



Tuesday May 13, 2025
Housing Authority of the
City of Winston-Salem
Board of Commissioners
12:00 Noon

Housing Authority of Winston Salem
Board of Commissioners

LOCATION: Crystal Towers Community Room
625 West 6th Street, Winston-Salem, NC

May 13, 2025
12:00 noon

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

BOARD OF COMMISSIONERS MEETING AGENDA

May 13, 2025

12:00 P.M.

1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Review and Approval of Agenda (May 13, 2025)
4. Review and Approval of Summary Minutes (April 8, 2025)
5. Management Reports
 - Resident Board Presentation
 - Executive Director Report
 - Operations Report
 - Overview
 - Housing Choice Voucher
 - Public Housing
 - Nonfederal Housing
 - Drayton Pines, Inc.
 - Plaza
6. Resolutions
 - **Resolution No. 2282** – Authorizing Approval of Financial Statements (March 2025)
 - Upon recommendation from the Finance Committee
 - **Resolution No. 2283** – Authorizing Contract Award for Public Housing Security Camera System
7. Board Comments
8. Adjournment

April 8, 2024 Summary Minutes

Board Member Attendance:

Chairman Andrew Perkins – Present
Vice Chair Betsy Annese – Present
Commissioner Williams Rose – Present
Commissioner Art Gibel- Present
Commissioner Felicia Brinson- Present
Commissioner Arthur Dark – Present
Commissioner Vivian Perez Chandler – Present
Commissioner Dawnielle Grace – Present
Commissioner Wayne Ellis - Present

Staff Presenting:

Kevin Cheshire, Executive Director
Ted Ortiz, Executive Vice President of Operations
Nancy Thomas, CFO/EVP of Finance and Administration
Dee Dee Baldwin, Director of Public Housing Operations

1. CALL TO ORDER

Board meeting called to order by Chair Perkins at 12:44 p.m.

2. ROLL CALL

Roll was taken and there was a quorum present

3. REVIEW AND APPROVAL OF THE AGENDA

Consideration to approve the Agenda (April 8, 2025)

Motion: Commissioner Annese

Second: Commissioner Grace

Unanimous

4. REVIEW AND APPROVAL OF MINUTES

Consideration to approve Minutes (March 11, 2025)

Motion: Commissioner Gibel

Second: Commissioner Rose

Unanimous

5. MANAGEMENT REPORTS

Executive Director Report

Kevin went over the Executive Director Report included in the meeting packet with the following highlights:

April 8, 2025 Minutes

○ **Crystal Towers:**

Kevin gave a presentation before the Committee of the Whole at the Mayor's request and shared highlights as follows:

- **Challenges:** Crystal Towers faces challenges as a high-rise building from the late 1960s, including elevator dependency, loss of symbiosis between elderly and disabled residents, and the need for supportive services. The building's design and concentration of poverty contribute to these issues.
- **Advocacy:** Kevin emphasized the need for national-level advocacy to address the issues at Crystal Towers and similar high-rise public housing. He highlighted the importance of investing in people and providing supportive services to improve residents' quality of life.
- **Funding Needs:** Kevin discussed the need for significant funding to address the issues at Crystal Towers. He mentioned examples of local, state, and federal responses in other cities, such as Durham's bond issuance and New York City's proposed federal bill for public housing funding.
- **Fire Safety:** Kevin addressed concerns about fire safety at Crystal Towers, noting that the building passed recent inspections, there are fire extinguishers on every hallway and the smoke detectors functioned properly during a recent fire. The fire was small and quickly extinguished, with no significant damage.
- **Fire Stops Installation:** Kevin mentioned the installation of over 1,200 fire stops across the public housing portfolio, including Crystal Towers. These devices are installed above stoves and engage in the event of a fire to help extinguish it.
- **First Responders:** Kevin emphasized the importance of first responders in evacuating residents during a fire. The Housing Authority maintains a list of residents who need assistance in the event of a fire and relies on first responders to move them safely.
- **Maintenance Expenditures:** In 2024, \$607,000 was spent on maintenance at Crystal Towers. In addition, capital funded projects such as lobby and laundry upgrades, elevator system replacement, and the installation of security windows and doors have been completed. No code violations have been received for Crystal Towers from 2024 to present.

Commissioner Grace and Chair Perkins discussed the complaints that were lodged against HAWS and their source and Mr. Cheshire and Chair Perkins provided that instead of a collaborative process, it has been a "gotcha process." Commissioner Grace was curious as to the 88 individuals that lodged various complaints of serious plumbing issues when upon inspection there were in fact only 4 non-serious issues and

April 8, 2025 Minutes

some of the 88 complaints were actually things that had happened and been taken care of in the past. Response from staff noted that many residents thought they were being asked to cite any examples of any maintenance needs that they had ever experienced over the course of their tenancy, which led to the “overreporting” of allegedly extant issues. Advocacy, collaboration and case management are a large part of the solution to these issues.

- **Assessment:** We currently have the preliminary assessment in hand. We are awaiting receipt of the detailed list of needs and the cost estimate to make repairs.
- **King Building:** The interior is complete. The exterior renovations are close to completion with a punch-list of items remaining. The grand opening is tentatively scheduled for June 10, 2025. The rebranding will be rolled out in conjunction with the King Building grand opening. The primary focus is on ensuring the new website functions properly on day one, and the content will be shared with the full board prior to going live.
- **Happy Hill:** Project is in phase one of three. Habitat for Humanity has completed five homes and has four more under construction.
 - The Phase 2 development team did not receive the requested funding and have pivoted, reducing the density of their site plan and decreased the number of units and are in the process of negotiating the Master Development Plan
- **Choice Neighborhoods Project:** Phase I (Brown School Lofts) has been completed. Phase II/III is still in progress. The demolition of the applicable section of Cleveland Ave. Homes is complete, but there is a funding gap of approximately \$6 million that needs to be addressed. We have requested \$3 million from the City which we anticipate will incentivize HUD to fund the remaining gap.
- **HCV Shortfall and Funding:** Kevin discussed the projected \$1 million shortfall in the Housing Choice Voucher (HCV) program and the steps being taken to address it. He mentioned an upcoming meeting with HUD to discuss a plan and the importance of additional funding to avoid terminating families from the program.
- **Piedmont Park Basketball Court Ribbon Cutting:** Kevin announced the ribbon cutting for the new basketball court at Piedmont Park, scheduled for April 22nd at 5:30 PM. He invited all board members to attend and mentioned that more information would be provided closer to the date.

April 8, 2025 Minutes

- **HUD Staffing Changes:** Kevin reiterated there has been word of significant staffing changes in DC and we will keep everyone updated.
- **May Board Meeting:** The May board meeting will be held at Crystal Towers with in-person availability only. This will be held in conjunction with Crystal Towers Community Day and the van tour will be immediately following the meeting.

Operations Reports

Ted gave a brief overview and provided the following highlights:

- Piedmont Park Basketball Court fundraising event will be April 22nd at 5:30 pm.
 - Hosting a Landlord Symposium May 23 @ Salem Lake Marina from 10:00 to 2:00.
 - Staff is working on revising the Admin and PHA Plans and those will be presented to the Board for approval.
 - Approximately 1,200 fire stops were purchased and installed by the maintenance teams. An explanation of how fire stops function was presented to the Board.
 - Established a great connection with Piedmont Triad Regional Council and planning of work force development, aging well classes and some other things are in the works.
 - Work with the City resulted in an additional \$30,000 of tenant-based rental assistance to make sure that we can keep families housed.
 - An invitation was extended to True Homes, Prosperity Alliance and Happy Hills Neighborhood Association and they will be giving a presentation during the Development Committee meeting in May.
-
- **Housing Choice Voucher**
No report given.
 - **Public Housing**
No report given
 - **Unsubsidized Housing**
 - Plaza Apartments and Drayton Pines
Dee Dee Baldwin presented the Unsubsidized Housing Report located in the meeting packet and there were no questions.

6. RESOLUTIONS

Resolution No. 2281 – Authorizing Approval of Financial Statements (February 2025)

Motion: Commissioner Rose

Second: none needed

Unanimous.

Nancy provided a summary of the financial reports, highlighting the decrease in cash, accounts receivable, and prepaid expenses. She also discussed the net loss for the fiscal year and the factors contributing to it, including lower revenue and higher maintenance expenses.

Commissioner Grace inquired as to the increase in Protective Services expense and Nancy responded that in addition to our normal security companies at our various sites, additional off-duty officers have been given additional hours to patrol and keep the communities safe.

7. BOARD COMMENTS

Commissioner Grace commended the staff on the handling of all of the media coverage and issues surrounding Crytal Towers.

8. CLOSED SESSION

We are entering into closed session for the purpose of consulting an attorney.

Motion to enter into closed session:

Motion: Commissioner Rose

Second: Commissioner Dark

Motion to enter into open session:

Motion: Commissioner Gibel

Second: Commissioner Perez Chandler

9. ADJOURNMENT

Motion to adjourn

Motion: Commissioner Perez Chandler

Second: none

Unanimous.

The April 8, 2025 meeting of the Board of Commissioners for the Housing Authority of the City of Winston Salem adjourned at 1:46 P.M.

Acknowledgment and Adoption of the April 8, 2025 HAWS Board Minutes:

Adopted: _____ (date)

Signed: _____ Executive Director (ED)

Executive Director Report

Executive Director Report (May 2025)

1) Crystal Towers

- a) Phase III (of IV) – Assessment, Scope, and Cost Estimate
 - i) Draft Assessment Received
 - (1) Initial Review Meeting Held with A/E Team in March
 - (a) Follow-Up Meeting Held in April
 - (2) Awaiting Scope; Renderings; Estimate; Options
 - (3) Present to Residents Late May; Board in June

2) King Building

- a) June 10 Grand Opening Date

3) Rebranding

- a) June 10
- b) Website Comments
- c) Email Changes
- d) Notifications

4) Happy Hill

- a) Phase I of III – Habitat for Humanity
 - i) 13 Lots
 - ii) 5 Homes Completed
 - iii) 4 Homes Under Construction
- b) Phase II of III – Mixed Income Development on Unrestricted Parcels
 - i) Prosperity Alliance (MBE); HH Neighborhood Association; True Homes
 - (1) Modification to Site Plan
 - (2) MDA Negotiations
 - (3) Deed Restrictions (HUD and CCRs) Being Cleared
 - (4) Anticipate Site Work in Fall

5) Choice Neighborhoods

- a) Phase I – Brown School Lofts
 - i) Completed
- b) Phase II/III of V – Cleveland Avenue Homes
 - i) Demolition Complete
 - ii) Preliminary Site Work Complete
 - iii) Funding Gap
 - (1) \$3MM from City
 - (a) Resolution Pending
 - (2) Request to HUD
 - (3) Identify Lender/Investor

6) HCV Shortfall

- a) Approximately \$1MM Projected Shortfall
 - i) Other Sources Identified to Cover Shortfall
 - ii) April meeting with HUD Shortfall Protection Team
 - (1) Action Plan
 - (2) Additional Federal Funding

Development Committee Meeting

May 6, 2025

Executive Director Updates



May Happenings

- Community Day at Crystal Towers on May 13th
- Landlord Symposium at Salem Lake
- Piedmont Park BB Court Ribbon Cutting May 18th

Development Priority 1: Crystal Towers

-
- **CJMW Assessment**
 - Executive Reports/Summary
 - Cost breakdown 1st week in May
 - Resident engagement May 28th @ 2pm
 - Development Committee presentation on June 3rd by CJMW
 - **OBJECTIVES**
 - Address Immediate Infrastructure Needs
 - Ensure Long-Term Sustainability



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



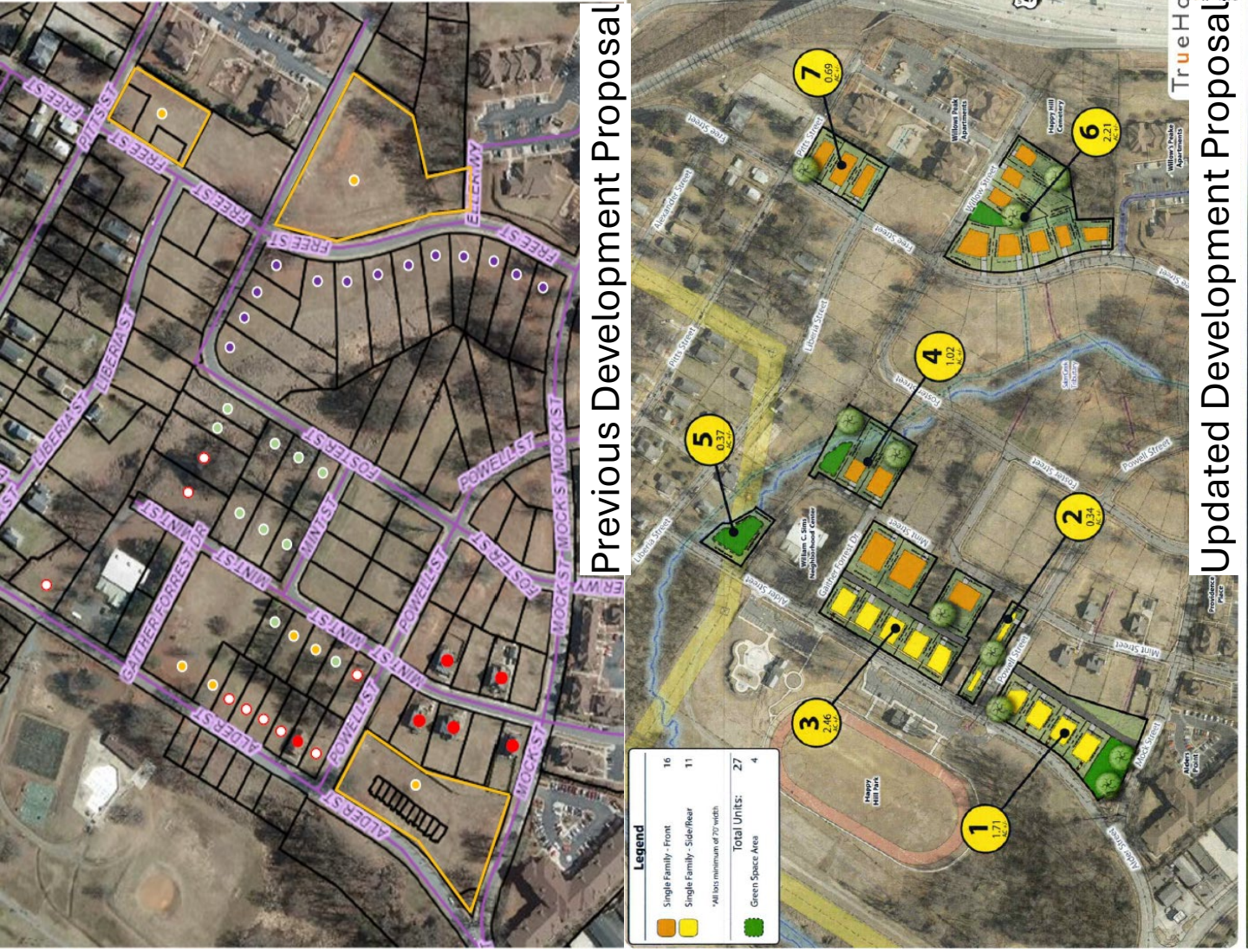
Development Priority 2: Happy Hill (Phase 2 of 2)

- **HABITAT STATUS (PHASE 2)**
- 4 Homes Under Construction
 - 1 lot unsuitable for development (topography)
 - Legacy Family Priority
- HUD-Restricted Parcels
 - Will be released once Habitat homes completed
 - Prepare SAC application to release deed restriction



Development Priority 2: Happy Hill (HPT phase 1 of 2)

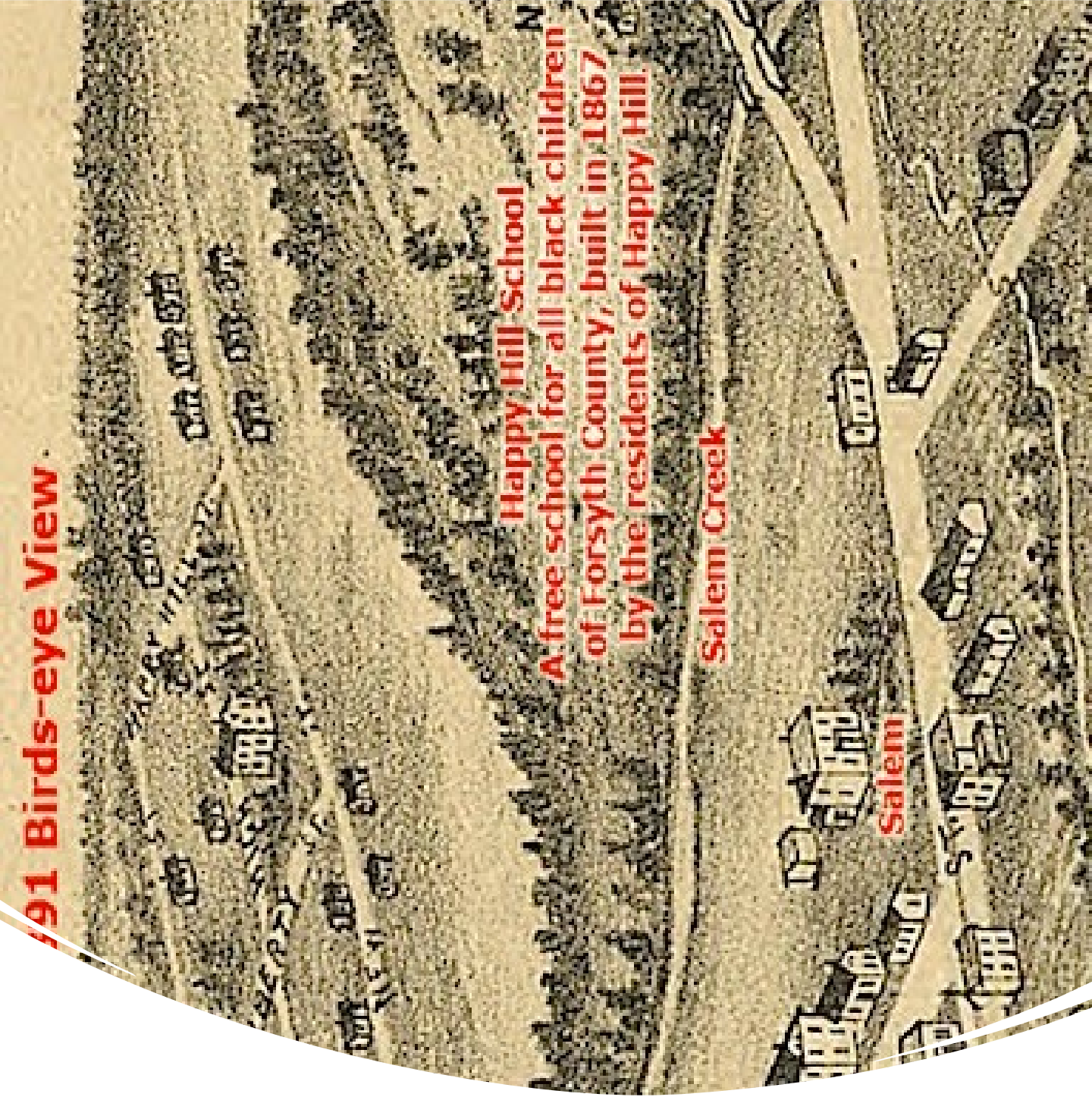
- Unrestricted Lots (PHASE 3)
- Development Partners
 - Happy Hill Neighborhood Association
 - Prosperity Alliance
 - True Homes
- Developer Presentation
 - May 6th to Development Committee



Development

Priority 2: Happy Hill

- (SUBSEQUENT PHASES)
- Liberian Organization of Piedmont
 - Transfer land for construction of student housing
- Lansing Ridge Developer, MBE Developer (possible partner)





Other Developments: Lansing Ridge

- Lansing Ridge
 - Development Agreement with Private MBE Developer
 - Affordable and Workforce Homeownership (New Construction)
 - Phase 1 (8 Homes Completed and Occupied)
 - Phase 2 (7 Homes in Progress)
 - Phase 3 (Closing Anticipated 2025 – 7 Homes)

THE LOFTS AT MOTOR ROAD

WINSTON SALEM, NC



Other Developments: Pending PBV Projects

- The Lofts @ Motor Road
 - 216 Total Units, 45 PBV Units
- The Residence @ Indiana Avenue
 - 180 Total Units, 51 PBV Units

Updates -

- Both projects are currently in the public comment period of the Environmental Review. Estimated completion time is mid-May

OTHER DEVELOPMENT PROJECTS (Exclusive of CNI)

- 1 Pending PBV Acquisition/Rehab Development (City)
- 1 Pending Hotel Conversion (PBV)
- Multiple Additional Viable PBV Inquiries

HUD Capital Fund Program (CFP)

May 6, 2025

Capital Fund Purpose

- Provides annual funding to Public Housing Agencies (PHA's) based on a formula (# of units + modernization needs)
- Supports development, financing, and modernization of public housing—Improve PH
- Funds can be used for management improvements



Capital Fund Ineligible Activities & Costs

Non-Public Housing Costs

- Expenses not associated with PH projects

Social Services

- Direct provision of social services, like salaries for social workers or GED teachers is ineligible

Operating Assistance

- Using cap fund money for PH operating assistance is generally not permitted

Luxury Upgrades

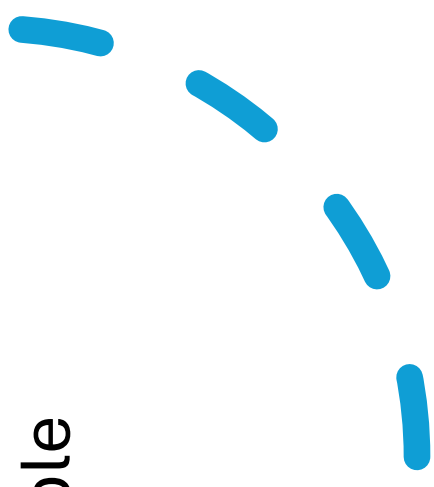
- Extravagant amenities that exceed modest design and cost standards

Unapproved Activities

- Not included in PHA's 5-year plan, except for emergencies or disasters

HAWS Capital Fund Allocation

- 2023 CFP \$4,027,972
- 2024 CFP \$4,140,692
- CF shall be obligated no later than 24 months after award
- CF shall be expended with 48 months after the funds become available



High-Rise Elevator Replacement

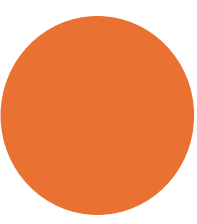
- Crystal Towers
- Sunrise Towers Cab
- Healy Towers



Roof Replacement

- Townview Apartments roofs completed in 2024 (49 units)

- Piedmont Park roofs completed in 2025 (240 units)



Crystal Towers

Dryer exhaust vents replaced to allow
disbursement of moisture & adequate
dryer temperatures





Safety & Security

Crystal Towers Vestibule

Choice
Neighborhood
Updates

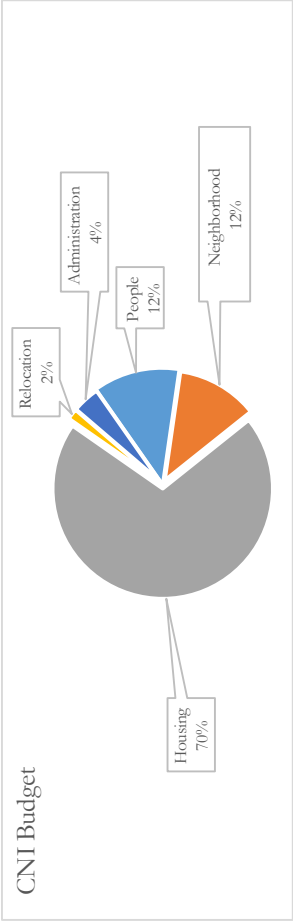
Financial

Housing

People

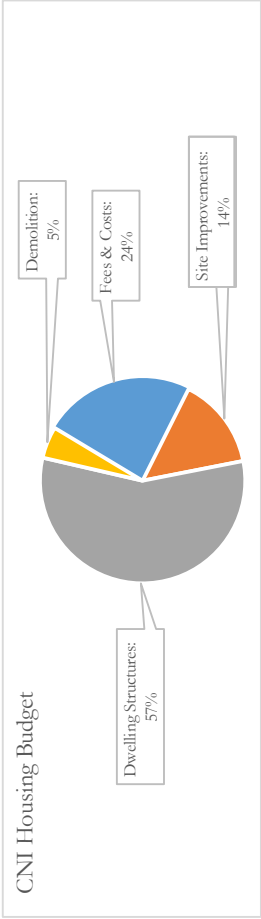
Choice Neighborhood Initiative Budget (HUD funds only)

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



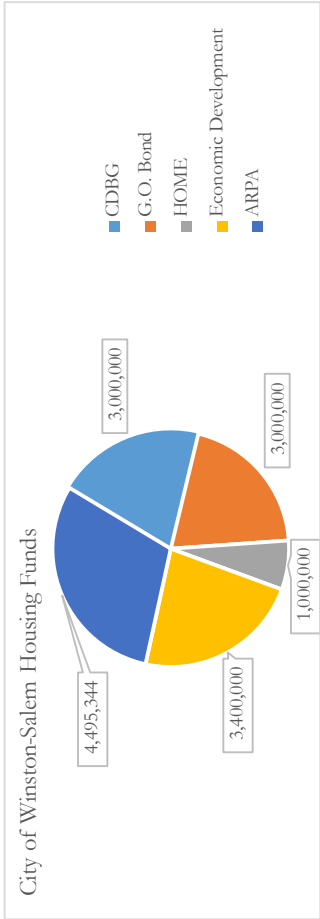
CNI Housing Budget

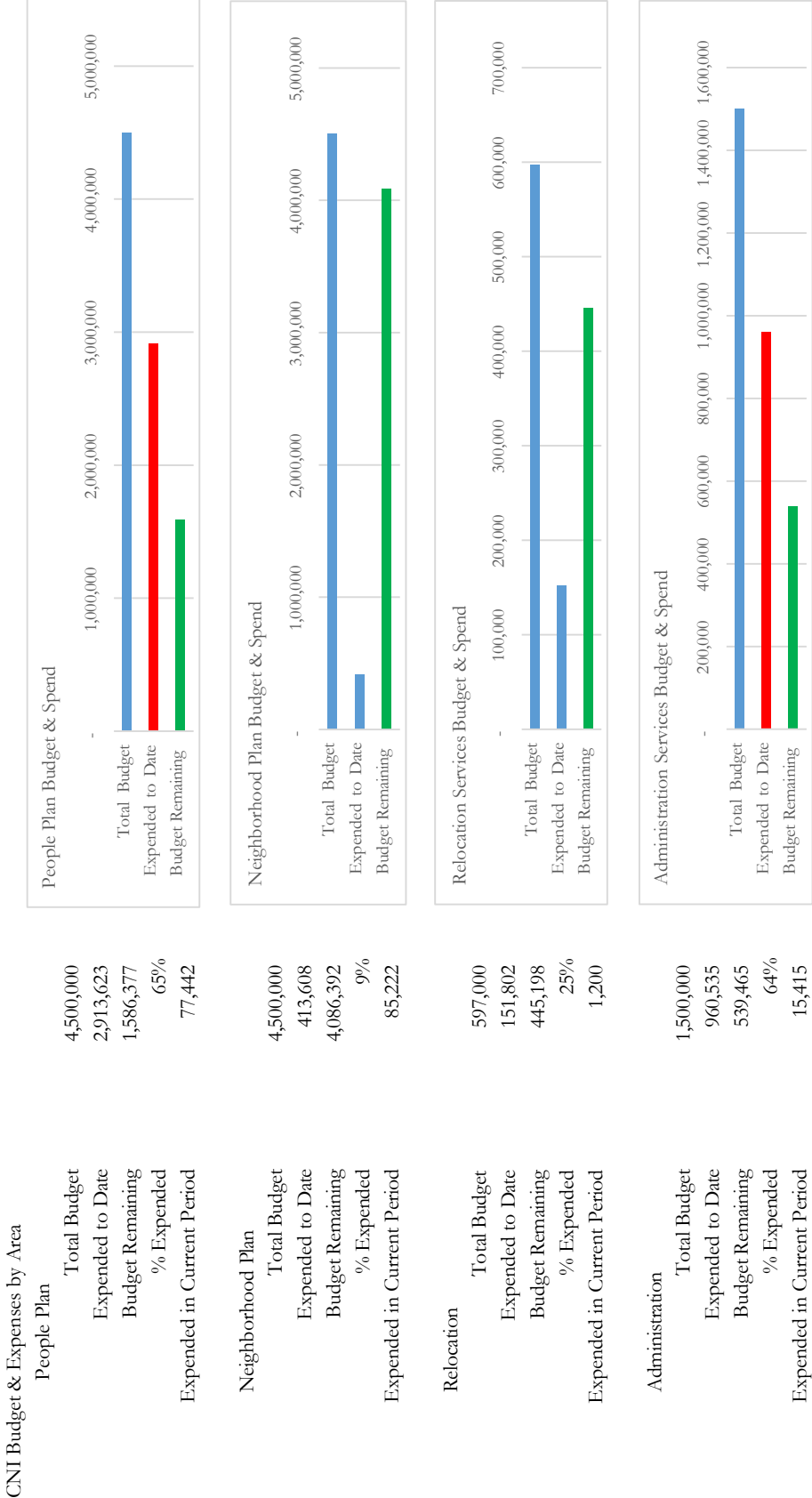
Fees & Costs:	5,686,157
Site Improvements:	3,469,334
Dwelling Structures:	13,553,509
Demolition:	1,194,000
	\$ 23,90
	3,000

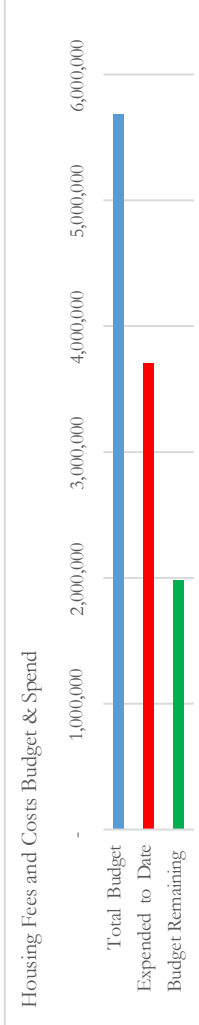
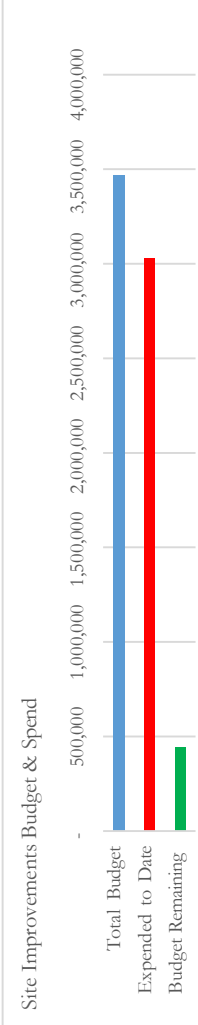
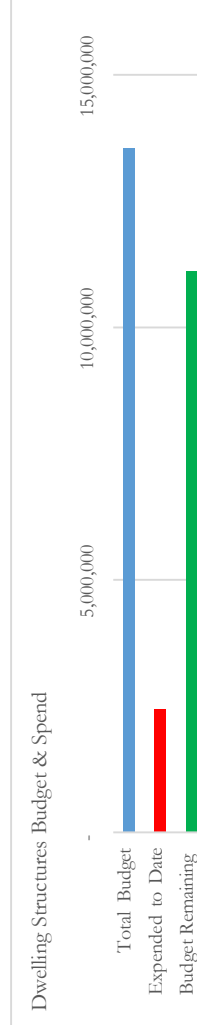
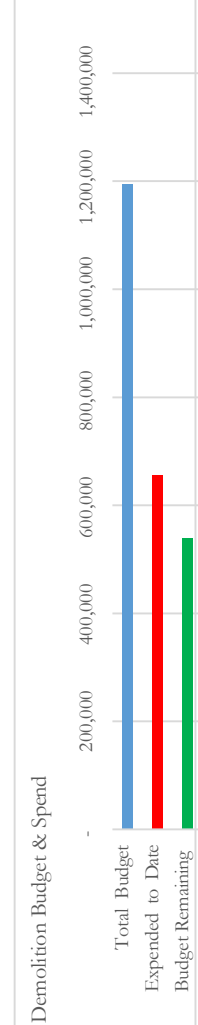


City of Winston-Salem Housing Funds

CDBG	3,000,000
G.O. Bond	3,000,000
HOME	1,000,000
Economic Development	3,400,000
ARPA	4,495,344
	\$ 14,89
	5,344



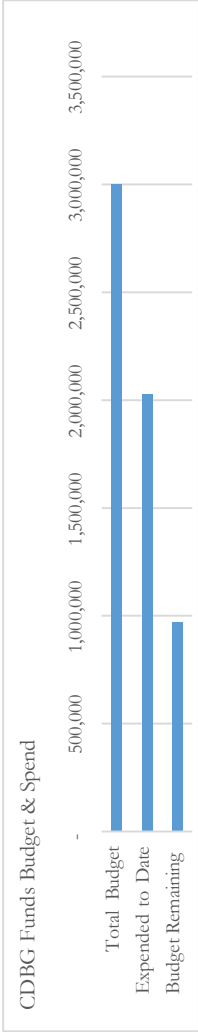


CNI Housing Budget & Expenses by Area Fees and Costs	Total Budget		5,686,157	
	Expended to Date		3,705,355	
	Budget Remaining		1,980,802	
	% Expended		65%	
	Expended in Current Period		-	
Site Improvements	Total Budget		3,469,334	
	Expended to Date		3,029,068	
	Budget Remaining		440,266	
	% Expended		87%	
	Expended in Current Period		-	
Dwelling Structures	Total Budget		13,553,509	
	Expended to Date		2,438,134	
	Budget Remaining		11,115,375	
	% Expended		18%	
	Expended in Current Period		-	
Demolition	Total Budget		1,194,000	
	Expended to Date		655,547	
	Budget Remaining		538,453	
	% Expended		55%	
	Expended in Current Period		-	

City Housing Budget & Expenses by Area
CDBG

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

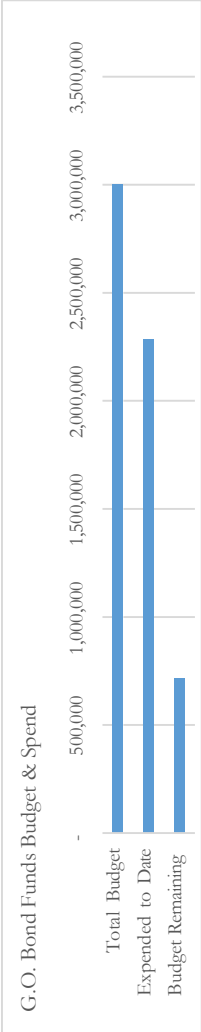
3,000,000
2,027,977
972,023
68%
-



G.O. Bond

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

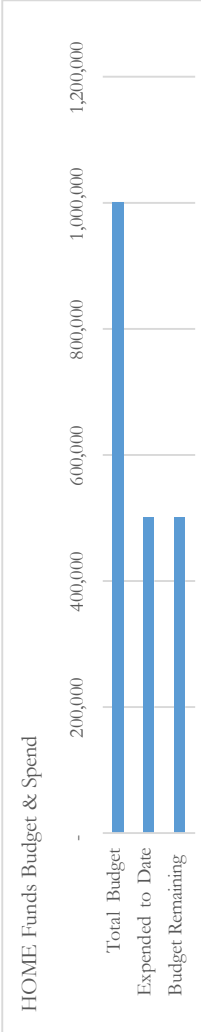
3,000,000
2,284,322
715,678
76%
-



HOME

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

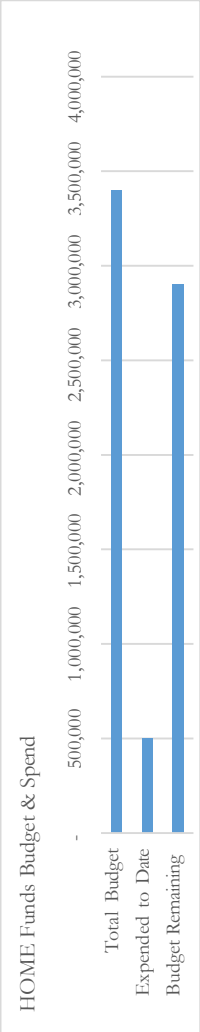
1,000,000
500,000
500,000
50%
-



Economic Development

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

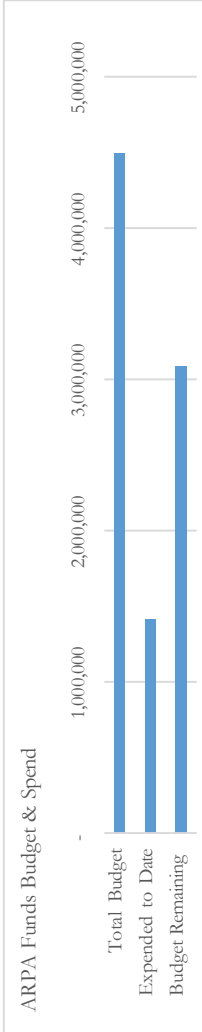
3,400,000
500,202
2,899,798
15%
-



ARPA

Total Budget
Expended to Date
Budget Remaining
% Expended
Expended in Current Period

4,495,344
1,410,716
3,084,628
31%
384,901



Phase 1 - Brown School Lofts

Property Updates

- Final Property Walk-through with the GC was held April 28th.
- Dublin Drive inspection with the City of WS passed and in turn Dublin Drive has been turned over to the City.

Outstanding Items

- Water Pressure Concerns
 - We are still waiting to hear back from the city on the water pressure data.
 - MBS and the architects in the meantime, are exploring possible solutions, including the addition of pumps.



July 2022



November 2022



May 2023



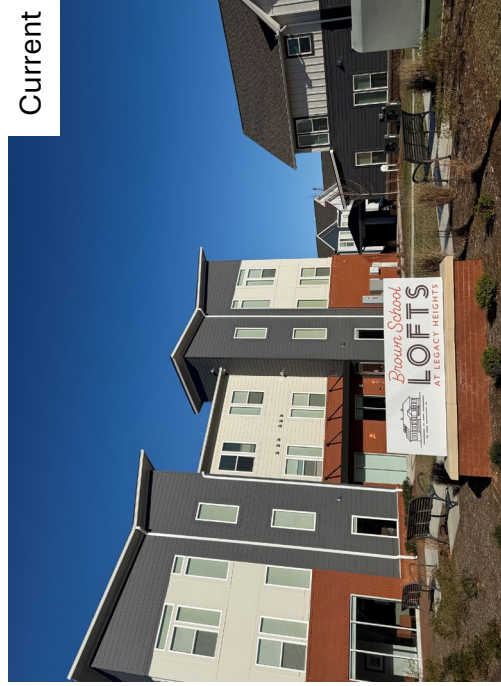
January 2024



January 2024



Current



Phase 2 & 3

- Resident Relocation concluded
March 2024
- Demolition Phase
 - July 2024 – December 2025
- Site and Public Improvements
Phase Part 1
 - January 2025 – March 2025
- Closing on Housing Contract is
Projected to take place Q4 of 2025 –
Pending HUD Final Approval
- The HUD CNI team has given us the
greenlight to submit a formal
development proposal.

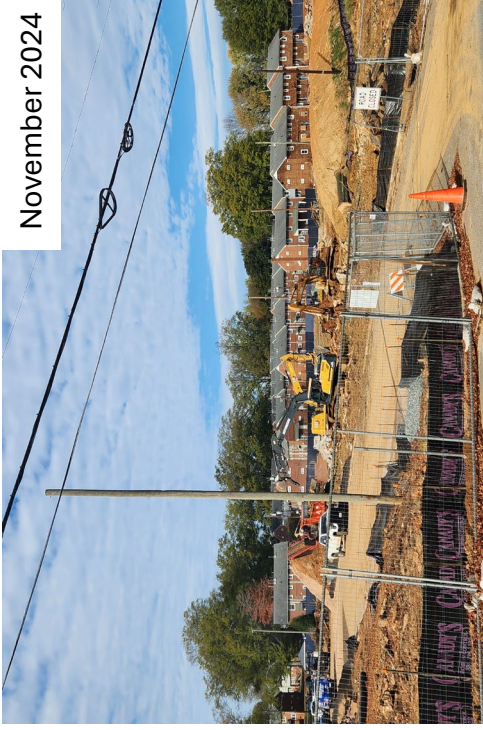




Mar 2024



October 2024



November 2024



January 2024

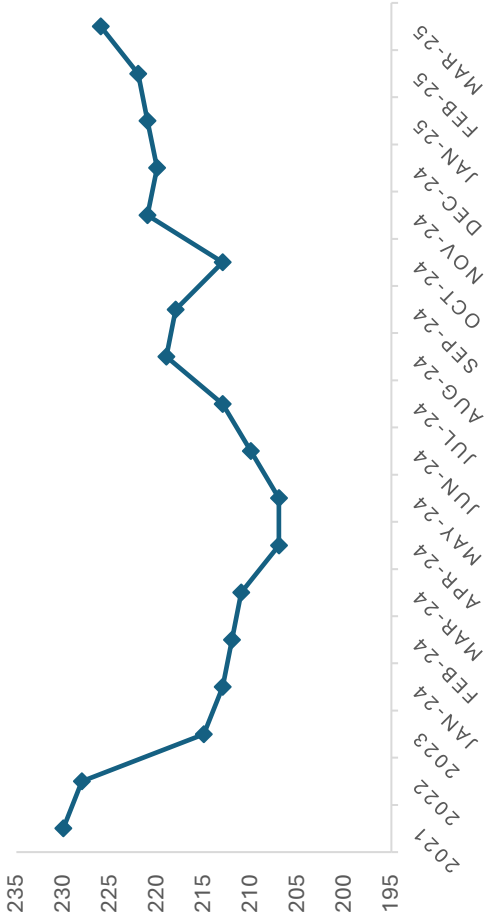


February 2024

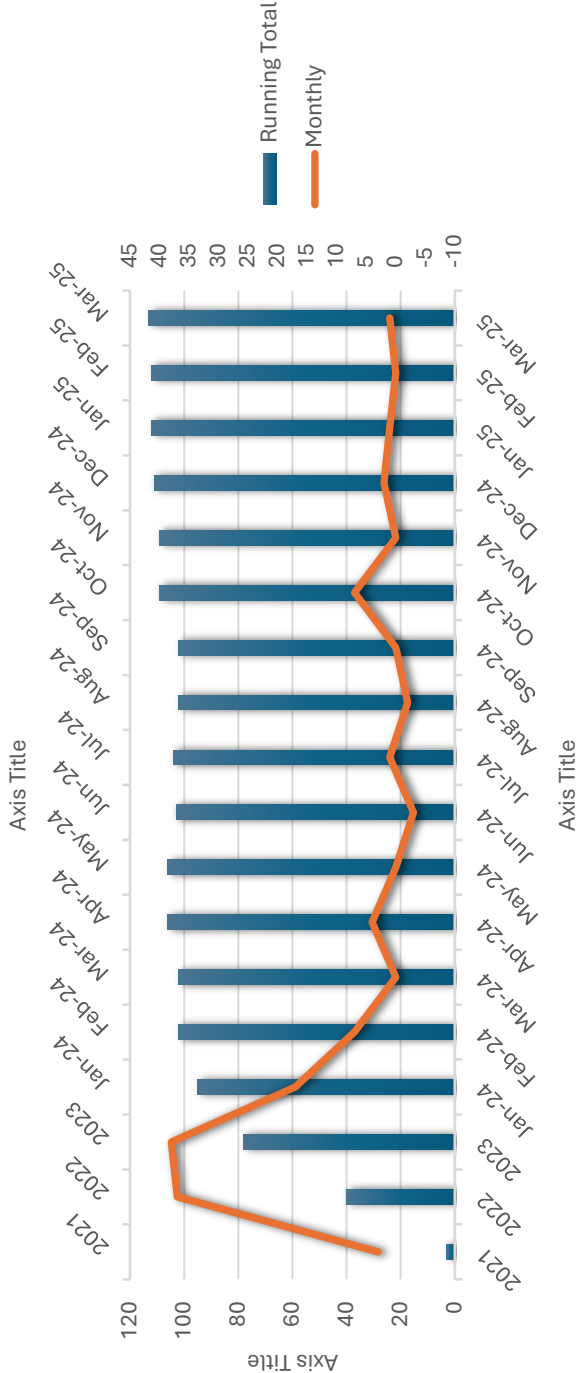


Current

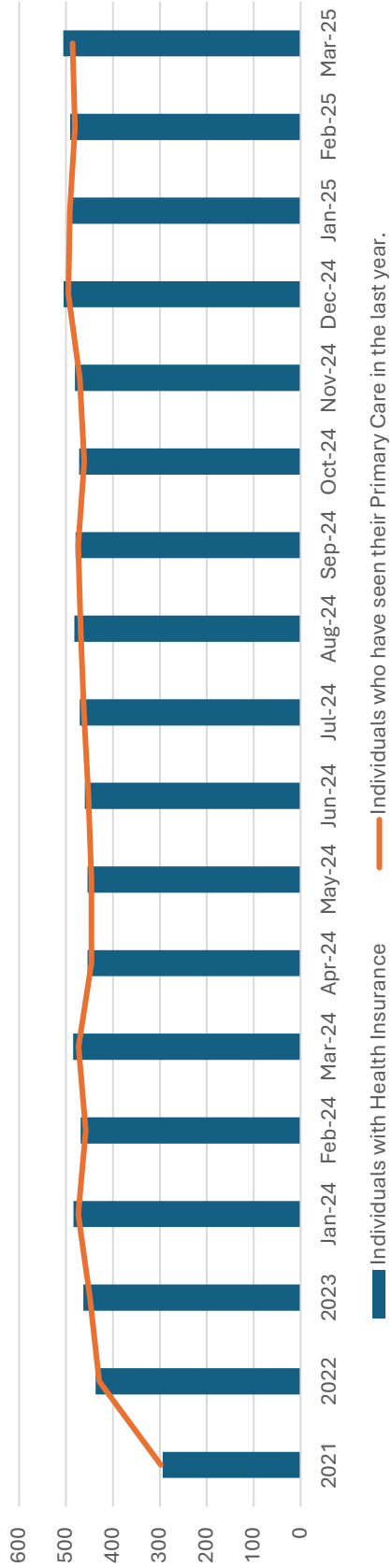
CNI FAMILIES UNDER CASE MANAGEMENT



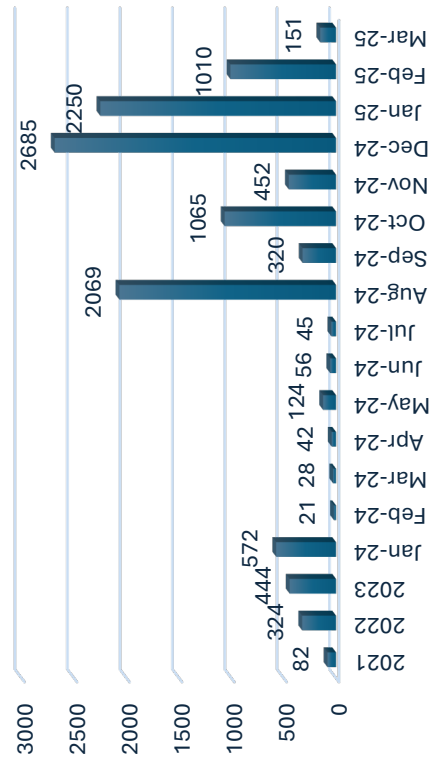
CNI Families Dismissed From Case Management



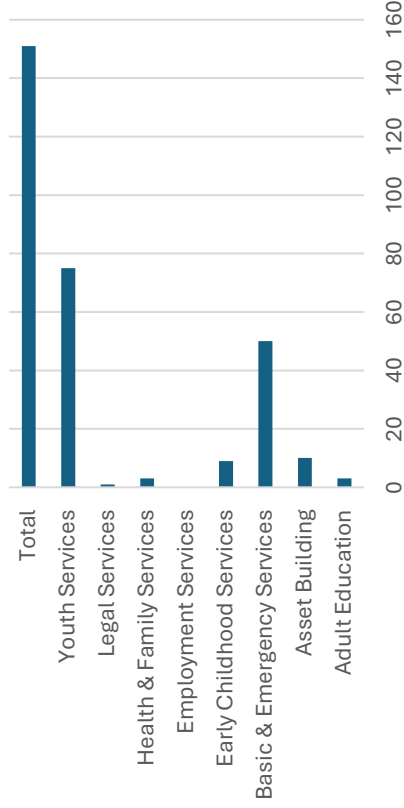
Health Metrics



Monthly Service Linkages

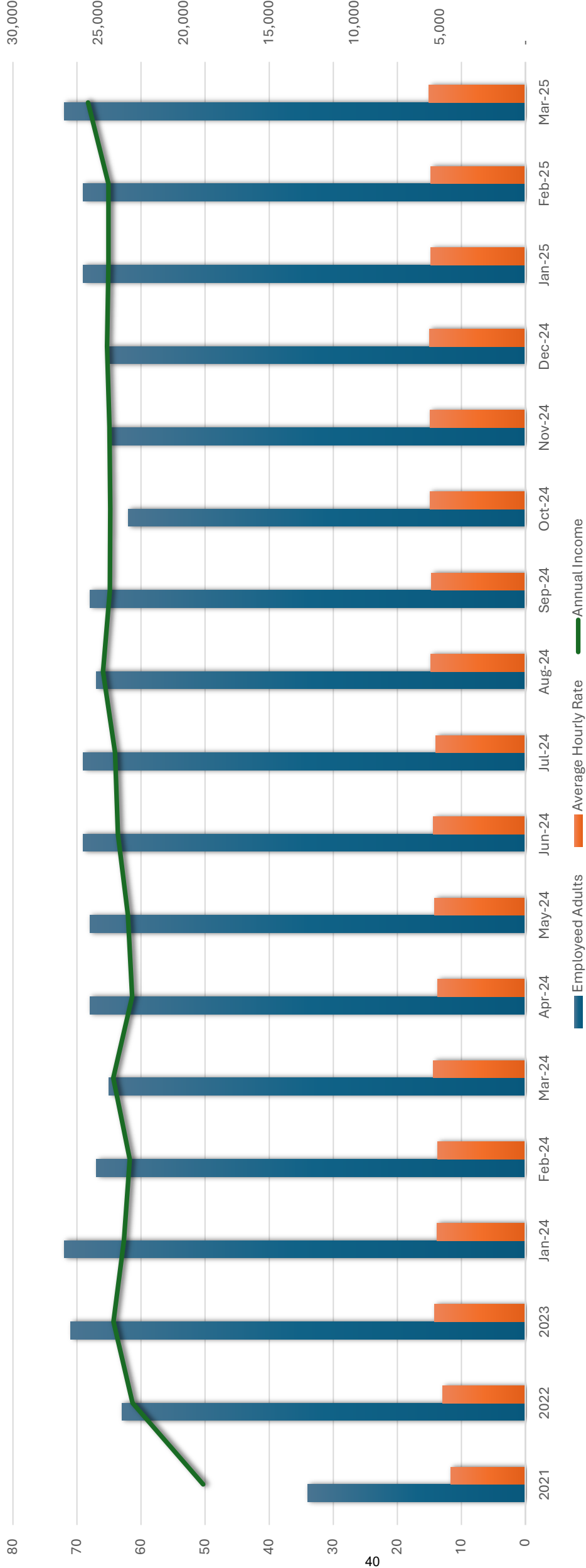


Services Linkages



People –
Health and Resident Services Metrics

Economic Mobility



People – Economic Mobility Metrics



Winston Salem Choice Neighborhood

People Strategy MONTHLY REPORT

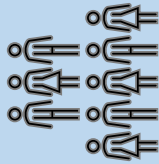
March 2025



Table of contents



- **Report Narrative**
 - Monthly Highlight – Transformation is Happening



- **Demographics**
 - Target Population
 - Race, ethnicity, age, income etc.



- **Difference Made and Education**
 - GET LIT: Come Fly With Me – Drone Project



- **Health**
 - Primary Care
 - Health Insurance

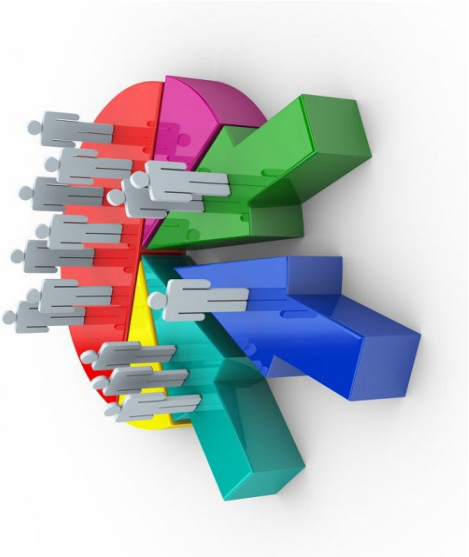


- **Economic Mobility**
 - Self-Sufficiency
 - Employment

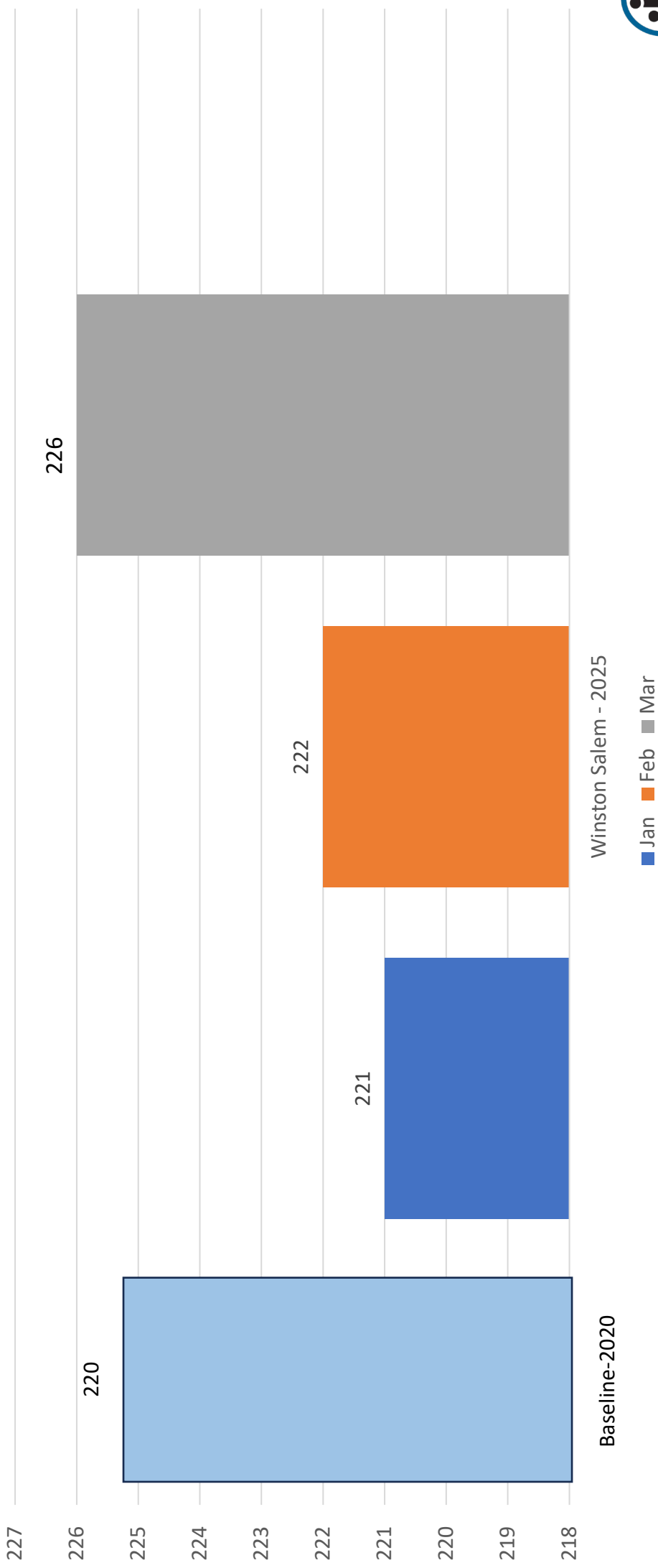
- **Our Team**

Demographics

Metric		Total Count	
Target Households (original)		220	
Target Households Served (to date) - Original Target Households - 199 - Non-Original Target Households - 140		339	
Target Households currently being served (original and new) - Original Target Households - 148 - Non-Original Target Households - 78		226	
Target Households with Completed Assessments - Original Target Households - 148 - Non-Original Target Households - 78		226	
Households Dismissed from Program (to date) - Original Target Households - 96 - Non-Original Target Households - 17		113	
Original Households not in enrolled in Case Management		21	
New Target Households post application/prior to relocation enrolled in Case Management		136	
Target Households receiving TANF		0	
Target Households enrolled in food stamps		180	
Target Households enrolled in SSI or SSDI		96	
Average Annual Household Wage Income (no SSI/SSDI)		\$25,605	
Average Annual Hourly Wage Income		\$15.05	
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		59	29.2%
Number and percentage of Limited English Proficiency (LEP) target residents		2	0.02%
Number and percentage of target residents (adults and children) with at least one chronic condition		151	28.3%

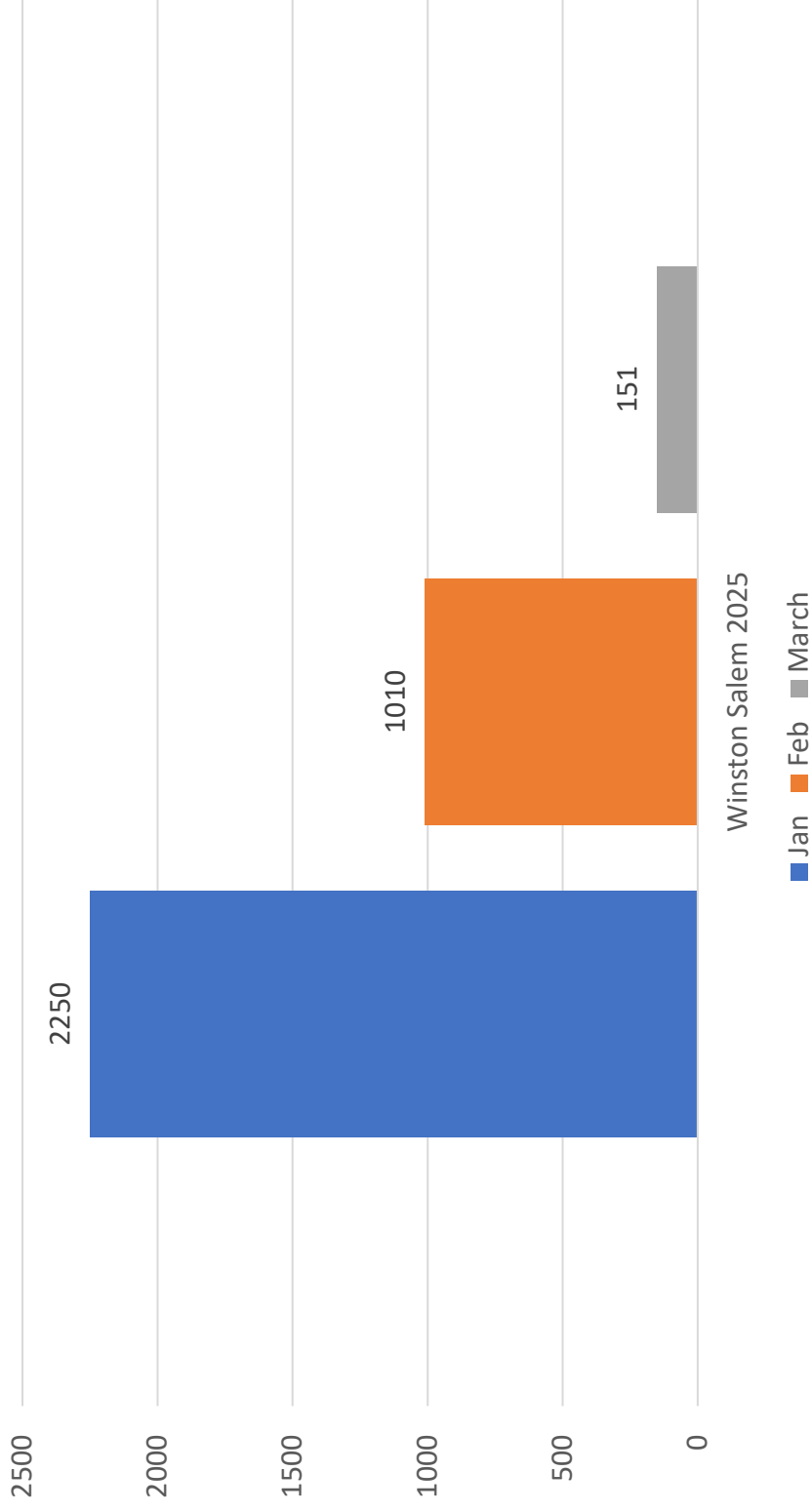


Site Level Families Receiving Family Supportive Services



SITE LEVEL SERVICE LINKAGES

of Service Linkages



Factor Analysis:

Factors that increased household participation:

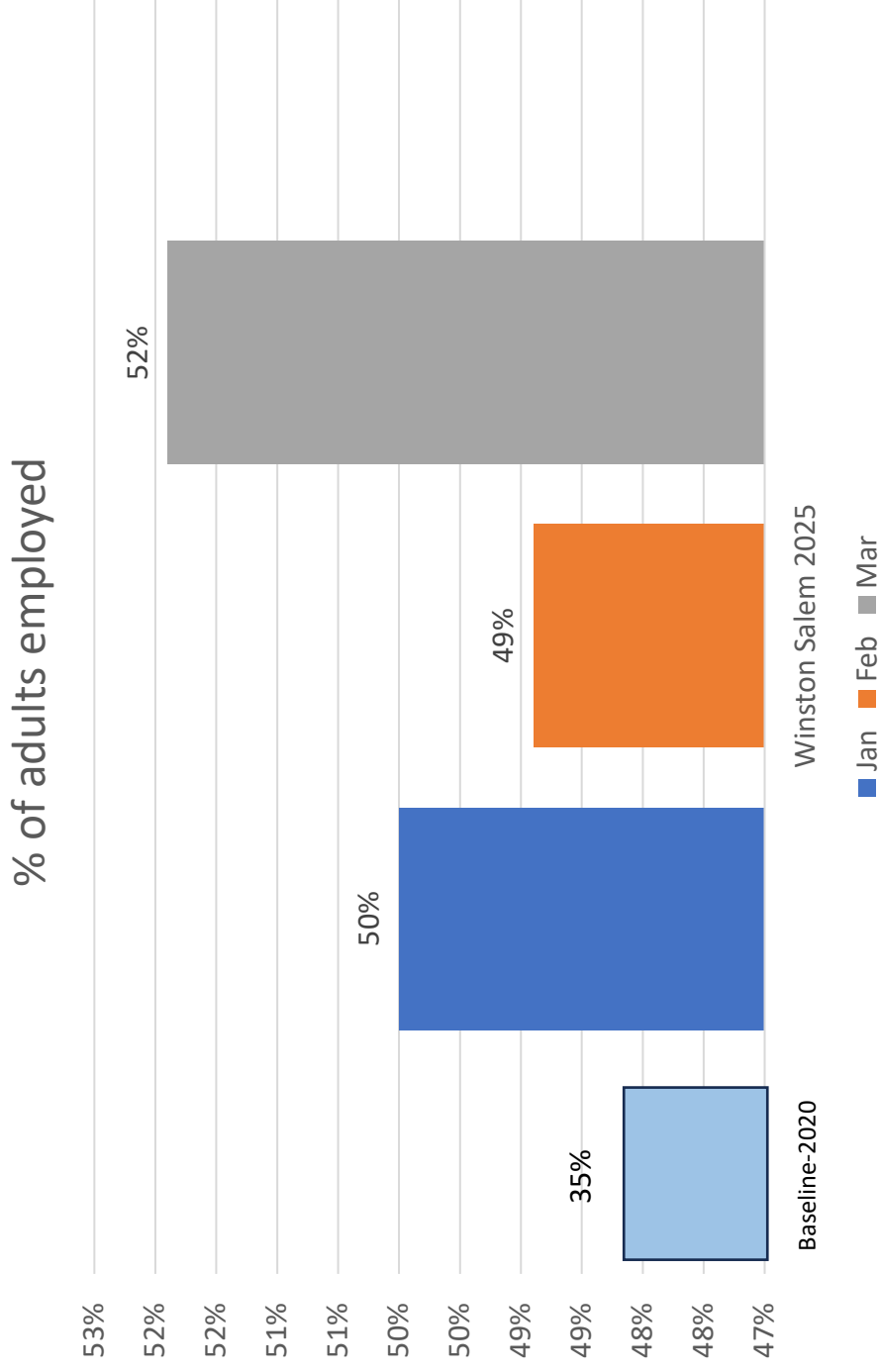
- + Youth lead initiative programming around STEAM
- + Greater Partnerships
- +Senior Lead Initiative
- +Greater Presents at Brown School Lofts

Factors that decreased household participation:

- Smaller Group functions
- Limited Space Availability



SITE LEVEL EMPLOYMENT



Factor Analysis:

Factors that impact access to employment opportunities:

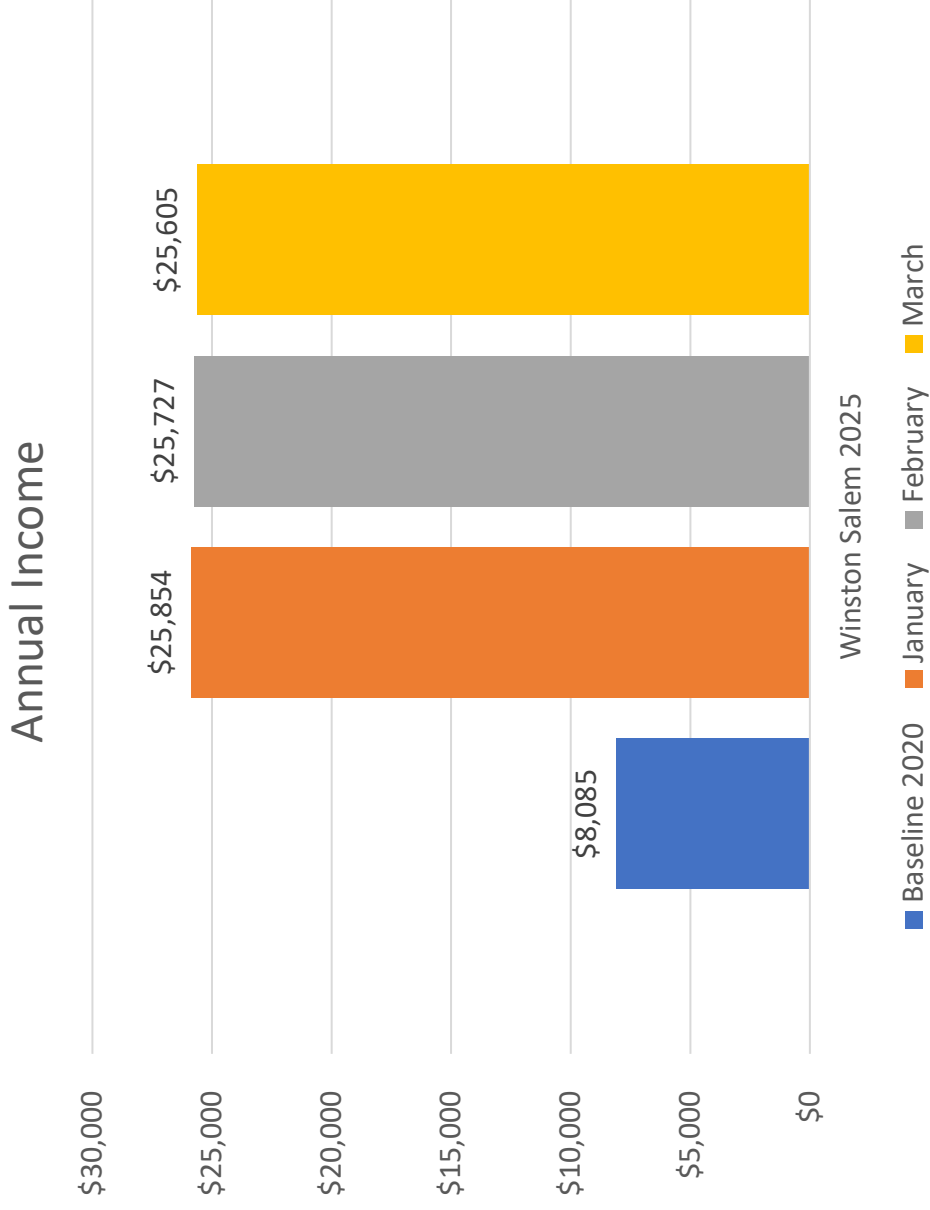
- + Increased partnership networking
- + Enhanced community discussions around employment
- + Expanded city bus routes

Factors Households have noted as impacting their ability to attain and maintain employment:

- Trust issues
- Lack of visible incentives
- Childcare challenges



SITE LEVEL INCOME



Upcoming Employment Opportunities

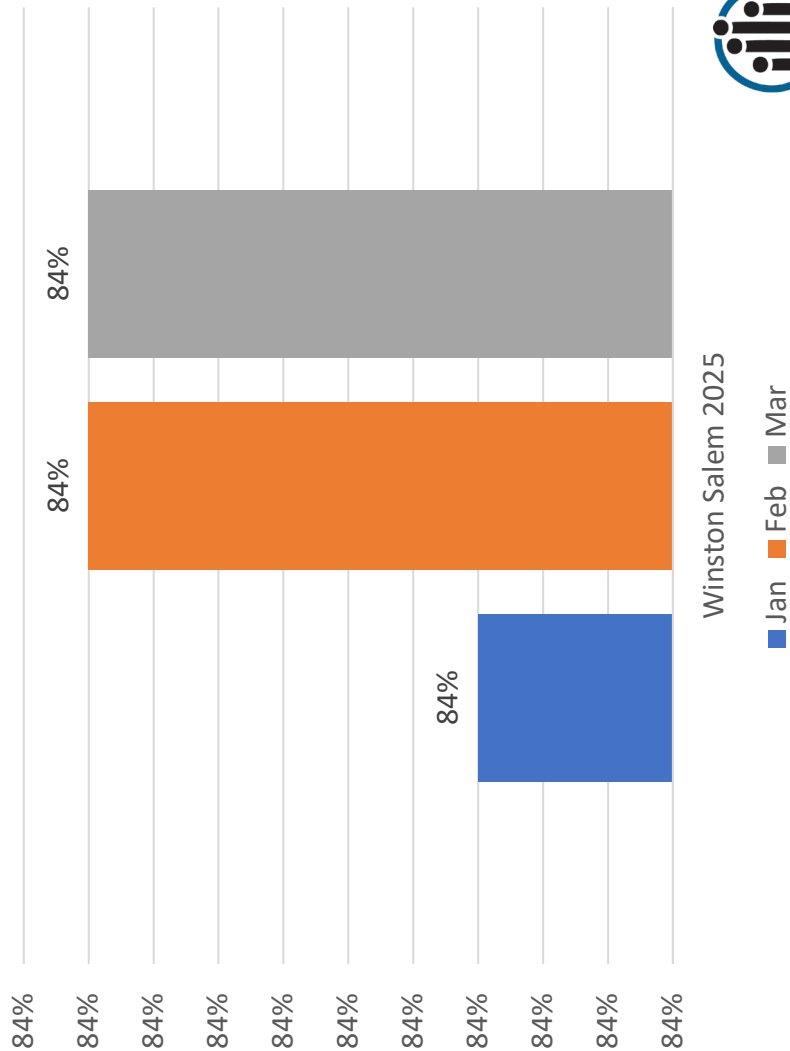
- Job Fair in April
- Monthly NCWORKS will be present at CAHs and BSLs
- Working with Forsyth with C.N.A. to L.P.N. Pathways and Aviation Pathways
- Monthly having Temporary job agencies present at CAHs and BSLs
- Enhanced community discussions around employment



SITE LEVEL HEALTH AND WELLNESS



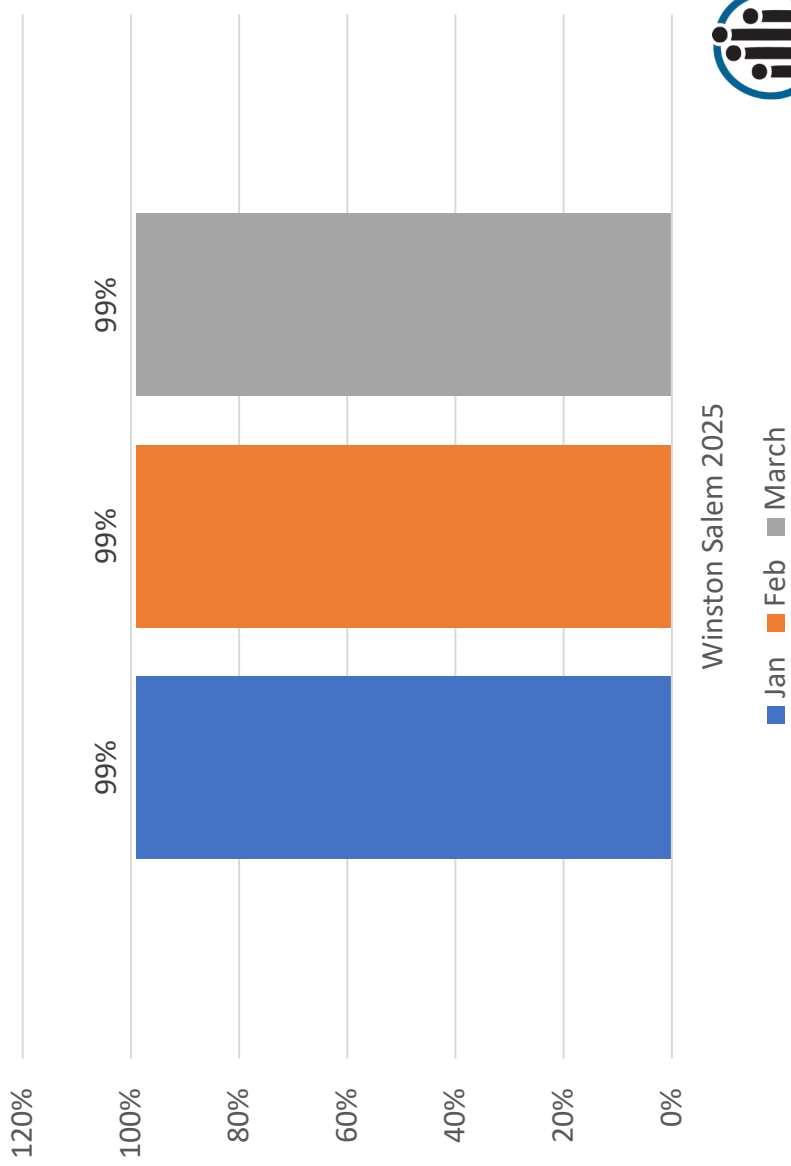
% of adults with health insurance



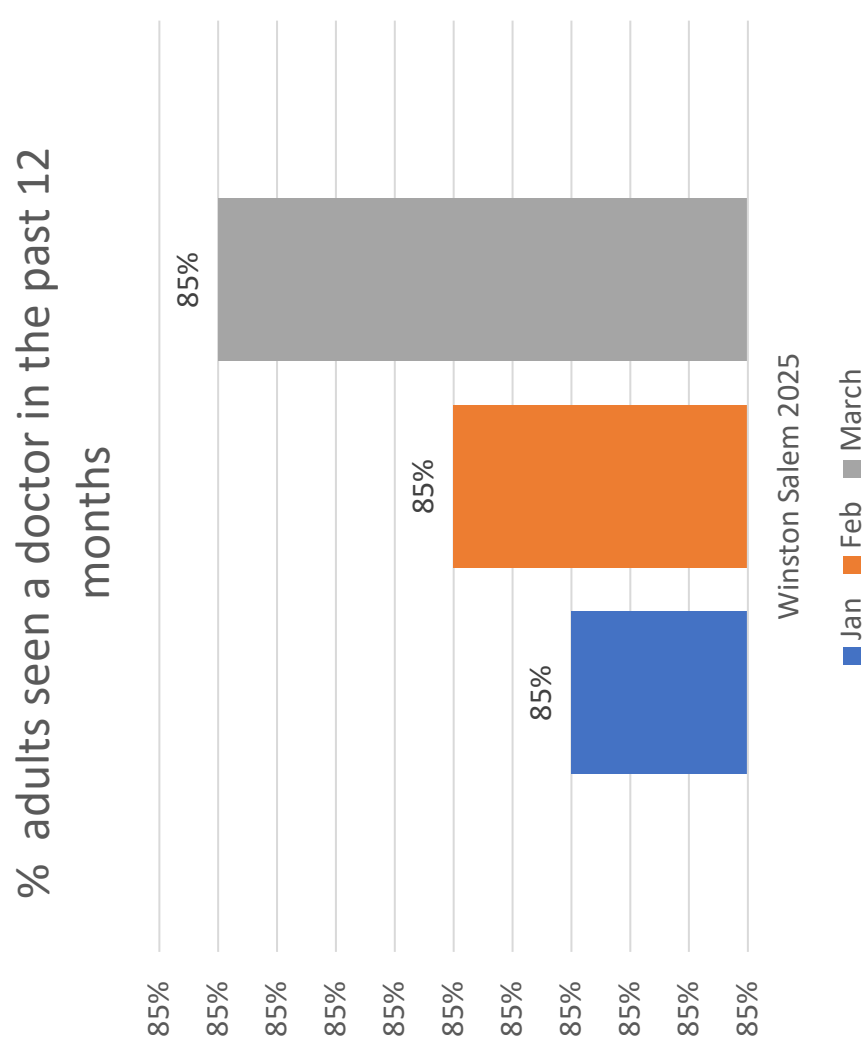
SITE LEVEL HEALTH AND WELLNESS



% of Children with health insurance

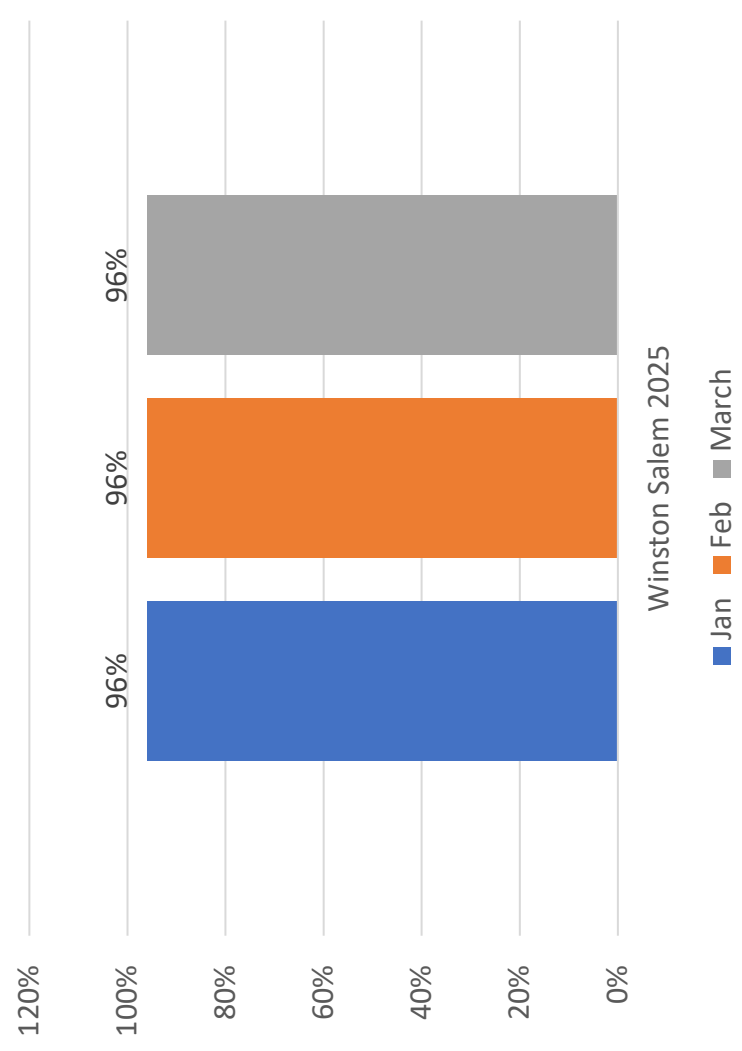


SITE LEVEL HEALTH AND WELLNESS

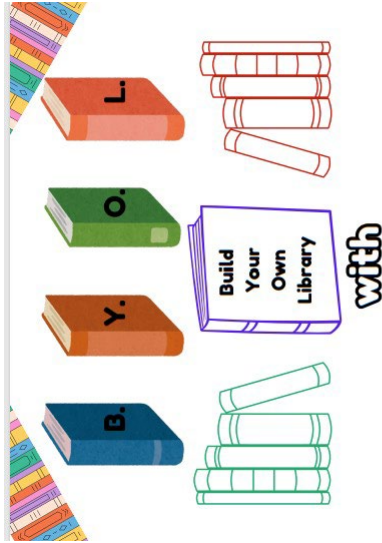


SITE LEVEL HEALTH AND WELLNESS

% Children seen a doctor in the past 12 months



Programming Projections: April 2025



**Book Give-Away
For the Entire Family**



Build Your Own Library
with 

USI | URBAN STRATEGIES, INC.
Families at the Center of Results

April 24, 2025
Cleveland Avenue Homes
3:00-5:00



Senior 55+ Wellness Club presents

**Boots on the
Ground
Workout**

April 9, 2025
11 am - 1 pm
Brown School Lofts
Community Room
1011 East 11th Street
Winston Salem NC 27101

This event is for Seniors 55 and up



**PAINT
& SIP
Party**

**23
April**

Senior 55+ Wellness Club
PRESENTS

USI | URBAN STRATEGIES, INC.

BROWN SCHOOL LOFTS-COMMUNITY ROOM
1011 East 11th Street
Winston Salem NC 27101

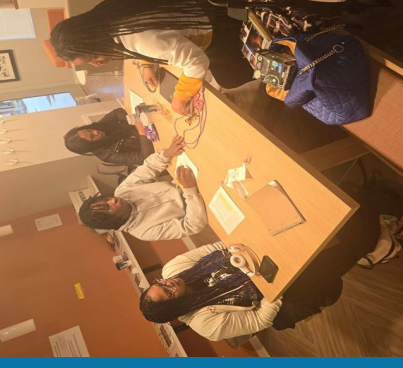
**START
11am**

this event is for Seniors 55 and up

Made with PosterMyWall.com

DIFFERENCE MADE

In Education: ONE



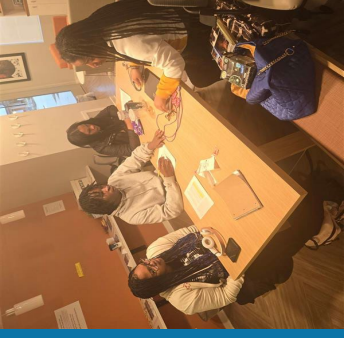
In January 2025, USI pursued the Youth Grantmakers in Action (YGA) grant, a program offered by The Winston-Salem Foundation. This grant provides funding for youth-led projects in Forsyth County, North Carolina, and is designed for youth aged 15-18, allowing them to play a meaningful role in philanthropy by making grants to projects that address community issues and challenges.

With the pursuit of this grant, the L.I.T. Ambassadors (Literacy in Technology) "Fly With Me" Drone Building Project came to light. We are thrilled to announce that our community youth won the grant! In the Month of March 2025, USI was able to meet with the youth to lay out future plans.



DIFFERENCE MADE

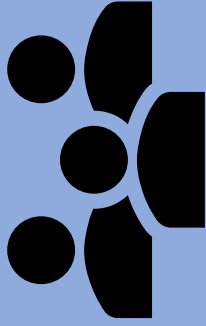
In Education: TWO



The GET LIT: "Fly With Me" Drone Building Project is quite exciting and aims to expand its reach and impact by:

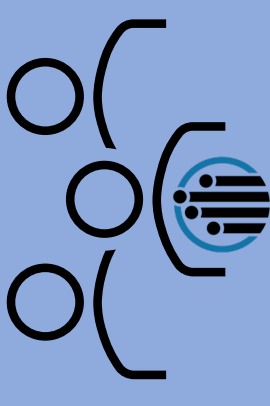
1. **Increasing Participation:** Involving more community and neighborhood students to ensure a wider range of students can benefit from the program.
2. **Workshops:** Offering workshops and training sessions on drone technology, coding, and engineering principles to help students deepen their knowledge and skills.
3. **Community Engagement:** Strengthening community ties by organizing events and showcases where students can demonstrate their projects and share their experiences with the community.
4. **Partnerships:** Forming partnerships with local businesses, educational institutions, and tech companies to provide additional resources, mentorship, and opportunities for students.
5. **Sustainability:** Developing a sustainable model to ensure the program can continue to grow and support future generations of students.





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
- Kevita Coleman, Education Specialist
- Jacqueline Pippens, Family Support Specialist II
- Rhonda Killian, Mobility Specialist
- Shennetta Robinson, Outreach Worker
- Shaveda Shaw, Family Support Specialist II

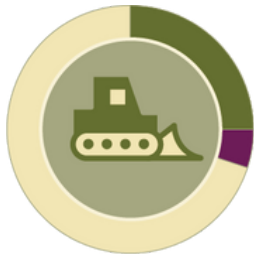




Winston-Salem CNI Project, Phases 2 and 3 MBE, WBE, and Section 3 Performance Report Executive Summary | March 2025

REQUIREMENTS

Business Utilization



25% Minority Business Enterprise (MBE)

5% Women Business Enterprise (WBE)

Best efforts must be made to award contracts to Section 3 businesses

Section 3 Workforce



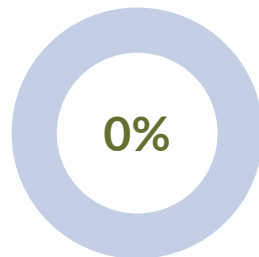
25% or more of all labor hours worked by Section 3 workers

5% or more of all labor hours worked by Targeted Section 3 workers

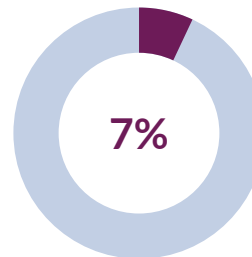
Best efforts must be made to provide opportunities to Section 3 workers

PERFORMANCE

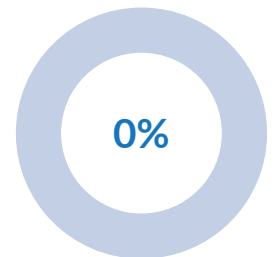
Business Utilization



awarded to minority-owned businesses



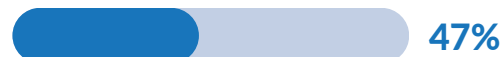
awarded to women-owned businesses



awarded to Section 3 businesses

Section 3 Workforce

Labor Hours



Section 3 Workers



Targeted Section 3 Workers

New Hires



Section 3 Workers



Targeted Section 3 Workers

Project Workforce

Percentage of all workers who are residents of:



Winston-Salem



Forsyth County

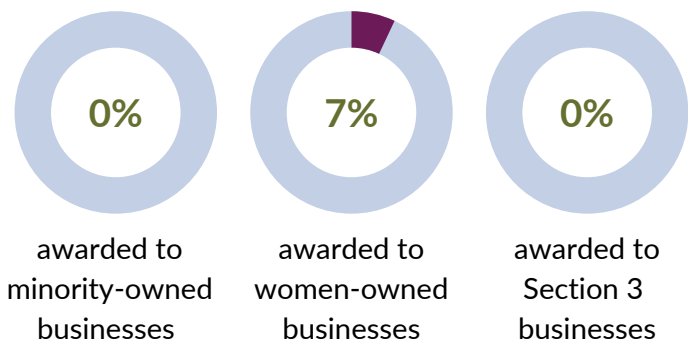


Cleveland Avenue Homes

DEMOLITION, SITE PREPARATION, and PUBLIC IMPROVEMENTS

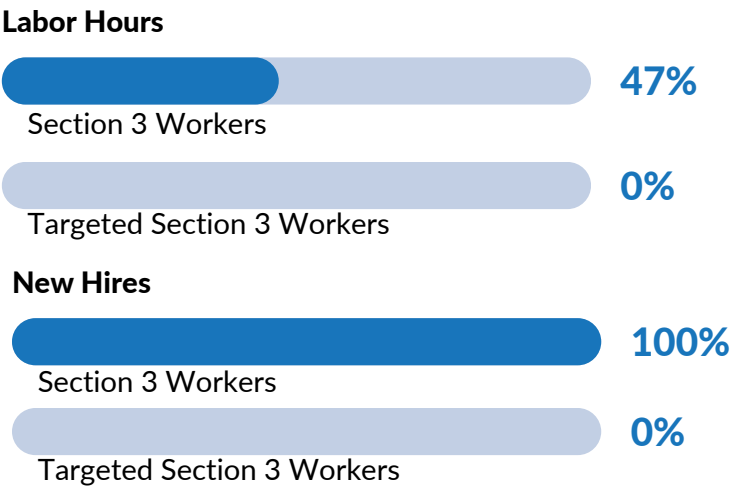
GENERAL CONTRACTOR
Frank L. Blum Construction Company

Business Utilization



Project Notes

Section 3 Workforce



1 new hire identified.
1 new hire Section 3 worker.
0 new hires Targeted Section 3 workers.



Winston-Salem CNI Project, Phases 2 & 3

MBE, WBE and Section 3 Composite Report

Through March 2025

Business Utilization Goals				
Contract	Contract Amount	MBE (25%)	WBE (5%)	Section 3
Demo, Site Prep, Public Improvements	\$ 6,247,776	\$ 1,561,944	\$ 312,389	Provide best efforts to award contracts
Housing Construction				
PROJECT TOTALS \$	6,247,776 \$	1,561,944 \$	312,389 \$	

Performance Against Business Utilization Goals					
Contract	MBE		Section 3		
	Awarded	% of Total Contract	Awarded	% of Total Contract	% of Total Contract
Demo, Site Prep, Public Improvements	\$ -	0%	\$ 445,402	7%	0%
Housing Construction					
PROJECT TOTALS \$	\$ -	0%	\$ 445,402	7%	0%

Section 3 Workforce Participation									
Contract	Labor Hours				New Hires				
	Section 3 Workers		Targeted Section 3 Workers		Section 3 Workers		Targeted Section 3 Workers		
	Total	%	Total	%	Total	%	Total	%	%
Demo, Site Prep, Public Improvements	9,048.26	47%	4,274.51	0%	1	100%	0	0%	0%
Housing Construction									
PROJECT TOTALS	9,048.26	47%	4,274.51	0%	1	100%	0	0%	0%

Project Workforce						
Total Workers	Winston-Salem Residents		Forsyth County Residents		HAWs Residents	
	%	Count	%	Count	%	Count
68	38%	26	28	41%	0%	0

Winston-Salem CNI Project, Phases 2 & 3

Demo, Site Prep, Public Improvements

MBE, WBE, Section 3 Business Utilization Performance Report

Through March 2025

Project Amount		Contractors	Scope	Contract Amounts				Payments												
				Initial	% of Project Amount	Current	% of Project Amount	This Period	To Date											
MINORITY OWNED																				
Agency Certified																				
	\$ 6,247,776																			
Project Requirements																				
Minority	\$ 1,561,944	25%																		
Women	\$ 312,389	5%																		
Section 3	Provide best efforts to award contracts		Total Agency Certified	\$	0%	\$	-	0%	\$ -	#DIV/0!										
Self Identified																				
			Total Self Identified	\$	0%	\$	-	0%	\$	-										
WOMEN OWNED																				
Agency Certified																				
Minority Owned Total										\$	0.0%	\$	-	0.0%	\$	-	\$	-	#DIV/0!	
Agency Certified																				
Canadys Landscaping and Erosion Control, LLC (sub to Hennings Construction Company, LLC)	Double D Construction*	Landscaping/Site Work Remediation Remediation																		
Total Agency Certified			\$	401,863	6%	\$	445,402	7%	\$	-	\$	364,372	82%							
Self Identified																				
			Total Self Identified	\$	0%	\$	-	0%	\$	-	\$	-	\$	-	#DIV/0!					
SECTION 3																				
Women Owned Total			\$	401,863	6%	\$	445,402	7%	\$	-	\$	364,372	82%							
SECTION 3																				
Section 3 Total			\$	-	0%	\$	-	0%	\$	-	\$	-	0%							

Winston-Salem CNI Project, Phases 2 & 3

Demo, Site Prep, Public Improvements

Section 3 Labor Hours Report

Through March 2025

Contractors	All Labor Hours	Section 3 Workers		Targeted Section 3 Workers	
		Labor Hours	% of All Labor Hours	Labor Hours	% of All Labor Hours
A Fast Fence	198.00	198.00	100%	0.00	0%
Calvin Construction Services, LLC^	303.50	303.50	100%	0.00	0%
Canady's Landscaping and Erosion Control, LLC (sub to Hennings Construction Company, LLC)^	114.11	105.51	92%	0.00	0%
Crissman Tree Service, Inc. (sub to Hennings Construction Company, LLC)^	278.00	278.00	100%	0.00	0%
Double D Construction Services, Inc.^	358.40	0.00	0%	0.00	0%
EMR Services Inc.~	1,894.00	1,398.00	74%	0.00	0%
Hennings Construction Company, LLC	4,555.50	1,291.50	28%	0.00	0%
M.B.H. Enterprises, Inc.~ ^	1,286.75	640.00	50%	0.00	0%
ProCon Staffing LLC (sub to EMR Services Inc.)^	60.00	60.00	100%	0.00	0%
GRAND TOTALS	9,048.26	4,274.51	47%	0.00	0%

Section 3 Labor Hours Goals: Section 3 Workers 25%, Targeted Section 3 Workers 5%

^Final payroll submitted.

*Contractor worked prior to or during the report period but has not submitted all required payrolls.

~Required Section 3 forms not submitted or correction required for some or all forms to determine Section 3 worker status.

Winston-Salem CNI Project, Phases 2, 3

Demo, Site Prep, Public Improvements

New Hires Summary Through March 2025

	Current Reporting Month				To Date			
	All Workers	Section 3 Workers		Targeted Section 3 Workers	All Workers	Section 3 Workers		Targeted Section 3 Workers
	New Hires	New Hires	% of All New Hires	New Hires	New Hires	New Hires	% of All New Hires	% of All New Hires
Contractors								
Canady's Landscaping and Erosion Control, LLC (sub to Hennings Construction Company, LLC)								
Laborer: Common or General					1	1	100%	0
Totals					1	1	100%	0%
Totals								
Totals								
GRAND TOTALS	0	0	#DIV/0!	0	1	1	100%	0%

^AContractor is a Section 3 business.

^{*}Section 3 status for new hire reported this period may change. Awaiting corrected Section 3 form.

Winston-Salem CNI Project, Phases 2 & 3

All Contracts

Workforce

Through March 2025

Contractors	Total Workers	Winston-Salem Residents		Forsyth County Residents		HAWIS Residents			
		Total	% of Total Workers	Total	% of Total Workers	Cleveland Avenue Homes Total	% of Total Workers	Other HAWIS Properties	% of Total Workers
A Fast Fence	3	1	33%	2	67%	0	0%	0	0%
Calvin Construction Service, LLC	6	6	100%	5	83%	0	0%	0	0%
Canady's Landscaping and Erosion Control, LLC	7	1	14%	1	14%	0	0%	0	0%
Crissman Tree Service, Inc.	4	0	0%	0	0%	0	0%	0	0%
Double D Construction Services, Inc.	6	4	67%	5	83%	0	0%	0	0%
EMR Services Inc.	15	6	40%	6	40%	0	0%	0	0%
Hennings Construction Company, LLC	21	6	29%	7	33%	0	0%	0	0%
M.B.H. Enterprises, Inc.	5	1	20%	1	20%	0	0%	0	0%
ProCon Staffing LLC	1	1	100%	1	100%	0	0%	0	0%
GRAND TOTALS	68	26	38%	28	41%	0	0%	0	0.0%

Data represents all onsite working contractors.

*Contractor worked prior to or during the report period but has not submitted required weekly payrolls.

^Final payroll submitted.

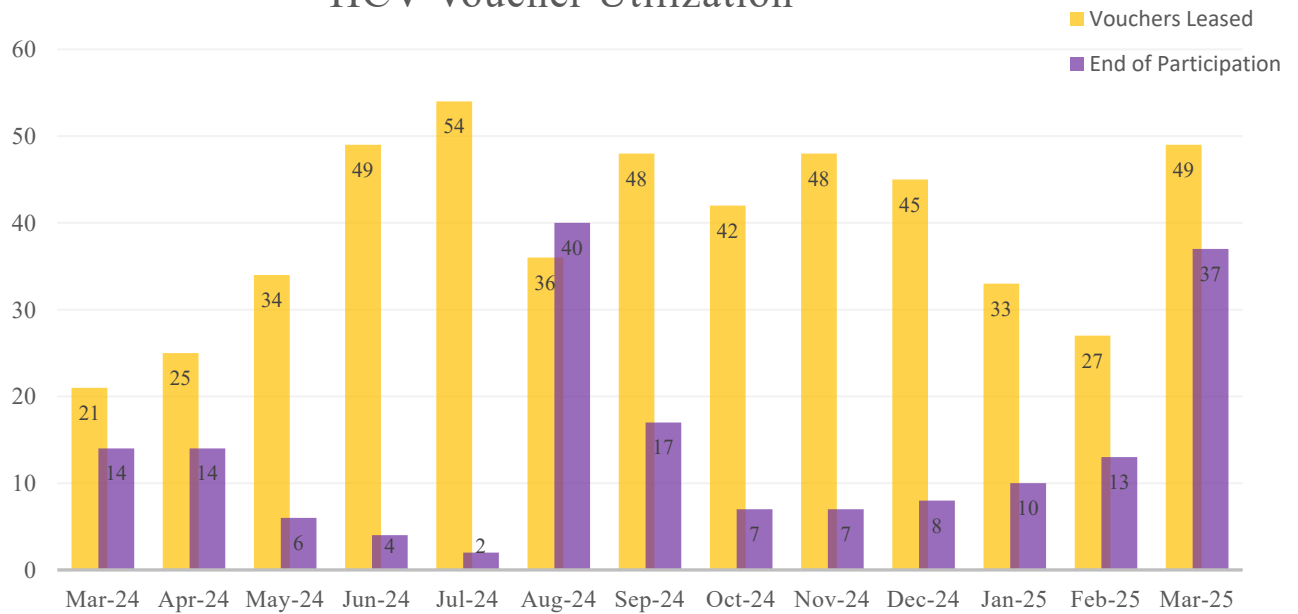
HCV Report

I. Voucher Unit Utilization					NC Average as of 12/31/2024
Total Vouchers Leased - SEMAP Indicator #13	3315	Maximum	Percent Utilized	Target	81.27%
Total Vouchers Issued for the month	85	4537	73%	>90%	
Total Voucher Leased for the month	49				
Total Vouchers Removed from the Program	37				
Vouchers Issued but not leased on the street	138				
Project-Based Vouchers (Currently in Place)	384	414	93%		93.80%
Special Programs	53	239	22%		
Mainstream	196	278	71%		71.73%
VASH	117	144	81%		74.98%
EHV	25	31	81%		
II. Voucher Budget Utilization					
Monthly	\$3,185,096	\$3,121,477	102%		
Average Monthly HAP	\$961	144			
III. Other SEMAP Indicators in PIC					
PIC Reporting Rate	99.79%			>94%	
Timely Re-examinations	97%			>95%	
Correct Rent Calculations	100%			>97%	
Pre-Contract HQS Inspections	100%			>97%	
Annual HQS Inspections	100%			>95%	
Family Self-Sufficiency					
Enrollment:# of Participants	70				
Percent with Escrow Accounts	67%				
IV. HCV Waiting List					
Number of Applicants Awaiting Voucher Issuance	5377				
V. Inspections					
Units Inspected	139				
Passed (1st Inspections)	102				
Failed	37				
Passed after re-inspection	50				
Number of Landlords receiving HAP	686				



	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

HCV Voucher Utilization



	Mar-24	Apr-24	May-24	Jun-24	Jul-24	24-Aug	24-Sep	24-Oct	1-Nov	1-Dec	Jan-25	Feb-25	Mar-25
Vouchers Leased	21	25	34	49	54	36	48	42	48	45	33	27	49
End of Participation	14	14	6	4	2	40	17	7	7	8	10	13	37

March 2025 End of Participation Reasons

27 - Tenant Preference

3 - Moved without Notice/HAP Contract Violation

3 – Unit not in Compliance with HQS/Voucher Violation

1 – Eviction – Lease Violation

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	March	March	March	March	March	March	March	March	March	March	** see note
Public Housing Management Operations											
Occupancy Rate	95.83%	91.04%	97.44%	94.03%	98.10%	94.00%	88.00%	100.00%	100.00%	100.00%	95.33%
Number of Units	240	134	195	201	105	50	50	50	30	15	1070
Units Offline	2	4	1	1	0	1	2	0	0	0	11
Move Ins	2	1	1	5	1	0	0	0	0	0	10
Move Outs	4	2	3	4	1	1	1	0	0	0	16
Vacancies	6	7	2	12	2	1	3	0	0	0	33
# of Applicants Pulled	15	10	15	150	11	6	7	0	0	0	214
Charges Billed	\$56,715	\$24,420	\$40,058	\$60,564	\$36,991	\$13,779	\$16,602	\$18,425	\$9,482	\$9,523	\$286,559
Payments Collected	\$49,382	\$21,382	\$35,079	\$46,271	\$43,671	\$17,174	\$9,607	\$13,747	\$10,698	\$8,944	\$255,955
# Recertifications Due	18	8	15	24	7	2	5	6	4	3	92
# Recertifications Completed	18	8	15	24	7	2	5	6	4	3	92
Waiting List	11578	5069	2,046	397	2376	5772	5771	8305	8625	955	50894
Lease Violations											
# of Late Payment Notices	120	58	48	61	21	20	17	16	6	11	378
# of Judicial evictions Filed in Court (Non-Payment)	10	0	8	5	0	1	2	1	0	0	27
# of Termination Notices (Other than Non-Payment)	0	1	0	0	0	0	0	1	0	0	2
# of Judicial Evictions Filed in Court (Other than Non-Payment)	0	0	0	0	0	0	0	1	0	0	1
Security											
# of Incidents Reported (WSPD)	71	38	9	12	5	7	7	5	6	0	160
# of Incidents Involving Resident Terminations	0	0	0	0	0	0	0	0	0	0	0
# of Drug Related Reports	0	2	0	1	2	0	0	0	0	0	5
# of Violent Criminal Activity Reports	4	4	0	3	0	2	0	0	0	0	13
Maintenance											
Opening Balance of Work Orders for BOM	7	17	1	0	3	3	1	3	3	0	38
# of Created Work Orders for the Month	239	95	75	172	74	48	31	26	14	0	774
# of Open Work Orders EOM	20	15	13	6	6	9	2	3	2	0	76
# of Emergency Work Orders EOM	1	0	2	0	2	3	0	0	0	0	8
*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		
March 2025		
	Drayton Pines	Plaza
Imperial Operations		
Occupancy Rate	91%	97%
Number of Units	44	77
Move Ins	1	2
Move Outs	1	1
Vacancies	4	2
# of Applicants Pulled	2	4
Charges Billed	\$48,738	\$40,220
Payments Collected	\$49,136	\$40,813
Waiting List	2	7
Lease Violations		
# of Late Payment Notices	7	18
# of Termination Notices (Other than Non-Payment)	0	0
# of Judicial evictions Filed in Court (Non-Payment)	0	0
# of Judicial Evictions Filed in Court (Other)	0	1
Security		
# of Incidents Reports	8	11
# of Incidents Involving Residents	6	5
# of Drug Related Reports	0	0
# of Violent Criminal Reports	0	0
Maintenance		
# of Open Work Orders BOM	4	7
# of Created Work Orders for the Month	24	39
# of Open Work Orders EOM	2	6
# of Emergency Work Orders EOM	0	1

Resolutions

RESOLUTION NO. 2282

AUTHORIZING APPROVAL OF THE MARCH 31, 2025 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 March 31, 2025 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 March 31, 2025.

Adopted On: _____ (Date)

Signed: _____
Kevin Cheshire
Board Secretary

Housing Authority of Winston-Salem
Financial Highlights
March 31, 2025

Consolidated Statements

As of March 31, 2025, the total assets of the Authority were \$52,797,031 while total liabilities were \$11,890,192. The current ratio (current assets of \$8,780,719 divided by current liabilities of \$1,582,419 was 5.55.

The net loss excluding Housing Assistance Payments (HAP) and receipts is (\$1,306,663.) There was negative cash flow excluding HAP payments and receipts of (\$779,588.) The net loss prior to depreciation, extraordinary items and forgiveness of debt but inclusive of HAP income and expense was (\$360,427). There was a consolidated net loss of (\$1,309,543.) This included depreciation of \$949,116. Cash flow decreased by (\$782,468) including HAP receipts and expense. The overall total income was 8.42% over budget and total operating expenditures were (1.03%) under budget.

Low Income Public Housing

Total gross revenue through March 31, 2025 was \$5,107,550 and was under budget by (\$224,412). Tenant Rental Income of \$1,570,531 was over budget by \$5,534. Other Income of \$77,082 was over budget by \$16,032.

Expense prior to depreciation and extraordinary items of \$6,114,416 was over budget by \$44,219 or 0.73%).

Net loss from operations prior to depreciation and extraordinary item expenses was (\$1,065,855). The depreciation expense was \$869,512 and net loss including depreciation expense was (\$1,935,367.)

Section 8 (Housing Choice Voucher Program)

The gross revenue generated from Section 8 through March 31, 2025 was \$20,619,131 and was over budget by \$2,699,321. The HAP Fees earned during this period were \$18,886,150 and the HAP expense was \$18,889,030. During the fiscal year to date, HUD provided short-fall funding and it has released reserves which helped offset increased HAP expenses.

Administrative income of \$1,732,981 and operating expense of \$1,572,972 produced a net gain of \$160,009 (excluding depreciation). Operating expenses were under budget by (2.75%) or (\$44,432.)

The Section 8 financial statements for the period ended March 31, 2025 resulted in net gain of \$157,129.

Scattered Sites

The total revenue for scattered sites was \$533,450 and is over-budget by \$83,992. Increased dwelling rent collection is the main cause of this variance.

Total Operating expense of \$452,358 was 6.42% or \$27,292 over budget.

The net gain before depreciation expense was \$81,092 and the depreciation expense was \$70,463 for a net income after depreciation of \$10,629.

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 \$1,753,337 which was under budget by (\$137,516) or (7.27%).

The total operating expense was \$1,398,192, which was under budget by (\$58,797) or (4.04%).

The net gain including depreciation was \$354,672.

Imperial Management

Total revenue was \$98,890 and operating expenses were \$63,551. The net income after depreciation expense was \$35,339.

Housing Authority of Winston-Salem
Consolidated Balance Sheet
As of March 31, 2025

	Mar-25	FYE 2024	Variance		Mar-24
			Amount	Percentage	
Assets					
Unrestricted cash	1,078,654	666,039	412,615	61.95%	21,878
Restricted Cash - Public Housing Resrv/Oper	1,535,226	3,339,725	(1,804,499)	-54.03%	2,798,810
Restricted Cash - HCV Admin Resrv/Oper	1,580,748	1,531,991	48,757	3.18%	1,580,051
Restricted Cash - HAP	(5,531)	(284,143)	278,612	98.05%	(116,220)
Restricted Cash - Grants	64,395	(107,471)	171,866	159.92%	0
Restricted Cash - Other	946,188	836,008	110,180	13.18%	727,795
Accounts receivable-tenants, net	48,302	73,570	(25,268)	-34.35%	82,925
Accounts receivable-interest	2,494,348	2,919,388	(425,040)	-14.56%	3,135,305
Accounts receivable-other	411,363	856,124	(444,761)	-51.95%	418,425
Prepaid Expenses	534,203	136,101	398,102	292.50%	461,280
Inventories	92,823	92,823	0	0.00%	106,711
Total Current Assets	8,780,719	10,060,155	(1,279,436)	-12.72%	9,216,960
Fixed Assets	104,287,285	105,864,096	(1,576,811)	-1.49%	100,336,262
Less Accumulated Depreciation	(78,230,185)	(78,995,677)	765,492	0.97%	(78,046,562)
Net Fixed Assets	26,057,100	26,868,419	(811,319)	-3.02%	22,289,700
Mortgage Receivable	16,179,457	16,558,265	(378,808)	-2.29%	15,491,269
Other	0	0	0	0.00%	0
Total Other Assets	16,179,457	16,558,265	(378,808)	-2.29%	15,491,269
Deferred Outflow of Resources	1,779,755	1,779,755	0	0.00%	1,879,961
Total Assets	52,797,031	55,266,594	(2,469,563)	-4.47%	48,877,890
Liabilities					
Accounts payable	40,571	448,215	(407,644)	-90.95%	104,038
Accrued Liabilities	440,640	753,155	(312,515)	-41.49%	352,427
Current Portion Long Term Debt	52,269	52,269	0	0.00%	61,371
Security Deposits/FSS Escrows	555,979	518,621	37,358	7.20%	510,167
Deferred Revenue	492,960	466,857	26,103	5.59%	456,455
Total Current Liabilities	1,582,419	2,239,117	(656,698)	-29.33%	1,484,458
Line of Credit	0	463,862	(463,862)	-100.00%	475,502
Notes Payable-Noncurrent	5,680,152	5,719,614	(39,462)	-0.69%	5,752,989
Other	4,437,631	4,437,631	0	0.00%	4,181,447
Total Noncurrent Liabilities	10,117,783	10,621,107	(503,324)	-4.74%	10,409,938
Deferred Inflow of Resources	189,990	189,990	-	0.00%	44,956
Total Liabilities	11,890,192	13,050,214	(1,160,022)	-8.89%	11,939,352
Equity					
Investment in capital assets,net	20,422,410	20,632,675	(210,265)	-1.02%	16,586,233
Unrestricted net assets	21,793,972	16,095,851	5,698,121	35.40%	20,655,095
Restricted net assets	0	0	0	0.00%	0
Net income	(1,309,543)	5,487,854	(6,797,397)	-123.86%	(302,790)
Total Equity	40,906,839	42,216,380	(1,309,541)	-3.10%	36,938,538
Total Liabilities and Equity	52,797,031	55,266,594	(2,469,563)	-4.47%	48,877,890

TOTAL HA OF THE CITY OF WINSTON-SALEM
BALANCE SHEET

As of March 31, 2025

As of March 31, 2025

							Mar-25	FYE 9/30/2024		
	LIPH	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
ASSETS										
CURRENT ASSETS										
CASH										
UNRESTRICTED CASH			0		815,453	263,201		1,078,654	666,039	412,615
RESTRICTED CASH - PUBLIC HOUSING RESRV/OPER	1,535,226							1,535,226	3,339,725	(1,804,499)
RESTRICTED CASH - HCV ADMIN RESRV/OPER		1,580,748						1,580,748	1,531,991	48,757
RESTRICTED CASH - HAP		(5,531)						(5,531)	(284,143)	278,612
RESTRICTED CASH - GRANTS				64,395				64,395	(107,471)	171,866
RESTRICTED CASH - OTHER	358,981							358,981	320,917	38,064
FSS PROGRAM		390,061						390,061	339,674	50,387
SECURITY DEPOSITS	156,356		40,790					197,146	175,417	21,729
TOTAL CASH	2,050,563	1,965,278	40,790	64,395	815,453	263,201		5,199,680	5,982,149	(782,469)
ACCOUNTS RECEIVABLE-TENANTS	163,938		13,026					176,964	296,124	(119,160)
ACCOUNTS RECEIVABLE-HAP			0					0	0	-
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(118,893)		(9,769)					(128,662)	(222,554)	93,892
NET ACCOUNTS RECEIVABLE-TENANTS	45,045	0	3,257	0	0	0		48,302	73,570	(25,268)
ACCOUNTS RECEIVABLE-MISC										
AR-HUD		87,971						87,971	607,653	(519,682)
AR- INTEREST					2,494,348			2,494,348	2,919,388	(425,040)
AR - OTHERS		314,970		6,187	128,499	261,852	(388,116)	323,392	248,471	74,921
TOTAL AR-MISC	0	402,941	0	6,187	2,622,847	261,852	(388,116)	2,905,711	3,775,512	(869,801)
PREPAID EXPENSES AND OTHER ASSETS										
PREPAID INSURANCE	203,249	47,249	22,553		47,341	1,784		322,176	76,007	246,169
PREPAID EXPENSES-OTHER	121,154	37,501	10,995		42,377			212,027	60,094	151,933
TOTAL PREPAID EXPENSES AND OTHER ASSETS	324,403	84,750	33,548	0	89,718	1,784		534,203	136,101	398,102
INVENTORIES	69,953					22,870		92,823	92,823	-
ALLOWANCE OBSOLETE INVENTORY								0	0	-
NET INVENTORY	69,953	0	0	0	0	22,870		92,823	92,823	-
TOTAL CURRENT ASSETS	2,489,964	2,452,969	77,595	70,582	3,528,018	549,707	(388,116)	8,780,719	10,060,155	(1,279,436)
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	642,283	-
BUILDINGS	87,081,676		9,119,318	251,654	1,953,330			98,405,978	98,630,398	(224,420)
LEASEHOLD IMPROVEMENTS	477,721							477,721	627,140	(149,419)
CONSTRUCTION IN PROGRESS	0				264,986			264,986	264,986	-
FEM-DWELLINGS	712,245		6,458	17,136				735,839	729,381	6,458
FEM-ADMINISTRATION	1,712,673	3,295			373,684	13,470		2,103,122	3,312,552	(1,209,430)
TOTAL FIXED ASSETS	91,654,499	3,295	9,125,776	368,752	3,121,493	13,470		104,287,285	105,864,096	(1,202,972)
ACCUMULATED DEPRECIATION	(69,211,662)		(6,478,376)	(181,685)	(2,344,992)	(13,470)		(78,230,185)	(78,995,677)	765,492
FIXED ASSETS, NET OF DEPRECIATION	22,442,837	3,295	2,647,400	187,067	776,501	0		26,057,100	26,868,419	(811,319)
MORTGAGE RECEIVABLE					11,271,446			11,271,446	11,650,254	(378,808)
NOTE RECEIVABLE - CHOICE PHASE I					4,908,011			4,908,011	4,908,011	-
TOTAL MORTGAGE RECEIVABLE	0	0	0	0	16,179,457	0		16,179,457	16,558,265	(378,808)
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	23,121,405	297,753	2,731,081	187,067	17,991,006	0	(312,000)	44,016,312	45,206,439	(1,190,127)
TOTAL ASSETS	25,611,369	2,750,722	2,808,676	257,649	21,519,024	549,707	(700,116)	52,797,031	55,266,594	(2,469,563)

TOTAL HA OF THE CITY OF WINSTON-SALEM
BALANCE SHEET

As of March 31, 2025

Mar-25							FYE 9/30/2024		
LIPH	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
1,530	38,621	70	0				40,221	448,215	(407,994)
	0	261,484					0	0	-
						(261,134)	350	0	350
1,530	38,621	261,554	0	0	0	(261,134)	40,571	448,215	(407,644)
				51,679			51,679	429,950	(378,271)
172,122							172,122	71,055	101,067
723		4,935					5,658	7,745	(2,087)
49,561							49,561	137,343	(87,782)
33,089	13,311	4,331		37,343	2,165		90,239	90,239	-
19,921	50,898	562		0	0		71,381	16,823	54,558
275,416	64,209	9,828	0	89,022	2,165	0	440,640	753,155	(312,515)
									-
158,667		25,525					184,192	178,947	5,245
	371,787						371,787	339,674	32,113
70,078	37,247	19,597		366,038			492,960	466,857	26,103
3,711		38,558		10,000			52,269	75,818	(23,549)
232,456	409,034	83,680	0	376,038	0		1,101,208	1,061,296	39,912
509,402	511,864	355,062	0	465,060	2,165	(261,134)	1,582,419	2,262,666	(680,247)
									-
							0	473,862	(473,862)
		126,982				(126,982)	0	0	-
695,051		4,897,370		452,000		(312,000)	5,732,421	5,761,882	(29,461)
695,051	0	5,024,352	0	452,000	0	(438,982)	5,732,421	6,235,744	(503,323)
(3,711)		(38,558)		(10,000)			(52,269)	(75,818)	23,549
691,340	0	4,985,794	0	442,000	0	(438,982)	5,680,152	6,159,926	(479,774)
									-
99,265	39,930	12,993		112,030	6,496		270,714	270,715	(1)
1,588,724	689,409	195,921		1,692,863			4,166,917	4,166,917	-
							0		-
1,687,989	729,339	208,914	0	1,804,893	6,496		4,437,631	4,437,632	(1)
2,379,329	729,339	5,194,708	0	2,246,893	6,496	(438,982)	10,117,783	10,597,558	(479,775)
									-
72,437	31,434	8,933		77,186			189,990	189,990	-
2,961,168	1,272,637	5,558,703	0	2,789,139	8,661	(700,116)	11,890,192	13,050,214	(1,160,022)
									-
21,744,075	3,295	(2,288,528)	187,067	776,501	0		20,422,410	20,632,675	(210,265)
2,841,493	1,317,661	(472,128)	2,526	17,598,712	505,708		21,793,972	16,095,851	5,698,121
							0	0	-
	(44,387)						(44,387)	25,607	(69,994)
(1,935,367)	201,516	10,629	68,056	354,672	35,338		(1,265,156)	5,462,247	(6,727,403)
22,650,201	1,478,085	(2,750,027)	257,649	18,729,885	541,046		40,906,839	42,216,380	(1,309,541)
25,611,369	2,750,722	2,808,676	257,649	21,519,024	549,707	(700,116)	52,797,031	55,266,594	(2,469,563)

Housing Authority of the City of Winston- Salem
Consolidated Revenue and Expense Statement
October 1, 2024 - March 31, 2025

	YTD Actual	YTD Budget	Variance		3/31/2024 Actual
			Amount	Percentage	
Operating Income					
HUD subsidy/grants	24,071,663	21,814,905	2,256,758	10.35%	20,399,052
HUD Admin Fee	1,722,746	1,665,060	57,686	3.46%	1,584,172
Dwelling rents	2,086,029	2,008,009	78,020	3.89%	1,985,266
Excess utilities & other	88,498	77,053	11,445	14.85%	125,907
Transfer in	464,010	464,010	-	-	-
Other income	233,835	283,069	(49,234)	-17.39%	877,813
Management fees	1,076,256	1,099,476	(23,220)	-2.11%	1,140,129
Interest on Hope VI Receivable(s)	180,394	190,727	(10,333)	-5.42%	191,226
Interest on general fund	15,216	10,653	4,564	42.84%	22,240
Total Income	29,938,647	27,612,961	2,325,687	8.42%	26,325,805
Operating Expenditures					
Administrative	4,368,942	4,476,389	(107,447)	-2.40%	3,956,000
Tenant Services	1,598,815	1,618,507	(19,692)	-1.22%	1,596,394
Utilities	1,047,115	991,755	55,360	5.58%	953,539
Maintenance	2,652,277	2,596,703	55,574	2.14%	1,971,206
Protective Services	380,503	330,152	50,351	15.25%	285,120
General	1,084,859	1,235,251	(150,392)	-12.18%	1,214,141
Total Operating Expenses	11,132,511	11,248,757	(116,246)	-1.03%	9,976,400
Other Expenditures					
Operating Transfer Out	-	-	-	-	-
Casualty Loss	58,989	-	58,989	100.00%	57,929
Housing Assistance Payments	19,107,574	16,517,140	2,590,434	15.68%	15,723,817
Total Other Expenditures	19,166,563	16,517,140	2,649,423	16.04%	15,781,746
Total Expenditures	30,299,074	27,765,897	2,533,177	9.12%	25,758,146
Net Income (Loss) before depreciation	(360,427)	(152,937)	(207,491)	-135.67%	567,659
Depreciation expense	949,116	871,089	78,027	8.96%	870,449
Net Income (Loss) after depreciation	(1,309,543)	(1,024,026)	(285,518)	-27.88%	(302,790)
Other Changes In Cash					
Principal payments on debt	503,324	460,019	43,305	9.41%	39,242
Capital Exp/Long Term Improvements	203,619	203,619	-	-	21,008
Replacement Reserve Pymts	-	-	-	-	-
Change in Assets/Liabilities	284,902	284,902	-	-	(858,443)
Depreciation expense add back	949,116	871,089	78,027	8.96%	870,449
Cash Increase (Decrease)	(782,468)	(531,673)	(250,796)	-47.17%	(351,034)

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY
October 1, 2024 - March 31, 2025

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	3,376,489	18,886,150	1,809,024				24,071,663	21,814,905	2,256,758	10%	50,183,116	26,111,453	52%
HUD Admin Fee		1,705,481	17,265				1,722,746	1,665,060	57,686	3%	3,330,120	1,607,374	48%
Dwelling rents	1,570,534	515,495					2,086,029	2,008,009	78,020	4%	4,016,018	1,929,989	48%
Excess utilities & other	82,865	5,633					88,498	77,053	11,445	15%	254,106	165,608	65%
Transfer in				464,010			464,010	464,010	0	0%	1,091,320	627,310	57%
Other income	77,082	21,570	12,322	122,861			233,835	283,069	(49,234)	-17%	566,137	332,302	59%
Management fees				977,366	98,890		1,076,256	1,099,476	(23,220)	-2%	2,648,953	1,572,697	59%
Interest on Hope VI Receivable				180,394			180,394	190,727	(10,333)	-5%	381,453	201,059	53%
Interest on general fund	580	5,930		8,706			15,216	10,653	4,564	43%	21,305	6,089	29%
Total Income	5,107,550	20,619,131	533,450	1,753,337	98,890	0	29,938,647	27,612,961	2,325,687	8%	62,492,528	32,553,881	52%
Operating Expenditures													
Administrative													
Salaries	405,760	450,699	46,740	809,156	11,547		1,775,819	1,816,002	(40,183)	-2%	4,075,166	2,299,347	56%
Employee benefits	180,407	184,483	17,693	15,575	270,913	4,020	673,091	633,080	40,011	6%	1,266,160	593,069	47%
Legal and accounting	33,686	28,096	1,610	25,000	3,881		92,273	83,350	8,923	11%	166,700	74,427	45%
Audit	22,523	7,853	2,147	2,090	1,108		35,721	40,222	(4,501)	-11%	80,443	44,722	56%
Travel and training	12,470	4,486	112	17,608	100		34,776	20,950	13,826	66%	41,900	7,124	17%
Office rent							0	0	0	0%	0	0	0%
Employee Parking							0	0	0	0%	0	0	0%
Management fees	519,282	415,643	46,941	17,265			999,131	1,048,410	(49,279)	-5%	2,096,820	1,097,689	52%
Other	200,762	391,458	14,734	276	139,547	11,354	758,131	834,376	(76,245)	-9%	1,668,751	910,620	55%
Total admin	1,374,890	1,482,718	129,977	1,103,033	1,243,195	28,129	4,368,942	4,476,389	(107,447)	-2%	9,395,940	5,026,998	54%
Tenant Services													
Salaries	80,613	23,615		0			106,228	98,484	7,744	8%	220,812	114,584	52%
Contracts and other	33,090	946		1,420,988	118		1,455,142	1,479,374	(24,232)	-2%	9,593,952	8,138,810	85%
Employee benefits	23,300	14,145	0	0			37,445	40,650	(3,205)	-8%	81,299	43,854	54%
Total tenant services	137,003	40,706	0	1,420,988	118	0	1,598,815	1,618,507	(19,692)	-1%	9,896,063	8,297,248	84%
Utilities													
Water	239,868	3,703		705			264,276	262,456	1,821	1%	524,911	260,635	50%
Electric	420,568	6,629		5,856			433,053	430,554	2,499	1%	861,108	428,055	50%
Gas	348,265	1,521					349,786	298,746	51,041	17%	597,491	247,705	41%
Other							0	0	0	0%	0	0	0%
Total utilities	1,028,701	0	11,853	0	6,561	0	1,047,115	991,755	55,360	6%	1,983,510	936,395	47%
Ordinary maintenance													
Labor	564,144	49,194		31,781	15,287		660,406	602,376	58,030	10%	1,350,705	690,299	51%
Overtime	24,521	6,406		963	593		32,485	40,000	(7,515)	-19%	80,000	47,515	59%
Employee benefits Maint	153,749	21,421		12,569	16,702		204,441	255,315	(50,874)	-20%	510,630	306,189	60%
Materials	444,169	325		11,243	81		492,962	417,522	75,440	18%	604,428	111,466	18%
Contract Costs	1,033,848	9,179	134,907	0	63,642	407	1,261,983	1,281,490	(19,507)	-2%	2,051,492	789,509	38%
Total maintenance	2,240,431	9,504	249,072	0	120,200	33,070	2,652,277	2,596,703	55,574	2%	4,597,255	1,944,978	42%
Protective Services													
Protective Services	373,731	6,771			1		380,503	330,152	50,351	15%	677,600	297,097	44%
Total protective services	373,731	0	6,771	0	1	1	380,503	330,152	50,351	15%	677,600	297,097	44%
General													
Insurance	242,877	40,044	21,234	26,032	2,352		332,539	351,168	(18,629)	-5%	702,336	369,797	53%
Pilot	49,561						49,561	61,299	(11,738)	-19%	122,598	73,037	60%
Collection Loss	129,084	3,931					133,015	65,300	67,715	104%	130,600	(2,415)	-2%
Interest Expense	4,337	29,415		2,086			35,838	54,965	(19,127)	-35%	109,930	74,092	67%
Other general expense	533,801	105					533,906	702,519	(168,613)	-24%	1,405,038	871,132	62%
Total general	959,660	40,044	54,685	0	28,118	2,352	1,084,859	1,235,251	(150,392)	-12%	2,470,502	1,385,643	56%
Total Operating Expenditures	6,114,416	1,572,972	452,358	1,531,021	1,398,192	63,552	11,132,511	11,248,757	(116,246)	-1%	29,020,870	17,888,359	62%
Other Expenditures													
Operating Transfer Out							0	0	0	0%	0	0	0%
Casualty Losses	58,989						58,989	0	58,989	100%	0	(58,989)	0%
Housing assistance payments		18,889,030		218,544			19,107,574	16,517,140	2,590,434	16%	33,034,280	13,926,706	42%
Total Other Expenditures	58,989	18,889,030	0	218,544	0	0	19,166,563	16,517,140	2,649,423	16%	33,034,280	13,867,717	42%

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY

October 1, 2024 - March 31, 2025

	LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
Total Expenditures	6,173,405	20,462,002	452,358	1,749,565	1,398,192	63,552	0	30,299,074	27,765,897	2,533,177	9%	62,055,150	31,756,076	51%
Net Income (Loss) Before Depreciation	(1,065,855)	157,129	81,092	76,724	355,145	35,338	0	(360,427)	(152,937)	(207,491)	-136%	437,378	797,805	182%
Gain/Loss Sales of Real Property								0	0	0	0%	0	0	0%
Depreciation	869,512		70,463	8,668	473			949,116	871,089	78,027	9%	1,742,178	793,062	46%
Extra Ordinary Item								0	0	0	0%	0	0	0%
Net Income (Loss)	(1,935,367)	157,129	10,629	68,056	354,672	35,338	0	(1,309,543)	(1,024,026)	(285,518)	-28%	(1,304,800)	4,743	0%
Debt service	2,515		26,947		473,862			503,324	460,019	43,305	9%	74,810	(428,514)	-573%
Capital Exp/Long Term Improvements	111,179	3,294	39,646		49,500			203,619	203,619	0	0%	1,765,000	1,561,381	-100%
Replacement Reserve Pymts								0	0	0	0%	13,200	13,200	100%
Change in Assets and Liabilities	(582,896)	223,921	3,266	(16,288)	577,408	79,491		284,902	284,902	0	0%	0	(284,902)	0%
Depreciation Add Back	869,512	0	70,463	8,668	473	0		949,116	871,089	78,027	9%	1,742,178	793,062	46%
Net cash increase (used) in operations	(1,762,445)	377,756	17,765	60,436	409,191	114,829	0	(782,468)	(531,673)	(250,796)	-47%	(1,415,632)	(63,360)	8

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
BALANCE SHEET & RATIO DATA
As of 3/31/2025

BALANCE SHEET SUMMARY												
1000-00-000	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
ASSETS												
1300-00-000	383,472.85	731,520.61	427,942.78	64,173.91	248,556.23	170,079.26	183,109.90	175,158.92	100,984.34	116,410.39	-467,220.93	367,011.66
1499-00-000	2,526,924.50	1,321,700.07	3,602,298.23	1,602,351.36	1,111,213.12	1,242,328.82	2,324,997.80	3,563,128.06	2,744,147.70	2,403,745.75	251,592.62	2,395,807.47
1999-00-000	2,910,397.35	2,053,220.68	4,030,241.01	1,666,525.27	1,359,769.35	1,412,408.08	2,508,107.70	3,738,286.98	2,845,132.04	2,520,156.14	-215,628.31	2,762,819.13
2000-00-000	LIABILITIES & EQUITY											
2001-00-000	LIABILITIES:											
2299-00-000	434,138.33	456,224.10	385,715.92	323,058.75	214,781.16	87,612.93	91,830.35	79,460.93	54,401.06	41,793.23	333,867.91	91,545.77
2399-00-000	20,486.49	549.34	38,892.61	20,991.34	1,740.05	3,100.04	3,201.44	6,018.85	514,527.42	181,097.81	2,745,775.03	2,126,029.62
2499-00-000	454,624.82	456,773.44	424,608.53	344,050.09	216,521.21	90,712.97	95,031.79	85,479.78	568,928.48	222,891.04	3,079,642.94	2,217,575.39
2800-00-000	EQUITY											
2899-00-000	2,455,715.67	1,596,447.24	3,605,632.48	1,322,475.18	1,143,248.14	1,321,695.11	2,413,075.91	3,652,807.20	2,276,203.56	2,297,265.10	-3,295,271.25	545,243.74
2999-00-000	2,910,340.49	2,053,220.68	4,030,241.01	1,666,525.27	1,359,769.35	1,412,408.08	2,508,107.70	3,738,286.98	2,845,132.04	2,520,156.14	-215,628.31	2,762,819.13

CURRENT RATIO											
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
383,472.85	731,520.61	427,942.78	64,173.91	248,556.23	170,079.26	183,109.90	175,158.92	100,984.34	116,410.39	-467,220.93	367,011.66
434,138.33	456,224.10	385,715.92	323,058.75	214,781.16	87,612.93	91,830.35	79,460.93	54,401.06	41,793.23	333,867.91	91,545.77
0.88	1.60	1.11	0.20	1.16	1.94	1.99	2.20	1.86	19.03	-1.40	4.01

QUICK RATIO (Does not include inventory)											
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
383,472.85	731,520.61	427,942.78	64,173.91	248,556.23	170,079.26	183,109.90	175,158.92	100,984.34	116,410.39	-467,220.93	367,011.66
397,850.12	442,415.15	380,855.79	316,306.88	213,249.47	86,932.17	91,149.59	77,331.89	51,179.36	41,793.23	333,867.91	91,545.77
0.96	1.65	1.12	0.20	1.17	1.96	2.01	2.27	1.97	19.03	-1.40	4.01

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
INCOME and EXPENSE DATA
10/1/2024-3/31/2025

INCOME & EXPENSE DATA WITHOUT DEPRECIATION												
3000-00-000	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
INCOME												
3199-00-000	304,468.40	151,190.55	227,483.40	342,190.33	221,310.15	81,244.00	104,003.00	108,117.00	55,621.00	57,771.00	227,616.70	293,511.18
3499-00-000	838,594.00	769,303.00	417,010.00	362,430.00	125,491.00	99,656.00	84,155.00	62,612.00	36,413.00	5,982.00	0.00	0.00
3699-00-000	288.00	91.09	13,916.82	10,214.19	5,632.46	15.50	49.89	43.29	26.83	29.10	12,316.66	5.31
3999-00-000	1,143,350.40	920,584.64	658,410.22	714,834.52	352,433.61	180,915.50	188,207.89	170,772.29	92,060.83	63,782.10	239,933.36	293,516.49
EXPENSES												
4199-00-000	284,635.68	166,005.09	246,685.13	286,683.06	144,833.02	59,373.55	64,320.81	58,155.61	38,068.51	25,838.37	83,504.63	46,471.91
4299-00-000	25,372.20	23,249.52	26,676.58	26,721.71	17,194.64	4,234.13	4,232.86	4,466.84	3,398.45	1,455.71	0.00	0.00
4399-00-000	349,123.32	281,811.53	151,703.72	123,788.70	65,945.40	5,962.80	18,794.26	20,632.70	6,708.90	4,229.70	7,928.94	3,923.85
4499-00-000	667,866.90	420,424.23	360,144.42	305,864.32	212,407.69	94,598.78	63,887.59	53,662.78	37,752.59	23,819.90	182,570.46	66,502.11
4999-99-000	60,470.59	23,855.25	86,025.60	122,529.14	80,850.00	0.00	0.00	0.00	0.00	0.00	5,748.51	1,022.71
4599-00-000	63,836.02	32,556.33	79,864.89	116,161.78	35,965.02	21,220.73	28,077.94	24,162.07	10,440.66	9,237.49	11,660.49	13,610.32
4699-00-000	23,623.00	0.00	975.72	34,390.76	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	4,337.40	0.00	29,414.98
5999-00-000	157,257.04	89,335.00	173,951.34	77,379.84	60,086.82	48,321.66	60,126.75	88,529.19	67,227.18	47,297.32	15,856.04	54,607.16
8000-00-000	1,632,184.75	1,037,236.95	1,126,027.40	1,093,519.31	617,282.59	233,711.65	239,440.21	249,609.19	163,596.29	116,215.89	307,269.07	215,553.04
TOTAL EXPENSES (NO DEPRECIATION)												
	1,474,927.71	947,901.95	952,076.06	1,016,139.47	557,195.77	185,389.99	179,313.46	161,080.00	96,369.11	68,918.57	291,413.03	160,945.88
9000-00-000	-488,834.35	-116,652.31	-467,617.18	-378,684.79	-264,848.98	-52,796.15	-51,232.32	-78,836.90	-71,535.46	-52,433.79	-67,335.71	77,963.45
NET INCOME (LOSS) NO DEPRECIATION												
	157,257.04	89,335.00	173,951.34	77,379.84	60,086.82	48,321.66	60,126.75	88,529.19	67,227.18	47,297.32	15,856.04	54,607.16

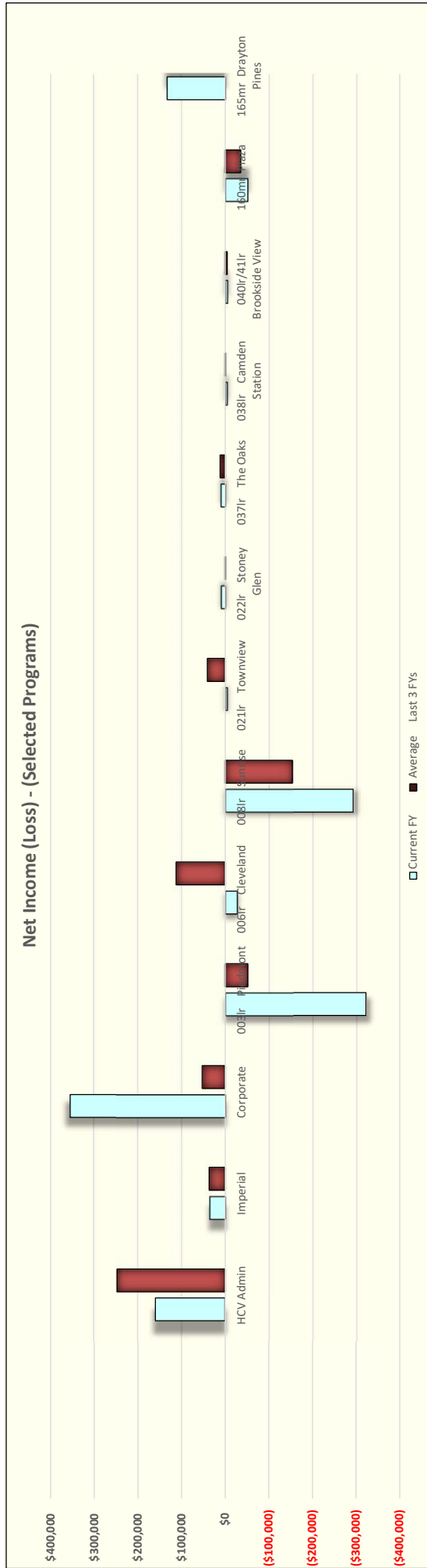
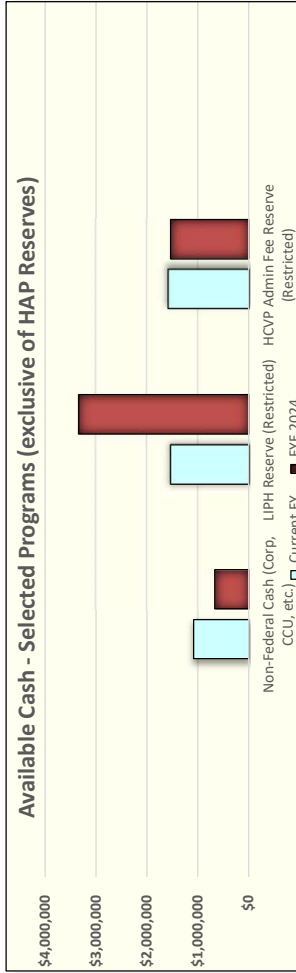
LIPH CASH FLOW DATA												
003lr Piedmont	006lr Cleveland	008lr Sunrise	009lr Crystal	012lr Healy	021lr Townview	022lr Stoney	037lr The Oaks	038lr Camden Station	040lr 041lr Brookside View	160mr Plaza	165mr Drayton Pines	
NET INCOME (LOSS)												
Capital Expense/Long Term Improvements	157,257.04	89,335.00	173,951.34	77,379.84	60,086.82	48,321.66	60,126.75	88,529.19	67,227.18	47,297.32	15,856.04	54,607.16
Replacement Reserve Payments	92,120.00	5,995.00		3,500.00		9,564.80					36,275.18	3,370.92
Extraordinary Items & Casualty Loss												
Changes in Other Assets and Liabilities	-310,462.39	-55,873.52	-111,668.09	-167,346.28	-39,579.73	-23,048.99	-28,617.05	-12,875.51	-12,330.79	-312,866.32	-44,498.11	
Depreciation Add Back	157,257.04	89,335.00	173,951.34	77,379.84	60,086.82	48,321.66	60,126.75	88,529.19	67,227.18	47,297.32	15,856.04	54,607.16
Net Cash Increase (Used) in Operations	96,171.69	128,791.48	236,234.59	-9,086.60	8,017.09	66,628.39	97,204.51	148,441.33	121,578.85	82,263.85	-244,879.06	68,087.13
LIPH UNIT DATA												
# of Housing Units	240	134	195	201	106	49	48	50	30	15	78	44
Rental Months Year To Date	6	6	6	6	6	6	6	6	6	6	6	6
# Unit Months Year to Date	1,440	804	1,170	1,206	636	294	288	300	180	90	468	264
Average Rent Per Unit Month	189.15	173.90	188.13	265.25	345.38	269.44	352.83	353.09	305.63	632.23	478.94	1,103.61
Average Subsidy Per Unit	582.36	956.84	356.42	300.52	197.31	338.97	292.20	208.71	202.29	66.47	-	-
	771.51	1,130.74	544.55	565.78	542.69	608.40	645.03	561.80	507.92	698.70	478.94	1,103.61
Average Operating Expense Per Unit	1,133.46	1,290.10	962.42	906.73	970.57	794.94	831.39	832.03	908.87	1,291.29	656.56	816.49

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM

FINANCIAL DASHBOARD - Selected Programs

AVAILABLE CASH (exclusive of HAP Reserves)				NET INCOME (LOSS) - (Selected Programs)				
3/31/2025	Current FY	FYE 2024	Change Over Prior FY	10/1/24-3/31/25	Current FY	Current Budget	Average Last 3 FYs	
Non-Federal Cash (Corp, CCU, etc.) LIPH Reserve (Restricted) HCVF Admin Fee Reserve (Restricted) Total Available Cash (excludes HAP reserve)	\$1,078,654	\$666,039	\$412,615	HCV Admin Imperial Corporate 003lr Piedmont 006lr Cleveland 008lr Sunrise 009lr Crystal 012lr Healy 021lr Townview 022lr Stony Glen 037lr The Oaks 038lr Camden Station 040lr/41lr Brookside View 160mr Plaza 165mr Drayton Pines Total Selected Programs Depreciation Total Selected Programs Net of Depreciation	\$160,009	\$54,906	\$247,895	
	\$1,535,226	\$3,339,725	(\$1,804,499)		\$35,339	\$20,279	\$37,073	
	\$1,580,748	\$1,531,991	\$48,757		\$355,145	\$433,864	\$52,523	
	\$4,194,628	\$5,537,755	(\$1,343,127)		(\$322,577)	(\$109,017)	(\$51,551)	
						\$27,317)	(\$65,427)	\$112,339
						(\$293,666)	(\$235,049)	(\$154,024)
						(\$301,305)	(\$166,805)	(\$123,406)
						(\$204,762)	(\$147,872)	(\$84,327)
						(\$4,474)	\$13,072	\$40,624
						\$8,894	\$3,854	(\$479)
						\$9,692	(\$511)	\$11,538
						(\$4,308)	(\$21,918)	(\$593)
					(\$5,136)	(\$13,414)	(\$4,280)	
					(\$51,480)	(\$35,772)	(\$35,303)	
					\$132,572	\$60,164	\$46,078	
					(\$513,374)	(\$209,646)	\$94,107	
					(\$940,448)	(\$862,993)	(\$995,635)	
					(\$1,453,822)	(\$1,072,639)	(\$901,528)	

Available Cash - Selected Programs (exclusive of HAP Reserves)			
\$4,000,000			
\$3,000,000			
\$2,000,000			
\$1,000,000			
\$0			



RESOLUTION NO. 2283

**AUTHORIZING CONTRACT AWARD FOR RFP 25-0401 PUBLIC HOUSING
SECURITY CAMERA SYSTEM**

WHEREAS, the Housing Authority of the City of Winston-Salem (HAWS) issued a Request for Proposals (RFP) No. 25-0401 Public Housing Security Camera System for the purpose of soliciting proposals to provide full-service security camera coverage and monitoring for seven HAWS properties; and

WHEREAS, sufficient bid responses; (four total) were received to award the job by required HUD regulations; and

WHEREAS, HAWS has determined it has sufficient Operating Funds to support the contract award for a two year period with three optional one year extensions to the most qualified responsive bidder, Watchtower Security, Inc., at a cost of (\$623,790.00); and

WHEREAS, the HAWS Executive and Management staff have determined approval of this resolution to be necessary for the health and safety of its residents and employees; and

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above referenced contract is awarded to Watchtower Security, Inc.

Adopted On: _____ _ (Date)

Signed: _____
Kevin Cheshire
Board Secretary