												
2001-00-000	LIABILITIES:												
2299-00-000	TOTAL CURRENT LIABILITIES	449,096.24	539,879.59	363,505.44	337,468.32	212,102.94	92,539.14	96,877.69	80,371.19	61,972.47	46,325.40	316,455.80	88,343.90
2399-00-000	TOTAL NONCURRENT LIABILITIES	14,542.02	25,475.58	15,787.49	15,241.85	7,718.27	3,714.32	3,530.18	2,878.83	529,979.66	182,585.50	2,748,369.06	2,159,494.39
2499-00-000	TOTAL LIABILITIES	463,638.26	565,355.17	379,292.93	352,710.17	219,821.21	96,253.46	100,407.87	83,250.02	591,952.13	228,910.90	3,064,824.86	2,247,838.29
2800-00-000	EQUITY												
2899-00-000	TOTAL EQUITY	1,737,871.73	1,574,171.53	1,581,194.16	1,245,627.90	1,203,819.06	1,031,785.02	2,484,881.44	3,796,123.06	2,370,400.01	2,356,855.01	-3,173,316.16	471,094.43
2999-00-000	TOTAL LIABILITIES AND EQUITY	2,201,509.99	2,139,526.70	1,960,487.09	1,598,338.07	1,423,640.27	1,128,038.48	2,585,289.31	3,879,373.08	2,962,352.14	2,585,765.91	-108,491.30	2,718,932.72
CURRENT RATIO													
	TOTAL CURRENT ASSETS	938,553.04	811,786.31	798,175.54	460,201.63	503,721.58	201,692.77	191,402.98	214,220.30	140,717.27	127,469.63	-337,176.56	262,787.82
	TOTAL CURRENT LIABILITIES	449,096.24	539,879.59	363,505.44	337,468.32	212,102.94	92,539.14	96,877.69	80,371.19	61,972.47	46,325.40	316,455.80	88,343.90
	CURRENT RATIO	2.09	1.50	2.20	1.36	2.37	2.18	1.98	2.67	2.27	16.70	-1.07	2.97
QUICK RATIO (Does not include inventory)													
	TOTAL CURRENT ASSETS (less inventory)	907,534.91	774,298.51	794,770.41	454,540.14	502,189.89	201,012.01	190,722.22	213,618.42	137,944.35	127,469.63	-337,176.56	262,787.82
	TOTAL CURRENT LIABILITIES	449,096.24	539,879.59	363,505.44	337,468.32	212,102.94	92,539.14	96,877.69	80,371.19	61,972.47	46,325.40	316,455.80	88,343.90
	QUICK RATIO	2.02	1.43	2.19	1.35	2.37	2.17	1.97	2.66	2.23	16.70	-1.07	2.97

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
INCOME and EXPENSE DATA
10/1/2023-8/31/2024

INCOME & EXPENSE DATA WITHOUT DEPRECIATION												
3000-00-000	003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr 041lr	160mr	165mr
	Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	Stoney	The Oaks	Camden Station	Brookside View	Plaza	Drayton Pines

3000-00-000												
3199-00-000	555,310.65	322,843.39	434,896.00	582,944.23	416,927.00	161,342.33	180,221.96	184,279.00	112,937.34	99,373.47	408,916.15	428,917.95
3499-00-000	1,535,512.66	1,362,427.75	760,400.00	670,914.00	245,972.75	194,306.50	160,544.25	129,621.50	74,081.75	10,183.25	0.00	0.00
3699-00-000	225,371.14	26,149.63	395,761.26	304,577.16	247,610.22	26,725.25	158.34	198.33	140.96	19,952.37	578.74	435.11
3999-00-000	2,316,194.45	1,711,420.77	1,591,057.26	1,558,435.39	910,509.97	382,374.08	340,924.55	314,098.83	187,160.05	129,509.09	409,494.89	429,353.06

4000-00-000 EXPENSES

4199-00-000	573,756.48	340,345.80	438,654.83	453,691.80	251,933.38	119,112.66	117,096.12	128,737.15	67,969.55	32,157.41	148,342.27	94,753.86
4299-00-000	31,643.50	26,732.05	31,174.13	35,616.40	21,239.46	4,172.04	3,872.05	3,893.32	2,812.41	1,265.59	100.00	0.00
4399-00-000	568,860.33	445,876.61	278,125.73	209,235.25	107,508.54	8,255.65	27,055.84	35,010.92	11,840.80	7,448.67	12,114.94	7,227.78
4499-00-000	894,605.75	692,718.01	574,625.32	493,476.51	298,769.57	175,215.30	122,814.70	77,259.11	53,438.84	51,733.32	330,896.39	95,107.73
4599-99-000	60,464.24	49,868.80	141,872.41	149,407.38	121,472.70	0.00	0.00	0.00	0.00	0.00	11,346.31	1,809.91
4599-00-000	146,586.80	79,747.03	166,779.14	187,929.58	78,933.50	48,287.95	44,555.38	31,133.89	25,016.24	15,192.72	36,971.06	29,563.81
4699-00-000	61,832.22	0.00	0.00	32,166.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4899-00-000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,195.40	0.00	56,281.75
5999-00-000	295,179.65	155,413.01	155,947.64	117,190.44	89,560.86	76,302.79	109,980.51	162,051.61	123,060.97	86,585.85	28,578.65	100,113.19
8000-00-000	2,632,928.97	1,790,701.31	1,787,179.20	1,678,713.76	969,418.01	431,346.39	425,374.60	438,086.00	284,138.81	202,578.96	568,349.62	384,858.03
	2,337,749.32	1,635,288.30	1,631,231.56	1,561,523.32	879,857.15	355,043.60	315,394.09	276,034.39	161,077.84	115,993.11	539,770.97	284,744.84

9000-00-000 NET INCOME
NET INCOME (LOSS) NO DEPRECIATION

LIPH CASH FLOW DATA												
003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr 041lr	160mr	165mr	
Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	Stoney	The Oaks	Camden Station	Brookside View	Plaza	Drayton Pines	
NET INCOME (LOSS)	-21,554.87	76,132.47	-89,174.30	-3,087.93	-22,347.18	52,330.48	58,530.46	70,064.44	38,082.21	13,515.98	-130,276.08	144,608.22
Capital Expense/Long Term Improvements	59,450.00	8,052.00	7,245.03									
Replacement Reserve Payments												
Extraordinary Items	61,832.00		32,166.40									
Depreciation Add Back	295,179.65	155,413.01	155,947.64	117,190.44	89,560.86	76,302.79	109,980.51	162,051.61	123,060.97	86,585.85	28,578.65	100,113.19
Net Cash Increase (Used) in Operations	394,906.78	239,597.48	106,184.77	114,102.51	67,213.68	128,633.27	168,510.97	232,116.05	161,143.18	100,101.83	-101,697.43	244,721.41

LIPH UNIT DATA

003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr 041lr	160mr	165mr	
Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	Stoney	The Oaks	Camden Station	Brookside View	Plaza	Drayton Pines	
# of Housing Units	240	244	195	201	106	49	48	50	30	15	78	44
Rental Months Year To Date	11	11	11	11	11	11	11	11	11	11	11	11
# Unit Months Year to Date	2,640	2,684	2,145	2,211	1,166	539	528	550	330	165	858	484
Average Rent Per Unit Month	174.83	100.91	193.08	254.72	350.59	289.33	325.00	329.26	336.42	594.43	461.17	870.81
Average Subsidy Per Unit	581.63	507.61	354.50	303.44	210.95	360.49	304.06	235.68	224.49	61.72	-	-
	756.46	608.52	547.58	558.16	561.55	649.83	629.06	564.94	560.91	656.15	461.17	870.81
Average Operating Expense Per Unit	885.51	609.27	760.48	706.25	754.59	658.71	597.34	501.88	488.11	702.99	629.10	588.32

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
FINANCIAL DASHBOARD - Selected Programs

NET INCOME (LOSS) - (Selected Programs)			
10/1/23-8/31/24			
	Current FY	Current Budget	Average Last 3 FYs
HCV Admin	\$452,238	\$210,875	313,394
Imperial	\$74,119	\$28,303	51,398
Corporate	\$601,231	\$328,257	285,815
0031r Piedmont	(\$21,555)	(\$32,907)	(12,366)
0061r Cleveland	\$76,132	\$88,480	219,048
0081r Sunrise	(\$40,174)	\$40,706	(33,116)
0091r Crystal	(\$3,088)	\$42,916	(40,138)
0121r Healy	\$30,653	\$29,588	35,400
0211r Townview	\$27,330	\$24,231	33,715
0221r Stoney Glen	\$25,530	\$1,944	9,258
0371r The Oaks	\$38,064	\$5,982	22,342
0381r Camden Station	\$26,082	\$4,507	8,927
0401r/411r Brookside View	\$13,516	\$8,793	2,448
160mr Plaza	(\$130,275)	(\$13,182)	46,486
165mr Drayton Pines	\$144,609	\$140,085	82,019
Total Selected Programs	\$1,314,412	\$908,578	\$1,024,631
Depreciation	(\$1,511,635)	(\$1,570,726)	(\$1,924,932)
Total Selected Programs Net of Depreciation	(\$197,223)	(\$662,148)	(\$900,301)

