

Charleston-Kanawha Housing Authority

Annual Report
2009

Message to the Community

On behalf of the Board of Commissioners, staff and residents of Charleston-Kanawha Housing Authority, I am pleased to present this annual report for our agency highlighting our progress throughout 2009.

One noteworthy accomplishment of 2009 was the relocating of operations into one centralized facility on the West Side of Charleston. The renovated facility on West Washington Street provided a much needed investment into this area of the City in a location that is more convenient for those we serve. Charleston-Kanawha Housing also continues to redevelop aging housing stock throughout the city which is changing the face of public housing. Two of the oldest public housing communities in the State of West Virginia, Washington Manor built in 1941, and Littlepage Terrace, built in 1940, are being demolished and replaced with more modern townhomes.



In 2009, Charleston-Kanawha Housing began a new tradition of recognizing former public housing residents that have gone on to achieve notable success. As you will see in this report, the 2009 “Hall of Fame” recipients have made significant contributions in business and public service despite their humble beginnings and are excellent role models for residents now striving to become self-sufficient.

With a proven record of high performance and positive results, Charleston-Kanawha Housing Authority strives to make a difference in the communities we serve. This was more than evident in 2009 through the use of funds from the American Recovery and Reinvestment Act for Public Housing Capital Fund improvements to our developments. Our staff remain dedicated to our mission and we are proud to share these program highlights.

Sincerely,

A handwritten signature in black ink that reads "Mark E. Taylor". The signature is written in a cursive, flowing style.

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 total cost and the family's contribution.

Charleston-Kanawha Housing serves approximately 3,000 families through the Voucher Tenant Based program (2,908), Voucher Project-Based program (22 units), Moderate Rehabilitation program (26 units) and the Shelter plus Care program (40).

The Project-Based voucher program is tied to CKHA's redevelopment initiative whereby a tenant-based voucher is assigned to a new tax-credit unit. A family is provided assistance as long as they reside in the unit, but it is not transferable. The Mod Rehab program is another project-based assistance but is slowly phasing out as contracts expire. The Shelter plus Care program is designed to assist homeless individuals who are referred to CKHA through Prestera Inc.

In 2008-2009, CKHA utilized 94% of its voucher allotment, but used 100% of its allocated budget. This situation occurred as a result of an increase in the monthly per unit cost for each voucher. The 2009 budget was based on each voucher costing approximately \$390, but due to the downturn in the economy, the actual per voucher increased to \$414.

2009 Section 8 Demographics:

- 81% Female Head of Household
- 78% White; 20% African-American
- 67% Families; 33% Singles
- 6959 people assisted; 47% children (17 & under); 18% are age 18-30; 4% are age 62 or older

Income information of S8 families:

- 30% of participants are employed (4% decrease from 2008)
- 7% receive welfare (TANF)
- 37% receive Social Security benefits
- 37% receive SSI benefits
- 85% receive general assistance (food stamps)

Public Housing

The Public Housing Management Department is responsible for occupancy 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 1274 apartments. These communities provide homes for more than 2000 residents.

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, 1,118 new applications were received for public housing and 687 people attended orientation. Section 8 received 1,864 new applications and 584 people attended orientations.

Special Projects

The Special Projects Department oversees the maintenance and modernization projects at all of Charleston-Kanawha Housing's Properties. Work orders that are called in by residents are handled by maintenance staff located in each property. Over 7,800 work orders were handled in 2009. Lawn care, general upkeep, new construction and property upgrades are handled through this department.

The Meaning of Home

Home means different things to different people. Charleston-Kanawha Housing resident, Kenaja Booth, described her definition of home in the following essay submitted to the West Virginia Association of Housing Agencies, WVAHA, for a contest sponsored by the National Association of Housing and Redevelopment Officials, NAHRO.

“What Home Means to Me”

Home means to me a place where I can chill and watch T.V. A place where I have a roof over my head protecting me from sunny, rainy, and snowy days. A place where my family loves me, cares about me and feeds me. A place I surely want to be. A place where memories can be made by looking at pictures and remembering the good times when we laugh, cry, fuss, argue then makeup.

Home to me means a place where I can celebrate my birthday and holidays and everybody together having fun. A place doing my homework, reading and sleeping in peace. A place where I can get my clothes washed, dried and comes out smelling like pink cotton candy. A place I can be me!

“My Home Sweet Home”

By Kenaja Booth
10 years old - 5th grade



Kenaja's poster was selected for the first place prize from the West Virginia Association of Housing Agencies. She was awarded \$100.00 for her winning entry.



Kenaja read her essay to the Board of Commissioners during their regular meeting in December.

Kenaja is pictured below receiving her check for \$100 from the Board of Commissioners.



Reinvesting in the Community

Charleston-Kanawha Housing Opens New Office Building



Charleston-Kanawha Housing Authority purchased and renovated vacant buildings located in the 1500 block of West Washington Street, creating an office facility and relocating staff from four separate locations into one central location.

The newly renovated facility is located on the city bus line and is fully handicap accessible. In addition to centralizing services for nearly 12,000 clients that visit these offices each year, the agency is investing in an area of the city much in need of revitalization. These two vacant structures had been an eyesore for a number of years and now stand out with a beautiful new façade.



Mixed Use Development of the Year Award being accepted from Mayor Danny Jones by Katherine Dooley, Alan McVey and Mark Taylor.

Charleston-Kanawha Housing chose to reinvest on the main street through the West Side of Charleston and has made a significant impact in this most depressed area of the City.

The new facility was awarded the “Mixed Use Development of the Year Award” by the Mayor of the City of Charleston who declared in a proclamation that the “Charleston-Kanawha Housing Authority is a valuable asset to the community and urged all citizens to commend the CKHA and its partners for investing in the future of the City of Charleston.”



Interior Photos of the new admin building. The new lobby, top right, will seat sixty clients and features a play area and TV for guests. The building has offices for 42 staff members, copy and workspaces and three conference/training rooms.

Hall of Fame

During the open house for the new administrative building, Charleston-Kanawha Housing recognized former residents of public housing who have moved on to become, not only self-sufficient, but have attained notable success in business and have contributed to their community. The inductees were selected because they embody the idea that success is achievable regardless of obstacles that we face. These individuals will serve as role models for current residents of assisted housing and we hope it will inspire others to always reach for their dreams. The recipients will have their portraits displayed in the new lobby and they are:

Bishop John M. Faucett & Mrs. Jessie L. Faucett -



Former residents of Washington Manor, he is the pastor of the Central Community Tabernacle Church located on Elmwood Avenue in Charleston. Bishop & Mrs. Faucett have served the Charleston community by providing

various outreach programs both through their church and home including starting and overseeing a project to have low income housing built in Charleston, having a summer youth camp for low income youth and providing food, money and shelter for those in need.

Roy D. Elswick Jr. - He is the president of Tasty Blend Foods, Inc. a very successful food manufacturing and distribution company here in West Virginia. Mr. Elswick lived in Orchard Manor in the 1960's. Over the years the 'Teays Valley' brand has become a household name from specialty gravies, cornbread's, soups, pancakes and many more. Elswick has continued expanding his manufacturing capabilities and has a newly built 58,000 square foot manufacturing facility that sits on ten acres of land. Mr. Elswick has been awarded West Virginia Entrepreneur of the Year and also sings in a gospel group, Spiritual Gifts, who have recorded several cd's.



Allan McVey - He is the Vice President/Agency Manager for BB&T Carson Insurance Services. He grew up in Littlepage Terrace and currently serves on the CKHA Board as the current Vice-Chair. Mr. McVey graduated with honors from West Virginia State University with a Bachelor of Science in Business Administration. He currently serves as the State Chairman of the National White House Conference on Small Business, the Board Chairman for the St. Albans Planning & Zoning Commission and the Board President for Thomas Memorial Hospital.



Justice Margaret Workman

- She was elected to a twelve-year term on the Supreme Court of Appeals in November 2008. She previously was elected to the Court in November 1988, when she became the first woman elected to the Court and the first woman elected to statewide office in West Virginia. She lived in Orchard Manor while in junior high school. Justice Workman attended West Virginia University and the West Virginia College of Law.



Denise Shamblin Stricklen

is a senior agent with the largest real estate firm in WV, Old Colony Realtors with 25 years experience selling and listing homes. She was a resident of Littlepage Terrace. Ms. Stricklen is a member of the National Association of Realtors (NAR), WV State Association of Realtors, Kanawha Valley Board of Realtors (KVBR), and Leading Real Estate Companies of the World - a network comprised of the best-known local and regional independent real estate names in the business, with annual sales of over \$400 billion, more than any other residential real estate organization.



Family Self-Sufficiency

Housing Initiatives

The Housing Initiatives Department is responsible for the oversight of both the Section 8 and Public Housing Family Self-Sufficiency Programs, 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.

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.

Section 8 FSS

The Section 8 FSS Program is in its tenth year and has announced its 80th graduate. Escrows awarded total in excess of \$412,000.

Currently the program has thirty-nine families enrolled. These families have accumulated \$50,952 in escrow and interest and over \$700,000 has been earned by various families since the beginning of the program.

Public Housing FSS

The Public Housing FSS Program is entering its fourth year and has 45 spaces filled. There have been five successful completions and \$ in escrows awarded. There are currently eleven escrow accounts with a total of \$ saved.

The Public Housing FSS Coordinator is responsible for coordinating Section 3 job opportunities for residents. This requires meeting with contractors and scheduling interviews for potential candidates.

The PHFSS Coordinator also became involved in the green team. The green team makes visits to each development to discuss the outside appearance of apartments with residents. The goal is to make all tenants take responsibility for trash around their community, graffiti, broken mini blinds, torn screens, any item that has an impact on the visual appeal of the neighborhood.

Congresswoman Capito Visits New Building



Amy Lewis, PHFSS Coordinator with Congresswoman Capito



Tammy Jones, S8 FSS Coordinator with Congresswoman Capito

Congresswoman Shelley Moore Capito visited Charleston-Kanawha Housing’s new administrative building on June 29, 2009 to tour the new facility and meet with Executive Director Mark Taylor.

Congresswoman Capito visited each employee in the building and took time to stop in the lobby to speak with residents visiting the office. The Congresswoman spent nearly two hours discussing housing related issues with Mr. Taylor trying to gain a better understanding of how the process works. She is the ranking member on the Subcommittee for Housing & Community Opportunity.

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:

Starla Dillon



“Set your goals and follow through with them because anything is possible if you set your mind to it.”

One of Starla’s goals was to obtain her drivers license and she achieved it. She continues to set goals for herself and work toward them. She is currently employed by Council on Aging where she has been since early 2007.

Jennifer Sigman



“Work hard and stay on the program, it is most definitely worth it!”

Jennifer received a certificate in Medical Business & Clinical Specialist from NIT and started working for Valley Health Systems, (WIC). She has been with them for four years and loves it. Jennifer plans on using her escrow for a down payment on her future home.

Velvet Worstell

Velvet graduated with a BS in Biology & an MS in Biotechnology. Currently she is a Biology instructor at WVSU and plans on furthering her education in the coming years.

Lisa Brown



Lisa currently works at ResCare; she has been a certified caregiver for over 11 years working with the elderly, handicapped & disabled.

Public Housing FSS

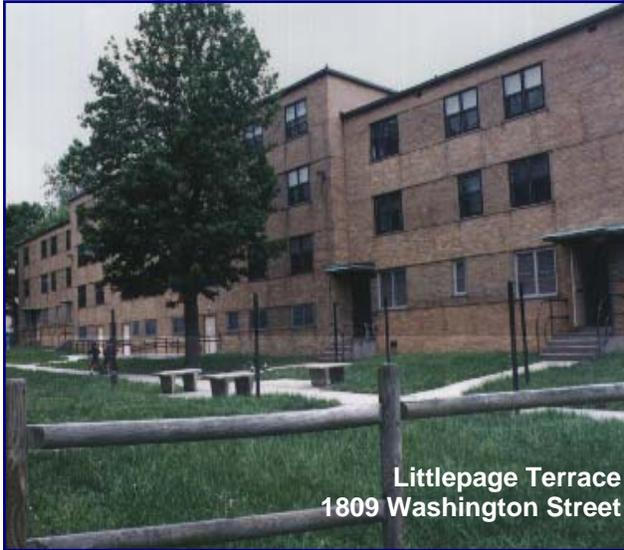
Brenda Brandon



Brenda enrolled at Ben Franklin in 2007 and graduated in June 2008 as a certified Medical Assistant. Ms Brandon is currently employed full-time at CAMC.

Pictured above from left: Amy Lewis, FSS Coordinator, Brenda Brandon and Marva Williams, Director of Client Services.

Quality Affordable Housing



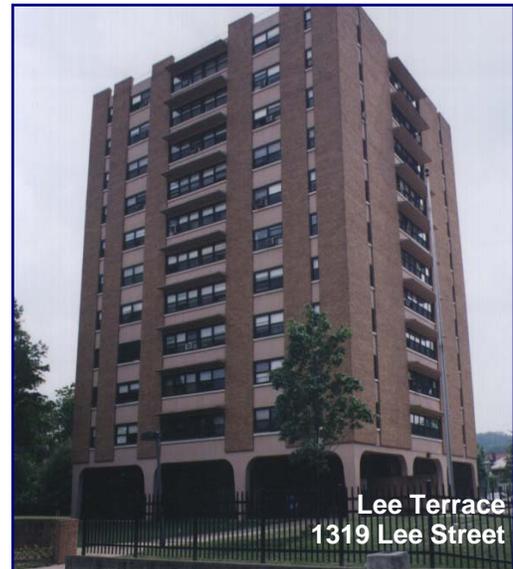
Littlepage Terrace
1809 Washington Street



J. Douglas Anderson - Dunbar &
Albert Harris - Rand



Administrative Office
1525 Washington Street West



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



Littlepage Mansion
1809 Washington Street

Residents Giving Back

Pillowcase Ladies



Charleston-Kanawha Housing Authority residents at Lippert Terrace, Jarrett Terrace and Carroll Terrace have contributed time and money to make quilts and pillowcases for babies and children in the Neonatal Intensive Care Unit, NICU, at Women's and Children's Hospital and for children who are undergoing chemotherapy for cancer at Cabell Huntington Hospital, Ruby Memorial and Hospice. More than 200 pillowcases have been delivered and the program continues to expand. The pillowcases go home with the children when they leave the hospital. The pillowcases and quilts have been appreciated by families and medical staff. These ladies are doing a wonderful service to families who need a little something to brighten their day during a difficult time. The pillowcases are made of soft blanket fleece so that they are gentle on tender heads.



Several of the Jarrett and Lippert Terrace residents went to Shoals Elementary School and helped two first grade class rooms make tie pillowcases and tack quilts as part of the student's character education class.

Dolls



The Salvation Army donated dolls to the Service Coordinator that needed to be dressed and given a home. Over 40 dolls have received their clothes thanks to the generosity of the high-rise residents. Residents donated time and money to dress the dolls. More than 30 dolls have gone to a domestic violence shelter here in Charleston and throughout the coming year they hope to dress one-hundred dolls.

Community Pride

Charleston-Kanawha Housing has many residents that participate in resident councils and community activities. Residents volunteer their time to open and close computer rooms, turn on sprinklers in the summer for the children, pick up trash around their community, help out neighbors with transportation, monitor hallways, garden, landscape and much more.

More than 60 residents were recognized at a special appreciation luncheon for having an positive impact on someone or something in their community in 2009.



Residents at Carroll Terrace decorated their garden for trick-or-treaters in the area to walk through.



Orchard Manor residents have a Thanksgiving dinner every year for all to attend. They receive donations from various places and CKHA staff and community volunteers serve the food. The Stonewall Jackson Middle School band performed for guests in 2009.

Resident Services

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 4,500 contacts and 100 referrals. There were 328 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 blood pressure clinics, exercise classes, heart health and stroke prevention, craft classes and more.

Computer Labs

Charleston-Kanawha Housing has computer labs available in seven public housing communities: Lee Terrace, Jarrett Terrace, Lippert Terrace, Carroll Terrace, Orchard Manor, Washington Manor and South Park Village. These computers all have broadband internet service and residents can use them during posted lab hours. There are trainings offered throughout the year on topics such as health and nutrition, job related activities, life management skills, and basic computer skills. More than 2000 visits were made to these computer labs in 2009.



Day of Caring

Residents at Carroll Terrace participated in United Way's Day of Caring on September 16, 2009. Day of Caring is a day of service where volunteers from area businesses and organizations visit, assist, and complete projects in the community with a non-profit agency. It allows volunteers to see agency programs at work and participate in an activity with those receiving these services.

Residents at Carroll Terrace made beautiful wreaths for fall alongside volunteers and enjoyed refreshments with funds provided by the United Way of Central West Virginia.



Youth Activities

Various outside agencies provide services to the youth in many of Charleston-Kanawha Housing's communities. Hope Valley Dream Center provide support services for residents at South Park Village including tutoring for children, and parenting classes. They have various events for residents such as an ice cream social and picnic.

Youth at Washington Manor that attend the King Community Center's after school program were able to participate in a special program provided by the Clay Center for Arts and Science. They were donated various string instruments and given free lessons. The students participated in an end of the season recital at the Clay Center.



Newly remodeled computer room at Jarrett Terrace.

Redevelopment Update



Charleston-Kanawha Housing's multi-phase redevelopment plan is moving forward and public housing communities throughout the City of Charleston are transforming into desirable neighborhoods.

Phase II was completed in 2009 and is fully occupied with forty-four new units consisting of 2, 3, and 4 bedroom town homes located at three separate sites: Washington Manor, Littlepage Terrace & Orchard Manor.



Twelve new units of handicap accessible units were constructed and are fully occupied in Orchard Manor in 2009.

Phase III is progressing and seven buildings have been demolished in Washington Manor with a total of 120 units. Three buildings will be razed in Littlepage Terrace with a total of 46 units. A total of 96 units will be constructed, 80 in Washington Manor and 16 in Littlepage Terrace.

The redeveloped portion of the former Washington Manor site will consist of 36 handicap accessible one-bedroom units, 8 one-bedroom units, 20 two-bedroom units and 16 three-bedroom units.

The new units at Littlepage Terrace will consist of 8 one-bedroom units, 4 two-bedroom units, and 4 three-bedroom units.



The townhomes at left were completed at Littlepage Terrace in 2009 and are fully occupied.

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 2000 residents.

Property / Number of Units	Total Residents	Race	Average Income	Average Rent	Bedroom Composition					Year Built	
					EFF	1	2	3	4		5
Littlepage Terrace 124 Units	196	67% African American 33% Caucasian	\$7,079	\$185.00		56	56	12			1939
Washington Manor 181 Units	272	68% African American 32% Caucasian	\$6,966	\$185.00		82	97	2			1939
Orchard Manor 150 Units	289	77% African American 23% Caucasian	\$9,528	\$239.00		4	118	28			1952 2003
Lee Terrace 100 Units	106	32% African American 68% Caucasian	\$9,399	\$225.00	45	55					1965
Jarrett Terrace 99 Units	101	42% African American 58% Caucasian	\$10,459	\$246.00	77	22					1970
Carroll Terrace 199 Units	197	25% African American 75% Caucasian	\$9,542	\$225.00	153	44	2				1970
South Park Village 80 Units	325	60% African American 40% Caucasian	\$9,812	\$223.00				39	31	10	1970
Hillcrest Village 54 Units	118	33% African American 67% Caucasian	\$11,300	\$250.00		12	24	12	4	2	1972
Oakhurst Village 50 Units	113	53% African American 47% Caucasian	\$10,700	\$270.00		8	22	14	4	2	1972
Lippert Terrace 112 Units	113	12% African American 88% Caucasian	\$13,566	\$307.00		112					1973
Scattered Sites 32 Units	79	48% African American 52% Caucasian	\$9,200	\$217.00			12	18	2		
Albert Harris 44 Units	59	70% African American 30% Caucasian	\$12,136	\$258.00		29	9	4	2		1985
J. Douglas Anderson 49 Units	107	66% African American 34% Caucasian	\$11,461	\$280.00		14	19	14	2		1985
TOTALS 1274 Units	2,075	50% African American 50% Caucasian	\$10,090	\$239.00	275	438	359	143	45	14	

Combined Balance Sheet

FINANCIAL DATA SCHEDULE SUMMARY - BALANCE SHEET ACCOUNTS PHA FINANCIAL DATA - March 31, 2009

Account Description	Total
Cash - Unrestricted	\$ 7,404,588
Cash - Other Restricted	1,651,038
Cash - Tenant Security Deposits	192,333
Total Cash	9,247,959
Accounts Receivable - HUD Other Projects - Capital Fund	317,513
Accounts Receivable - HUD Other Projects - Other	718,118
Accounts Receivable - HUD Other Projects	1,035,631
Accounts Receivable - Other Government	45,273
Account Receivable - Miscellaneous - Other	260,204
Accounts Receivable - Miscellaneous	260,204
Accounts Receivable - Tenants - Dwelling Units	65,156
Allowance for Doubtful Accounts - Tenants	(6,648)
Allowance for Doubtful Accounts - Other	(42,695)
Accounts Receivable - Fraud Recovery	71,456
Allowance for Doubtful Accounts - Fraud	(71,456)
Accrued Interest Receivable	44,423
Total Receivables, Net of Allowances for Doubtful Accounts	1,401,344
Investments - Unrestricted	4,471,208
Investments - Restricted	500,000
Prepaid Expenses and Other Assets	138,277
Inventories	460,219
Allowance for Obsolete Inventory	(4,601)
Interprogram Due From	-
TOTAL CURRENT ASSETS	16,214,406
Land	3,040,750
Buildings	64,881,675
Furniture, Equipment and Machinery - Dwellings	471,100
Furniture, Equipment and Machinery - Administration	2,898,196
Leasehold Improvements	9,446,670
Accumulated Depreciation	(41,123,629)
Construction in Progress	3,216,750
Total Capital Assets, Net of Accumulated Depreciation	42,831,512
Notes, Loans, & Mortgages Receivable - Non Current - Other	2,371,058
Notes, Loans, & Mortgages Receivable - Non Current	2,371,058
Other Assets	505,475
Investment in Joint Venture - Other	266,101
Investment in Joint Ventures	266,101
TOTAL NONCURRENT ASSETS	45,974,146
TOTAL ASSETS	\$ 62,188,552

Combined Balance Sheet

FINANCIAL DATA SCHEDULE SUMMARY - BALANCE SHEET ACCOUNTS - CONTINUED - PHA FINANCIAL DATA - CONTINUED

Account Description	Total
Accounts Payable < = 90 Days	\$ 986,869
Accrued Wage/Payroll Taxes Payable	165,975
Accrued Compensated Absences - Current Portion	185,938
Accrued Interest Payable	99,631
Accounts Payable - HUD PHA Programs - Other	43,148
Accounts Payable - HUD PHA Programs	43,148
Accounts Payable - Other Government	32,921
Tenant Security Deposits	194,611
Deferred Revenue - Other	80,272
Deferred Revenues	80,272
Capital Projects/Mortgage Revenue	143,072
Current Portion of Long-Term Debt - Capital Projects	143,072
Other Current Liabilities	1,070,577
Accrued Liabilities - Other	408,182
Interprogram Due To	-
TOTAL CURRENT LIABILITIES	3,411,196
Long-Term - Capital Projects/Mortgage Revenue	4,773,476
Long-Term Debt, Net of Current - Capital Projects	4,773,476
Noncurrent Liabilities - Other	97,197
Accrued Compensated Absences - Non Current	80,758
Accrued Pension and OPEB Liability	304,001
TOTAL NONCURRENT LIABILITIES	5,255,432
TOTAL LIABILITIES	8,666,628
Invested in Capital Assets, Net of Related Debt	37,915,674
Restricted Net Assets	3,366,978
Unrestricted Net Assets	12,239,272
TOTAL EQUITY/NET ASSETS	53,521,924
TOTAL LIABILITIES AND NET ASSETS	\$ 62,188,552

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, 2009, 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, 2009, 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 October 21, 2009, 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 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 58 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
October 21, 2009

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

Clifton Clark
Kari Davis
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 Moffatt
Eric Howard
Pam McDaniel
Rhonda Wallace
Teresa White
Shanda Brandon
Ed Schoettker
Housing Managers

Elizabeth Thomas
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
Rodney Sowards
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

Heath Fain
Construction & Modernization Coordinator

Deanna Kay Casto
Maintenance Data Clerk

Terry Estep
Materials Manager

Marshall Bailey
Jim Deal
William Ransom
Maintenance Specialists

James Asbury
Harold Lanham
Lenox Chandler
David Green
Maintenance Technician II

Danny Asbury
Gary Chambers
Toney Delaney
Carl Guthrie
Jack Hampton
Phillip Kessinger
Robert Higginbotham
Greg McCoy
Michael Runyon
Maintenance Technician I

Dale Watson
Maintenance Laborer

Terry Duiguid
Steve Payne
Allen Taylor

Dana Atkinson
Larry Carihfield
Tom Nichols
Mark Morrison

Steve Bumpus
Steve Cyrus
Stanley Faucett
Carlos Hamilton
Dale Jarrett
Johnny Reed
Tom Kessler
Kevin Spencer