



Tuesday March 14, 2023  
Housing Authority of the  
City of Winston-Salem  
Board of Commissioners  
12:00 Noon

**Housing Authority of Winston Salem  
Board of Commissioners**

**LOCATION: 500 West Fourth Street, Suite 300  
Winston-Salem, NC 27101**

**March 14, 2023  
12:00 noon**



Tuesday March 14, 2023  
Housing Authority of the  
City of Winston-Salem  
Board of Commissioners  
12:00 Noon

**BOARD OF COMMISSIONERS MEETING AGENDA**  
**March 14, 2023**  
**12:00 P.M.**

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1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Review and Approval of Agenda (March 14, 2023)
4. Review and Approval of Minutes (February 14, 2023)
5. Management Reports
  - Executive Director Report
  - Operations Report
    - Housing Choice Voucher
    - Public Housing
    - Nonfederal Housing
      - Drayton Pines, Inc.
      - Plaza
6. Resolutions
  - **Resolution No. 2204** - Resolution Authorizing Approval of Financial Statements (January 2023)
    - **Recommended by Finance Committee**
7. Board Comments
8. Adjournment



Tuesday March 14, 2023  
Housing Authority of the  
City of Winston-Salem  
Board of Commissioners  
12:00 Noon

**February 14, 2023 Minutes**

**Board Member Attendance:**

Chairman Andrew Perkins – Present  
Vice Chair Betsy Annese- Present  
Commissioner Williams Rose- Present  
Commissioner Alfred Adams- Present  
Commissioner Art Gibel- Present  
Commissioner Felicia Brinson- Present (via Zoom/joined at 12:05)  
Commissioner Arthur Dark – Present  
Commissioner Kathy Stitts – Present  
Commissioner Vivian Perez Chandler – Present

**Staff Presenting:**

Kevin Cheshire, Executive Director  
Lee Staton, Deputy Executive Director  
Nancy Thomas, CFO/VP of Finance  
Romonda Gaston, Director of HCV  
Lisa Matthews, Assistant Director

**1. CALL TO ORDER**

- Board meeting called to order by Chair Perkins at 11:58 p.m.

**2. ROLL CALL**

- Roll was taken and there was a quorum

**3. REVIEW AND APPROVAL OF THE AGENDA**

- Consideration to approve the Agenda (February 14, 2023)  
**Motion:** Commissioner Gibel  
**Second:** Commissioner Adams  
**Roll was called. Unanimous.**

**4. REVIEW AND APPROVAL OF MINUTES**

- Consideration to approve the Minutes (January 10, 2022)  
**Motion:** Commissioner Gibel  
**Second:** Commissioner Perez Chandler  
**Roll was called. Unanimous.**

**5. MANAGEMENT REPORTS**

- Executive Director Report **\*given out of Agenda order/placed here for uniformity (Cheshire)** Thank you, Mr. Chairman. Kimberly, am I good? **(Crews)** Yes you are. **(Cheshire)** All right. So that was a good segue into my first item. Kimberly, I can't see the

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screen. I can see Commissioner Brinson in the room, which is fine. I've got a copy of it here in front of me. Presuming we're going in the same order, that elevator service update is that both Sunrise elevators are operable, have been operable since the middle of the afternoon on Friday. I apologize to you all for the number of updates that I provided over the weekend. I was getting calls from media and the situation was fluid. So, we would have an elevator up and running 1 minute, and then an hour later, we'd have both down. So, I did not want to have told you all one thing at 5:00, have had the situation change by 6:00 and the Winston Salem Journal run an article describing a different situation than I had described to you all. Currently, we've got one elevator up and running at Crystal Towers. That second elevator is still down, as I anticipated, and as we reported to you over the weekend. Kone, our contractor, was able to hoist that up yesterday, identify the parts that needed to be ordered and has placed that order. I do want, and Kimberly, I apologize. I can't see everybody. Is Chris Allen in the room?

**(Spragins)** Yes sir he is. **(Cheshire)** Okay. Chris, could you stand up for me real quick please? Now, Chris, it looks like is in the back. Yeah, Chris, come up to the front real quick. I know. And yeah, I asked Chris over in case there were questions. But, my real reason for asking Chris over, is because he responds so many times. He's the Maintenance Supervisor for Crystal Towers and Sunrise Towers. And you all know how often these elevators go down, after hours and on weekends. Chris never complains. All he does is respond, immediately contact the contractor. He was walking halls to notify residents of the situation, coordinating with us, which is to say, senior level staff. He's always letting us know right away and you never hear the first gripe. Whether it be 2 a.m. on a Saturday or 7 p.m. on a Thursday night, when he's just left for the day, gets home and has to turn around and go back. So, Chris, I just wanted to acknowledge you and I wanted you to get that acknowledgment in front of the board. So I just wanted to say, "Thank you, Chris." **(Perkins)** Kevin, because of his hard work and your timely responses, I saw both the WXII 12 newscast, as well as the other one, and they were relatively positive. The tenants understood that they were working very, very hard to make sure those elevators got back up. So, kudos to you and the staff and you Chris, for your exceptional work and make sure it's your focus going forward. Thank you.

**(Cheshire)** Yes sir. Thank you Mr. Chairman. Item Number 2 there, is Crystal Towers Revitalization. Which is, of course, related to the fact that the elevators routinely go offline. I had a, what I thought, was a very productive call with Kone. It's the first time that I had been able to talk directly to the individual that's overseeing this modernization. There was some differences and, I will say, there were some miscommunications and I don't know whether that was on our end or on their end, to be perfectly fair. But, we've got a good plan moving forward. They're still shooting for that late March, early April timeline. The guy who oversees the actual work, had an ATV accident. He's been out for 7 weeks, so that has put them behind schedule. But, I am firmly convinced, that Kone understands the urgency. I understand where we are in their schedule, and I know that they are trying to move us up as quickly as possible, with within their schedule. So we're still eyeing that late March, early April timeline. And, I do

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want to correct something that I said to one, or maybe both, of the committees last week. In our internal brief we had noted March as the execution date. That's not true. We started working with Kone in March, but the contract was not executed until June. So, you know, that doesn't change the current schedule, but I did not want to have misrepresented when that contract was actually signed. When I started reviewing the file, I ran across that last week. So I just wanted to update that. Something that you all will get into, or excuse me, we, collectively will get into later in the meeting, is the request for proposals or, excuse me, the invitation for bid, for lobby and laundry upgrades. That's item, sub-item b) there. You'll remember that those are ancillary systems that needed to be addressed in order to ensure that we did not modernize these elevators, and then run into the same issues with respect to drain lines resulting in water intrusion into the shaft which was damaging electrical components. So, we are moving forward with that. That's the second of our four-phase approach to revitalizing Crystal Towers. Just some notes there, because we got into some conversation last week and we've gotten into some conversation with the residents about why the decision was made to centralize the laundry. Currently, the laundry is on every other floor in that 11 story building. We've made the decision to centralize that, and the decision was made in conjunction with our design team, and that decision was presented to the residents at a December meeting. What that does, is it minimizes the potential for water intrusion, as I've noted. It reduces non-resident occupancy in the existing laundry. That's just a euphemism for saying, we've got folks who do not live in our, in our community, who sneak into our building and then sleep in these laundry facilities overnight because they're not able to be secured. Item number 3, is that there are financial impracticalities of upgrading the existing facilities. Meaning, when you start going in there and messing with laundry facilities on every other floor, you've got code issues where you have to bring things up to current code, we had venting issues and it was going to be cost prohibitive to go in there and upgrade all of those existing laundry facilities. And then, the result of this centralized facility, you've got minimal reduction in overall building laundry capacity. Meaning, we're able to get more modern machines with higher capacity into that centralized laundry. And, item (5) there, is just a note that we provided this to the residents at our December meeting. Kimberly, I'm sorry, excuse me. Kimberly, I can't hear very well. So, you guys, you stop me. I can hear you real well. If somebody has a question, just stop me, please, and I'll keep moving through the list. **(Gibel)** Kevin. I've got a question. **(Cheshire)** Yes, sir. **(Gibel)** If I understand, there is currently laundry facilities on every other floor in Crystal Towers? **(Cheshire)** Yes sir, but I think Lee will know better than I. I think maybe they don't start until the third floor. Lee, you can jump in. **(Staton)** It's every floor right now. They are on every floor, but not operational on every floor. The laundry mats, the washing machines, we don't own. We under contract with a service vendor that comes in and replaces and does repairs. But it is on every floor. **(Gibel)** So now the laundry is going to be centralized on the bottom floor. **(Staton)** Correct. **(Gibel)** So what will happen to the space that the laundry occupies on every floor right now? **(Staton)** Well, we were looking at the proposal of

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moving the laundry room, it's not just a laundry room, as Kevin was saying. Those spaces, we get reports that they are being...they're not secure. So, we've got people just staying there. And again, there's so much damage in those rooms. So, what we're going to continue to do, is first of all, secure them. There's no cameras in them, or anything like that. We looked at putting cameras in there. The cost is about a \$1,000 per floor. We'll probably secure them. Use some of them for storage. Maybe one on every other floor. But again, making some of them accessible, but not on every floor accessible to the residents. **(Perkins)** We just want to make sure that we've capped every floor. Sometimes, when you don't do that, you may have an overflow and it ends up destroying property. **(Staton)** That's part of the contract with the work. (inaudible) So again, yeah. **(Perkins)** Good. Okay Kevin. Go ahead. Any other questions? **(Perez Chandler)** Yeah. One question. So, with the new way of putting all the machines down on the bottom floor, you mentioned that we don't own the machines. Are we going to own them or is it still going to be under contract with someone? **(Staton)** We're still...it's still going to be under contract. So we're able to get higher efficiency, you know, and actually, larger load capacity washing machines. So, instead of 2 loads, you know, going twice, we'll be able to get a large capacity...**(Perkins)** Commercial capacity. **(Staton)** Yes. **(Perkins)** Any other questions on that subject? **(Staton)** I will say, what's missing from that, is the relocation of the security station, also. That's a part of the lobby renovation also. Now, we just have a desk with plexi-glass, right in front of the elevator. Which, it gets congested. It will be a new security secured, so that security can actually watch the elevators and look outside the front of the building also. **(Perkins)** Excellent. **(Annese)** And they'll keep a check on the laundry room also? **(Staton)** Exactly. Because our contract doesn't allow them to go on each floor during the night. So, we have cameras and security will be able to see the access. **(Perez Chandler)** And, this is more, it's more of a comment, because this was mentioned at our finance committee meeting, and we asked, I believe I asked the question of, is there going to be enough laundry machines for, that are going to be replaced, from the every other floor. And, you just kind of answered that, briefly. But, I just wanted to share with the Board, which wasn't at that meeting, that there is going to be enough machines to, so that it's not...**(Perkins)** Congested. **(Perez Chandler)** Yes. It's not congested. Yeah, because of the load size. You'd also mentioned that, and I don't know whether you have an answer for this yet or not, that might be limiting the hours of operation for them. Has that been established yet or not yet? **(Staton)** We haven't, that's when we have a resident meeting. And also talking with management. It would be easier, because we have security, we have security 24 hours a day. You know, our staff during the day, residents during the day, then we have hired security at night. We would have to adjust our contract to allow them to, kind of, monitor it downstairs, which shouldn't be that big of a deal. But again, we will have to get feedback from the residents and management on whether or not that will be feasible. And again, that can easily change if need be. **(Perkins)** Correct. **(Perez Chandler)** Thank you. **(Perkins)** Okay, Kevin. **(Cheshire)** Okay. Thank you Mr. Chairman. Item Number 3 is Choice Neighborhoods. Just noting there, if you haven't

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ridden by, we're...there's vertical construction. It's been framed up, that first building. Sort of amazing how quickly that's moved. Noting that we have had significant neighborhood employment. Grant took the initiative to have that map showing where, within our City, our employees have come from, and that's been really positive. A lot of neighborhood employment. There is a rezoning meeting. Gosh! I guess it's tomorrow, and, you know, you may see some coverage about that, because that will be a neighborhood meeting. We'll talk about the rezoning. There's also a Steering Committee that we're tying into that, as well as a naming survey. We're trying to work through renaming the neighborhood rather than just calling it the Choice Neighborhoods. So, you may see some of that. I'm looking forward to tomorrow's discussion. I don't anticipate any issues with the rezoning, as I noted at last week's meeting. The concerns with respect to some of the city controlled parcels are not up for discussion at this meeting. This is purely a rezoning of existing multi-family, to take it from quadruplex approval, which is it now, to more dense zoning. Just for one area of that Phase II development. Real quickly, I did want to note that the fire that I reported to you all. We did get an update from the fire department that they believe that was caused, it was an electrical fire. It was caused by some wiring, some bad wiring upstairs, in what amounts to the attic. Again, that building was virtually vacant. There was one family there that we're working with to rehouse. I just wanted to close the loop on that. Moving forward to item 4, Happy Hill. Really excited about the site plan. We're working with Habitat for Humanity to potentially develop about 14 lots out there for affordable home ownership. We're going to have one parcel that's going to be targeted for workforce housing, rental housing at 80 to 120% of area median income. We're going to have one parcel that's going to be subdivided for town homes. That will be low income, public housing, similar to what we did at Brookside, where that housing can then be converted to home ownership. And then the remaining parcels are going to be for market rate home ownership. I had a really good meeting with the Annette Scippio to discuss the plan. The Happy Hill Neighborhood Association has been engaged. We're going to meet again with the Happy Hill Neighborhood Association, and we're still targeting a February date for the release of the RFP. I had a really good call with HUD, presented the plan and HUD's on board with it. You know Commissioner Adams has raised the point previously, "Hey, that all sounds great, but you know, is this realistic? Is there a market?" And we don't know the answer. But the response from the developers will give us that answer. If we put this RFP out and we don't get any responses, then we know that we need to tweak the site plan and the model to come back with something that the market will absorb. But that's where we are now. Item Number 5 is just to note that the REAC scores. You all may recall that REAC is when HUD sends third-party inspectors out to assess the maintenance of our buildings. I don't know whether Chris is still here, but Crystal Towers, one of the towers for which he's responsible, received an 80, which is an exceptional score, given the age of that building and the problems that it has had, which you all are aware of. So we were really happy with that 80 at Crystal. And then, we received two 99s. Brookside and was it Camden Lee? Camden or the Oaks. Brookside

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was one, which was the other? **(Staton)** Camden Station. **(Cheshire)** Thanks Lee. So really, really, happy with those scores, 80 and two 99s. So, as Lee noted earlier in the meeting, kudos to the maintenance team for the work that they're doing. Item, 6 is procurement, and I just wanted to note here, Commissioner Stitts raised a really good question at last week's meeting, and we were late in the meeting, and we didn't really get a chance to address it. But, as you all know, we've got a number of resolutions today, most of which are related to procurement. That's just a product of timing. As we move through those, Commissioner Stitts, sort of said, "Well, you know sort of, what's our MBE preference? I assumed that we've got an MBE preference. And so I, Nancy answered the question to say, "Well, we don't have an MBE preference for these particular bids, but we do track DBE's.", which is to say, disadvantaged business enterprises. But we do know how we perform and I just wanted to, sort of, lift that issue to the forefront again before we get into the substance of the resolutions. Just to note, that we do have robust DBE engagement through both our Procurement Policy and our Procurement Handbook. We maintain a database of MBE and WBE contractors. We circulate opportunities to those. We advertise, not just in the Journal, but in the Chronicle, and our historic performance data is that we've got 23% MBE participation and 9% WBE participation in the CNI project. We track that separately. And, then, outside of the CNI project, we have 22% MBE participation and 7% WBE participation, and that is tracked by the number of contracts let outside of the Choice program. Uh, with respect to the procurement resolutions that are on today, those are invitations for bid, which means we have to, we are obligated to simply assess the responses based on the dollar value. So while we can reach out to DBE's, we cannot award to a, any entity, that was not the lowest, responsive, responsible bidder by dollar value. All that being said, we know we can do better. I will thank Chairman Perkins. He's been really good, because he's in the industry, and he has a lot of relationships and connecting me with folks who may be able to respond to some of our opportunities. So, I just wanted to note that, for each of you, we welcome that. That we can add anybody to our list, and we'll make sure that we distribute opportunities to them. I just did not want to, not speak to, that question that was raised by Commissioner Stitts last week. So that's it for me, Mr. Chairman and I'm happy to take questions or receive comments. And, apologies again, for my physical unavailability. **(Perkins)** Two quick questions. Did we resolve the Happy Hills, historical relationship with the two houses? To come to a conversation about it? **(Cheshire)** You'll have to remind me Mr. Chairman. The two houses? **(Perkins)** The two historical structures adjacent to that Happy Hills site. If I recall correctly. **(Cheshire)** Are you talking about the shotgun houses? **(Perkins)** Yes, yes. **(Cheshire)** Yeah. So, well, we're not directly involved in that. There, you asked me a question, I think, a couple of months back about, sort of, how does that impact our project? I think that, just that. Yeah, right. So it's not, it doesn't impact it. We've already gone through the Environmental Review, which included a historical review. And we've been cleared with respect to our project to move forward. And you know, I think, as a practical matter, just that entire discussion about how those shotgun houses are being handled,



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and what's happening with the cultural center that's being proposed, as well as other issues such as the arts-based school. They affect our development as a practical matter, but there is no regulatory restriction on our project as a product, I mean, excuse me, as a result of those adjacent historical homes being there. **(Perkins)** In other words, we're an enhancement to the area. They have to do what they've got to do. Okay, I got it. **(Cheshire)** Yeah, that's right. **(Perkins)** The last thing is, I really appreciate these numbers on your MBE and WBE percentages. That's higher than the Department of Transportation as well as the University system, in general, and they're dealing with billion dollar projects right now. So I applaud you and the staff, for reaching out and getting that, because normally, the WBE is inverted higher than the MBE. So, you did a terrific job on that, and I want to compliment you and the staff in that adjustment. So, I appreciate that very much. **(Cheshire)** Thank you.

- Operations Report
  - Housing Choice Voucher **\*given out of Agenda order/placed here for uniformity**
- **(Gaston)** How are you all doing today? I'm doing good, thanks. The Housing Choice Voucher report is located on page 31 of your packets, I believe. **(Perkins)** Yes. **(Gaston)** Okay. Good. Just a few highlights. We are moving in a positive direction for our emergency housing vouchers. If you'll recall, we got those probably, about, almost 2 years ago. We have 31 total vouchers. As of the December, we had 18 leased. As of this month, we have 25 leased. Those are slowly ticking up, but in a positive direction. The vouchers leased, we had 3,450 for the month of December. My voucher utilization was at 97%, the budget utilization, I'm sorry, not the actual vouchers themselves, but the budget utilization is at 97%. We paid out 696 landlords for the month of December and we still have about 900 families on our waiting list. On page 32, you can see the HCV utilization, again, trending in the positive direction. We had more move-ins versus move-outs for that month. And, down at the bottom, the reasons for some of those end of participations were: we had four families with zero assistance, six families decided to move on their own, five families moved without notice to the Housing Authority, one family had no passed inspection, one family had no response to letters from the Housing Authority and then we had three evictions. Those were landlord evictions. If there are no questions of me, that will end my report. **(Perkins)** Are there any questions from the Commissioners? Thank you very much. **(Gaston)** Thank you.
  - Public Housing **\*given out of Agenda order/placed here for uniformity**
- **(Staton)** We are going to do Public Housing. The report is on page 34. I will do that in Kelly's absence while she enjoys vacation in sunny Mexico. On the Public Housing Report, the first thing I'll note is the occupancy rate. Our total is 95.83%, but there is a note. We are not counting Cleveland Avenue Homes in that calculation. One of the reasons is, that we have about 66 units that are vacant right now. Most of those are offline because of the Choice Neighborhood project and we haven't got approval from

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HUD, yet, to take them offline. So we deleted that from our calculations. But, the rest of the numbers will include Cleveland Avenue Homes. If you look at what we have billed and what we have collected, we billed out \$287,000, and we received about \$277,000. One thing to note, is ERAP money, pretty much, has dwindled down. Management is doing a great job of entering into payment agreements with residents. Those repayment agreements will sometimes still show the charges that are billed, even though they are in a payment agreement. The management is working hard. I'm on the eviction diversion calls on a monthly basis. We did have 26 filings for non-payment. That number was we reduced because of management working with resident and them entering into payment agreements. So being one of the largest housing providers in Forsyth County, we still don't have as many evictions as some of these smaller landlords, because of our willingness to work with the residents. Um, going down a little bit further, we look at security. We do have quite a few incidents that happened in or around our property, but they were not officially, well, they didn't have to do with our residents. Again, we get notifications all the time about incidents. But again, we take action only when it involves our residents at that point in time. **(Perkins)** So that 160, am I reading that correctly? **(Staton)** Correct. **(Perkins)** There were 160 incidents around our properties? And the violent and drug reports were 24. So, have we increased police presence around there? **(Staton)** We actually did, starting in the month of February, we are utilizing the Forsyth County Sheriff's Department in patrolling our property. We've used the Winston-Salem Police Department and, what they've done, is they have been assigned a site. They sit at that site for duration. But the Sherriff's Department, they're actually roaming from property to property. So again, they're driving through and doing more community engagement and building community relationships with our residents. So again, they're just popping up now. Okay? And you never know what they're going to run into. One of the things I will note with that, you know, we have city streets that are going through our properties. So, you know, something happens off the property, but they are stopped on that that city street near our facility, we get the report. So again, it makes it look like our numbers like it's happening with our residents, and it's not. Last thing. Maintenance does a tremendous job, basically, completing work orders, routine and emergencies. Almost too good sometimes. It makes me wonder if I need to fill in these vacant positions, because they're always at 100%. I do give credit for the work that they're doing out there at our properties. Are there any questions about the Public Housing Report? **(Perkins)** Are there any questions from other Commissioners?

- Unsubsidized Housing \*given out of Agenda order/placed here for uniformity
  - Plaza Apartments and Drayton Pines
- **(Matthews)** This report is located on page 36 of your report, I believe. For Drayton Pines and the Plaza, occupancy still remains high. Between both properties, we had one vacancy. Payments are a little short for the month of December and that's due to the

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nonpayment of rent, mostly. We had four non-payment evictions filed in December. We did not have any violent or drug reports noted for the month and we had a 188 work orders closed out between both properties. Does anyone have any questions? **(Perkins)** How is your fund for maintaining the properties? Do you have enough funding to take care of the maintenance needs? **(Matthews)** The Plaza, The Plaza is a challenge. There is a lot of work that needs to be done there, but that is being evaluated. Drayton Pines is doing well. **(Perkins)** Are they doing that by contract, or by in-house staff? **(Matthews)** Both. **(Perkins)** Okay. Thank you Any other questions from the Commissioners? Thank you. **(Matthews)** Thank you. **(Perkins)** Somebody tell me what we are gonna do next.

**6. RESOLUTIONS**

**Resolution No. 2195** – Resolution Authorizing Approval of Financial Statements (December 2022)

**Motion:** Commissioner Rose

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** Resolution 2195. It's a resolution authorizing the financial statements in December of 22. The first 3 months of the fiscal year and the Balance Sheet is on page 41. We're actually pretty close on a lot of our numbers, so I don't have a lot of variances. The cash, of course, has decreased significantly, but the good side of that, is so have the accounts payable and accrued liabilities. And that's not uncommon. We know were going to accrue a lot of expenses at the end of the fiscal year, and then we have to pay them, of course, after that. And then this is the time of the year where we end up spending a lot of cash. And then, as you saw last year, we build it back up as we go through our fiscal year. So, on the Income Statement, which is on page 44, total income is within 1.24% of the budget. So we're pretty close there. We exceeded it by about \$143,000. Also, our expenses are about 5.65% under budget. Again, this is just 3 months into the year, so some of these expenses will be spent later in the year. Some of them like salaries or that sort of thing. Of course, that will continue as far as what we've already saved. So, our net income or net loss after depreciation, is \$539,000. However, our budget was a loss of \$805,000. So we're \$267,000 to the good there; and, if you look in the last column, last year through December, our loss was \$784,000. So again, about \$240,000 better there, than we were. On the Dashboard, it just, kind of, highlights the cash and the operating income from the various properties, or divisions. The ones in red are the ones that are under budget. None of them are really significantly under and they're ones where we plan to make that up as we go through the year, before we get to the end of the year. So financially, we're looking good as far as compared to our budget and compared to the prior year. That was really, quick. If there's any questions, I'll try to answer those. **(Rose)** Mr. Chairman, the Finance Committee met last week and

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voted to recommend approval of the December 2022 financial statements. **(Perkins)** Excellent.

**Resolution No. 2196** – Resolution Authorizing Self Certification to the need for the Micro-Purchase Threshold in the Procurement Policy for the Housing Authority of the City of Winston-Salem

**Motion:** Commissioner Gibel

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** HUD sets, what they call a micro purchase limit, and then small purchase limit. And, in 2021 or 2020, it was changed to \$10,000 for the micro purchase, and \$250,000 for the small purchase. So, we adopted the \$250,000, which means anything over \$250,000 requires Board approval. The micro purchase, while HUD set it at \$10,000, they said, if your state has a higher limit, and you get your Board to certify that you are more efficient operating under that higher limit annually, then you can use the higher limit. The higher limit is \$30,000 for pretty much everything but services and then \$50,000 for services. So we are electing to do that, which means it's a little bit less red tape we have to go through to procure someone. So annually, we'd have to bring this and get the board to recertify that we want to continue using the State limit. **(Perkins)** Thank you. Any questions or reference to the explanation?

**Resolution No. 2197** – Resolution Authorizing Increase in Contract Award to North State Security Group for Security Guard Services at Healy Towers

**Motion:** Commissioner Perez Chandler

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** Okay, yes. We entered this contract in March of 2022 and it was a one-year contract with 4 annual options to renew. So, it can be 5 years, which is the max we can do under HUD, but only guarantying one year. And we did the first year at \$250,000. So now, we're entering, we're wanting to renew it, to exercise the first annual extension and we need another \$250,000 authorized. We didn't bring it for the first one, because that's the amount we can do without board approval, but for each yearly extension, we will need to bring that. So we're wanting to continue the services for another year, and we're asking for \$250,000 for this next year. **(Perkins)** Do we do a contract evaluation over their services for the first year? **(Thomas)** Yes. **(Staton)** We did. We contacted management to see, whether or not, they were happy with the services. And, whether or not they recommended extending the contract. So yes. **(Perkins)** And they were ecstatic about that? **(Staton)** I wouldn't say ecstatic. **(Perkins)** Alright. Okay, thank you. Any questions from the Commissioners?

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**Resolution No. 2198** – Resolution Authorizing Increase in Contract Award to Phoenix Police and SAS for Security Guard Services at Sunrise Towers

**Motion:** Commissioner Annese

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** And this is the same thing. It's just a different location and a different vendor. When we bid this out last year, we did each location. We have 3 locations that we do this, all of our high-rises, and we did each one as a separate contract. North State was the lowest at Healy. Phoenix was the lowest at Sunrise. And so, it's the same thing. We're just, we want to exercise the first annual extension, and we would like \$250,000 authorized. **(Perkins)** And you did an evaluation of the contract. Is that right? **(Thomas)** Yes.

**Resolution No. 2199** – Resolution Authorizing in Contract Award to Phoenix Police and SAS for Security Guard Services at Crystal Towers

**Motion:** Commissioner Annese

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** Again, this is the same thing. This is Crystal Towers and this is the same company that does Sunrise. **(Perkins)** And did you get a written evaluation of them? And they are happy? **(Staton)** Happy is the right word. Not ecstatic. **(Perkins)** Any questions from any of the Commissioners?

**Resolution No. 2200** – Resolution Authorizing Increase in Contract Award to the Best Pest Control Solutions, LLC for Bed Bug Control Services for Housing Authority Properties

**Motion:** Commissioner Perez Chandler

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** This this one is similar, but a little bit different. This one we didn't run out of the \$250,000 in the first year. But, now we are running out. So we've already exercised the second, the first annual extension, but we need \$250,000. **(Perkins)** What year option are we on? **(Thomas)** We're on the second year of the contract, but we would anticipate, unless we have a lot of increase in activity. The second year will probably end, and if we're satisfied, we'll enter the third year without needing more money. But during the third year, we might need more money. **(Perkins)** So what is the contract cost right now bed bugs? **(Thomas)** The first year it was around \$200,000. And we're already, it was a September 1 contract. So, we already September 1 of 2022 to now, we are approaching that \$250,000. So, we need another \$250,000. **(Perkins)** Okay. I got it.

**February 14, 2023 Minutes**

**(Staton)** I will add, in 2022, we did have an issue with our high-rise buildings and we did contract with them to do extermination, to go to every unit, to do an assessment. So, at that point in time, the cost was kind of high. So, at the beginning of the contract. So they have done a fairly good job, of bringing the bed bug issue under control for us, at all of our properties right now. **(Perkins)** You answered my second question. All right.

**Resolution No. 2201** – Resolution Authorizing Contract Award for (IFB 22-1110 HAWS) Lobby Upgrade at Crystal Towers

**Motion:** Commissioner Gibel

**Second:** None needed

**Roll was called. Unanimous.**

**(Perkins)** This is what you were talking about earlier? **(Staton)** Correct. **(Thomas)** Yes. This is the, we went out to bid. We did an invitation for bid for the work that we've been talking about at Crystal. We had...we received three total bids, and we determined that Dream Built Construction, at a cost of \$226,600 was the lowest responsive and responsible bid. And, we're recommending that we award the job to them. **(Perkins)** Do we have a contingency in case they do go over? **(Staton)** We do have liquidated damages. That would be part of it. **(Perkins)** No. I'm talking about if they find something, if they find latent conditions that are not there. **(Staton)** This actually did come in way less than we actually proposed. So again, there will be contingency in the contract. **(Perkins)** Any questions from the other Commissioners?

**Resolution No. 2202** – Resolution Authorizing Contract Award for (IFB 22-1120 HAWS) Elevator Upgrade at Healy Towers

**Motion:** Commissioner Perez Chandler

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** Again. We went out for bid, as well, for the elevators at both Healy and Sunrise. And for Healy, the lowest responsive bid, was with Carolina Elevator Service and it was at \$437,077. We are recommending that we enter into a contract with them. **(Perkins)** Any other comments or questions from the other Commissioners? I guess my only other thought would be, have they talked about how the materials will be ordered and if there is a tremendous backlog, based upon issues with supplies? **(Staton)** That's something, right now, because the contract hasn't been awarded. So again, in the pre-bid, these questions came up, even Kone. **(Perkins)** What was the answer? **(Staton)** That, "We can jump on it soon as the contract is entered." Okay? But, just like with Kone, they're dealing with a third party vendor that might have issues. **(Perkins)** Which means they will have issues. Okay. I understand. **(Thomas)** They provided a timeline, I mean, like certain days from receipt of this material, certain amount of days, right, of this happening. **(Perkins)** I understand. It flows out on paper, but not reality. Okay. I got

**February 14, 2023 Minutes**

it. Any other questions? **(Rose)** What's the difference, what are we getting from Kone that is difference from Carolina Elevator? **(Staton)** Kone did bid on the project, also. For both of them, but their bid came in way higher. As discussed before, we actually had to go on the lowest bid. Initially, with Crystal Towers, we piggy-backed onto a Federal contract. So we didn't have to go out to bid with Crystal Towers. But, because of the issues like the time delay, we didn't feel comfortable piggybacking and giving them two other properties. That's why we went out to bid. **(Rose)** So Kone is doing Crystal Towers and Carolina Elevator Services is doing Healy and Sunrise? **(Staton)** Healy and Sunrise. Correct. **(Rose)** Okay. **(Perkins)** Any other question? **(Thomas)** We did receive four bids on these. Yeah, and the highest bid was over a \$1 million. **(Perkins)** Over a million? **(Thomas)** We had a scope of work and a meeting. The architects were there. And there were visits to the site. **(Perkins)** Thank you for the clarity.

**Resolution No. 2203** – Resolution Authorizing Contract Award for (IFB 22-1121 HAWS) Elevator Upgrade at Sunrise Towers

**Motion:** Commissioner Perez Chandler

**Second:** None needed

**Roll was called. Unanimous.**

**(Thomas)** This is the same thing. We went out with a separate bid, but at the same time. The same four elevator companies bid and, again, Carolina Elevator was the lowest responsive responsible bid. And it came in at \$644, 623. **(Perkins)** Okay. Thank you. Any other comments from the Commissioners? If not, I would like to hear a proposal, a recommendation to approve and a second.

**7. STAKEHOLDER COMMENTS**

**8. BOARD COMMENTS**

**(Perkins)** Are there any Board comments that need to be addressed at this time? **(Gibel)** I just have a question and it's the approval of the security contracts that triggered it. Looking on the expenses, we're only at 50%, through the first 3 months on our security services. **(Staton)** Well, we have 2 different line items. We have security and protective services. Again, we pay the Forsyth County Sheriff's Department and that's one of the services that they have not been able to get officers to fill, so we save money. **(Gibel)** Correct. **(Staton)** But the contract for the security service, which I hope there is someday were we don't have to pay for 24 hour security at our high-rise buildings, but right now, it's necessary. **(Gibel)** Thank you. **(Thomas)** Not that it will make a huge variance, but we are probably behind a couple of weeks in our billing. **(Adams)** Okay. I suppose I just have a general...when you see that, like you mentioned, it was a bid for a million dollars, and there was one for \$434,000, I mean, usually when I see something like that, the antennae do go up. It's really, with such a big discrepancy, are we, what is the quality of work we're getting for \$434,000 when, in fact, there were people bidding

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in the millions? **(Thomas)** The um, we did check references with other companies with who they worked with. David Snider spoke with several different companies with whom Carolina Elevator has done work for. And, it's not like they were low, and everybody else was at a million. They were like a million, \$800,000, \$600,000. You know, they were all over the place. But we had, again, detailed specs, detailed type of equipment we wanted, we had everything. **(Adams)** So the recommendation, I mean, you're, when you asked for your due diligence for what Carolina Elevator has done at other locations...you feel comfortable...**(Staton)** It's reviewing all of their paperwork, getting their references checked. You know, here in North Carolina, you're only dealing with a handful of companies that are doing work in elevators. **(Adams)** Yeah. **(Staton)** Again, as a company, again, they were responsive. There was no reason not to accept their bid. **(Adam)** I mean, we already approved it. I just wanted to get your standpoint. **(Staton)** And again, that \$1 million dollars was an outlier. I mean, it was way the other bids that were submitted, even though they were infinitely higher. Again, that was a significant outlier. **(Thomas)** Well, that was Bar Construction, in both cases, and they aren't really an elevator company. So, I think they were ...**(Perkins)** Bar was looking for cash. They've been trying to get work for awhile. **(Gibel)** So, just to be clear, you don't have to accept the lowest cost bid, unless it's a responsible bid? And it's your due diligence that decides whether it's responsible or not? **(Thomas)** That's correct. **(Perkins)** And it's charged to the project manager of the awarded company, to ensure they do it properly. Do we have somebody who checks that? If you award the contract to whoever, Carolina Elevator, did you have a designer do what they needed to do or did they come out and bid on just the repair. **(Staton)** I mean, we had architectural services involved in, and they were at the pre-bid, and they had engineers come out from both sides. So, again, there were a lot of discussions. **(Perkins)** So my question would be, is the engineer who did the bid for you, have the responsibility for overseeing the work as project manager? **(Staton)** Right. **(Perkins)** Reporting back to us? **(Staton)** That's right. Yes. They will be involved the duration of the project. **(Perkins)** So, there's no jack-leg out there doing it? They've got a guy who is a certified engineer, right? **(Staton)** Right. **(Perkins)** I've got it. I'm good. Any other questions from the Commissioners? **(Perez Chandler)** We did bring that question up as well, at the finance committee meeting, of "Why are we...what's the discrepancy of the lowest and the highest? So we did also discuss that. **(Thomas)** And they are local. The others there are more, national. **(Perkins)** I've dealt with them at A&T and Department of Transportation. They're a very good company.

**9. ADJOURNMENT**

Motion to adjourn

**Motion:** Commissioner Annese

**Second:** Commissioner Stitts





Tuesday March 14, 2023  
Housing Authority of the  
City of Winston-Salem  
Board of Commissioners  
12:00 Noon

**February 14, 2023 Minutes**

The February 14, 2023 meeting of the Board of Commissioners for the Housing Authority of the City of Winston Salem adjourned at 12:48 P.M.

Acknowledgment and Adoption of the February 14, 2023 HAWS Board Minutes:

**Adopted:** \_\_\_\_\_ (date)

**Signed:** \_\_\_\_\_ Executive Director (ED)

# Executive Director Report

## **Executive Director Report (March 2023)**

- 1) Crystal Towers
  - a) Current Elevator Status
  - b) Elevator Replacement Schedule
  - c) Lobby and Laundry Schedule
- 2) Choice Neighborhoods
  - a) Phase I Vertical Construction
  - b) Phase II Rezoning Meeting
  - c) Phases II/III Schedule and Consolidation
  - d) Historic Preservation Memorandum of Agreement
  - e) Health Insurance Metrics (Dev. Cmte. Chair Gibel)
- 3) Happy Hill
  - a) Deed Transfer to Habitat
    - i) HUD Approval
  - b) Community Meeting
  - c) RFP Issuance
- 4) Piedmont Park
  - a) Power Surge
  - b) Liberty Street Incident (Media Coverage)

# Development Report

# Crystal Towers

## Overview

- 625 West Sixth (Downtown Core)
- 201 Units (Elderly/Disabled)
- Livability Challenges
- ~\$10MM in Capital Need (Significant Elevator Downtime)
- ~\$4.5MM Short-Term (3 Year) Need

## Development Goals

- Address capital need backlog and improve appearance, functionality, and livability of community

## Status

- Contract with Kone executed
- Lobby and laundry contract executed



# Happy Hill

## Overview

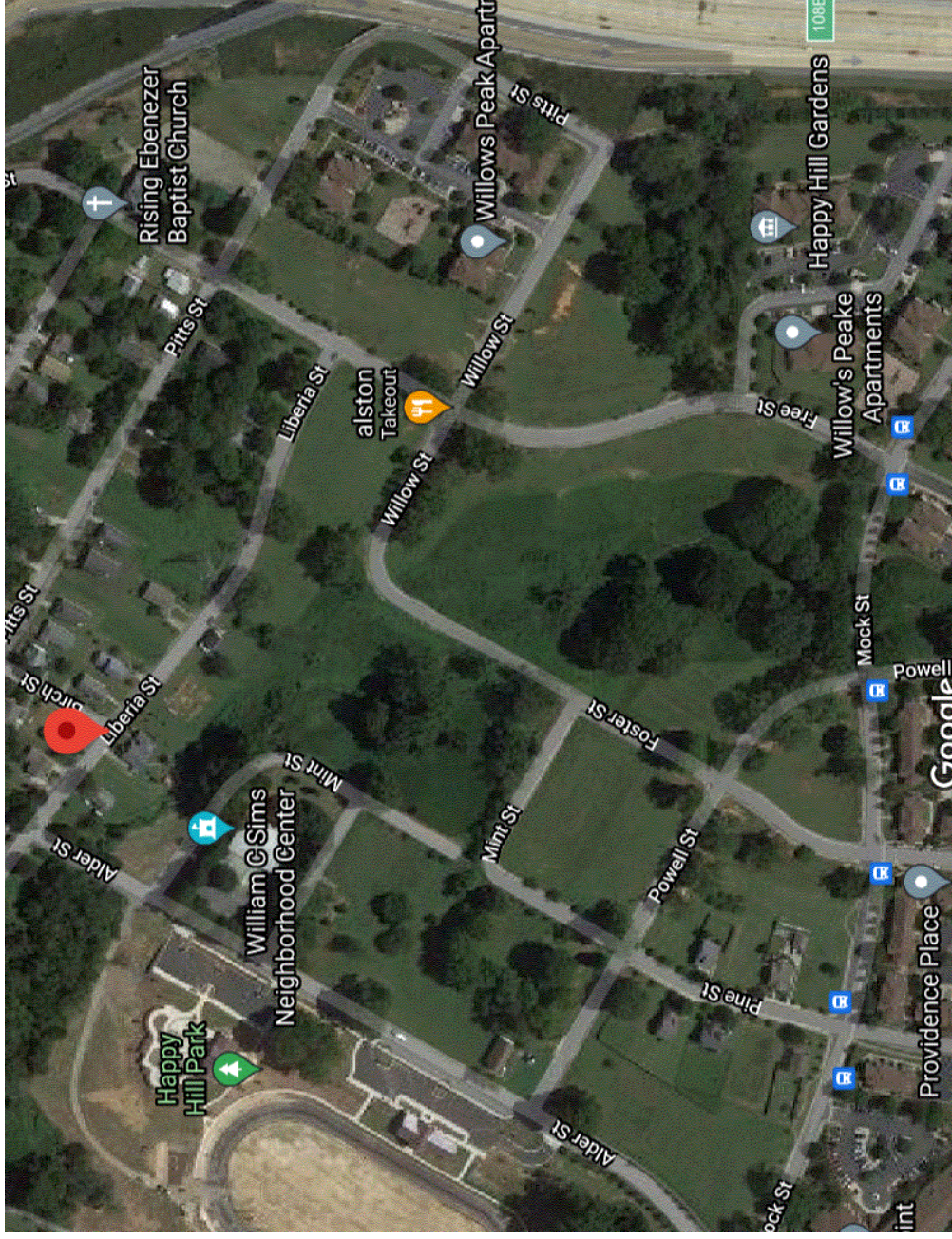
- Former public housing site razed and redeveloped with 2003 federal HOPE VI grant (\$18MM)
- Housing Authority retains ~50 undeveloped lots encumbered by HUD restrictions
- Lots were originally designated for homeownership but market would not support use

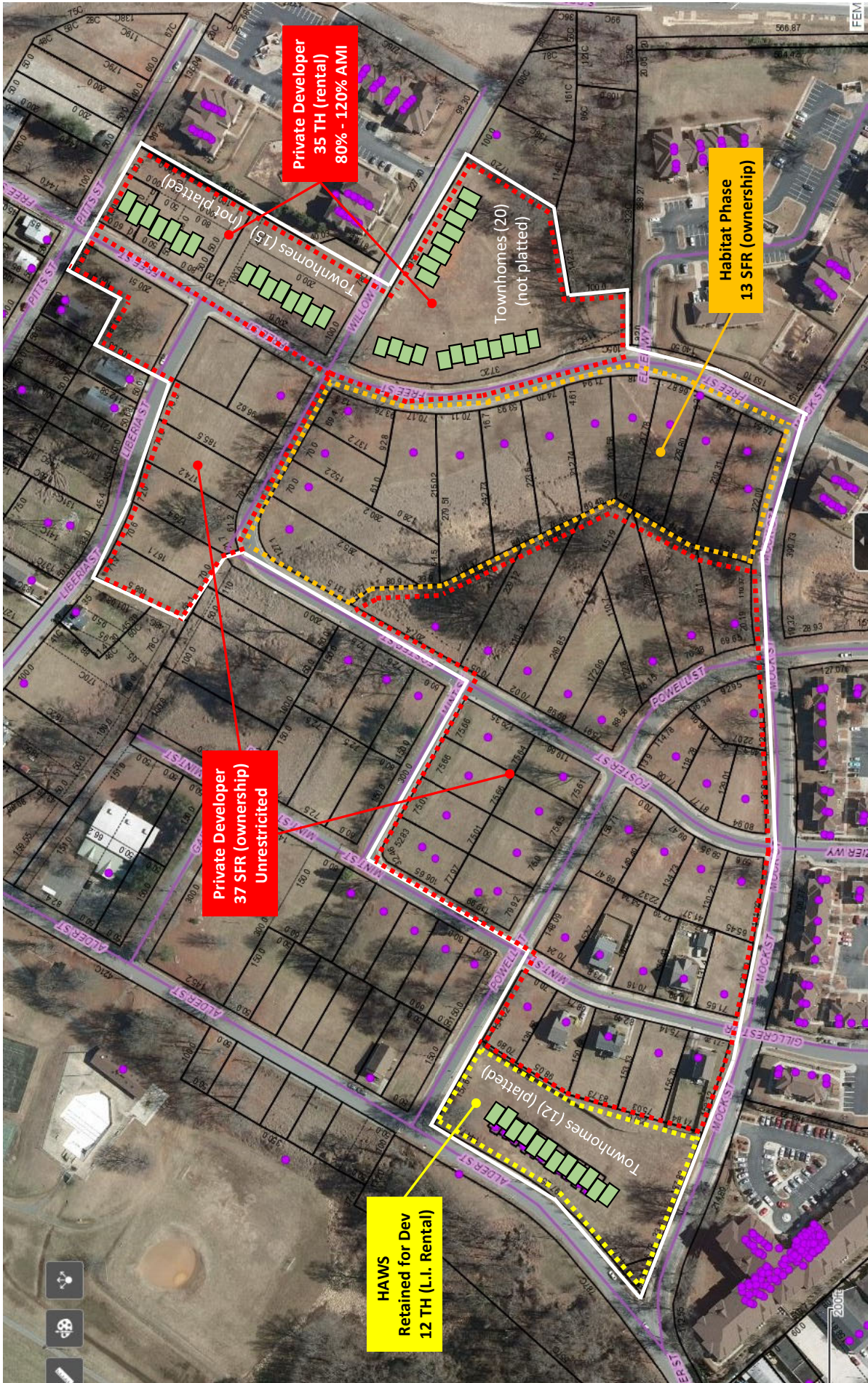
## Development Goals

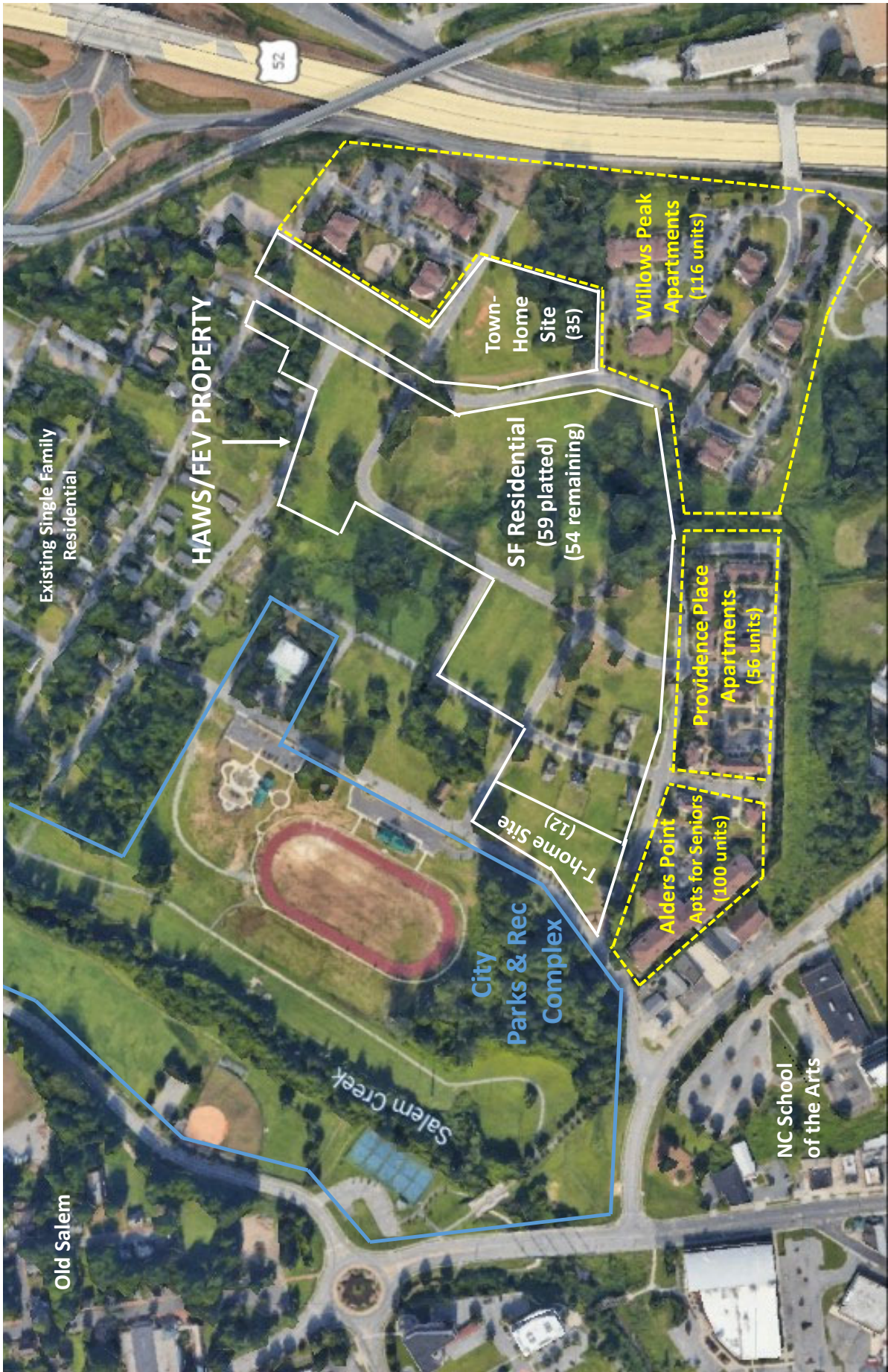
- Create mixed-income housing opportunities
- Close HUD grant
- Retain culture and honor site's history

## Status

- RFP will seek development partner to construct slightly modified version of original development plan
- Revised plan will include market rate homeownership, affordable homeownership, and affordable rental
- Positive feedback from HUD following January call







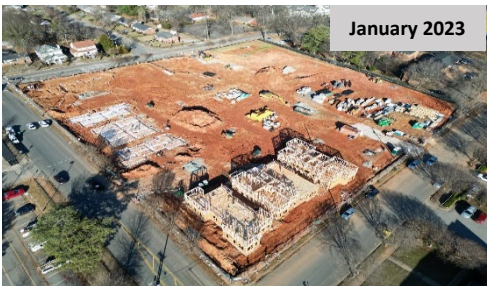
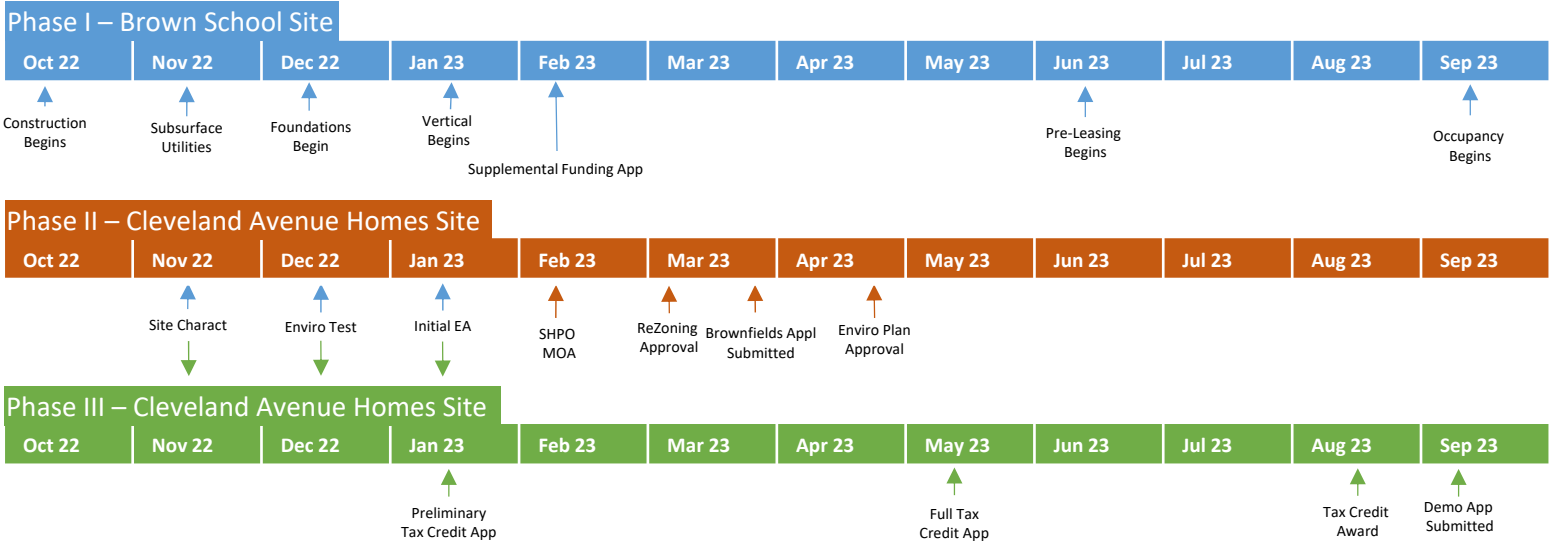


# CNI Report

# Choice Neighborhood Initiative Summary

## February 2023

### Project Schedules



### Housing Plan

- Phase I Building 1 Under Roof
- Phase I Construction Framing on Buildings 2 & 3
- Phase I Supplemental Funding Application Submitted
- Phase II Supplemental Environmental Testing completed at CAH
- Phase II Brownfield Program Application Being Developed
- Phase II Zoning Public Hearing Held. PC Meeting March 9<sup>th</sup>.
- Phase III Initial Site Survey Work Planned

### Neighborhood Plan

Critical Community Improvements Plan under review by HUD.

CCI#1: Comm. Corridor Façade & Traffic  
 CCI#2: Residential Façade and Blight  
 CCI#3: Community Placemaking

Citizens Advisory Steering Committee met on Feb 15. Neighborhood Branding

### People Plan

- 225 CAH families Engaged by USI
- 95% of CAH families enrolled in Case Mgmt
- 55 work-eligible adults (18 - 64) employed full-time
- 98% of CAH residents enrolled in Health Insurance plan

### Relocation Information

Group I

Total Units: 82

Households Relocated/Pending: 69

Households Remaining: 11

Households Seeking Housing: 11

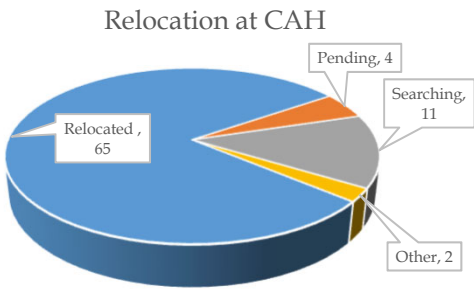
Other (USI Offices): 2

### Section 3 / MWBE

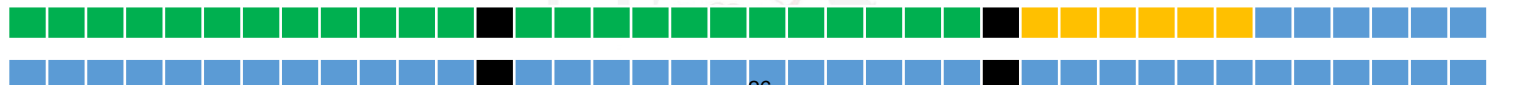
- 17 % of Project to MBEs (Target: 25%)
- 9 % of Project to WBEs (Target: 5%)
- 7 % of Project to Section 3 Businesses

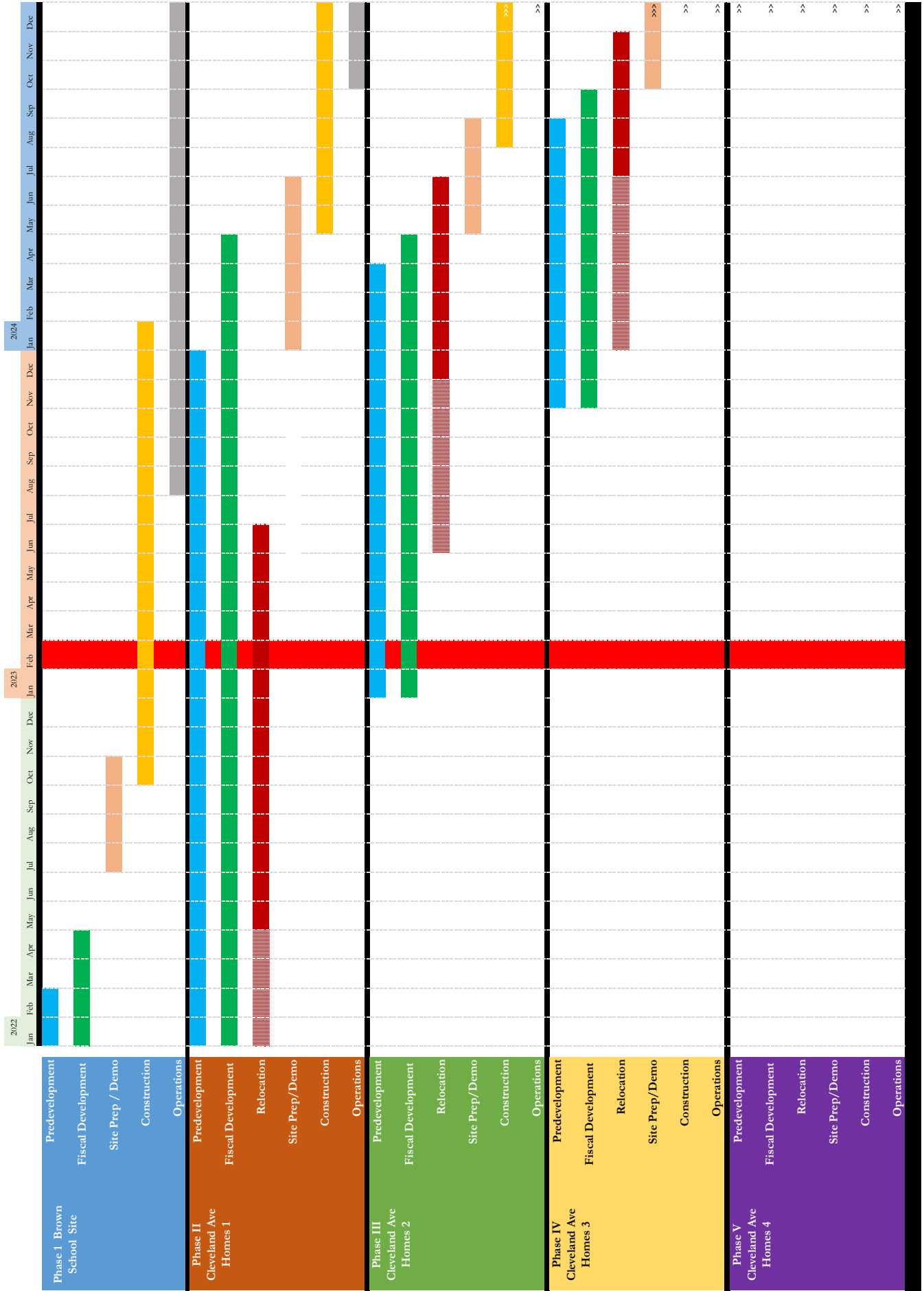
**January 1 to February 1:**

- 50% of hours - Sec 3 workers (Trgt: 25%)
- 81% of Housing Const hours - Sect 3
- 44% of project workers live in W-S/FC.
- 2% of project workers - HAWS Residents



As of February 2023, we are 30 months into our 72 month CNI project effort

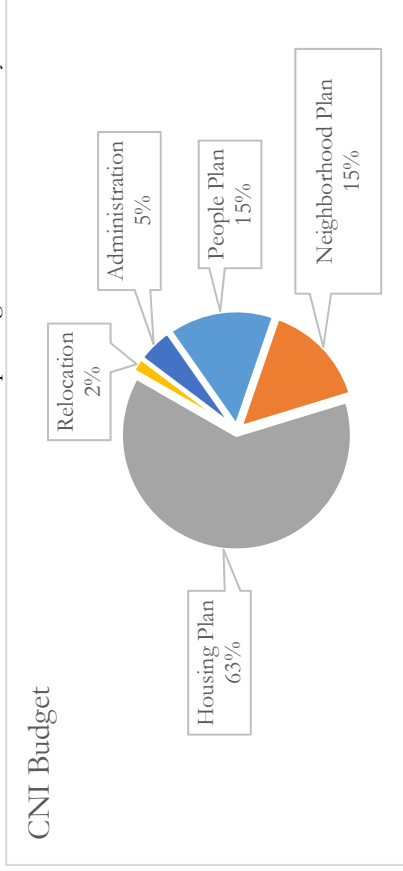




Choice Neighborhood Initiative Budget (HUD funds only)

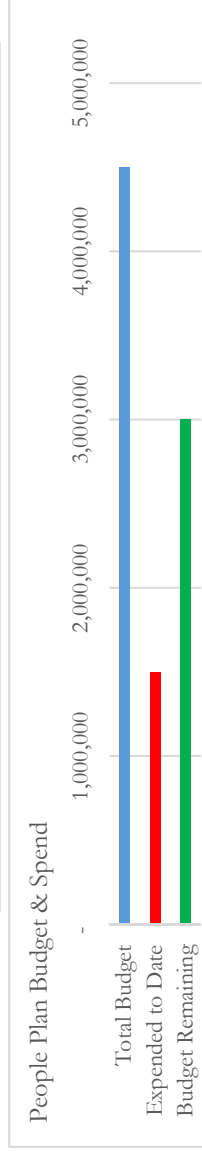
People Plan	4,500,000
Neighborhood Plan	4,500,000
Housing Plan	18,903,000
Relocation	597,000
Administration	1,500,000
<b>\$</b>	<b>30,000,000.00</b>

Reporting Period: February 2023

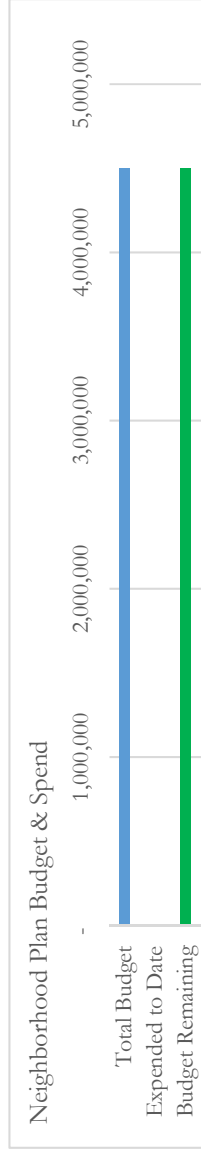


CNI Budget & Expenses by Area

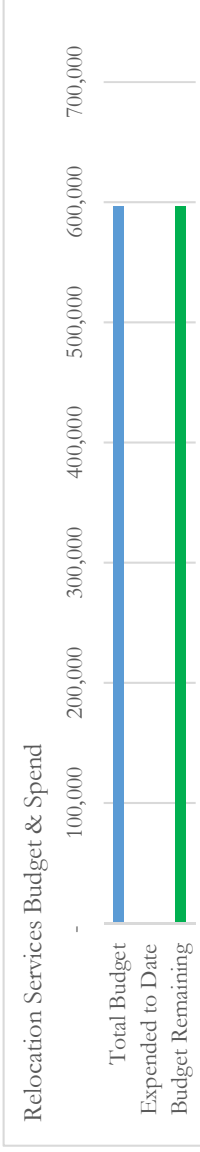
Area	Total Budget	Expended to Date	Budget Remaining	% Expended
<b>People Plan</b>	4,500,000	1,496,971	3,003,029	33%
<b>Neighborhood Plan</b>	4,500,000	-	4,500,000	0%
<b>Relocation</b>	597,000	-	597,000	0%
<b>Administration</b>	1,500,000	492,569	1,007,431	33%



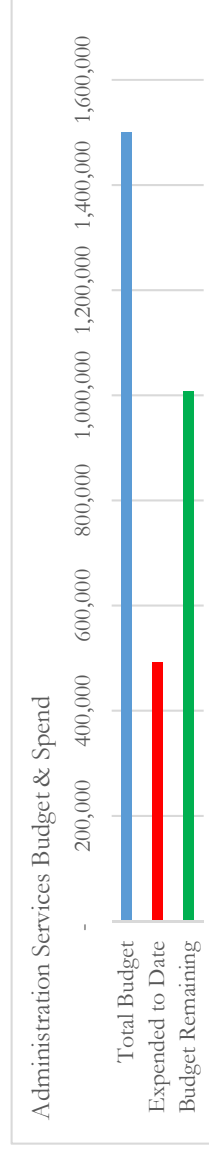
Area	Total Budget	Expended to Date	Budget Remaining	% Expended
<b>Neighborhood Plan</b>	4,500,000	-	4,500,000	0%



Area	Total Budget	Expended to Date	Budget Remaining	% Expended
<b>Relocation</b>	597,000	-	597,000	0%



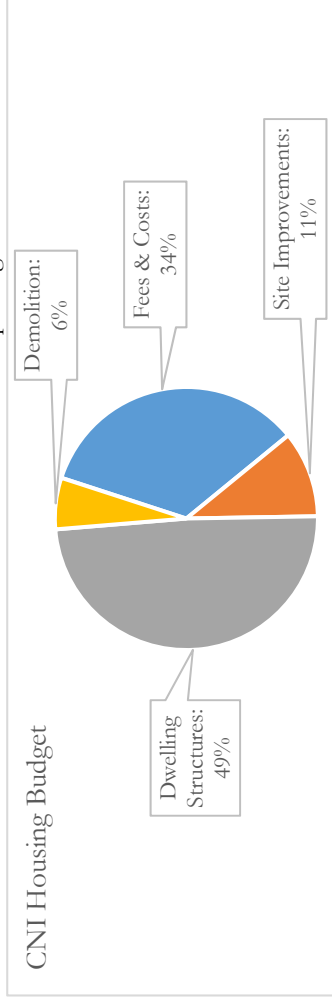
Area	Total Budget	Expended to Date	Budget Remaining	% Expended
<b>Administration</b>	1,500,000	492,569	1,007,431	33%



CNI Housing Budget

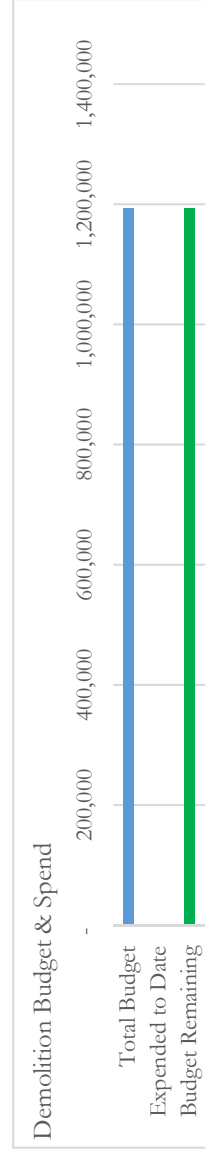
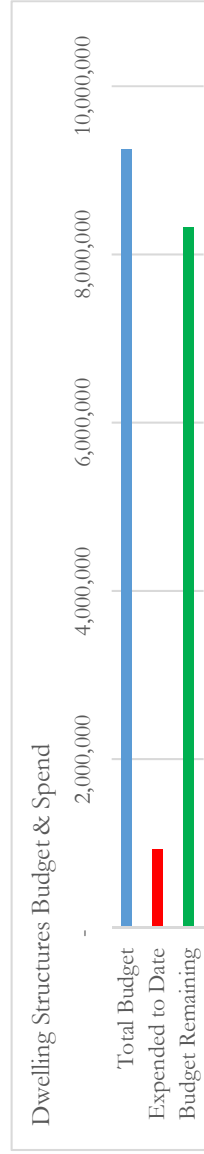
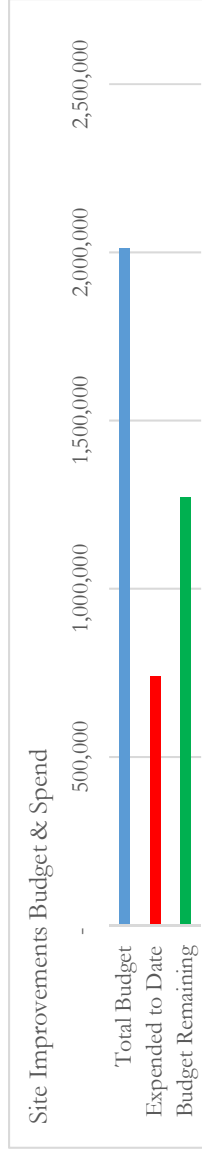
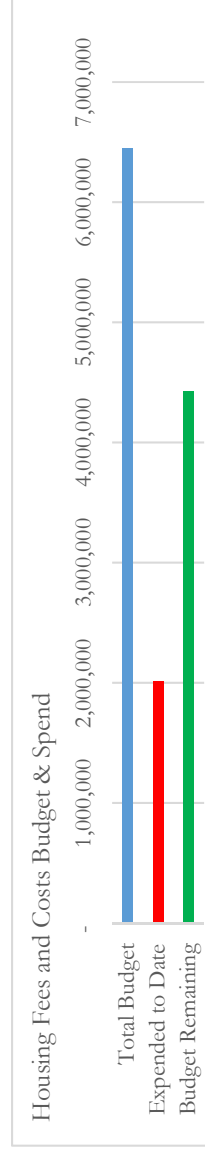
Reporting Period: February 2023

Fees & Costs:	6,444,862
Site Improvements:	2,012,000
Dwelling Structures:	9,252,138
Demolition:	1,194,000
	\$ 18,903,000



CNI Housing Budget & Expenses by Area

Fees and Costs	
Total Budget	6,444,862
Expended to Date	2,015,686
Budget Remaining	4,429,176
% Expended	31%
Site Improvements	
Total Budget	2,012,000
Expended to Date	740,801
Budget Remaining	1,271,199
% Expended	37%
Dwelling Structures	
Total Budget	9,252,138
Expended to Date	929,736
Budget Remaining	8,322,402
% Expended	10%
Demolition	
Total Budget	1,194,000
Expended to Date	-
Budget Remaining	1,194,000
% Expended	0%



# HCV Report

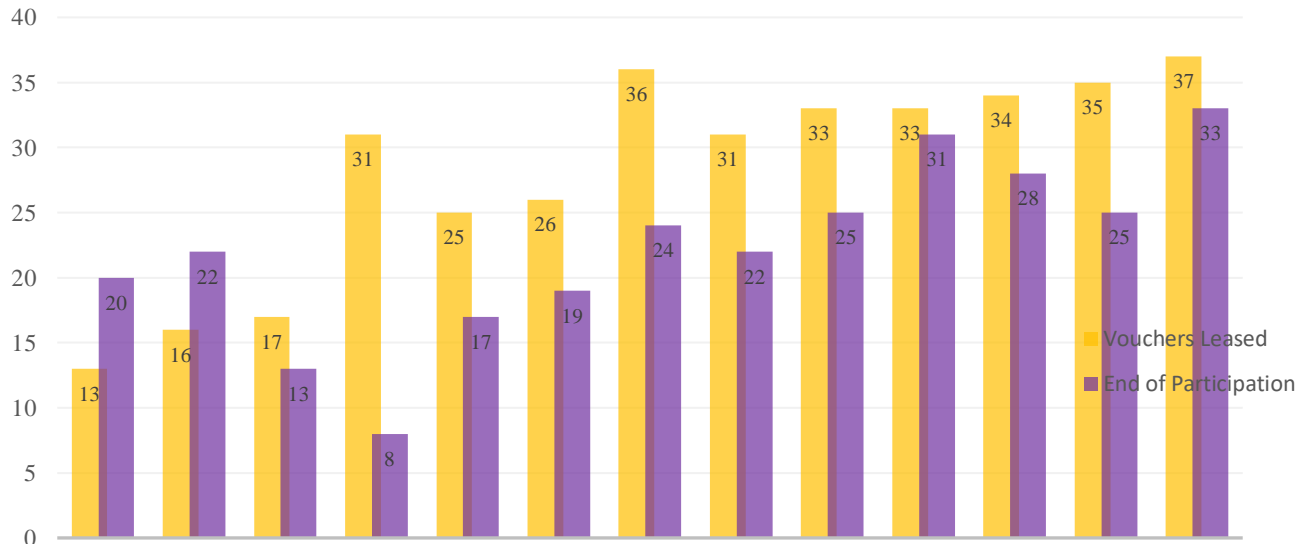
**Housing Choice Voucher Program Report**  
12/31/2022

	Current	Maximum	Percent Utilized	Target	NC Average as of 11/30/2022
<b>I. Voucher Unit Utilization</b>					
Total Vouchers Leased - SEMAP Indicator #13	3461	4499	77%	>90%	83.17%
Total Vouchers Issued for the month	84				
Total Voucher Leased for the month	37				
Total Vouchers Removed from the Program	33				
Vouchers Issued but not leased on the street	587				
Project-Based Vouchers (Currently in Place)	351	371	95%		93.90%
Special Programs	69	239	29%		
Mainstream	61	278	22%		59.05%
VASH	90	144	63%		73.74%
EHV	23	31	74%		43.67%
<b>II. Voucher Budget Utilization</b>					
Monthly	\$2,084,952	\$2,301,126	91%		
Average Monthly HAP	\$602				
<b>III. Other SEMAP Indicators In PIC</b>					
PIC Reporting Rate	98.92%			>94%	
Timely Re-examinations	96%			>95%	
Correct Rent Calculations	100%			>97%	
Pre-Contract HQS Inspections	100%			>95%	
Annual HQS Inspections	96%				
Family Self-Sufficiency					
Enrollment:# of Participants	62				
Percent with Escrow Accounts	61%				
<b>IV. HCV Waiting List</b>					
Number of Applicants Awaiting Voucher Issuance	934				
<b>V. Inspections</b>					
Units Inspected	391				
Passed (1st inspections)	236				
Failed	155				
Passed after re-inspection	91				
Number of Landlords receiving HAP Abatements	682				
	42				



HUD Income Limits - by household size as of 04/18/2022							
1	2	3	4	5	6	7	8
\$26,950	\$30,800	\$34,650	\$38,500	\$41,600	\$44,700	\$47,750	\$50,850
HUD Fair Market Rents - by unit bedroom size as of 10/01/2022							
0	1	2	3	4			
\$774	\$805	\$969	\$1,280	\$1,486			

## HCV Voucher Utilization



	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23
Vouchers Leased	13	16	17	31	25	26	36	31	33	33	34	35	37
End of Participation	20	22	13	8	17	19	24	22	25	31	28	25	33

### January 2023 End of Participation Reasons

*3 - Zero HAP Assistance*

*8 - Tenant Preference*

*3 - Moved without Notice/HAP Contract Violation*

*3 - No Passed Inspection (Family)/HAP Contract Violation*

*8 - No Response to Letters from PHA/HAWS*

*1 - Eviction - Lease Violation*

*1 - Portable Voucher*

*6 - Other*



# Public Housing

# Public Housing Report

Reporting Month	Piedmont Park	Cleveland Ave	Sunrise Towers	Crystal Towers	Healy Towers	Townview	Stoney Glenn	The Oaks at Tenth	Camden Station	Brookside View	Totals
Jan-23	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23	Jan-23
<b>Public Housing Management Operations</b>											
Occupancy Rate	90.42%	72.13%	96.41%	95.02%	99.05%	100.00%	98.00%	98.00%	93.33%	100.00%	95.19% <small>*see note</small>
Number of Units	240	244	195	201	105	50	50	50	30	15	1180
Units Offline	2	3	0	0	1	0	0	0	0	0	6
Move Ins	4	7	2	1	3	0	0	0	0	0	17
Move Outs	9	3	5	2	0	0	0	0	1	0	20
Vacancies	16	69	4	9	3	0	1	1	1	0	104
# of Applicants Pulled	50	8	4	15	5	10	11	7	2	1	113
Charges Billed	\$48,072	\$51,832	\$38,241	\$46,956	\$33,275	\$13,072	\$15,817	\$16,902	\$9,855	\$7,132	\$281,154
Payments Collected	\$53,345	\$51,708	\$32,714	\$45,731	\$32,965	\$12,335	\$18,551	\$15,418	\$7,359	\$4,111	\$274,237
# Recertifications Due	20	19	14	11	6	7	5	1	1	1	85
# Recertifications Completed	20	19	14	11	6	7	5	1	1	1	85
Waiting List	7117	4829	2610	286	1808	5610	5814	8103	7943	958	45078
<b>Lease Violations</b>											
# of Late Payment Notices	112	97	82	83	15	8	14	25	9	12	457
# of Judicial evictions Filed in Court (Non-Payment)	12	4	2	2	2	1	0	3	0	0	26
#of Termination Notices (Other than Non-Payment)	0	8	0	0	0	0	0	0	0	0	8
# of Judicial Evictions Filed in Court (Other than Non-Payment)	0	2	0	0	0	0	0	0	0	0	2
<b>Security</b>											
# of Incidents Reported (WSPD)	25	33	21	23	1	6	2	2	10	0	123
# of Violent/Drug Reports	10	9	7	2	0	0	0	0	0	0	28
<b>Maintenance</b>											
# of Routine Work Orders Received	141	99	79	128	44	34	24	15	42	15	621
# of Emergency Work Orders Received	99	84	8	36	8	10	7	9	4	2	267
# of Routine Work Orders Completed	141	94	79	128	43	31	24	13	41	14	608
# of Emergency Work Orders Completed	94	84	8	36	8	10	7	9	4	2	262

\*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 January 2023

	Drayton Pines	Plaza
<b>Imperial Operations</b>		
Occupancy Rate	95%	96%
Number of Units	44	77
Move Ins	0	0
Move Outs	0	2
Vacancies	1	3
Units Offline	2	1
# of Applicants Pulled	5	3
Charges Billed in January	\$29,922	\$35,225
Payments Collected in January	\$28,617	\$33,650
Waiting List	37	9
<b>Lease Violations</b>		
# of Late Payment Notices	4	16
#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
<b>Security</b>		
# of Incidents Reports	3	12
# of Violent/Drug Reports	0	0
<b>Maintenance</b>		
# of Routine Work Orders Received	38	60
# of Emergency Work Orders Received	3	10
# of Rountine Work Orders Completed	38	60
# of Emergency Work Orders Completed	3	10

# Resolutions

**RESOLUTION NO. 2204**

**AUTHORIZING APPROVAL OF THE JANUARY 31, 2023 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 January 31, 2023 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 January 31, 2023.

Adopted On: \_\_\_\_\_ (Date)

Signed: \_\_\_\_\_  
Kevin Cheshire  
Board Secretary

**Housing Authority of Winston-Salem  
Financial Highlights  
January 31, 2023**

**Consolidated Statements**

As of January 31, 2023, the total assets of the Authority were \$44,585,801 while total liabilities were \$10,688,031. The current ratio (current assets of \$7,979,115 divided by current liabilities of \$1,335,471) was 5.96.

The net loss excluding Housing Assistance Payments (HAP) and receipts is (\$422,073). There was positive cash flow excluding HAP payments and receipts of \$118,028. The net gain prior to depreciation, extraordinary items and forgiveness of debt but inclusive of HAP income and expense was \$181,697. There was a consolidated net loss of (\$431,790). This included depreciation of \$613,487. Cash flow decreased by (\$1,185,669) including HAP receipts and expense. The overall total income was 4.85% over budget and total expenditures were .71% over budget.

**Low Income Public Housing**

Total gross revenue through January 31, 2023 was \$3,576,817 and was over budget by \$368,170. Tenant Rental Income of \$1,015,587 was over budget by \$30,755. Other Tenant Income of \$103,778 was over budget by \$44,524.

Expense prior to depreciation and extraordinary items of \$3,618,138 was under budget by (\$92,970) or (2.51%).

The net loss for operations prior to depreciation and extraordinary item expenses was (\$41,321). The depreciation expense was \$545,849 and net loss including depreciation expense was (\$587,170.)

**Section 8 (Housing Choice Voucher Program)**

The gross revenue generated from Section 8 through January 31, 2023 was \$9,109,382 and was over budget by \$389,752. The HAP Fees earned during this period were \$8,123,029 and the HAP expense was \$8,132,746. During the month of January 2023, HUD released \$345,900 of HUD-held reserves that resulted in higher income than budgeted for the period.

Administrative income of \$986,353 and operating expense of \$776,512 produced a net gain of \$209,841 (excluding depreciation). Operating expense was under budget by (8.18%) or (\$69,175.)

The Section 8 financial statements for the period ended January 31, 2023 resulted in net gain before depreciation of \$200,124. The net gain including depreciation was \$193,389.

**Scattered Sites**

The total revenue for scattered sites was \$258,939, which is under budget by (\$11,103.)

Total Operating expense of \$267,834 was 2.11% or \$5,547 over budget.

The net loss before depreciation expense was (\$8,895) and the depreciation expense was \$53,531 for a net decrease after depreciation of (\$62,426).

### **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 \$990,194, which was over budget by \$3,805 or 0.39%.

The total operating expense was \$982,748, which was over budget by \$7,571 or .78%.

The net income including depreciation was \$6,664.

### **Imperial Management**

Total revenue was \$106,364 and operating expense was \$79,892. Net income after depreciation expense was \$26,472.



**Housing Authority of Winston-Salem**  
**Consolidated Balance Sheet**  
**As of January 31, 2023**

	Jan-23	FYE 2022	Variance		Jan-22
			Amount	Percentage	
<b>Assets</b>					
Unrestricted cash	61,277	317,935	(256,658)	-80.73%	169,287
Restricted Cash - Public Housing Resrv/Oper	3,085,505	3,718,456	(632,951)	-17.02%	2,883,721
Restricted Cash - HCV Admin Resrv/Oper	626,084	532,452	93,632	17.59%	228,275
Restricted Cash - HAP	(286,366)	67,802	(354,168)	-522.36%	342,063
Restricted Cash - Grants	0	36,038	(36,038)	-100.00%	-
Restricted Cash - Other	684,923	684,409	514	0.08%	623,064
Accounts receivable-tenants, net	89,150	67,313	21,837	32.44%	172,194
Accounts receivable-interest	2,736,491	2,607,769	128,722	4.94%	2,558,835
Accounts receivable-other	568,823	266,561	302,262	113.39%	385,562
Prepaid Expenses	283,048	207,327	75,721	36.52%	179,505
Inventories	110,180	110,180	0	0.00%	109,792
<b>Total Current Assets</b>	<b>7,959,115</b>	<b>8,616,242</b>	<b>(657,127)</b>	<b>-7.63%</b>	<b>7,652,298</b>
Fixed Assets	99,078,542	99,061,088	17,454	0.02%	98,218,735
Less Accumulated Depreciation	(75,998,921)	(75,385,433)	(613,488)	-0.81%	(74,056,482)
<b>Net Fixed Assets</b>	<b>23,079,621</b>	<b>23,675,655</b>	<b>(596,034)</b>	<b>-2.52%</b>	<b>24,162,253</b>
Mortgage Receivable	12,462,919	12,462,919	0	0.00%	12,061,253
Note receivable- FEV	0	0	0	0.00%	0
Note receivable-HCV	0	0	0	0.00%	0
Other	0	0	0	0.00%	0
<b>Total Other Assets</b>	<b>12,462,919</b>	<b>12,462,919</b>	<b>0</b>	<b>0.00%</b>	<b>12,061,253</b>
Deferred Outflow of Resources	1,084,146	1,084,146	0	0.00%	830,458
<b>Total Assets</b>	<b>44,585,801</b>	<b>45,838,962</b>	<b>(1,253,161)</b>	<b>-2.73%</b>	<b>44,706,262</b>
<b>Liabilities</b>					
Accounts payable	6,267	308,244	(301,977)	-97.97%	132,818
Accrued Liabilities	356,519	863,259	(506,740)	-58.70%	582,581
Current Portion Long Term Debt	50,971	1,216,389	(1,165,418)	-95.81%	59,820
Security Deposits/FSS Escrows	471,572	461,720	9,852	2.13%	421,488
Deferred Revenue	450,142	512,850	(62,708)	-12.23%	546,077
<b>Total Current Liabilities</b>	<b>1,335,471</b>	<b>3,362,462</b>	<b>(2,026,991)</b>	<b>-60.28%</b>	<b>1,742,784</b>
Line of Credit	487,309	487,309	0	0.00%	487,309
Notes Payable-Noncurrent	5,935,374	4,729,754	1,205,620	25.49%	5,913,512
Other	1,361,278	1,361,278	0	0.00%	2,710,051
<b>Total Noncurrent Liabilities</b>	<b>7,783,961</b>	<b>6,578,341</b>	<b>1,205,620</b>	<b>18.33%</b>	<b>9,110,872</b>
Deferred Inflow of Resources	1,568,599	1,568,599	-	0.00%	16,276
<b>Total Liabilities</b>	<b>10,688,031</b>	<b>11,509,402</b>	<b>(821,371)</b>	<b>-7.14%</b>	<b>10,869,932</b>
<b>Equity</b>					
Investment in capital assets,net	17,202,305	17,243,370	(41,065)	-0.24%	18,279,101
Unrestricted net assets	17,127,254	17,531,353	(404,099)	-2.31%	16,750,109
Restricted net assets	0	251,881	(251,881)	-100.00%	0
Net income	(431,789)	(697,044)	265,255	38.05%	(1,192,880)
<b>Total Equity</b>	<b>33,897,770</b>	<b>34,329,560</b>	<b>(431,790)</b>	<b>-1.26%</b>	<b>33,836,330</b>
<b>Total Liabilities and Equity</b>	<b>44,585,801</b>	<b>45,838,962</b>	<b>(1,253,161)</b>	<b>-2.73%</b>	<b>44,706,262</b>

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of January 31, 2023

	Jan-23						FYE 9/30/2022			
	LIPH	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
<b>ASSETS</b>										
<b>CURRENT ASSETS</b>										
<b>CASH</b>										
UNRESTRICTED CASH			0	0	0	61,277		61,277	317,935	(256,658)
RESTRICTED CASH - PUBLICHOUSING RESRV	3,085,505							3,085,505	3,718,456	(632,951)
RESTRICTED CASH - HCV ADMIN RESRV/OPER		626,084						626,084	532,452	93,632
RESTRICTED CASH - HAP		(286,366)						(286,366)	67,802	(354,168)
RESTRICTED CASH - GRANTS								0	36,038	(36,038)
RESTRICTED CASH - OTHER	222,604							222,604	222,367	237
FSS PROGRAM		276,974						276,974	272,473	4,501
SECURITY DEPOSITS	162,055		23,290					185,345	189,569	(4,224)
<b>TOTAL CASH</b>	<b>3,470,164</b>	<b>616,692</b>	<b>23,290</b>	<b>0</b>	<b>0</b>	<b>61,277</b>		<b>4,171,423</b>	<b>5,357,092</b>	<b>(1,185,669)</b>
ACCOUNTS RECEIVABLE-TENANTS	299,660		33,097					332,757	280,613	52,144
ACCOUNTS RECEIVABLE-HAP								0	0	-
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(220,649)		(22,958)					(243,607)	(213,300)	(30,307)
<b>NET ACCOUNTS RECEIVABLE-TENANTS</b>	<b>79,011</b>	<b>0</b>	<b>10,139</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>89,150</b>	<b>67,313</b>	<b>21,837</b>
ACCOUNTS RECEIVABLE-MISC										
AR-HUD		345,900		74				345,974	15,354	330,620
AR- INTEREST					2,736,491			2,736,491	2,607,769	128,722
AR - OTHERS		90,442		96,578	162,811	313,458	(440,440)	222,849	251,207	(28,358)
<b>TOTAL AR-MISC</b>	<b>0</b>	<b>436,342</b>	<b>0</b>	<b>96,652</b>	<b>2,899,302</b>	<b>313,458</b>	<b>(440,440)</b>	<b>3,305,314</b>	<b>2,874,330</b>	<b>430,984</b>
PREPAID EXPENSES AND OTHER ASSETS										
PREPAID INSURANCE	178,569	49,321	9,745		16,960	5,099		259,694	147,528	112,166
PREPAID EXPENSES-OTHER	17,145	583	5,456		170			23,354	59,799	(36,445)
<b>TOTAL PREPAID EXPENSES AND OTHER AS</b>	<b>195,714</b>	<b>49,904</b>	<b>15,201</b>	<b>0</b>	<b>17,130</b>	<b>5,099</b>		<b>283,048</b>	<b>207,327</b>	<b>75,721</b>
INVENTORIES	83,310				0	26,870		110,180	110,180	-
ALLOWANCE OBSOLETE INVENTORY					0			0	0	-
<b>NET INVENTORY</b>	<b>83,310</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26,870</b>		<b>110,180</b>	<b>110,180</b>	<b>-</b>
<b>TOTAL CURRENT ASSETS</b>	<b>3,828,199</b>	<b>1,102,938</b>	<b>48,630</b>	<b>96,652</b>	<b>2,916,432</b>	<b>406,704</b>	<b>(440,440)</b>	<b>7,959,115</b>	<b>8,616,242</b>	<b>(657,127)</b>
<b>NON-CURRENT ASSETS</b>										
<b>FIXED ASSETS</b>										
LAND	1,097,631			99,962	459,763			1,657,356	1,657,356	-
LAND IMPROVEMENTS	547,357				69,730			617,087	617,087	-
BUILDINGS	81,280,022		9,083,901	212,454	1,969,987			92,546,364	92,531,337	15,027
LEASEHOLD IMPROVEMENTS	423,065	143,465						566,530	566,530	-
CONSTRUCTION IN PROGRESS	0		1,913	514	264,986			267,413	264,986	2,427
FEM-DWELLINGS	662,019			17,136				679,155	679,155	-
FEM-ADMINISTRATION	2,027,962	241,187			462,018	13,470		2,744,637	2,744,637	-
<b>TOTAL FIXED ASSETS</b>	<b>86,038,056</b>	<b>384,652</b>	<b>9,085,814</b>	<b>330,066</b>	<b>3,226,484</b>	<b>13,470</b>		<b>99,078,542</b>	<b>99,061,088</b>	<b>17,454</b>
ACCUMULATED DEPRECIATION	(66,815,648)	(361,079)	(6,170,293)	(142,270)	(2,496,161)	(13,470)		(75,998,921)	(75,385,433)	(613,488)
<b>FIXED ASSETS, NET OF DEPRECIATION</b>	<b>19,222,408</b>	<b>23,573</b>	<b>2,915,521</b>	<b>187,796</b>	<b>730,323</b>	<b>0</b>		<b>23,079,621</b>	<b>23,675,655</b>	<b>(596,034)</b>
MORTGAGE RECEIVABLE					11,781,872			11,781,872	11,781,872	-
NOTE RECEIVABLE - HOPE VI MORTGAGES					20,000			20,000	20,000	-
NOTE RECEIVABLE - CHOICE PHASE I					661,047			661,047	661,047	-
<b>TOTAL MORTGAGE RECEIVABLE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,462,919</b>	<b>0</b>		<b>12,462,919</b>	<b>12,462,919</b>	<b>-</b>
OTHER ASSETS										-
NOTE RECEIVABLE - FEV								0	0	-
NOTES RECEIVABLE - SEC 8								0	0	-
OTHERS					312,000		(312,000)	0	0	-
<b>TOTAL OTHER ASSETS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>312,000</b>	<b>0</b>	<b>(312,000)</b>	<b>0</b>	<b>0</b>	<b>-</b>
DEFERRED OUTFLOW OF RESOURCES	347,477	198,690	26,303	9,617	502,059			1,084,146	1,084,146	-
<b>TOTAL NON-CURRENT ASSETS</b>	<b>19,569,885</b>	<b>222,263</b>	<b>2,941,824</b>	<b>197,413</b>	<b>14,007,301</b>	<b>0</b>	<b>(312,000)</b>	<b>36,626,686</b>	<b>37,222,720</b>	<b>(596,034)</b>
<b>TOTAL ASSETS</b>	<b>23,398,084</b>	<b>1,325,201</b>	<b>2,990,454</b>	<b>294,065</b>	<b>16,923,733</b>	<b>406,704</b>	<b>(752,440)</b>	<b>44,585,801</b>	<b>45,838,962</b>	<b>(1,253,161)</b>

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of January 31, 2023

	Jan-23						FYE 9/30/2022			
	LIPH	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
<b>LIABILITIES AND EQUITY</b>										
<b>CURRENT LIABILITIES</b>										
ACCOUNTS PAYABLE										
ACCOUNTS PAYABLE - VENDORS	1,931	775		0				2,706	304,367	(301,661)
ACCOUNTS PAYABLE - HUD		107						107	206	(99)
ACCOUNTS PAYABLE - OTHERS			86,495	74,544	155,873		(313,458)	3,454	3,671	(217)
<b>TOTAL ACCOUNTS PAYABLE</b>	<b>1,931</b>	<b>882</b>	<b>86,495</b>	<b>74,544</b>	<b>155,873</b>	<b>0</b>	<b>(313,458)</b>	<b>6,267</b>	<b>308,244</b>	<b>(301,977)</b>
ACCRUED LIABILITIES										
ACCRUED SALARIES AND WAGES				13,735	22,857			36,592	370,124	(333,532)
ACCRUED UTILITIES	76,639							76,639	102,397	(25,758)
ACCRUED INTEREST PAYABLE	127		4,233		2,203			6,563	6,564	(1)
ACCRUED PILOT - PHA WIDE	45,061							45,061	165,517	(120,456)
ACCRUED COMPENSATED ABSENCES	29,381	13,261	3,399		42,304	1,523		89,868	89,868	-
OTHER ACCRUED LIABILITIES	8,062	92,412		789	348	185		101,796	128,789	(26,993)
<b>TOTAL ACCRUED LIABILITIES</b>	<b>159,270</b>	<b>105,673</b>	<b>7,632</b>	<b>14,524</b>	<b>67,712</b>	<b>1,708</b>	<b>0</b>	<b>356,519</b>	<b>863,259</b>	<b>(506,740)</b>
OTHER CURRENT LIABILITIES										
TENANT SECURITY DEPOSITS	164,304		23,390					187,694	189,313	(1,619)
FSS ESCROW ACCOUNT		283,878						283,878	272,407	11,471
DEFERRED REVENUE	75,059		9,045		366,038			450,142	512,850	(62,708)
CURRENT PORTION-LT DEBT	4,818		46,153					50,971	1,216,389	(1,165,418)
<b>TOTAL OTHER CURRENT LIABILITIES</b>	<b>244,181</b>	<b>283,878</b>	<b>78,588</b>	<b>0</b>	<b>366,038</b>	<b>0</b>		<b>972,685</b>	<b>2,190,959</b>	<b>(1,218,274)</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>405,382</b>	<b>390,433</b>	<b>172,715</b>	<b>89,068</b>	<b>589,623</b>	<b>1,708</b>	<b>(313,458)</b>	<b>1,335,471</b>	<b>3,362,462</b>	<b>(2,026,991)</b>
<b>NON-CURRENT LIABILITIES</b>										
LONG TERM DEBT										
LINE OF CREDIT					487,309			487,309	487,309	-
NOTE PAYABLE TO CORPORATE			126,982				(126,982)	0	0	-
NOTE PAYABLE	817,400		5,008,945		472,000		(312,000)	5,986,345	5,946,143	40,202
<b>TOTAL</b>	<b>817,400</b>	<b>0</b>	<b>5,135,927</b>	<b>0</b>	<b>959,309</b>	<b>0</b>	<b>(438,982)</b>	<b>6,473,654</b>	<b>6,433,452</b>	<b>40,202</b>
LESS CURRENT PORTION	(4,818)		(46,153)					(50,971)	(1,216,389)	1,165,418
<b>TOTAL LONG TERM DEBT - NET</b>	<b>812,582</b>	<b>0</b>	<b>5,089,774</b>	<b>0</b>	<b>959,309</b>	<b>0</b>	<b>(438,982)</b>	<b>6,422,683</b>	<b>5,217,063</b>	<b>1,205,620</b>
NONCURRENT LIABILITIES-OTHER										
ACCRUED COMP. ABSENCES	88,142	39,782	10,198		126,915	4,571		269,608	269,608	-
ACCRUED PENSION & OPEB LIABILITY	278,368	214,672	15,903	8,740	573,987			1,091,670	1,091,670	-
UNAMORTIZED ORIG ISSU DISC								0		-
<b>TOTAL NONCURRENT LIABILITIES-OTHER</b>	<b>366,510</b>	<b>254,454</b>	<b>26,101</b>	<b>8,740</b>	<b>700,902</b>	<b>4,571</b>		<b>1,361,278</b>	<b>1,361,278</b>	<b>-</b>
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>1,179,092</b>	<b>254,454</b>	<b>5,115,875</b>	<b>8,740</b>	<b>1,660,211</b>	<b>4,571</b>	<b>(438,982)</b>	<b>7,783,961</b>	<b>6,578,341</b>	<b>1,205,620</b>
DEFERRED INFLOW OF RESOURCES	528,969	260,581	56,327	13,626	709,096			1,568,599	1,568,599	-
<b>TOTAL LIABILITIES</b>	<b>2,113,443</b>	<b>905,468</b>	<b>5,344,917</b>	<b>111,434</b>	<b>2,958,930</b>	<b>6,279</b>	<b>(752,440)</b>	<b>10,688,031</b>	<b>11,509,402</b>	<b>(821,371)</b>
<b>EQUITY</b>										
INVESTED IN CAPITAL ASSETS, NET	18,400,190	23,573	(2,139,577)	187,796	730,323	0		17,202,305	17,243,370	(41,065)
UNRESTRICTED NET ASSETS	3,471,620	202,771	(152,460)	3,554	13,227,816	373,953		17,127,254	17,531,353	(404,099)
RESTRICTED NET ASSETS								0	251,881	(251,881)
NET INCOME/(LOSS) - HAP		(9,717)						(9,717)	(345,224)	335,507
NET INCOME/(LOSS)	(587,169)	203,106	(62,426)	(8,719)	6,664	26,472		(422,072)	(351,820)	(70,252)
<b>TOTAL EQUITY</b>	<b>21,284,641</b>	<b>419,733</b>	<b>(2,354,463)</b>	<b>182,631</b>	<b>13,964,803</b>	<b>400,425</b>		<b>33,897,770</b>	<b>34,329,560</b>	<b>(431,790)</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>23,398,084</b>	<b>1,325,201</b>	<b>2,990,454</b>	<b>294,065</b>	<b>16,923,733</b>	<b>406,704</b>	<b>(752,440)</b>	<b>44,585,801</b>	<b>45,838,962</b>	<b>(1,253,161)</b>

**Housing Authority of the City of Winston- Salem**  
**Consolidated Revenue and Expense Statement**  
**October 1, 2022 - January 31, 2023**

	YTD Actual	YTD Budget	Variance		1/31/2022 Actual
			Amount	Percentage	
<b>Operating Income</b>					
HUD subsidy/grants	12,386,977	11,894,821	492,156	4.14%	9,478,621
HUD Admin Fee	984,251	898,259	85,992	9.57%	774,650
Dwelling rents	1,269,268	1,249,958	19,310	1.54%	1,262,120
Excess utilities & other	109,010	64,104	44,906	70.05%	71,158
Transfer in	-	-	-	-	-
Other income	304,193	183,145	121,048	66.09%	711,184
Construction Revenue	0	0	-	-	53,445
Management fees	770,348	800,741	(30,393)	-3.80%	761,802
Interest on Hope VI Receivable	128,723	129,423	(700)	-0.54%	129,481
Interest on general fund	8,053	2,025	6,028	297.68%	1,980
<b>Total Income</b>	<b>15,960,823</b>	<b>15,222,477</b>	<b>738,346</b>	<b>4.85%</b>	<b>13,244,441</b>
<b>Operating Expenditures</b>					
Administrative	2,812,047	2,981,799	(169,752)	-5.69%	2,898,100
Tenant Services	1,785,748	1,861,873	(76,125)	-4.09%	334,237
Utilities	610,008	551,077	58,931	10.69%	522,742
Maintenance	1,326,606	1,476,566	(149,960)	-10.16%	1,190,298
Construction Expense	-	-	-	-	55,836
Protective Services	189,270	252,533	(63,263)	-25.05%	216,456
General	748,637	577,386	171,251	29.66%	663,798
<b>Total Operating Expenses</b>	<b>7,472,316</b>	<b>7,701,235</b>	<b>(228,919)</b>	<b>-2.97%</b>	<b>5,881,467</b>
<b>Other Expenditures</b>					
Operating Transfer Out	-	-	-	-	-
Casualty Loss	29,947	-	29,947	100.00%	63,059
Housing Assistance Payments	8,276,863	7,966,763	310,100	3.89%	7,675,353
<b>Total Other Expenditures</b>	<b>8,306,810</b>	<b>7,966,763</b>	<b>340,047</b>	<b>4.27%</b>	<b>7,738,412</b>
<b>Total Expenditures</b>	<b>15,779,126</b>	<b>15,667,998</b>	<b>111,128</b>	<b>0.71%</b>	<b>13,619,879</b>
<b>Net Income (Loss) before depreciation</b>	<b>181,697</b>	<b>(445,521)</b>	<b>627,218</b>	<b>140.78%</b>	<b>(375,438)</b>
Depreciation expense	613,487	586,269	27,218	4.64%	817,442
<b>Net Income (Loss)</b>	<b>(431,790)</b>	<b>(1,031,790)</b>	<b>600,000</b>	<b>58.15%</b>	<b>(1,192,880)</b>
<b>Other Changes In Cash</b>					
Principal payments on debt	55,935	55,935	-	-	30,609
Capital Exp/Long Term Improvements	17,451	17,451	-	-	105,038
Replacement Reserve Pymts	-	-	-	-	-
Change in Assets/Liabilities	(1,293,980)	(1,293,980)	-	-	-
Depreciation expense add back	613,487	586,269	27,218	4.64%	817,442
<b>Cash Increase (Decrease)</b>	<b>(1,185,669)</b>	<b>(1,812,887)</b>	<b>627,218</b>	<b>34.60%</b>	<b>(511,085)</b>

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY  
October 1, 2022 - January 31, 2023

LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
<b>Operating Income</b>													
HHD subsidy/grants	8,123,029		1,905,949				12,386,977	11,894,821	492,156	4%	38,098,578	25,711,601	67%
HHD Admin Fee	971,073		13,178				984,251	898,259	85,992	10%	2,694,777	1,710,526	63%
Dwelling rents		253,681					1,269,268	1,249,958	19,310	2%	3,749,874	2,480,606	66%
Excess utilities & other		5,232					109,010	64,104	44,906	70%	192,313	83,303	43%
Transfer in	0						0	0	0	0%	1,084,750	1,084,750	100%
Other income	14,011			187,201	3,868		304,193	183,145	121,048	66%	389,435	85,242	22%
Construction Revenue				667,852	102,496		770,348	800,741	(30,393)	-4%	2,852,222	2,081,874	73%
Management fees				128,723			128,723	129,423	(700)	-1%	388,270	259,547	67%
Interest on Hope VI Receivable				6,418			8,053	2,025	6,028	298%	6,075	(1,978)	-33%
Interest on general fund	1,269	26					1,295	2,115	(820)	-44%	61,400	48,933	80%
<b>Total Income</b>	<b>9,109,382</b>	<b>258,939</b>	<b>1,919,127</b>	<b>990,194</b>	<b>106,364</b>	<b>0</b>	<b>15,969,823</b>	<b>15,222,477</b>	<b>738,346</b>	<b>5%</b>	<b>49,456,294</b>	<b>33,495,471</b>	<b>68%</b>
<b>Operating Expenditures</b>													
<b>Administrative</b>													
Salaries	248,190	239,456	29,703	608,904	7,258		1,168,123	1,169,299	(1,176)	0%	3,930,068	2,761,945	70%
Employee benefits	98,261	102,956	10,304	223,031	6,737		451,072	488,987	(37,915)	-8%	1,466,961	1,015,289	69%
Legal and accounting	18,025	7,386	8,976	16,667			51,054	57,445	(6,391)	-11%	172,335	121,281	70%
Audit	24,322	8,966	1,431	2,247			38,210	25,115	13,095	52%	71,584	33,374	47%
Travel and training	7,604			4,855	8		12,467	22,134	(9,667)	-44%	61,400	48,933	80%
Office rent	73,209	46,870		26,265	2,390		148,734	149,865	(1,131)	-1%	539,467	390,733	72%
Employee Parking	2,366	2,267		2,267	1,183		8,083	7,564	519	7%	20,165	12,082	60%
Management fees	351,550	275,691	32,012	17,565			676,818	805,762	(128,944)	-16%	2,417,287	1,740,469	72%
Other	125,526	49,971	10,669	57,546	11,975		256,886	255,628	258	0%	757,757	500,871	66%
<b>Total admin</b>	<b>949,053</b>	<b>733,563</b>	<b>93,095</b>	<b>925,115</b>	<b>30,795</b>	<b>0</b>	<b>2,812,047</b>	<b>2,981,799</b>	<b>(169,752)</b>	<b>-6%</b>	<b>9,437,024</b>	<b>6,624,977</b>	<b>70%</b>
<b>Tenant Services</b>													
Salaries	45,190	11,569	6,544	425			63,303	72,078	(8,775)	-12%	242,524	179,221	74%
Contracts and other	13,359	1,686,088	94	1,183			1,699,541	1,762,279	(62,738)	-4%	7,580,809	5,881,268	78%
Employee benefits	14,242	4,581	4,081				23,904	27,516	(4,612)	-17%	82,547	59,643	72%
<b>Total tenant services</b>	<b>72,791</b>	<b>16,150</b>	<b>94</b>	<b>1,606,713</b>	<b>0</b>	<b>0</b>	<b>1,785,748</b>	<b>1,861,873</b>	<b>(76,125)</b>	<b>-4%</b>	<b>7,905,880</b>	<b>6,120,132</b>	<b>77%</b>
<b>Utilities</b>													
Water	145,839	2,665		425			148,929	144,327	4,602	3%	432,982	284,053	66%
Electric	238,064	2,555					240,619	240,892	(273)	0%	722,675	482,056	67%
Gas	219,905	555					220,460	165,858	54,602	33%	497,573	277,113	56%
Other							0	0	0	0%	0	0	0%
<b>Total utilities</b>	<b>603,808</b>	<b>0</b>	<b>5,775</b>	<b>425</b>	<b>0</b>	<b>0</b>	<b>610,008</b>	<b>551,077</b>	<b>58,931</b>	<b>11%</b>	<b>1,653,230</b>	<b>1,043,222</b>	<b>63%</b>
<b>Ordinary maintenance</b>													
Labor	275,803	34,791		4,432	14,439		329,465	347,175	(17,710)	-5%	1,159,841	830,376	72%
Overtime	18,276	1,522		764	424		20,986	25,000	(4,014)	-16%	74,000	53,014	72%
Employee benefits Maint	119,268	16,685		1,584	10,771		148,308	172,933	(24,625)	-14%	518,800	370,492	71%
Materials	185,192	11,059		570	6,019		202,840	237,735	(34,895)	-15%	499,449	296,609	59%
Contract Costs	527,531	2,466	66,079	25,907	3,024		625,007	693,723	(68,716)	-10%	1,574,903	949,896	60%
<b>Total maintenance</b>	<b>1,126,070</b>	<b>2,466</b>	<b>130,136</b>	<b>33,257</b>	<b>34,677</b>	<b>0</b>	<b>1,326,606</b>	<b>1,476,566</b>	<b>(149,960)</b>	<b>-10%</b>	<b>3,826,993</b>	<b>2,500,387</b>	<b>65%</b>
<b>Protective Services</b>													
Protective Services	176,572				12,698		189,270	252,533	(63,263)	-25%	773,601	584,331	76%
<b>Total protective services</b>	<b>176,572</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,698</b>	<b>0</b>	<b>189,270</b>	<b>252,533</b>	<b>(63,263)</b>	<b>-25%</b>	<b>773,601</b>	<b>584,331</b>	<b>76%</b>
<b>General</b>													
Insurance	154,178	24,068	11,494	13,938	1,722		205,400	204,842	558	0%	608,327	402,927	66%
Pilot	45,061						45,061	44,063	998	2%	132,190	87,129	66%

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY  
October 1, 2022 - January 31, 2023

	LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
Collection loss	64,649		5,903					70,552	29,500	41,052	139%	88,500	17,948	20%
Interest Expense	3,080		21,337		10,013			34,430	31,599	2,831	9%	84,798	50,368	59%
Other general expense	392,929	265						393,194	267,382	125,812	47%	802,146	408,952	51%
<b>Total general</b>	<b>659,897</b>	<b>24,333</b>	<b>38,734</b>	<b>0</b>	<b>23,951</b>	<b>1,722</b>		<b>748,637</b>	<b>577,386</b>	<b>171,251</b>	<b>30%</b>	<b>1,715,961</b>	<b>967,324</b>	<b>56%</b>
<b>Total Operating Expenditures</b>	<b>3,588,191</b>	<b>776,512</b>	<b>267,834</b>	<b>1,777,139</b>	<b>982,748</b>	<b>79,892</b>		<b>7,472,316</b>	<b>7,701,235</b>	<b>(228,919)</b>	<b>-3%</b>	<b>25,312,689</b>	<b>17,840,373</b>	<b>70%</b>
<b>Other Expenditures</b>														
Operating Transfer Out								0	0	0	0%	0	0	0%
Casualty Losses	29,947							29,947	0	29,947	100%	0	(29,947)	0%
Housing assistance payments		8,132,746		144,117				8,276,863	7,966,763	310,100	4%	23,900,289	15,623,426	65%
<b>Total Other Expenditures</b>	<b>29,947</b>	<b>8,132,746</b>	<b>0</b>	<b>144,117</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8,306,810</b>	<b>7,966,763</b>	<b>340,047</b>	<b>4%</b>	<b>23,900,289</b>	<b>15,593,479</b>	<b>65%</b>
<b>Total Expenditures</b>	<b>3,618,138</b>	<b>8,909,258</b>	<b>267,834</b>	<b>1,921,256</b>	<b>982,748</b>	<b>79,892</b>	<b>0</b>	<b>15,779,126</b>	<b>15,667,998</b>	<b>111,128</b>	<b>1%</b>	<b>49,212,978</b>	<b>33,433,852</b>	<b>68%</b>
<b>Net Income (Loss) Before Depreciation</b>	<b>(41,321)</b>	<b>200,124</b>	<b>(8,895)</b>	<b>(2,129)</b>	<b>7,446</b>	<b>26,472</b>	<b>0</b>	<b>181,697</b>	<b>(445,521)</b>	<b>627,218</b>	<b>-141%</b>	<b>243,316</b>	<b>61,619</b>	<b>25%</b>
Gain/Loss Sales of Real Property								0	0	0	0%	0	0	0%
Depreciation	545,849	6,735	53,531	6,590	782			613,487	586,269	27,218	5%	1,758,810	1,145,323	65%
Extra Ordinary Item								0	0	0	0%	0	0	0%
<b>Net Income (Loss)</b>	<b>(587,170)</b>	<b>193,389</b>	<b>(62,426)</b>	<b>(8,719)</b>	<b>6,664</b>	<b>26,472</b>	<b>0</b>	<b>(431,790)</b>	<b>(1,031,790)</b>	<b>600,000</b>	<b>58%</b>	<b>(1,515,494)</b>	<b>(1,083,704)</b>	<b>-72%</b>
Debt service	1,488		54,447					55,935	55,935	0	0%	62,161	6,226	10%
Capital Exp/Long Term Improvements			16,937	514				17,451	17,451	0	0%	1,700,000	1,682,549	-100%
Replacement Reserve Fyoms								0	0	0	0%	13,200	13,200	100%
Change in Assets and Liabilities	(595,222)	(456,159)	265	(33,395)	(62,106)	(147,363)		(1,293,980)	(1,293,980)	0	0%	0	1,293,980	0%
Depreciation Add Back	545,849	6,735	53,531	6,590	782	0		613,487	586,269	27,218	5%	1,758,810	1,145,323	65%
<b>Net cash increase (used) in operations</b>	<b>(638,031)</b>	<b>(256,035)</b>	<b>(80,014)</b>	<b>(36,038)</b>	<b>(54,660)</b>	<b>(120,891)</b>	<b>0</b>	<b>(1,185,669)</b>	<b>(1,812,887)</b>	<b>627,218</b>	<b>35%</b>	<b>(1,532,045)</b>	<b>(2,934,356)</b>	<b>0</b>

**HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM**  
**BALANCE SHEET & RATIO DATA**  
As of 1/31/2023

<b>BALANCE SHEET SUMMARY</b>												
	003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr	160mr	165mr
	Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	Stoney	The Oaks	Camden Station	Brookside View	Plaza	Drayton Pines
<b>1000-00-000 ASSETS</b>												
1300-00-000 TOTAL CURRENT ASSETS	873,855.08	1,053,245.25	607,675.73	434,740.83	295,056.43	137,265.64	153,142.61	154,830.83	76,274.32	53,710.87	-160,854.26	153,762.42
1499-00-000 TOTAL NONCURRENT ASSETS	1,620,499.87	1,611,472.25	1,040,176.58	922,243.25	839,171.99	1,058,141.42	2,583,852.68	3,934,459.68	3,013,946.28	2,598,444.18	284,784.10	2,630,736.34
<b>1999-00-000 TOTAL ASSETS</b>	<b>2,494,354.95</b>	<b>2,664,717.50</b>	<b>1,647,852.31</b>	<b>1,356,984.08</b>	<b>1,134,228.42</b>	<b>1,195,407.06</b>	<b>2,736,995.29</b>	<b>4,089,290.51</b>	<b>3,090,220.60</b>	<b>2,652,155.05</b>	<b>123,929.84</b>	<b>2,784,498.76</b>

<b>2000-00-000 LIABILITIES &amp; EQUITY</b>												
<b>2001-00-000 LIABILITIES:</b>												
2299-00-000 TOTAL CURRENT LIABILITIES	217,883.33	257,834.24	188,827.38	195,781.64	117,117.96	46,161.85	57,029.59	72,792.42	23,655.85	34,087.96	190,961.42	98,941.03
2399-00-000 TOTAL NONCURRENT LIABILITIES	15,403.06	23,727.54	13,176.42	12,359.98	8,465.33	4,116.09	3,873.09	3,076.89	627,795.82	188,730.16	2,744,860.75	2,228,129.27
<b>2499-00-000 TOTAL LIABILITIES</b>	<b>233,286.39</b>	<b>281,561.78</b>	<b>202,003.80</b>	<b>208,141.62</b>	<b>125,583.29</b>	<b>50,277.94</b>	<b>60,902.68</b>	<b>75,869.31</b>	<b>651,451.67</b>	<b>222,818.12</b>	<b>2,935,822.17</b>	<b>2,327,070.30</b>
<b>2800-00-000 EQUITY</b>												
2899-00-000 TOTAL EQUITY	2,261,011.70	2,383,155.72	1,445,848.51	1,148,842.46	1,008,645.13	1,145,129.12	2,676,092.61	4,013,421.20	2,438,768.93	2,429,336.93	-2,811,892.33	457,428.46
<b>2999-00-000 TOTAL LIABILITIES AND EQUITY</b>	<b>2,494,298.09</b>	<b>2,664,717.50</b>	<b>1,647,852.31</b>	<b>1,356,984.08</b>	<b>1,134,228.42</b>	<b>1,195,407.06</b>	<b>2,736,995.29</b>	<b>4,089,290.51</b>	<b>3,090,220.60</b>	<b>2,652,155.05</b>	<b>123,929.84</b>	<b>2,784,498.76</b>

<b>CURRENT RATIO</b>												
003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr	160mr	165mr	
Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	Stoney	The Oaks	Camden Station	Brookside View	Plaza	Drayton Pines	
TOTAL CURRENT ASSETS	873,855.08	1,053,245.25	607,675.73	434,740.83	295,056.43	137,265.64	153,142.61	154,830.83	76,274.32	53,710.87	-160,854.26	
TOTAL CURRENT LIABILITIES	217,883.33	257,834.24	188,827.38	195,781.64	117,117.96	46,161.85	57,029.59	72,792.42	23,655.85	34,087.96	190,961.42	
<b>CURRENT RATIO</b>	<b>4.01</b>	<b>4.08</b>	<b>3.22</b>	<b>2.22</b>	<b>2.52</b>	<b>2.97</b>	<b>2.69</b>	<b>2.13</b>	<b>3.22</b>	<b>7.74</b>	<b>-0.84</b>	<b>1.55</b>

<b>QUICK RATIO (Does not include inventory)</b>												
003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr	160mr	165mr	
Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	Stoney	The Oaks	Camden Station	Brookside View	Plaza	Drayton Pines	
TOTAL CURRENT ASSETS (less inventory)	849,503.30	1,015,474.77	603,591.56	429,537.91	289,223.10	136,037.19	152,342.04	154,364.90	72,702.07	53,710.87	-160,854.26	
TOTAL CURRENT LIABILITIES	217,883.33	257,834.24	188,827.38	195,781.64	117,117.96	46,161.85	57,029.59	72,792.42	23,655.85	34,087.96	190,961.42	
<b>QUICK RATIO</b>	<b>3.90</b>	<b>3.94</b>	<b>3.20</b>	<b>2.19</b>	<b>2.47</b>	<b>2.95</b>	<b>2.67</b>	<b>2.12</b>	<b>3.07</b>	<b>7.74</b>	<b>-0.84</b>	<b>1.55</b>

**HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM**  
**INCOME and EXPENSE DATA**  
 10/1/2022-1/31/2023

	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
<b>3000-00-000</b>												
<b>INCOME &amp; EXPENSE DATA WITHOUT DEPRECIATION</b>												
<b>INCOME</b>												
3199-00-000 NET TENANT INCOME	188,841.44	227,681.27	148,834.75	186,007.00	131,340.00	47,718.38	54,929.96	62,863.00	38,672.00	32,177.00	136,025.41	122,888.06
3499-00-000 TOTAL GRANT INCOME	586,568.50	561,038.50	279,183.50	236,202.50	92,355.50	84,851.50	56,328.50	46,777.50	21,589.00	175.50	0.00	0.00
3699-00-000 TOTAL OTHER INCOME	39,980.80	15,930.12	8,896.25	1,351.40	27,070.10	12.14	24.45	22.60	14.54	6.73	0.00	25.71
<b>3999-00-000 TOTAL INCOME</b>	<b>815,390.74</b>	<b>804,649.89</b>	<b>436,914.50</b>	<b>423,560.90</b>	<b>250,765.60</b>	<b>132,582.02</b>	<b>111,282.91</b>	<b>109,663.10</b>	<b>60,275.54</b>	<b>32,359.23</b>	<b>136,025.41</b>	<b>122,913.77</b>

<b>4000-00-000 EXPENSES</b>												
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	184,772.94	187,822.05	159,860.14	162,487.69	89,929.43	43,379.90	42,074.65	39,524.48	28,258.96	10,735.75	56,129.65	36,964.11
4299-00-000 TOTAL TENANT SERVICES EXPENSES	14,005.76	13,435.74	12,503.45	13,231.76	9,733.07	3,310.79	2,377.31	2,377.31	1,158.57	657.67	0.00	93.55
4399-00-000 TOTAL UTILITY EXPENSES	206,528.48	162,437.02	89,877.70	73,846.16	40,710.36	2,493.52	7,886.52	13,247.50	4,223.96	2,557.60	3,170.22	2,605.15
4499-00-000 TOTAL MAINTENANCE EXPENSES	342,077.06	265,357.62	155,254.66	126,649.57	62,411.19	47,028.94	38,017.10	43,368.95	29,839.91	16,064.65	104,059.56	26,076.73
4499-99-000 TOTAL PROTECTIVE SERVICES	14,629.63	11,795.73	50,561.70	50,358.90	49,225.62	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4599-00-000 TOTAL GENERAL EXPENSES	40,364.09	42,533.00	54,018.17	60,833.46	18,493.57	6,136.77	14,489.70	11,060.12	8,530.99	7,428.18	10,903.54	6,493.60
4699-00-000 TOTAL CASUALTY LOSS / EXTRAORDINARY MAINT	14,942.50	0.00	0.00	0.00	9,180.00	0.00	0.00	5,824.00	0.00	0.00	0.00	0.00
4899-00-000 TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,080.44	0.00	21,337.11
5999-00-000 TOTAL NONOPERATING ITEMS	127,615.63	97,546.53	53,254.60	30,051.42	35,593.38	27,746.46	39,992.92	58,580.30	44,085.56	31,381.80	17,395.04	36,135.98
<b>8000-00-000 TOTAL EXPENSES</b>	<b>944,936.09</b>	<b>780,927.69</b>	<b>575,330.42</b>	<b>517,458.96</b>	<b>315,276.62</b>	<b>130,096.38</b>	<b>144,838.20</b>	<b>173,982.66</b>	<b>116,097.95</b>	<b>71,906.09</b>	<b>191,658.01</b>	<b>129,706.23</b>
<b>TOTAL EXPENSES (NO DEPRECIATION)</b>	<b>817,320.46</b>	<b>683,381.16</b>	<b>522,075.82</b>	<b>487,407.54</b>	<b>279,683.24</b>	<b>102,349.92</b>	<b>104,845.28</b>	<b>115,402.36</b>	<b>72,012.39</b>	<b>40,524.29</b>	<b>174,262.97</b>	<b>93,570.25</b>

<b>9000-00-000 NET INCOME</b>	<b>-129,545.35</b>	<b>23,722.20</b>	<b>-138,415.92</b>	<b>-93,898.06</b>	<b>-64,511.02</b>	<b>2,485.64</b>	<b>-33,555.29</b>	<b>-64,319.56</b>	<b>-55,822.41</b>	<b>-39,546.86</b>	<b>-55,632.60</b>	<b>-6,792.46</b>
<b>NET INCOME (LOSS) NO DEPRECIATION</b>	<b>-1,929.72</b>	<b>121,268.73</b>	<b>-85,161.32</b>	<b>-63,846.64</b>	<b>-28,917.64</b>	<b>30,232.10</b>	<b>6,437.63</b>	<b>-5,739.26</b>	<b>-11,736.85</b>	<b>-8,165.06</b>	<b>-38,237.56</b>	<b>29,343.52</b>

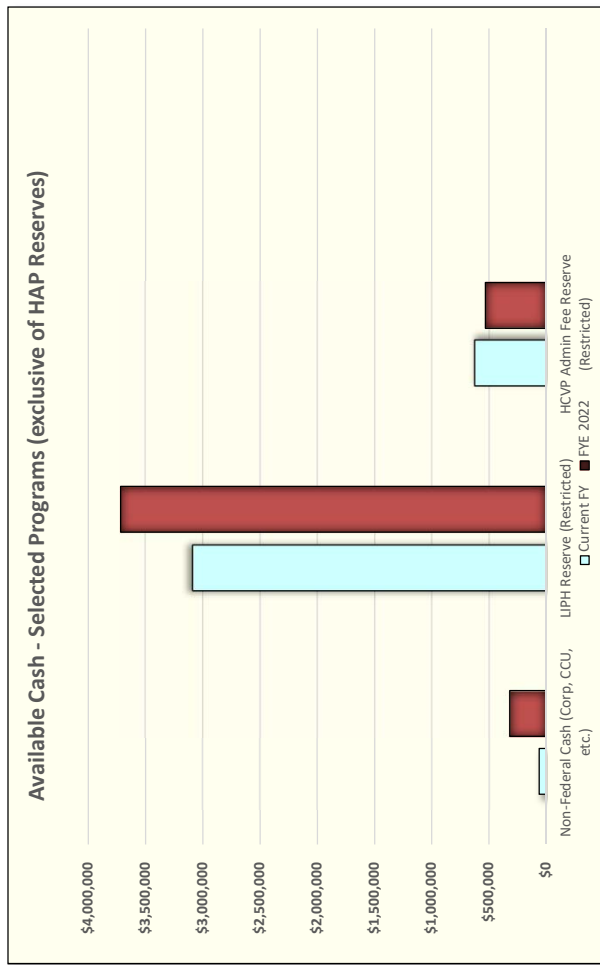
	003lr Piedmont	006lr Cleveland	008lr Sunrise	009lr Crystal	012lr Healy	021lr Townview	022lr Stoney	037lr The Oaks	038lr Camden Station	040lr 041lr Brookside View	160mr Plaza	165mr Drayton Pines
<b>LIPH CASH FLOW DATA</b>												
NET INCOME (LOSS)	-129,545.35	23,722.20	-138,415.92	-93,898.06	-64,511.02	2,485.64	-33,555.29	-64,319.56	-55,822.41	-39,546.86	-55,632.60	-6,792.46
Capital Expense/Long Term Improvements											3,234.13	13,703.00
Replacement Reserve Payments												
Extraordinary Items												
Depreciation Add Back	127,615.63	97,546.53	53,254.60	30,051.42	35,593.38	27,746.46	39,992.92	58,580.30	44,085.56	31,381.80	17,395.04	36,135.98
Net Cash Increase (Used) in Operations	-1,929.72	121,268.73	-85,161.32	-63,846.64	-28,917.64	30,232.10	6,437.63	-5,739.26	-11,736.85	-8,165.06	-35,003.43	43,046.52

	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
<b>LIPH UNIT DATA</b>												
# of Housing Units	240	244	195	201	106	49	48	50	30	15	78	44
Rental Months Year To Date	4	4	4	4	4	4	4	4	4	4	4	4
# Unit Months Year to Date	960	976	780	804	424	196	192	200	120	60	312	176
Average Rent Per Unit Month	153.54	191.81	177.36	225.66	307.14	236.85	279.08	308.81	309.58	529.28	423.69	690.29
Average Subsidy Per Unit	611.01	574.83	357.93	293.78	217.82	432.92	293.38	233.89	179.91	2.93	-	-
	764.55	766.64	535.29	519.45	524.96	669.76	572.46	542.70	489.49	532.21	423.69	690.29
Average Operating Expense Per Unit	851.38	700.19	669.33	606.23	659.63	522.19	546.07	577.01	600.10	675.40	558.54	531.65



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

1/31/2023	Current FY	FYE 2022	Change Over Prior FY
Non-Federal Cash (Corp, CCU, etc.)	\$61,277	\$317,935	(\$256,658)
LIPH Reserve (Restricted)	\$3,085,505	\$3,718,456	(\$632,951)
HCVP Admin Fee Reserve (Restricted)	\$626,084	\$532,452	\$93,632
<b>Total Available Cash (excludes HAP reserve)</b>	<b>\$3,772,866</b>	<b>\$4,568,843</b>	<b>(\$795,977)</b>



NET INCOME (LOSS) - (Selected Programs)	Current FY	Current Budget	Average 3 FYs
HCV Admin	\$209,841	\$40,864	(11,192)
Imperial	<b>\$26,472</b>	\$29,211	22,209
Corporate	\$7,444	\$3,047	(48,325)
003lr Piedmont	(\$1,930)	(\$73,052)	12,917
006lr Cleveland	\$121,269	(\$19,053)	86,573
008lr Sunrise	(\$85,161)	(\$114,466)	(34,290)
009lr Crystal	(\$63,847)	(\$106,045)	(26,644)
012lr Healy	(\$28,918)	(\$105,070)	(66,822)
021lr Townview	\$30,232	(\$1,464)	11,184
022lr Stoney Glen	\$6,438	(\$32,303)	6,543
037lr The Oaks	(\$5,739)	(\$28,049)	9,430
038lr Camden Station	<b>(\$11,737)</b>	(\$8,264)	(3,672)
040lr Brookside View	(\$8,165)	(\$12,529)	(4,389)
160mr Plaza	<b>(\$38,238)</b>	(\$25,691)	17,350
165mr Drayton Pines	<b>\$29,344</b>	\$33,447	30,356
<b>Total Selected Programs</b>	<b>\$187,305</b>	<b>(\$419,417)</b>	<b>\$1,228</b>
Depreciation	(\$606,897)	(\$580,062)	(844,606)
<b>Total Selected Programs Net of Depreciation</b>	<b>(\$419,592)</b>	<b>(\$999,479)</b>	<b>(\$843,378)</b>

