



Tuesday January 11, 2022
Housing Authority of the
City of Winston-Salem
Board of Commissioners
12:00 Noon

Housing Authority of Winston Salem
Board of Commissioners

LOCATION: ELECTRONIC DUE TO COVID 19 PANDEMIC

January 11, 2022
12:00 noon



Tuesday January 11, 2022
Housing Authority of the
City of Winston-Salem
Board of Commissioners
12:00 Noon

BOARD OF COMMISSIONERS MEETING AGENDA
January 11, 2022
12:00 P.M.

1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Review and Approval of Agenda (January 11, 2022)
4. Review and Approval of Minutes (December 14, 2021)
5. Management Reports
 - Executive Director Report
 - Operations Report
 - Housing Choice Voucher
 - Public Housing
 - Unsubsidized Housing
 - Drayton Pines, Inc.
 - Plaza
 - Resident Engagement
6. Resolutions
 - **Resolution No. 2168** – Resolution Authorizing Approval of Financial Statements (November 2021)
 - **Resolution No. 2169** – Resolution Authorizing Petition for Closure of Alleyway
7. Stakeholder Comments
8. Board Comments
9. Adjournment



Tuesday January 11, 2022
Housing Authority of the
City of Winston-Salem
Board of Commissioners
12:00 Noon

December 14, 2021 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
Commissioner Arthur Dark – Absent
Commissioner Kathy Stitts – Present
Commissioner Vivian Perez Chandler – Absent

Staff Presenting:

Kevin Cheshire, Executive Director
Kelly Church, VP of Operations
Nancy Thomas, VP of Finance
Romonda Gaston, Director of HCV

1. CALL TO ORDER

- Board meeting called to order by Chairman Perkins at 12:00 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 ****as amended to add walk-on Resolution 2167** (December 14, 2021)

Motion: Chairman Stitts

Second: Commissioner Gibel

Roll was called. Unanimous.

4. REVIEW AND APPROVAL OF MINUTES

- Consideration to approve the Minutes (November 9, 2021)

Motion: Vice Chair Annese

Second: Commissioner Gibel

Roll was called. Unanimous; No Discussion

5. MANAGEMENT REPORTS

- Executive Director Report
(**Cheshire**) Thank you Mr. Chairman. I think Kimberly's got that pulled up. That is in your packet on page 22. Before I get into what's on the written report, just a real, quick

note here. We did, this morning, have a water main break out at Piedmont Park. The City's on top of that and responding. Not our issue, but we do have some residents out there that are probably going to be without running water most of the day. So just wanted to alert you to that. Running through the items that are listed on the Executive Director's Report. Just to report out of Development Committee, we had a good conversation about the Commons. I wasn't able to report that it was under contract last week when the Development Committee met. I have signed that contract and the only thing left to do is to get that escrow payment over to the escrow agent, Blanco Tackabery. So we will be officially under contract, probably later today. If not later today, then tomorrow and I project out a mid-February closing. We also had extensive discussion with respect to the updated capital report that's we're still going to revise. Committee members and the Board Chair gave some feedback with respect to the time horizon. So we're going to try to look at a two-year horizon, we're going to sum total by site and we're going to make sure that we tie it to our resources so that we know what's actually implementable over that two-year horizon. This is not something that I put on the summary, but I think it is worth mentioning. Development Committee Chair Gibel had suggested that as we're kind of meeting with residents to discuss some of the interior design concepts and some of the finishes, that we reach out to the School of the Arts, given that we are uniquely positioned with that resource here in town. So we're working on that. We've also got a budget line item for actual artwork, whether that be paintings in the hallways or sculptures or whatever. When I discussed that with our development partner, they were thrilled, obviously. They thought it was a great idea, but what they have also been working on is trying to identify some folks in the Community to be involved in that collaborative process. So they said that they've seen that done in other cities were obviously, not an art school necessarily, but maybe it's an Arts Council that works side-by-side with some of the residents, especially the resident youth. So we're pursuing that on multiple fronts. Coming out of the Finance Committee, we have had and will have, continued discussion of the utilization rate within the Section 8 department. We certainly acknowledge that that's a problem when it comes to not serving as many families as we can be serving so long as our utilization rate remains low. But our Finance Committee Chair, Chairman Rose, always emphasizes as well, that there is a financial impact there, right? We're not getting the administrative fee for every one of those vouchers that is underutilized. So you've got a housing impact, but you've also got a financial impact on our Agency's operations. This is just a note here but, as you review the financials later and I'm sure Nancy will emphasize this, she certainly did in the Finance Committee meeting, this is the first month of the fiscal year that we're receiving reports on. So as Nancy said, don't get too upset or too excited, because some of those extreme variances will modulate in the coming months. A brief update on our Section 8 wait list opening. I did report this to both committees. I thought that it was a really smooth process. I commend staff for the way that that was handled from a planning standpoint, as well as from an implementation standpoint. Everybody from the Section 8 staff, to the IT staff had a hand in that. It looks like we're going to have about 3,000, all told, who have come in under this cohort for this opening up the waiting list, which is a good number. That's

December 14, 2021 Minutes

manageable, so I think that's really good all the way around. The fourth item there is eviction filings. Of course, we've been tracking the 12, right? This was the initial filing and we had identified 70 families with whom we had had no contact and we had reached out, but had not received a response about ERAP assistance repayment agreements and we had not received any payment from those families from about March of 2020. And so that was the initial group of 70 that we had kind of targeted and then that was whittled down to 12, because we had received some response. It's not necessarily that we have received payment, but we had some interaction with some of that group. So the 12 that were filed in November, I just want to make sure we're reporting on where that stands. Eight have a hearing scheduled in court, this week, eight of those 12. One had a hearing continued to January, so that will go to court in January. One of those 12, a judgment was in fact granted. So we've got judicial possession. One voluntarily moved out before any evictions were filed and one was filed this week, but we did not yet have a court date. So that's just an accounting of the 12. The number in January is going to be higher right? I mean, December filings are tough because you're between the holidays so trying to get a court date and then trying to pursue evictions for non-payment of rent over the holidays, just not good. You know there's no good way to do that. So I suspect that you all will see that number significantly higher in January, when we look at the second cohort of filings. But I'll continue to keep you all updated just so that we're all collectively understanding what that number is moving forward. Thanks for pulling that up Kimberly. Mr. Chairman, I apologize. I thought this was going to be about three minutes and it looks it's about six. I looked at it this morning. So, if at any point you think it's overkill and we need to move on, let me know. This is an animated rendering of Phase 1 of the Choice project and we talked about this last week during the Development Committee. The architect had committed to having it ready and they did what they said they would. I saw it for the first time, yesterday. There were a few tweaks to it and then this is, for all intents and purposes, the final version of the animated rendering. So we'll kind of do a flyover and then we'll kind of go down to street level. There's no music or anything, so I'll try to narrate or, of course, Chairman Perkins if you see things that you want to comment on or would like to see us address, by all means please jump in. I'll try to orient us a little bit. So the street on the far side is Highland, so we're facing west right now. We're on the Cleveland side. As we kind of come around, you'll see that the playground center there, so we're turning and now we're on 12th Street. So we're looking back facing South. This is a new bisecting street that we're putting in. The intention there, is to make it seem like a community right? Like this is a walkable community, not just a cookie cutter, stamp them out, multiple buildings on the same site. It's to give it a more cohesive, integrated feel. Well, you can see it better. There's some front porches there on those 12th Street facing buildings, but we'll get into that later when we go onto the street level. I think this is a very, from my opinion, a very attractive building and this is the one that the Church is looking at. So that building that you see there is facing Shiloh Baptist Church. So we're on Highland now, flying down Highland. Then this is the largest building here on the corner of Highland and 11th. This is actually a three story walk-up and it kind of anchors the entire site. So we're now on 11th Street. So that building, that

December 14, 2021 Minutes

large building, is facing the Best Choice Center, if you're familiar with that area and it's sort of catty corner to the Kennedy Career Center. So this of course, is the south end of that new bisecting street and then in just a second here, we're going to drill down where you can see, this just gives more of a street level view. I think Chairman Perkins had made some original comments about the roofing. So you'll see all pitch roofs now. We went away from those flat roofs. We still have a lot of windows, kind of close to the ground. That was a little bit of a give and take there. We just went by one of the front porches. So if you see front porches, that's a townhome style unit. That means that each unit will have a first and a second floor and we had initially not had any porches. They were value-engineered out. We received a lot of feedback from residents that that was an amenity that they were really going to miss if that wasn't included. So we went back and we added those front porches to the townhome style units. The other ones are all one-over-one. So if you don't see a front porch, it's a unit on the ground floor that is self-contained and then it's a unit on the second floor above that, that's also self-contained. The exception being that three story building where, of course, it's one, over one, over one. So they're still all walk ups with common breeze ways on the second and the third floor. As far as the unit mix, I know we've presented this before, but I do think it's worth noting. We're talking about 81 total units on this one site. So this is the first phase. Then there will be four subsequent phases. But on the first phase, we're producing 81 units. There are 31 one bedrooms, 34 two bedrooms, 14 three bedrooms and two four bedrooms. Of that mix, 37 of those units are targeted to the same income population who are currently residing in Cleveland. So those 37, are what we would call replacement units. Fourteen are subsidized, but they're not as heavily subsidized. So those are what we call tax credit units. They are not as heavily subsidized and then 30 are unrestricted, so we call that market rate. Anybody can live there. That is anybody that wants to live there can live there, irrespective of income. There's no means testing to be in those 30. So I think it's a real, good income mix. Grant or Chairman Perkins, either of you know more about design and construction than I do, if there are other things that you all are seeing that need to be called out to the rest of the Board. Or Grant, if there are things about the design process that I have failed to mention, by all means, please feel free to jump in. **(Perkins)** I personally think that this is a very good mix of townhomes and mix use of the site. Quite frankly, I think the architecture is quite striking as well. I think the pitch rooves adds a lot to this but, more importantly, the playground area and the common area that you have adjacent to the playground area would probably be heavily used for folks right in this area is essentially a representation of what we do in other parts of not only the city, but within the state as well. So you also have a little bus stop there they can use it if the buses come through for public transportation. So I like the layout. I did want to see the windows get a little bit higher off the ground, but I think with a self-contained and the folks who take pride in this unit, they'll take pride in making sure the security is also in force in and around this area. This is a wonderful way to display the Choice Neighborhood, because it gives people a pictorial. It gives them visuals and now they can see and what they can see as progress comes to fill this out. So I think it's a wonderful way to do it. I would suggest we put this on our web page and put a little jazz music

behind it so folks can feel like they are really part of it. But it's a wonderful way to display what we're doing and how we going to do it. So kudos to the development team and certainly to you, for making this come to fruition. **(Cheshire)** Thank you for those comments Mr. Chairman and I will say Sandra Seals is our point person for McCormack Baron and had planned to be on the call today. She's in the airport coming to our City to meet with the resident group to have a follow up discussion on some of those interior design choices and finished selections that were made, I guess, last month. So she'll be down this week, working with them again. **(Perkins)** This was a very, very good first start to put on the web page and then behind this, you can put other videos in terms the flight of the drone to pick up the interiors as you go down through the process, but this is an excellent way to keep track of what's going on, as well as the folks within the City of Winston-Salem to see what we're doing and how we are doing it. Great job I think.

(Cheshire) Thank you for that. **(Brinson)** My question is the for the overflow parking. Because I didn't hear you mention it's like four bedrooms, three bedrooms and things of that nature. Is parking fitting to each unit and then is there a clubhouse attached to these units? Like some units have like, a space where they have like parties and stuff like that, like an overflow of like a recreational type room. Is that part of this design as well?

(Cheshire) Yes ma'am. So I'll answer your second question first. I don't know if you remember that building that I said kind of anchored the project at the intersection of 11th and Highland the three floor walk-up. There's kind of a courtyard there as we were flying down west to east on 11th Street. So that's kind of the central entry point, and there is shared space there. I don't know that it would qualify as a clubhouse, but it is certainly common space for gatherings and recreational areas and that is also where the central management office is. So there will be on-site staff, management staff, that will be housed there as well. Grant may have to remind me, so the parking specs I think, we're one and a half spaces per unit. I think that's right. I wouldn't want to swear to it. So we don't I mean that's a higher rate than what we've got at some of our other sites. There isn't designated overflow parking, but there is on-street parking that's available there already. I don't know if that's responsive to your question, Commissioner Brinson. **(Brinson)** That'll work. **(Cheshire)** Yes ma'am. Mr. Chairman, that concludes my report unless there are other questions.

- Operations Report
 - Housing Choice Voucher

(Gaston) Mr. Chairman, this is Romonda. The report can be found on page 39 of your packet and just a few highlights. We've added to the report, the total number of vouchers issued per month, as well as, the total number of move outs, it says total EOP for the month in the participation. We've also added average monthly HAP under the voucher budget utilization. So that's just the average HAP paid out for the number of units that we have, based on the total HAP that we paid for the month. And I think that's all that I really added new, this month, to the report. I just want to highlight a few other items. I did add the Emergency Housing Vouchers. We discussed those that we recently got.

December 14, 2021 Minutes

We've received 21 referrals. Out of the 21 referrals, we've received six Requests for Tenancy Approval. So six of the families have located housing and five of them are pending a passed inspection. One passed inspection on November the 29th. So you will see, at a minimum, one on your report for November. So we hope to get that utilization up. We hope to receive the additional referrals that are outstanding over the next couple of weeks. The mainstream numbers, we are working to increase those. Right now, we have 65. As we're pulling families from our waiting list, if they qualify for mainstream, we can add them to our mainstream numbers. As well as, we had an MOU with Cardinal Innovations and when Partners Behavioral Health took over, the work that we had started with Cardinal kind of went out the door. So we're kind of starting fresh again with Partners Behavioral Health Management. We just recently signed a new MOU with them. We've had meetings with them and we have MOUs with Solutions for Independence, as well as the City for mainstream referrals. So we hope to see those numbers increasing soon as well. Special programs we have, we currently administer Special Program Vouchers for the City of Winston-Salem, as well as Positive Wellness Alliance. We have two different MOUs with the City of Winston-Salem, PSHC, which is Permanent Supportive Housing Collaborative, as well as the Tenant Based Rental Assistance Program. They make the referrals for any homeless individuals over to us, and then we assist them with their rental assistance. So the City or Positive Wellness Alliance are the ones that actually get the grant from HUD and then we just administer it on their behalf. So the money doesn't come directly to us, it goes directly to those agencies and then we administer for them. And you should see that number increasing. The reason that number is as low as it is, is because with the Permanent Supportive Housing, we utilized all of the funds during the last fiscal year. And so we converted all those families over to vouchers so that they would not lose their assistance, because we've had a time we were in between funds with the contract. And so we're starting to lease those numbers back up. So you'll see that increase as well, over the next couple of weeks. I'm sorry, over the next couple of months. The other thing I just want to point out, is that we had 198 units to pass inspection after the first failed inspection. We had 252 to fail during the month of October and 198 to pass at the re-inspection point. Some common failed inspection items are the outlet covers can be cracked or damaged, door handles loose, drains not draining properly, those types of issues. That concludes my report for the month of October unless there are any questions for me. **(Gibel)** Romonda, are we compensated by the City and by Positive Wellness Alliance for administering those vouchers? **(Gaston)** We are. It's about 7% that we receive of the grant, the total amount. **(Gibel)** Okay. Thank you. **(Rose)** Romonda, I had a question. On the vouchers issue, but not leased on the street, can you fill in that gap there? What exactly that means? I know it means that they're not leased, but how long do people have to find an apartment? Does it get back in the system, how does that work? **(Gaston)** So when we issue a voucher to a family, they have 60 days to find a unit. However, we can grant extensions for them, if they need an extension. So we have 249 new vouchers, that does not include our current participants. It's only new vouchers that are currently out looking for housing and some of those are beyond the 60-day timeframe. **(Cheshire)** Mr. Chairman, if I can add that, Romonda gave us a great

December 14, 2021 Minutes

answer, but I think Commissioner Rose makes a good point implicitly. We could issue 5,000 vouchers next month, but if there's not enough housing in the market to absorb that, then it's a moot point, right? Because then you all you got, is people out here with a voucher and they can't find anywhere to live and that doesn't help anybody. Last week, HUD issued a national notice allowing us to increase our payment standards even further, as an industry. You all may remember a couple of months ago, you allowed us to move our payment standard up to 110% of what HUD identified as kind of the average market rate. Well, HUD has now allowed select markets that are very tight, to move that all the way up to 120%, just acknowledging the difficulty that people are having finding housing and the increased rental rates, and so our market was one, which I think reflects that point that Romonda and her staff can issue all these vouchers, but we're not going to see that utilization rate go up if those vouchers can't be absorbed into the marketplace. So a good point. One we need to keep our eye on. I just wanted to take this time to note that we've got HUD also supporting what we are finding as a practical matter, which is it is very difficult for people in this market to find housing at that rate and they're working with everybody to try to get those rates up if you're in one of those markets. **(Perkins)** Thank you very much Kevin, as well as Romonda. Any other questions for Housing Choice Vouchers and Romonda?

- Public Housing

(Church) Thank you, Chairman Perkins. This is Kelly and my public housing report for operations starts on page 40 in your packet. I'm just going to hit the highlights. This report is very similar to the report we submitted to you all last month. We have added a few different line items and I will just point those out for you. Our occupancy rate, across the whole portfolio with public housing, is 97.6%. Our tenant receivable column, which is about six down on the left hand side, Kimberly is hovering over it right now, I want to point that line out, especially, because I feel like it's really important. That line item represents the amount of money that is owed to HAWS at every public housing property. So these are tenants that have balances that they have not paid or these balances are pending ERAP application, meaning we're waiting for a tenant to receive assistance to cover their outstanding balance. So that's what that line item is. Directly below that is the amount charged for the month of October, and then the amount of payments collected for the month. Moving down to security, I just want to highlight that we have combined the violence and drug report, so you can see those in one column. And finally, the last thing I want to point out on this report is the recertification. So you can see that we are doing pretty well on our recertification, with the exception of the 52 that are outstanding at Piedmont Park. We recently had a management change at that property and we have a new manager in place and we have three additional staff members that are over there assisting with processing these past due recertifications. We have our trainer and we also have our compliance APM over there assisting with getting these caught up. So I just wanted to provide an explanation for that.

- Unsubsidized Housing

- Plaza Apartments and Drayton Pines

December 14, 2021 Minutes

(Church) And the third report we will move on to is Unsubsidized Housing. This is Drayton Pines and Plaza. And the only thing I wanted to highlight on this report, are the two vacancies over at Drayton Pines. About two months ago, I mentioned to you that those are two down units that have major repairs. It's actually one duplex building with two units in it and we are in the process, with our capital department, of obtaining an internal cost estimate to get quotes on getting those units repaired so we can put them back online for leasing. That's all I have on these reports, unless you have questions.

(Stitts) This is Kathy Stitts. I have a question. How has the lift of the moratorium of the rent impacted your receivables? **(Church)** Do you mean, as far as how the tenant started paying since it's been lifted? **(Stitts)** Yes. Has it increased or decreased? **(Church)** To be honest with you, the tenants have not started to pay since it's been lifted. I believe they're just waiting for the court papers to be filed. They pretty much have told management that they haven't had to pay in 18 months and they don't really understand why they need to pay now. So I think, once we start filing even a few evictions and they see people actually being taken to court through that process, that the word will spread very quickly and people will start paying their rent accounts down or at least maybe payment arrangements with the management office.

o Resident Engagement

(Parmon) Good afternoon Chairman Perkins. So on December 18, which is Saturday, we're doing a Christmas in a Community partnered with the Forsyth County Sheriff's Department. We will be hosting Christmas festivities with allowing the kids to come and take pictures with Santa, providing a dinner, giving gifts. There will be music and caroling so it will be a very festive day for everyone over at Piedmont Park. So if you all are available during that time, it's from 12:00 to 2:00, you can come out and enjoy the festivities with us. Again, it's this Saturday from 12:00 to 2:00 at Piedmont Park.

6. **RESOLUTIONS**

Resolution No. 2165 – Resolution Authorizing Approval of Financial Statements (October 2021)

Motion: Commissioner Rose

Second: Commissioner Stitts

Roll was called. Unanimous.

(Thomas) Good afternoon. These are the financials as of October 31 and, as Kevin mentioned, this is our first month into our new fiscal year. I made a little bit of a change on the balance sheet. In the past, we had compared the current month to the same month of the previous year. What I'd like to do this year, is kind of have that center column will be how we ended our last fiscal year and that'll kind of stay stagnant and then we'll just be comparing it. So it's our activity for the year and how we've changed during the fiscal year. So our unrestricted cash again, this will be comparing October to September, so just one month into the year, we're showing a decrease of \$79,000. But, if you look down at

the accounts payable, you'll see they decreased \$324,000 and that's because September, being the last month of the fiscal year, of course, we accrue any invoices we receive after September 30 that were for expenses incurred before September 30. So that's why we always have high payables at the end of the year. So that's part of the cash decrease there. The restricted cash for HAP, that's the housing assistant payments to the landlords in the Section 8 program. Again, that increased because as Romonda mentioned, our utilization is still a bit lower than we want it to be, so we're not quite spending the money we're receiving at this point. The prepaid expenses are showing a decrease of about \$51,000. The main thing that's in the prepaid expenses at the end of the fiscal year, were three months' worth of insurance premiums. So that's going to decrease around that \$50,000 each month and then in January, it'll go back up again when we pay for 2022. I have already mentioned the payables, so we'll go ahead and go to the income statement. And again as Kevin mentioned, this is one month and it's the first month of the year, so we always look pretty good the first month of the year, because any expenses that related to prior to September 30, we put back into that fiscal year. So in any given year, the first month tends to have lower expenses and the last month tends to have higher expenses, just based on the timing of receiving the invoices and that sort of thing. The HUD subsidy/grants are showing under budget by about \$169,000 and that is primarily in the money received from HUD for the HAP payments. Again, that's based on our utilization rate and then the admin fee is also under budget. Again, that's where Kevin mentioned that there is a financial impact from the voucher program. If we don't have a voucher leased, we also don't receive the admin fee on it. So that's those two numbers. Our other income is a little bit below budget and that is actually the line item where those grant programs with the City that Romonda talked about come in. So that's where she mentioned we had some we were leasing back up. So that's why that number is a little bit below budget, but that should come back up. The construction revenue, that is only the construction at Brookside View, that's a little under budget. There again, we should meet budget by the end of, or before the end of the fiscal year as we complete that project. It's just the timing of when we complete it. Then the management fees are also a little bit under budget by \$13,000. Again, those are the internal management fees that the voucher program pays the corporate office, so it's an internal. You can see there's management fees, this is revenue there's also management fee included in the administrative expense and they offset each other. But it's the fees that the corporate office can get or the central office can get from the programs to help cover the overhead. The administrative expenses are below budget. All expenses are below budget. Again, that's not uncommon for the first month in the year. Most of these we'll make up, so not really a lot to gain from these numbers this month. Again, they are in pretty much all areas, except for our general. Our general is pretty much right at budget. So our net income before depreciation is \$365,000, our budget is \$143,000. That's about a \$220,000 variance and then after depreciation, our net income is \$161,000 and again, that's about \$225,000 better than we have budgeted. Again, you know we don't expect all of these savings to necessarily continue. There'd be

December 14, 2021 Minutes

a timing difference in a lot of these for when the expenses are actually incurred. The current ratio is 4.9%, our total cash decreased \$106,000. Then go the Dashboard/Scorecard. There you can see in the upper left hand corner again, those are the cash balances. Our non-federal cash, our public housing reserve and our Section 8 administrative reserve. So those are the balances as compared to how we ended fiscal year 21. Then that's just showing the change and then on the right hand side, are some of the individual departments, all the individual public housing communities, and you can see their net income before depreciation compared to their budget, compared to the average for those communities, for the last three years and then their graphs that graph each of these same numbers. Are there any questions at this point? **(Cheshire)** Mr. Chairman, we didn't have a quorum for the Finance Committee, although we did have an informational only meeting. I just want to alert you to the fact that we will need a motion and a second for this item this month, since the Finance Committee was unable to make an official recommendation. Thank you.

Resolution No. 2166 – Resolution to Approve the Revised Admission and Continued Occupancy Policy (ACOP) for All Public Housing Developments

Motion: Commissioner Gibel

Second: Vice Chair Annese

Roll was called. Unanimous.

(Church) Yes sir, this is Kelly. I'm presenting Resolution 2166 for approval of the Revised Public Housing ACOP. We distributed full copies of the ACOP, with the revisions, along with an outline showing the changes that have been implemented. Moving forward, we are actually utilizing the Nan McKay ACOP template to handle our revisions. So it's made it a lot easier on us to be able to track the changes and to let you all know what those changes are and to highlight them, because it's a very large document and it's a lot of work to go through to present to you all to show you the changes. So I just wanted to let you know, moving forward, that is how we're tracking those. And we are on a subscription to receive updates through Nan McKay to make these revisions in the future moving forward. So I just wanted to point out that the changes are in bold on the highlighted page that Kimberly has pulled up. It starts on page 59 in your packet. I'm not going to read through these individual changes, but if you have any questions for me, I'll be happy to answer any of those.

Resolution No. 2167 – Resolution Authorizing the Board of Commissioners to Approve a Revision in the Housing Authority of Winston-Salem's Flat Ret Schedule for Public Housing Developments

Motion: Commissioner Adams

Second: Commissioner Gibel

Roll was called. Unanimous.

(Church) Chairman Perkins, this is Kelly. I'm also going to be taking resolution 2167 on the Flat Rents. We are presenting a resolution for approval of the revised flat rents. This also only pertains to public housing. We bring this resolution annually and this year, we are asking for these revisions to be effective for January 1, 2022. We are required to post our revisions to our flat rents for 30 days for a comment period to our residents. We have done so. We posted that November 1 and we did not receive any comments during the comment period. Only five units sizes, out of all of our changes had a slight increase in their flat rents. They were the Oaks at Tenth, Crystal Towers and Healy Towers and they are highlighted in yellow. The other two changes were actually reductions in the flat rent and they were in the four bedroom at Piedmont Park and the four bedroom at Cleveland Avenue Homes. I also want to remind the Board that as a portfolio and public housing, we only have a total of 52 flat renters within our entire portfolio that are affected by these changes and they are only affected at the time of their ad will research. So it's not like January 1 comes and we immediately make these changes to the rent. It is made when they do their recertification. Now, for any new move ins, that is obviously the flat rents are implemented immediately as of January 1. So we're requesting approval for the revised flat rents for Resolution 2167 unless there's any questions.

7. STAKEHOLDER COMMENTS

None.

8. BOARD COMMENTS

None.

9. Closed Session

N.C. Gen. Stat. §143-318.11(a)(6). To consider the qualifications of employment of a public employee.

Motion: Commissioner Rose

Second: Commissioner Stitts

Roll was called. Unanimous.

10. ADJOURNMENT

Motion to adjourn

Motion: Commissioner Adams

Second: Vice Chair Annese

Roll was called. Unanimous.

The December 14, 2021 meeting of the Board of Commissioners for the Housing Authority of the City of Winston Salem adjourned at 1:01 P.M.



December 14, 2021 Minutes

Tuesday January 11, 2022
Housing Authority of the
City of Winston-Salem
Board of Commissioners
12:00 Noon

Acknowledgment and Adoption of the December 14, 2021 HAWS Board Minutes:

Adopted: _____ (date)

Signed: _____ Executive Director (ED)

Executive Director Report

Executive Director Report (January 2022)

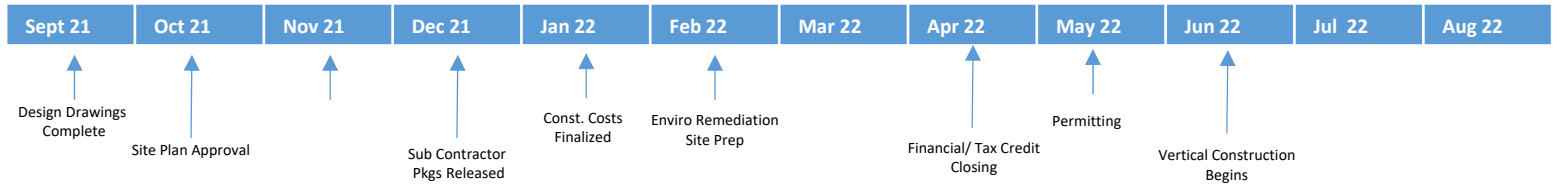
- 1) Development
 - a) Commons
 - b) Choice
 - i) Animated Rendering
 - ii) Phase 2 Application
 - iii) Phase 2 Relocation
 - c) Met Village
 - d) Crystal Towers
- 2) Housing Choice Voucher (Section 8)
 - a) Issuances
 - b) HUD Waiver (Increased Payment Standard)
- 3) Evictions
 - a) Housing Report
- 4) Storm Damage
- 5) ROSS and FSS Grants
- 6) Resident Successes
 - a) Graduations
 - b) Scholarships
 - c) Homeownership

CNI REPORT

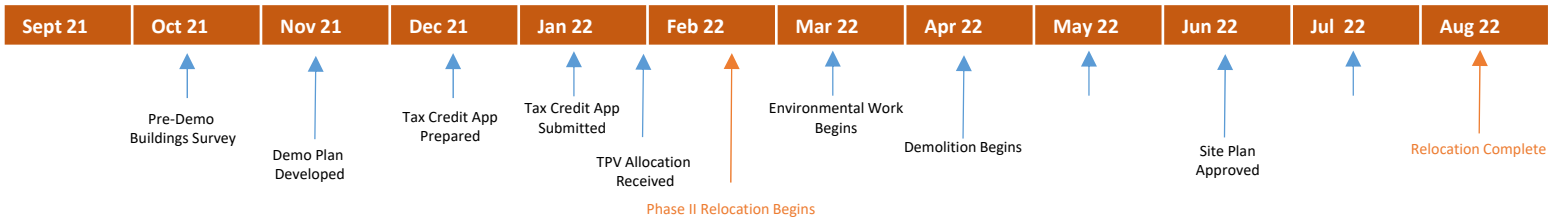
HAWS Board of Commissioners Meeting Choice Neighborhood Initiative Summary January 10, 2022

Project Schedules

Phase I – Brown School Site



Phase II – Cleveland Avenue Homes site



Housing

- I. Resident Design Team met on 12/15 – common area finishes; etc.
- II. Preparing Tax Credit pre-application documents for submittal to State in January 22.
- III. Submitted Revised Project Phasing Plan to HUD for approval.
 - a. No change in unit counts or income mix.
- IV. Submitted Phase I Mixed Finance Development Proposal to HUD for approval.
- V. MBE/Section 3 contractor submittals under review for inclusion in the Phase I construction plan.
- VI. MBS released RFP for public improvements services (street, sidewalk, c&g).

Neighborhood

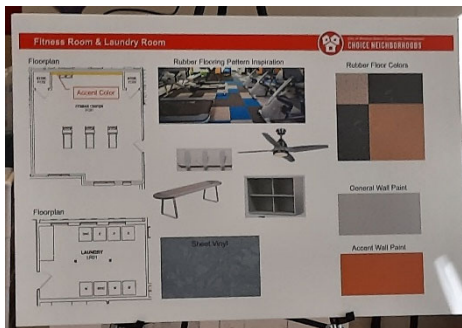
- I. Awaiting HUD response to CCI Plan submitted in late October.
- II. Proposed Critical Community Improvements Under Review
 - a) Blight Elimination; Demolition; Façade Improvements (residential & commercial)
 - b) Community Placemaking
 - c) Workforce Development
 - d) Healthcare and Healthy Foods

People

- I. 230 CAH families Engaged by USI. 94% enrolled in Case Mgmt
- II. “Blessing Boxes” for Senior Citizens distributed in December.



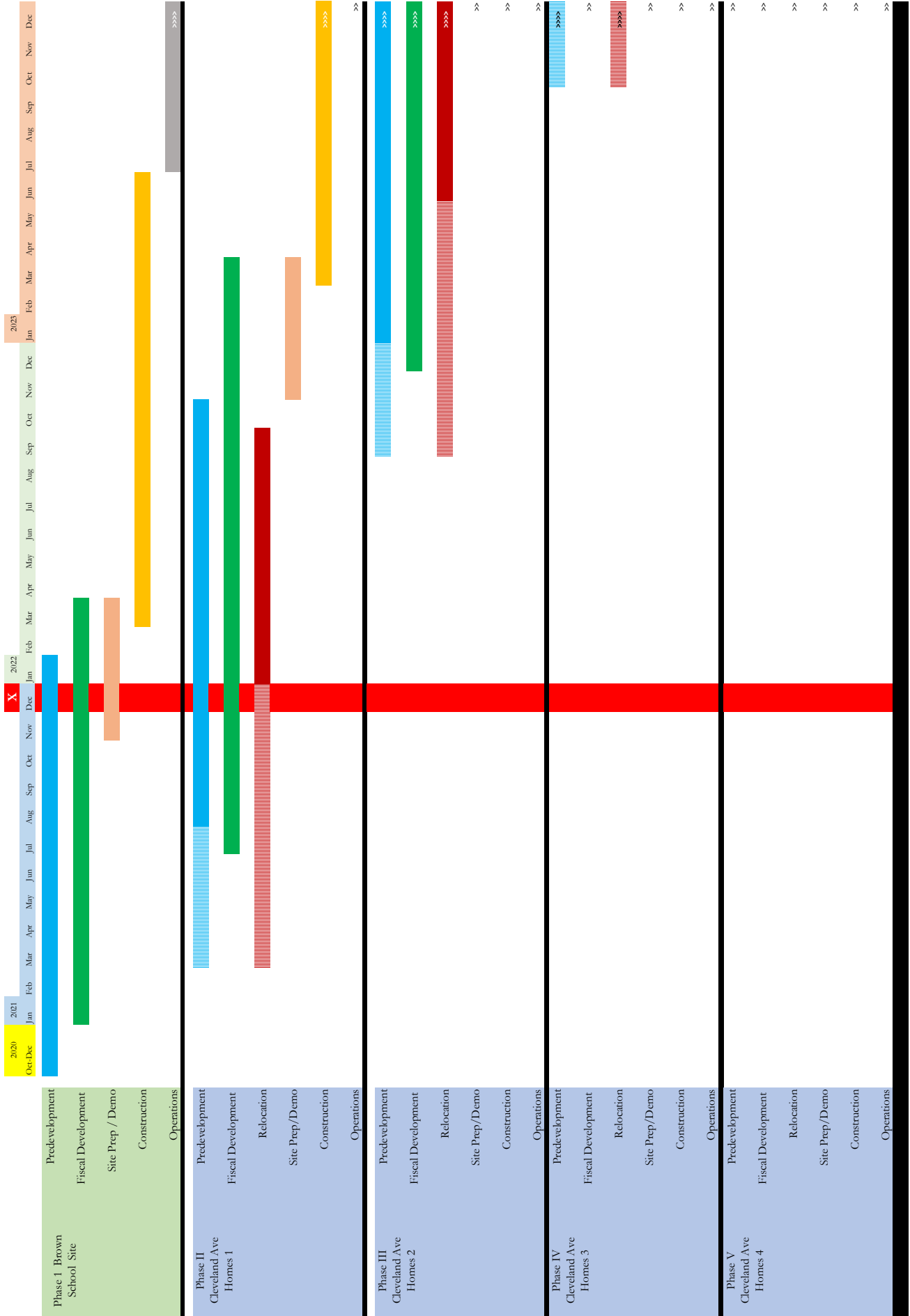
Resident Design Team meeting



Fitness Ctr / Common Room finishes



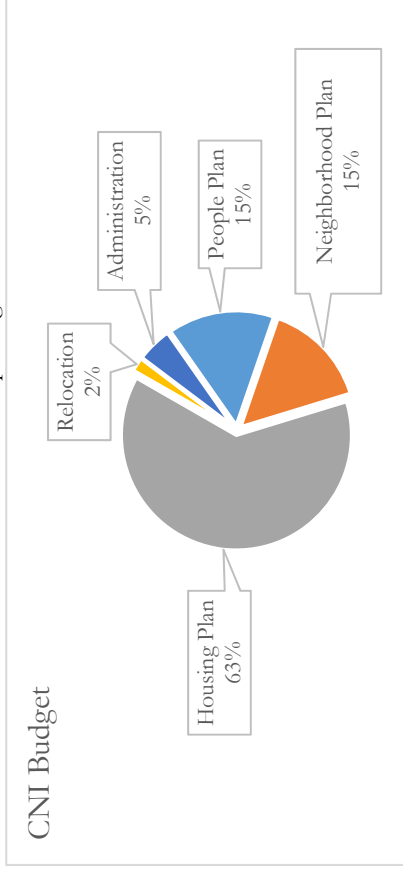
“Blessing Boxes” distributed



Choice Neighborhood Initiative Budget (HUD funds only)

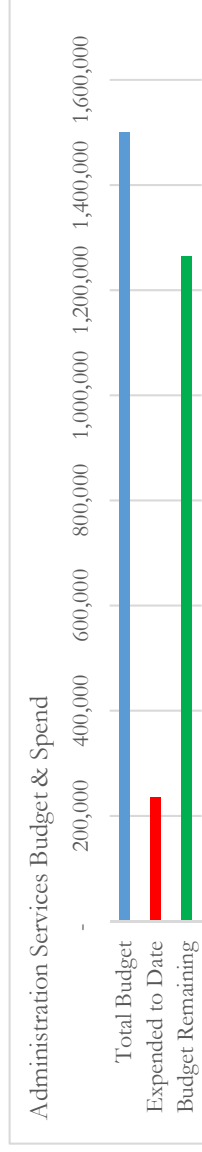
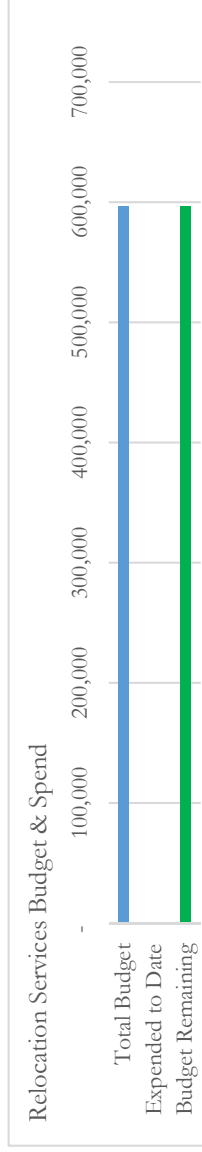
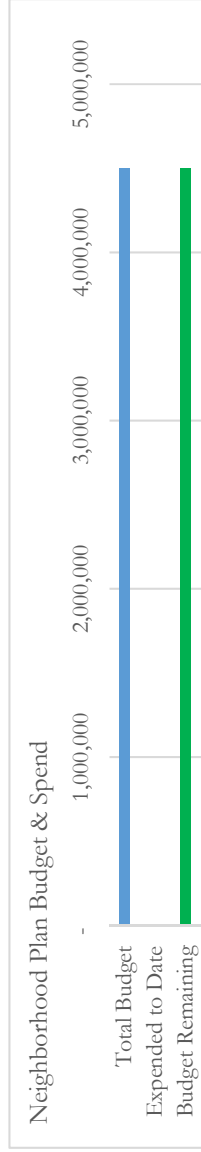
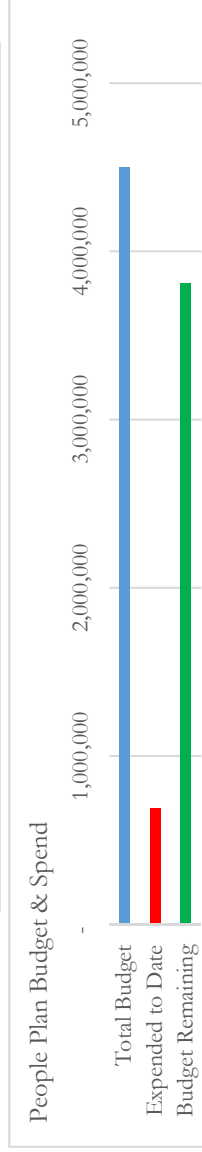
People Plan	4,500,000
Neighborhood Plan	4,500,000
Housing Plan	18,903,000
Relocation	597,000
Administration	1,500,000
\$	30,000,000.00

Reporting Period: December 2021



CNI Budget & Expenses by Area

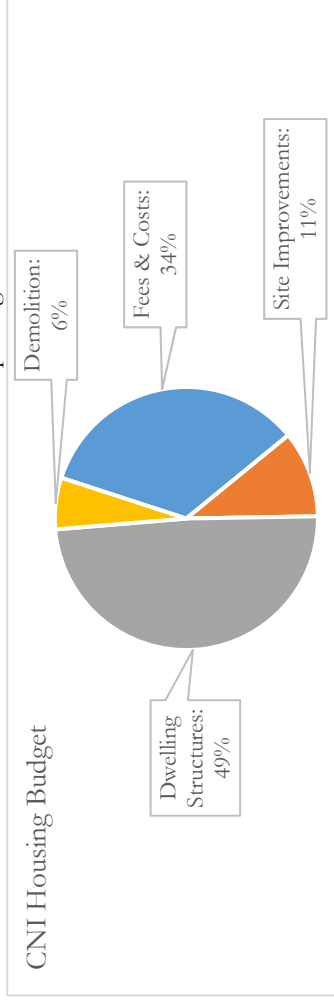
Area	Total Budget	Expended to Date	Budget Remaining	% Expended
People Plan	4,500,000	687,145	3,812,855	15%
Neighborhood Plan	4,500,000	-	4,500,000	0%
Relocation	597,000	-	597,000	0%
Administration	1,500,000	235,678	1,264,322	16%



CNI Housing Budget

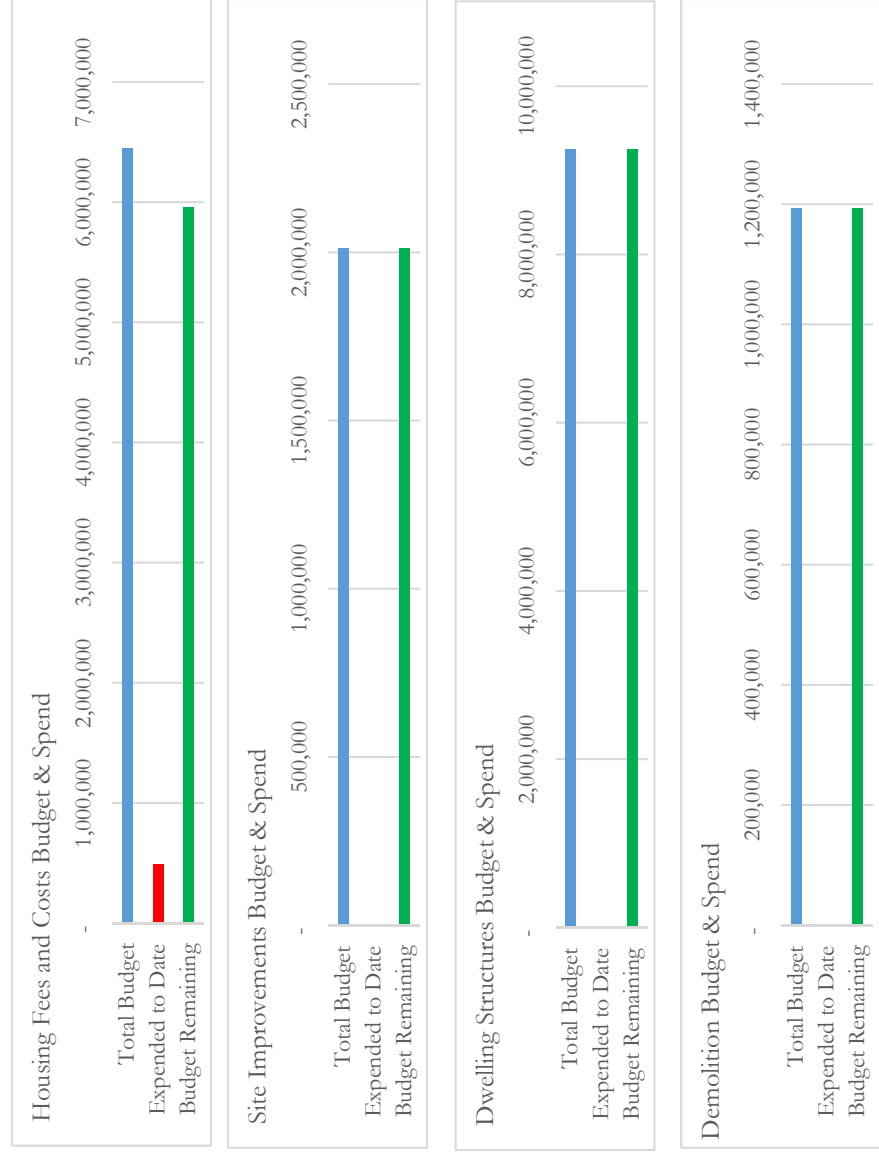
Fees & Costs:	6,444,862
Site Improvements:	2,012,000
Dwelling Structures:	9,252,138
Demolition:	1,194,000
	\$ 18,903,000

Reporting Period: December 2021



CNI Housing Budget & Expenses by Area

Area	Total Budget	Expended to Date	Budget Remaining	% Expended
Fees and Costs	6,444,862	485,000	5,959,862	8%
Site Improvements	2,012,000	-	2,012,000	0%
Dwelling Structures	9,252,138	-	9,252,138	0%
Demolition	1,194,000	-	1,194,000	0%



HOUSING IMPLEMENTATION MONTHLY UPDATE

WINSTON-SALEM
The CHOICE

December 2021



I. Summary of Activities

A. Previous and Current Month

1. Design

1. The Steel Group Architects (SGA) Phase I Permit set completed October 2021
2. Phase I Site Plan approval received from City of Winston-Salem November 2021
3. Phase I Public Improvement (PI) Drawings submitted to City of Winston-Salem on 12/3/2021
4. SGA created a Flyover Animation of the new community. Animation was presented to residents at the 12/15/2021 community meeting. Minor revisions to the animation are underway. Final draft will be posted to the Co-Urbanize website
5. MBS issued an RFP for PI work on 12/23/2021.

2. Construction

1. Frank L. Blum Construction Submitted Preliminary GMP on 12/15/2021 for review

3. CNI, Phase II

1. NCHFA Preliminary Tax Credit application available – Application Due date January 21, 2022

4. Co-Urbanize website was publicly launched on 5/28/2021.

1. Resident engagement on the site has been frequent and active with positive feedback.

5. MBS hosted the Second Design Committee for residents on Wednesday 12/15/2021.

1. Four residents attended the meeting.
2. Project team members in attendance included HAWS, MBS, Urban Strategies, Steele Group, and Hayden Interiors Group.
3. The meeting was very successful. Agenda included review of the design selections made by residents for interior kitchens and baths at first Design Committee meeting held on 8/18/2021. Agenda also included Hayden Design presentation of design selections for the community space/multi-purpose room. Residents were very pleased
4. Next design committee meeting to cover common area finishes and design.

6. CNI Phasing Plan
 1. A third revision to the phasing plan was presented to HAWS. No changes to the total number of units, income mix or unit mix to the development plan. Revision involved a shift in what constituted Phase II – Phase V.
 2. The third revised phasing plan was presented to HUD for approval

7. Finance
 1. US Bank was selected as equity investor for the project. An LOI has been executed
 2. HAWS/MBS/Reno Cavanaugh/Coats Rose – Held a Closing Kick-off call on 12/20/21. Regular calls will resume in January and will be held weekly until Phase I financial closing
 3. Phase I Mixed-Finance Development Proposal, including COVID waiver was submitted to HUD for approval on 12/17/2021

8. Tax Credits (NCHFA)
 1. MBS submitted comments to the 2nd draft 2022 NCHFA QAP on 12/1/2021
 2. Comments revolved around:
 - i. Increase credit request for set-aside
 - ii. TDC limits
 - iii. Credit limits per principal

9. Environmental Status
 1. Part 58 completed and submitted to City of Winston-Salem, while awaiting approval of the Draft EMP from North Carolina Department of Environmental Quality (NCDEQ).
 2. NCDEQ assigned a PM (Jordan Thompson) to the project to review the Brownfields Application and Draft EMP
 3. Held kick off meeting with NCDEQ PM on 12/14/2021. Discussed accelerating NCDEQ Approval.
 4. MBS submitted request to City of W/S for approval to demolish the Brown School building down to the slab/no soil disturbance, while Draft EMP is under review with NCDEQ. Request included support from NCDEQ. Request is under review by the City.
 5. Environmental consultant, Hart & Hickman conducted supplemental soil & gas sampling on the Brown School site to further delineate impacted soils
 - i. Hart & Hickman has begun Phase II planning for the CAH site. Unit environmental sampling commenced in September 2021 and is ongoing.

10. Surveyor, Allied Associates has completed work on the Phase I site.

11. Draft Historical Structure Survey Report completed. Received notice from the North Carolina SHPO that demolition of the Cleveland Avenue Homes site will be considered to have an adverse affect and will need to initiate a formal Section 106 response with the intent of entering into a memorandum of agreement between HAWS and HUD/SHPO to mitigate the adverse affect.

II. Upcoming Month (January)

1. Section 106 - Enter into Agreement with Grubb & Associates to assist in preparation and negotiation of the MOA to mitigate adverse affect
2. Finalize GMP and MBE/Section 3 Participation Plan with GC
3. Present revised phasing plan at January Resident Meeting (if HUD has approved)
4. Anticipate NCDEQ Approval by late January 2022
5. Abatement / Demolition Notice to Proceed – January 31, 2021
6. Submit Housing Permit Application
7. Submit Phase II Preliminary 9% Low Income Housing Tax Credit application to NCHFA

III. Key Upcoming Dates (beyond January)

- Start Site Prep February 2022
- Approval of full EMP March 2022
- Approval of Part 58 March 2022
- Start Vertical Housing April 2022
- Substantial Completion/PIS July 2023

IV. Contracting Status

- a. Architect: Steele Group Architects - \$570,000-executed 2/12/2021
- b. Architect: Steele Group Architects--Site Prep-- \$135,407
- c. Architect: Steel Group Architects – Public Improvements – TBD (will receive proposal 1/14/22)
- d. Environmental Consultant: Hart & Hickman – Part 50 & 58 activities- \$9,600
- e. Environmental Consultant: Hart & Hickman—Phase II - \$54,000
- f. Environmental Consultant: Hart & Hickman—Phase II Supplemental work - \$25,400
- g. Environmental Consultant: Hart & Hickman—Asbestos Survey and Hazardous Materials Inventory-- \$71,800
- h. Geo-Tech Exploration: ECS Southeast, LLP--\$14,650 (proposal executed 3/3/2021)
- i. Surveyor: Allied Associates - \$8,400
- j. Noise Study- RML Acoustics- \$5,500
- k. Section 3 M/WBE Consultant—HGF Incorporated - \$54,200 – executed 3/18/2021
- l. Section 3 M/WBE Consultant-Level-up/HGF Incorporated- \$40,000-executed on 2/10/2021
- m. Contractor: Frank L. Blum Construction (finalizing negotiations)
- n. Historical Architect: Richard Grubb & Associates-\$12,618
- o. Civil Engineering – CNI Phase II – Stimmel – TBD (will receive proposal 1/14/22)

V. Section 3/MWBE Participation.

- 1. Section 3/M/WBE Consultant HGF and Frank L. Blum Construction have commenced meetings to develop and outline a strategy for Section 3/M/WBE Outreach for resident hiring and sub-contractor selection.
 - a. Meeting was held on 10/22/2021 between MBS, HGF, and Frank L. Blum to continue discussion on section 3 & M/WBE hiring
 - b. November 15, 2021 – Frank L. Blum held a Contractor Outreach Fair. Event was successful. Approximately 20 subcontractors were in attendance. Outreach to potential sub-contractors will continue by GC

VI. Status of Work. No report at this time.



USI | URBAN STRATEGIES, INC.

Cleveland Avenue Homes Winston-Salem, NC

CNI Monthly Report

December 2021

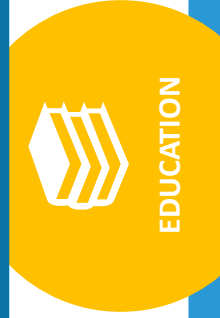


PEOPLE RESULT



OUR MISSION...

All children and families will be STABLE and THRIVING.

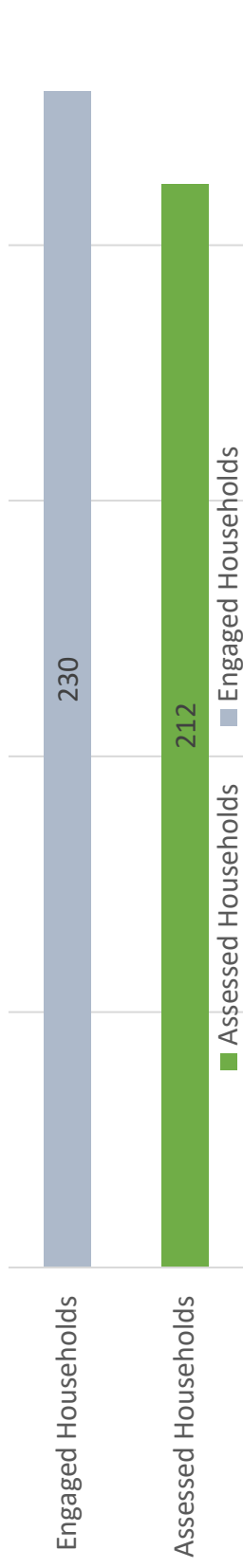




FAMILY SUPPORT

Progress as of December 2021

CNI Goal= total of 220 households



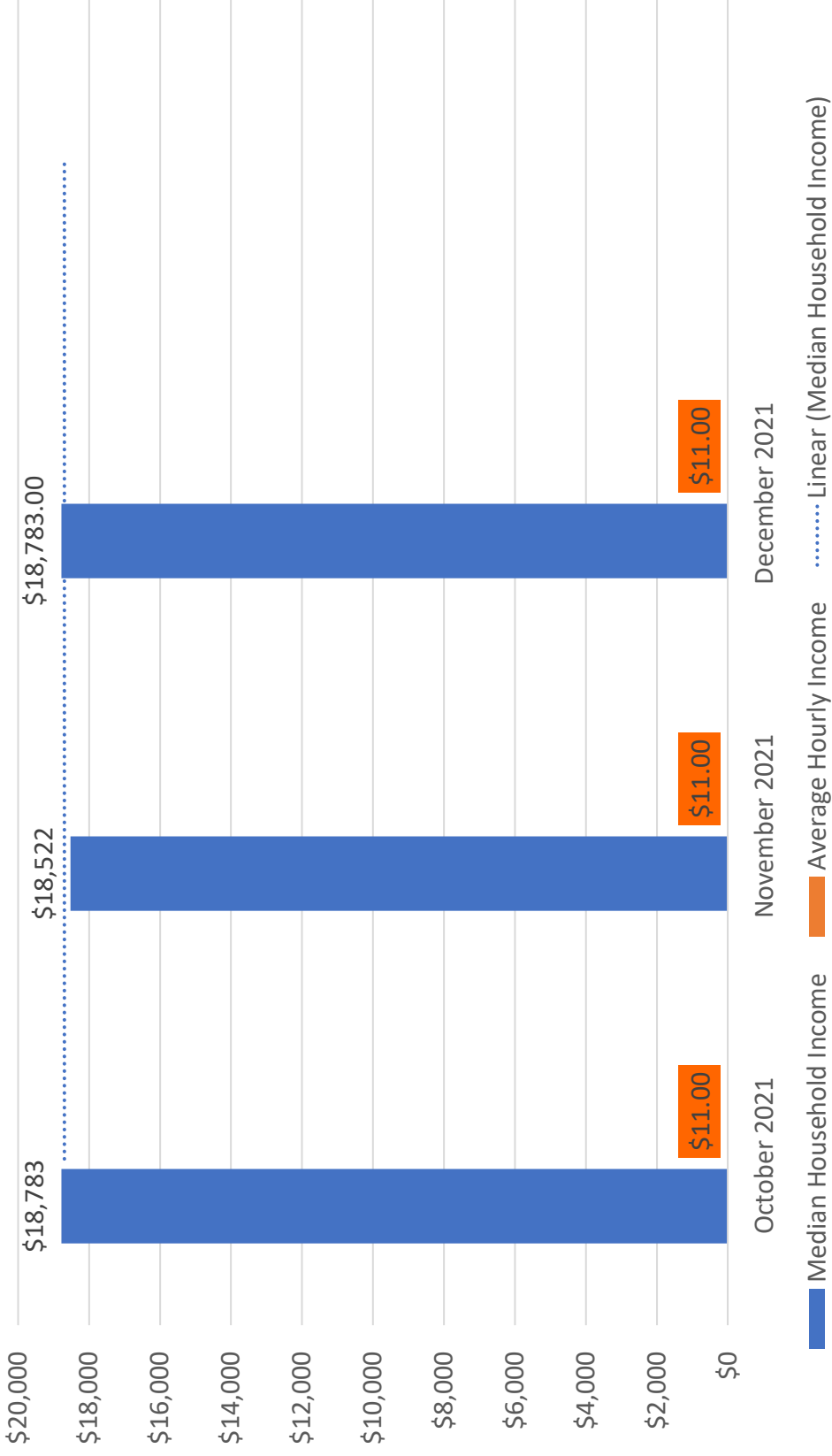
Total Number of Households	220
Total Number of Households Contacted	220
Current Number of Households Engaged	230 or 104.54%
Current Number of Households Dismissed from Program to date	29
Total Number of Engaged Households with Completed Assessments	212 or 92.17%
Number of Number of Households at Resident Monthly Meeting	9



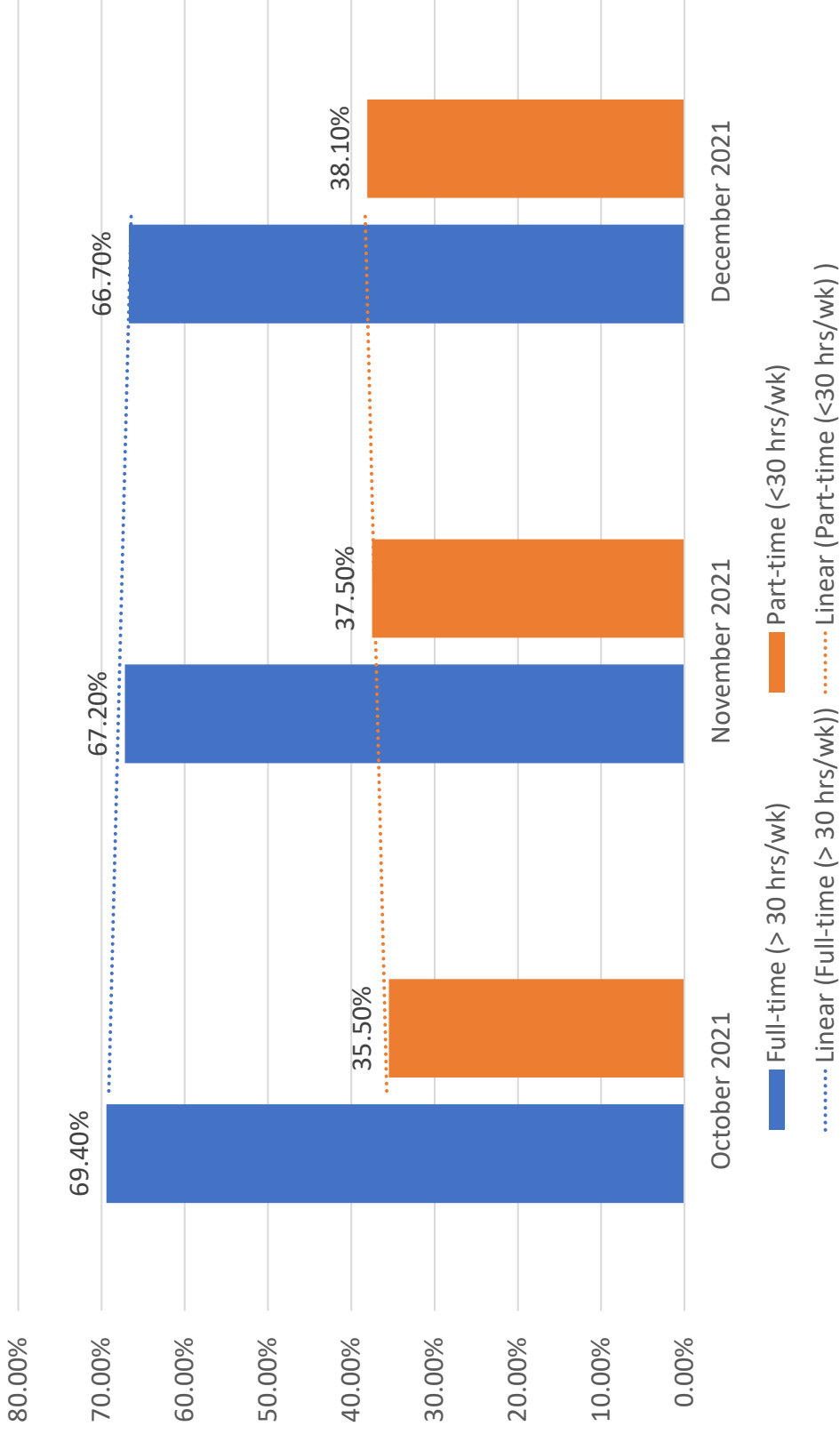
ECONOMIC MOBILITY Indicators of Success



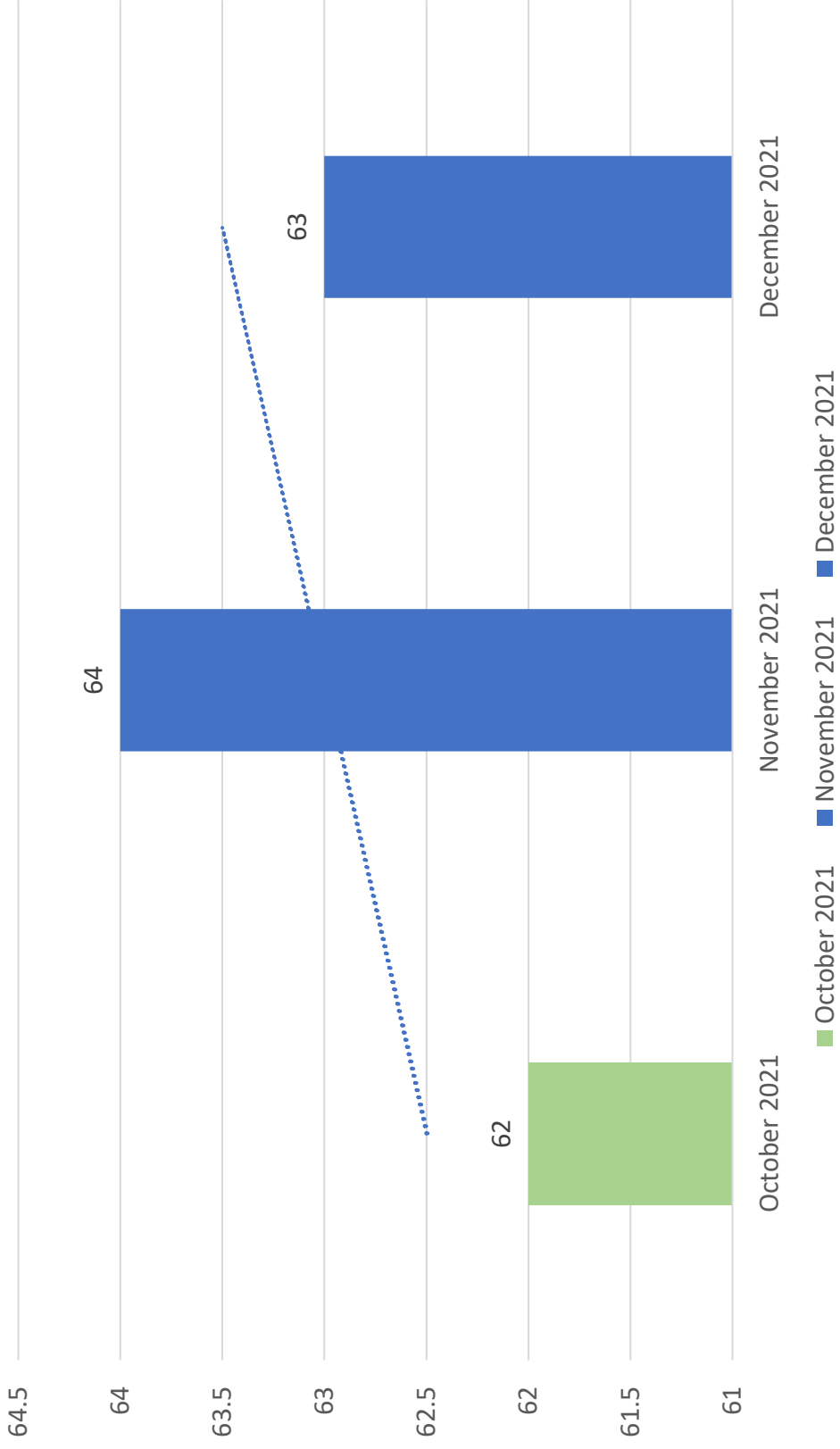
Employment and Income Trend Analysis

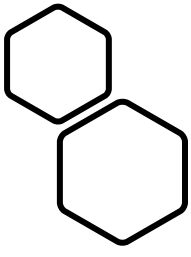


Full-time vs. Part-time Employment Work-able Residents (ages 18-64)

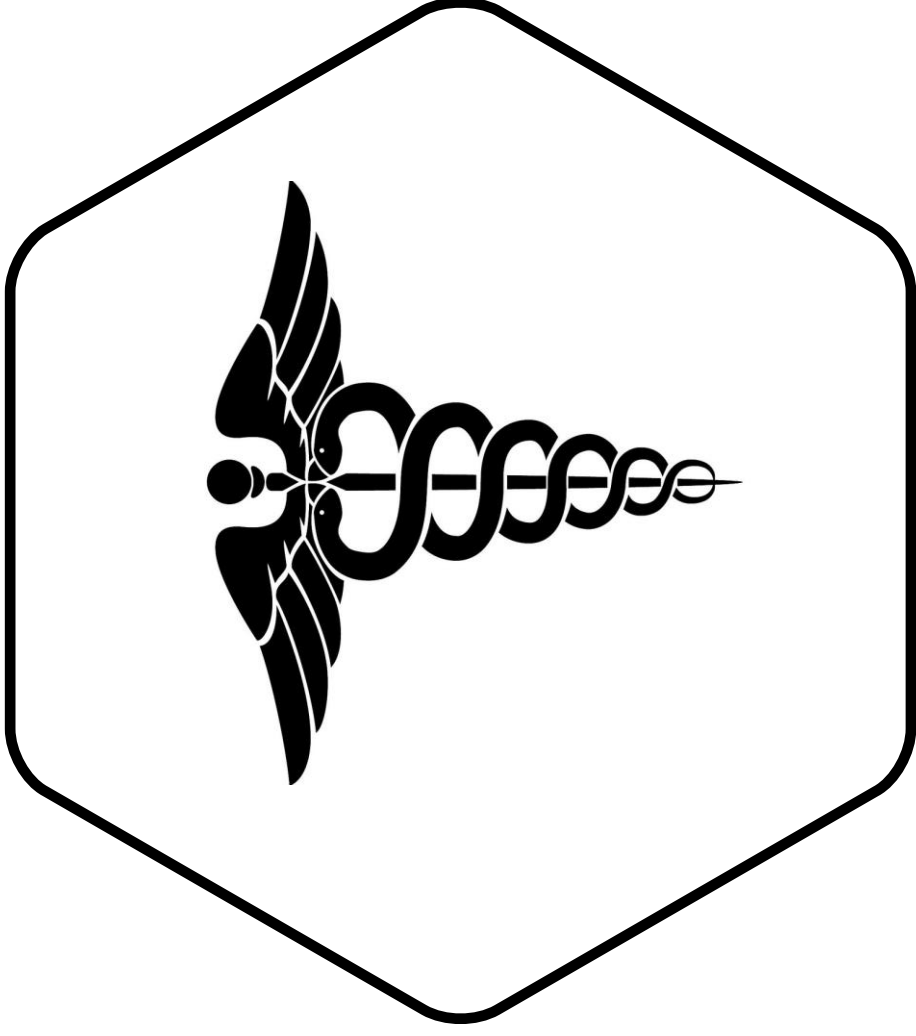


Wage Income-Work Able Adults (ages 18-64)

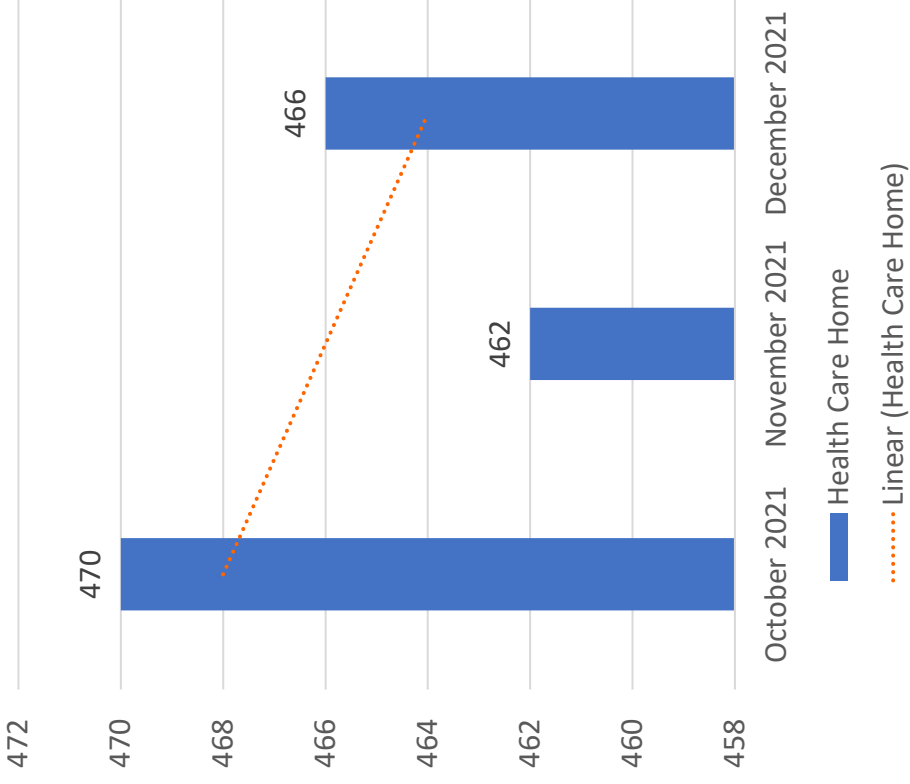




HEALTH Indicators of Success

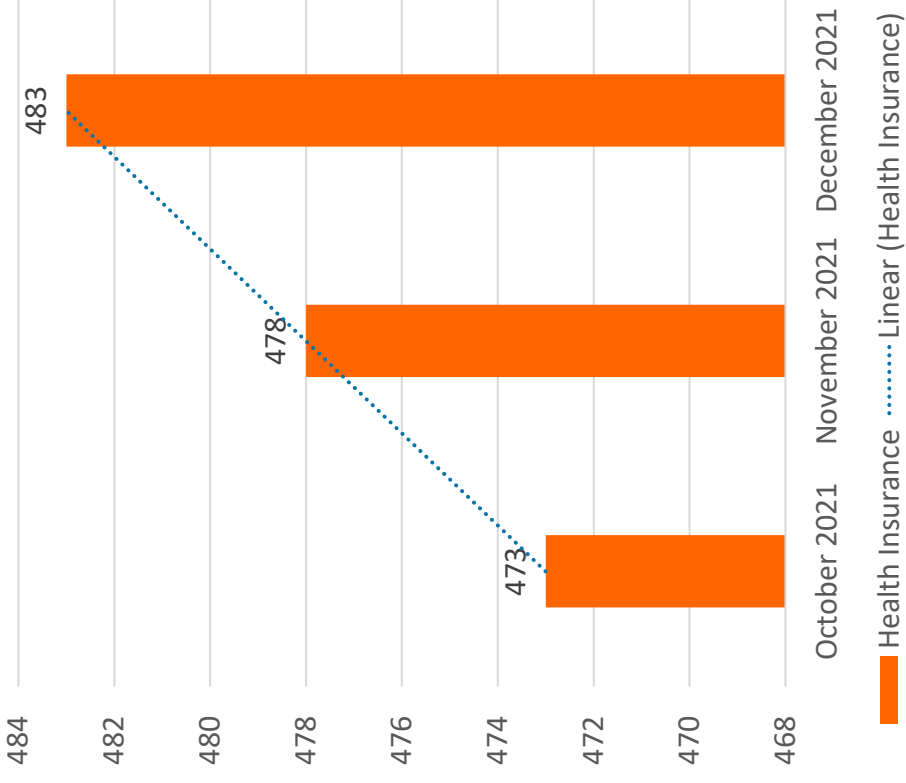


Primary Care Home



94.84% of residents have seen their primary physician in the last 12 months.

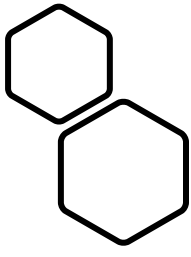
Health Insurance



93.58% of residents have Medicaid insurance.

NOTE: Baseline for both primary care home and health insurance = 517.

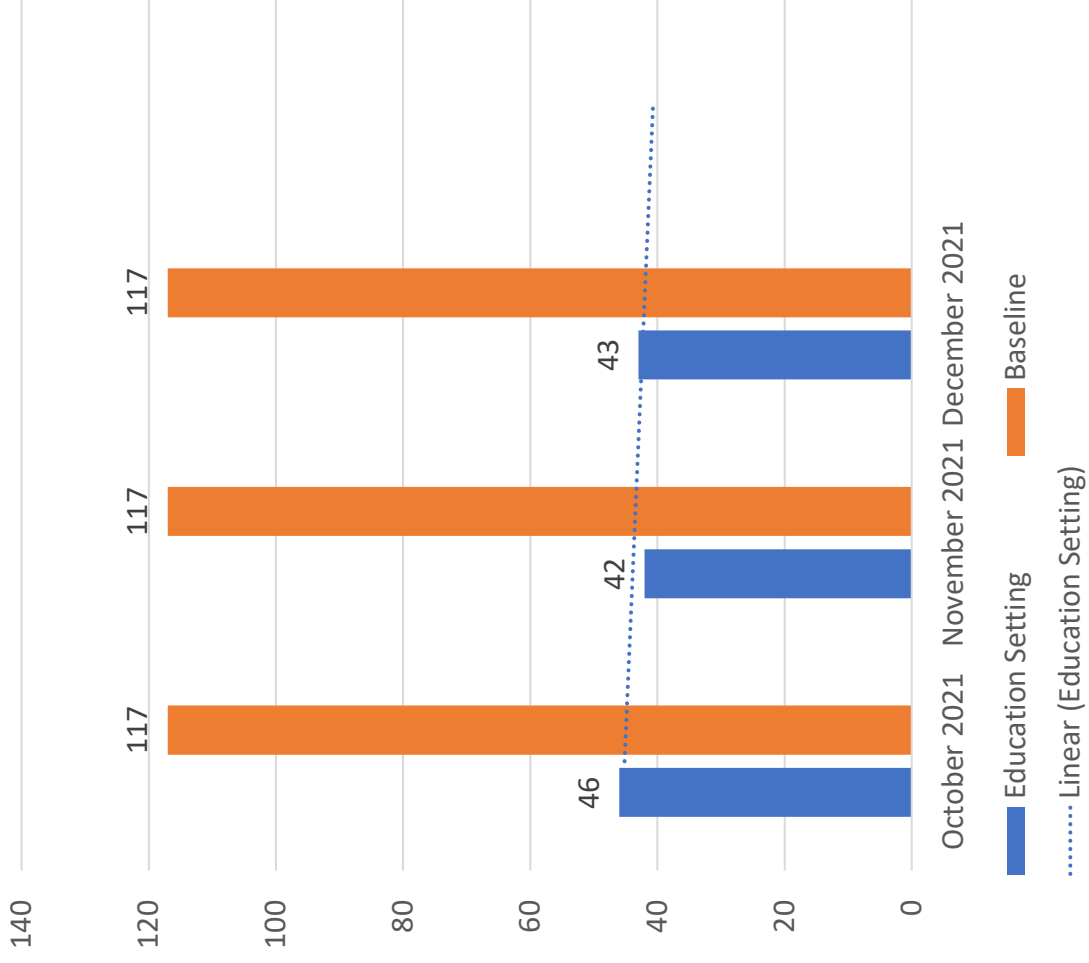




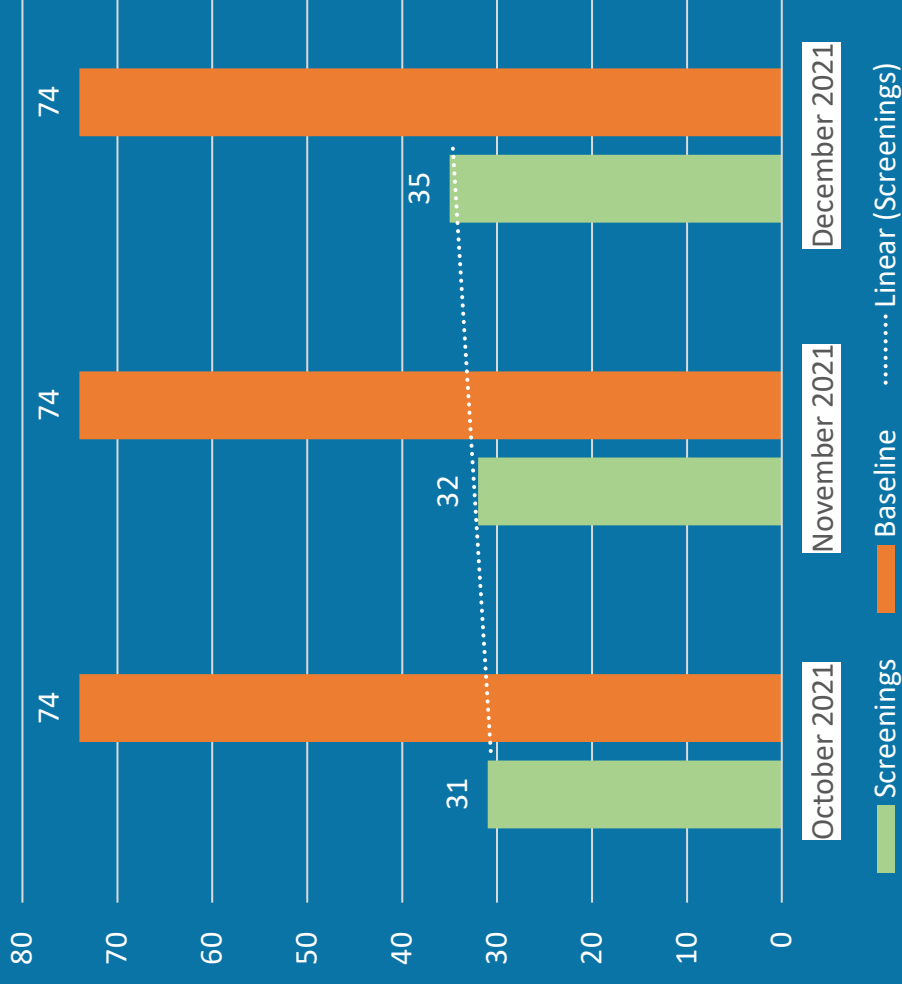
EDUCATION Indicators of Success



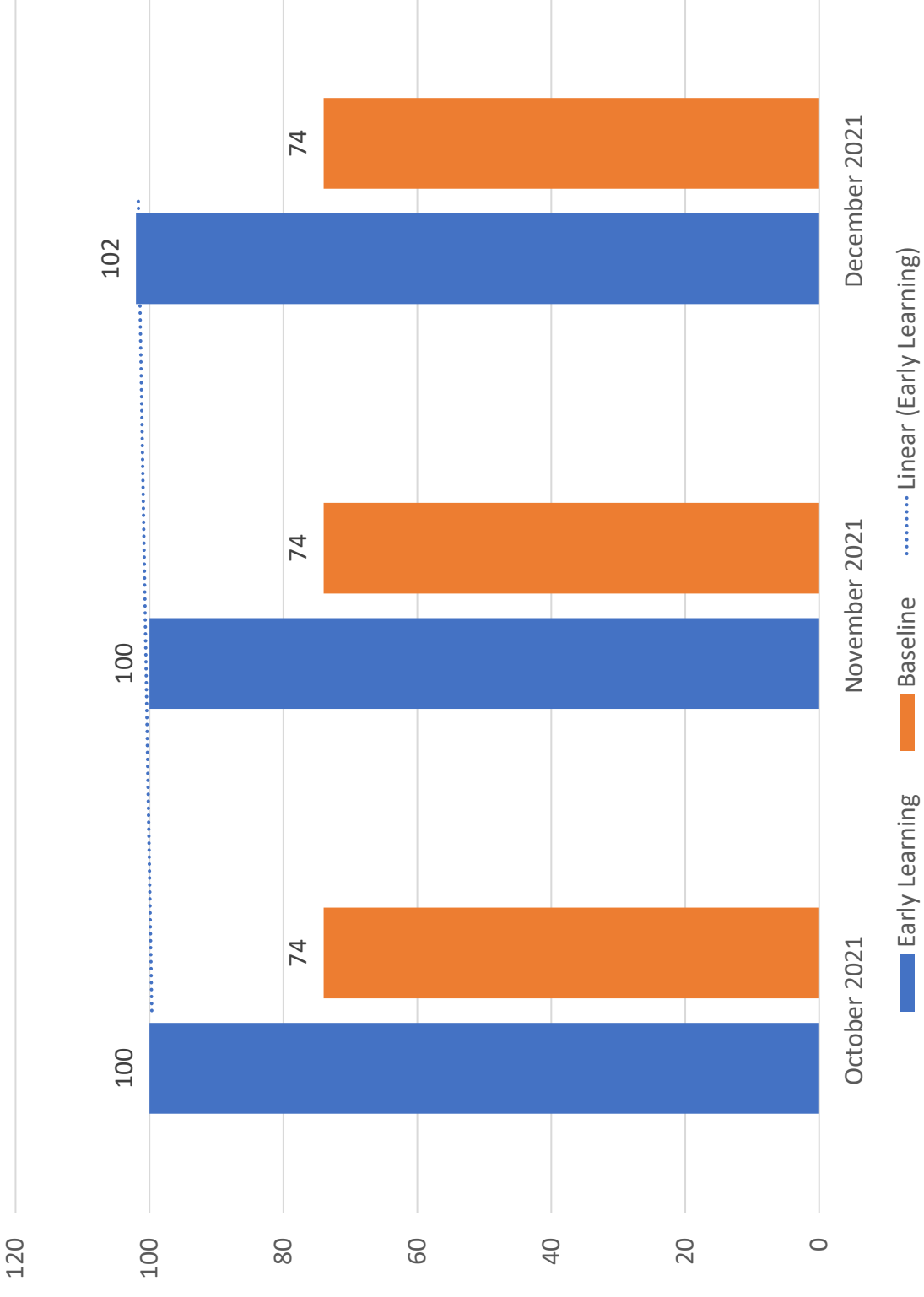
Center/Formal Home Based Setting



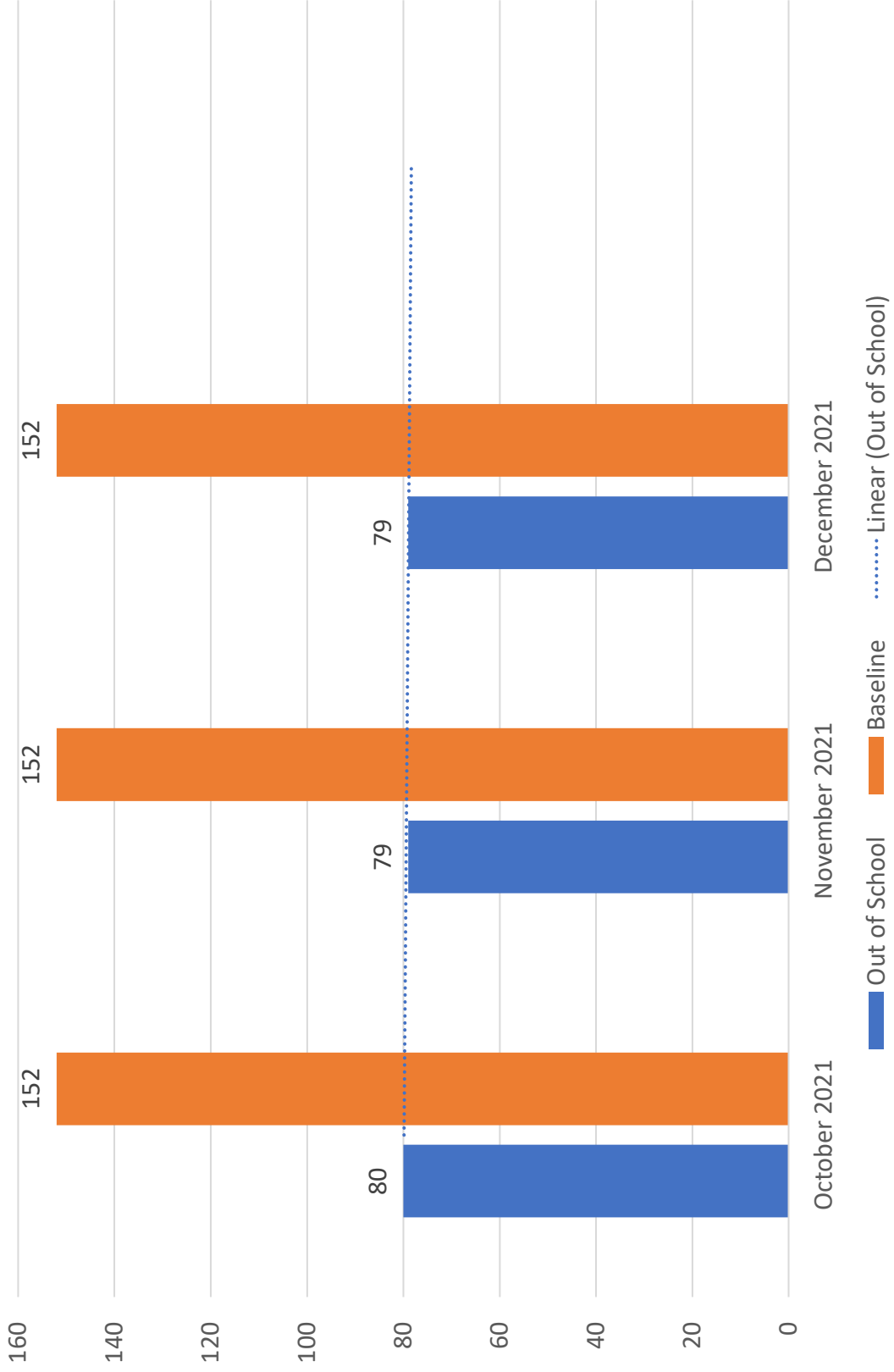
Screenings for Developmental Delays



2-Generation Early Learning



Out of School Programs

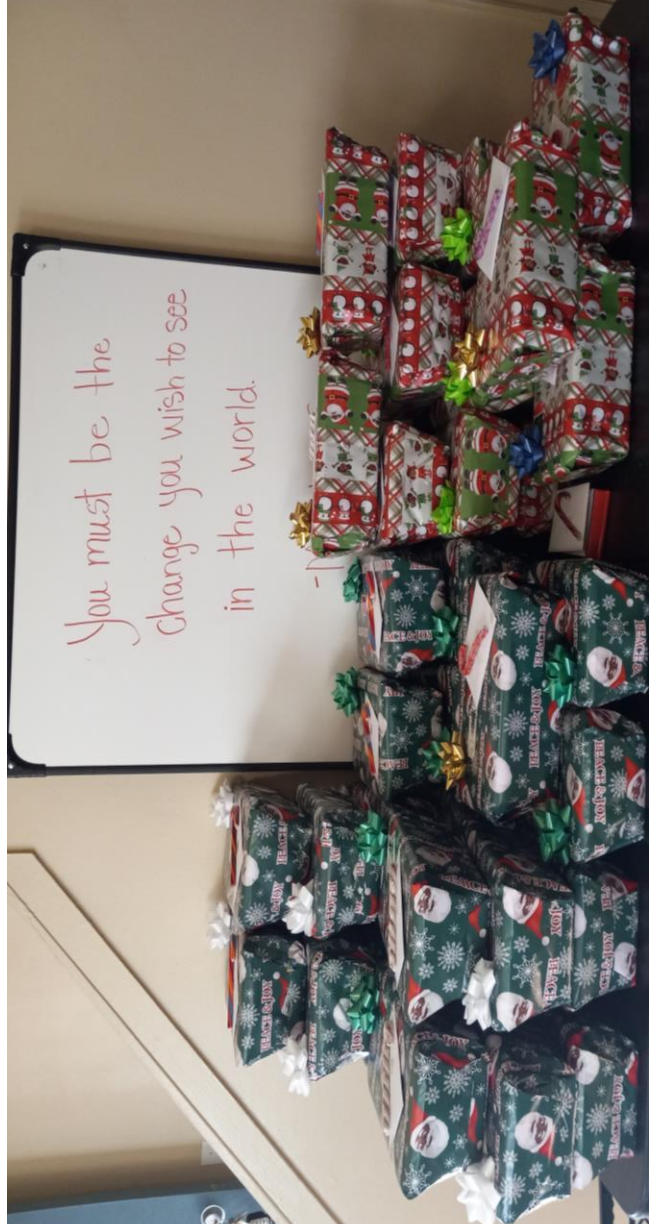


DIFFERENCE MADE...

N. Mason and her family are home just in time for the holidays! Ms. Mason purchased her first home and moved in right in time to celebrate Christmas.

"I can paint the walls any color I want and plant a garden. I've always wanted a home of my own since I was a child. It really is a dream come true." - Nancy





SENIOR BLESSING BOXES...

USI CAH wanted to ensure our senior residents (ages 55+) had presents this holiday season. We partnered with the Housing Authority of Winston-Salem to bless each senior resident with hats, scarves, socks, gloves, etc. A special thank you to the Christmas elf who uniquely wrapped and delivered each gift.

Housing Reports

Housing Choice Voucher Program Report
11/30/2021

I. Voucher Unit Utilization	Current	Maximum	Percent Utilized	Target	NC Average as of 8/31/2021
Total Vouchers Leased - SEMAP indicator #13	3464	4454	78%	>90%	85.91%
Total Vouchers Issued for the month	54				
Total Vouchers Removed from the Program	11				
Vouchers Issued but not leased on the street	289				
Project-Based Vouchers (Currently in Place)	345	371	93%		94%
Special Programs	68	239	28%		
Mainstream	65	278	23%		54.37%
VASH	98	144	68%		61.10%
EHV	1	31	3%		3.09%
II. Voucher Budget Utilization					
Monthly	\$1,935,287	\$1,760,975	110%		
Average Monthly HAP	\$559				
IV. Other SEMAP Indicators in PIC					
PIC Reporting Rate	97.56%			>94%	
Timely Re-examinations	98%			>95%	
Correct Rent Calculations	100%			>97%	
Pre-Contract HQS Inspections	100%			>97%	
Annual HQS Inspections	90%			>95%	
Family Self-Sufficiency					
Enrollment:# of Participants	74				
Percent with Escrow Accounts	50%				
V. HCV Waiting List					
Number of Applicants Awaiting Voucher Issuance	2524				
VI. Inspections					
Units Inspected	390				
Passed (1st Inspections)	190				
Failed	200				
Passed after re-inspection	120				
Number of Landlords receiving HAP Abatements	702				
	96				



HUD Income Limits - by household size as of 04/01/2021								
1	2	3	4	5	6	7	8	
\$24,150	\$27,600	\$31,050	\$34,450	\$37,250	\$40,400	\$42,750	\$45,500	
HUD Fair Market Rents - by unit bedroom size as of 10/01/2021								
	0	1	2	3	4			
	\$623	\$664	\$808	\$1,075	\$1,249			

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
Nov-21	Nov-21	Nov-21	Nov-21	Nov-21	Nov-21	Nov-21	Nov-21	Nov-21	Nov-21	Nov-21	Nov-21
Public Housing Management Operations											
Occupancy Rate	99.58%	95.08%	100.00%	96.52%	100.00%	100.00%	100.00%	96.00%	100.00%	100.00%	98.72%
Number of Units	240	244	195	201	105	50	50	50	30	15	1165
Units Offline	4	4	0	0	0	1	3	0	0	3	12
Move Ins	4	4	1	1	2	1	1	0	0	0	14
Move Outs	2	11	0	3	2	0	1	0	0	0	19
Vacancies	5	16	0	7	0	0	3	2	0	3	33
# of Applicants Pulled	10	45	1	54	10	10	10	10	0	7	150
Tenant Receivables	\$165,025	\$168,256	\$113,267	\$96,511	\$4,990	\$15,996	\$3,562	\$5,443	\$3,167	\$6,024	\$576,217
Charges Billed in November	\$51,576	\$58,968	\$35,574	\$44,412	\$29,395	\$10,963	\$9,932	\$10,767	\$8,625	\$5,201	\$260,212
Payments Collected in November	\$49,107	\$74,340	\$47,039	\$45,880	\$25,999	\$7,609	\$8,007	\$13,299	\$7,519	\$3,617	\$278,799
# Recertifications Due	30	22	12	22	7	8	5	5	1	0	112
# Recertifications Completed	30	22	12	22	7	8	5	5	1	0	112
Waiting List	5262	4385	1670	308	1526	4984	5403	7522	7758	549	38818
Lease Violations											
# of Late Payment Notices	180	138	186	72	16	24	17	13	9	7	655
# of Judicial evictions Filed in Court (Non-Payment)	0	2	0	0	0	0	0	0	0	0	2
# of Termination Notices (Other than Non-Payment)	0	14	1	1	1	1	0	0	0	0	18
# of Judicial Evictions Filed in Court (Other than Non-Payment)	0	5	1	1	1	0	0	0	0	0	8
Security											
# of Incidents Reported (WSPD)	14	22	39	74	3	2	2	1	2	0	159
# of Violent/Drug Reports	5	10	1	12	0	0	0	0	1	0	29
Maintenance											
# of Routine Work Orders Received	64	81	306	193	107	100	93	12	1	5	957
# of Emergency Work Orders Received	129	149	55	48	19	37	58	17	6	0	518
# of Routine Work Orders Completed	64	81	297	193	105	97	90	12	1	5	940
# of Emergency Work Orders Completed	129	149	55	48	19	37	58	17	6	0	518

Unsubsidized Housing Report

	Drayton Pines Nov-21	Plaza Nov-21
Reporting Month	Nov-21	Nov-21
Imperial Operations		
Occupancy Rate	93%	97%
Number of Units	44	77
Move Ins	0	0
Move Outs	1	0
Vacancies	3	2
# of Applicants Pulled	0	0
Tenant Receivables	\$13,560	\$35,333
Charges Billed in November	\$30,259	\$33,922
Payments Collected in November	\$36,279	\$44,833
Waiting List	0	4
Lease Violations		
# of Late Payment Notices	11	23
# of Termination Notices (Other than Non-Payment)	0	0
# of Judicial evictions Filed in Court (Non-Payment)	0	0
# of Judicial Evictions Filed in Court (Other)	0	0
Security		
# of Incidents Reports	7	11
# of Violent/Drug Reports	1	2
Maintenance		
# of Routine Work Orders Received	17	40
# of Emergency Work Orders Received	5	20
# of Routine Work Orders Completed	17	39
# of Emergency Work Orders Completed	5	20

Resolutions

RESOLUTION NO. 2168

**RESOLUTION AUTHORIZING APPROVAL OF THE
NOVEMBER 30, 2021 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 November 30, 2021, 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 Housing Authority of the City of Winston-Salem Board of Commissioners hereby accepts the unaudited Financial Statements dated November 30, 2021.

ADOPTED: _____(Date)

SIGNED: _____
(Secretary/Chief Executive officer)

**Housing Authority of Winston-Salem
Financial Highlights
November 30, 2021**

Consolidated Statements

As of November 30, 2021, the total assets of the Authority were \$45,619,775 while total liabilities were \$10,771,526. The current ratio (current assets of \$8,206,572 divided by current liabilities of \$1,624,039) was 5.05.

Net loss excluding Housing Assistance Payments (HAP) and receipts is (\$112,141). There was positive cash flow excluding HAP payments and receipts of \$230,755. The net income prior to depreciation, extraordinary items and forgiveness of debt but inclusive of HAP income and expense was \$239,148. There was a consolidated net loss of (\$169,573). This included depreciation of \$408,721. Cash flow increased by \$173,323 including HAP receipts and expense. The overall total income was (9.25%) under budget and total expenditures were (10.75%) below budget.

Low Income Public Housing

Total gross revenue for November 30, 2021 was \$1,533,424, which was under budget by (\$42,173.) Tenant Rental Income of \$486,358 was over budget by \$5,173. Other Tenant Income of \$30,802 was over budget by \$2,621.

Expense prior to depreciation and extraordinary items of \$1,419,711 was under budget by (\$201,011) or (12.40%).

The net income for operations prior to depreciation and extraordinary item expenses was \$113,713. The depreciation expense was \$376,618 and net loss including depreciation expense was (\$262,905).

The Authority is now assessing late fees which helped contribute to higher "Other Tenant Income." The Authority did not assess late fees in periods of 2020-2021 due to COVID eviction moratorium restrictions.

Section 8 (Housing Choice Voucher Program)

The gross revenue generated from Section 8 through November 30, 2021 was \$4,087,657 which was under budget by (\$543,531). The HAP Fees earned during this period were \$3,710,950 and the HAP expense was \$3,767,074.

Administrative income of \$376,707 and operating expense of \$382,274 produced a net loss of (\$5,567) (excluding depreciation). Operating expense was under budget by (8.70%) or (\$36,423.)

The Section 8 financial statements for the period ended November 30, 2021 resulted in net loss before depreciation of (\$61,691.)

Scattered Sites

The total revenue for scattered sites was \$128,565, which is under budget by (\$3,672).

Total Operating expense of \$91,610 was (13.11%) or (\$13,823) under budget.

The net income before depreciation expense was \$36,955 and the depreciation expense was \$22,495 for a net increase after depreciation of \$14,460.

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.

Corporate Management

The total gross revenue was \$574,465, which was under budget by (\$17,037) or (2.88%). The decrease was primarily due to the timing of revenue from construction activities and lower management fees than anticipated from the voucher program.

The total operating expense was \$443,042, which was under budget by (\$47,603) or (9.70%). This was due to lower costs for construction activities due to less activity than budgeted as well as lower administrative expenses than budgeted, primarily in salaries and benefits.

Net income including depreciation was \$129,657.

Imperial Management

Total revenue was \$60,349 and operating expense was \$46,319. Net income after depreciation expense was \$14,030.

Housing Authority of Winston-Salem
Consolidated Balance Sheet
As of November 30, 2021

	<u>Nov-21</u>	<u>FYE 2021</u>	<u>Variance</u>	
			<u>Amount</u>	<u>Percentage</u>
Assets				
Unrestricted cash	143,406	272,239	(128,833)	-47.32%
Restricted Cash - Public Housing Resrv/Oper	3,456,768	3,499,849	(43,081)	-1.23%
Restricted Cash - HCV Admin Resrv/Oper	388,928	473,083	(84,155)	-17.79%
Restricted Cash - HAP	397,920	415,044	(17,124)	-4.13%
Restricted Cash - Grants	0	0	0	0.00%
Restricted Cash - Other	604,881	588,747	16,134	2.74%
Accounts receivable-tenants, net	183,328	182,626	702	0.38%
Accounts receivable-interest	2,494,094	2,429,354	64,740	2.66%
Accounts receivable-other	348,216	442,210	(93,994)	-21.26%
Prepaid Expenses	79,239	185,806	(106,567)	-57.35%
Inventories	109,792	109,792	0	0.00%
Total Current Assets	8,206,572	8,598,750	(392,178)	-4.56%
Fixed Assets	98,169,252	98,139,115	30,137	0.03%
Less Accumulated Depreciation	(73,647,760)	(73,264,458)	(383,302)	-0.52%
Net Fixed Assets	24,521,492	24,874,657	(353,165)	-1.42%
Mortgage Receivable	12,061,253	12,061,253	0	0.00%
Note receivable- FEV	0	0	0	0.00%
Total Other Assets	12,061,253	12,061,253	0	0.00%
Deferred Outflow of Resources	830,458	830,458	0	0.00%
Total Assets	45,619,775	46,365,118	(745,343)	-1.61%
Liabilities				
Accounts payable	80,993	367,907	(286,914)	-77.99%
Accrued Liabilities	626,949	930,912	(303,963)	-32.65%
Current Portion Long Term Debt	59,820	59,820	0	0.00%
Security Deposits/FSS Escrows	411,248	392,888	18,360	4.67%
Deferred Revenue	445,029	438,010	7,019	1.60%
Total Current Liabilities	1,624,039	2,189,537	(565,498)	-25.83%
Line of Credit	487,309	487,309	0	0.00%
Notes Payable-Noncurrent	5,933,851	5,944,121	(10,270)	-0.17%
Other	2,710,051	2,710,051	0	0.00%
Total Noncurrent Liabilities	9,131,211	9,141,481	(10,270)	-0.11%
Deferred Inflow of Resources	16,276	16,276	-	0.00%
Total Liabilities	10,771,526	11,347,294	(575,768)	-5.07%
Equity				
Investment in capital assets,net	18,628,001	18,383,407	244,594	1.33%
Unrestricted net assets	16,389,821	17,727,400	(1,337,579)	-7.55%
Restricted net assets	0	0	0	0.00%
Net income	(169,573)	(1,092,983)	923,410	84.49%
Total Equity	34,848,249	35,017,824	(169,575)	-0.48%
Total Liabilities and Equity	45,619,775	46,365,118	(745,343)	-1.61%

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of November 30, 2021

							Nov-21	FYE 9/30/2021		
	.liph	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
ASSETS										
CURRENT ASSETS										
CASH										
UNRESTRICTED CASH			3,265	24,504	10,914	104,723		143,406	272,239	(128,833)
RESTRICTED CASH - PUBLICHOUSING RESRV	3,456,768							3,456,768	3,499,849	(43,081)
RESTRICTED CASH - HCV ADMIN RESRV/OPER		388,928						388,928	473,083	(84,155)
RESTRICTED CASH - HAP		397,920						397,920	415,044	(17,124)
RESTRICTED CASH - GRANTS								0	0	-
RESTRICTED CASH - OTHER	195,678							195,678	195,837	(159)
FSS ESCROW ACCOUNT		214,540						214,540	196,778	17,762
SECURITY DEPOSITS	172,294		22,369					194,663	196,132	(1,469)
TOTAL CASH	3,824,740	1,001,388	25,634	24,504	10,914	104,723		4,991,903	5,248,962	(257,059)
ACCOUNTS RECEIVABLE-TENANTS	580,390		49,093					629,483	644,120	(14,637)
ACCOUNTS RECEIVABLE-HAP			27,196					27,196	22,191	5,005
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(436,681)		(36,670)					(473,351)	(483,685)	10,334
NET ACCOUNTS RECEIVABLE-TENANTS	143,709	0	39,619	0	0	0		183,328	182,626	702
ACCOUNTS RECEIVABLE-MISC										
AR-HUD	0			55				55	76,284	(76,229)
AR- INTEREST					2,494,094			2,494,094	2,429,354	64,740
AR - OTHERS	488	94,646			380,009	180,000	(306,982)	348,161	365,926	(17,765)
TOTAL AR-MISC	488	94,646	0	55	2,874,103	180,000	(306,982)	2,842,310	2,871,564	(29,254)
PREPAID EXPENSES AND OTHER ASSETS										
PREPAID INSURANCE	31,080	5,258	2,610		4,936	4,250		48,134	137,044	(88,910)
PREPAID EXPENSES-OTHER	21,840	1,701	7,056		508			31,105	48,762	(17,657)
TOTAL PREPAID EXPENSES AND OTHER AS	52,920	6,959	9,666	0	5,444	4,250		79,239	185,806	(106,567)
INVENTORIES	82,922				0	26,870		109,792	109,792	-
ALLOWANCE OBSOLETE INVENTORY					0			0	0	-
NET INVENTORY	82,922	0	0	0	0	26,870		109,792	109,792	-
TOTAL CURRENT ASSETS	4,104,779	1,102,993	74,919	24,559	2,890,461	315,843	(306,982)	8,206,572	8,598,750	(392,178)
NON-CURRENT ASSETS										
FIXED ASSETS										
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	80,616,064		8,868,186	212,454	1,969,987			91,666,691	91,611,136	55,555
LEASEHOLD IMPROVEMENTS	404,165	143,465						547,630	547,630	-
CONSTRUCTION IN PROGRESS					264,986			264,986	264,986	-
FEM-DWELLINGS	662,019			17,136				679,155	679,155	-
FEM-ADMINISTRATION	2,019,672	241,187			462,018	13,470		2,736,347	2,761,765	(25,418)
TOTAL FIXED ASSETS	85,346,908	384,652	8,868,186	329,552	3,226,484	13,470		98,169,252	98,139,115	30,137
ACCUMULATED DEPRECIATION	(64,697,790)	(335,661)	(5,991,476)	(118,689)	(2,490,674)	(13,470)		(73,647,760)	(73,264,458)	(383,302)
FIXED ASSETS, NET OF DEPRECIATION	20,649,118	48,991	2,876,710	210,863	735,810	0		24,521,492	24,874,657	(353,165)
MORTGAGE RECEIVABLE					11,824,689			11,824,689	11,824,689	-
HOPE VI MORTGAGES REC					236,564			236,564	236,564	-
TOTAL MORTGAGE RECEIVABLE	0	0	0	0	12,061,253	0		12,061,253	12,061,253	-
OTHER ASSETS										-
NOTE RECEIVABLE - FEV								0	0	-
NOTES RECEIVABLE - SEC 8					0			0	0	-
OTHERS					312,000		(312,000)	0	0	-
TOTAL OTHER ASSETS	0	0	0	0	312,000	0	(312,000)	0	0	-
DEFERRED OUTFLOW OF RESOURCES	262,821	156,832	17,105	7,466	386,234			830,458	830,458	-
TOTAL NON-CURRENT ASSETS	20,911,939	205,823	2,893,815	218,329	13,495,297	0	(312,000)	37,413,203	37,766,368	(353,165)
TOTAL ASSETS	25,016,718	1,308,816	2,968,734	242,888	16,385,758	315,843	(618,982)	45,619,775	46,365,118	(745,343)

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of November 30, 2021

							Nov-21	FYE 9/30/2021		
	.liph	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
LIABILITIES AND EQUITY										
CURRENT LIABILITIES										
ACCOUNTS PAYABLE										
ACCOUNTS PAYABLE - VENDORS	12,364	25,913	2,158	27,428				67,863	355,165	(287,302)
ACCOUNTS PAYABLE - HUD		12,177						12,177	12,742	(565)
ACCOUNTS PAYABLE - OTHERS	953		80,000		100,000		(180,000)	953	0	953
TOTAL ACCOUNTS PAYABLE	13,317	38,090	82,158	27,428	100,000	0	(180,000)	80,993	367,907	(286,914)
ACCRUED LIABILITIES										
ACCRUED SALARIES AND WAGES	1,085			3,035	6,273			10,393	389,941	(379,548)
ACCRUED UTILITIES	79,610							79,610	65,001	14,609
ACCRUED INTEREST PAYABLE	103		4,392		1,602			6,097	6,098	(1)
ACCRUED PILOT - PHA WIDE	153,643							153,643	115,995	37,648
ACCRUED COMPENSATED ABSENCES	26,073	20,544	1,260		42,264	3,471		93,612	93,611	1
OTHER ACCRUED LIABILITIES	48,695	108,764	5,350		118,391	2,394		283,594	260,266	23,328
TOTAL ACCRUED LIABILITIES	309,209	129,308	11,002	3,035	168,530	5,865	0	626,949	930,912	(303,963)
OTHER CURRENT LIABILITIES										
TENANT SECURITY DEPOSITS	174,708		22,027					196,735	196,110	625
FSS ESCROW ACCOUNT		214,513						214,513	196,778	17,735
DEFERRED REVENUE	54,777		23,446		366,806			445,029	438,010	7,019
CURRENT PORTION-LT DEBT	4,612		55,208					59,820	59,820	-
TOTAL OTHER CURRENT LIABILITIES	234,097	214,513	100,681	0	366,806	0		916,097	890,718	25,379
TOTAL CURRENT LIABILITIES	556,623	381,911	193,841	30,463	635,336	5,865	(180,000)	1,624,039	2,189,537	(565,498)
NON-CURRENT LIABILITIES										
LONG TERM DEBT										
LINE OF CREDIT					487,309			487,309	487,309	-
NOTE PAYABLE TO CORPORATE			126,982				(126,982)	0	0	-
NOTE PAYABLE	821,662		5,012,009		472,000		(312,000)	5,993,671	6,003,941	(10,270)
TOTAL	821,662	0	5,138,991	0	959,309	0	(438,982)	6,480,980	6,491,250	(10,270)
LESS CURRENT PORTION	(4,612)		(55,208)					(59,820)	(59,820)	-
TOTAL LONG TERM DEBT - NET	817,050	0	5,083,783	0	959,309	0	(438,982)	6,421,160	6,431,430	(10,270)
NONCURRENT LIABILITIES-OTHER										
ACCRUED COMP. ABSENCES	78,218	61,630	3,780		126,792	10,413		280,833	280,833	-
ACCRUED PENSION & OPEB LIABILITY	724,712	435,509	64,399	20,082	1,184,516			2,429,218	2,429,218	-
UNAMORTIZED ORIG ISSU DISC								0		-
TOTAL NONCURRENT LIABILITIES-OTHER	802,930	497,139	68,179	20,082	1,311,308	10,413		2,710,051	2,710,051	-
TOTAL NON-CURRENT LIABILITIES	1,619,980	497,139	5,151,962	20,082	2,270,617	10,413	(438,982)	9,131,211	9,141,481	(10,270)
DEFERRED INFLOW OF RESOURCES	10,956	4,311	39	463	507			16,276	16,276	-
TOTAL LIABILITIES	2,187,559	883,361	5,345,842	51,008	2,906,460	16,278	(618,982)	10,771,526	11,347,294	(575,768)
EQUITY										
INVESTED IN CAPITAL ASSETS, NET	19,822,844	48,991	(2,190,507)	210,863	735,810	0		18,628,001	18,383,407	244,594
UNRESTRICTED NET ASSETS	3,269,220	442,444	(201,061)	(20,148)	12,613,831	285,535		16,389,821	17,727,400	(1,337,579)
RESTRICTED NET ASSETS		0						0	0	-
NET INCOME/(LOSS) - HAP		(56,124)						(56,124)	(230,365)	174,241
NET INCOME/(LOSS)	(262,905)	(9,856)	14,460	1,165	129,657	14,030		(113,449)	(862,618)	749,169
TOTAL EQUITY	22,829,159	425,455	(2,377,108)	191,880	13,479,298	299,565		34,848,249	35,017,824	(169,575)
TOTAL LIABILITIES AND EQUITY	25,016,718	1,308,816	2,968,734	242,888	16,385,758	315,843	(618,982)	45,619,775	46,365,118	(745,343)

Housing Authority of the City of Winston- Salem
Consolidated Revenue and Expense Statement
October 1, 2021 - November 30, 2021

	YTD	YTD	Variance	
	Actual	Budget	Amount	Percentage
Operating Income				
HUD subsidy/grants	4,729,740	5,228,046	(498,306)	-9.53%
HUD capital revenue	0	-	-	-
HUD Admin Fee	377,924	478,925	(101,001)	-21.09%
Dwelling rents	613,007	611,435	1,572	0.26%
Excess utilities & other	34,018	31,165	2,853	9.16%
Transfer in	-	-	-	-
Other income	408,005	446,172	(38,167)	-8.55%
Construction Revenue	41,669	57,568	(15,899)	-27.62%
Management fees	379,004	407,860	(28,856)	-7.07%
Interest on Hope VI Receivable	64,741	64,745	(4)	-0.01%
Interest on general fund	1,081	984	97	9.86%
Total Income	6,649,189	7,326,900	(677,711)	-9.25%
Operating Expenditures				
Administrative	1,247,902	1,374,368	(126,466)	-9.20%
Tenant Services	202,029	215,943	(13,914)	-6.44%
Utilities	220,143	275,342	(55,199)	-20.05%
Maintenance	482,352	547,896	(65,544)	-11.96%
Construction Expense	34,082	57,500	(23,418)	-40.73%
Protective Services	92,051	109,095	(17,044)	-15.62%
General	297,704	316,626	(18,922)	-5.98%
Total Operating Expenses	2,576,263	2,896,769	(320,506)	-11.06%
Other Expenditures				
Casualty Loss	-	-	-	-
Housing Assistance Payments	3,833,778	4,285,668	(451,890)	-10.54%
Total Other Expenditures	3,833,778	4,285,668	(451,890)	-10.54%
Total Expenditures	6,410,041	7,182,437	(772,396)	-10.75%
Net Income (Loss) before depreciation	239,148	144,462	94,686	65.54%
Depreciation expense	408,721	415,381	(6,660)	-1.60%
Net Income (Loss)	(169,573)	(270,919)	101,346	37.41%
Other Changes In Cash				
Principal payments on debt	10,270	13,071	(2,801)	-21.43%
Capital Exp/Long Term Improvements	55,555	-	55,555	100.00%
Replacement Reserve Pymts	-	-	-	0.00%
Depreciation expense add back	408,721	415,381	(6,660)	-1.60%
Cash Increase (Decrease)	173,323	131,392	41,931	31.91%

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY
October 1, 2021 - November 30, 2021

LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
Operating Income													
HUD subsidy/giants	3,709,642		14,052				4,729,740	5,228,046	(498,306)	-10%	38,823,148	34,093,408	88%
HUD Admin Fee	372,714		5,210				377,924	478,925	(101,001)	-21%	2,810,643	2,432,719	87%
Dwelling rents		126,349		300			613,007	611,435	1,572	0%	3,668,609	3,055,602	83%
Excess utilities & other		2,216					34,018	31,165	2,853	9%	186,989	152,971	82%
Transfer in							0	0	0	0%	871,350	871,350	100%
Other income	5,100		245,467	135,099	13,167		408,005	446,172	(38,167)	-9%	593,499	185,494	31%
Construction Revenue				41,669			41,669	57,568	(15,899)	-28%	345,406	303,737	88%
Management fees				331,822	47,182		379,004	407,860	(28,856)	-7%	2,795,700	2,416,696	86%
Interest on Hope VI Receivable				64,741			64,741	64,745	(4)	0%	388,470	333,729	83%
Interest on general fund	201			834			1,081	984	97	10%	5,904	4,823	82%
Total Income	4,087,657	128,565	264,729	574,465	60,349	0	6,649,189	7,326,900	(677,711)	-9%	50,489,718	43,840,529	87%
Operating Expenditures													
Administrative													
Salaries	106,804	15,511	17,306	231,813	11,751		464,582	473,381	(8,829)	-2%	4,069,606	3,605,054	89%
Employee benefits	55,806	1,514	5,192	97,090	7,436		205,501	237,908	(32,407)	-14%	1,427,447	1,221,946	86%
Legal and accounting	605		8,333	380			19,217	28,127	(8,910)	-32%	168,760	149,543	89%
Audit	2,617	716		697	369		11,907	11,907	0	0%	71,442	59,535	83%
Travel and training	999			4,830	897		6,726	11,745	(5,019)	-43%	70,470	63,744	90%
Office rent	26,104			13,133	1,195		77,037	87,868	(10,831)	-12%	527,206	450,169	85%
Employee Parking	285	1,520	104	1,045	285		3,239	3,050	189	6%	18,299	15,060	82%
Management fees	137,473	16,318	5,210				336,310	374,459	(38,149)	-10%	2,246,755	1,910,445	85%
Other	29,298	1,922	293	26,228	6,838		123,413	145,924	(22,511)	-15%	875,542	752,129	86%
Total admin	360,229	36,085	36,334	375,216	28,771		1,247,902	1,374,368	(126,466)	-9%	9,475,527	8,227,625	87%
Tenant Services													
Salaries	7,007		6,907				35,653	26,543	9,110	34%	231,918	196,265	85%
Contracts and other			146,089				151,489	174,919	(23,430)	-13%	6,474,239	6,322,750	98%
Employee benefits	3,508		3,977				14,887	14,481	406	3%	86,886	71,999	83%
Total tenant services	10,515	0	156,973	0	0		202,029	215,943	(13,914)	-6%	6,793,043	6,591,014	97%
Utilities													
Water	69,393	1,117		155			70,665	73,700	(3,035)	-4%	442,200	371,535	84%
Electric	91,629	1,245					92,874	113,842	(20,968)	-18%	683,050	590,176	86%
Gas	56,402	202					56,604	87,800	(31,196)	-36%	526,800	470,196	89%
Other							0	0	0	0%	0	0	0%
Total utilities	217,424	2,564	0	155	0		220,143	275,342	(55,199)	-20%	1,652,050	1,431,907	87%
Ordinary maintenance													
Labor	114,254	17,465		845	6,272		138,836	127,258	11,578	9%	1,106,530	967,694	87%
Overtime	6,185	141			355		6,681	13,917	(7,236)	-52%	83,500	76,819	92%
Employee benefits Maint	51,757	10,992		847	3,146		66,742	70,286	(3,544)	-5%	421,714	354,972	84%
Materials	52,301	2,394		3,060	1,981		59,736	106,251	(46,515)	-44%	637,507	577,771	91%
Contract Costs	181,923	1,014		17,830	1,000		210,357	230,184	(19,827)	-9%	1,381,104	1,170,747	85%
Total maintenance	406,420	39,582	0	22,582	12,754		482,352	547,896	(65,544)	-12%	3,630,355	3,148,003	87%
Construction Costs													
Construction Costs				34,082			34,082	57,500	(23,418)	-41%	345,000	310,918	90%
Total Construction Costs				34,082			34,082	57,500	(23,418)	-41%	345,000	310,918	90%
Protective Services													
Protective Services	88,927				3,124		92,051	109,095	(17,044)	-16%	772,840	680,789	88%
Total protective services	88,927	0	0	0	3,124		92,051	109,095	(17,044)	-16%	772,840	680,789	88%

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY
October 1, 2021 - November 30, 2021

LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
General													
Insurance	62,210	10,516	5,812	9,405	1,670		89,613	91,006	(1,393)	-2%	546,038	456,425	84%
Pilot	37,647						37,647	16,686	20,962	126%	100,113	62,466	62%
Collection loss	3,965		(4,279)				(314)	35,783	(36,097)	-101%	214,700	215,014	100%
Interest Expense	707		11,846	1,602			14,155	15,532	(1,377)	-9%	93,190	79,035	85%
Other general expense	156,603						156,603	157,619	(1,016)	-1%	945,715	789,112	83%
Total general	261,132	10,516	13,379	0	11,007	0	297,704	316,626	(18,922)	-6%	1,899,756	1,602,052	84%
Total Operating Expenditures	1,419,711	382,274	91,610	443,042	46,319	0	2,576,263	2,896,769	(320,506)	-11%	24,568,571	21,992,308	90%
Other Expenditures													
Operating Transfer Out							0	0	0	0%	0	0	0%
Casualty Losses							0	0	0	0%	0	0	0%
Housing assistance payments	3,767,074		66,704				3,833,778	4,285,668	(451,890)	-11%	25,714,009	21,880,231	85%
Total Other Expenditures	0	3,767,074	0	66,704	0	0	3,833,778	4,285,668	(451,890)	-11%	25,714,009	21,880,231	85%
Total Expenditures	1,419,711	4,149,348	91,610	443,042	46,319	0	6,410,041	7,182,437	(772,396)	-11%	50,282,580	43,872,539	87%
Net Income (Loss) Before Depreciation													
Depreciation	113,713	(61,691)	36,955	4,718	131,423	14,030	239,148	144,462	94,686	66%	207,138	(32,010)	-15%
Gain/Loss Sales of Real Property							0	0	0	0%	0	0	0%
Depreciation	376,618	4,289	22,495	3,553	1,766		408,721	415,381	(6,660)	-2%	2,492,286	2,083,565	84%
Extra Ordinary Item							0	0	0	0%	0	0	0%
Net Income (Loss)	(262,905)	(65,980)	14,460	1,165	14,030	0	(169,573)	(270,919)	101,346	37%	(2,285,148)	(2,115,575)	-93%
Debt service													
Debt service			10,270				10,270	13,071	(2,801)	-21%	78,425	68,155	87%
Capital Exp/Long Term Improvements			55,555				55,555	0	55,555	100%	2,422,088	2,366,533	-100%
Replacement Reserve Pymts							0	0	0	0%	13,200	13,200	100%
Extra Ordinary Item							0	0	0	0%	0	0	0%
Depreciation Add Back	376,618	4,289	22,495	3,553	1,766	0	408,721	415,381	(6,660)	-2%	2,492,286	2,083,565	84%
Net cash increase (used) in operations	113,713	(61,691)	(28,870)	4,718	131,423	14,030	173,323	131,392	41,931	-32%	(2,306,575)	(2,479,898)	(1)

Housing Authority of Winston-Salem
Balance Sheet
Low Income Public Housing
As of November 30, 2021

	Nov-21	FYE 2021	Variance	
			Amount	Percentage
Assets				
Unrestricted cash	-		-	
Restricted Cash - Public Housing Resrv/Oper	3,456,768	3,499,849	(43,081)	-1.23%
Restricted Cash - Other	367,972	362,753	5,219	1.44%
Accounts receivable-tenants, net	143,709	145,727	(2,018)	-1.38%
Accounts receivable-interest	-	-	-	0.00%
Accounts receivable-other	488	1,232	(744)	-60.39%
Prepaid Expenses	52,920	129,646	(76,726)	-59.18%
Inventories	82,922	82,922	-	0.00%
Total Current Assets	4,104,779	4,222,129	(117,350)	-2.78%
Fixed Assets	85,346,908	85,346,908	-	0.00%
Less Accumulated Depreciation	(64,697,790)	(64,321,172)	(376,618)	-0.59%
Net Fixed Assets	20,649,118	21,025,736	(376,618)	-1.79%
Deferred Outflow of Resources	262,821	262,821	-	0.00%
Total Assets	25,016,718	25,510,686	(493,968)	-1.94%
Liabilities				
Accounts payable	13,317	191,399	(178,082)	-93.04%
Accrued Liabilities	309,209	371,562	(62,353)	-16.78%
Current Portion Long Term Debt	4,612	4,612	-	0.00%
Security Deposits/FSS Escrows	174,708	174,083	625	0.36%
Deferred Revenue	54,777	44,451	10,326	23.23%
Total Current Liabilities	556,623	786,107	(229,484)	-29.19%
Notes Payable-Noncurrent	817,050	818,627	(1,577)	-0.19%
Other	802,930	802,930	-	0.00%
Total Noncurrent Liabilities	1,619,980	1,621,557	(1,577)	-0.10%
Deferred Inflow of Resources	10,956	10,956	-	0.00%
Total Liabilities	2,187,559	2,418,620	(231,061)	-9.55%
Equity				
Investment in capital assets,net	19,822,844	20,193,596	(370,752)	-1.84%
Unrestricted net assets	3,269,220	4,396,802	(1,127,582)	-25.65%
Restricted net assets	-	-	-	-
Net income	(262,905)	(1,498,332)	1,235,427	82.45%
Total Equity	22,829,159	23,092,066	(262,907)	-1.14%
Total Liabilities and Equity	25,016,718	25,510,686	(493,968)	-1.94%

Housing Authority of the City of Winston- Salem
Revenue and Expense Statement
Low Income Public Housing
October 1, 2021 - November 30, 2021

	YTD	YTD	Variance	
	Actual	Budget	Amount	Percentage
Operating Income				
HUD subsidy/grants	1,006,046	1,056,191	(50,145)	-4.75%
Dwelling rents	486,358	481,185	5,173	1.08%
Excess utilities & other	31,802	29,181	2,621	8.98%
Transfer in	-	-	-	-
Other income	9,172	9,040	132	1.46%
Interest on general fund	46	-	46	100.00%
Total Income	1,533,424	1,575,597	(42,173)	-2.68%
Operating Expenditures				
Administrative	411,267	471,426	(60,159)	-12.76%
Tenant Services	34,541	39,351	(4,810)	-12.22%
Utilities	217,424	271,383	(53,959)	-19.88%
Maintenance	406,420	468,854	(62,434)	-13.32%
Protective Services	88,927	102,163	(13,236)	-12.96%
General	261,132	267,545	(6,413)	-2.40%
Total Operating Expenses	1,419,711	1,620,722	(201,011)	-12.40%
Other Expenditures				
Casualty Loss	-	-	-	-
Housing Assistance Payments	-	-	-	-
Total Other Expenditures	-	-	-	-
Total Expenditures	1,419,711	1,620,722	(201,011)	-12.40%
Net Income (Loss) before depreciation	113,713	(45,125)	158,838	352.00%
Depreciation expense	376,618	387,015	(10,397)	-2.69%
Net Income (Loss)	(262,905)	(432,140)	169,235	39.16%
Other Changes In Cash				
Principal payments on debt	-	-	-	-
Capital Exp/Long Term Improvements	-	-	-	-
Replacement Reserve Pymts	-	-	-	-
Extraordinary Item	-	-	-	-
Depreciation expense add back	376,618	387,015	(10,397)	-2.69%
Cash Increase (Decrease)	113,713	(45,125)	158,838	352.00%

Housing Authority of Winston-Salem
Balance Sheet
Voucher Programs (Section 8)
As of November 30, 2021

	Nov-21	FYE 2021	Variance	
			Amount	Percentage
Assets				
Unrestricted cash	-		-	
Restricted Cash - HCV Admin Resrv/Oper	388,928	473,083	(84,155)	-17.79%
Restricted Cash - HAP	397,920	415,044	(17,124)	-4.13%
Restricted Cash - Other	214,540	196,778	17,762	9.03%
Accounts receivable-other	94,646	88,624	6,022	6.79%
Prepaid Expenses	6,959	18,610	(11,651)	-62.61%
Total Current Assets	1,102,993	1,192,139	(89,146)	-7.48%
Fixed Assets	384,652	384,652	-	0.00%
Less Accumulated Depreciation	(335,661)	(331,372)	(4,289)	-1.29%
Net Fixed Assets	48,991	53,280	(4,289)	-8.05%
Deferred Outflow of Resources	156,832	156,832	-	0.00%
Total Assets	1,308,816	1,402,251	(93,435)	-6.66%
Liabilities				
Accounts payable	38,090	18,292	19,798	108.23%
Accrued Liabilities	129,308	188,632	(59,324)	-31.45%
Security Deposits/FSS Escrows	214,513	196,778	17,735	9.01%
Deferred Revenue	-	-	-	0.00%
Total Current Liabilities	381,911	403,702	(21,791)	-5.40%
Notes Payable-Corporate	-	5,663	(5,663)	-100.00%
Other	497,139	497,139	-	0.00%
Total Noncurrent Liabilities	497,139	502,802	(5,663)	-1.13%
Deferred Inflow of Resources	4,311	4,311	-	0.00%
Total Liabilities	883,361	910,815	(27,454)	-3.01%
Equity				
Investment in capital assets,net	48,991	53,280	(4,289)	-8.05%
Unrestricted net assets	442,444	212,933	229,511	107.79%
Restricted net assets	-	-	-	0.00%
Net income-HAP	(56,124)	174,241	(230,365)	-132.21%
Net income	(9,856)	50,982	(60,838)	-119.33%
Total Equity	425,455	491,436	(65,981)	-13.43%
Total Liabilities and Equity	1,308,816	1,402,251	(93,435)	-6.66%

Housing Authority of the City of Winston- Salem
Revenue and Expense Statement
Voucher Programs (Section 8)
October 1, 2021 - November 30, 2021

	YTD Actual	YTD Budget	Variance	
			Amount	Percentage
Unrestricted - Administrative				
HUD Admin Fee	372,714	465,562	(92,848)	-19.94%
Other income	3,792	5,044	(1,252)	-24.82%
Interest interest Income	201	127	74	58.27%
Total Income	376,707	470,733	(94,026)	-19.97%
Administrative	361,243	395,764	(34,521)	-8.72%
Tenant Services	10,515	9,062	1,453	16.03%
Utilities	-	-	-	-
Maintenance	-	1,967	(1,967)	-100.00%
Protective Services	-	-	-	-
General	10,516	11,904	(1,388)	-11.66%
Total Operating Expenses	382,274	418,697	(36,423)	-8.70%
Net Income (Loss) before depreciation	(5,567)	52,036	(57,603)	-110.70%
Depreciation expense	4,289	3,066	1,223	39.89%
Net Income (Loss)	(9,856)	48,970	(58,826)	-120.13%
Other Changes In Cash				
Principal payments on debt	-	-	-	-
Capital Exp/Long Term Improvements	-	-	-	-
Depreciation expense add back	4,289	3,066	1,223	39.89%
Cash Increase (Decrease)	(5,567)	52,036	(57,603)	-110.70%

	YTD Actual	YTD Budget	Variance	
			Amount	Percentage
Restricted - HAP				
HUD subsidy/grants	3,709,642	4,160,455	(450,813)	-10.84%
Other income	1,308	0	1,308	100.00%
Total Income	3,710,950	4,160,455	(449,505)	-10.80%
Housing Assistance Payments	3,767,074	4,160,455	(393,381)	-9.46%
Total Expenditures	3,767,074	4,160,455	(393,381)	-9.46%
Net Income (Loss)	(56,124)	-	(56,124)	-100.00%

Housing Authority of Winston-Salem
Balance Sheet
Scattered Sites (Plaza and Drayton Pines)
As of November 30, 2021

	Nov-21	FYE 2021	Variance	
			Amount	Percentage
Assets				
Unrestricted cash	3,265	13,462	(10,197)	-75.75%
Restricted Cash	22,369	21,687	682	3.14%
Accounts receivable-tenants, net	39,619	36,615	3,004	8.20%
Accounts receivable-other	-	-	-	0.00%
Prepaid Expenses	9,666	17,103	(7,437)	-43.48%
Inventories	-	-	-	0.00%
Total Current Assets	74,919	88,867	(13,948)	-15.70%
Fixed Assets	8,868,186	8,812,631	55,555	0.63%
Less Accumulated Depreciation	(5,991,476)	(5,968,982)	(22,494)	-0.38%
Net Fixed Assets	2,876,710	2,843,649	33,061	1.16%
Deferred Outflow of Resources	17,105	17,105	-	0.00%
Total Assets	2,968,734	2,949,621	19,113	0.65%
Liabilities				
Accounts payable	82,158	22,607	59,551	263.42%
Accrued Liabilities	11,002	18,174	(7,172)	-39.46%
Current Portion Long Term Debt	55,208	55,208	-	0.00%
Security Deposits/FSS Escrows	22,027	22,027	-	0.00%
Deferred Revenue	23,446	27,521	(4,075)	-14.81%
Total Current Liabilities	193,841	145,537	48,304	33.19%
Notes Payable-Corporate	126,982	161,940	(34,958)	-21.59%
LT Debt/Other Liabilities	5,024,980	5,033,673	(8,693)	-0.17%
Total Noncurrent Liabilities	5,151,962	5,195,613	(43,651)	-0.84%
Deferred Inflow of Resources	39	39	-	0.00%
Total Liabilities	5,345,842	5,341,189	4,653	0.09%
Equity				
Investment in capital assets, net	(2,190,507)	(2,229,824)	39,317	1.76%
Unrestricted net assets	(201,061)	(131,736)	(69,325)	-52.62%
Restricted net assets	-	-	-	-
Net income	14,460	(30,008)	44,468	148.19%
Total Equity	(2,377,108)	(2,391,568)	14,460	0.60%
Total Liabilities and Equity	2,968,734	2,949,621	19,113	0.65%

Housing Authority of the City of Winston- Salem
Revenue and Expense Statement
Scattered Sites (Plaza and Drayton Pines)
October 1, 2021 - November 30, 2021

	YTD	YTD	Variance	
	Actual	Budget	Amount	Percentage
Operating Income				
Dwelling rents	126,349	130,250	(3,901)	-3.00%
Excess utilities & other	2,216	1,983	233	11.75%
Transfer in	-	-	-	-
Other income	-	-	-	-
Interest on general fund	-	4	(4)	-100.00%
Total Income	<u>128,565</u>	<u>132,237</u>	<u>(3,672)</u>	<u>-2.78%</u>
Operating Expenditures				
Administrative	36,085	37,047	(962)	-2.60%
Tenant Services	-	-	-	-
Utilities	2,564	3,567	(1,003)	-28.12%
Maintenance	39,582	41,057	(1,475)	-3.59%
Protective Services	-	317	(317)	-100.00%
General	13,379	23,445	(10,066)	-42.93%
Total Operating Expenses	<u>91,610</u>	<u>105,433</u>	<u>(13,823)</u>	<u>-13.11%</u>
Net Income (Loss) before depreciation	36,955	26,804	10,151	37.87%
Depreciation expense	<u>22,495</u>	<u>20,298</u>	<u>2,197</u>	<u>10.82%</u>
Net Income (Loss)	<u>14,460</u>	<u>6,506</u>	<u>7,954</u>	<u>122.26%</u>
Other Changes In Cash				
Principal payments on debt	10,270	11,670	(1,400)	-12.00%
Capital Exp/Long Term Improvements	55,555	-	55,555	100.00%
Replacement Reserve Pymts	-	-	-	-
Extraordinary Item	-	-	-	-
Depreciation expense add back	<u>22,495</u>	<u>20,298</u>	<u>2,197</u>	<u>10.82%</u>
Cash Increase (Decrease)	<u>(28,870)</u>	<u>15,134</u>	<u>(44,004)</u>	<u>-290.77%</u>

Housing Authority of Winston-Salem
Balance Sheet
Central Office Cost Center
As of November 30, 2021

	Nov-21	FYE 2021	Variance	
			Amount	Percentage
Assets				
Unrestricted cash	10,914	-	10,914	100.00%
Accounts receivable-interest	2,494,094	2,429,354	64,740	2.66%
Accounts receivable-other	380,009	449,077	(69,068)	-15.38%
Prepaid Expenses	5,444	14,526	(9,082)	-62.52%
Inventories	-	-	-	0.00%
Total Current Assets	2,890,461	2,892,957	(2,496)	-0.09%
Fixed Assets	3,226,484	3,251,902	(25,418)	-0.78%
Less Accumulated Depreciation	(2,490,674)	(2,514,326)	23,652	0.94%
Net Fixed Assets	735,810	737,576	(1,766)	-0.24%
Mortgage Receivable	12,061,253	12,061,253	-	0.00%
Notes receivable- Others	312,000	312,000	-	0.00%
Total Other Assets	12,373,253	12,373,253	-	0.00%
Deferred Outflow of Resources	386,234	386,234	-	0.00%
Total Assets	16,385,758	16,390,020	(4,262)	-0.03%
Liabilities				
Accounts payable	100,000	70,891	29,109	41.06%
Accrued Liabilities	168,530	289,993	(121,463)	-41.88%
Deferred Revenue	366,806	366,038	768	0.21%
Total Current Liabilities	635,336	726,922	(91,586)	-12.60%
Line of Credit	487,309	487,309	-	0.00%
Other	1,783,308	1,825,572	(42,264)	-2.32%
Total Noncurrent Liabilities	2,270,617	2,312,881	(42,264)	-1.83%
Deferred Inflow of Resources	507	507	-	0.00%
Total Liabilities	2,906,460	3,040,310	(133,850)	-4.40%
Equity				
Investment in capital assets,net	735,810	737,576	(1,766)	-0.24%
Unrestricted net assets	12,613,831	12,455,488	158,343	1.27%
Restricted net assets	-	-	-	-
Net income	129,657	156,646	(26,989)	-17.23%
Total Equity	13,479,298	13,349,710	129,588	0.97%
Total Liabilities and Equity	16,385,758	16,390,020	(4,262)	-0.03%

Housing Authority of the City of Winston- Salem
Revenue and Expense Statement
Central Office Cost Center
October 1, 2021 - November 30, 2021

	YTD	YTD	Variance	
	Actual	Budget	Amount	Percentage
Operating Income				
Other income	135,099	106,793	28,306	26.51%
Construction Revenue	41,669	57,568	(15,899)	-27.62%
Management fees	331,822	361,678	(29,856)	-8.25%
Interest on Hope VI Receivable	64,741	64,745	(4)	-0.01%
Interest on general fund	834	718	116	16.16%
Total Income	574,465	591,502	(17,037)	-2.88%
Operating Expenditures				
Administrative	375,216	400,485	(25,269)	-6.31%
Tenant Services	-	-	-	-
Utilities	155	383	(228)	-59.53%
Maintenance	22,582	19,844	2,738	13.80%
Construction Expenses	34,082	57,500	(23,418)	-40.73%
Protective Services	-	-	-	-
General	11,007	12,433	(1,426)	-11.47%
Total Operating Expenses	443,042	490,645	(47,603)	-9.70%
Net Income (Loss) before depreciation	131,423	100,857	30,566	30.31%
Depreciation expense	1,766	1,577	189	11.98%
Net Income (Loss)	129,657	99,280	30,377	30.60%
Other Changes In Cash				
Principal payments on debt	-	-	-	-
Capital Exp/Long Term Improvements	-	-	-	-
Replacement Reserve Pymts	-	-	-	-
Extraordinary Item	-	-	-	-
Depreciation expense add back	1,766	1,577	189	11.98%
Cash Increase (Decrease)	131,423	100,857	30,566	30.31%

Housing Authority of Winston-Salem
Balance Sheet
Imperial Property Management
As of November 30, 2021

	Nov-21	FYE 2021	Variance	
			Amount	Percentage
Assets				
Unrestricted cash	104,723	252,875	(148,152)	-58.59%
Accounts receivable-other	180,000	-	180,000	100.00%
Prepaid Expenses	4,250	5,921	(1,671)	-28.22%
Inventories	26,870	26,870	-	0.00%
Total Current Assets	315,843	285,666	30,177	10.56%
Fixed Assets	13,470	13,470	-	0.00%
Less Accumulated Depreciation	(13,470)	(13,470)	-	0.00%
Net Fixed Assets	-	-	-	0.00%
Notes receivable- Others	-	30,000	(30,000)	-100.00%
Total Other Assets	-	30,000	(30,000)	-100.00%
Deferred Outflow of Resources	-	-	-	-
Total Assets	315,843	315,666	177	0.06%
Liabilities				
Accounts payable	-	1,511	(1,511)	-100.00%
Accrued Liabilities	5,865	18,205	(12,340)	-67.78%
Deferred Revenue	-	-	-	-
Total Current Liabilities	5,865	19,716	(13,851)	-70.25%
Notes Payable-Corporate	-	-	-	-
Other	10,413	10,413	-	0.00%
Total Noncurrent Liabilities	10,413	10,413	-	0.00%
Deferred Inflow of Resources	-	-	-	-
Total Liabilities	16,278	30,129	(13,851)	-45.97%
Equity				
Investment in capital assets,net	-	-	-	0.00%
Unrestricted net assets	285,535	238,674	46,861	19.63%
Restricted net assets	-	-	-	0.00%
Net income	14,030	46,863	(32,833)	-70.06%
Total Equity	299,565	285,537	14,028	4.91%
Total Liabilities and Equity	315,843	315,666	177	0.06%

Housing Authority of the City of Winston- Salem
Revenue and Expense Statement
Imperial Property Management
October 1, 2021 - November 30, 2021

	YTD	YTD	Variance	
	Actual	Budget	Amount	Percentage
Operating Income				
Other income	13,167	13,333	(166)	-1.25%
Management fees	47,182	46,183	999	2.16%
Interest on general fund	0	8	(8)	-100%
Total Income	<u>60,349</u>	<u>59,524</u>	<u>825</u>	<u>1.39%</u>
Operating Expenditures				
Administrative	28,771	24,531	4,240	17.28%
Tenant Services	-	-	-	-
Utilities	-	8	(8)	-100.00%
Maintenance	12,754	12,190	564	4.63%
Protective Services	3,124	4,525	(1,401)	-30.96%
General	1,670	1,298	372	28.66%
Total Operating Expenses	<u>46,319</u>	<u>42,552</u>	<u>3,767</u>	<u>8.85%</u>
Net Income (Loss) before depreciation	14,030	16,972	(2,942)	-17.33%
Depreciation expense	-	-	-	-
Net Income (Loss)	<u>14,030</u>	<u>16,972</u>	<u>(2,942)</u>	<u>-17.33%</u>
Other Changes In Cash				
Principal payments on debt	-	-	-	-
Capital Exp/Long Term Improvements	-	-	-	-
Replacement Reserve Pymts	-	-	-	-
Extraordinary Item	-	-	-	-
Depreciation expense add back	-	-	-	-
Cash Increase (Decrease)	<u>14,030</u>	<u>16,972</u>	<u>(2,942)</u>	<u>-17.33%</u>

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
BALANCE SHEET & RATIO DATA
As of 11/30/2021

BALANCE SHEET SUMMARY												
	003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr	160mr	165mr
	Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	The Oaks	Actual	Camden Station	Brookside View	Plaza	Drayton Pines

1000-00-000 ASSETS												
1300-00-000 TOTAL CURRENT ASSETS	797,573.97	1,688,664.90	56,827.78	122,362.38	214,448.92	160,422.05	109,438.10	250,000.09	56,335.90	630,985.04	-36,821.48	48,845.93
1599-00-000 TOTAL NON-CURRENT ASSETS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1999-00-000 TOTAL ASSETS	2,885,382.38	3,734,981.31	1,257,228.23	908,835.27	1,136,138.31	1,316,072.22	2,843,169.44	4,389,490.82	3,224,581.64	3,040,297.61	71,566.32	2,817,165.77

2000-00-000 LIABILITIES & EQUITY												
2001-00-000 LIABILITIES:												
2299-00-000 TOTAL CURRENT LIABILITIES	234,857.37	289,020.86	190,078.81	198,276.98	117,688.25	49,261.22	62,001.44	76,129.05	30,172.45	43,256.78	190,103.43	115,158.11
2399-00-000 TOTAL NON-CURRENT LIABILITIES	12,825.64	21,844.92	13,969.66	9,136.74	7,207.07	3,323.49	3,323.49	2,619.56	627,711.74	193,305.17	2,739,867.24	2,220,713.59
2499-00-000 TOTAL LIABILITIES	247,683.01	310,865.78	204,048.47	207,413.72	124,895.32	52,584.71	65,324.93	78,748.61	657,884.19	236,561.95	2,929,970.67	2,335,871.70
2899-00-000 TOTAL EQUITY	2,637,642.51	3,424,115.53	1,053,179.76	701,421.55	1,011,242.99	1,263,487.51	2,777,844.51	4,310,742.21	2,566,697.45	2,803,735.66	-2,858,402.35	481,294.07

2999-00-000 TOTAL LIABILITIES AND EQUITY	2,885,325.52	3,734,981.31	1,257,228.23	908,835.27	1,136,138.31	1,316,072.22	2,843,169.44	4,389,490.82	3,224,581.64	3,040,297.61	71,566.32	2,817,165.77
---	---------------------	---------------------	---------------------	-------------------	---------------------	---------------------	---------------------	---------------------	---------------------	---------------------	------------------	---------------------

CURRENT RATIO												
	003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr	160mr	165mr
	Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	The Oaks	Actual	Camden Station	Brookside View	Plaza	Drayton Pines

TOTAL CURRENT ASSETS	797,573.97	1,688,664.90	56,827.78	122,362.38	214,448.92	160,422.05	109,438.10	250,000.09	56,335.90	630,985.04	-36,821.48	48,845.93
TOTAL CURRENT LIABILITIES	234,857.37	289,020.86	190,078.81	198,276.98	117,688.25	49,261.22	62,001.44	76,129.05	30,172.45	43,256.78	190,103.43	115,158.11
CURRENT RATIO	3.40	5.84	0.30	0.62	1.82	3.26	1.77	3.28	1.87	14.59	-0.19	0.42

QUICK RATIO												
(Does not include inventory)												
	003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr	160mr	165mr
	Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	The Oaks	Actual	Camden Station	Brookside View	Plaza	Drayton Pines

TOTAL CURRENT ASSETS (less inventory)	773,222.19	1,650,894.42	52,901.27	117,389.37	208,615.59	159,193.60	108,637.53	249,534.16	52,763.65	630,985.04	-36,821.48	48,845.93
TOTAL CURRENT LIABILITIES	234,857.37	289,020.86	190,078.81	198,276.98	117,688.25	49,261.22	62,001.44	76,129.05	30,172.45	43,256.78	190,103.43	115,158.11
QUICK RATIO	3.29	5.71	0.28	0.59	1.77	3.23	1.75	3.28	1.75	14.59	-0.19	0.42

INCOME and EXPENSE DATA
10/1/2021-11/30/2021

INCOME & EXPENSE DATA WITHOUT DEPRECIATION												
	003lr Piedmont	006lr Cleveland	008lr Sunrise	009lr Crystal	012lr Healy	021lr Townview	022lr The Oaks	037lr Actual	038lr Camden Station	040lr Brookside View	160mr Plaza	165mr Drayton Pines
3000-00-000 INCOME												
3199-00-000 NET TENANT INCOME	89,576.75	125,430.37	68,967.60	88,060.00	57,931.00	21,005.00	16,852.00	21,632.00	17,821.00	10,884.00	67,819.51	60,745.45
3499-00-000 TOTAL GRANT INCOME	243,272.00	229,414.00	118,569.00	106,054.00	46,516.00	39,878.00	31,305.00	24,568.00	9,336.00	531.00	0.00	0.00
3699-00-000 TOTAL OTHER INCOME	98.24	59.32	2,494.31	845.59	859.75	1.69	3.27	3.11	2.04	0.81	0.00	0.00
3999-00-000 TOTAL INCOME	332,946.99	354,903.69	190,030.91	194,959.59	105,306.75	60,884.69	48,160.27	46,203.11	27,159.04	11,415.81	67,819.51	60,745.45

4000-00-000 EXPENSES												
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	69,817.45	84,649.59	79,238.21	66,561.44	39,384.61	19,925.30	19,333.95	15,844.03	11,879.95	4,422.35	23,049.72	13,035.34
4299-00-000 TOTAL TENANT SERVICES EXPENSES	6,199.54	6,390.51	7,124.50	6,057.57	3,560.75	1,238.27	2,034.74	1,165.65	528.46	240.52	0.00	0.00
4399-00-000 TOTAL UTILITY EXPENSES	65,326.44	63,458.75	34,281.67	28,111.85	15,531.69	796.42	2,730.74	5,646.09	2,166.29	374.23	1,164.65	1,399.27
4499-00-000 TOTAL MAINTENANCE EXPENSES	95,341.21	85,079.29	45,329.35	77,933.15	35,984.24	26,301.79	19,352.90	10,801.81	5,294.01	4,467.12	27,439.48	12,142.15
4499-99-000 TOTAL PROTECTIVE SERVICES	18,094.89	10,631.51	18,495.08	16,476.80	17,406.60	878.42	1,860.20	1,818.21	1,650.28	1,614.75	0.00	0.00
4599-00-000 TOTAL GENERAL EXPENSES	12,192.59	19,092.88	19,640.36	27,033.50	11,709.98	4,655.09	4,950.77	2,155.39	1,187.41	1,203.82	949.03	584.65
4799-00-000 TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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	706.54	0.00	11,846.80
5999-00-000 TOTAL NONOPERATING ITEMS	103,644.27	95,488.88	33,085.99	19,520.39	20,477.79	14,071.29	24,948.16	29,290.15	22,042.78	14,048.22	4,426.77	18,067.99
TOTAL EXPENSES (NO DEPRECIATION)	266,972.12	268,302.53	204,109.17	222,174.31	123,577.87	53,795.29	50,263.30	37,431.18	22,706.40	13,029.33	52,602.88	39,008.21

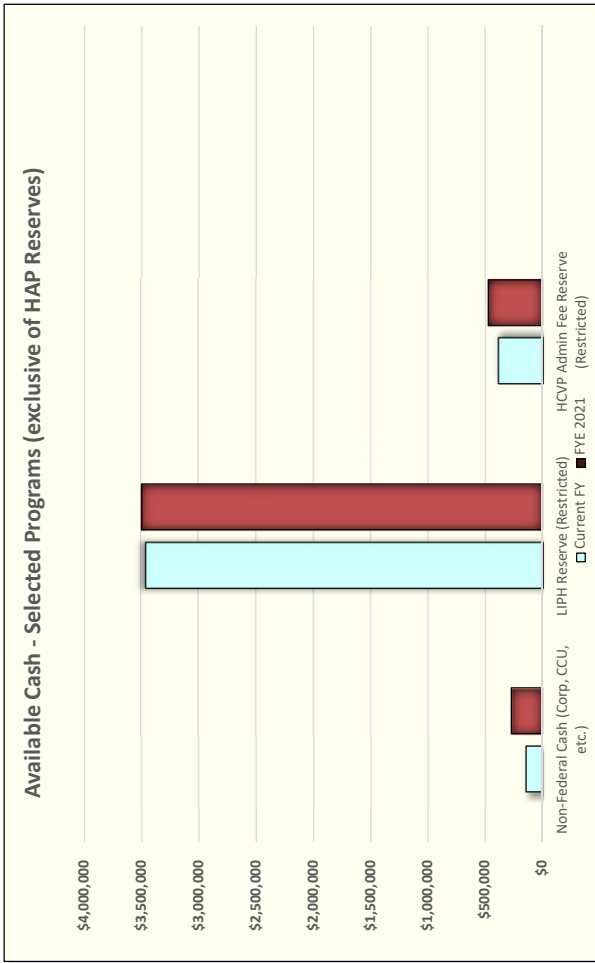
NET INCOME (LOSS) NO DEPRECIATION 65,974.87 -14,078.26 -27,214.72 -18,271.12 7,089.40 -2,103.03 8,771.93 4,452.64 -1,613.52 15,216.63 21,737.24

LIPH CASH FLOW DATA												
NET INCOME (LOSS)	-37,669.40	-8,887.72	-47,164.25	-46,735.11	-38,748.91	-6,981.89	-27,051.19	-20,518.22	-17,590.14	-15,661.74	10,789.86	3,669.25
Capital Expense/Long Term Improvements												
Replacement Reserve Payments												
Extraordinary Items												
Depreciation Add Back	103,644.27	95,488.88	33,085.99	19,520.39	20,477.79	14,071.29	24,948.16	29,290.15	22,042.78	14,048.22	4,426.77	18,067.99
Net Cash Increase (Used) in Operations	65,974.87	86,601.16	-14,078.26	-27,214.72	-18,271.12	7,089.40	-2,103.03	8,771.93	4,452.64	-1,613.52	15,216.63	21,737.24

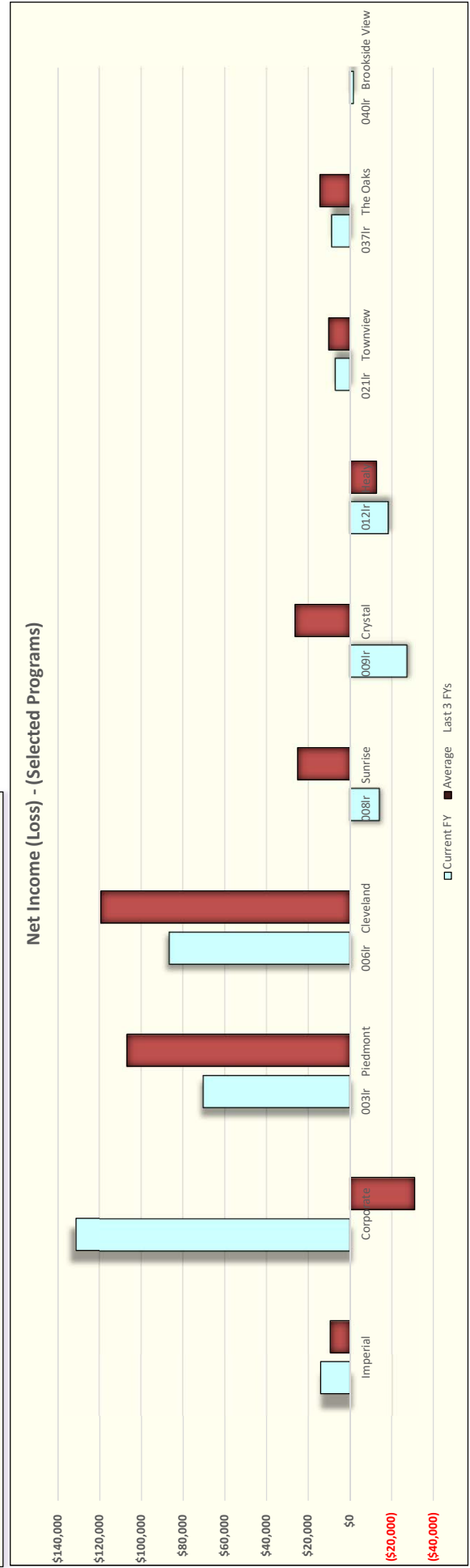
LIPH UNIT DATA												
# of Housing Units	240	244	195	201	106	49	48	50	30	12	78	44
Rental Months Year To Date	2	2	2	2	2	2	2	2	2	2	2	2
# Unit Months Year To Date	480	488	390	402	212	98	96	100	60	24	156	88
Average Rent Per Unit Month	165.40	228.73	166.81	215.52	270.67	208.52	172.42	210.27	292.52	446.00	196.90	140.38
Average Subsidy Per Unit	-	-	-	-	-	-	-	-	-	-	228.71	540.91
	165.40	228.73	166.81	215.52	270.67	208.52	172.42	210.27	292.52	446.00	425.61	681.29

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

11/30/2021	AVAILABLE CASH (exclusive of HAP Reserves)	Current FY	FYE 2021	Change Over Prior FY
	Non-Federal Cash (Corp, CCU, etc.)	\$143,406	\$272,239	(\$128,833)
	LIPH Reserve (Restricted)	\$3,456,768	\$3,499,849	(\$43,081)
	HCVP Admin Fee Reserve (Restricted)	\$388,928	\$473,083	(\$84,155)
	Total Available Cash (excludes HAP reserve)	\$3,989,102	\$4,245,171	(\$256,069)



10/1/21-11/30/2021	NET INCOME (LOSS) - (Selected Programs)	Current FY	Current Budget	Average Last 3 FYs
HCV Admin		(\$5,567)	\$52,036	\$51,254
Imperial		\$14,030	\$16,972	\$9,386
Corporate		\$131,423	\$100,857	(\$31,084)
003lr Piedmont		\$70,241	(\$661)	\$106,956
006lr Cleveland		\$86,601	\$23,130	\$119,461
008lr Sunrise		(\$14,078)	(\$20,829)	\$25,025
009lr Crystal		(\$27,215)	(\$21,814)	\$26,318
012lr Healy		(\$18,271)	(\$32,326)	(\$12,818)
021lr Townview		\$7,089	\$6,696	\$10,162
022lr Stoney Glen		(\$2,103)	(\$1,390)	\$4,790
037lr The Oaks		\$8,772	\$769	\$14,360
038lr Camden Station		\$4,453	(\$1,137)	\$1,157
040lr Brookside View		(\$1,614)	\$1,063	\$543
160mr Plaza		\$15,217	\$8,607	\$15,115
165mr Drayton Pines		\$21,737	\$18,199	\$6,163
Total Selected Programs		\$290,715	\$150,172	\$346,786
Depreciation		(\$405,168)	(\$413,969)	(\$425,793)
Total Selected Programs Net of Depreciation		(\$114,453)	(\$263,797)	(\$79,007)



RESOLUTION NO. 2169

AUTHORIZING PETITION FOR CLOSURE OF ALLEYWAY

WHEREAS, land records reflect a public alley across a portion of the real property upon which the Crystal Towers public housing community is located, as more fully described in Exhibit A, attached hereto; and

WHEREAS, the public alley has not been regularly utilized as such for many years; and

WHEREAS, a portion of the public alley was previously closed, which is reflected in the land records; and

WHEREAS, the extant portion of the public alley is unnecessary for the normal flow of traffic (either vehicular or pedestrian) through the surrounding area; and

WHEREAS, limiting non-resident entry onto public housing property is beneficial to the operation and administration of the public housing community; and

WHEREAS, closure of the public alley will not restrict residents or their guests in their ability to access public walkways or streets;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby authorizes petition to the City of Winston-Salem for the closure of the public alley as described in Exhibit A.

Adopted: _____ (Date)

Signed: _____
Secretary/Chief Executive Officer (CEO)



MAP - NOT TO SCALE

THE HORIZONTAL GROUND DISTANCES ARE SET BY ALL CORNERS UNLESS OTHERWISE NOTED

COORDINATE COMPUTATION

SEE THE PROPERTY RECORDS FOR THE PROPERTY RECORDS WITH THE MAP

RECORDS ARE BASED ON NORTH CAROLINA STATE ROAD 633 BY THE METHOD

RIGHTS AND POWERS SHOWN ARE TO THE CENTER OF THE STRAIGHT AND NOT LATERAL

NO HOLDINGS WERE AND SHOULD BE SHOWN FROM FIELD LOCATIONS OF A LOCATING CONDUCTOR. MANUSCRIPT CONSTRUCTION SHOWN HERE, NOT CO

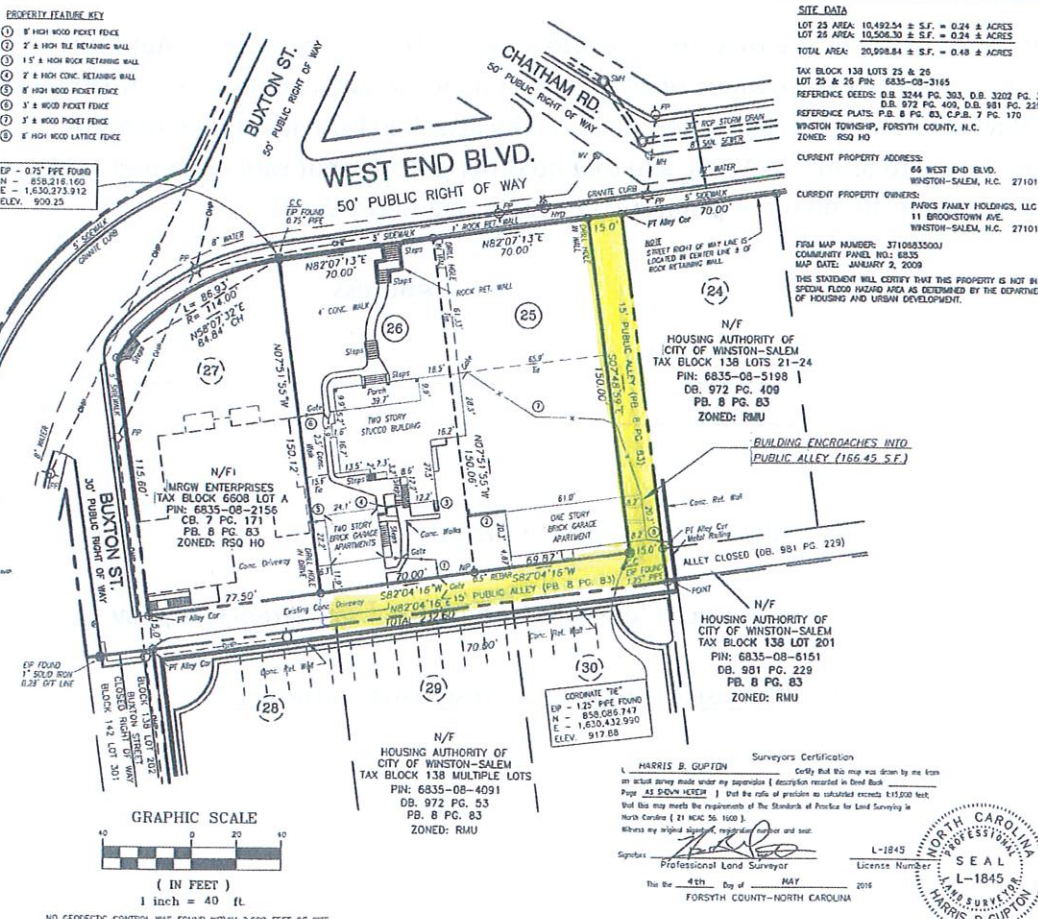
NOT BY THE UNDERTAKERS FOR ANY LOSS RESULTING FROM THE NEGLIGENCE OF THEORY OR PRACTICE CONCERNING ANY MATTER THAT SHOULD BE NOTED ON THIS SURVEY OF THIS PROPERTY

6. CONDUCTED OR PREPARED TO THE SURVEYOR IN THE PRESENCE OF THE ALP

- PROPERTY LINE
- BUILDING FOOTPRINT
- RIGHT OF WAY LINE
- LINE FROM DEED OR PLAT
- EXIST. WATER LINE
- EXIST. SAN. SEWER LINE
- EXIST. STORM DRAIN
- PROP. STORM DRAIN
- OVERHEAD POWER LINES
- CL. MAIN
- FIBER OPTIC / TELEPHONE
- TY CABLE
- PROP. OR FORESEEN
- STORM DRAIN PIPE FLEXION
- PROPOSED SPOT ELEVATION
- EXISTING BENCH PIN
- NEW BENCH PIN
- NO POINT SET
- POWER POLE
- STATIONARY
- TRAFFIC SIGN POST
- CABLE TV PEG
- TELEPHONE PEG
- LIGHT POLE
- WATER METER
- SEWER CLEAN-OUT
- YARD DRAIN
- TERRACE DRAIN
- CATCH BASIN
- MANHOLE

- PROPERTY FEATURE KEY**
- 1' HIGH WOOD PICKET FENCE
 - 2' HIGH BLOCK RETAINING WALL
 - 1.5' HIGH CONCR. RETAINING WALL
 - 2' HIGH CONCR. RETAINING WALL
 - 1' HIGH WOOD PICKET FENCE
 - 2' HIGH WOOD PICKET FENCE
 - 3' HIGH WOOD PICKET FENCE
 - 4' HIGH WOOD PICKET FENCE
 - 5' HIGH WOOD PICKET FENCE
 - 6' HIGH WOOD PICKET FENCE
 - 7' HIGH WOOD PICKET FENCE
 - 8' HIGH WOOD PICKET FENCE
 - 9' HIGH WOOD PICKET FENCE
 - 10' HIGH WOOD PICKET FENCE
 - 11' HIGH WOOD PICKET FENCE
 - 12' HIGH WOOD PICKET FENCE
 - 13' HIGH WOOD PICKET FENCE
 - 14' HIGH WOOD PICKET FENCE
 - 15' HIGH WOOD PICKET FENCE
 - 16' HIGH WOOD PICKET FENCE
 - 17' HIGH WOOD PICKET FENCE
 - 18' HIGH WOOD PICKET FENCE
 - 19' HIGH WOOD PICKET FENCE
 - 20' HIGH WOOD PICKET FENCE
 - 21' HIGH WOOD PICKET FENCE
 - 22' HIGH WOOD PICKET FENCE
 - 23' HIGH WOOD PICKET FENCE
 - 24' HIGH WOOD PICKET FENCE
 - 25' HIGH WOOD PICKET FENCE
 - 26' HIGH WOOD PICKET FENCE
 - 27' HIGH WOOD PICKET FENCE
 - 28' HIGH WOOD PICKET FENCE
 - 29' HIGH WOOD PICKET FENCE
 - 30' HIGH WOOD PICKET FENCE
 - 31' HIGH WOOD PICKET FENCE
 - 32' HIGH WOOD PICKET FENCE
 - 33' HIGH WOOD PICKET FENCE
 - 34' HIGH WOOD PICKET FENCE
 - 35' HIGH WOOD PICKET FENCE
 - 36' HIGH WOOD PICKET FENCE
 - 37' HIGH WOOD PICKET FENCE
 - 38' HIGH WOOD PICKET FENCE
 - 39' HIGH WOOD PICKET FENCE
 - 40' HIGH WOOD PICKET FENCE
 - 41' HIGH WOOD PICKET FENCE
 - 42' HIGH WOOD PICKET FENCE
 - 43' HIGH WOOD PICKET FENCE
 - 44' HIGH WOOD PICKET FENCE
 - 45' HIGH WOOD PICKET FENCE
 - 46' HIGH WOOD PICKET FENCE
 - 47' HIGH WOOD PICKET FENCE
 - 48' HIGH WOOD PICKET FENCE
 - 49' HIGH WOOD PICKET FENCE
 - 50' HIGH WOOD PICKET FENCE
 - 51' HIGH WOOD PICKET FENCE
 - 52' HIGH WOOD PICKET FENCE
 - 53' HIGH WOOD PICKET FENCE
 - 54' HIGH WOOD PICKET FENCE
 - 55' HIGH WOOD PICKET FENCE
 - 56' HIGH WOOD PICKET FENCE
 - 57' HIGH WOOD PICKET FENCE
 - 58' HIGH WOOD PICKET FENCE
 - 59' HIGH WOOD PICKET FENCE
 - 60' HIGH WOOD PICKET FENCE
 - 61' HIGH WOOD PICKET FENCE
 - 62' HIGH WOOD PICKET FENCE
 - 63' HIGH WOOD PICKET FENCE
 - 64' HIGH WOOD PICKET FENCE
 - 65' HIGH WOOD PICKET FENCE
 - 66' HIGH WOOD PICKET FENCE
 - 67' HIGH WOOD PICKET FENCE
 - 68' HIGH WOOD PICKET FENCE
 - 69' HIGH WOOD PICKET FENCE
 - 70' HIGH WOOD PICKET FENCE
 - 71' HIGH WOOD PICKET FENCE
 - 72' HIGH WOOD PICKET FENCE
 - 73' HIGH WOOD PICKET FENCE
 - 74' HIGH WOOD PICKET FENCE
 - 75' HIGH WOOD PICKET FENCE
 - 76' HIGH WOOD PICKET FENCE
 - 77' HIGH WOOD PICKET FENCE
 - 78' HIGH WOOD PICKET FENCE
 - 79' HIGH WOOD PICKET FENCE
 - 80' HIGH WOOD PICKET FENCE
 - 81' HIGH WOOD PICKET FENCE
 - 82' HIGH WOOD PICKET FENCE
 - 83' HIGH WOOD PICKET FENCE
 - 84' HIGH WOOD PICKET FENCE
 - 85' HIGH WOOD PICKET FENCE
 - 86' HIGH WOOD PICKET FENCE
 - 87' HIGH WOOD PICKET FENCE
 - 88' HIGH WOOD PICKET FENCE
 - 89' HIGH WOOD PICKET FENCE
 - 90' HIGH WOOD PICKET FENCE
 - 91' HIGH WOOD PICKET FENCE
 - 92' HIGH WOOD PICKET FENCE
 - 93' HIGH WOOD PICKET FENCE
 - 94' HIGH WOOD PICKET FENCE
 - 95' HIGH WOOD PICKET FENCE
 - 96' HIGH WOOD PICKET FENCE
 - 97' HIGH WOOD PICKET FENCE
 - 98' HIGH WOOD PICKET FENCE
 - 99' HIGH WOOD PICKET FENCE
 - 100' HIGH WOOD PICKET FENCE

EP - 0.75" PIPE FOUND
 N - 858.216 160
 E - 1,630.273 912
 ELEV. 900.25



SITE DATA

LOT 23 AREA: 10,492.54 ± S.F. = 0.24 ± ACRES
 LOT 24 AREA: 10,508.30 ± S.F. = 0.24 ± ACRES
 TOTAL AREA: 20,999.84 ± S.F. = 0.48 ± ACRES

TAX BLOCK 138 LOTS 23 & 24
 LOT 23 & 24 PIN: 6835-08-3165

REFERENCE DEEDS: DB 3244 PG. 303, D.B. 3202 PG. 353
 D.B. 972 PG. 409, D.B. 981 PG. 229
 REFERENCE PLATS: P.B. 8 PG. 83, C.P. 8 PG. 170
 WINSTON TOWNSHIP, FORSYTH COUNTY, N.C.
 ZONED: RSQ HO

CURRENT PROPERTY ADDRESS: 68 WEST END BLVD. WINSTON-SALEM, N.C. 27101

CURRENT PROPERTY OWNERS: PARKS FAMILY HOLDINGS, LLC 11 BROOKSTOWN AVE. WINSTON-SALEM, N.C. 27101

FIRM MAP NUMBER: 3710683500J
 COMPARMENT PANEL NO.: 6835
 MAP DATE: JANUARY 2, 2009

THIS STATEMENT WILL CERTIFY THAT THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

Cupton & Webb, P.A.
 ENGINEERS PLANNERS SURVEYORS

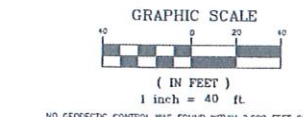
11 BROOKSTOWN AVENUE
 WINSTON-SALEM, N.C. 27101

BOUNDARY SURVEY for
PARKS FAMILY HOLDINGS, LLC
 11 BROOKSTOWN AVENUE
 WINSTON-SALEM, N.C. 27101

SCALE:	1" = 40'
PREPARED BY:	3/27/17
DESIGNED BY:	UPD/ML
APPROVED BY:	HSC

SHEET TITLE:
BOUNDARY SURVEY

1 of 1
 DATE: 5/04/2016
 PROJECT NO: 12880-108



NO GEODEIC CONTROL WAS FOUND WITHIN 2,000 FEET OF SITE

N/F HOUSING AUTHORITY OF CITY OF WINSTON-SALEM
 TAX BLOCK 138 MULTIPLE LOTS
 PIN: 6835-08-4091
 DB: 972 PG. 53
 P.B. 8 PG. 83
 ZONED: RMU

N/F HOUSING AUTHORITY OF CITY OF WINSTON-SALEM
 TAX BLOCK 138 LOT 201
 PIN: 6835-08-6151
 DB: 981 PG. 229
 P.B. 8 PG. 83
 ZONED: RMU

N/F HOUSING AUTHORITY OF CITY OF WINSTON-SALEM
 TAX BLOCK 138 LOTS 21-24
 PIN: 6835-08-5198
 DB: 972 PG. 409
 P.B. 8 PG. 83
 ZONED: RMU

Surveyors Certification

I, **HARRIS B. GUPTON**, do hereby certify that this map was drawn by me from an actual survey made under my supervision (if description recorded in deed book Page **AS SHOWN HEREIN**) that the rules of practice as contained records 815,000 feet that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 55-1600).

Witness my original signature, registration number and seal:

Signature: *[Signature]* License Number: L-1845
 My Exp. Date: **MAY** 2016
 FORSYTH COUNTY - NORTH CAROLINA

