



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

Housing Authority of Winston Salem
Board of Commissioners

LOCATION: 500 W. Fourth Street, Suite 300, Winston-Salem, NC
27101

July 12, 2022
12:00 noon

BOARD OF COMMISSIONERS MEETING AGENDA

July 12, 2022

12:00 P.M.

1. Call to Order – Pledge of Allegiance
2. Roll Call
3. Review and Approval of Agenda (July 12, 2022)
4. Review and Approval of Minutes (June 14, 2022)
5. Management Reports
 - Executive Director Report
 - Operations Report
 - Housing Choice Voucher
 - Public Housing
 - Nonfederal Housing
 - Drayton Pines, Inc.
 - Plaza
 - Resident Engagement
6. Resolutions
 - **Resolution No. 2179** – Resolution Authorizing Approval of Financial Statements (May 2022)
 - **Resolution No. 2180** – Resolution Approving the Award of a Contract to Kone Inc. Elevators & Escalators for Crystal Towers Elevator Modernization
 - **Resolution No. 2181** – Resolution Adopting the Housing Authority of the City of Winston-Salem 2022 Annual Plan (October 1, 2022 – September 20, 2023)
 - **Resolution No. 2182** – Resolution Adopting Capital Fund Program 5-Year Action Plan
7. Stakeholder Comments
8. Board Comments
9. Adjournment

June 14, 2022 Minutes

Board Member Attendance:

Chairman Andrew Perkins – Present
Vice Chair Betsy Annese- Present
Commissioner Williams Rose- Present
Commissioner Alfred Adams- Present
Commissioner Art Gibel- Absent
Commissioner Felicia Brinson- Present **joined meeting at 12:11 p.m.
Commissioner Arthur Dark – Present (virtual)
Commissioner Kathy Stitts – Absent
Commissioner Vivian Perez Chandler – Present (virtual)

Staff Presenting:

Kevin Cheshire, Executive Director
Kelly Church, VP of Operations
Nancy Thomas, VP of Finance
Romonda Gaston, Director of HCV
Lisa Matthews, Assistant Director of Property Management

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 (June 14, 2022)
Motion: Commissioner Rose
Second: Commissioner Adams
Roll was called. Unanimous.

4. REVIEW AND APPROVAL OF MINUTES

- Consideration to approve the Minutes (May 10, 2022)
Motion: Commissioner Adams
Second: Commissioner Annese
Roll was called. Unanimous.

5. MANAGEMENT REPORTS

- Executive Director Report
(Cheshire) Mr. Chairman, if it's okay, I'll go ahead and run through the Executive Director's report. **(Perkins)** Okay, the Executive Director's report and Management

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Reports, yes. **(Cheshire)** Item number one is Crystal Towers. Last month we reported that we had an elevator down, so we were down to one. The Board had suggested that we communicate with the Fire Department about that. We did that. Thankfully, that elevator is back up and running. So, we're back in full force there with all of our elevators. We did sign a contract for the elevator modernization. We reported that at Development Committee. So that's going to be about \$800,000, within that range with that contract. So we have done that and we hope to get work started out there really soon. We're gonna have another Resident meeting before that starts. **(Perkins)** Excellent. **(Cheshire)** Section 8 Availability. That was something that we mentioned in the Development Committee as well. To close the loop on that, we are seeing some challenges as far as Section 8 participants trying to find housing. It is just a really hot market and that is not unique to Winston-Salem. We are trying to do some things, proactively, to reach out to our existing landlords, as well as try and recruit new landlords into the Program. Choice Neighborhoods, as I said to the Development Committee, it's a good news bad news thing. We have received HUD approval to go ahead and start moving dirt out there at the old Brown School site. That's Phase I. But we have about a \$1.2 million gap that has arisen, because the HUD approval took so long, the general contractor was not able to hold those sub numbers. Okay? That gap is down to, roughly, \$600,000. I'm confident that we'll be able to close that gap. One of the approaches that we are presenting, is for the City money that has right now been dedicated solely to Phase II, be fast tracked into Phase I. We will not need that money to be replaced. We've got a financing mechanism to cover that gap. So I think we're okay. I have mentioned to a couple of Council Members and the Mayor already. So, I hope to be able to present that in August **(Perkins)** Excellent. So that is the \$800,000 that we talked about? **(Cheshire)** Yes, sir. **(Perkins)** Thank you. **(Cheshire)** Item 4 there is Brookside. We had a really good grand opening event last week. A lot of staff were involved in that. Too many to mention. Many of whom are still out in the hot sun working today, just like they did last Thursday. It was well attended. We had a couple of HUD officials there, Vice Chair Annese was able to be with us and Commissioner Brinson was able to be with us. Mayor Pro Tem Adams made remarks. We got into one of the units, the last unit that was vacant at that time. It was a really good event. Hoping to get final authorization from HUD DC to leave those two remaining lots open. They are just not buildable quite frankly. They're certainly not buildable in a method that's going to be efficient. **(Perkins)** I understand also, there was a speaker from the local community. **(Cheshire)** She was amazing. She was unbelievable. **(Annese)** It was a wonderful event. I know you all had good reasons you could not be there, but it was inspirational. The testimony from the resident, as well as Council Member Adams and our esteemed leader, Kevin. It was just a great event. You realize why we are here when you go to an event like that. **(Perkins)** Right. **(Cheshire)** I was like Sesame Street, "One of these, is not like the other. One of these does not belong." That was me. Item number five is Happy

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Hill. I reported this to Development Committee and I'm sorry if some of this is repetitive, but just so the full Board hears it, I had a really good HUD call. You all might remember last month, that the HUD DC office was suggesting that we may need to pay them for some of that land before we can do anything to it. I spoke with my point of contact's supervisor, he was on the call as well. It was much more collaborative. They are open to a lot of options. I've spoken with Council Member Scippio. That's her ward. We're going to try to get 10 off the ground and get HUD to commit to releasing all of that land, sort of a quid pro quo for us building those 10 affordable units. **(Perkins)** Okay. **(Cheshire)** We are going to do it in a similar design concept to what is out there at Brookside View, which is to say, a single family detached that will initially operate as rental housing. Then we'll try to convert that. Item number six is our Strong Families event. That was Saturday. That's our flagship event. Like I told our staff yesterday, we do one event a year that is exclusively hosted by our Agency, for our Community. Now, we don't turn people away, but this is really a Housing Authority event to celebrate Housing Authority families. It's called our Strong Families Day. We did the first one last year, right behind the Arthur and Marie King building over there at 901 Cleveland. We did the second one this year. Like I said, good music, good food and really good fellowship. The Mayor was able to join us. Mayor Pro Tem Adams was able to be out there for that. Senator Lowe, Representative Terry, a couple the Assistant Chiefs from the Police Department and a representative from the Sheriff's Office offered some remarks as well. So really well done, well attended. I think we had about 20% of our staff who showed up. Not because they were being paid to be there, but because they supported the event which also meant a lot. So really, really, good event. I understand Commissioner Brinson is not on, but I understand got there. I didn't see her, but I understand that she was able to make an appearance. Last one Mr. Chairman, is the July Committee meetings. I think I may have shared this at the Committees, but just so the full Board is aware, we're anticipating canceling those. I think that's been approved by both of our Committee Chairs, because the Committee date falls the day after July 4th. So just from a logistical standpoint, we'll cancel those. No pressing business that the Committees need to consider next month that I'm aware of right now. If that changes, I'll let you all know and we'll just move forward with the full Board meeting as scheduled. **(Perkins)** Thank you. **(Cheshire)** Thank you Mr. Chairman. That's it for me on the Executive Director Report. **(Perkins)** Are there any questions or comments in addition to Kevin's comments? Okay. Thank you very much.

- Operations Report
 - Housing Choice Voucher

(Gaston) Good afternoon. I'll cover HCV and then turn it over to Public Housing. I'm sorry, I didn't write down the page numbers in your packet. **(Spragins)** Page 25. **(Gaston)** The HCV reports can be located on page 25 of your packet. Just a few highlights. For the

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month of April, we leased 31 families and we moved out nine families. So that's the direction we want to continue to go in. Hopefully, we will. We're still under, in voucher budget utilization, we're still using a little bit more than we're getting in each month. Nancy will talk a little bit more about that a little later. Under HCV waiting list, as you can see, the number of applicants on our waiting list has gone down tremendously from the previous month. We're steadily pulling families from the waiting list trying to get them vouchers on the street, but as you heard Kevin say, housing is a challenge right now for everyone. So, we have the vouchers out there, we're just trying to get them leased up. Um, on the next page, you'll see the HCV Voucher Utilization. Those are vouchers leased versus end of participations or move outs. So, these numbers come from the HUD dashboard. At the bottom, you'll see end of participation reasons and as you can see below, we had one family move out for zero assistance, which means they were paying all their own rent. So basically, they were self-sufficient. Two families for tenant preference, one family ported out, which means they took their voucher and moved to another housing authority. One family moved without notice to the Housing Authority, which is a violation of their HAP contract. One family's eligibility changed and, what that means, is they were eligible for the program because they had a family member who was a citizen. That family member moved out, so they were no longer eligible for the program. We cannot assist families with only non-citizens. We had one tenant fail inspection items and one person was no response to letters from the PHA. **(Cheshire)** Can you scroll back up Kimberly please, for a second? Just that same page, just because I want to bring this to the Board's attention. And Romonda, you sold yourself short because there's been a lot of work from you and your staff, Lee and Kelly to change where we've got that gold higher than that purple. Because we now have a net positive, where we're taking in more than we're losing and that was intentional. We need that to happen. So I just wanted to note that for the Board and commend you for that and then just to give some context, for those end of participation numbers. That was something that the Board had asked for when we see these end of participations. Just so everybody's comfortable and know that's not happening because we're dropping the ball or there have been some administrative oversights. They are the rationale that underlie those end of participations. Excuse me Romonda. **(Gaston)** No. I'm good. Are there any questions for me? Okay. Thank you.

○ Public Housing

(Church) I'm going to handle the Public Housing report. It is on page 27 of your Board packet. I'm just going to highlight a few things. I'm going to look off my page, because it's a little blurry for me. So we have 23 units that are currently offline in the public housing portfolio. Those also include 14 units that are offline for the Choice Neighborhood grant over at Cleveland Avenue Homes. And the remaining units are offline to go into modernization, so we can get those turned. Either they had some type

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of fire or we have an insurance claim on those units. Overall, the occupancy in public housing is sitting at a little over 96% occupied. We have 42 vacant units throughout the portfolio. Mainly, those vacant units are at Piedmont Park and Sunrise Towers. That's where we're having the highest turnover right now. And we have contractors and our maintenance staff working to turn these 42 units so we can get them leased. As you can see, we still have a little over 47,000 on the waiting list. So we have plenty of people to fill and occupy these units once we get them turned. As a reminder, we did close our waiting list for several of our communities last month. But, our waiting lists do remain open for Piedmont Park, Sunrise Towers, Crystal Towers and Healey Towers. So we do have communities where public housing applicants can still apply, it's just certain communities, mainly our step up properties and Cleveland Avenue Homes that are no longer taking applications because the waiting lists are so long. The only other thing I wanted to give you all an update on, is Romonda briefly touched on the Section 8 wait list numbers and I wanted to let you all know, as of this month, we are about down to 1,000 people on our waiting list. That's from opening the waiting list in November of 2021. So we only have about 1,000 more applicants to go through before we're going to have to post a notice to reopen our waiting list for the Section 8 program. Of course, we will bring that to you before that happens, but I just wanted to give you a heads up about that. **(Cheshire)** Kelly, before you move on, I would like to again, sort of like I did with Romonda, commend you guys. If you'll notice on the totals about halfway down, payments collected still exceeds charges billed. I don't know about you all, but I don't pay any more than I have to, right? So my point is simply, that doesn't happen organically. That's our staff. That's our property management staff. That's Kelly. That's Beverly. That's David. Everyone has their respective teams working in conjunction with the Engagement Team. I see Darlie here. I'm not sure, I think Tee-Tee's here, to try to put people in repayment agreements and proactively reach out to our residents in order to ensure that we are collecting not just what we're billing, but more, because of the situation we were in with COVID where you could not enforce collections, okay? And, more importantly, given our mission and the residents we serve, that means that you're not just proactively reaching out to residents, but that you're connecting them to resources and that you're proactively reaching out to supportive services providers and financial resources like the ERAP program. I just wanted to note that and celebrate that and commend everybody involved in that process. **(Church)** And that was the other thing on my list, that the ERAP program is ending on June 16. So we have been very instrumental in reaching out to all of our applicants, not applicants, all of our existing tenants that have balances owed. Tee-Tee has really helped our residents to get applications submitted before the deadline. So this report is as of April, so you'll still see those payments coming in on the next two month's reports but, as of next Friday, that program is ending. So we are trying to get all last minute applications in for any tenants that owe a balance to the Housing Authority. Are there any questions on that? **(Perkins)** Quick question. How long is it taking you to flip the 42 vacant units? **(Church)** Um, our average is 15 days per unit, is what we are aiming for to get those units turned.

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(Perkins) Are there any unique problems in terms material costs or getting the labor to do it? **(Church)** You know, the costs, I guess Lee can probably answer that better than I can. But, the costs are jumping up on the contract side, for sure. We are struggling to find a large pool of vendors to choose from. **(Perkins)** Does that mean, that the ancillary is, that it's taking longer to flip them, to get them rented, reoccupied? **(Church)** Um, we haven't really run into that. We've been able to work with our current maintenance staff, in-house and our contractors that we already have on board through our procurement department, as of right now. **(Perkins)** Okay. Thank you. **(Church)** But, I think we will see that if we go out to bid. **(Staton)** Actually, Chairman Perkins, our time to actually turn units has been reduced over the past couple of months. We brought in some additional contractors. We have also had contractors that have given us priority over other jobs they may have. So our turn-around time has lowered. **(Perkins)** I understand that this is the April report, so this is two months later. Okay. I've got ya. Thank you. **(Church)** Any other questions? **(Perkins)** Any other questions from the Board? **(Church)** I'll turn it over to Lisa. **(Perkins)** Thank you.

- Unsubsidized Housing
 - Plaza Apartments and Drayton Pines

(Matthews) Hello. The Unsubsidized Housing Report is found on page 28 in your packet. For Drayton Pines, right now, we're at 91% occupied and that includes four vacant units. Two of those, which are down for maintenance repairs and the two other vacants have already been leased. We are just short of our goal of collecting what is being billed or what was being billed for April, by about \$1,000. We had zero terminations for Drayton Pines, for the month of April. Over at Plaza, we are 99% occupied with only one vacant for the month of April and that has been filled, as well. Again, we're just short of collecting what's being charged at Plaza. We too, have a lot of ERAP payments pending. So that's going to show a better number probably next month. We had one lease termination over at the Plaza. That was not related to non-payment of rent. And we had four violent drug reports in the vicinity of the Plaza. It was not related to the Plaza. Does anyone have any questions for me? Thank you.

(Perkins) Wait. Excuse me. Are we having any excess utility costs that people cannot afford to pay because of the temperature changes outside? I remember when I first got on the Board, there was a big disparity between what was owed at the end of the year, because they could not pay up. Are we experiencing that still? **(Cheshire)** Some of that was a product of the formula that we used. **(Perkins)** Right. **(Cheshire)** The way that worked, I know you know, but for the new members of the Board, there's an allocation for utility reimbursement. Utilities that we pay, as an agency, and we do do that at some of our properties, it's a moot point. To Chairman Perkins' point, we cover that. You're not going to see that on the tenant side, you're just going to see that may increase being spent during a run of hot weather. But there are some of our properties,

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where the tenants pay some of the utilities and they get an allowance. That's purely a calculation and then to your point Mr. Chairman, it's prorated over 12 months. So a mild month, say like May, you're going to have an excess. So the tenant is actually going to get more than he or she is going to be paying for the actual utility that's in his or her name. And then you might have a month like this, where that's not the case and there's going to be deficit. By-in-large, they offset, generally over the course of a 12 month period. To Chairman Perkins' point, historically, we have had some months where you do see those excess utility charges go up and then that's incumbent upon us to try to figure out how do we then collect those, recoup those, because that's our obligation, in a humane way. So I've not seen that yet, but to your earlier point, this is trailing by two months. Lisa, Kelly or Lee who are more looking at figures that are more recent before they hit the financials, may be able to give that some additional color. So I don't know if you all want to, but I've not seen that. **(Perkins)** It's going to fall after this period and we will see it in subsequent reports because you got three or four days of some really tough weather. **(Cheshire)** Yeah. 100 degree weather in June. **(Perkins)** Exactly. Today is 95. Tomorrow is 98 and the next day is 97. So I just want to make sure we're controlling that, because that came out of our contingency dollars. **(Cheshire)** Yes sir. Exactly. The thing that we struggle with, Lisa already knows, is chasing these AC units that are, you know, they're beyond their useful life and we're still getting time out of them. And our maintenance crews, this time of the year where it is just chasing those constantly. **(Perkins)** I understand. **(Adams)** I have a question. **(Perkins)** Yes sir. **(Adams)** What qualifies for incident reports? I mean, I understand the violent and drug reports, but ... **(Matthews)** Domestic disturbances, or a call for police service, things like that. More minor issues, runaways. **(Cheshire)** Lisa, you get those from PD if I'm not mistaken? So we pull a report, Commissioner Adams, from PD to say, "Hey, on these properties, how many calls did you guys get?" Now, I know that's not necessarily our folks, but "Did you show up on our properties for something like this?" that our Board would care about because it affects the livability and the perception of the Community. We get that from PD. **(Adams)** That's perfect. **(Perez Chandler)** Lisa, quick question here on this screen. I wanted to ask, so there was, it looks like there are still or when the report was made, there were still two emergency work orders outstanding. Have those two been resolved at this point? **(Matthews)** Yes ma'am. They have been closed out. **(Perez Chandler)** Okay, thank you. **(Perkins)** Any other questions from any other Commissioners? **(Rose)** I do have one. Lisa, so I need to look back at Public Housing Report. Are we taking the approach of only addressing those that were in arrears to begin with? What's the overall picture there? **(Cheshire)** Yeah. So we have almost caught up. Essentially, we had a backlog to your point. Our strategy was, "Hey, we're not going to just immediately start filings evictions. We are going to work with folks to get them into repayment agreements." Which is what we've done. Our

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approach, historically, which is to say pre-COVID, has been that we send late notices, we give grace, we offer repayment agreements and then we pursue enforcement of that violation of the lease. We're not to that point yet. So if Chairman Perkins misses a payment this month, he's going to get a notice. I'm not filing an eviction the second month, because I'm still working through my backlog. We've still got COVID related backlog. **(Rose)** But we still have 43 evictions in May. **(Cheshire)** Filings. Just filings. And that's a good point that you raised. It came up several years ago when WFDD did, sort of, a long form story about our practices, not just at the Housing Authority, but in the City, and a lot of what we saw were the numbers are ridiculous, right? Where it looks like we're filing against 1,500 people and that's our entire resident population. What ends up happening, is people get in a cycle, unfortunately. It's hard to break that cycle, where we're filing, we're filing, but not evicting. Our turnover rate was really low, even 5 years ago, but our eviction filings were really high. What we've tried to do is bring that down, because that's just throwing good money after bad. So we tried to take a more pragmatic approach and say what we're after here is to maintain housing stability and be able to collect rent so that we can support and cover our expenses. So the numbers, Commissioner Rose, are going up slightly, but you're not going to see some clip that when we hit August, all of a sudden that goes to 200. What you're seeing now, is what we project moving forward, as a normal function of our operations. **(Rose)** Okay. Thank you. **(Cheshire)** Yes sir.

- Resident Engagement

No report.

6. RESOLUTIONS

Resolution No. 2177 – Resolution Authorizing Approval of Financial Statements (April 2022)

Motion: Commissioner Rose

Second: Commissioner Adams

Roll was called. Unanimous.

(Thomas) I'm on page 32 in your packages, the Consolidated Balance Sheet for April. The cash is still showing a decrease, but we do have \$1.8 million worth of cash that we know it's coming in, either from the capital fund or the City for Plaza work or the close out of Brookside. So we do have more coming in than what we have decreased through the year, year to date so far. Our gross accounts receivable, you can't really tell in this because it is the net number, but our gross accounts receivable have decreased \$138,000 since September 30. So that's what we've been talking about. Go to page 35 on the income statement. The HUD grants are below budget about \$1.7 million and the majority of that is in the HAP payments. The expenses are below

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budget also. If you look at the admin fee, it's still below budget, but in the month of April, it was only below budget by \$11,000. The management fees are below budget and that's based on the management fees that the corporate cost center is receiving from the vouchers on the street. So the more vouchers that are leased, the higher the revenue is and the higher the expense is down under the administrative. So it's a wash Agency wide. The administrative expense is below budget in areas including legal, collections, court costs, training, sundry and then those management and bookkeeping fees for the Section 8 program. The utilities expense is below budget in electricity by about \$37,000 and over budget in gas by about \$88,000. This is through April. I'm sure when we get through the summer that will even out some and maybe even flip. The maintenance expense is over budget about \$368,000. \$54,000 of that is in labor and that's just, that was an intentional reallocation of our maintenance labor between properties in Housing Authority and in FEV, based on where they spend more time. And then we've had a lot of unit prep, vacant unit prep and then pest control, we've had quite a bit of that and that's over budget, elevator expense at the high rises as well. It's been over budget. Protective Services have been under budget because we reduced the hours and the wages. General expense is under budget, mainly because of the receivables going down so our bad debt goes down. So some of that bad debt that we had recorded last year, we get to take it back this year, once the receivables go down. So I've added something on the income statement. You see, if you come down to the net income before depreciation and HAP reserves. And then after depreciation and after the HAP reserves. I did that, that \$296,000 that's, for accounting purposes, it's not income this year. It's previous year's income, but it is cash we had on hand. So we're just trying to show that cash wise, we take that money that we had on hand for the HAP payments and that brings us down another \$300,000. **(Cheshire)** I'm sorry to jump in Nancy. I asked for this, so I want to sort of justify it. That HAP program is huge, okay? That's money that the Federal Government gives us that we distribute to our landlords. It's a ton of money, okay? HUD will essentially deposit stuff and say, "Hey, here are reserves for this program that we want you to hold in Winston-Salem at your bank and the rest of it we're going to hold." So when that money comes in, it looks real good. It looks like we've got this infusion of money. Well then when those reserves drawdown, it hits our books and it looks like, "Well what the heck? You're operating this program at a loss." So it's a big effect on our bottom line, but it has absolutely nothing to do with how well we're operating or what our actual financial condition is. So, while it's not a non-cash item in the sense of depreciation, it's an item that you can really pull out when you're evaluating how well we're doing with respect to our financial bottom line. **(Perkins)** Before you said that, I mean quite frankly, the operational aspects of the business is going quite well. So no complaints from me on my behalf. **(Thomas)** Right and, as you can see, before the reserves, it looks like you know we're \$262,000 below budget, but then when you bring in the reserves like he said, we're actually \$34,000 ahead of where we had budgeted. So again, it's just presented that way to show the

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true picture, because it's kind of unique to these operations. **(Perkins)** Sure. **(Adams)** I have question. So on the protective services, we've decreased our allocation or payments. Have you noticed any impact of that, on us, because we have diminished protective services? **(Cheshire)** We did a really good job. Not me, the Management Team and the Engagement Team. We are very actively involved in conjunction with sort of saturating the area with off-duty law enforcement. It killed our budget but it was an intentional move by us, because we had seen such an uptick in gun and gang violence. We did not have the money to continue to do that. And we didn't go advertise the fact that we sort of pulled our officers back, but we have pulled our officers back. We saw a drastic improvement in the gun and gang violence that our communities were experiencing over the last year. I think, as a direct result of our efforts. Not just saturation with the officers, but our teams being active on site and I think that engagement allowed us to pull those officers back without us seeing any negative consequences. Again, I'm knocking on wood, because I'm saying to that point, if that changes I'll let you know. We'll adjust accordingly. Right now, I think we've got a really good infrastructure. Something could happen today, obviously, but a lot of the stuff we're reading about is still real bad and it's in the communities where we operate is not on our communities right now. Again, not perfect, but we've done a really good job of moving that off of our sites by-in-large. **(Perkins)** If you moved the saturation off the site, what is the balance of what you have left in terms of protective services? **(Cheshire)** That's the engagement. So, we've got cameras, we've got the Engagement Team that's out there that knows the residents and that's established relationships. We also have management teams that understand, "Hey, now the expectation is that hey, this has been going on for 15 years and is going to continue to go on. They're not ours, they don't belong here and we gotta move them along." And that's not to say there's no law enforcement presence. We do still have off-duty officers. We didn't go from 100 to zero and we've, of course, also have on-duty officers who will respond if there's something, even like a trespass or a loitering. They will respond, it's just not as immediate as having an officer who you know is dedicated to your site, who can walk with the management teams certain times a day, every day. **(Perkins)** All right. Thank you. **(Cheshire)** Was that responsive? **(Perkins)** Yes. **(Thomas)** So I'll just sum up this part. The areas of concern have not really changed. We still have, as we have mentioned, the voucher utilization. Although you've seen that's trending in a positive direction now. And I did just finished looking at May numbers and on the administrative expenses now, year-to-date as of May 30, are under, well not under budget, there under the revenue. So the changes that have been made, both on the expense side and trying to increase the utilization have shown improvement there. Of course, we're still trying to collect the accounts receivable. We still need to build our cash, but again, we have almost \$2 million in cash that we know is coming in. It's just the timing between now and the end of September. And then the elevators at the high rises. We've already got one of those under contract. We are hoping to have all of them completed by the end of this

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calendar year. Just kind of at the mercy of the elevator companies too and their schedules. On the dashboard, which I didn't note the page number, on the right side and again, there are a few that are under budget. The housing choice voucher admin, the reason for that being under budget is the management fee income which is based on the number of vouchers. Corporate is a little bit under budget and that's the same thing. That's the fees that we get from the voucher program to the corporate program on those additional vouchers. And then Sunrise, there's been a lot of elevator expense, pest control expense and some unit prep expense. Stoney Glen and Brookside are mainly a result of the tenants' rents being below budget, which means their incomes are below budget. Hopefully, that will pick up some and then the Plaza, with the intentional reallocation of some maintenance labor to that area to that community based on the needs there. **(Cheshire)** And I will say, Plaza just as a reminder, that's a unique situation. That is owned by the City and we are right now, in a month-to-month lease agreement where we technically are subletting to our individual residents. I've talked to the City attorney and other City staff, we need to sort of figure out what we're doing with that. Right now, we're kind of in this, in this area where, "What if something goes wrong?" Like the landings. You all may remember from last year where City Council allocated a million dollars, but they're not budgeting for that sort of capital need at this asset, which is really theirs. We're not budgeting for it. We don't have it. So, just to flag that, why that's presented a little strangely. The other thing. I should have mentioned this before and I apologize. I did cover it in the Development Committee, but the elevator piece, we've got that contract for Crystal for \$800,000. And as I told the Development Committee, you can make an argument that there's a need at Healy and Sunrise, out other two high rises, of elevators that are equal to or greater than, the need at Crystal. So if you extrapolate that out, that's a \$2.4 million immediate need with respect to mobility challenged populations and elderly populations that we could spend today. Okay? We only have \$2 million available. So, Commissioner Adams sort of raised the point last week, "Hey, whatever we need to do to establish a reserve" and I think Mr. Chairman, you echoed that. So we're working on that. While I do think the numbers are good and we've done well, we've been on borrowed time with these elevators and at some point, we have to pay the piper on that and we're gonna need to figure that out. So we're working on it, but I don't want to see everything through rose colored glasses. Operations are doing great, but there will always exist, more need than we have resources for when it's things like elevators going down in a high rise. That becomes an emergent issue. So, I didn't want to leave that unsaid, since it came up at the committee meeting last week. **(Perkins)** I think the key issue is that you have to always be cognoscente of the fact when you have a significant backlog of maintenance repair projects. So when that backlog gets to a certain point, I'm not sure where it is within our percentage for our housing, but we need to think very critically about that. So if you do have something like an elevator goes out and be able to get to it and get it started and corrected. And also let the population know

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where that backlog is in the priorities. **(Cheshire)** Yes sir. **(Rose)** I didn't quite follow on the Plaza there. I thought the City was paying for installation of the railings or something...**(Cheshire)** I called them landings. It's essentially metal stairs. That's the only exit point, entry and exit, to go up these metal stairs. The City is paying for that. It's in process. The City authorized up to a million dollars. We're not going to need all of that. But we've got the money there. My point was just to illustrate that if something akin to that comes up at the Plaza, I don't know where we get the money, because it's not really our assets to be investing that money in. Not to mention, we don't have it. But I also recognize that the City is not budgeting for it either, because they don't see it as an asset on their books. **(Rose)** Well, are they, are we already putting in the landings? **(Cheshire)** Yes sir. They are in process. **(Rose)** So we've already spent the money, but we haven't gotten it yet come from the City? **(Cheshire)** We've spent a portion of it. We have not yet received a reimbursement. Their agreement was that they had sole discretion to determine whether they reimburse partially or they wait for the job to be completed and reimburse. So we're floating that right now. **(Rose)** The City can be slow to pay. Know that. **(Thomas)** That's \$200,000 of that last thing I just said. The last thing I'll mention, because we don't show monthly numbers in these reports, but for the month of April, the net income for HAWS as a whole, was \$96,000 better than budgeted and for the voucher program was \$42,000 better than budgeted. **(Rose)** And I'd like to also add, that that's a significant improvement over the year to date at end of March. So, as we talked about before, we're trending in the right direction with the reducing of that loss. Chairman Perkins had asked about and commented about excess utilities and other, there's a line item in the income statement just for the benefit of our new board members, you might elaborate a little bit on what that represents. **(Thomas)** A few of our properties, we pay the utilities for everybody, because they're not metered, so that they can be individually billed. So we pay the utilities and then, it's just, we've had studies done and there's an allowance number each month of the year, of how much they should need and should be using in utilities, the average utilities. So let's just say for the month of March it's \$100. So if their actual utility bill, when it comes in, that was related to that unit was over \$20, then they are billed that \$20. And so that's what's called an excess utility because they used more than allotted allowance, based on the allowance. **(Rose)** So for the year-to-date, we're ahead of the game, but as Andrew was pointing out with our higher temperatures, right now, it's probably gonna get absorbed through the rest of this year. **(Thomas)** Yes. Well, it might go even higher, even better as far as the variance. **(Rose)** Okay. **(Perkins)** It's just when the tenants might not be able to pay it when you flip it from heat and also cool. That's the issue I'm talking about. **(Cheshire)** Correct. **(Perkins)** Make sure we control that in some way, not to have a huge bill at the end. **(Cheshire)** Right. **(Adams)** You made a statement saying that the Plaza is not on our books because we don't own it. But's it not on the City's books? **(Cheshire)** Yeah. I mean...**(Adams)** So it's gotta be somewhere. **(Cheshire)** It's weird. We insure it and

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that's something that I've had a conversation with our carrier about. I had this conversation with the City attorney. We really don't have an insurable interest, right? We've got a month-to-month lease. So if this thing burns down tomorrow, our carrier is going to say well here's a million bucks, because it's now insured through our carriers. But the City could say, "Okay thanks." It's just a weird structure. It's a really weird structure and I don't know that it's not somewhere showing on the City's books, but they don't budget for it. They don't look at it as theirs. They look at it as ours, because that was always the intent from 20 years ago. The deal documents just didn't reflect that. And so, the simple owner is the City of Winston-Salem. **(Dark)** Kevin, I just don't understand. I just don't understand. Who would be ultimately responsible for it if there was a travesty there at the Plaza? **(Cheshire)** Well, the way that it's structured now, legally, is that we're on a month-to-month lease. So we are just a lessee of the City. It is the City's asset. But as a pragmatic matter, we are the only entity that is positioned to do anything in response to it, because we are the only ones that has got insurance coverage. We are the only one that's able to manage that property. It's really just papering it appropriately. What I can't do, is buy it from the City. You know? I mean it's a financial issue. If the City wants to do deed it over to us, we can take it and operate it and we can just treat it as another asset just like all of our other communities. I just don't have whatever it's worth to be able to say, "Yeah sure, I'll buy that from you." **(Adams)** But it's not uncommon, if I'm the landlord excuse me, if I'm a property owner and I have a tenant, I'm gonna put the obligation on the tenant to carry insurance. I mean that's not, I know usual...**(Cheshire)** Yeah. The issue is it's not a long term lease, it's a month-to-month. **(Adams)** I understand. **(Cheshire)** Right. **(Adams)** I mean, you can still require it on month-to-month basis. If we're required to do it, even if it's month-to-month, we do have an insurable interest obligation to insure it. **(Cheshire)** Good. Okay. Well that's what I'll tell my carrier next time. I'll tell Angela you said that too. That makes me feel a lot better. **(Adams)** I've got my phone on silent. (laughter) (inaudible)...transfer that obligation and at that point in time, it's your obligation. You have a right, or a requirement to provide insurance for it, therefore, it gives you an insurable interest. **(Cheshire)** Okay. So if it burns down and they cut us a check for what it's insured for, let's say it's a million dollars, ...(inaudible)...**(Adams)** you would assign it back to the City because they own the property, but it would be an assignment. It would still be the City...**(Cheshire)** Because the City is the one that is exposed, not us. **(Adams)** That's right, because we have the obligation and we have to do it to not be in default of the lease. **(Cheshire)** That makes good sense. Okay. Alright. **(Perkins)** Have you all ever decided to look at an MOU on this property? **(Cheshire)** Well we are hoping, see, the lease expired on this property. That's why it's month-to-month. So what we are trying to do, is somehow structure that lease to be another 20 year lease. The problem is, as it shows, the property is not cash flowing and the City is still showing that there's some money owed, \$2 million in debt that we can't service. The agreement, whenever it was, 25 years ago, was that the Housing Authority would pay

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off bond debt, which we did years ago. And that we would only service, the second, subordinate debt, if we had positive cash flow. Which we, basically, never had. I mean, there may have been some months and so that obligation was never triggered. So it's sitting out there and the City says, "Hey, the Housing Authority owes \$2.5 million." and we're saying, "Well, until the property cash flows, we can't pay and we're only going to pay a proportion of the cash flow." So, we've sort of just let that status quo and what City staff and the City attorney and I are discussing, is how do we sort of clean this up and affect the intent of the parties from 25 years ago? And the real nut of it is, this \$2.5 million sitting out there. **(Perkins)** Got ya. Okay.

(Cheshire) And you, you were saying something, I think, about another issue before.

(Perkins) Oh, no. **(Cheshire)** Okay. All right. I didn't want to over-step.

Resolution No. 2178 – Resolution Giving Preliminary Approval to Issuance of Multifamily Housing Revenue Bonds

Motion: Commissioner Adams

Second: Commissioner Rose

Roll was called. Unanimous.

(Cheshire) I'll take Resolution 2178 Mr. Chairman. I'll try to run it through that pretty quickly. I know we're getting short on time. So Kimberly is showing a picture of Winston Summit Apartments. It's in a good fit, meaning we're trying to focus on developing properties where we don't already have concentrated, low income and affordable housing. Now, that's it. I wanted you to see it. So I'll stop there, and then I'll get into what we're actually voting on. We've done this before as a Board, call it, in the last five years. We did Skyline Village. We issued a bond. We are simply a conduit. We touch it as a governmental entity to make that bond tax exempt. We do not guarantee the debt. We are not the developer. We have nothing to do with the development. We have nothing to do with guaranteeing the funds. We don't place the bonds. We just touch it to make them tax exempt and everybody else sort of does the hard work, okay? It supports affordable housing. That's the reason that they are tax exempt bonds, because the bonds are being used to acquire, rehab and develop affordable housing. So that's a good thing. That's what we want to try to do. It's a sort of a public/private partnership in a sense. And, in addition to that, we get an issuer fee which is 1% of the bond issuance and, in this case, that's anticipated to be around \$22 million. So from my standpoint, just like I said with Skyline Village, and we did it a few years ago, it's a win for everybody in my opinion. We, which is to say you all, are not the only ones who were vetting this deal. It's going to have to be approved by City Council and by the local government. This is the first action that we will take. This is known as an inducement resolution which shows the other people that are working on this, that yes, the Housing Authority is aware of this. They are interested in issuing these bonds, they can kind of do what they

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need to do, meaning the deal team, and then on the back end, we vote again to actually issue bonds. We've got bond counsel from McGuire Woods with us and I think we've got the developer on as well, is that right? So they are on as a courtesy. I took this to the Development Committee last week. If you have questions that are more technical than what I can answer, they're here to do that. But it is a recommendation from staff, that we proceed with the inducement resolution. Are there any questions or comments from the other Commissioners? **(Rose)** Where is it? **(Cheshire)** It's in the North Ward. It's off of, shoot, I wrote that down, it's Columbine Drive. **(Rose)** I know where that is.

(Cheshire) Well I'm glad you do because I forgot the main street. Oh, it's off Reynolda.

(Perkins) So back to, are there any other questions or comments? **(Brinson)** So are you all saying this is available now? **(Cheshire)** No. They're in the process of putting together the financing. This exists, okay, but they're in the process of putting together the financing for the rehab. **(Brinson)** Okay. I got ya. **(Cheshire)** And that'll probably, I don't know what the what the schedule is, but I would think at least a year out. Probably more. **(Brinson)** And this is a property for Section 8? **(Cheshire)** Well, it's not necessarily. It's going to be dedicated for affordable housing. I presume they will likely accept Section 8 vouchers. I don't know enough about it at this stage know what some of these are going in. But it will be affordable housing. It's not going to be our affordable housing. It may or may not accept Section 8 vouchers, because it may have other subsidy, so they don't need the Section 8, but it's serving the same income groups and it will be affordable to those income groups. **(Brinson)** Got ya. **(Cheshire)** Yes ma'am.

(Perkins) Any other comments or questions?

(Adams) Can I just quickly add, it doesn't mean anything just because I'm saying this, but I have been involved in these transactions many times over my legal career and there's just a checklist. You've got to follow the formula in order for these bonds to be tax exempt. That's ultimately, it's very important that the inducement to sell those bonds to get money to do the rehab work. You've just got to follow the formula and the first step of that formula, is for us, the Housing Authority to give preliminary approval.

(Cheshire) When am I gonna learn let you talk first? **(Adams)** Never.

7. STAKEHOLDER COMMENTS

(Cheshire) I'll take Stakeholder Comments. Myra, come on up please. So you all know that there are particular certifications and there are training courses that our staff members can take. We don't make them take those classes. They take the initiative, they do the work. I got a letter a couple weeks ago that Myra Toribio passed one of those classes and received a certification and we're proud of her. Now, she knows that already. We thought it would be appropriate to let the Board know and have our staff

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get acknowledgement in front of you all. Those of us who appear before you routinely, recognize that you ain't all that special chain all that special. I'm joking. It means a lot. It really does mean a lot. I wanted to read that Nan McKay, who is a leader in our industry and provides these training courses, who issues and certifications that really matter, has certified Myra as a Rent Calculation Specialist. This plaque that I'm getting ready to hand her says, "Be it known by this certificate, that Myra Toribio has fulfilled the certification requirements of Nan McKay and Associates, Inc. and Nan McKay and Associates University by successful completion of the HCV Rent Calculation Examination. Congratulations Myra. Nice work. Thank you. These are Myra's colleagues. Some of them you all know and have seen before and some whom you haven't. This is some of the Section 8 team. Thank you guys for being here to support your colleague and thank you for what you all do.

8. BOARD COMMENTS

(Brinson) I do have a question. With the Housing Authority, I just needed to know, with all the reports and things of that nature, does this include any of the Section 8 participants there that now have moved over to home ownership? Is this in any of these reports? **(Cheshire)** So you're saying, like a calculation and number of people who are in the homeownership program? **(Brinson)** Yes. **(Cheshire)** The timing is really good, because I don't know if you remember a few months back when we did the Ross presentation, Resident Opportunities and Self-Sufficiency, we saw Darlie, Anya and Tee-Tee present on that. We're getting ready to do another one. You and Tammy and Romonda have already talked if I'm not mistaken, for Family Self-Sufficiency, which I know that you're familiar with. And that will incorporate those data points in that program. So I think timing on that should be really good, if you want to give feedback or thoughts on that. We're getting ready to present a lot of data on that program. We don't do it monthly. That may be something you all decide you want to see, but you're getting ready to see some of that data as part of that Family Self-Sufficiency Home Ownership Report. Is that responsive? Will that be helpful? **(Brinson)** Yes. That would be. Then, in hearing you all talk about the utilities with the residents and then, is that like, income-based? Is there like, a check, or is this a subsidy? How is the, how does the residents receive payments if they go over in utilities or, you know, less in the utilities. Does that, is that income-based? Because being a participant of Section 8, I never received a check at all for utilities, because I always was employed. So, is it that is that the reason why I didn't see it? So how's that working? **(Cheshire)** Let me do this if I may, just because we short on time. I'm going to get you a report and I'll send it to the whole Board. It can work either way, depending on the individual participant's income and can sometimes offset their rent obligation. Or, it can sometimes, if their rent obligation is not large enough, meaning the utility reimbursement exceeds their rent obligation, then they would get a reimbursement check, if that makes sense? So if you're paying \$100

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and the calculations that your utility reimbursement should be \$200, you get a check for \$100. But if you're paying \$800 and your rent calculation says your utility reimbursement should be \$200, you only pay \$600. So it would be to your benefit regardless. But it depends on how much you're paying as to whether you actually get that money back in the form of a check or it simply offsets your rental obligation. That's the high level, but I'm going to get you guys a summary, because I'm going to have to ask Romonda for it and I'll shoot it out, because I don't want it, it's a legitimate question and I don't want to sort of poo-poo it. I'll get it to you all and then we can follow up next month, based on that if there are other clarifications. Fair enough? **(Brinson)** That's fair. **(Cheshire)** Okay. I'll do it that way.

9. CLOSED SESSION

Motion to Move into Closed Session to consider the qualifications, competence, performance, character, fitness, conditions of appointment or conditions of initial employment of an individual public officer or employee

Motion: Commissioner Rose

Second: Commissioner Annese

Roll was called. Unanimous.

Motion to Come out of Closed Session

Motion: Commissioner Adams

Second: Commissioner Annese

10. ADJOURNMENT

Motion to adjourn

Motion: Commissioner Adams

The June 14, 2022 meeting of the Board of Commissioners for the Housing Authority of the City of Winston Salem adjourned at 1:17 P.M.

Acknowledgment and Adoption of the June 14, 2022 HAWS Board Minutes:

Adopted: _____ (date)

Signed: _____ Executive Director (ED)

Executive Director Report (July 2022)

- 1) Crystal
 - a) Resident Council Election
 - b) Elevator Modernization
 - i) Resolution
 - ii) Timing
- 2) Choice Neighborhoods
 - a) Phase 1 Gap
 - i) July Meeting
 - ii) August Council Item
 - b) Phase 1 Notice to Proceed Issued
- 3) Happy Hill
 - a) Community Meeting Requested
 - b) Potential collaboration with City
 - i) Meeting with Councilmember
- 4) September Site Tours

Crystal Towers

Overview

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

Development Goals

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

Status

- Proposal from Kone accepted. Awaiting anticipated start date



Happy Hill

Overview

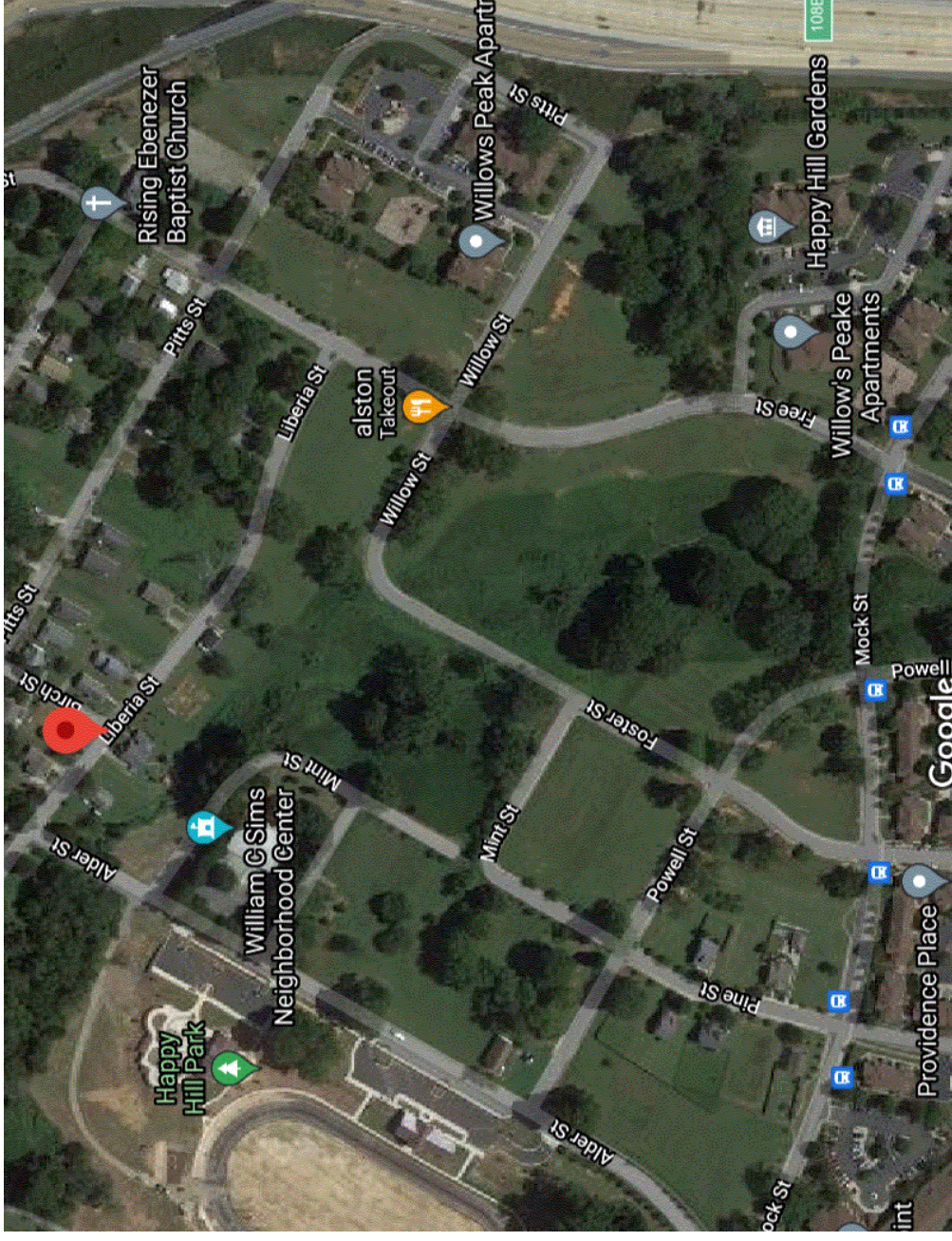
- Downtown-Adjacent (south of downtown core near Old Salem)
- Former public housing site razed and redeveloped with 2003 federal HOPE VI grant (\$18MM)
- Housing Authority retains ~50 undeveloped lots encumbered by HUD restrictions
- Lots were originally designated for homeownership but market would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

Development Goals

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

Status

- Met with City Councilmember regarding potential for collaboration on development proposal



Metropolitan Village

Overview

- 7 acre site just east of Highway 52, near United Metropolitan Church
- Sophisticated mixed-use, mixed-income project
- Projects creation of ~300 residential units

Development Goals

- Support private market initiative by attaching project-based vouchers to ~30 units
- Increase proportion of affordable units

Status

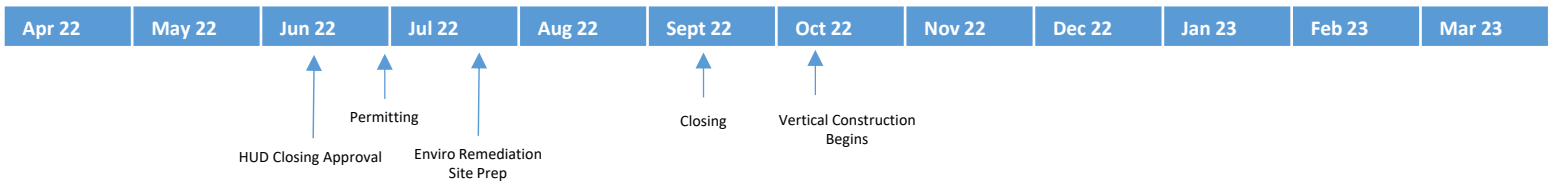
- Project under construction
- Project-based vouchers will be attached



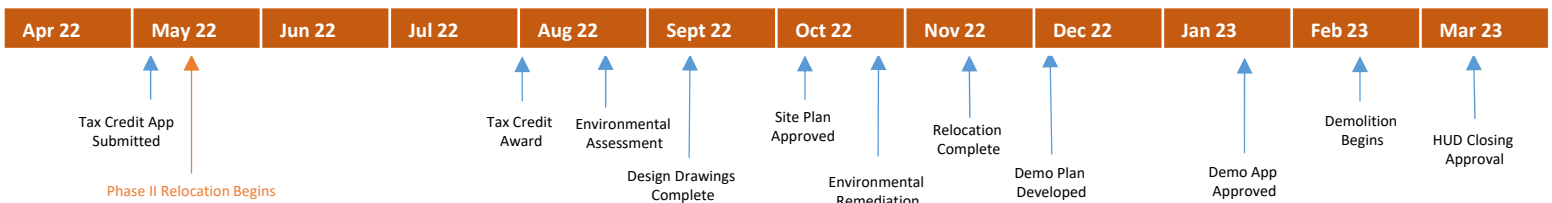
HAWS Development Committee Choice Neighborhood Initiative Summary June 2022

Project Schedules

Phase I – Brown School Site



Phase II – Cleveland Avenue Homes site



Housing

- I. Phase I HUD Closing Approval
- II. Section 3 Work Opportunity Workshop
- III. CNI Town Hall Meeting

Neighborhood

- I. City completing CCI Plan finalization.
- II. "One Nation; One Project" place-making effort in planning.
- III. Proposed Critical Community Improvements Under Review
 - a) Blight Elimination; Demolition; Façade Improvements (residential & commercial)
 - b) Community Place-making
 - c) Workforce Development
 - d) Healthcare and Healthy Foods

People

- I. 230 CAH families Engaged by USI. 94% enrolled in Case Mgmt.
- II. Second cohort of Residents in Relocation process.
- III. ERAP Enrollment Assistance Workshops for Residents.

Relocation Information

Group I (May – October 2022)

Total Units: 82

Total Households: 73

Households Relocated: 10

Households Remaining: 63



Section 3 Workshop on 6/7



Phase I Outreach



June 29, 2022

Subject: **Construction is Coming to the Brown School Property!**

Dear Neighbors of the Brown School property:

I hope this letter finds you well and enjoying this beautiful summer season!

First, please let me begin by saying... THANK YOU! Thank you for your input and support over the past several years as the City, HAWS and the community have wrestled with what to do with the former Brown School site. You have lived in the shadow of these abandoned buildings and been incredibly patient as plans for this property have been developed. Thank you!

At long last, we are ready to begin work on the Brown School property! Here is what will happen next.

Step 1: Preliminary Work. Beginning in late June, you may notice a few people visiting the Brown School property in preparation for deconstruction of the buildings. These folks will be taking measurements and photos of the buildings to determine the best way to remove the structures. You may also begin to see a few people working outside the buildings as they get ready to move dirt and do other environmental work on the site.

Step 2: Deconstruction & Site Work. In early to mid-July, the activity at the Brown School property will increase. You will probably notice more people and vehicles on the site, and don't be surprised to see a few pieces of heavy machinery (bulldozers; backhoes; excavators; dump trucks; etc) on the property. Workers will begin arriving at the site around 7am and most work activity will begin around 8am and finish up around 5pm each day (Monday – Friday). During this time, there will be earth moving activities taking place and the abandoned buildings will be deconstructed. The old materials will be hauled off the site, and some new soil will be brought on to the property. Most of this work will be completed by early October.

Step 3: New Construction. Beginning in early October and continuing throughout the duration of the project, you will begin to see different working crews on the property at different times. The work schedule will remain at around 8am to 5pm, with workers arriving sometime after 7am every morning during the week. Expect to see a variety of heavy machinery on the site until construction wraps up in the late Fall of 2023.

Please rest assured that everyone working on this project appreciates that this transformation would not have been possible without your participation and support. We will do everything we can to respect the peace and integrity of the neighborhood as we move forward with this effort. That said, there will be times when the nature of our work may create travel and noise disruptions in the area. We will do our very best to schedule these activities at times that cause the least disruption for our neighbors. If you have any concerns during the course of the project, please do not hesitate to reach out directly to Sandra Seals at northeastwinston@mccormackbaron.com, and we will do our best to address these concerns.

The Brown School property sits at the heart of one of Winston-Salem's most vibrant and strong neighborhoods, and we want to be the very best of neighbors. We look forward to adding to the rich fabric of the neighborhood by crafting and developing an attractive, safe and enjoyable community that we can all welcome and be proud of.

Thank you again for your help and support!

Sincerely,

Kevin Cheshire
Executive Director
Housing Authority of Winston-Salem

Still Have Questions? Please visit:
www.Winstonsalemchoice.com
for more info!

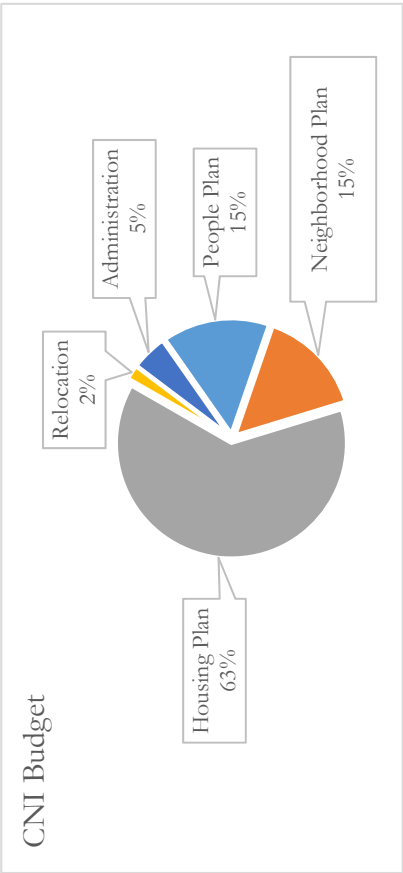
PS: If you have any questions or concerns about this project, please reach out to our Project Director (Grant Duffield) at gduffield@haws.org or 336.917.6058. Grant will be happy to help you!

So Much More

Choice Neighborhood Initiative Budget (HUD funds only)

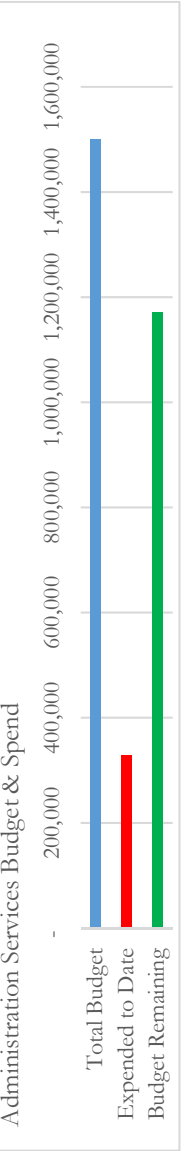
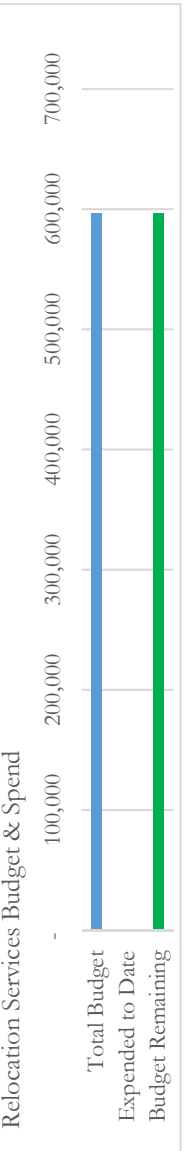
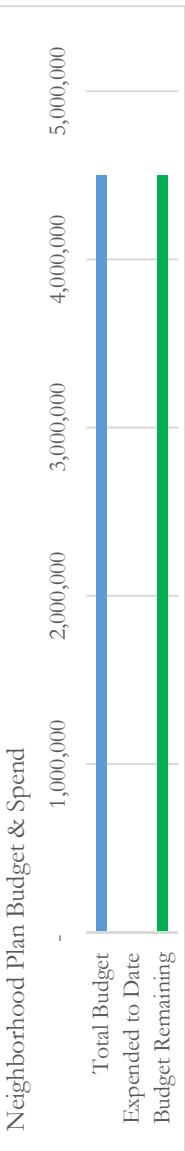
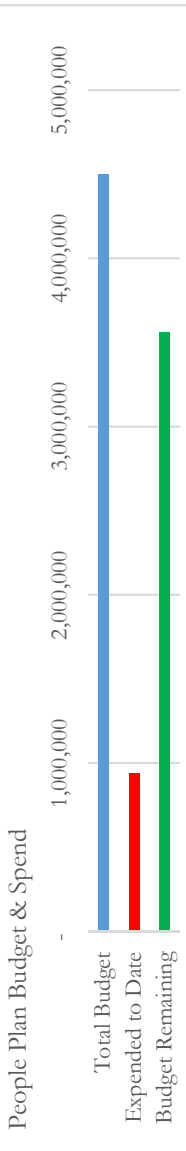
People Plan	4,500,000
Neighborhood Plan	4,500,000
Housing Plan	18,903,000
Relocation	597,000
Administration	1,500,000
	\$ 30,000,000.00

Reporting Period: June 2022



CNI Budget & Expenses by Area

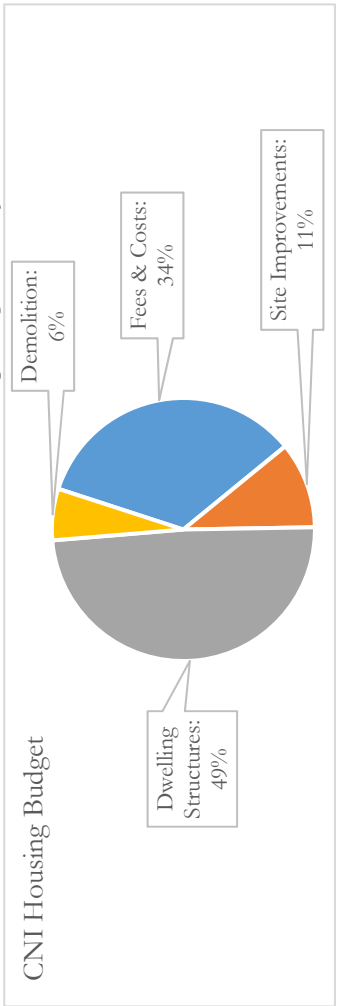
People Plan	
Total Budget	4,500,000
Expended to Date	936,374
Budget Remaining	3,563,626
% Expended	21%
Neighborhood Plan	
Total Budget	4,500,000
Expended to Date	-
Budget Remaining	4,500,000
% Expended	0%
Relocation	
Total Budget	597,000
Expended to Date	-
Budget Remaining	597,000
% Expended	0%
Administration	
Total Budget	1,500,000
Expended to Date	328,170
Budget Remaining	1,171,830
% Expended	22%



CNI Housing Budget

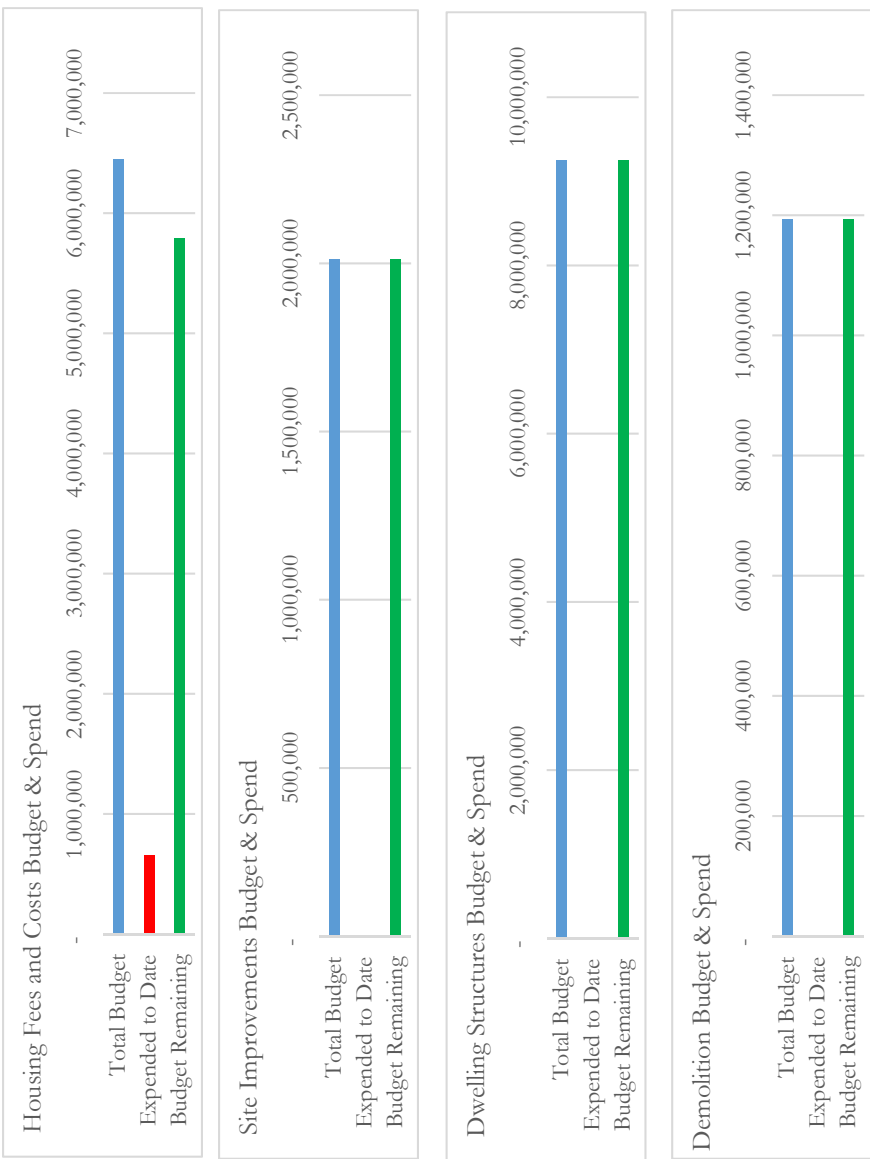
Fees & Costs:	6,444,862
Site Improvements:	2,012,000
Dwelling Structures:	9,252,138
Demolition:	1,194,000
	18,903,000
	\$

Reporting Period: June 2022



CNI Housing Budget & Expenses by Area

Fees and Costs	6,444,862	
Total Budget	651,578	
Expended to Date	5,793,284	
Budget Remaining		10%
% Expended		
Site Improvements	2,012,000	
Total Budget	-	
Expended to Date	2,012,000	
Budget Remaining		0%
% Expended		
Dwelling Structures	9,252,138	
Total Budget	-	
Expended to Date	9,252,138	
Budget Remaining		0%
% Expended		
Demolition	1,194,000	
Total Budget	-	
Expended to Date	1,194,000	
Budget Remaining		0%
% Expended		



Housing Choice Voucher Program Report May 2022

I. Voucher Unit Utilization				NC Average as of 02/28/2022
Total Vouchers Leased - SEMAP Indicator #13	3464	Maximum	Percent Utilized	78%
Total Vouchers Issued for the month	105	4454		84.21%
Total Voucher Leased for the month	25			
Total Vouchers Removed from the Program	17			
Vouchers Issued but not leased on the street	515			
Project-Based Vouchers (Currently in Place)	349	371	94%	93.30%
Special Programs	72	239	30%	
Mainstream	63	278	23%	59.67%
VASH	100	144	69%	76.15%
EHV	7	31	23%	18.44%
II. Voucher Budget Utilization				
Monthly	\$1,875,093	\$1,871,613	100%	
Average Monthly HAP	\$543			
III. Other SEMAP Indicators In PIC				
PIC Reporting Rate	99.15%			>94%
Timely Re-examinations	99%			>95%
Correct Rent Calculations	100%			>97%
Pre-Contract HQS Inspections	100%			>97%
Annual HQS Inspections	91%			>95%
Family Self-Sufficiency				
Enrollment:# of Participants	71			
Percent with Escrow Accounts	67%			
IV. HCV Waiting List				
Number of Applicants Awaiting Voucher Issuance	934			
V. Inspections				
Units Inspected	475			
Passed (1st inspections)	215			
Failed	192			
Passed after re-inspection	112			
Number of Landlords receiving HAP	691			



HUD Income Limits - by household size as of 04/18/2022								
1	2	3	4	5	6	7	8	
\$26,950	\$30,800	\$34,650	\$38,500	\$41,600	\$44,700	\$47,750	\$50,850	
HUD Fair Market Rents - by unit bedroom size as of 10/01/2021								
0	1	2	3	4				
\$623	\$664	\$808	\$1,075	\$1,249				

HCV Voucher Utilization



	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	22-Feb	22-Mar	Apr-22	May-22
Vouchers Leased	12	13	11	10	5	17	14	20	13	16	17	31	25
End of Participation	29	34	32	28	31	23	23	16	20	22	13	8	17

May 2022 End of Participation Reasons

1 - Zero HAP Assistance

4 - Tenant Preference

2 - Port Out (Transfer)

1 - Moved without Notice/HAP Contract Violation

6 - Death

1 - Tenant Failed Inspection

1 - No Response to Letters from PHA/HAWS

1 - Eviction - Lease Violation

Public Housing Report

	Piedmont Park	Cleveland Ave	Sunrise Towers	Crystal Towers	Healy Towers
Reporting Month	May-22	May-22	May-22	May-22	May-22
Public Housing Management Operations					
Occupancy Rate	94.58%	97.95%	97.44%	97.99%	100.00%
Number of Units	240	244	195	199	105
Units Offline	2	16	0	0	0
Move Ins	8	3	8	2	2
Move Outs	5	3	5	3	1
Vacancies	13	5	5	4	0
# of Applicants Pulled	25	18	5	10	3
Charges Billed	\$51,295	\$59,502	\$39,663	\$46,443	\$31,505
Payments Collected	\$49,013	\$61,198	\$31,725	\$40,380	\$29,584
# Recertifications Due	4	16	19	12	6
# Recertifications Completed	4	13	19	12	6
Waiting List	5930	4906	2009	338	1632
Lease Violations					
# of Late Payment Notices	105	103	168	44	16
# of Judicial evictions Filed in Court (Non-Payment)	8	15	9	4	0
# of Termination Notices (Other than Non-Payment)	0	3	0	0	0
# of Judicial Evictions Filed in Court (Other than Non-Payment)	0	0	0	1	0
Security					
# of Incidents Reported (WSPD)	8	59	31	38	5
# of Violent/Drug Reports	3	11	1	2	0
Maintenance					
# of Routine Work Orders Received	127	137	119	105	9
# of Emergency Work Orders Received	58	72	5	11	13
# of Routine Work Orders Completed	127	137	119	105	9
# of Emergency Work Orders Completed	58	72	5	11	13

Public Housing Report

	Townview	Stoney Glenn	The Oaks at Tenth	Camden Station	Brookside View	Totals
Reporting Month	May-22	May-22	May-22	May-22	May-22	
Public Housing Management Operations						
Occupancy Rate	98.00%	94.00%	98.00%	100.00%	100.00%	97.29%
Number of Units	50	50	50	30	16	1179
Units Offline	1	2	1	0	0	22
Move Ins	2	1	0	2	1	29
Move Outs	1	3	0	0	0	21
Vacancies	1	3	1	0	0	32
# of Applicants Pulled	3	10	2	0	0	76
Charges Billed	\$12,648	\$14,181	\$17,121	\$9,037	\$6,725	\$288,119
Payments Collected	\$13,943	\$10,307	\$13,186	\$8,926	\$6,428	\$264,690
# Recertifications Due	5	7	1	2	1	73
# Recertifications Completed	5	7	1	2	1	70
Waiting List	5586	5828	8111	8404	548	43,292
Lease Violations						
# of Late Payment Notices	22	11	11	7	7	494
# of Judicial evictions Filed in Court (Non-Payment)	0	0	2	2	0	40
#of Termination Notices (Other than Non-Payment)	0	0	0	0	0	3
# of Judicial Evictions Filed in Court (Other than Non-Payment)	0	0	0	0	0	1
Security						
# of Incidents Reported (WSPD)	2	7	2	1	0	153
# of Violent/Drug Reports	0	0	0	0	0	17
Maintenance						
# of Routine Work Orders Received	33	9	80	19	7	645
# of Emergency Work Orders Received	9	7	4	4	0	183
# of Routine Work Orders Completed	33	9	80	19	7	645
# of Emergency Work Orders Completed	9	7	4	4	0	183

Unsubsidized Housing Report May 2022

	Drayton Pines	Plaza
Imperial Operations		
Occupancy Rate	91%	94%
Number of Units	44	77
Move Ins	1	0
Move Outs	0	4
Vacancies	4	5
# of Applicants Pulled	2	4
Tenant Receivables	-\$10,817	-\$7,324
Charges Billed in May	\$30,476	\$33,834
Payments Collected in May	\$34,748	\$33,770
Waiting List	4	12
Lease Violations		
# of Late Payment Notices	8	15
#of Termination Notices (Other than Non-Payment)	0	0
# of Judicial evictions Filed in Court (Non-Payment)	1	1
# of Judicial Evictions Filed in Court (Other)	0	2
Security		
# of Incidents Reports	2	5
# of Violent/Drug Reports	0	1
Maintenance		
# of Routine Work Orders Received	28	30
# of Emergency Work Orders Received	7	15
# of Routine Work Orders Completed	27	27
# of Emergency Work Orders Completed	7	13

FEV Housing Report May 2022				
	Fairview Landing	Bethlehem Pointe	Fev Houses (17th)	The Heights
Imperial Operations				
Occupancy Rate	97%	92%	100%	60%
Number of Units	67	12	3	15
Move Ins	3	0	0	9
Move Outs	0	1	0	0
Vacancies	2	1	0	6
# of Applicants Pulled	3	0	0	7
Tenant Receivables	-\$13,285	\$1,912	-\$206	\$119
Charges Billed in May	\$33,342	\$6,158	\$1,335	\$5,306
Payments Collected in May	\$30,213	\$5,320	\$1,375	\$5,530
Waiting List	5	6	0	9
Lease Violations				
# of Late Payment Notices	3	4	0	0
# of Termination Notices (Other than Non-Payment)	3	2	1	0
# of Judicial evictions Filed in Court (Non-Payment)	0	4	0	0
# of Judicial Evictions Filed in Court (Other)	3	0	0	0
Security				
# of Incidents Reports	3	0	0	0
# of Violent/Drug Reports	2	0	0	0
Maintenance				
# of Routine Work Orders Received	32	10	4	8
# of Emergency Work Orders Received	10	0	0	2
# of Routine Work Orders Completed	29	10	4	6
# of Emergency Work Orders Completed	9	0	0	2

RESOLUTION NO. 2179

**RESOLUTION AUTHORIZING APPROVAL OF THE
MAY 31, 2022 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 May 31, 2022, 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 May 31, 2022.

ADOPTED: _____(Date)

SIGNED: _____
(Secretary/Chief Executive officer)

Housing Authority of Winston-Salem
Financial Highlights
May 31, 2022

Consolidated Statements

As of May 31, 2022, the total assets of the Authority were \$43,541,021 while total liabilities were \$10,603,265. The current ratio (current assets of \$7,164,775 divided by current liabilities of \$1,484,013) was 4.83.

Net loss excluding Housing Assistance Payments (HAP) and receipts is (\$1,771,042). There was negative cash flow excluding HAP payments and receipts of (\$462,243). The net loss prior to depreciation, extraordinary items and forgiveness of debt but inclusive of HAP income and expense was (\$569,853.) There was a consolidated net loss of (\$2,092,209.) This included depreciation of \$1,522,356. Cash flow decreased by (\$783,410) including HAP receipts and expense. The overall total income was (6.68%) under budget and total expenditures were (5.76%) below budget.

Low Income Public Housing

Total gross revenue for May 31, 2022 was \$6,626,176 which was over budget by \$323,788. Tenant Rental Income of \$2,030,546 was over budget by \$105,807. Other Tenant Income of \$140,525 was over budget by \$23,799.

Expense prior to depreciation and extraordinary items of \$6,906,401 was over budget by \$110,579 or 1.63 %.

The net income for operations prior to depreciation and extraordinary item expenses was (\$333,109.) The depreciation expense was \$1,396,499 and net loss including depreciation expense was (\$1,729,608.)

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 May 31, 2022 was \$16,494,353 which was under budget by (\$2,030,397). The HAP Fees earned during this period were \$14,784,137 and the HAP expense was \$15,083,782.

Administrative income of \$1,710,216 and operating expense of \$1,676,309 produced a net gain of \$33,907 (excluding depreciation). Operating expense was under budget by (7.08%) or (\$127,695.)

The Section 8 financial statements for the period ended May 31, 2022 resulted in net loss before depreciation of (\$265,738.) The net gain including depreciation and the utilization of \$299,645 of HAP reserves was \$17,671.

Scattered Sites

The total revenue for scattered sites was \$524,287, which is under budget by (\$4,662.)

Total Operating expense of \$476,945 was 8.67% or \$38,054 over budget.

The net income before depreciation expense was \$34,167 and the depreciation expense was \$89,979 for a net decrease after depreciation of (\$55,812.)

Grants

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

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

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

Corporate Management

The total gross revenue was \$2,154,979, which was under budget by (\$61,026) or (2.75%). 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 \$2,234,703, which was under budget by (\$15,404) or (.68%). 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.

The net loss including depreciation was (\$85,412.)

Imperial Management

Total revenue was \$245,431 and operating expense was \$209,801. Net income after depreciation expense was \$35,630.

Housing Authority of Winston-Salem
Consolidated Balance Sheet
As of May 31, 2022

	May-22	FYE 2021	Variance		May-21
			Amount	Percentage	
Assets					
Unrestricted cash	106,543	272,239	(165,696)	-60.86%	145,170
Restricted Cash - Public Housing Resrv/Oper	2,320,179	3,499,849	(1,179,670)	-33.71%	3,253,502
Restricted Cash - HCV Admin Resrv/Oper	370,498	473,083	(102,585)	-21.68%	138,989
Restricted Cash - HAP	181,931	415,044	(233,113)	-56.17%	451,577
Restricted Cash - Grants	0	0	0	0.00%	(143,482)
Restricted Cash - Other	660,579	588,747	71,832	12.20%	554,644
Accounts receivable-tenants, net	125,577	182,626	(57,049)	-31.24%	163,561
Accounts receivable-interest	2,479,046	2,429,354	49,692	2.05%	2,300,023
Accounts receivable-other	530,935	442,210	88,725	20.06%	516,786
Prepaid Expenses	279,695	185,806	93,889	50.53%	266,086
Inventories	109,792	109,792	0	0.00%	108,034
Total Current Assets	7,164,775	8,598,750	(1,433,975)	-16.68%	7,754,890
Fixed Assets	98,288,749	98,139,115	149,634	0.15%	96,963,188
Less Accumulated Depreciation	(74,761,397)	(73,264,458)	(1,496,939)	-2.04%	(72,437,206)
Net Fixed Assets	23,527,352	24,874,657	(1,347,305)	-5.42%	24,525,982
Mortgage Receivable	12,018,436	12,061,253	(42,817)	-0.35%	12,061,253
Note receivable- FEV	0	0	0	0.00%	0
Total Other Assets	12,018,436	12,061,253	(42,817)	-0.35%	12,061,253
Deferred Outflow of Resources	830,458	830,458	0	0.00%	681,104
Total Assets	43,541,021	46,365,118	(2,824,097)	-6.09%	45,023,229
Liabilities					
Accounts payable	40,777	367,907	(327,130)	-88.92%	(6,790)
Accrued Liabilities	446,085	930,912	(484,827)	-52.08%	497,084
Current Portion Long Term Debt	59,820	59,820	0	0.00%	52,771
Security Deposits/FSS Escrows	447,126	392,888	54,238	13.80%	360,711
Deferred Revenue	490,205	438,010	52,195	11.92%	489,438
Total Current Liabilities	1,484,013	2,189,537	(705,524)	-32.22%	1,393,214
Line of Credit	487,309	487,309	0	0.00%	487,309
Notes Payable-Noncurrent	5,905,616	5,944,121	(38,505)	-0.65%	5,769,907
Other	2,710,051	2,710,051	0	0.00%	2,208,730
Total Noncurrent Liabilities	9,102,976	9,141,481	(38,505)	-0.42%	8,465,946
Deferred Inflow of Resources	16,276	16,276	-	0.00%	13,571
Total Liabilities	10,603,265	11,347,294	(744,029)	-6.56%	9,872,731
Equity					
Investment in capital assets,net	17,662,096	18,383,407	(721,311)	-3.92%	18,810,533
Unrestricted net assets	17,367,869	17,727,400	(359,531)	-2.03%	17,682,857
Restricted net assets	0	0	0	0.00%	0
Net income	(2,092,209)	(1,092,983)	(999,226)	-91.42%	(1,342,892)
Total Equity	32,937,756	35,017,824	(2,080,068)	-5.94%	35,150,498
Total Liabilities and Equity	43,541,021	46,365,118	(2,824,097)	-6.09%	45,023,229

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of May 31, 2022

	May-22						FYE 9/30/2021			
	LIPH	Section 8	S. Sites	Grants	COCC	Imperial	ELIMINATION	Total HAWS	Total HAWS	Variance
ASSETS										
CURRENT ASSETS										
CASH										
UNRESTRICTED CASH			5,606	0	6,375	94,562		106,543	272,239	(165,696)
RESTRICTED CASH - PUBLICHOUSING RESRV	2,320,179							2,320,179	3,499,849	(1,179,670)
RESTRICTED CASH - HCV ADMIN RESRV/OPER		370,498						370,498	473,083	(102,585)
RESTRICTED CASH - HAP		181,931						181,931	415,044	(233,113)
RESTRICTED CASH - GRANTS								0	0	-
RESTRICTED CASH - OTHER	222,542							222,542	195,837	26,705
FSS ESCROW ACCOUNT		244,946						244,946	196,778	48,168
SECURITY DEPOSITS	171,351		21,740					193,091	196,132	(3,041)
TOTAL CASH	2,714,072	797,375	27,346	0	6,375	94,562		3,639,730	5,248,962	(1,609,232)
ACCOUNTS RECEIVABLE-TENANTS	409,320		66,901					476,221	644,120	(167,899)
ACCOUNTS RECEIVABLE-HAP			1,730					1,730	22,191	(20,461)
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(302,217)		(50,157)					(352,374)	(483,685)	131,311
NET ACCOUNTS RECEIVABLE-TENANTS	107,103	0	18,474	0	0	0		125,577	182,626	(57,049)
ACCOUNTS RECEIVABLE-MISC										
AR-HUD				46,695				46,695	76,284	(29,589)
AR- INTEREST					2,479,046			2,479,046	2,429,354	49,692
AR - OTHERS	520,533	94,420		789	516,013	210,000	(857,515)	484,240	365,926	118,314
TOTAL AR-MISC	520,533	94,420	0	47,484	2,995,059	210,000	(857,515)	3,009,981	2,871,564	138,417
PREPAID EXPENSES AND OTHER ASSETS										
PREPAID INSURANCE	89,726	27,173	6,343		18,040	4,531		145,813	137,044	8,769
PREPAID EXPENSES-OTHER	96,761	14,023	12,147	4,558	5,946	447		133,882	48,762	85,120
TOTAL PREPAID EXPENSES AND OTHER AS	186,487	41,196	18,490	4,558	23,986	4,978		279,695	185,806	93,889
INVENTORIES	82,922				0	26,870		109,792	109,792	-
ALLOWANCE OBSOLETE INVENTORY								0	0	-
NET INVENTORY	82,922	0	0	0	0	26,870		109,792	109,792	-
TOTAL CURRENT ASSETS	3,611,117	932,991	64,310	52,042	3,025,420	336,410	(857,515)	7,164,775	8,598,750	(1,433,975)
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		8,965,921	212,454	1,969,987			91,764,426	91,611,136	153,290
LEASEHOLD IMPROVEMENTS	412,065	143,465						555,530	547,630	7,900
CONSTRUCTION IN PROGRESS	10,016		3,846		264,986			278,848	264,986	13,862
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	85,364,824	384,652	8,969,767	329,552	3,226,484	13,470		98,288,749	98,139,115	149,634
ACCUMULATED DEPRECIATION	(65,717,672)	(347,608)	(6,058,961)	(129,090)	(2,494,596)	(13,470)		(74,761,397)	(73,264,458)	(1,496,939)
FIXED ASSETS, NET OF DEPRECIATION	19,647,152	37,044	2,910,806	200,462	731,888	0		23,527,352	24,874,657	(1,347,305)
MORTGAGE RECEIVABLE					11,781,872			11,781,872	11,824,689	(42,817)
HOPE VI MORTGAGES REC					236,564			236,564	236,564	-
TOTAL MORTGAGE RECEIVABLE	0	0	0	0	12,018,436	0		12,018,436	12,061,253	(42,817)
OTHER ASSETS										-
NOTE RECEIVABLE - FEV								0	0	-
NOTES RECEIVABLE - SEC 8								0	0	-
OTHERS					312,000		(312,000)	0	0	-
TOTAL OTHER ASSETS	0	0	0	0	312,000	0	(312,000)	0	0	-
DEFERRED OUTFLOW OF RESOURCES	262,821	156,832	17,105	7,466	386,234			830,458	830,458	-
TOTAL NON-CURRENT ASSETS	19,909,973	193,876	2,927,911	207,928	13,448,558	0	(312,000)	36,376,246	37,766,368	(1,390,122)
TOTAL ASSETS	23,521,090	1,126,867	2,992,221	259,970	16,473,978	336,410	(1,169,515)	43,541,021	46,365,118	(2,824,097)

TOTAL HA OF THE CITY OF WINSTON-SALEM

BALANCE SHEET

As of May 31, 2022

of May 31, 2022	May-22							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	4,586	29,052		2,422				36,060	355,165	(319,105)
ACCOUNTS PAYABLE - HUD		500						500	12,742	(12,242)
ACCOUNTS PAYABLE - OTHERS	1,343		212,874	20,533	500,000		(730,533)	4,217	0	4,217
TOTAL ACCOUNTS PAYABLE	5,929	29,552	212,874	22,955	500,000	0	(730,533)	40,777	367,907	(327,130)
ACCRUED LIABILITIES										
ACCRUED SALARIES AND WAGES				0	18,919			18,919	389,941	(371,022)
ACCRUED UTILITIES	73,200							73,200	65,001	8,199
ACCRUED INTEREST PAYABLE	103		4,392		1,602			6,097	6,098	(1)
ACCRUED PILOT - PHA WIDE	110,626							110,626	115,995	(5,369)
ACCRUED COMPENSATED ABSENCES	26,073	20,544	1,260		42,264	3,471		93,612	93,611	1
OTHER ACCRUED LIABILITIES	27,111	101,290	3,345	789	9,737	1,359		143,631	260,266	(116,635)
TOTAL ACCRUED LIABILITIES	237,113	121,834	8,997	789	72,522	4,830	0	446,085	930,912	(484,827)
OTHER CURRENT LIABILITIES										
TENANT SECURITY DEPOSITS	173,856		20,776					194,632	196,110	(1,478)
FSS ESCROW ACCOUNT		252,494						252,494	196,778	55,716
DEFERRED REVENUE	107,522		16,645		366,038			490,205	438,010	52,195
CURRENT PORTION-LT DEBT	4,612		55,208					59,820	59,820	-
TOTAL OTHER CURRENT LIABILITIES	285,990	252,494	92,629	0	366,038	0		997,151	890,718	106,433
TOTAL CURRENT LIABILITIES	529,032	403,880	314,500	23,744	938,560	4,830	(730,533)	1,484,013	2,189,537	(705,524)
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	820,327		4,985,109		472,000		(312,000)	5,965,436	6,003,941	(38,505)
TOTAL	820,327	0	5,112,091	0	959,309	0	(438,982)	6,452,745	6,491,250	(38,505)
LESS CURRENT PORTION	(4,612)		(55,208)					(59,820)	(59,820)	-
TOTAL LONG TERM DEBT - NET	815,715	0	5,056,883	0	959,309	0	(438,982)	6,392,925	6,431,430	(38,505)
NONCURRENT LIABILITIES-OTHER										
ACCRUED COMP. ABSENCES	78,218	61,630	3,780		126,792	10,413		280,833	280,833	-
ACCRUED PENSION & OPEB LIABILITIES	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	1,618,645	497,139	5,125,062	20,082	2,270,617	10,413	(438,982)	9,102,976	9,141,481	(38,505)
DEFERRED INFLOW OF RESOURCES										
	10,956	4,311	39	463	507			16,276	16,276	-
TOTAL LIABILITIES	2,158,633	905,330	5,439,601	44,289	3,209,684	15,243	(1,169,515)	10,603,265	11,347,294	(744,029)
EQUITY										
INVESTED IN CAPITAL ASSETS, NET	18,822,213	37,044	(2,129,511)	200,462	731,888	0		17,662,096	18,383,407	(721,311)
UNRESTRICTED NET ASSETS	4,269,852	466,467	(262,057)	(9,748)	12,617,818	285,537		17,367,869	17,727,400	(359,531)
RESTRICTED NET ASSETS								0	0	-
NET INCOME/(LOSS) - HAP		(299,645)						(299,645)	(473,886)	174,241
NET INCOME/(LOSS)	(1,729,608)	17,671	(55,812)	24,967	(85,412)	35,630		(1,792,564)	(619,097)	(1,173,467)
TOTAL EQUITY	21,362,457	221,537	(2,447,380)	215,681	13,264,294	321,167		32,937,756	35,017,824	(2,080,068)
TOTAL LIABILITIES AND EQUITY	23,521,090	1,126,867	2,992,221	259,970	16,473,978	336,410	(1,169,515)	43,541,021	46,365,118	(2,824,097)

Housing Authority of the City of Winston- Salem
Consolidated Revenue and Expense Statement
October 1, 2021 - May 31, 2022

	YTD Actual	YTD Budget	Variance		5/31/2021 Actual
			Amount	Percentage	
Operating Income					
HUD subsidy/grants	19,088,705	20,912,183	(1,823,478)	-8.72%	21,163,343
HUD Admin Fee	1,735,635	1,915,703	(180,068)	-9.40%	1,914,025
Dwelling rents	2,530,108	2,445,739	84,369	3.45%	2,332,967
Excess utilities & other	153,468	124,659	28,809	23.11%	139,097
Transfer in	-	-	-	-	-
Other income	1,687,156	1,671,526	15,630	0.94%	1,207,555
Construction Revenue	239,253	230,271	8,982	3.90%	684,530
Management fees	1,548,865	1,631,440	(82,575)	-5.06%	1,591,391
Interest on Hope VI Receivable	258,584	258,980	(396)	-0.15%	259,264
Interest on general fund	3,641	3,936	(295)	-7.49%	4,303
Total Income	27,245,415	29,194,438	(1,949,023)	-6.68%	29,296,475
Operating Expenditures					
Administrative	5,816,390	6,040,576	(224,186)	-3.71%	5,867,910
Tenant Services	865,413	897,315	(31,902)	-3.56%	621,394
Utilities	1,113,918	1,101,367	12,551	1.14%	1,036,342
Maintenance	2,724,454	2,342,776	381,678	16.29%	2,139,300
Construction Expense	248,187	230,000	18,187	7.91%	690,776
Protective Services	407,516	494,971	(87,455)	-17.67%	490,260
General	1,181,828	1,266,504	(84,676)	-6.69%	1,464,085
Total Operating Expenses	12,357,706	12,373,509	(15,803)	-0.13%	12,310,067
Other Expenditures					
Casualty Loss	66,059	-	66,059	100.00%	25,278
Housing Assistance Payments	15,391,503	17,142,673	(1,751,170)	-10.22%	16,612,349
Total Other Expenditures	15,457,562	17,142,673	(1,685,111)	-9.83%	16,637,627
Total Expenditures	27,815,268	29,516,182	(1,700,914)	-5.76%	28,947,694
Net Income (Loss) before depreciation and HAP Reserves	(569,853)	(321,744)	(248,109)	-77.11%	345,781
Depreciation expense	1,522,356	1,661,524	(139,168)	-8.38%	1,688,673
Net Income (Loss) before HAP Reserves	(2,092,209)	(1,983,268)	(108,941)	-5.49%	(1,342,892)
HAP Reserve Funds	299,998	-	299,998	100.00%	-
Net Income (Loss) after HAP Reserves	(1,792,211)	(1,983,268)	191,057	9.63%	(1,342,892)
Other Changes In Cash					
Principal payments on debt	38,505	58,553	(20,048)	-34.24%	123,899
Capital Exp/Long Term Improvements	175,052	-	175,052	100.00%	235,222
Replacement Reserve Pymts	-	-	-	0.00%	-
Change in Assets/Liabilities	(902,300)	-	(902,300)	-100.00%	-
Depreciation expense add back	1,522,356	1,661,524	(139,168)	-8.38%	1,688,673
Cash Increase (Decrease)	(1,685,710)	(380,297)	(1,305,413)	-343.26%	(13,340)

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY
October 1, 2021 - May 31, 2022

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/gainis	4,270,509	14,762,615	55,581				19,088,705	20,912,183	(1,823,478)	-9%	38,823,148	19,734,443	51%
HUD Admin Fee		1,705,982	29,653				1,735,635	1,915,703	(180,068)	-9%	2,810,643	1,075,008	38%
Dwelling rents	2,030,546			900			2,530,108	2,445,739	84,369	3%	3,668,609	1,138,501	31%
Excess utilities & other	140,525						153,468	124,659	28,809	23%	186,989	33,521	18%
Transfer in							0	0	0	0%	871,350	871,350	100%
Other income	184,413	25,076	1,114,956	297,362	52,667		1,687,156	1,671,526	15,630	1%	593,499	(1,093,657)	-184%
Construction Revenue				239,253			239,253	230,271	8,982	4%	345,406	106,153	31%
Management fees				1,356,101	192,764		1,548,865	1,631,440	(82,575)	-5%	2,795,700	1,246,835	45%
Interest on Hope VI Receivable				258,584			258,584	258,980	(396)	0%	388,470	129,886	33%
Interest on general fund	183	680		2,778			3,641	3,936	(295)	-7%	5,904	2,263	38%
Total Income	6,626,176	16,494,353	1,200,190	2,154,978	245,431	0	27,245,415	29,194,438	(1,949,023)	-7%	50,489,718	23,244,303	46%
Operating Expenditures													
Administrative													
Salaries	445,901	550,252	65,377	1,230,141	61,154		2,413,395	2,436,629	(23,234)	-1%	4,069,606	1,656,211	41%
Employee benefits	202,536	234,253	4,864	437,521	32,852		930,197	951,631	(21,434)	-2%	1,427,447	497,250	35%
Legal and accounting	54,616	9,874	532	381			98,736	112,507	(13,771)	-12%	168,760	70,024	41%
Audit	30,624	10,675	2,919	2,841	1,506		48,565	47,628	937	2%	71,442	22,877	32%
Travel and training	1,113			17,024	897		19,034	46,980	(27,946)	-59%	70,470	51,436	73%
Office rent	174,363	113,943		61,800	5,674		355,780	351,471	4,309	1%	527,206	171,426	33%
Employee Parking	1,185	6,194	436	3,720	1,340		12,875	12,199	676	6%	18,299	5,424	30%
Management fees	729,966	549,140	63,260				1,372,019	1,497,837	(125,818)	-8%	2,246,755	874,736	39%
Other	289,543	106,195	2,163	130,372	24,494		565,789	583,695	(17,906)	-3%	875,542	309,753	35%
Total admin	1,929,847	1,580,526	150,410	1,883,800	127,917		5,816,390	6,040,576	(224,186)	-4%	9,475,527	3,659,137	39%
Tenant Services													
Salaries	83,304	29,946		29,392			142,642	138,127	4,515	3%	231,918	89,276	38%
Contracts and other	28,836			643,615			672,451	701,264	(28,813)	-4%	6,474,239	5,801,788	90%
Employee benefits	21,482	12,707		16,131			50,320	57,924	(7,604)	-13%	86,886	36,566	42%
Total tenant services	133,622	42,653	0	689,138	0		865,413	897,315	(31,902)	-4%	6,793,043	5,927,630	87%
Utilities													
Water	280,095			959			285,907	294,800	(8,893)	-3%	442,200	156,293	35%
Electric	397,155						403,402	455,367	(51,965)	-11%	683,050	279,648	41%
Gas	423,387						424,609	351,200	73,409	21%	526,800	102,191	19%
Other							0	0	0	0%	0	0	0%
Total utilities	1,100,637	0	12,322	0	959	0	1,113,918	1,101,367	12,551	1%	1,652,050	538,132	33%
Ordinary maintenance													
Labor	546,381			4,591	31,872		663,341	660,227	3,114	0%	1,106,530	443,189	40%
Overtime	29,728			369	1,393		33,673	55,667	(21,994)	-40%	83,500	49,827	60%
Employee benefits Maint	211,465			2,399	13,774		270,409	281,143	(10,734)	-4%	421,714	151,305	36%
Materials	264,942			3,418	8,141		304,529	425,004	(120,475)	-28%	637,507	332,978	52%
Contract Costs	1,272,400	7,845	88,764	20,520	60,596		1,452,502	920,736	531,766	58%	1,381,104	(71,398)	-5%
Total maintenance	2,324,916	7,845	242,243	20,520	71,373		2,724,454	2,342,776	381,678	16%	3,630,355	905,901	25%
Construction Costs													
Construction Costs				248,187			248,187	230,000	18,187	8%	345,000	96,813	28%
Total Construction Costs				248,187			248,187	230,000	18,187	8%	345,000	96,813	28%
Protective Services													
Protective Services	389,675				17,841		407,516	494,971	(87,455)	-18%	772,840	365,324	47%
Total protective services	389,675	0	0	0	17,841		407,516	494,971	(87,455)	-18%	772,840	365,324	47%

CONSOLIDATED STATEMENT OF REVENUE & EXPENSE

BUDGETED PROGRAM ONLY
October 1, 2021 - May 31, 2022

LIPH	Section 8 Programs	Scattered Sites	Grants	Corporate	Imperial	ELIMINATIONS	YTD ACTUAL	YTD BUDGET	VARIANCE AMOUNT	PERCENT	ANNUAL BUDGET	REMAINING AMOUNT	PERCENT
<i>General</i>													
Insurance	285,613	45,285	23,183	28,780	6,486		389,347	364,025	25,322	7%	546,038	156,691	29%
Pilot	104,990						104,990	66,742	38,248	57%	100,113	(4,877)	-5%
Collection loss	(35,825)		2,209				(33,616)	143,133	(176,749)	-123%	214,700	248,316	116%
Interest Expense	6,224		46,578	1,603			54,405	62,127	(7,722)	-12%	93,190	38,785	42%
Other general expense	666,702						666,702	630,477	36,225	6%	945,715	279,013	30%
Total general	1,027,704	45,285	71,970	0	30,383	6,486	1,181,828	1,266,504	(84,676)	-7%	1,899,756	717,928	38%
Total Operating Expenditures	6,906,401	1,676,309	476,945	853,548	2,234,702	209,801	12,357,706	12,373,509	(15,803)	0%	24,568,571	12,210,865	50%
<i>Other Expenditures</i>													
Operating Transfer Out							0	0	0	0%	0	0	0%
Casualty Losses	52,884		13,175				66,059	0	66,059	100%	0	(66,059)	0%
Housing assistance payments	15,083,782			307,721			15,391,503	17,142,673	(1,751,170)	-10%	25,714,009	10,322,506	40%
Total Other Expenditures	52,884	15,083,782	13,175	307,721	0	0	15,457,562	17,142,673	(1,685,111)	-10%	25,714,009	10,256,447	40%
Total Expenditures	6,959,285	16,760,091	490,120	1,161,269	2,234,702	209,801	27,815,268	29,516,182	(1,700,914)	-6%	50,282,580	22,467,312	45%
<i>Net Income (Loss) Before Depreciation</i>	(333,109)	(265,738)	34,167	38,921	(79,724)	35,630	(569,853)	(321,744)	(248,109)	-77%	207,138	776,991	375%
Gain/Loss Sales of Real Property							0	0	0	0%	0	0	0%
Depreciation	1,396,499	16,236	89,979	13,954	5,688		1,522,356	1,661,524	(139,168)	-8%	2,492,286	969,930	39%
Extra Ordinary Item							0	0	0	0%	0	0	0%
Net Income (Loss) before HAP Reserves	(1,729,608)	(281,974)	(55,812)	24,967	(85,412)	35,630	(2,092,209)	(1,983,268)	(108,941)	-5%	(2,285,148)	(192,939)	-8%
<i>HAP Reserves</i>													
HAP Reserves		299,998					299,998	0	299,998	100%	0	(299,998)	100%
Net Income (Loss) after HAP Reserves	(1,729,608)	18,024	(55,812)	24,967	(85,412)	35,630	(1,792,211)	(1,983,268)	(408,939)	-21%	(2,285,148)	(492,937)	-22%
<i>Debt service</i>													
Debt service	2,912		35,593				38,505	58,553	(20,048)	-34%	87,829	49,324	56%
Capital Exp/Long Term Improvements	17,916		157,136				175,052	0	175,052	100%	2,422,088	2,247,036	-100%
Replacement Reserve Pymts							0	0	0	0%	13,200	13,200	100%
Change In Assets and Liabilities	(825,733)	(69,960)	150,706	(49,469)	86,099	(193,943)	(902,300)	0	(902,300)	-100%	0	902,300	0%
Depreciation Add Back	1,396,499	16,236	89,979	13,954	5,688	0	1,522,356	1,661,524	(139,168)	-8%	2,492,286	969,930	39%
Net cash increase (used) in operations	(1,179,670)	(35,700)	(7,856)	(10,548)	6,375	(158,313)	(1,385,712)	(380,297)	499,187	131%	(2,315,979)	(2,434,869)	3

HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM
BALANCE SHEET & RATIO DATA
As of 5/31/2022

BALANCE SHEET SUMMARY												
	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
1000-00-000 ASSETS												
1300-00-000 TOTAL CURRENT ASSETS	766,083.72	1,071,705.46	381,399.54	456,487.03	260,205.63	182,966.15	128,752.66	158,198.55	100,150.25	51,583.17	-218,545.58	89,960.81
1499-00-000 TOTAL NONCURRENT ASSETS	1,825,003.12	1,806,565.30	1,108,167.57	734,294.65	863,727.49	1,113,634.31	2,663,838.53	4,061,636.44	3,102,117.39	2,367,167.91	221,501.42	2,689,305.24
1999-00-000 TOTAL ASSETS	2,592,086.84	2,878,270.76	1,489,567.11	1,190,781.68	1,123,933.12	1,296,600.46	2,792,591.19	4,219,834.99	3,202,267.64	2,418,751.08	2,955.84	2,779,266.05
2000-00-000 LIABILITIES & EQUITY												
2001-00-000 LIABILITIES:												
2299-00-000 TOTAL CURRENT LIABILITIES	221,197.99	284,521.59	179,132.72	185,973.25	129,224.94	49,917.48	55,434.61	85,565.92	28,096.82	44,087.70	180,324.75	115,595.45
2399-00-000 TOTAL NONCURRENT 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	191,970.80	2,739,867.24	2,193,813.65
2499-00-000 TOTAL LIABILITIES	234,023.63	306,366.51	193,102.38	195,109.99	136,432.01	53,240.97	58,758.10	88,185.48	655,808.56	236,058.50	2,920,191.99	2,309,409.10
2800-00-000 EQUITY												
2899-00-000 TOTAL EQUITY	2,358,066.35	2,571,904.25	1,296,464.73	995,671.69	987,501.11	1,243,359.49	2,733,833.09	4,131,649.51	2,546,459.08	2,182,692.58	-2,917,236.15	469,856.95
2999-00-000 TOTAL LIABILITIES AND EQUITY	2,592,029.98	2,878,270.76	1,489,567.11	1,190,781.68	1,123,933.12	1,296,600.46	2,792,591.19	4,219,834.99	3,202,267.64	2,418,751.08	2,955.84	2,779,266.05
CURRENT RATIO												
TOTAL CURRENT ASSETS	766,083.72	1,071,705.46	381,399.54	456,487.03	260,205.63	182,966.15	128,752.66	158,198.55	100,150.25	51,583.17	-218,545.58	89,960.81
TOTAL CURRENT LIABILITIES	221,197.99	284,521.59	179,132.72	185,973.25	129,224.94	49,917.48	55,434.61	85,565.92	28,096.82	44,087.70	180,324.75	115,595.45
CURRENT RATIO	3.46	3.77	2.13	2.45	2.01	3.67	2.32	1.85	3.56	1.17	-1.21	0.78
QUICK RATIO (Does not include inventory)												
TOTAL CURRENT ASSETS (less inventory)	741,731.94	1,033,934.98	377,473.03	451,514.02	254,372.30	181,737.70	127,952.09	157,732.62	96,578.00	51,583.17	-218,545.58	89,960.81
TOTAL CURRENT LIABILITIES	221,197.99	284,521.59	179,132.72	185,973.25	129,224.94	49,917.48	55,434.61	85,565.92	28,096.82	44,087.70	180,324.75	115,595.45
QUICK RATIO	3.35	3.63	2.11	2.43	1.97	3.64	2.31	1.84	3.44	1.17	-1.21	0.78

INCOME and EXPENSE DATA
10/1/2021-5/3122

INCOME & EXPENSE DATA WITHOUT DEPRECIATION												037lr	038lr	040lr	160mr	165mr
	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				
3000-00-000 INCOME																
3199-00-000 NET TENANT INCOME	419,680.64	475,661.84	292,923.60	358,639.00	239,581.00	87,580.19	81,272.77	104,777.15	72,256.00	38,698.74	280,223.45	231,381.87				
3499-00-000 TOTAL GRANT INCOME	1,033,578.00	981,413.00	497,941.50	434,417.00	182,133.00	161,014.00	119,725.00	95,419.50	39,526.50	1,870.00	0.00	0.00				
3699-00-000 TOTAL OTHER INCOME	11,842.32	106,525.38	50,173.07	3,134.98	1,901.73	86.07	6,156.27	12.58	1,409.51	4,792.97	12,653.17	29.03				
3999-00-000 TOTAL INCOME	1,465,100.96	1,563,600.22	841,038.17	796,190.98	423,615.73	248,680.26	207,154.04	200,209.23	113,192.01	45,361.71	292,876.62	231,410.90				

4000-00-000 EXPENSES																
4199-00-000 TOTAL ADMINISTRATIVE EXPENSES	343,652.57	415,532.73	336,563.65	321,060.54	183,282.63	89,887.35	81,573.35	75,313.63	50,037.93	18,115.41	97,615.25	52,794.36				
4299-00-000 TOTAL TENANT SERVICES EXPENSES	22,369.55	23,172.40	28,914.58	24,319.72	16,227.34	4,812.58	5,061.15	4,192.06	2,798.47	1,753.77	0.00	0.00				
4399-00-000 TOTAL UTILITY EXPENSES	366,075.98	347,970.04	146,793.21	122,954.05	66,495.75	4,589.19	14,291.98	22,166.21	5,564.65	3,735.51	6,038.84	6,283.42				
4499-00-000 TOTAL MAINTENANCE EXPENSES	629,103.37	480,753.31	385,092.80	285,279.37	177,065.23	109,487.34	107,332.23	81,873.62	40,792.11	27,601.51	191,380.34	50,863.40				
4499-99-000 TOTAL PROTECTIVE SERVICES	68,870.78	48,222.90	92,816.88	90,599.74	72,849.39	3,009.89	4,056.26	3,368.37	3,329.62	2,551.31	0.00	0.00				
4599-00-000 TOTAL GENERAL EXPENSES	26,100.75	63,807.85	79,417.46	92,763.90	41,746.49	7,916.67	21,060.71	15,745.67	10,326.61	-4,108.03	15,004.02	10,387.73				
4699-00-000 TOTAL CASUALTY LOSS / EXTRAORDINARY MAINT	52,883.96	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	6,224.17	0.00	46,577.90				
5999-00-000 TOTAL NONOPERATING ITEMS	373,349.56	335,239.99	125,318.87	71,698.63	78,439.69	56,087.15	94,840.97	117,160.59	88,171.13	56,192.88	17,707.11	72,271.96				
8000-00-000 TOTAL EXPENSES	1,882,406.52	1,714,699.22	1,194,917.45	1,008,675.95	636,106.52	275,790.17	328,216.65	319,820.15	201,020.52	112,066.53	340,920.56	239,178.77				
TOTAL EXPENSES (NO DEPRECIATION)	1,509,056.96	1,379,459.23	1,069,598.58	936,977.32	557,666.83	219,703.02	233,375.68	202,659.56	112,849.39	55,873.65	323,213.45	166,906.81				

9000-00-000 NET INCOME	-417,305.56	-151,099.00	-353,879.28	-212,484.97	-212,490.79	-27,109.91	-121,062.61	-119,610.92	-87,828.51	-66,704.82	-48,043.94	-7,767.87				
NET INCOME (LOSS) NO DEPRECIATION	-43,956.00	184,140.99	-228,560.41	-140,786.34	-134,051.10	28,977.24	-26,221.64	-2,450.33	342.62	-10,511.94	-30,336.83	64,504.09				

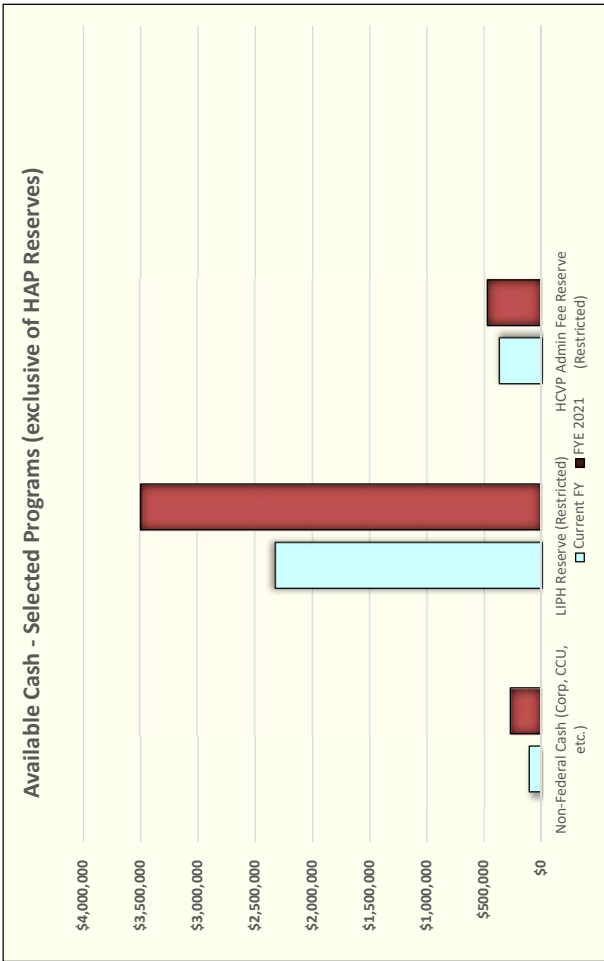
LIPH CASH FLOW DATA												037lr	038lr	040lr	160mr	165mr
	003lr	006lr	008lr	009lr	012lr	021lr	022lr	037lr	038lr	040lr	160mr	165mr				
	Piedmont	Cleveland	Sunrise	Crystal	Healy	Townview	The Oaks	Actual	Camden Station	Brookside View	Plaza	Drayton Pines				
NET INCOME (LOSS)	-417,305.56	-151,099.00	-353,879.28	-212,484.97	-212,490.79	-27,109.91	-121,062.61	-119,610.92	-87,828.51	-66,704.82	-48,043.94	-7,767.87				
Capital Expense/Long Term Improvements	7,900.00							10,016.00			157,136.00					
Replacement Reserve Payments																
Extraordinary Items																
Depreciation Add Back	373,349.56	335,239.99	125,318.87	71,698.63	78,439.69	56,087.15	94,840.97	117,160.59	88,171.13	56,192.88	17,707.11	72,271.96				
Net Cash Increase (Used) in Operations	-36,056.00	184,140.99	-228,560.41	-140,786.34	-134,051.10	28,977.24	-26,221.64	7,565.67	342.62	-10,511.94	126,799.17	64,504.09				

LIPH UNIT DATA												037lr	038lr	040lr	160mr	165mr
	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				
# of Housing Units	240	244	195	201	106	49	48	50	30	13	78	44				
Rental Months Year To Date	8	8	8	8	8	8	8	8	8	8*	8	8				
# Unit Months Year to Date	1,920	1,952	1,560	1,608	848	392	384	400	240	99	624	352				
Average Rent Per Unit Month	191.70	215.45	172.88	221.69	279.26	219.76	211.10	255.10	298.81	383.77	434.09	647.12				
Average Subsidy Per Unit	538.32	502.77	319.19	270.16	214.78	410.75	311.78	238.55	164.69	18.89	-	-				
	730.02	718.22	492.07	491.85	494.04	630.51	522.89	493.65	463.50	402.66	434.09	647.12				

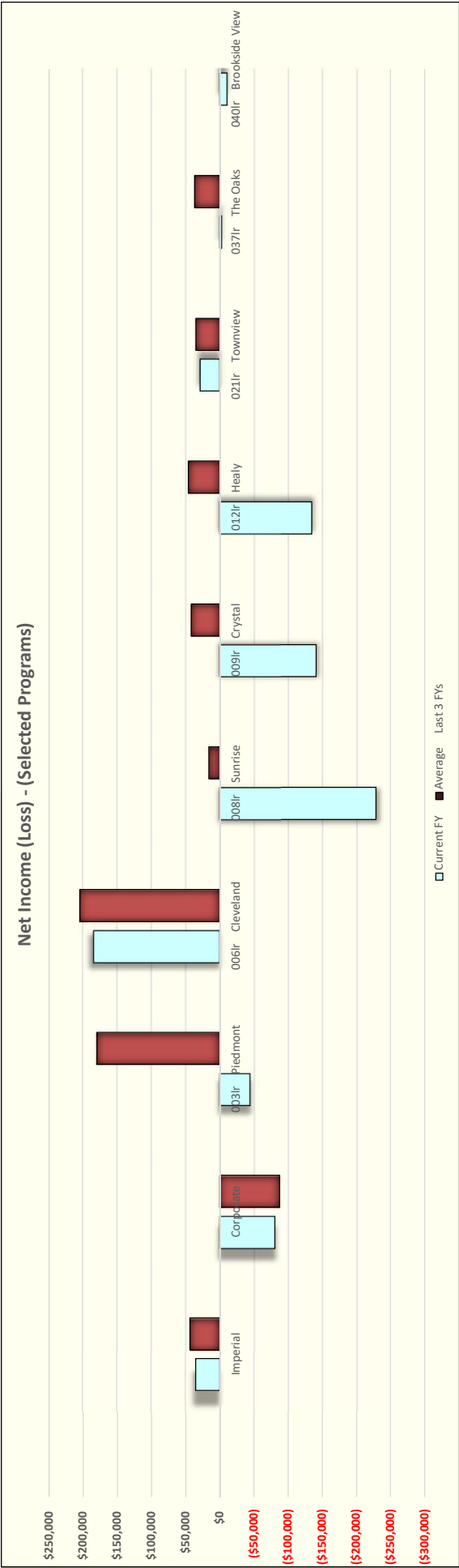
HOUSING AUTHORITY OF THE CITY OF WINSTON-SALEM

FINANCIAL DASHBOARD - Selected Programs

AVAILABLE CASH (exclusive of HAP Reserves)		Current FY	FYE 2021	Change Over Prior FY
5/31/2022				
Non-Federal Cash (Corp, CCU, etc.)		\$106,543	\$272,239	(\$165,696)
LIPH Reserve (Restricted)		\$2,320,179	\$3,499,849	(\$1,179,670)
HCVP Admin Fee Reserve (Restricted)		\$370,498	\$473,083	(\$102,585)
Total Available Cash (excludes HAP reserve)		\$2,797,220	\$4,245,171	(\$1,447,951)



NET INCOME (LOSS) - (Selected Programs)				
10/1/21-5/31/22				
Program	Current FY	Current Budget	Average 3 FYs	Last 3 FYs
HCV Admin	\$34,260	\$78,925	\$147,411	
Imperial	\$35,630	\$42,665	\$43,980	
Corporate	(\$79,724)	(\$34,102)	(\$87,591)	
003lr Piedmont	(\$43,956)	(\$88,713)	\$180,147	
006lr Cleveland	\$184,141	\$22,886	\$204,923	
008lr Sunrise	(\$228,560)	(\$128,692)	\$16,026	
009lr Crystal	(\$140,786)	(\$132,775)	\$41,819	
012lr Healy	(\$134,501)	(\$154,599)	\$45,931	
021lr Townview	\$28,977	\$14,741	\$35,011	
022lr Stoney Glen	(\$26,222)	(\$18,208)	\$8,951	
037lr The Oaks	(\$2,450)	(\$7,948)	\$36,999	
038lr Camden Station	\$343	(\$11,654)	\$11,032	
040lr Brookside View	(\$10,512)	(\$168)	\$104,401	
160mr Plaza	(\$30,337)	\$23,453	\$55,237	
165mr Drayton Pines	\$64,504	\$66,608	\$33,642	
Total Selected Programs	(\$349,193)	(\$327,581)	\$877,919	
Depreciation	(\$1,508,402)	(\$1,522,356)	(\$1,567,768)	
Total Selected Programs Net of Depreciation	(\$1,857,595)	(\$1,849,937)	(\$689,850)	



RESOLUTION NO. 2180

**RESOLUTION APPROVING THE AWARD OF A CONTRACT TO KONE INC.
ELEVATORS & ESCALATORS FOR CRYSTAL TOWERS ELEVATOR
MODERNIZATION**

WHEREAS, the Housing Authority of the City of Winston-Salem (the “Authority”) has determined there is a dire need for elevator modernization services at the Crystal Towers location; and

WHEREAS, the Authority is currently under a maintenance contract with KONE Inc. Elevators & Escalators (“KONE”) for the existing elevators pursuant to a contract competitively procured under the U.S. Communities Program, more specifically identified as Contract #: GENRL-EV2516; and

WHEREAS, the Authority has received a \$759,150.00 proposal from KONE to perform elevator modernization under the U.S. Communities Program, Contract #: GENRL-EV2516, which proposal aligns with internal cost estimates; and

WHEREAS, pursuant to the existing maintenance contract and federal procurement guidelines, a modernization contract may be awarded to KONE without the solicitation of additional quotations; and

WHEREAS, in light of the severity and exigency of the need, it is in the interest of resident safety, livability, and expediency to award the modernization contract to KONE.

1. **NOW, THEREFORE, BE IT RESOLVED** that the Authority’s Contracting Officer is hereby authorized to enter into a contract with KONE in the amount of (\$759,150.00).

Adopted:_____ (date)

Signed:_____ Secretary/Executive Director

RESOLUTION NO. 2181

**RESOLUTION ADOPTING THE HOUSING AUTHORITY OF THE CITY OF
WINSTON-SALEM 2022 ANNUAL PLAN
(OCTOBER 1, 2022-SEPTEMBER 30, 2023)**

WHEREAS, the Housing Authority has completed the HUD Public Housing Authority (PHA) Annual Plan template detailing any revisions to the Authority's policies, programs, operations, and resident population served, as well as the PHA's strategy for addressing the housing needs of currently assisted families and the larger community; and

WHEREAS, a meeting of the Resident Advisory Board was held on July 7, 2022, for the purpose of presenting the proposed plan and seeking comments; and a copy of such comments are incorporated into the PHA Plan; and

WHEREAS, a public hearing notice was published in the Winston-Salem Journal on May 28, 2022 announcing the required public hearing; and

WHEREAS, a public hearing was held on July 11, 2022 at 12:00 p.m. for the purpose of presenting the plan to the general public and seeking comments.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby approves and authorizes the PHA 2022 Annual Plan (attached hereto as Exhibit A).

Adopted: _____ (Date)

Signed: _____

RESOLUTION NO. 2182

**RESOLUTION ADOPTING CAPITAL FUND PROGRAM 5-YEAR ACTION PLAN
(2022 - 2026)**

WHEREAS, the Housing Authority of the City of Winston-Salem has prepared its Capital Fund Program 5-Year Action Plan, describing capital improvements needed to ensure long-term viability of its communities, which plan is attached hereto as Exhibit A; and

WHEREAS, a meeting of the Resident Advisory Board was held on July 7, 2022, for the purpose of presenting the proposed plan and seeking comments; and

WHEREAS, a public hearing notice was published in the Winston-Salem Journal on May 28, 2022 announcing the required public hearing; and

WHEREAS, a public hearing was held on July 11, 2022 at 12:00 p.m. for the purpose of presenting the plan to the general public and seeking comments.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners hereby approves and authorizes the Capital Fund Program 5-Year Action Plan for the period from 2022 through 2026 (as described in the attached Exhibit A).

Adopted: _____ (Date)

Signed: _____

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/20011

Part I: Summary						
Housing Authority of Winston Salem/ NC0012		Winston Salem/Forsyth County, NC Original 5-Year Plan Revision No:				
A.	Development Number and Name	Work Statement for Year 1 FFY 2022	Work Statement for Year 2 FFY 2023	Work Statement for Year 3 FFY 2024	Work Statement for Year 4 FFY 2025	Work Statement for Year 5 FFY 2026
B.	Physical Improvements Subtotal	Annual Statement	\$2,549,697.00	\$2,549,697.00	\$2,549,697.00	\$2,549,697.00
C.	Management Improvements		\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$399,953.00	\$399,953.00	\$399,953.00	\$399,953.00
F.	Other					
G.	Operations		\$999,884.00	\$999,884.00	\$999,884.00	\$999,884.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$3,999,534.00	\$3,999,534.00	\$3,999,534.00	\$3,999,534.00

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2001

PHIA Name/Number Locality (City/county & State) Original 5-Year Plan Revision No:

[illegible]

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2022	Work Statement for Year FFY 2023				Work Statement for Year FFY 2024			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost		Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	NC01200003 Piedmont Park				NC01200003 Piedmont Park			
	Site Improvements - Treework	10	\$75,000.00		Dwelling Equipment - Window Replacement	2017	\$159,343.00	
	Dwelling Structure- Roofing and Gutter	29 Bldgs	\$650,000.00		HVAC Replacement	50	\$300,000.00	
	HVAC Replacement	50	\$300,000.00		Site Improvements- Sanitary Sewers /Grounds	6200	\$390,600.00	
	NC01200008 Sunrise Towers				Dwelling Structure- Roofing and Gutter	29	\$650,000.00	
	Electric Baseboard Heaters	195 units	\$325,000.00		NC01200006 Cleveland Ave Homes			
	Non-Dwelling Structure & Equipment - Lobby/Community Room Upgrade	1	\$125,000.00		NC01200008 Sunrise Towers			
	NC01200009 Crystal Towers				Flooring - Resilient	195 units	\$754,390.00	
	Non Dwelling Structure - Central Vent & Exhaust	1	\$85,000.00		Refrigerator Replacement	195	\$175,000.00	
	Non-Dwelling Structure & Equipment /Energy Efficiency (Laundryroom)	1	\$100,000.00		NC01200009 Crystal Towers			
	Non-Dwelling Structure & Equipment- Lobby Upgrade	1	\$85,000.00		NonDwelling Structure- Elevator Replacement	1	\$775,000.00	
	NC01200012 Healy Towers				NC01200012 Healy Towers			
	Elevator Replacement	2	\$675,000.00		Ranges and Stoves	106	\$95,000.00	
	NC01200022 Stoney Glen				NC01200022 Stoney Glen			
	Site Improvements - Treework	1	\$8,500.00		NC012000037 The Oaks at Townview			
	NC012000037 The Oaks at Townview							
	Dwelling Equipment - Shades	50 units	\$110,000.00		NC012000021 Townview			
	NC012000021 Townview							
	Dwelling Structure- Hot Water Heaters	25	\$250,000.00		NC012000038 Camden Station			
	NC012000038 Camden Station				NC012000040 Brookside			
	NC012000040 Brookside				NC01200000006 Cleveland Ave Homes			
	NC01200000006 Cleveland Ave Homes							
	HVAC Replacement	5	\$32,000.00					
	Subtotal of Estimated Cost			\$2,820,500.00	Subtotal of Estimated Cost			\$3,299,333.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2022	Work Statement for Year FFY 2025			Work Statement for Year: FFY 2026		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	NC01200003 Piedmont Park			NC01200003 Piedmont Park		
Annual	Site Improvements- Sanitary Sewers/ Grounds	6200	\$390,600.00	Dwelling Equipment - Refrigerators	240	\$204,000.00
Statement	Dwelling Structure- HVAC Replacement	50	\$300,000.00	Dwelling Structure- HVAC Replacement	50	\$300,000.00
	Dwelling Structure - Bathrooms	240	\$288,000.00	Site Improvements- Grounds	22500 sqft	\$150,000.00
	NC01200008 Sunrise Towers			Dwelling Structure - Stormdoors and Handrails	488	\$216,000.00
	Non-Dwelling Equipment - Automatic Door	1	\$80,000.00	NC01200008 Sunrise Towers		
	Dwelling Structure- Windows	6508	\$525,000.00	Site Improvements- Parking Lot	27043 sqft	\$35,000.00
	NC01200009 Crystal Towers			Site Improvements- Building Membrane	1	\$115,000.00
	Dwelling Structure- PTAC Units	134	\$250,000.00	NC01200009 Crystal Towers		
	Dwelling Equipment- Refrigerators	201	\$171,000.00	Site Improvements- Parking Lot	29500	\$39,500.00
	Dwelling Structure - Countertops and Cabinets	201	\$375,000.00	Site Improvements- Building Membrane	1	\$125,000.00
	NC01200021 Townview Apts			Non Dwelling Equipment - Generator	1	\$255,000.00
	Dwelling Structure- Hot Water Heaters	50	\$100,000.00	NC01200006 Cleveland Ave Homes		
	NC01200022 Stoney Glen			NC01200022 Stoney Glen		
	NC01200037 Oaks at Tenth			Site Improvements- Trees and Grounds	98000 sqft	\$50,000.00
	NC01200038 Camden Station			NC01200037 Oaks at Tenth		
	NC01200040 Brookside			Site Improvements- Grounds	118000 Sqft	\$50,000.00
	NC01200006 Cleveland Ave Homes			NC01200038 Camden Station		
				Dwelling Structure - Exterior Painting	27000 sqft	\$96,000.00
				NC01200040 Brookside		
	Subtotal of Estimated Cost		\$2,479,600.00			\$1,635,500.00

Part III: Supporting Pages – Management Needs Work Statement(s)

[illegible]

Part III: Supporting Pages – Management Needs Work Statement(s)

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary			
PHA Name: Housing Authority of Winston Salem		Grant Type and Number Capital Fund Program Grant No: Date of CFFP:	Replacement Housing Factor Grant No: FFY of Grant: 2022 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	\$ 999,883.50	
3	1408 Management Improvements	\$ 50,000.00	
4	1410 Administration (may not exceed 10% of line 21)	\$ 399,953.40	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$100,000.00	
8	1440 Site Acquisition		
9	1450 Site Improvement	\$ 175,000.00	
10	1460 Dwelling Structures	\$ 875,000.00	
11	1465.1 Dwelling Equipment – Nonexpendable		
12	1470 Non-dwelling Structures	\$185,000.00	
13	1475 Non-dwelling Equipment	\$ 1,389,697.10	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 – 19)	\$3,999,534.00	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security – Soft Costs		
24	Amount of line 20 Related to Security – Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.