

Charleston-Kanawha Housing Authority

Annual Report
2006-2007



Message to the Community

Many changes have taken place throughout the year, and we continue to adjust to the reorganization of the Charleston and Kanawha County Housing Authorities. Charleston-Kanawha Housing Authority still has all of the previous services available but they are now offered in one centralized location.



Charleston -Kanawha Housing will continue improving affordable housing options and expanding programs through partnerships and grant opportunities to offer our residents a better quality of life. Over the past year, we have celebrated achievements with our residents in self-sufficiency, homeownership, successful programming for youth and families, a community garden and playground, to name a few. Residents have responded to the opportunities being offered and our Public Housing and Section 8 Family Self-Sufficiency programs are nearly full with participants enrolling in college, obtaining jobs and saving for their future. Residents are also participating in Safe & Drug Free family programming, community garden clubs and senior citizen activities.

Charleston-Kanawha Housing staff are dedicated to helping improve the lives our residents by providing them with a safe place to live while connecting them to programs and resources that promote a healthy lifestyle. We hope that you will celebrate the accomplishments of our residents and staff as you review our program highlights.

Sincerely,

Mark E. Taylor
Executive Director

Board of Commissioners



Katherine L. Dooley, Chair



Allan McVey, Vice-Chair



Michael Comer



Michael Stajduhar



Nora Harris

The Board of Commissioners serves as the policy making body of Charleston-Kanawha Housing similar to the Board of Directors of a private corporation. Commissioners are recommended by the Kanawha County Commission and appointed by the Mayor. They receive no pay and are civic minded citizens who are willing to give of their time and energy to provide a decent, safe, and sanitary home and a suitable living environment for every resident.



About Us

Charleston-Kanawha Housing's mission is to provide every resident with a decent, safe, affordable place to live while linking them to programs that will assist them on their journey to self-sufficiency.

Charleston-Kanawha Housing offers two types of housing assistance. Public housing is made up of housing units located in developments owned and operated by Charleston-Kanawha Housing. Rental assistance or housing choice vouchers, allows the tenant to find their own housing and Charleston-Kanawha Housing provides subsidy to the landlord. The agency manages eight family developments, four high-rises and several scattered sites on the public housing program and administers housing choice vouchers and moderate rehabilitation units throughout Kanawha, Clay and Putnam Counties.

Charleston-Kanawha Housing provides housing assistance for more than 4,400 low to moderate income families. Housing choice voucher tenants find their own housing and pay a portion (30%) of their monthly income toward rent and utilities with Charleston-Kanawha Housing making up the difference. For public housing tenants, the obligation for rent is based on 30% of their adjusted monthly income.

Charleston-Kanawha Housing offers residents more than a home through partnerships with various social services agencies and local colleges/universities. After-school programs offer homework assistance and mentoring to youth. The Summer Nutrition program assures that every child is given a healthy lunch when school is not in session. The Family Self-Sufficiency, FSS, Program assists residents in creating a plan for self-sufficiency by linking them to resources to help them attain two goals: obtain employment (or better employment); become free of public assistance. The FSS Homeownership program links participants to homeownership/credit counseling and allows them to use their Section 8 voucher to support a monthly mortgage payment. The Service Coordinator coordinates enrichment activities, services and programs for the elderly and disabled in the high-rise communities. The Neighborhood Networks Program provides all residents with Internet access & state of the art equipment located at a computer lab in their community.

Charleston-Kanawha Housing has 101 employees who work to provide quality service through our programs. With our Board of Commissioners, community partners and residents, we will continue to work to build stronger communities and improve the quality of life for those we serve.

Award Winning



Through various partnerships, Charleston-Kanawha Housing is able to offer quality programs and increased opportunities to low-income families.

Through a partnership with West Virginia State University Extension, the Carroll Terrace Community Garden project was completed. The gardening program focuses on healthy food choices and empowers residents to grow their own nutritious food.

The Carroll Terrace Community Garden has unique features to accommodate the elderly and disabled residents that live in the high-rise. This fully handicap accessible garden was designed on a concrete pad with raised beds and wide aisles and walkways.



Featured design aspects include an herb garden, ornamental beds, four community gardens, individual beds, weekly/monthly workshops and various social activities.



The Carroll Terrace Community Garden was received an award of excellence from the South Eastern Regional Council of the National Association of Housing & Redevelopment Officials, SERC-NAHRO.

The garden was also featured in the 2007 East End Showcase which is a tour sponsored by volunteers from Charleston's East End Main Street Group.

The 2007 summer harvest totals were as follows:

- 3439 tomatoes
- 910 peppers
- 29 squash
- 2311 beans
- 200 new potatoes
- 442 sweet potatoes

West Virginia State University Extension was responsible for bringing additional corporate and community sponsors into the gardening program for materials and resident trainings.

Sponsors include:

- American Heart Association
- Bosley Rental & Supply
- Capitol Conservation
- Charleston Housing
- Green's Feed & Seed
- H. Shamblin Concrete Construction
- Lowe's of South Charleston
- Old Colony
- Peerless Block & Stone
- Pfaff & Smith
- Ranson Stone
- Sam's Club
- Subway at the YMCA
- Weight Watchers
- WV American Water
- WV Dept. of Agriculture
- WV Steel
- YMCA of Kanawha Valley



Rocks were engraved with the names of sponsors and placed throughout the garden.



Community Relations

Charleston-Kanawha Housing is a member of the National Association of Housing and Redevelopment Officials, (NAHRO) and the South Eastern Regional Council (SERC) of NAHRO. The agency also serves in local non-profit groups such as the Kanawha Valley Collective.

Charleston-Kanawha Housing's Executive Director, Mark Taylor, currently serves as President for the West Virginia Association of Housing Agencies, WVAHA.

The WVAHA fosters, supports and promotes the efforts of public housing agencies and affordable housing organizations in the furthering of affordable housing and community redevelopment in West Virginia through the exchange of ideas, the promotion of inter-agency cooperation, affordable housing legislative and policy development education and training.

The WVAHA has 37 member housing agencies and meets twice yearly for conferences at different locations throughout the state. As the state president, Mr. Taylor serves as the West Virginia representative for SERC-NAHRO.



Board Chair, Kitty Dooley, poses with her award during the Unicare Community Services Award Dinner.

Charleston-Kanawha Housing's Board Chair, Katherine Dooley, was recognized for volunteering her time to the residents and staff of the housing authority.

Unicare Health Plan of West Virginia, Inc. presented the Community Services Awards at a dinner on October 3, 2006, recognizing people in the state who make a difference in the lives of children and families in the communities they serve.

Katherine Dooley has voluntarily served as a Charleston-Kanawha Housing Commissioner since 1998 and is currently the Board Chair. Throughout the tenure of her service, she has met with residents in their communities regarding the need for better housing and additional program needs.

Ms. Dooley responded by bringing issues to the Board that have increased the quality of available housing and programs offered by the housing authority which led to better homes and more opportunities for low-income families in the City of Charleston. Ms. Dooley selflessly gives of her time and energy by volunteering to help further the mission of the Charleston-Kanawha Housing Authority to provide every resident with a decent, safe, affordable place to live.

The New Look of Affordable Housing



Charleston Replacement Housing #1 is part of a re-development plan that will be implemented in five phases and will lead to the total revitalization of two of the oldest public housing communities in the state of West Virginia, Littlepage Terrace & Washington Manor. Phase one of this plan will be constructed on three separate sites. These communities will be owned by Charleston Replacement Housing Limited Partnership # 1 and will be public housing and tax credit units.

Eight units are located beside Jarrett Terrace at 824 Central Avenue. There are two buildings consisting of 4 two-bedroom units with 875 square feet, 2 three-bedroom units with 1,146 square feet (one of which is fully handicap accessible with 1,131 square feet), and 2 four-bedroom units with 1,427 square feet.

Sixteen units are located on previously undeveloped land in Orchard Manor, 900 Griffin Drive. There are three buildings consisting of 6 two-bedroom units with 875 square feet, 8 three-bedroom units with 1076 square feet and 2 four-bedroom units with 1427 square feet.



Pictured at left are The Homes of Patrick Street.

Twenty units are located on Patrick Street, replacing a vacant deteriorating restaurant. There are four buildings consisting of 8 one-bedroom units with 682 square feet on the lower level apartments and 761 square feet on the upper level apartments. There are 4 two-bedroom units with 863 square feet, 6 three-bedroom units with 1076 square feet and 2 four-bedroom units with 1427 square feet.

All of these new homes are furnished with energy star appliances, dishwashers, central heat and air, carpeted bedrooms and will be wheelchair accessible on the first level. The two-bedroom units have 1.5 baths; three-bedroom units have 2 baths; and the four-bedroom units have 2.5 baths. Each of these communities are located on the city busline.

Charleston-Kanawha Housing hosted an Open House & Ribbon Cutting event on October 22, 2007.



Members of the ribbon cutting ceremony at Patrick Street from left are: Rev. Lloyd Alan Hill, Rev. James Ealy, Mike Stajduhar, Mark Taylor, Scott Canel, Pete Minter, Marie Prezioso, Congresswoman Shelley Moore Capito, Mayor Danny Jones, Joe Hatfield, Mike Comer & Alan McVey.



Leased Housing

The Leased Housing Department administers the Housing Choice Voucher (HCV) program, which is funded by the U.S. Department of Housing and Urban Development (HUD) and is designed to help low-income families rent safe and decent housing on the open market in Kanawha, Clay and Putnam Counties. Families are responsible for finding their own housing and paying a portion (30%) of their monthly income toward the cost of rent and utilities. Charleston-Kanawha Housing makes up the difference between the cost and the family's contribution.

The biggest challenge for the Leased Housing Department in 2006-2007 was the reorganization of Charleston & Kanawha County Housing Authorities.

The combined programs now assist over 3,000 families in Kanawha, Putnam and Clay counties.

The reorganization was completed in three phases: the combining of both programs under one policy and procedure format, the relocation of staff into one facility and the implementation of a new software program.

The first phase began soon after the documentation permitting the reorganization was completed and resulted in staff operating under a single Administrative Plan. This step took time to implement as staff became accustomed to new policies, procedures and even a new filing system. It was also a time to make improvements as the best practices of both programs were adopted.

The relocation of Kanawha County staff from their Hale Street office to the Charleston Housing Littlepage Operations office took place in November 2006. The move was completed without issue or significant down time for staff in completing their work.

The final phase of the reorganization took place with the implementation of a new software system in March 2007.

At the time of the reorganization, Kanawha County Housing was using WinTen from Tenmast Software and Charleston Housing was using Wright Computer Systems. After comparing the two, it was decided to use the WinTen² software from Tenmast.



Press conference announcing the newly formed Charleston-Kanawha Housing Authority at the Kanawha County Courthouse in the County Commission Meeting Room.

The data conversion occurred in February and full implementation began April 1st. After several months of using the software a final round of training was conducted in August. The new system should improve staff efficiency with the use of such features as handheld inspection devices and the ability to generate form letters from the system.

The reorganization of two large programs was a challenge on many fronts. It was difficult to merge or change policies, procedures, software and physical locations. Perhaps the biggest challenge was merging two unique organizational cultures. Fortunately, there were very few personality issues as the professionalism of all the staff came through and were able to carry off a very successful reorganization.

Property Management



The Public Housing Management Department is responsible for occupancy, resident applications and property management. Charleston-Kanawha Housing manages twelve public housing communities: eight family and four high-rises, as well as, scattered site properties with a total of 1440 apartments. These communities provide homes for 2369 residents.

Safety & Security

The Safety & Security Officer (SSO) works with the residents and the management staff to resolve any issues and concerns in the public housing communities. The SSO works as the liaison between the police department & housing authority to coordinate crime fighting efforts.

Charleston-Kanawha Housing has police officers living in eight public housing communities. These resident officers make themselves available to residents in the community and provide necessary assistance.



Residents pictured at left were recognized as outstanding residents for contributions they made to their community. These residents were selected by their peers and were presented with a gift certificate to Ryan's steakhouse and an award certificate.

Communication

Charleston-Kanawha Housing's best source of communication to residents is through the resident councils. Eight public housing communities have resident councils which consist of residents elected by their neighbors to represent their community. The resident council is responsible for conducting monthly meetings to keep neighbors informed, planning trainings/events and supporting interaction between residents and staff.

Resident council officers meet quarterly with Charleston-Kanawha Housing administrative staff for progress updates. Housing managers also have an open forum once a month for residents in each community.

Housing Highlights, the agency newsletter is posted monthly with updates and program information for all residents and the Charleston-Kanawha Housing website, charlestonhousing.com is updated regularly.



At left: Resident Council Officers receive training on Roberts Rules of Order from the Greater Kanawha Valley Foundation.



Family Self-Sufficiency

Charleston-Kanawha Housing offers Family Self Sufficiency (FSS) Programs for both Section 8 & Public Housing tenants. These programs are intended to help bridge the gap between the terms “low-income” and “self-sufficient.”

Each program has a Program Coordinator responsible for linking residents with training opportunities, job placement organizations and local employers. To participate, residents sign up to a five-year contract outlining their goals and responsibilities toward completion of training and employment objectives. Goals include obtaining GED’s, college degrees, employment, credit worthiness, obtaining a drivers license, anything that will assist the resident in their journey to become self-sufficient.

Any participating family that is a recipient of welfare assistance must establish an interim goal with Charleston-Kanawha Housing to become independent of welfare assistance and remain so for one year prior to expiration of the contract.



The first ever information fair was held at the Orchard Manor Switzer Center in 2006. Service providers were on hand with information regarding financial aid, child care and employment programs.

Section 8 FSS

The Section 8 FSS Program is in its ninth year and has announced its 71st graduate. Escrows awarded total in excess of \$378,720.

Currently the program is operating above capacity with fifty-eight families enrolled. These families have accumulated \$47,233 in escrow and interest and over \$500,000 has been earned by various families since the beginning of the program.

Public Housing FSS

The Public Housing FSS Program is entering its second year and has all 50 spaces filled. There are eight escrow accounts with a total of \$21,184 saved and one individual development account, IDA, with \$2,235 saved.

The IDA account can only be used for three things: starting a local business, receiving post education or training, or purchasing a first home.

Charleston-Kanawha Housing was awarded an \$85,000 Resident Opportunity & Self-Sufficiency grant from the Department of Housing & Urban Development.. This grant will compliment the Public Housing FSS program by implementing a three-tiered counseling/financial supportive services program over a three-year-period to include:

1. \$50,000 dedicated to “family counseling” services.
2. \$20,000 dedicated to homeownership and credit counseling.
3. \$15,000 dedicated to IDA accounts for which 25 cents on the dollar would be pledged to anyone who will commit to this savings plan.

FSS Success Stories



Both the Public Housing & Section 8 FSS Programs have seen many success stories over the past year. The Section 8 program has had more than a dozen participants complete the program over the past year and six have purchased their first homes.

Participants of the Section 8 FSS program have improved their credit rating, gained & maintained full-time employment & become assistance free. Below are photos and comments from recent graduates of the Section 8 FSS program:



Carletta Conley said that the FSS program helped her in two ways, “ #1 it is always good to keep a job and #2 staying off of public assistance made me stronger.” She was also able to take the homeownership counseling classes and is currently looking for a house to buy.



Kathryn Kessell & Mark Taylor



Donnie Kessell & Amy Lewis, Public Housing FSS Coordinator



FSS Graduate Pia Long said that the FSS Program, “helped me regain my confidence and held me accountable. I have set goals and achieved them.” Ms. Long is pictured above receiving her certificate and escrow check from Charleston-Kanawha Housing’s Board of Commissioners.

Public Housing FSS

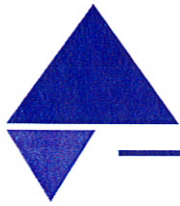
Participants of the Public Housing FSS program have improved their credit rating, obtained their GED, returned to college or trade school and gained full-time employment.

Donnie Kessell and his wife Kathryn both signed up for the FSS program enrolled in classes at West Virginia State University and will graduate early with Social Work degrees in May 2008. Both Donnie and Kathryn were awarded scholarships through the West Virginia Association of Housing Agencies, WVAHA.

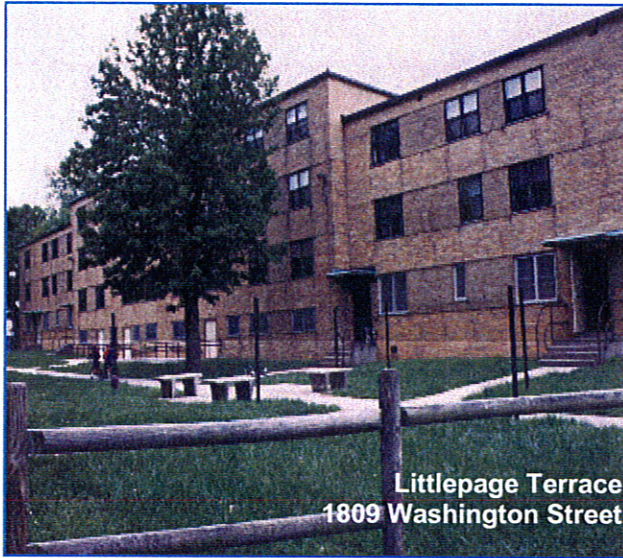


Damita Green attended Garnet Career Center, became a phlebotomist and began working at CAMC in May 2006. Damita is well on her way to achieving self-sufficiency.

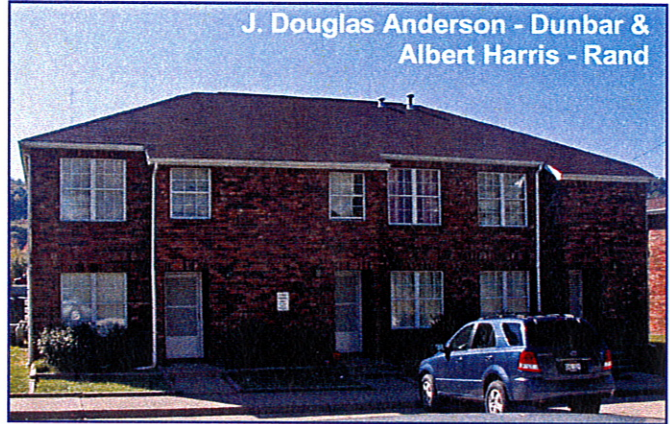
These are just a few of the success stories of FSS participants from the past year. The FSS Coordinators also conduct FDIC Money Smart trainings and meet quarterly with a Program Coordinating Committee made up of service providers and local business leaders.



Quality Affordable Housing



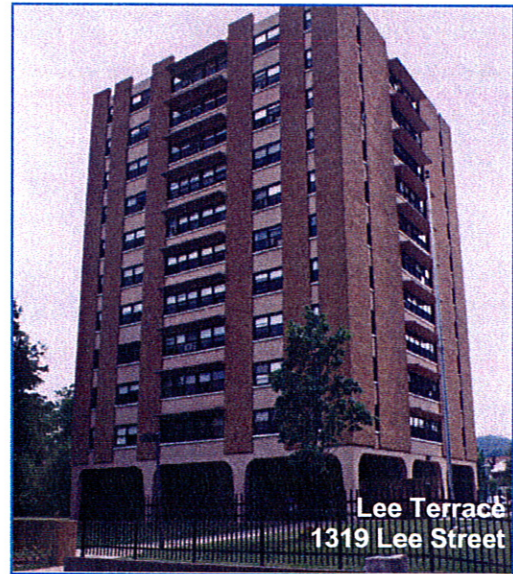
Littlepage Terrace
1809 Washington Street



J. Douglas Anderson - Dunbar &
Albert Harris - Rand



Administrative Office
911 Michael Avenue



Lee Terrace
1319 Lee Street



Washington Manor
211 Clark Drive



Carroll Terrace
1546 Kanawha Blvd. East

Public Housing Properties



Hillcrest & Oakhurst Village
1000 Hillcrest Drive &
1039 Lawndale Lane



Jarrett Terrace
824 Central Avenue



The Switzer Center
Orchard Manor



South Park Village
680 South Park Road



Lippitt Terrace
4420 MacCorkle Avenue



Orchard Manor
900 Griffin Drive



Operations Office
1809 Washington Street



Homeownership

Housing Choice Voucher Homeownership Program

Charleston-Kanawha Housing's Homeownership program is designed to promote and support homeownership by "first time" buyers through the use of the U.S. Department of Housing and Urban Development's (HUD) Housing Choice Voucher program. Instead of using their voucher assistance to support a monthly rental payment, the homeownership program will permit qualified families to achieve the dream of homeownership and still only have to pay thirty percent (30%) of their monthly-adjusted income toward their mortgage, escrow and utilities.



Above: HUD Deputy Secretary Roy Bernardi, Congresswoman Shelley Moore Capito, successful homeowner Amanda Garbett and Executive Director Mark Taylor at a home ownership celebration hosted at Ms. Garbett's home.

"I really appreciate everyone for making this opportunity available for my family. We are very happy to have our own home."

-Amanda Garbett

The Homeownership program is made possible through various partnerships. Jubilee Housing of the Religious Coalition for Community Renewal (RCCR) offers pre-assistance homeownership counseling to interested families. To date, twenty-nine families have attended counseling classes. Charleston-Kanawha Housing and the West Virginia Housing Development Fund (WVHDF) have an agreement that increases financing opportunities for families participating in the program. The Mayor's Office of Economic & Community Development provides mortgage assistance by reducing the amount the family has to borrow.

Charleston-Kanawha Housing has had three successful Section 8 Homeownership purchases and the program is a great testimony to the collaborative efforts of federal, state, and local agencies as well as private and non-profit groups helping to make homeownership possible for low-income families in the Charleston area.



Home purchased by Amanda Garbett through Charleston-Kanawha Housing's HCV Homeownership program.

Resident Services



Resident services are provided through partnerships, federal and state government funding. The following programs were conducted in 2006/2007:

Senior Services

Through funding from the U.S. Department of Housing & Urban Development, Charleston-Kanawha Housing is able to offer residents living in four elderly high-rises a Senior Services Coordinator. The Coordinator links residents to services and coordinates activities and trainings. Over the past year, the Coordinator made 3,635 contacts and 80 referrals. There were 267 educational and special programs offered to elderly residents in these communities.

The Senior Service Coordinator partnered with various agencies to provide special activities for residents including: new Medicare prescription coverage, wellness bingo, blood pressure clinics, medication management, hearing screenings, medical equipment demonstrations, craft & scrapbooking classes, senior picnic, health trainings, a walking club and more.



Participants of the *Guiding Good Choices* program, one of whom won the bicycle in a drawing upon class completion.

Safe & Drug Free Communities Program

Charleston Housing was awarded a Governor's Safe & Drug Free Communities Grant in August 2005 which has been renewed through 2008. The program targets children and their parents because it has been proven that the best intervention begins in the home. A Safe & Drug Free Coordinator was hired to implement the comprehensive family-focused program that aims to strengthen family bonds and teach parents how to develop clear expectations with their children regarding the use of drugs and alcohol.

During the second year three proven effective programs were implemented: *Staying Connected with Your Teen*, a program aimed to increase family communication, management practices and decrease conflict and substance abuse was attended by 164 residents.

Skills for Managing Anger, a program aimed to teach anger management skills, reduce verbal and physical aggression and build a more positive self-esteem was attended by 182 residents.

Guiding Good Choices, a multimedia drug prevention program that arms parents and children with the knowledge and skills needed to guide their children through early adolescence and resist the use of drugs, alcohol, or tobacco was attended by 216 residents.

Neighborhood Networks

In 2005, Charleston-Kanawha Housing was awarded a three-year Neighborhood Networks renewal grant through the Department of Housing & Urban Development. This grant is administered through a partnership with West Virginia State University Extension.

The program delivers one-on-one and small group assistance, open lab hours, convenient on-site locations, and the delivery of a variety of workshops that address various interests, needs, and age groups. Some of the current activities are an Ebay workshop, Money Smart, scrapbooking, digital photography, gardening and workforce development such as typing skills, resumes, business cards, etc.



Property Upgrades



Orchard Manor Rooflines



Rand/Dunbar Screen Door & Bathroom Upgrades

The capital fund program provides the federal dollars necessary to maintain and improve the public housing properties. Below is a summary of modernization projects completed in FY 2006/2007:

Project	Architect	General Contractor	Cost
Air Conditioning at South Park Village	Larry Adkins of Adkins Design Inc.	Appalachian Heating & Cooling	\$242,080,000
Ceiling Upgrades at Lippert Terrace	Larry Adkins of Adkins Design Inc.	Capital Builders	\$16,000
High-rise Security Camera & Security Card Access Systems	Larry Adkins of Adkins Design Inc.	Electronic Specialties Company	\$315,634.59
High-rise Sprinkler Installations	Larry Adkins of Adkins Design Inc.	Brewer & Company	\$1,100,000.00
Orchard Manor Roof Upgrades	Larry Adkins of Adkins Design Inc.	Capital Builders	\$485,800.00
Rand & Dunbar Screen Doors & Bathroom Upgrades	Brown Group	Capital Builders	\$272,647.00

Our Properties



The public housing program offers residents a home in communities managed by Charleston-Kanawha Housing. The rent they pay is based on 30% of their monthly-adjusted income and all basic utilities are paid. Charleston-Kanawha Housing manages eight family communities and four high-rise communities as well as scattered sites throughout the city of Charleston. These communities provide homes for more than 2300 residents.

Property / Number of Units	Total Residents	Race	Average Income	Average Rent	Bedroom Composition						Year Built
					EFF	1	2	3	4	5	
Littlepage Terrace 170 Units	269	58% African American 40% Caucasian	\$5,060	\$133.00		76	76	18			1939
Washington Manor 301 Units	459	63% African American 33% Caucasian	\$4,851	\$128.00		122	165	14			1939
Orchard Manor 150 Units	311	57% African American 40% Caucasian	\$10,177	\$172.00		8	115	28			1952 2003
Lee Terrace 100 Units	108	32% African American 64% Caucasian	\$6,720	\$176.00	45	55					1965
Jarrett Terrace 99 Units	97	32% African American 67% Caucasian	\$8,108	\$194.00	82	17					1970
Carroll Terrace 199 Units	200	26% African American 70% Caucasian	\$8,272	\$180.00	153	44	2				1970
South Park Village 80 Units	325	61% African American 35% Caucasian	\$7,600	\$171.00				39	31	10	1970
Hillcrest Village 54 Units	120	40% African American 60% Caucasian	\$8,300	\$140.00		12	24	12	4	2	1972
Oakhurst Village 50 Units	115	52% African American 46% Caucasian	\$6,260	\$162.00		8	22	14	4	2	1972
Lippert Terrace 112 Units	116	12% African American 86% Caucasian	\$10,863	\$247.00		112					1973
Scattered Sites 32 Units	81	48% African American 52% Caucasian	\$8,102	\$197.00			12	18	2		
Albert Harris 44 Units	59	52% African American 48% Caucasian	\$5,944	\$130.00		29	9	4	2		1985
J. Douglas Anderson 49 Units	109	52% African American 40% Caucasian	\$5,271	\$145.00		14	19	14	2		1985
TOTALS 1440 Units	2,369				280	497	444	161	45	14	



Combined Balance Sheet

Charleston-Kanawha Housing Authority

FINANCIAL DATA SCHEDULE SUMMARY BALANCE SHEET ACCOUNTS

March 31, 2007

Line Item	Account Description	Business Activities	Low Rent 14.850	Other Federal Programs	Sec 8 Mod/Rehab 14.856	Resident Opportunity & Support Services 14.870	Housing Choice Vouchers 14.871
ASSETS:							
CURRENT ASSETS:							
Cash:							
111	Cash - unrestricted	\$ 534,114	\$ 3,776,286	\$ -	\$ 38,063	\$ -	\$ 2,536,908
113	Cash - other restricted	-	240,051	-	-	11,565	96,425
114	Cash - tenant security deposits	-	205,261	-	-	-	-
100	Total Cash	534,114	4,221,598	-	38,063	11,565	2,633,333
Accounts and Notes Receivables:							
122	Accounts receivable - HUD other projects	-	-	-	2,916	10,041	-
124	Accounts receivable - other government	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	50,624	69,215	-	-	-	3,970
126	Accounts receivable - tenants - dwelling rents	-	74,015	-	-	-	-
126.1	Allowance for doubtful accounts - dwelling rents	-	(32,433)	-	-	-	-
126.2	Allowance for doubtful accounts - other	(39,156)	(42,796)	-	-	-	-
128	Fraud recovery	-	34,658	-	1,442	-	52,639
128.1	Allowance for doubtful accounts - fraud	-	(34,658)	-	(1,442)	-	(52,639)
129	Accrued interest receivable	32,326	90,206	-	-	-	-
120	Total Accounts and Notes Receivables	43,794	158,207	-	2,916	10,041	3,970
131	Investments - unrestricted	1,954,917	3,869,857	-	-	-	-
142	Prepaid expenses and other assets	-	131,984	666	-	-	3,032
143	Inventories	-	384,814	-	-	-	-
143.1	Allowance for obsolete inventories	-	(3,000)	-	-	-	-
144	Interprogram due from	1,238	4,747,063	-	1,364	156	545,580
150	TOTAL CURRENT ASSETS	2,534,063	13,510,523	666	42,343	21,762	3,185,915
NONCURRENT ASSETS:							
Fixed Assets:							
161	Land	98,443	2,336,538	-	-	-	-
162	Buildings	-	51,847,582	-	-	-	205,463
164	Furniture, equipment & machinery - administration	67,094	2,316,536	-	-	18,938	272,487
165	Leasehold improvements	-	9,281,027	-	-	-	-
166	Accumulated depreciation	(65,283)	(35,576,325)	-	-	(4,592)	(179,380)
167	Construction in progress	-	-	-	-	-	-
160	Total Fixed Assets	100,254	30,205,358	-	-	14,346	298,570
171	Notes, loans, and mortgages receivable - noncurrent	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-
176	Investment in joint ventures	113,653	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	213,907	30,205,358	-	-	14,346	298,570
190	TOTAL ASSETS	\$ 2,747,970	\$ 43,715,881	\$ 666	\$ 42,343	\$ 36,108	\$ 3,484,485

Combined Balance Sheet



Charleston-Kanawha Housing Authority
 FINANCIAL DATA SCHEDULE SUMMARY
 BALANCE SHEET ACCOUNTS -CONTINUED

March 31, 2007

Line Item	Account Description	Capital Fund 14,872	State/Local	MOECD	14,218	Shelter Grant 14,238	Safe and Drug-Free Communities 84,186	Component Units	TOTAL
ASSETS:									
CURRENT ASSETS:									
Cash:									
111	Cash - unrestricted	\$ -	\$ 26,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,911,951
113	Cash - other restricted	-	-	-	-	-	-	-	348,041
114	Cash - tenant security deposits	-	-	-	-	-	-	-	205,261
100	Total Cash	-	26,580	-	-	-	-	-	7,465,253
Accounts and Notes Receivables:									
122	Accounts receivable - HUD other projects	92,505	-	-	-	9,796	-	-	115,258
124	Accounts receivable - other government	-	-	-	-	-	10,499	-	10,499
125	Accounts receivable - miscellaneous	-	-	78,673	-	-	-	100	202,582
126	Accounts receivable - tenants - dwelling rents	-	-	-	-	-	-	-	74,015
126.1	Allowance for doubtful accounts - dwelling rents	-	-	-	-	-	-	-	(32,433)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	-	(81,952)
128	Fraud recovery	-	-	-	-	-	-	-	88,739
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	-	(88,739)
129	Accrued interest receivable	-	-	-	-	-	-	-	122,532
120	Total Accounts and Notes Receivables	92,505	-	78,673	-	9,796	10,499	100	410,501
131	Investments - unrestricted	-	-	-	-	-	-	-	5,824,774
142	Prepaid expenses and other assets	-	-	-	-	-	400	-	136,082
143	Inventories	-	-	-	-	-	-	-	384,814
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	-	(3,000)
144	Interprogram due from	88,158	-	-	-	-	-	-	5,383,559
150	TOTAL CURRENT ASSETS	180,663	26,580	78,673	-	9,796	10,899	100	19,601,983
NONCURRENT ASSETS:									
Fixed Assets:									
161	Land	-	-	-	-	-	-	325,000	2,759,981
162	Buildings	-	-	-	-	-	-	-	52,053,045
164	Furniture, equipment & machinery - administration	40,414	-	-	-	-	3,243	-	2,718,712
165	Leasehold improvements	-	-	-	-	-	-	-	9,281,027
166	Accumulated depreciation	(1,935)	-	-	-	-	(382)	-	(35,827,897)
167	Construction in progress	1,517,680	-	-	-	-	-	424,284	1,941,964
160	Total Fixed Assets	1,556,159	-	-	-	-	2,861	749,284	32,926,832
171	Notes, loans, and mortgages receivable - noncurrent	487,950	-	-	-	-	-	-	487,950
174	Other assets	-	-	-	-	-	-	474,466	474,466
176	Investment in joint ventures	-	-	-	-	-	-	-	113,653
180	TOTAL NONCURRENT ASSETS	2,044,109	-	-	-	-	2,861	1,223,750	34,002,901
190	TOTAL ASSETS	\$ 2,224,772	\$ 26,580	\$ 78,673	\$ -	\$ 9,796	\$ 13,760	\$ 1,223,850	\$ 53,604,884



Combined Balance Sheet

Charleston-Kanawha Housing Authority

FINANCIAL DATA SCHEDULE SUMMARY
BALANCE SHEET ACCOUNTS - CONTINUED

Year ended March 31, 2007

Line Item #	Account Description	Business Activities	Low Rent 14.85	Other Federal Programs	Sec 8 Mod/Rehab 14.856	ROSS 14.870	Housing Choice Vouchers 14.871	Capital Fund 14.872
LIABILITIES AND NET ASSETS:								
LIABILITIES:								
CURRENT LIABILITIES:								
312	Accounts payable <= 90 days	\$ 17,123	\$ 502,774	\$ -	\$ -	\$ -	\$ 87,820	\$ 66,671
321	Accrued wage/payroll taxes payable	-	148,001	-	298	1,329	27,759	6,170
322	Accrued compensated absences - current portion	-	149,746	-	750	-	41,934	-
331	Accounts payable - HUD PHA programs	-	-	-	35,187	-	-	-
333	Accounts payable - other government	-	34,059	-	200	-	44,749	-
341	Tenant security deposits	-	205,261	-	-	-	-	-
342	Deferred revenues	3,309	1,415	-	-	-	-	-
343	Current portion of long-term debt - capital projects	-	132,511	-	-	-	-	-
345	Other current liabilities	-	58,096	-	-	-	-	24,802
346	Accrued liabilities - other	-	34,586	-	-	11,565	-	-
347	Interprogram due to	52,171	4,490,155	247	6,164	8,868	723,477	83,021
310	TOTAL CURRENT LIABILITIES	<u>72,603</u>	<u>5,756,604</u>	<u>247</u>	<u>42,599</u>	<u>21,762</u>	<u>925,739</u>	<u>180,664</u>
NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects	-	429,425	-	-	-	-	-
353	Noncurrent liabilities - other	7,433	398,997	-	-	-	96,425	-
354	Accrued compensated abs. non current	-	56,640	-	69	-	16,145	-
350	TOTAL NONCURRENT LIABILITIES	<u>7,433</u>	<u>885,062</u>	<u>-</u>	<u>69</u>	<u>-</u>	<u>112,570</u>	<u>-</u>
300	TOTAL LIABILITIES	<u>80,036</u>	<u>6,641,666</u>	<u>247</u>	<u>42,668</u>	<u>21,762</u>	<u>1,038,309</u>	<u>180,664</u>
Contributed Capital:								
508	Total Contributed Capital							
508.1	Invested in capital assets, net of related debt	100,254	29,643,422	-	-	14,346	298,570	1,556,159
511.1	Restricted net assets	-	240,051	-	-	-	1,427,201	487,950
512.1	Unrestricted net assets	2,567,680	7,190,742	419	(325)	-	720,405	(1)
513	TOTAL NET ASSETS	<u>2,667,934</u>	<u>37,074,215</u>	<u>419</u>	<u>(325)</u>	<u>14,346</u>	<u>2,446,176</u>	<u>2,044,108</u>
600	TOTAL LIABILITIES AND NET ASSETS	<u>\$ 2,747,970</u>	<u>\$ 43,715,881</u>	<u>\$ 666</u>	<u>\$ 42,343</u>	<u>\$ 36,108</u>	<u>\$ 3,484,485</u>	<u>\$ 2,224,772</u>

Combined Balance Sheet



Charleston-Kanawha Housing Authority

FINANCIAL DATA SCHEDULE SUMMARY BALANCE SHEET ACCOUNTS - CONTINUED

Year ended March 31, 2007

Line Item #	Account Description	Business Activities	Low Rent 14.85	Other Federal Programs	Sec 8 Mod/Rehab 14.856	ROSS 14.870	Choice Vouchers 14.871	Capital Fund 14.872
LIABILITIES AND NET ASSETS:								
LIABILITIES:								
CURRENT LIABILITIES:								
312	Accounts payable <= 90 days	\$ 17,123	\$ 502,774	\$ -	\$ -	\$ -	\$ 87,820	\$ 66,671
321	Accrued wage/payroll taxes payable	-	148,001	-	298	1,329	27,759	6,170
322	Accrued compensated absences - current portion	-	149,746	-	750	-	41,934	-
331	Accounts payable - HUD PHA programs	-	-	-	35,187	-	-	-
333	Accounts payable - other government	-	34,059	-	200	-	44,749	-
341	Tenant security deposits	-	205,261	-	-	-	-	-
342	Deferred revenues	3,309	1,415	-	-	-	-	-
343	Current portion of long-term debt - capital projects	-	132,511	-	-	-	-	-
345	Other current liabilities	-	58,096	-	-	-	-	24,802
346	Accrued liabilities - other	-	34,586	-	-	11,565	-	-
347	Interprogram due to	52,171	4,490,155	247	6,164	8,868	723,477	83,021
310	TOTAL CURRENT LIABILITIES	<u>72,603</u>	<u>5,756,604</u>	<u>247</u>	<u>42,599</u>	<u>21,762</u>	<u>925,739</u>	<u>180,664</u>
NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects	-	429,425	-	-	-	-	-
353	Noncurrent liabilities - other	7,433	398,997	-	-	-	96,425	-
354	Accrued compensated abs. non current	-	56,640	-	69	-	16,145	-
350	TOTAL NONCURRENT LIABILITIES	<u>7,433</u>	<u>885,062</u>	<u>-</u>	<u>69</u>	<u>-</u>	<u>112,570</u>	<u>-</u>
300	TOTAL LIABILITIES	<u>80,036</u>	<u>6,641,666</u>	<u>247</u>	<u>42,668</u>	<u>21,762</u>	<u>1,038,309</u>	<u>180,664</u>
Contributed Capital:								
508	Total Contributed Capital							
508.1	Invested in capital assets, net of related debt	100,254	29,643,422	-	-	14,346	298,570	1,556,159
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512.1	Unrestricted net assets	2,567,680	7,190,742	419	(325)	-	720,405	(1)
513	TOTAL NET ASSETS	<u>2,667,934</u>	<u>37,074,215</u>	<u>419</u>	<u>(325)</u>	<u>14,346</u>	<u>2,446,176</u>	<u>2,044,108</u>
600	TOTAL LIABILITIES AND NET ASSETS	<u>\$ 2,747,970</u>	<u>\$ 43,715,881</u>	<u>\$ 666</u>	<u>\$ 42,343</u>	<u>\$ 36,108</u>	<u>\$ 3,484,485</u>	<u>\$ 2,224,772</u>



Audit Report



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INDEPENDENT AUDITORS' REPORT

To the Board of Commissioners
Charleston-Kanawha Housing Authority, Charleston, West Virginia

We have audited the accompanying basic financial statements of Charleston-Kanawha Housing Authority as of and for the year ended March 31, 2007, as listed in the table of contents. These basic financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of Charleston-Kanawha Housing Authority as of March 31, 2007, and the changes in financial position and cash flows for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated November 26, 2007, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 5 to 10 is not a required part of the basic financial statements, but is supplementary information required by accounting principles generally accepted in the United States of America and the Governmental Accounting Standards Board. We have applied certain limited procedures that consisted principally of inquiries of management regarding the methods of measurement and presentation of the supplementary information. However, we did not audit the information and we express no opinion on it.

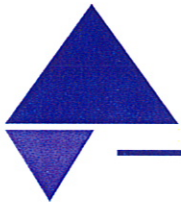
Audit Report



Our audit was performed for the purpose of forming an opinion on the basic financial statements of Charleston-Kanawha Housing Authority taken as a whole. The accompanying supplemental information on pages 38 through 49 including the schedule of expenditures of federal awards as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations," and the Financial Data Schedule required by the U.S. Department of Housing and Urban Development, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Reznick Group, P.C.

Charlotte, North Carolina
November 26, 2007



Our Team

EXECUTIVE DEPARTMENT

Mark E. Taylor
Executive Director

Anna Blaney
Executive Secretary

Michele Hatfield
Public Relations Coordinator

Denise Lee
Human Resource Coordinator

Marva Williams
Director of Client Services

Shirley Mullins
Clerk Receptionist

FINANCE & ADMINISTRATION

Cindy Allen
Chief Financial Analyst

Barbara Brewer
Laura Pettry
Jinhua Yuan
Accounting Clerks

Lynn Cottrill
Grants Accountant & Information Services Coordinator

Zhanna Crabtree
Accountant I

Connie Hardy
Accountant II

Adam Higginbotham
Purchasing Agent

David Puckett
PC/Network Specialist

HOUSING MANAGEMENT

Pernell McCoy
Director of Housing Management

Dale Whitehair
Safety & Security Officer

Frances Susie Halstead
Service Coordinator

Housing Management Continued

Tammy Chabot
Eric Howard
Pam McDaniel
Tammy Sharp
Rhonda Wallace
Teresa White
Housing Managers

Shanda Brandon
Phoebe Whidby
Housing Management Asst.

RENTAL ASSISTANCE

Jeffrey Knight
Director of Leased Housing

Valencia Davis
Tammy Good-Knight
Leased Housing Senior Specialists

Patricia Bush
Judy Elswick
Deborah Fontalbert
Wendy Haddox
Pam Jones
Janet Morris
Kimberly Pickens
Barbara Voiers
Leased Housing Specialists

Mary O'Conner
Leased Housing Assistant

Wanda Allen
Clerk/Receptionist

Roger Booth
Carl Green
Mark Young
Housing Quality Standards Inspector

HOUSING INITIATIVES

Ray Marsh
Director of Housing Initiatives

Amy Lewis
Public Housing FSS Coordinator

Tammy Jones
Rental Assistance FSS Coordinator

Darlene Stokes
Application Coordinator

Housing Initiatives Continued

Ed Schoettker
Safe & Drug Free Coordinator

Karen Hartwell
Frances Justice
Leased Housing Specialists

SPECIAL PROJECTS

Kenny Powell
Director of Facilities Maintenance

Holly Eades
Administrative Assistant

Heath Fain
Modernization Coordinator

Allen W. Taylor
Facilities Manager

Deanna Kay Casto
Maintenance Data Clerk

Terry Estep
Materials Manager

Marshall Bailey
Rodney Moffatt
Steve Payne
Allen Taylor
Noah Wilcox
Maintenance Specialists

James Asbury
Larry Boyce
Mark Davis
Tom Skees
Maintenance Technician II

Danny Asbury
Adam Cassell
Lenox Chandler
James Deal
Stanley Faucett
David Green
Carlos Hamilton
Robert Higginbotham
Tom Kessler
Harold Lanham
Edil Striker
Troy Walker
Maintenance Technician I

Terry Duiguid
David Naylor
William Ransom
Paul Wright

Dana Atkinson
Larry Crihfield
Tom Nichols

Steve Bumpus
Gary Chambers
Steve Cyrus
Toney Delaney
Kyle Groves
Carl Guthrie
Dale Jarrett
Phillip Kessinger
Richard Kiser
Mark Morrison
Kevin Spencer