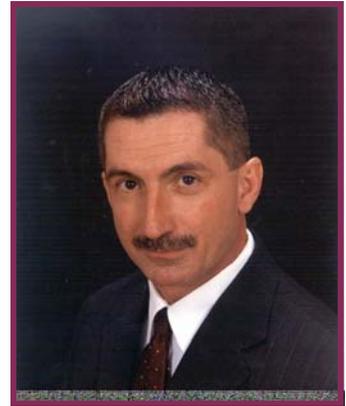


Charleston-Kanawha Housing Authority

Annual Report
2007-2008

Message to the Community

Preparing for change has become a recurring theme for residents and staff of Charleston-Kanawha Housing Authority. Our redevelopment efforts on the West Side of Charleston with the purchase and renovation of a new administrative building and with demolition plans for portions of Littlepage Terrace and Washington Manor will require relocation of families into new homes and staff into a new facility. It will be an adjustment for all of us but one that will improve quality of life and contribute to the revitalization of communities with a substantial reinvestment into the West Side of Charleston.



Change is also taking place within the workforce as many of our veteran staff will reach retirement age within the next five years and will be leaving the industry. I can't think of another group of people more deserving of a break than this generation, both in management and maintenance, for they have built a fine record of achievement in assisting families. Now is the time for us to recruit the next generation of housing leaders to make sure that all of the efforts to provide safe, decent housing for low-income families remains uninterrupted. I am confident that Charleston-Kanawha Housing Authority will meet these challenges with enthusiasm and continue to be a high-performing agency.

As you look through this annual report you will see the progress we have made with new construction and the plans to further redevelop and redefine low-income housing. We also continue to offer programs and services to assist our residents on their journey to self-sufficiency and many of these residents are reaching their goals and moving forward. Our staff remain dedicated to our mission and are proud to share these program highlights.

Sincerely,

A handwritten signature in cursive script that reads "Mark E. Taylor". The signature is written in dark ink and is positioned above the printed name.

Mark E. Taylor
Executive Director

Board of Commissioners



Katherine L. Dooley, Chair



Allan McVey, Vice-Chair



Marie Prezioso



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.

Leased Housing

The Leased Housing Department administers the Housing Choice Voucher (HCV) program through funds provided by the U.S. Department of Housing and Urban Development (HUD). The voucher program 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 Authority (CKHA) makes up the difference between the cost and the family's contribution.

Charleston-Kanawha Housing serves approximately 3,000 families in our jurisdiction through the Voucher program (2,869), Moderate Rehabilitation program (47 units) and the Shelter plus Care program (40).

The Mod Rehab program is project-based assistance whereby low-income families receive assistance as long as they reside in assisted units. The Shelter plus Care program is designed to assist homeless individuals who are referred to CKHA through Prester Inc.

In 2007-2008, CKHA faced a significant problem with the under usage of Voucher program assistance. By mid-2007 only 93% of allocated vouchers were in use and only 91% of allotted funds were being spent. A massive call-in of applicants began during the summer of 2007 and by December over 2,700 families had been selected off the waiting list. A huge leasing effort took place in early 2008 and by the fall, utilization had returned to 100%.

Public Housing

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 more than 2000 residents.

Over the past year, 44 new tax credit units were added to the number of apartments Charleston-Kanawha Housing Authority's non-profit, Housing Innovations Corporation is responsible for leasing.

Client Services

The Client Services Department is responsible for processing both Section 8 and Public Housing applications. This department also conducts monthly orientations and manages the applicant waiting lists for section 8, public housing and the new tax credit units. Over the past year, 859 new applications were received for public housing and 572 people attended orientation. Section 8 received 1,828 new applications and 1,880 people attended orientations.

Housing Initiatives

The Housing Initiatives Department is responsible for the oversight of both the Section 8 and Public Housing Family Self-Sufficiency Programs, the Safe & Drug Free Communities Program and the Relocation Coordinator.

The Director of Housing Initiatives updates the annual plan each year and conducts public meetings at each public housing site to review the plan and accept comments from residents and interested citizens.

The mission of the annual plan: Charleston-Kanawha Housing Authority, by adhering to our guiding principles, will become a successful leader in providing and supporting quality affordable housing desired by individuals and families in our market area.

Resident Spotlight

President's Volunteer Service Awards



The Littlepage Terrace Resident Management Corporation, LPTRMC, awarded 12 volunteers with the PRESIDENT'S VOLUNTEER SERVICE AWARD, a national honor offered in recognition of volunteer service, on July 19, 2007 at the Family Enrichment Center. Rod Blackstone, Assistant to Mayor Danny Jones, handed out the certificates and pins.

LPTRMC is the first Resident Management Corporation to not only be awarded this award, it was also chosen to become a Certifying Organization for the award. Established in 2003, the award is available on an annual basis to individuals, groups and families who have met or exceeded requirements for volunteer service and have demonstrated exemplary citizenship



Serving the Community



Debbie McCartney, Littlepage Terrace resident, was recently appointed to the Board of the Schoenbaum Family Enrichment Center, SFEC. Loretta Jett Haddad, President of the SFEC, said Debbie was selected based upon her relationship with the agency. She has participated in the Youth Collaborative since 2005, the Family Partner Peer Network and volunteered to help with special events.

Ms. McCartney said, "Working for people who are less fortunate than me, that is where my heart is. I know what it is like to be in a difficult situation and keep moving forward. My motto is: The Engine That Could."

Debbie said there were two issues she felt very strongly about, literacy and oldies exercise. She is focused on bringing people together to make a positive change in their life. She has been doing volunteer work since she was a teenager even working as a candy stripper and most recently with the American Heart Association.

Exceeding Goals



Don Kessell, a resident of Littlepage Terrace recently graduated from West Virginia State University with 4.0 average and a degree in Social Work. Don is a participant on Charleston-Kanawha Housing's Family Self-Sufficiency Program. He is currently investing in an Individual Development Account and hoping to save enough money to put a down payment on a home.

Mr. Kessell recently took a full-time position with the Shoenbaum Family Enrichment Center, SFEC, as a Program Coordinator. Loretta Jett Haddad, Executive Director for the SFEC said, "Don is doing great in his new position. He is totally invested in making the Charleston-Works program a success."

Don & his wife Kathryn Kessell completed an internship at CKHA in 2008 working with the Family Self-Sufficiency and Good Housekeeping Programs. Both Don and Kathryn graduated with honors from WVSU with social work degrees. They are a true testimony to self-motivation and FSS success.

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 34 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.

Mark Taylor also serves on the board of the Schoenbaum Family Enrichment Center and West Side Main Street. Ten staff members participated in the first annual Oktoberfest Festival hosted by West Side Main Street.

Housing Day at the Legislature



Pictured Left: Executive Directors from various housing authorities across the state pose in front of the West Virginia State Association of Housing Agencies display. From left are: John Marty's, Morgantown; Dennis Rogers, Grant County; Karen Jacobson, Randolph County; Bill Dotson, Huntington; Mark Taylor, Charleston; Nancy Martin, Mount Hope & Tony

Charleston-Kanawha Housing participated in Housing Day at the WV State Legislature on Thursday, March 6, 2008 (photo right). Housing Authorities and providers set up informational displays to educate legislators about the importance of these programs and the need for additional funding and support.



Charleston-Kanawha Housing staff participated in a Community Fair at the Schoenbaum Family Enrichment Center on September 20, 2008. Pictured above from left are Anna Blaney, Executive Assistant; Karen Hartwell, Leased Housing Specialist and Darlene Stokes, Applications Coordinator.

Charleston-Kanawha Housing's residents also get involved in events in their community such as the National Night Out on Crime.

National Night Out is designed to:

- Heighten crime and drug prevention awareness;
- Generate support for, and participation in, local anti-crime programs;
- Strengthen neighborhood spirit and police-community partnerships; and
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

Revitalizing Communities

Phase I Completed

Charleston-Kanawha Housing Authority has completed phase one of a redevelopment plan that will be implemented in five phases and will lead to the overall construction of 391 new homes and the total revitalization of two of the oldest public housing communities in the state of West Virginia.

Forty-four new homes were constructed on three separate sites; Jarrett Terrace, Orchard Manor & Patrick Street. These communities are owned by Charleston Replacement Housing Limited Partnership # 1 and are public housing and tax credit units. All three of these locations are fully occupied.

The Homes of Patrick Street



The Homes of Orchard Manor



The Homes of Jarrett Terrace



Phase II

Phase II is currently under construction on three separate locations and will create forty-four new units made up of eight (8) one-bedroom, eighteen (18) two-bedroom, sixteen (16) three-bedroom and two (2) four-bedroom units. Nine of these units will be reserved for people with disabilities.

Twenty two (22) of the units will be designated public housing and will be made available to public housing tenants only. The public housing units will be located at the Orchard Manor site and will have: eight (8) one-bedroom units, thirteen (13) two-bedroom units, and one (1) three-bedroom unit.

Charleston-Kanawha Housing, CKHA staff have been meeting with residents at Washington Manor and Littlepage Terrace to discuss plans for Phase III since April, 2008 and continue meeting with them on a weekly basis.

In this phase, there will be seven buildings demolished in Washington Manor consisting of 120 units and 3 buildings will be demolished in Littlepage Terrace consisting of 46 units.

Tenants living in units proposed for demolition will receive a Notice of Eligibility for Relocation Assistance and CKHA will pay for their move. Any tenant moving before receiving the notice will not receive relocation benefits. In addition to the weekly meetings with staff, CKHA employs a full-time Relocation Coordinator who meets with families on an individual basis to help coordinate their benefits. Charleston-Kanawha Housing also offered weekly group and individual counseling sessions through Family Counseling Connection to help affected families deal with change.

Eighty affordable rental units, which includes a 36-unit building for elderly/disabled, will be constructed in Washington Manor. The replacement bedroom distribution will be 36 handicap accessible one-bedrooms, 8 one-bedrooms, 20 two-bedrooms and 16 three-bedrooms for a total of 80 units.

Twenty-four affordable rental units contained in 6 buildings will be constructed on the Littlepage Terrace site. The replacement bedroom distribution will be 8 one-bedroom, 8 two-bedroom, and 8 three-bedroom units for a total of 24 units.



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.

Public Housing FSS

The Public Housing FSS Program is entering its third year and has 47 spaces filled. There have been four successful completions and \$8,689 in escrows awarded. There are currently eleven escrow accounts with a total of \$18,580 saved and two individual development accounts, IDA’s, with \$1,700 saved.

Section 8 FSS

The Section 8 FSS Program is in its ninth year and has announced its 77th graduate. Escrows awarded total in excess of \$389,783.

Currently the program is operating at capacity with forty-four families enrolled. These families have accumulated \$60,821 in escrow and interest and over \$500,000 has been earned by various families since the beginning of the program.

Money Smart Classes

Both the Section 8 & Public Housing FSS Coordinators have conducted money smart trainings for housing management staff and residents. The FDIC Money Smart Curriculum has been utilized and the training is broken down into ten modules:

- *Bank On It:* An introduction to bank services.
- *Borrowing Basics:* An introduction to credit.
- *Check It Out:* How to choose and keep a checking account.
- *Money Matters:* How to keep track of your money.
- *Pay Yourself First:* Why you should save, save, save.
- *Keep It Safe:* Your rights as a consumer.
- *To Your Credit:* How your credit history will affect your future credit.
- *Charge it Right:* How to make a credit card work for you.
- *Loan To Own:* Know what your borrowing before you buy.
- *Your Own Home:* What home-ownership is all about.

Good Housekeeping

Charleston-Kanawha Housing Authority received a \$10,000 grant from the Greater Kanawha Valley Foundation for a Good Housekeeping Program.

Funding is being used to educate residents on the importance of keeping a clean home. Residents residing in Charleston-Kanawha Housing properties who are in danger of losing their assistance receive cleaning supplies consisting of a mop, broom, bucket, dust pan, all-purpose cleaner, dishwashing liquid, sponges, etc. Participants also receive one-on-one sessions with a housekeeping coach for evaluation and follow-up.

The Goals of the Good Housekeeping Program are:

- To educate residents of Charleston-Kanawha Housing on the importance of a clean home and thus improve the marketability/satisfaction of the developments.
- To reduce the risk of residents being evicted from their apartment due to poor housekeeping issues.
- To reduce the risk of residents being denied housing assistance based on a poor landlord reference regarding housekeeping.

To date, forty-nine (49) residents have taken advantage of the Good Housekeeping program.

FSS Success Stories

Both the Public Housing & Section 8 FSS Programs have seen many success stories over the past year. 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:



FSS graduates in photograph from left, Tammy Jones, FSS Coordinator; Latora Outlaw; Robin Townsend; Annette Hudson; Danyelle Whitestone and family.

“The FSS program taught me to be more independent and responsible as an adult. It’s good when you can do things for yourself and say that you worked for it.”

- Danyelle Mebane-Whitestone

“The program is terrific, I am able to pay my bills on time and I don’t have to worry about being homeless.”

- Annette Hudson



“Make clear goals. Sometimes things change, and you have to change your goals as well. But, as long as you are working towards something you are making progress.”

- Crystal Cohen

The Public Housing FSS Program had several successful completions over the past year:



Felicia Lopez, standing, is a 4.0 student at West Virginia State University and employed full-time. **“The FSS Program and my new apartment have been a positive change for me and my children.”**



Kimberly Witcher became employed full-time and achieved her goal of becoming free from welfare assistance.

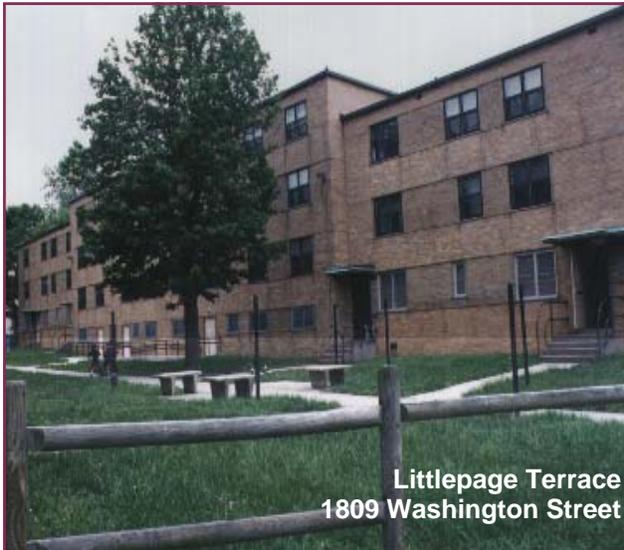


Steven Skipwith was promoted in his company and able to purchase a vehicle, two of the goals he listed on his FSS contract. Steven was also able to establish an escrow of over \$7,000 which will help him with another of his goals, money for a down payment on a house.



Pictured above are graduates from a three week Personal Care Attendant Training that was offered at the Schoenbaum Family Enrichment Center. Amy Lewis, FSS Coordinator, helped recruit attendees for the training and Charleston-Kanawha Housing had four successful graduates. From left: **Terri Spencer, Orchard Manor; Barbara Dye, Littlepage Terrace; Teresa Hunter; Natasha Neblett, Orchard Manor; Rodney Willis; Aminata Lowalli, South Park; Mary Townsend; Bonnie Dornsife and Catherine Rutherford, Instructor.**

Quality Affordable Housing



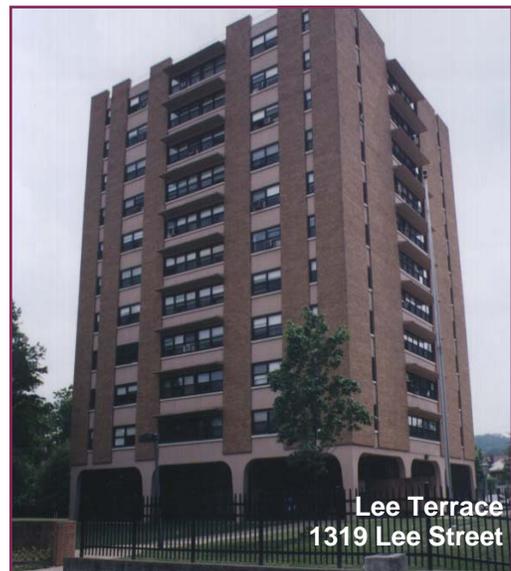
Littlepage Terrace
1809 Washington Street



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



Lippert 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.

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. 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.

Homeowner Sherri Brock



Sherri Brock (pictured above) completed Charleston-Kanawha Housing's Family Self-Sufficiency Program meeting all of her goals including purchasing her own home. Ms. Brock stated that she "would like to be able to afford her own home and be self sufficient so that she would have only herself to depend on."

Sherri has been employed full-time since September 2003 as a Customer Service Representative and over the years she has worked to improve her credit. On May 1, 2007 she closed on her new home and is living the American Dream of homeownership with her two children.



Ms. Brock accepting her FSS certificate.

Homeowner Shawn McCarty



Shawn McCarty (pictured above) was a Kanawha County Housing participant when she started taking homeownership counseling classes in 2006 at RCCR. Once Charleston Housing and Kanawha County Housing merged, Ms. McCarty was able to take advantage of the homeownership program available to all Charleston-Kanawha Housing Section 8 participants. On April 20, 2007 Shawn was able to accomplish what she had only been able to dream of, buying her own home.

Charleston-Kanawha Housing has had ten 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.

Resident Services

Resident services are provided through partnerships, federal and state government funding. The following programs were conducted in 2007/2008:

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 more than 3,500 contacts and 100 referrals. There were 265 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 a vein screening attended by more than 80 residents.



Residents at all four high-rises participated in a vein screening offered by the West Virginia Vein and Skin Centers. The screening evaluated for blockages in the veins and gave residents a rating of their chances of developing blood clots and whether or not they should seek further treatment.

Safe & Drug Free Program



Children at Littlepage Terrace wore their Halloween costumes to classes during the month of October.

The Safe & Drug Free Program was offered at six family sites for children and their parents because it has been proven that the best intervention begins in the home. Throughout the past year, five proven effective programs were offered to strengthen family bonds and teach parents how to develop clear expectations with their children regarding the use of drugs and alcohol. A total of 963 people attended classes throughout the year.

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 and housing authority to coordinate crime fighting efforts.

Throughout the year the SSO offered trainings to residents on disaster preparedness, fire prevention and holiday safety.

Resident Councils

Charleston-Kanawha Housing's best source of communication to residents is through the resident councils. Resident councils 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 councils sponsor various events and fundraising activities in their communities.

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.

Community Garden



The garden at Carroll Terrace, a high-rise for elderly and disabled residents, is a perfect example of the community gardening concept and is a very popular program. Pictured above: During a Master Gardener's Conference being held at West Virginia State University, a group of Master Gardener's visited the Carroll Terrace Community Garden.

Property Upgrades



Charleston-Kanawha Housing Authority recently purchased and began renovating vacant buildings located in the 1500 block of West Washington Street. Two of the buildings will be the future home of Charleston-Kanawha Housing's administrative and operations offices which will house approximately 42 staff. Charleston-Kanawha Housing Authority has been instrumental in the revitalization efforts on the West Side of Charleston beginning with the demolition of 230 units of obsolete public housing in Orchard Manor in 1998.

Once completed, the renovated office buildings will be a significant investment in the West Side community. These buildings have been sitting vacant and deteriorating for a number of years. The renovations will give the main street a much needed face-lift and will contribute to a changing climate for residents and visitors of the West Side of Charleston.

Charleston-Kanawha Housing Authority's plan to relocate staff into one centralized location is the result of the current locations being less accessible to our clients.

Staff currently provide services in four separate locations. In addition to consolidating services, this new location will:

- Be convenient to the public
- Be located on the city bus-line
- Be fully handicap accessible
- Connect two currently vacant buildings creating a large waiting area
- Will contribute to revitalizing the West Side

“Not only are we going to be able to position Charleston-Kanawha Housing to be a more accessible and efficient operation with the merging of all administration functions, but we will also improve a part of the city that is in much need of improvement in a lot of areas. My hope is that other property owners in the area will see this as the first step in the rebuilding of that entire part of our community and will join us in continuing efforts of revitalization” Allan McVey, Vice-Chair, Charleston Kanawha Housing Authority Board of Commissioners.

In August 2006, Charleston Housing Authority and Kanawha County Housing Authority reorganized operations to become the Charleston-Kanawha Housing Authority. Executive Director Mark Taylor said, “We were aware of the need to accommodate the increasing number of clients and staff and began researching buildings in the area. The idea of adding to the revitalization of the West Side appealed to us and we decided to go in that direction. We hope to serve as a catalyst to attract other businesses to the area.”



Pictured above is the current condition of the buildings located on West Washington Street to become the new offices of CKHA.

Pictured at the top of the page is the architects rendering of the completely renovated buildings.

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	236	61% African American 39% Caucasian	\$6,866	\$180.00		76	76	18			1939
Washington Manor 301 Units	382	70% African American 29% Caucasian	\$6,137	\$163.00		122	165	14			1939
Orchard Manor 150 Units	302	68% African American 32% Caucasian	\$7,240	\$185.00		8	115	28			1952 2003
Lee Terrace 100 Units	106	32% African American 68% Caucasian	\$8,747	\$210.00	45	55					1965
Jarrett Terrace 99 Units	97	38% African American 62% Caucasian	\$9,137	\$216.00	82	17					1970
Carroll Terrace 199 Units	195	25% African American 75% Caucasian	\$9,136	\$180.00	153	44	2				1970
South Park Village 80 Units	309	65% African American 35% Caucasian	\$9,471	\$171.00				39	31	10	1970
Hillcrest Village 54 Units	118	40% African American 60% Caucasian	\$9,400	\$140.00		12	24	12	4	2	1972
Oakhurst Village 50 Units	113	54% African American 46% Caucasian	\$8,750	\$182.00		8	22	14	4	2	1972
Lippert Terrace 112 Units	115	12% African American 87% Caucasian	\$12,829	\$286.00		112					1973
Scattered Sites 32 Units	79	48% African American 52% Caucasian	\$9,200	\$217.00			12	18	2		
Albert Harris 44 Units	59	52% African American 48% Caucasian	\$7,945	\$150.00		29	9	4	2		1985
J. Douglas Anderson 49 Units	107	52% African American 46% Caucasian	\$7,270	\$165.00		14	19	14	2		1985
TOTALS 1440 Units	2,369				280	497	444	161	45	14	

Combined Balance Sheet

Charleston-Kanawha Housing Authority

SUPPLEMENTAL INFORMATION

FINANCIAL DATA SCHEDULE SUMMARY
BALANCE SHEET ACCOUNTS

March 31, 2008

Line Item #	Account Description	Business Activities	Low Rent 14.850	Central Office Cost Center	Disaster Voucher Program 14.DVP	Sec 8 Mod/Rehab 14.856	Resident Opportunity & Support Services 14.870	Housing Choice Vouchers 14.871
ASSETS:								
CURRENT ASSETS:								
Cash:								
111	Cash - unrestricted	\$ 608,145	\$ 2,545,313	\$ 1,348,012	\$ -	\$ 49,741	\$ -	\$ 1,031,214
113	Cash - other restricted	-	92,162	198,988	732	-	23,553	2,692,412
114	Cash - tenant security deposits	-	208,104	-	-	-	-	-
100	Total Cash	608,145	2,845,579	1,547,000	732	49,741	23,553	3,723,626
Accounts and Notes Receivables:								
122	Accounts receivable - HUD other projects	-	-	29,403	-	9,222	10,119	-
124	Accounts receivable - other government	-	-	-	-	-	-	-
125	Accounts receivable - miscellaneous	39,413	92,157	8,581	666	-	-	-
126	Accounts receivable - tenants - dwelling rents	-	102,414	-	-	-	-	-
126.1	Allowance for doubtful accounts - dwelling rents	-	(34,945)	-	-	-	-	-
126.2	Allowance for doubtful accounts - other	(39,156)	-	-	-	-	-	-
128	Fraud recovery	-	24,257	-	-	708	-	49,809
128.1	Allowance for doubtful accounts - fraud	-	(24,257)	-	-	(708)	-	(49,809)
129	Accrued interest receivable	19,281	21,330	7,113	-	-	-	-
120	Total Accounts and Notes Receivables	19,538	180,956	45,097	666	9,222	10,119	-
131	Investments - unrestricted	2,044,828	3,100,894	1,033,632	-	-	-	-
142	Prepaid expenses and other assets	825	37,459	145,202	-	-	-	23,473
143	Inventories	-	226,447	194,804	-	-	-	-
143.1	Allowance for obsolete inventories	-	(5,000)	(3,000)	-	-	-	-
144	Interprogram due from	4,557	476,214	484,905	-	118	675	29,316
150	TOTAL CURRENT ASSETS	2,677,893	6,862,549	3,447,640	1,398	59,081	34,347	3,776,415
NONCURRENT ASSETS:								
Fixed Assets:								
161	Land	98,443	2,336,538	-	-	-	-	-
162	Buildings	-	51,847,582	-	-	-	-	205,463
163	Furniture, equipment & machinery - dwellings	-	1,524,523	-	-	-	-	-
164	Furniture, equipment & machinery - administration	64,406	-	931,603	-	-	14,543	278,797
165	Leasehold improvements	-	9,730,232	-	-	-	-	-
166	Accumulated depreciation	(64,406)	(37,417,208)	(614,906)	-	-	(2,125)	(225,281)
167	Construction in progress	-	-	-	-	-	-	-
160	Total Fixed Assets	98,443	28,021,667	316,697	-	-	12,418	258,979
171	Notes, loans, and mortgages receivable - noncurrent	-	-	-	-	-	-	-
174	Other assets	-	-	-	-	-	-	-
176	Investment in joint ventures	166,097	-	-	-	-	-	-
180	TOTAL NONCURRENT ASSETS	264,540	28,021,667	316,697	-	-	12,418	258,979
190	TOTAL ASSETS	\$ 2,942,433	\$ 34,884,216	\$ 3,764,337	\$ 1,398	\$ 59,081	\$ 46,765	\$ 4,035,394

Combined Balance Sheet

Charleston-Kanawha Housing Authority
 SUPPLEMENTAL INFORMATION - CONTINUED
 FINANCIAL DATA SCHEDULE SUMMARY
 BALANCE SHEET ACCOUNTS - CONTINUED
 March 31, 2008

Line Item #	Account Description	Safe and Drug-Free Communities					Component Units	TOTAL
		Capital Fund 14.872	State/Local	MOECD 14.218	Shelter Grant 14.238	84.186		
ASSETS:								
CURRENT ASSETS:								
Cash:								
111	Cash - unrestricted	\$ -	\$ 69,648	\$ -	\$ -	\$ -	\$ 166,737	\$ 5,818,810
113	Cash - other restricted	-	-	-	-	-	-	3,007,847
114	Cash - tenant security deposits	-	-	-	-	-	3,301	211,405
100	Total Cash	-	69,648	-	-	-	170,038	9,038,062
Accounts and Notes Receivables:								
122	Accounts receivable - HUD other projects	126,223	-	-	-	-	-	174,967
124	Accounts receivable - other government	-	-	-	-	6,647	-	6,647
125	Accounts receivable - miscellaneous	-	38,710	59,243	-	-	100	238,870
126	Accounts receivable - tenants - dwelling rents	-	-	-	-	-	-	102,414
126.1	Allowance for doubtful accounts - dwelling rents	-	-	-	-	-	-	(34,945)
126.2	Allowance for doubtful accounts - other	-	-	-	-	-	-	(39,156)
128	Fraud recovery	-	-	-	-	-	-	74,774
128.1	Allowance for doubtful accounts - fraud	-	-	-	-	-	-	(74,774)
129	Accrued interest receivable	-	-	-	-	-	-	47,724
120	Total Accounts and Notes Receivables	126,223	38,710	59,243	-	6,647	100	496,521
131	Investments - unrestricted	-	-	-	-	-	-	6,179,354
142	Prepaid expenses and other assets	-	-	-	-	389	-	207,348
143	Inventories	-	-	-	-	-	-	421,251
143.1	Allowance for obsolete inventories	-	-	-	-	-	-	(8,000)
144	Interprogram due from	34,124	-	-	-	-	-	1,029,909
150	TOTAL CURRENT ASSETS	160,347	108,358	59,243	-	7,036	170,138	17,364,445
NONCURRENT ASSETS:								
Fixed Assets:								
161	Land	-	-	-	-	-	570,193	3,005,174
162	Buildings	-	-	-	-	-	4,147,890	56,200,935
163	Furniture, equipment & machinery - dwellings	-	-	-	-	-	79,200	1,603,723
164	Furniture, equipment & machinery - administration	291,538	-	-	-	3,243	-	1,584,130
165	Leasehold improvements	-	-	-	-	-	460,877	10,191,109
166	Accumulated depreciation	(9,337)	-	-	-	(1,092)	(21,514)	(38,355,869)
167	Construction in progress	3,266,869	-	-	-	-	835,510	4,102,379
160	Total Fixed Assets	3,549,070	-	-	-	2,151	6,072,156	38,331,581
171	Notes, loans, and mortgages receivable - noncurrent	949,128	100,000	537,916	-	-	-	1,587,044
174	Other assets	-	-	-	-	-	661,498	661,498
176	Investment in joint ventures	-	-	-	-	-	-	166,097
180	TOTAL NONCURRENT ASSETS	4,498,198	100,000	537,916	-	2,151	6,733,654	40,746,220
190	TOTAL ASSETS	\$ 4,658,545	\$ 208,358	\$ 597,159	\$ -	\$ 9,187	\$ 6,903,792	\$ 58,110,665

Combined Balance Sheet

Charleston-Kanawha Housing Authority

SUPPLEMENTAL INFORMATION - CONTINUED

FINANCIAL DATA SCHEDULE SUMMARY
BALANCE SHEET ACCOUNTS - CONTINUED

March 31, 2008

Line Item #	Account Description	Business Activities	Low Rent 14.850	Central Office Cost Center	Disaster Voucher Program 14.DVP	Sec 8 Mod/Rehab 14.856	ROSS 14.870	Housing Choice Vouchers 14.871
LIABILITIES AND NET ASSETS:								
LIABILITIES:								
CURRENT LIABILITIES:								
312	Accounts payable <= 90 days	\$ -	\$ 99,813	\$ 281,881	\$ -	\$ -	\$ -	\$ 62,412
321	Accrued wage/payroll taxes payable	-	63,346	57,167	-	555	1,107	29,199
322	Accrued compensated absences - current portion	-	46,866	70,251	-	672	-	68,976
331	Accounts payable - HUD PHA programs	-	-	-	-	33,345	-	-
333	Accounts payable - other government	-	58,689	-	-	-	-	40,902
341	Tenant security deposits	-	208,103	-	-	-	-	-
342	Deferred revenues	7,434	44,385	4,765	-	-	-	-
343	Current portion of long-term debt - capital projects	-	137,690	-	-	-	-	-
345	Other current liabilities	-	-	50,021	-	201	-	19,505
346	Accrued liabilities - other	-	32,463	-	-	-	500	-
347	Interprogram due to	97,491	284,989	473,082	1,250	18,330	9,185	43,782
310	TOTAL CURRENT LIABILITIES	<u>104,925</u>	<u>976,344</u>	<u>937,167</u>	<u>1,250</u>	<u>53,103</u>	<u>10,792</u>	<u>264,776</u>
NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects	-	291,735	-	-	-	-	-
353	Noncurrent liabilities - other	-	3,651	478,813	-	-	23,554	52,195
354	Accrued compensated abs. - noncurrent	-	28,250	28,741	-	296	-	17,812
350	TOTAL NONCURRENT LIABILITIES	<u>-</u>	<u>323,636</u>	<u>507,554</u>	<u>-</u>	<u>296</u>	<u>23,554</u>	<u>70,007</u>
300	TOTAL LIABILITIES	<u>104,925</u>	<u>1,299,980</u>	<u>1,444,721</u>	<u>1,250</u>	<u>53,399</u>	<u>34,346</u>	<u>334,783</u>
Contributed Capital:								
508	Total Contributed Capital							
508.1	Invested in capital assets, net of related debt	98,443	27,592,242	316,697	-	-	12,418	258,979
511.1	Restricted net assets	-	300,266	198,988	732	-	23,553	2,692,412
512.1	Unrestricted net assets	2,739,065	5,691,728	1,803,931	(584)	5,682	(23,552)	749,220
513	TOTAL NET ASSETS	<u>2,837,508</u>	<u>33,584,236</u>	<u>2,319,616</u>	<u>148</u>	<u>5,682</u>	<u>12,419</u>	<u>3,700,611</u>
600	TOTAL LIABILITIES AND NET ASSETS	<u>\$ 2,942,433</u>	<u>\$ 34,884,216</u>	<u>\$ 3,764,337</u>	<u>\$ 1,398</u>	<u>\$ 59,081</u>	<u>\$ 46,765</u>	<u>\$ 4,035,394</u>

Combined Balance Sheet

Charleston-Kanawha Housing Authority

SUPPLEMENTAL INFORMATION - CONTINUED

FINANCIAL DATA SCHEDULE SUMMARY
BALANCE SHEET ACCOUNTS - CONTINUED

March 31, 2008

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
LIABILITIES AND NET ASSETS:								
LIABILITIES:								
CURRENT LIABILITIES:								
312	Accounts payable <= 90 days	\$ 31,214	\$ 99	\$ -	\$ -	\$ -	\$ 1,884	\$ 477,303
321	Accrued wage/payroll taxes payable	6,682	-	-	-	1,380	-	159,436
322	Accrued compensated absences - current portion	-	-	-	-	-	-	186,765
331	Accounts payable - HUD PHA programs	-	-	-	-	-	-	33,345
333	Accounts payable - other government	-	-	-	-	-	-	99,591
341	Tenant security deposits	-	-	-	-	-	3,300	211,403
342	Deferred revenues	-	-	-	-	-	-	56,584
343	Current portion of long-term debt - capital projects	-	-	-	-	-	-	137,690
345	Other current liabilities	115,709	-	-	-	-	519,269	704,705
346	Accrued liabilities - other	-	-	-	-	-	-	32,963
347	Interprogram due to	6,742	30,159	59,243	-	5,656	-	1,029,909
310	TOTAL CURRENT LIABILITIES	160,347	30,258	59,243	-	7,036	524,453	3,129,694
NONCURRENT LIABILITIES:								
351	Long-term debt, net of current - capital projects	-	-	-	-	-	2,445,949	2,737,684
353	Noncurrent liabilities - other	-	-	-	-	-	593,464	1,151,677
354	Accrued compensated abs. - noncurrent	-	-	-	-	-	-	75,099
350	TOTAL NONCURRENT LIABILITIES	-	-	-	-	-	3,039,413	3,964,460
300	TOTAL LIABILITIES	160,347	30,258	59,243	-	7,036	3,563,866	7,094,154
Contributed Capital:								
508	Total Contributed Capital							
508.1	Invested in capital assets, net of related debt	3,549,070	-	-	-	2,151	-	31,830,000
511.1	Restricted net assets	949,128	-	-	-	-	-	4,165,079
512.1	Unrestricted net assets	-	178,100	537,916	-	-	3,339,926	15,021,432
513	TOTAL NET ASSETS	4,498,198	178,100	537,916	-	2,151	3,339,926	51,016,511
600	TOTAL LIABILITIES AND NET ASSETS	\$ 4,658,545	\$ 208,358	\$ 597,159	\$ -	\$ 9,187	\$ 6,903,792	\$ 58,110,665

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 and its discretely presented component units as of and for the year ended March 31, 2008, 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, 2008, 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 September 15, 2008, 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 6 through 11 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 39 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
September 15, 2008

Our Team

EXECUTIVE DEPARTMENT

Mark E. Taylor
Executive Director

Anna Blaney
Executive Secretary

Michele Hatfield
Public Relations Coordinator

Denise Lee
Human Resource Coordinator

Shirley Mullins
Clerk Receptionist

FINANCE & ADMINISTRATION

Laura Pettry
Accounting Clerk

Lynn Cottrill
Grants Accountant & Information Services Coordinator

Zhanna Crabtree
Clifton Clark
Accountant I

Connie Hardy
Accountant II

David Puckett
PC/Network Specialist

HOUSING MANAGEMENT

Pernell McCoy
Director of Housing Management

Dale Whitehair
Safety & Security Officer

Frances Susie Halstead
Service Coordinator

Tammy Chabot
Eric Howard
Pam McDaniel
Rhonda Wallace
Teresa White
Shanda Brandon
Ed Schoettker
Housing Managers

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
Wendy Haddox
Pam Jones
Janet Morris
Kimberly Pickens
Barbara Voiers
Emily Saidi
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

Frances Banks
Relocation Coordinator

CLIENT SERVICES

Marva Williams
Director of Client Services

Darlene Stokes
Application Coordinator

Karen Hartwell
Frances Justice
Leased Housing Specialists

SPECIAL PROJECTS

Kenny Powell
Director of Facilities Maintenance

Holly Eades
Administrative Assistant

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
James Deal
Maintenance Technician II

Danny Asbury
Adam Cassell
Lenox Chandler
Toney Delaney
Kyle Groves
Carlos Hamilton
Robert Higginbotham
Tom Kessler
Harold Lanham
Greg McCoy
Maintenance Technician I

Terry Duiguid
David Naylor
William Ransom
Paul Wright

Dana Atkinson
Larry Crihfield
Tom Nichols
David Green

Steve Bumpus
Gary Chambers
Steve Cyrus
Stanley Faucett
Carl Guthrie
Dale Jarrett
Phillip Kessinger
Richard Kiser
Mark Morrison
Kevin Spencer